

## Chapter 1 Introduction

1.1 Local Plans require to be prepared by local authorities in order to identify opportunities for development and to maintain and enhance the quality of the environment. They set out detailed policies and proposals for the development and use of land, thereby forming the basis for decisions on planning applications. They also aim to provide a framework within which investment decisions can be made with confidence. Government legislation has accorded greater emphasis to the Development Plan in the consideration of applications for planning permission, and there is a greater presumption in favour of proposals that accord with the Development Plan. The Structure Plan and the Local Plan together make up the Development Plan. Within Clydebank this comprises the Glasgow and the Clyde Valley Joint Structure Plan 2000 and the Clydebank Local Plan, whilst within the remainder of West Dunbartonshire it is the Glasgow and the Clyde Valley Joint Structure Plan 2000 and the Dumbarton District, District Wide Local Plan.

1.2 The Written Statement and accompanying Proposals Map form the Clydebank Local Plan, which has superseded the Clydebank District Local Plan, adopted by the former Clydebank District Council in December 1994. The review of the adopted Local Plan has provided the Council with an opportunity to consider the existing planning policy framework and formulate a development strategy for the economic, social and environmental well-being of the area for the period 2001-2006.

the Local Plan is primarily concerned with land-use matters



1.3 Though it takes account of a range of economic, social and environmental issues, the Local Plan is primarily concerned with land-use matters. The Plan seeks to accommodate future investment in a way that is sustainable, respects the existing character of the area, and enhances the quality of life within the Plan area. It does this by

- **Setting out Council planning policies**

These policies indicate the Council's aspirations both in discharging its own functions and regulating the land use activities of others.

- **Setting out Development Opportunities**

The Plan outlines a series of development opportunities including recent projects for which planning consent has been granted, and areas where the Council wish to see development taking place.

These may or may not be the subject of detailed development proposals, but are areas where the Council will support redevelopment provided it is in accordance with the policy framework of the Plan.

1.4 The Plan also sets out information on specific constraints to development in order that those matters, which may influence development decisions, can be clearly identified. It has followed the advice set out in Planning Advice Note 49 'Local Planning' in that the policies, wherever possible, have been written in plain English to avoid ambiguity, and the various users of the Plan have been considered during the preparation of the document.

1.5 Matters such as Tree Preservation Orders, Scheduled Ancient Monuments and Nature Conservation Designations together with some key statistics are listed in the Technical Supplement section of the Plan.

1.6 The initial stage in the review process for the Local Plan was for the Council to advertise that a replacement Local Plan was to be prepared. On 17th June 1999, a Notice of Intention to Start Preparation of a Replacement Local Plan was published as statutorily required. Following this, an initial review of existing Local Plan policies was undertaken, and a series of issues emerged. An Issues Paper was then published and circulated to interested parties in order to consult and stimulate debate on various matters. The Issues Paper provided for a six-week period of consultation, which was subsequently extended. Concurrent with this, a series of meetings with Community Councils and Tenants and Residents Associations was undertaken in summer/autumn 1999, and meetings have also been held with various public bodies, interest groups, developers and landowners.

1.7 A Publicity and Consultation Statement summarising the representations made was prepared and reported to Council. These representations together with detailed survey work, including an assessment of recent Government guidance, provided a basis for the Review.

1.8 The Clydebank Local Plan (Final Plan) was placed on deposit in March 2002. Following consideration of the responses received, a series of modifications were proposed to the Plan and these were published for consultation in March 2003. Whilst this resulted in a significant number of objections being withdrawn, there remained a number of unresolved objections. These were considered at a Public Local Inquiry in November 2003. The Reporter published the Report of Inquiry in March 2004, outlining a series of recommendations to the Council in respect of the unresolved objections. The Council published further proposed modifications to the Plan for consultation in April 2004. Thereafter the Council agreed to adopt the Plan in August 2004, incorporating the previously proposed modifications. The Plan was formally adopted by the Council on 15th September 2004.

1.9 In general terms the Local Plan is expected to provide a relevant policy framework for the development of land for a period of five years from 2001 to 2006. However, it is anticipated that the policy framework of the Plan will remain relevant beyond this period. A consequence of the enhanced status of Development Plans in the decision making process is that they must remain relevant and up to date. Continued monitoring of the Plan is therefore vital and necessary, and details concerning this are outlined in Chapter 13 of the Plan.



1.10 The review of the Clydebank District Local Plan has been undertaken in accordance with the provisions set out in the Town & Country Planning (Scotland) Act 1997. The Council has undertaken this review by way of expedited procedures as provided for within Section 12(6) of the Act. A full and detailed justification of the reasoning for this action is outlined in the Council’s Statement of Publicity and Consultation.

**To assist readers in navigating their way through the Plan and the various policies, the following table indicates which policies are concerned with particular subjects.**

<b>Land Use Activities</b>	<b>Policies</b>
Urban Renewal & Regeneration	UR1, UR2, H6, GD1 & GD2
Residential Development including Housing Standards	RD1, H1-6, GD1 & DC5
Green Belt, Countryside and Agriculture	GB1, SA1 & LE6
Industrial, Business and Office Development	LE1-5
Town Centres and Retailing	CD1-5, LE4 , DC1 & DC2
Natural Heritage	E1-4, E8
Built Heritage	E5-7 & R4
Open Space	R1-3
Recreation	R5-7
Transport	T1-3
Public Services	PS1 & PS2
Renewable Energy	DC6
Development Opportunities	Schedules GD1, LE1, H1, H2 and T1

## Chapter 2

# The Development Strategy

2.1 The Plan area contains a diverse range of land-uses, natural and built resources and a mix of dense urban form along the Clyde waterfront to the open and rugged moorland that characterises the Kilpatrick Hills. The pattern of development is such that almost all of the population within the Plan area is concentrated in the river valley of the Clyde. Similarly this area forms the focus for employment opportunity. To the north of the urban area the Kilpatrick Hills form a dramatic backdrop and provide a location for agriculture and forestry, and a number of outdoor recreational pursuits.

2.2 In recent times there has been a sharp decline in the traditional manufacturing base of the area with the loss of major employers. Previous efforts by the Council and its partners have resulted in significant investment in the area, but a legacy of high unemployment remains. The physical and social make-up of the area is also under some strain, but a wealth of opportunities exist to transform the outlook of the area, building on past achievements through a commitment to regenerate communities and new approaches to effect renewal.

2.3 West Dunbartonshire Council and Scottish Enterprise Dunbartonshire have prepared a Joint Economic Development Strategy, which aims to tackle a range of issues. In targeting particular economic, social and physical difficulties, it is intended that the area will be significantly improved, thereby enhancing its prospects and creating wealth and sustainable employment.

2.4 The Local Plan seeks to provide a policy framework that can assist in the delivery of urban renewal and regeneration through the identification of Key Goals, which are thereafter pursued through a series of objectives.

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## The Key Goals of the Local Plan are:

- to sustain and enhance the social, economic and environmental well-being of the area;
- to create a framework for investment where wealth and sustainable development are created for the benefit of all;
- to develop the Plan area as a competitive place for economic development; and
- to protect those resources within the Plan area that cannot be readily reproduced.

2.5 These Key Goals are interdependent on each other and cannot be looked at in isolation, however in order to achieve them, a series of Objectives have been established. These Objectives have drawn upon other strategies prepared by the Council and/or other key agencies, and are instrumental in securing the future well-being of the Plan area. These Objectives are as follows:

- **Securing regeneration and renewal**
- **Embracing a sustainable approach to development**
- **Improving key locations within the area**
- **Enhancing quality of life**

2.6 To meet the Key Goals, it is acknowledged that the Local Plan needs to set a framework for the delivery of the Objectives, allowing investment decisions to be made with confidence. It is with regard to this requirement for a consistent policy framework that the following matters have been recognised as being crucial to the Development Strategy and the future success of Clydebank.

### Securing regeneration and renewal

- to continue the process of urban renewal
- to provide for development and employment opportunities within the urban area
- to seek the early redevelopment of vacant and derelict sites
- to reduce the migration of population from the Plan area
- to secure high quality and well designed development

### Embracing a sustainable approach to development

- to protect the Green Belt and surrounding countryside
- to safeguard those features and areas that contribute to the environmental character and heritage of the area
- to ensure that development opportunity sites can be accessed by a range of different transport modes

### Improving key locations within the area

- to regenerate the riverside for a series of different land-use activities
- to undertake a programme of environmental improvement
- to sustain and enhance the town centre
- to provide a framework where investment decisions can be made with confidence

### Enhancing quality of life

- to provide a range of development opportunities for various types of land use activities in appropriate locations
- to assist in the process of alleviating deprivation
- to promote social inclusion
- to ensure equal access for all

2.7 Although planning has traditionally sought to balance development and conservation by creating a framework for economic growth whilst protecting particular key features of the environment, there is now a greater emphasis placed on the concept of sustainability, and of links with social issues. The Clydebank Local Plan ensures that economic growth remains of prime importance, but that it is part of a process that provides for a better quality of life. There is therefore a requirement to integrate economic growth with environmental issues, reflected in current government advice that places the environment alongside social and economic considerations in the decision making process.



2.8 To meet the objectives set out above, action needs to be undertaken to overcome constraints and allow appropriate development to proceed. This requires funding from both public and private sectors. The Council has limited resources available, as has the public sector generally, resulting in increased reliance on the private sector to provide investment finance. Partnership working is therefore seen as the most appropriate method of delivering the development strategy of the Local Plan.

2.9 Joint action between the public and private sectors and local communities is therefore necessary to enable resources to be targeted in a co-ordinated manner. There are partnership organisations currently operating within the Council area including the West Dunbartonshire Partnership and the Town Centres Initiative which are taking forward a series of initiatives in a number of locations that underpin the objectives of this Plan.

2.10 The Joint Economic Development Strategy is a key approach to improving West Dunbartonshire. It sets out key issues facing the area in terms of economic performance and proposes a framework for action where wealth and sustainable employment is created. It seeks to do this by promoting economic inclusion, developing the area as a competitive place, supporting the development of businesses and organisations and raising skill levels and promoting life long learning. The strategy forms an important component of the community planning process in that it engages a wide number of key players including the community.

2.11 Through the EC Community Initiative Programme, Clydebank South has been successful in obtaining funding through URBAN II. This Programme seeks to address urban decline and aims to link local people to new economic opportunities.

2.12 As a means of facilitating the regeneration of Clydebank, Clydebank re-built has been established. Its aims include co-ordinating regeneration activities within Clydebank over the Plan period, therefore complementing the existing plans and strategies of those agencies committed to improving and enhancing Clydebank as a place to live, work and visit.

## Chapter 3

# The Key Policies

3.1 The Key Policies are regarded as central to the delivery and implementation of the Development Strategy. They highlight the principal land-uses within the Plan area and provide a framework for the more detailed policies.

### Policy UR1 Urban Renewal

The Council, in conjunction with other agencies, will continue to promote the re-use of land and buildings in the urban area that become vacant, derelict or underused in order to stimulate the process of urban renewal and thereby enhance the Plan area as a place to live, work and visit.

### Reasoned Justification

3.2 A policy of urban renewal is central to the pursuit of the overall aims of both the Glasgow and the Clyde Valley Joint Structure Plan 2000 and the Clydebank Local Plan. The policy framework promotes the reclamation and environmental improvement of land, and its redevelopment. This approach works in conjunction with urban renewal policies and initiatives advocated in National Planning Policy Guideline/Scottish Planning Policy nos. 2, 3 and 8. The re-use of urban land is a key component of the Development Strategy with regeneration and renewal identified as an Objective of the Plan, which will assist in the delivery of the Key Goals. The Council intends taking a positive approach to redevelopment, albeit that the end use should have regard to the surrounding land-uses and activities.

3.3 Maximising development opportunities on vacant and derelict land within the urban area ensures an efficient and effective use of resources. The reduction of pressure on the Green Belt can assist in protecting natural resources, offers a sustainable approach to development and provides the opportunity for amenity improvements.

integrate  
economic  
growth with  
environmental  
responsibility



3.4 A contaminated land inspection strategy is being prepared under the terms of Part IIA of the Environmental Protection Act 1990 (introduced by the Environment Act 1995) to identify contaminated land within the Plan area. The Council will have regard to the implications of this inspection and will establish a framework for the remediation of identified sites. It should be noted, however, that the remediation of contaminated sites under Part IIA of the Environmental Protection Act 1990 will not necessarily allow sites to be developed without further decontamination.

## **Policy UR2**

### **Riverside Regeneration**

In the Riverside Area designated on the Proposals Map, favourable consideration will be given to the redevelopment of underused, vacant and derelict land. Any development proposal within the following locations, which are set out in the Clydebank Riverside: A Framework for Development and Map UR2, will be considered firstly in terms of the following general use designations, subject to conformity with other Local Plan policies:

Old Kilpatrick	Residential, Leisure, Industry, Business;
Carless Quarter	Industry, Business, Residential, Leisure;
Beardmore	Residential, Leisure, Business, Industry;
Cable Depot Road	Business, Industry, Residential;
Clydebank Quays	Business, Residential, Retail, Leisure, Public Services;
Clydebank Central	Mixed Uses (Residential/Business/Leisure/Retail)

### **Reasoned Justification**

3.5 Policy UR2 seeks to promote the redevelopment of the Clydebank Riverside area by reusing vacant and derelict sites in line with the Clydebank Riverside Framework for Development. This regeneration strategy encompasses the area from the Erskine Bridge to the western edge of Rothesay Dock including that part of the town centre south of the Forth & Clyde Canal. It has been prepared jointly on behalf of the Council and Scottish Enterprise Dunbartonshire as a means to revitalise Clydebank.



3.6 When considering development proposals in the Riverside Area, the Council will have regard to the Framework for Development in addition to other Local Plan policies. Although Policy UR2 sets out a series of preferred uses for areas of the Riverside, these will be considered against the policy framework of the Development Plan. In particular, whilst retail use is identified for Clydebank Quays, this should not be taken as suggesting a significant retail development opportunity having regard to the details within the Glasgow and the Clyde Valley Joint Structure Plan 2000. The Framework for Development provides an opportunity to unite the existing settlement pattern with the river through the regeneration of a number of sites within the six areas referred to in Policy UR 2 and set out in Map UR2. The objectives of regenerating this area and securing employment-creating activity form part of the overall strategy to improve and enhance Clydebank. The Riverside is identified as a key location within the Plan area, and the regeneration of this area is seen as an Objective of the Plan assisting in the delivery of the Key Goals identified in Chapter 2.

3.7 The Riverside regeneration area is intended to be developed with a mix of uses which will be closely integrated. The Policy conforms to the strategy of the Glasgow and the Clyde Valley Joint Structure Plan 2000 in redeveloping the Core Economic Development Area of the Clydebank Waterfront, and follows the guiding principles for sustainable development outlined in the Structure Plan. The requirements of SPP 2 Economic Development to prioritise land renewal and reallocate industrial sites to alternative uses as appropriate are also satisfied.

3.8 In partnership with all key agencies in the area the Council has been successful in securing a European Union URBAN II Programme for the period 2000-2006, which supports the regeneration of Clydebank South, which includes the Clydebank riverside area. The Programme supports a vision of the waterfront as a place to live, learn, work and invest. It recognises the history of industrial decline, multiple disadvantage and social exclusion in the area, and intends to build on opportunities for industrial and urban renewal, including those provided by current and future waterfront developments.

3.9 It is anticipated that the impacts of URBAN II funding will encourage increased private sector investment in the area and heighten local people's perception of wider programmes of redevelopment. Monies will be targeted on a series of interventions, including creating opportunities through brownfield development and local employment generation. Funding will act as a catalyst for change, working to stem urban decline and link local people to new economic opportunities in the area.

#### **Policy RD1** **Residential Development**

**Preference will be given to residential development on brownfield sites within the urban area as defined on the Proposals Map, subject to the provision of satisfactory residential environments.**

#### **Reasoned Justification**

3.10 Policy RD1 sets out the main principle that will guide new residential development. Both national and strategic policies recognise the importance of encouraging development on brownfield sites, and housing is a major contributor in the urban renewal process. Encouraging new development within the built up area will support urban renewal, protect the Green Belt, and encourage a more sustainable land use transportation pattern. By securing regeneration and embracing a sustainable approach to development, both of which are identified as Objectives, Policy RD1 will play a significant role in meeting the Key Goals of the Plan. New residential development within the urban area will be expected to provide a high standard of design, and to maintain or enhance the amenity of the surrounding area.



## **Policy GB1** **Green Belt**

Within the area of Green Belt shown on the Proposals Map there will be a presumption against development - unless

- it is required for the purposes of agriculture or forestry, or
- it entails the appropriate re-use of vacant buildings which would be desirable to retain for their historic or architectural character, or
- it is a recreation, leisure or tourist proposal which is appropriate for the countryside, contributes to the social and economic development of the Plan area and is not contrary to other policies and proposals contained within the Local Plan, or
- it forms part of an establishment or institution standing in extensive grounds (such as parkland), provided that the development does not adversely affect the countryside character of the area, or
- there is a specific locational requirement for the development and it cannot be accommodated on an alternative site, or
- there is a necessity for additional land for development purposes, having regard to the requirements of the approved Structure Plan, and
- the development is sympathetic and sensitive to the landscape character of the local area.

Proposals for new buildings, extensions or the change of use of existing buildings within the Green Belt will have to pay particular regard to design, siting, landscaping, nature conservation and protection of habitats.

### **Reasoned Justification**

3.11 This policy seeks to restrict development within the identified Green Belt, prohibiting general development, but providing for a series of exceptions that would not be considered as being contrary to the provisions of the policy. The policy reflects both national and strategic advice.

3.12 Advice contained within SDD Circular 24/1985, states that policies relating to development in the countryside are founded on two main principles:

- that development should be encouraged on suitable sites in existing settlements,
- urban sprawl, and in particular the coalescence of settlements, and ribbon development should be avoided.

3.13 The directing of development to the urban area in the first instance, in addition to complementing other key policies within the Plan (e.g. UR 1), is an important factor in preserving the Green Belt, particularly having regard to the three main purposes of the Green Belt:

- maintaining the identity of towns by establishing a clear definition of their physical boundaries,
- providing countryside for recreational and institutional purposes, and
- maintaining the landscape setting of towns.

3.14 These principles together with the three main purposes of Green Belts, underline the importance of Green Belt preservation and thus the need to strictly control development within them. There are however instances when development within the Green Belt is considered appropriate and the policies of the Development Plan sets these out. The Green Belt has an important role in maintaining the wildlife resource of the Plan area, whilst it is also a key area for public access.

#### **Policy SA1**

##### **Regional Scenic Area**

The Council will conserve the high quality landscape of the Kilpatrick Hills outwith the Green Belt as an important Scenic Area. There will be a general presumption against proposals for prominent or sporadic development, which would have an adverse impact on the landscape quality, visual amenity, character or nature conservation value of the area.

#### **Reasoned Justification**

3.15 This policy seeks to preserve the natural character of the Kilpatrick Hills beyond the Green Belt. The policy aims to resist development proposals that would result in an adverse impact upon the landscape. The nature conservation value of the Kilpatrick Hills is also recognised, and this similarly is to be conserved.



3.16 The Glasgow and the Clyde Valley Joint Structure Plan 2000 identifies the Kilpatrick Hills as a strategic environmental resource to be safeguarded and there is a presumption against development that would have an adverse effect upon such a resource. The Local Plan policy seeks to complement the strategic guidance offered by the Structure Plan, by confirming a resistance to sporadic and prominent developments within this area. SDD Circular 24/1985 indicates that isolated development should be discouraged in the open countryside other than when there are either circumstances that are identified in Development Plans, or if there are specific locational requirements. The Local Plan therefore provides consistency in the policy framework by seeking to conserve the natural character of this important area.

#### **Policy SUS1**

#### **Sustainable Development**

**The Council will pursue a sustainable approach to development and transportation issues by seeking to maintain and enhance the quality of the environment within the Plan area and integrating transportation and land-use planning matters. Development proposals which meet social and economic needs will be supported provided they do not compromise the area's future well-being and environment. Within the Plan area, all development should therefore seek to conserve and protect environmental resources and ensure environmental impact is minimised.**

#### **Reasoned Justification**

3.17 The area's long-term well-being depends on encouraging economic growth which minimises environmental impacts. There is an acceptance of the need to integrate economic growth with environmental responsibility by pursuing a sustainable approach to development, this being an Objective of the Plan. The longer-term success of the area's well being is therefore linked to the condition of its environment. In recognising that development has an impact on the environment, the policy framework of the Plan seeks to direct development to appropriate locations, particularly where substantial benefits may accrue. By protecting and enhancing those resources that cannot be reproduced, it ensures that the needs of future generations will not be compromised, resulting in a positive legacy.

## Chapter 4 General Development

### Introduction

4.1 The enhanced role of the Local Plan in providing clear development control advice is stated in Section 25 of the Town and Country Planning (Scotland) Act 1997. Planning Advice Note 40 Development Control indicates that development control should satisfy the expectations of various groups and users of the service. Local Plans form the basis for development control decisions and provide a stable background for investment decisions.

4.2 The Clydebank Local Plan indicates, amongst other matters, development control policy in relation to the main land uses within the Plan area. This chapter provides additional guidance in relation to new development in general, and also to specific redevelopment opportunities. Chapter 12 indicates Local Plan policy in relation to more specific types of development not dealt with elsewhere in the Plan.

guidance in  
relation to  
new  
development



## Development Control

4.3 The following policy relates to all new development and applies to the whole of the Plan area.

### Policy GD1

#### Development Control

All development proposals will be expected to provide a high standard of building and landscape design, to contribute to environmental quality and to maintain or enhance the amenity of the surrounding area. Proposals will be considered on the basis of the following criteria:

- the location and nature of the proposed development, including land use, layout, design, density, landscaping with an emphasis on native planting, open space provision, aspect, daylighting, crime prevention measures and privacy;
- the impact on the natural and built environment, including the likely level of any environmental pollution, the possible creation of any hazard, and the impact on the landscape;
- flood risks, and the provision of drainage consistent with Sustainable Urban Drainage Systems design guidance where appropriate;
- the relationship to the road and public transport network, means of access, particularly for disabled people and the emergency services, pedestrian and cycling access and provision, parking provision, and likely traffic generation;
- the availability of infrastructure and the impact on existing community facilities;
- consistency with other Local Plan policies.

#### Reasoned Justification

4.4 Policy GD1 sets out the criteria which will be used in considering all development proposals and applications for planning permission. The intention of the policy is to ensure that all new development enhances the Plan area. The emphasis on the importance of design reflects a similar emphasis in SPP 1 and the Designing Places document published by the Scottish Executive. Other Local Plan policies within the following chapters will give more guidance to developers on specific types of development, for example Policy H4 in relation to new residential development. These should be referred to where appropriate, and together with Policy DC1 will form the first point of reference when considering planning applications. Design Guides have been produced which promote high design standards, particularly for the Riverside area.

4.5 There are no areas of the Plan area which have a long term history of flooding. However, it is considered appropriate to apply Sustainable Urban Drainage Systems to new developments in order to take account of the effects of increased run-off. The Government has endorsed the guidance “Sustainable Urban Drainage Systems - Design Manual for Scotland and Northern Ireland” published by the Sustainable Urban Drainage Systems Scottish Working Party, but further guidance may be appropriate as methods develop.

### Redevelopment Opportunity Sites

4.6 There are a number of sites within the Plan area which are in need of comprehensive redevelopment. These sites have not been identified within the individual chapters because they are suitable for a variety of future uses - Policy GD2 will apply to these sites.

#### **Policy GD2**

#### **Redevelopment Opportunities**

The Council will encourage the redevelopment of underused, vacant and/or derelict land and buildings for appropriate uses. The sites listed in Schedule GD1 are presently vacant, derelict or under-used and represent opportunities for redevelopment. Proposals for development must be compatible with the surrounding land uses, in compliance with other Local Plan policies and achieve the comprehensive redevelopment of the site. Any proposals for alternative uses not listed in Schedule GD1 will be considered on their merits, having regard to adjoining uses, site planning, land supply considerations and compliance with other Local Plan policies.

#### Reasoned Justification

4.7 There are a number of industrial and former industrial sites in the Plan area which not only blight the amenity of Clydebank, but also represent a wasted and under-utilised land resource. Many, though not all, fall within the Riverside area (covered by Policy UR2). Policy GD2 identifies these sites as opportunities for comprehensive redevelopment and indicates what are the most acceptable future uses. The intention is that allowing a mix of land uses will help to attract investment into these locations. Any final use must be compatible with adjacent uses; whilst the proposed uses indicated are considered suitable, alternative proposals may also be considered appropriate.



### Schedule GD1- Redevelopment Opportunity Sites

WDC Reference	Location	Proposed Uses	Area (Ha)
GD1(1)	Cable Depot Road (North)	Industry/business/residential	0.69
GD1(2)	Cable Depot Road (South)	Industry/business/residential	3.33
GD1(3)	North Elgin St/John Knox St (West)	Industry	1.32
GD1(4)	John Knox Street (East)	Industry	0.98
GD1(5)	Dock Street	Industry	0.26
GD1(6)	Park Road	General redevelopment/industry	0.32
GD1(7)	Beardmore Place	Residential/industry/ allotments	4.23
GD1(8)	Boulevard	Commercial(not retail)/leisure/residential/transport	2.75
GD1(9)	Gavinburn Bus Depot	Leisure/residential/public services/tourism	1.2
GD1(10)	UiE/Kvaerner	Business/residential/leisure/public services	31.6
GD1(11)	Carless	Residential/Industry/Business/Leisure/Mixed Use	15.05
GD1(12)	RHI Refractories UK (former Thor Ceramics)	Residential/Leisure/Commercial (not retail)	1.27

## Chapter 5

# The Economy

### Introduction

5.1 This Chapter sets out the policies and proposals that aim to build on the successes of past redevelopment within the Plan area and seeks to continue to develop and diversify the local economy. The development of new business and industrial land should contribute towards the Objective of 'securing regeneration and renewal', particularly in the Clydebank Riverside area. The expansion of employment uses in this area would assist its environmental improvement and enhance the Riverside as a key economic location.

### National Policy Guidance

5.2 National guidance is provided by SPP 2, which sets out the Government's objectives with regard to business and industry. The SPP focuses on four themes with regard to economic development:

- providing a range of development opportunities;
- securing new development in sustainable locations;
- safeguarding and enhancing the environment - ensuring a high standard of design;
- promoting dialogue between councils and business.

### Structure Plan Policy

5.3 The Glasgow and the Clyde Valley Structure Plan 2000 indicates those Strategic Economic Locations that should be developed and safeguarded to support economic competitiveness. A ten-year supply of potentially marketable and serviceable land and a five-year supply of readily available marketable sites is required.

5.4 The Strategic Economic Locations are based on a set of guiding principles for sustainable development of economic resources, which include maximisation of existing infrastructure and preference for locations which support freight movement by rail and minimise the length of journey to work. The Glasgow and the Clyde Valley Joint Structure Plan 2000 identifies Clydebank as a Strategic Business Centre, Clydebank Waterfront as a Core Economic Development Area and Clydebank Business Park as a Strategic Industrial and Business Location. These are listed as Strategic Economic Locations in the Structure Plan and the boundaries are defined on the Local Plan Proposals Map.

securing  
regeneration  
and  
renewal



5.5 The Joint Structure Plan also proposes a shared target of 400 ha of additional business and industrial land for an increased rate of economic development between 1999-2020. It is considered there is a shortage of good quality marketable industrial land in certain locations of the Structure Plan area. The Structure Plan also places importance on safeguarding existing industrial land.

### Industrial and Business Class Development and Land Supply

5.6 SPP 2 requires that development plans maintain a supply of sites offering a choice of size, location and environmental amenity, and which allow flexibility to provide for market uncertainty. These safeguarded sites are the principal marketable or potential marketable industrial sites within the Plan area. Other sites, which may be appropriate to develop for industrial purposes, are listed as Redevelopment Opportunity Sites in Schedule GD1.

#### **Policy LE1**

##### **Industrial And Business Use Sites within the Core Economic Development Area**

Within the existing and proposed industrial and business class sites located within the Core Economic Development Area designated on the Proposals Map, there shall be a presumption in favour of uses which positively extend the permanent employment potential of the sites.

Sites listed in Schedule LE 1 will be safeguarded for industrial and business uses only. (Classes 4 and 5 of the Town and Country Planning (Use Classes)(Scotland) Order 1989). The preferred use for the sites is listed in Schedule LE 1.

Proposals for the redevelopment of existing industrial or business class sites for alternative uses will be considered against the following criteria:

- specific locational need;
- suitable alternative locations;
- economic and environmental benefit;
- impact on the attractiveness of the location to industrial and business investment; and
- conformity with other Local Plan policies.

**Schedule LE 1 – Marketable Industrial and Business Class Sites**

WDC Reference	Location	Area (Ha)	Use Class
LE1(1)	Clydebank Industrial Estate, Clydebank	0.66	Class 5
LE1(2)	Riverside Industrial Estate, Clydebank	0.91	Class 4/5
LE1(3)	Riverside Industrial Estate, Clydebank	0.53	Class 4/5
LE1(4)	Clydebank Business Park, Clydebank	2.59	Class 4/5
LE1(5)	Rothesay Dock, Clydebank *	9.01	Class 5

\* Preference will be given to developments which make use of the freight railway line serving the site or at the very least protect the rail solum in part to allow for future re-use.

**Reasoned Justification**

5.7 Policy LE1 promotes economic development for both industrial and business uses. The policy accords with SPP 2 'Economic Development' in that it gives priority to job creation and provides for marketable land for industry and business in locations that are accessible to public transport. The industry/business sites conform to the Glasgow and the Clyde Valley Joint Structure Plan 2000 strategy of Strategic Economic Locations. They seek both to direct economic development to the Core Economic Development Area of the Clydebank Waterfront and protect existing industrial areas from alternative uses including the Strategic Industrial and Business Location of Clydebank Business Park. The Council has prepared, with Scottish Enterprise Dunbartonshire, a Joint Economic Development Strategy for West Dunbartonshire which sets out the key issues regarding economic performance and proposes a framework for action to help address these issues.

5.8 European funding is set out in the Western Scotland Objective 2 2000-2006 Programme document. This focuses on four priorities that have been designed to support the Regional Development Strategy and maximise the opportunities for development. Sustainable development is a theme incorporated within the Programme, along with equal opportunities and the information society. Developing the region as a competitive location is one of these priorities. The specific measures under this priority are:

- Develop the region's competitive locations;
- Develop SME facilities to support competitive sectors and clusters outside the competitive locations;
- Marketing and promotion as a competitive location.



5.9 Within the programme complement document, locations targeted for Objective 2 support include Clydebank Waterfront as a 'Strategic Site' and the Forth and Clyde Canal corridor as an 'Urban Regeneration Area'. The development of these areas is expected to involve the rehabilitation of derelict and vacant land for productive uses, to maximise the opportunities for economic development within the Programme period. The rehabilitation of such areas aims to ensure that economic opportunities are accessible to excluded communities and individuals, which is an Objective of the Plan, assisting in the delivery of the identified Key Goals. An ERDF funded measure to develop facilities for small to medium sized businesses in order to support competitive sectors and clusters outwith the strategic sites and urban regeneration areas should also benefit the economic development of the Plan area.

5.10 The Riverside area has great potential for various uses including high amenity business class sites. The regeneration of the Riverside is linked to the Plan's Objective of improving key locations in order to provide accessible employment locations and upgrade the environmental and visual amenity, which should bring wider benefits. To ensure that a sufficient supply of industrial land is available to incoming and indigenous firms it is considered the existing and designated sites for industrial and business class uses should be protected from inappropriate alternative uses.

## **Policy LE2**

### **Industrial and Business Class Sites outwith the Core Economic Development Area**

Within the existing areas of Industrial and Business Use designated on the Proposals Map outwith the Core Economic Development Area, the Council will encourage the creation of jobs and support the expansion of existing companies and businesses, subject to conformity with other Local Plan policies. Proposals for the redevelopment of existing industrial or business class sites for alternative uses will be considered against the following criteria:

- Specific locational need;
- Suitable alternative locations;
- Economic and environmental benefit;
- Impact on the attractiveness of the location to industrial and business investment;
- Conformity to other Local Plan policies.

### Reasoned Justification

5.11 Policy LE2 is intended to ensure that those employment areas which currently contribute to the local economy outwith the Core Economic Development Area continue to do so. The identification of such sites provides a framework to allow existing businesses to further develop thereby providing further employment opportunities. It is intended that in seeking the effective use of this land for employment purposes, the numbers of jobs created in the Plan area will be maximised.

#### **Policy LE3**

#### **Industrial And Business Use Developments**

Proposals for industrial and business class development on sites other than those identified by Policies UR2, LE1, LE2 and LE5 or within existing industrial/business class areas, will require to be justified against the following criteria:

- the proposed development could not be accommodated on any other available industrial/business site in the Plan area;
- there would be significant over-all economic benefit to the Plan area;
- there would be no significant adverse impacts on the natural or built environment;
- there would be no major infrastructure implications;
- the site is accessible to public and other environmentally friendly modes of transport;
- the proposed development does not breach other policies of the Local Plan.

### Reasoned Justification

5.12 Policy LE3 complies with the requirements of SPP 2 by setting out criteria for determining development proposals for sites not in the marketable supply. The Glasgow and the Clyde Valley Joint Structure Plan 2000 policies are not as detailed as the previously approved Strathclyde Structure Plan 1995 therefore a new policy setting out the relevant criteria has been introduced.



5.13 It is recognised that there may be proposals for industrial and business class development which have site requirements which cannot be accommodated by the existing marketable land supply and could make a significant contribution to the local economy. The Council will positively consider proposals which create employment and comply with the stated criteria.

#### **Policy LE4**

##### **Access to and Environmental Quality of Industrial Locations**

The Council, in conjunction with other agencies, will endeavour to improve the environmental quality, safety and security of the Plan area's industrial areas in partnership with indigenous businesses. The Council will also endeavour to improve access to business areas through improvements to the physical and environmental infrastructure.

Applications for development in the Core Economic Development Area, and the Plan area's other industrial locations, should have regard to the amenity of the surrounding uses and aim to improve the environmental quality of the area whilst having regard to access and security issues.

#### **Reasoned Justification**

5.14 The Clydebank Business Park is a high amenity industrial estate and the Council aims to continue to ensure the environmental and visual amenity of the estate will be retained. The policy also aims to upgrade the general amenity of the other industrial and business estates within the Plan area in order to promote the development of employment uses and meets an Objective of the Plan by improving key locations.

5.15 The sites being promoted for business uses within the Clydebank Riverside are expected to be developed as high amenity locations. It is also expected that such development will secure the regeneration of vacant and derelict sites. Access to employment areas, particularly from deprived areas, is considered to be an equal opportunities issue, which should be considered along with other infrastructural access issues.

**Policy LE5****Clydebank Strategic Business Centre**

Other than within the Clyde Shopping Centre, there will be a presumption in favour of the development of sites for Class 4 Business Use, within the Strategic Business Centre of Clydebank, as designated on the Proposals Map. The following criteria will be used when considering any such planning applications:

- provision of pedestrian/cycling routes linking to public transport facilities;
- high density of development;
- high quality of urban design;
- other Local Plan policies.

**Reasoned Justification**

5.16 The Glasgow and the Clyde Valley Joint Structure Plan 2000 identifies the central area of Clydebank as a Strategic Business Centre, the extent of which is defined on the Proposals Map. This area extends beyond the traditional retailing centre and has the potential for business and office development. Central Clydebank has many benefits as a location for business uses with the close proximity of two railway stations and numerous bus routes. Emphasis will be placed on providing good pedestrian or cycling access, together with high quality design.

**Policy LE6****Business Use Developments**

Proposals for business uses of an appropriate scale may be acceptable on suitable vacant sites or vacant buildings in residential or other non-industrial or business class areas, provided that the scale of development, nature of the use and the level of traffic generated would not adversely affect the residential amenity of the locality. Where it is considered appropriate, planning conditions and legal agreements may be used to safeguard local amenity.



### Reasoned Justification

5.17 The creation of the Business Class recognised that many modern light industrial and commercial activities do not cause the environmental problems previously associated with traditional industries. In addition it is recognised there is a need to reduce the need for long journeys to and from places of employment. It may therefore be acceptable to allow business class uses within residential and other areas where it can be demonstrated that there will be no adverse environmental impacts relating to noise, smell, health and safety, general disturbance and traffic generation.

#### **Policy LE7**

#### **Agricultural Diversification**

Development proposals concerned with economic diversification of agricultural land and/or buildings will be considered in relation to their particular circumstances with regard to the following criteria:

- siting, design and landscaping which are sympathetic to the local landscape character;
- there is no significant loss of amenity to the surrounding area;
- the proposed use is ancillary to the rural character of the area;
- the proposal does not conflict with the Key Policies of the Plan;
- there is no visual intrusion or adverse effect on the open countryside;
- there are no adverse environmental impacts;
- the proposal will enhance the viability of the agricultural unit or other appropriate recognised countryside use.

In addition consideration should be given to managed public access in accordance with the West Dunbartonshire Council Access Strategy.

### Reasoned Justification

5.18 Changes in farming practices could also contribute to the economic development of the Plan area. Such practices may not be acceptable if there is an adverse impact, especially in sensitive locations such as the Green Belt. Policy LE7 sets out the policy framework with regard to agricultural diversification. Further reference is given to countryside access issues in Policy R 5.

**Policy LE8****Tourism Developments**

The Council will support applications for tourist industry developments throughout the Plan area, provided there are no significant adverse impacts on the natural and built environment and the proposal does not conflict with other Local Plan policies. The Council recognises the Forth and Clyde Canal corridor and the Clyde Riverside as Tourism Development Areas.

All tourist and related development proposals will be required to satisfy the following criteria:

- environmental and landscape implications;
- locational need;
- infrastructure implications;
- transportation implications;
- economic implications;
- compatibility with Policy R 4 (within the Forth and Clyde Canal Corridor).

**Reasoned Justification**

5.19 Tourism is an important element of the economy of West Dunbartonshire, particularly the southern part of Loch Lomondside at Balloch. It is expected that parts of the Plan area will benefit from their proximity to the Loch Lomond and the Trossachs National Park. The Forth and Clyde Canal Millennium Link is also recognised in the Glasgow and the Clyde Valley Joint Structure Plan 2000 as a national priority and the canal corridor as a Tourism Development Area. The Firth of Clyde and the National Park are also listed as Strategic Tourism Development Areas and the Clydebank Waterfront is a renewal area with the potential to accommodate visitor attractions. Policy LE8 aims at increased employment from tourist related developments whilst satisfying environmental, transport and other issues. The suitability of sites for such development will be considered against the listed criteria.



5.20 As part of the Argyll, the Isles, Loch Lomond, Stirling and Trossachs Area Tourism Strategy, 2001-2006, a Local Area Tourism Action Plan covering West Dunbartonshire has been prepared by the area Tourist Board. The Key Objectives of the Strategy include the provision of physical components of the tourism product such as accommodation, visitor attractions and activities, the need to identify opportunities for accommodation, visitor attraction development and the maintenance and improvement of current provision. Development of the physical tourism product is being progressed under the Local Area Tourism Action Plan, and involves consideration of potential development sites, continuing development of current visitor attraction projects and the development, promotion and maintenance of a network of walking, cycling and mixed leisure routes.

## Chapter 6 Housing

### Introduction

6.1 The main issues in relation to housing are the need to identify additional opportunities for private housing in appropriate locations, to support the provision of social rented housing and to ensure that existing residential areas are protected from inappropriate development. In recent years there has been a significant amount of new development within the Plan area, particularly on the Dalnottar Park site in Old Kilpatrick. There has also been significant housing association activity, in terms of stock transfer, rehabilitation and new build. The identification of specific areas for investment in housing has also been significant. The Local Plan conforms to current national policy and the Glasgow and the Clyde Valley Joint Structure Plan 2000.

6.2 The main aims of the housing policies within the Plan, therefore, are to set a framework which

- ensures an adequate supply of land for private housing development
- encourages the provision of social rented housing,
- maintains or improves the quality of the existing residential environment.

These in turn will support the Key Goals and Objectives of the Plan, as outlined in the Development Strategy.

ensure an  
adequate  
supply of  
land for  
housing  
development



## National Policy Guidance

6.3 Government guidance is given in SPP 3 Planning for Housing. This indicates that the Government wishes to ensure that the planning system seeks to create quality residential environments, guide development to the right places and deliver an adequate supply of housing land. Development plans are the main vehicle for assessing future housing land requirements and ensuring that these are provided in full for each housing market area.

6.4 SPP 3 also states that where there is a supply of previously developed land, planning authorities should normally give priority to its reuse, in preference to greenfield development, provided that a satisfactory residential environment can be created.

## Structure Plan Policy

6.5 The Glasgow and the Clyde Valley Joint Structure Plan 2000 incorporates a Metropolitan Development Strategy, which applies a presumption in favour of the redevelopment of urban land and property. The Plan also highlights the Clydebank Riverside as a priority area for urban renewal. The Clydebank Riverside is a component part of the Clyde Waterfront Initiative - one of the Metropolitan Flagship Initiatives - which seeks to reclaim the waterfront for communities along the river by inter alia developing mixed use developments, of which housing is an important part. The low levels of owner occupied housing and relatively poor housing conditions within the Plan area are also recognised by the Structure Plan, which identifies the West Dunbartonshire Social Inclusion Partnership Area as a Structure Plan Priority Area for promoting social inclusion.

6.6 The Joint Structure Plan incorporates the latest assessment of supply and demand for private housing up to 2006. It has also revised the network of Housing Market Areas (HMAs), based on an analysis of house-buying moves from the Sasines. Further details can be found in the Glasgow and the Clyde Valley Joint Structure Plan 2000 Technical Reports 3 and 5, concerning 'Demand & Supply for Owner Occupied Housing' and 'Housing Market Area Framework'. The Plan area constitutes a part of the Greater Glasgow North and West sub-market area, within which local demand and supply for private housing is to be compared. This area includes Clydebank, Bearsden, Milngavie and the north, west and central areas of Glasgow City. The sub-market is in turn is part of the wider Central Conurbation and Conurbation HMAs, where more mobile demand can be met. The assessment of demand for the period 1999-2006 indicates that there is an adequate supply of

effective land for private housing within Greater Glasgow North and West, and therefore that there continues to be no strategic context for the release of additional land for housing in the Local Plan area. At the wider market area level, however, a need for additional land is highlighted to address a shortfall as a result of mobile demand. An assessment of a large number of sites across the area, taking amongst other matters environmental impact and accessibility into consideration, has concluded that this shortfall would be more appropriately met in other parts of the conurbation outwith the Plan area.

6.7 The Structure Plan does, however, indicate a requirement for the Plan area to provide an additional 250 houses within the period 2006-2011, again to meet a shortfall at the wider conurbation level. It is intended that an element of the housing planned within the Clydebank Riverside area will provide sites for these houses in this latter period. Residential development in this area will continue the process of urban renewal by developing an area within which there is a significant amount of vacant and derelict land. It will also protect the Green Belt and other important resources which cannot be regenerated or reproduced.

### The Housing Plan

6.8 Currently Housing Plans are prepared in full every four years, with key information updated annually. For private sector housing, the West Dunbartonshire Housing Plan acknowledges and accepts the methodology and figures from the Structure Plan. For public sector and special needs housing, the plan deals with the public sector investment strategy, and the Council's enabling strategy for housing association and special needs development. The new Housing (Scotland) Act 2001 requires that local authorities must prepare a local housing strategy, which will replace the current separate local authority Housing Plans and Scottish Homes Regional Plans. The new local housing strategies are expected to provide an analysis of housing stock and local needs and to produce a strategic framework for development and funding. They should complement other local authority plans. A Strategic Agreement currently exists between the Council and Communities Scotland, setting out jointly agreed objectives and priorities for investment. A Joint Forum has been established with the Housing Associations in West Dunbartonshire to ensure common goals, and a number of Council initiatives have been set up to improve the availability of suitable housing for all.



6.9 In 1996 West Dunbartonshire was awarded Priority Partnership Area (PPA) status, in recognition of the significant social and economic problems facing the area. The Scottish Office confirmed the transition from PPA to Social Inclusion Partnership (SIP) status in March 1999. Within the Plan area, the areas with SIP status are as follows:

Mountblow	Drumry	Radnor Park
Dalmuir	Barns Street	Whitecrook
Faifley	John Knox Street	

### Private Housing Land Supply

6.10 The Council aims to ensure that within the Plan area there is an adequate supply, distribution and range of effective land for housing available for private sector development. Preference will be given to development on infill or previously developed sites within the built-up area (brownfield sites) in order to encourage urban renewal, protect the Green Belt and make use of existing infrastructure. Since 1999, 343 private houses have been built in the Local Plan area, with a further 89 under construction at March 2003. Schedule H1 lists the remaining undeveloped sites.

#### **Policy H1**

#### **Private Housing Opportunities**

The sites identified in Schedule H1 and shown on the Proposals Map represent the main opportunities for private housing development.

**Schedule H 1 – Opportunities for Private Sector Housing**

Reference	Location	Capacity
H1(1)	Whiteinch Demolition, Dalmuir	75
H1(2)	Miller St, Clydebank	84
H1(3)	354-394 Dumbarton Rd, Clydebank	28
H1(4)	Auld St/Beardmore Place	15
H1(5)	Boulevard	80
H1(6)	Erskine Ferry Road (canalside)	55
H1(7)	Former Union Church, Dumbarton Road	30
H1(8)	Cart Street	20
H1(9)	Cochno Road	40
<b>Total</b>		<b>427</b>

**Reasoned Justification**

6.11 The Development Plan must provide for a minimum of five years supply of land for housing at all times. Demand for private housing is assessed within the context of the Structure Plan. The Local Plan must conform to the Structure Plan and provide sufficient effective land to meet the housing land requirement for at least 5 years from the date of adoption. The Council must also consider the need to provide a choice of housing types to meet the needs of all in the community. The housing provision within the Plan, including the sites specified in Schedule H1, contributes to a significant surplus in terms of locally generated demand within the relevant sub-market area of Greater Glasgow North and West. It also provides a substantial contribution to mobile demand generated by the wider conurbation Housing Market Areas. New development opportunities which are clearly identified in this Plan, together with existing sites, therefore provide an adequate supply of housing land, as well as providing a wide range of location and choice of market sector for developers. The identification of a range of development opportunities meet the Objectives of the Local Plan and assists in delivering the Key Goals. The opportunity to extend tenure choice is particularly important in Clydebank given the relatively low



level of owner occupation in the area which stands at around 48% of total stock. Private developers are encouraged to provide affordable housing within their developments as well as via joint venture schemes with registered social landlords.

## **Policy H2** **Housing Land Supply**

**If updated assessments of supply and demand indicate that additional housing land needs to be identified within the Plan area, sites will be brought forward as required. Preference will be given to sites on brownfield land.**

### **Reasoned Justification**

6.12 The private sector land supply will be monitored and updated on an annual basis. If a clear shortfall in the supply of housing land becomes evident in relation to an updated assessment of demand through the Structure Plan, sites will be identified to address the shortfall. They may be brought forward through the granting of planning permission or via an Alteration to the Local Plan. In line with national and strategic policies, and Local Plan Key Policy RD1, preference will be given to sites on brownfield land, excluding defined open space. The priority given to brownfield land will not only aid urban regeneration and protect the Green Belt, but will allow use to be made of the existing infrastructure and public transport, and foster a pattern of land use which will help to reduce the need to travel. This approach also meets the Objectives of the Local Plan in securing regeneration and embracing a sustainable approach to development.

## Social Rented Housing

6.13 A primary role of the Local Plan is to identify those sites with a particular suitability for rented and special needs housing and ensure their availability for such purposes.

### Policy H3 Social Housing Opportunities

The Council will encourage developments by Registered Social Landlords by allocating the following sites, as shown in Schedule H2 and on the Proposals Map, for social rented housing.

#### Schedule H 2 – Opportunities for Social Rented Housing

Reference	Location	Capacity
H2(1)	South Douglas Street	8
H2(2)	The Terraces, Clydebank	62
H2(3)	Fullers Gate Ph7/9, Faifley	71
H2(4)	Collins Street, Faifley	20
H2(5)	Cluny Avenue, Faifley	32
H2(6)	Dunn St North, Duntocher	10
H2(7)	Bryson Street, Faifley	27
H2(8)	Caledonia Street, Dalmuir	40
<b>Total</b>		<b>270</b>

#### Reasoned Justification

6.14 The Council are unlikely to be building any new houses in the foreseeable future. Registered Social Landlords such as Housing Associations therefore have a key role in providing and retaining suitable housing for local needs. In order to encourage this type of development and reconcile competing pressures for development land, the Council has allocated a number of sites for social rented housing. When the current Housing Needs Study is finalised, it may be possible to identify more specific housing needs in terms of affordability, location and numbers. Meanwhile, the Council will continue to support the provision of affordable and social rented housing of a suitable size, type and location to match the best available information on need.



## Housing Development Standards

6.15 The Council wishes to promote and encourage attractive, good quality new residential areas, which will enhance the Plan area. In order to achieve this, a number of requirements, indicated in Policy H4, will be expected to be met in all new housing developments.

### Policy H4

#### Housing Development Standards

New housing developments will be expected to meet the following requirements:

- high quality design will be required in terms of the shape, form, layout and materials used. Careful consideration must be given to both privacy standards and the need for security.
- open space should be provided in accordance with the standards specified within the Plan (see Policy R2). All planting should be completed not later than the end of the first planting season following the completion of the last house in the development.
- existing features such as trees, hedgerows, shrubs and other natural and man-made features, should be incorporated into layouts wherever possible.
- road and parking standards will normally be required to be met as laid down by the Council. Consideration will be given to relaxing parking standards where housing developments are proposed to provide accommodation for people who tend to have low levels of car ownership, in areas well-served by public transport and where the reduction of on-street parking can be ensured. New development should be linked into the local footpath and cycle network wherever possible.
- layouts and designs should allow for subsequent house extensions within 'permitted development' limits without adversely affecting the amenity of surrounding buildings.
- density should be appropriate to the surrounding area. Higher densities will be acceptable at locations accessible to transport interchanges and open space, and where townscape benefits can be demonstrated. Existing densities should not be exceeded where the residential amenity would be adversely affected.
- disabled access should be possible to all new houses, allowing homes to be visited by disabled people, and to be suitable for the elderly when they become less mobile.

### Reasoned Justification

6.16 Policy H4 provides developers with a clear indication of the standards that will be expected within proposed new residential developments. Design and density requirements are intended to ensure that new housing developments will provide a high quality living environment and enhance the quality of the existing area. The Clydebank Riverside area in particular will provide opportunities for higher density developments. The importance of design is reflected in SPP 1, which indicates that a proposal may be refused solely on design grounds. Open space and car parking facilities are essential elements of acceptable housing layouts, and the Council will expect developers to conform to the standards laid down by Policy R2 and the Roads Development Guide respectively. Existing trees, hedges, shrubs and other natural and man-made features can contribute to landscape quality and should be retained and enhanced. In relation to access to new dwellings, developers will be strongly encouraged to provide homes which are accessible to all, and are referred to the Scottish Homes publication “Housing for Varying Needs” for guidance.

### Development within Existing Residential Areas

6.17 As well as ensuring that new residential development reaches a high standard, it is also vital that the amenity of existing residential areas is protected and enhanced by any new development which is proposed. This is particularly important when, as a matter of policy, development is being actively promoted within the existing built up area.



## **Policy H5**

### **Development within Existing Residential Areas**

Development within existing residential areas will be considered against the following criteria:

- the relationship with the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over-development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, and general disturbance;
- other Local Plan policies.

#### **Reasoned Justification**

6.18 This policy seeks to ensure that the character of existing residential areas is protected and that all development proposals within these areas will maintain or enhance their amenity. It is considered that using sympathetic design, avoiding over-development and retaining existing landscape features is the best way of achieving this. It is particularly important that the development of infill and gap sites should not be at the expense of defined open spaces, which make an important contribution to the quality of local environments.

6.19 The introduction of small-scale non-residential uses to existing residential areas may be acceptable, but their impact on the residential environment will be the overriding consideration. Policy H5 indicates the factors which might lead to a loss of amenity in an existing area. However, there may be many benefits in encouraging some non-residential uses into existing residential areas, for example nursing homes, children's nurseries and offices, which could provide small-scale local services and employment opportunities.

## Renewal Areas

6.20 There are a number of Social Inclusion Partnership areas identified within the Plan area as previously noted. Public and private policies and investment will be co-ordinated within these areas to ensure the most efficient use of resources to improve the housing stock and the general residential environment.

### **Policy H6 Renewal Areas**

**The Council, in conjunction with other housing agencies and the private sector, will encourage housing development opportunities and environmental improvements within or adjacent to those areas recognised for priority treatment.**

### Reasoned Justification

6.21 In recent years, major refurbishment and new build schemes have transformed some of the SIP neighbourhoods, and considerable work is continuing in others. The Council, through Policy H6, seeks to continue to support development within these areas. It is accepted, however, that the same objectives may also be met by encouraging development close to but outwith the boundaries of the SIP areas, which are acknowledged as being very tightly defined. This may increasingly become necessary as development opportunities within the SIP areas become scarce. The current Housing Options Appraisal, which is due to be completed in late 2004, is likely to identify priorities for action.



## Chapter 7

# Commercial Development

maintaining  
an efficient,  
competitive  
and  
innovative  
retail  
sector

### Introduction

7.1 Retail development within the Plan area has occurred against the backdrop of several influences: new forms of retailing activity, the de-centralisation of certain retailing, the change in supply and demand of shopping facilities, the impact of new developments on traditional centres and the influence of planning policies which have guided development. Food superstores and out of centre retail parks have become increasingly popular, and other new forms of shopping are frequently emerging. The increased mobility of the public has given rise to an increase in pressure for these new retail activities to be located out of existing centres.

7.2 Notwithstanding these pressures however, shopping activity in the Plan area is focused primarily within Clydebank town centre, which is well served by public transport, and therefore well placed for those without access to a private motor vehicle. Clydebank town centre has been successful in attracting new investment in recent years, and is continuing to do so. The Clyde Shopping Centre is currently undergoing a refurbishment programme, and there are substantial funds being invested to improve the appearance and environment of the Centre, the car-parking provision and access. It is anticipated that as a result of such investment the Centre will continue to prove attractive to both retailers and shoppers.

7.3 The Centre is well represented by national retail groups and independent retailers and the vacancy rate within the town centre is below the national average. There has been an increase in retail floorspace within the town centre in recent years and a number of new retailers have established themselves within the Centre and the adjacent Retail Park, reflecting the attractiveness of the town centre.

7.4 Although expenditure on retail goods is steadily increasing, the supply of retail floorspace through the granting of planning consent for new retail development has matched this demand. In the Plan area retail turnover is greater than the available expenditure within the convenience sector whilst in the comparison sector recent developments have narrowed the gap between available expenditure and turnover. Recent shopping and floorspace surveys have indicated a general over supply of retail floorspace within the Structure Plan area although there are particular retail catchments where a specific shortfall has been identified. The Glasgow and Clyde Valley Joint Structure Plan 2000 Technical Report 7, sets out the retail catchment areas, provides a summary of the available expenditure as compared against existing turnover, and the requirements for any additional floorspace.

7.5 A significant number of new developments throughout the conurbation, and in particular in Glasgow have been approved in recent times. Many of these are currently under construction or are now operating. The cumulative effect of these cannot yet be accurately predicted but initial indications and anecdotal evidence suggest that they draw significant levels of expenditure from the Plan area.

7.6 The policies relating to commercial development seek to support the development strategy of the Plan by establishing a framework, which will

- provide for appropriate retail development opportunities,
- sustain, enhance and improve both the town centre and local centres,
- ensure access for all members of the community to retail facilities, and
- improve the character of existing shopping facilities.

This policy framework supports the Objectives of the Plan in delivering the Key Goals as set out in Chapter 2.



## National Policy Guidance

7.7 National policy on retailing is provided by NPPG 8. The Government's broad policy objectives are : sustaining and enhancing the vitality, viability and design quality of town centres ; setting out a sequential approach for assessing the location of new retail development ; and maintaining an efficient, competitive and innovative retail sector. It requires Local Plans to provide local detail and a sharper focus to the Structure Plan framework.

7.8 Planning Advice Note 59 Improving Town Centres further underlines the Government's commitment to town centres. It provides detailed advice on ways local authorities together with their partners can safeguard and improve them. A number of issues are addressed within the PAN, before setting out a series of actions that is required.

## Structure Plan Policy

7.9 The Glasgow and the Clyde Valley Joint Structure Plan 2000 continues the approach of promoting the network of Town Centres as the preferred location for retail investment and a sequential approach to site selection is advocated for retail and other town centre uses. There is a series of retail development opportunities listed and a requirement for a further 6,000 sq.m. of comparison floorspace has been identified for Clydebank. Since the preparation of the Structure Plan, West Dunbartonshire Council has approved developments for additional retail floorspace. This has consisted of a further extension to the Clyde Shopping Centre, and the change of use and extension to the 'Megabowl' leisure facility in the Clyde Retail Park for retail use. These consents comprise around 5,200 sq.m. and have almost taken up the provision identified for Clydebank within the Glasgow and the Clyde Valley Joint Structure Plan 2000. There are a number of small sites within the town centre that provide further retail opportunities. There is therefore no strategic requirement for the Plan to identify further significant retail development opportunities at this time.

7.10 There is also a need to provide local shopping facilities for convenience goods particularly in the outlying housing estates and the SIP areas where many of the less mobile and most disadvantaged members of the community live.

**Policy CD1****Town Centre and Retailing**

The town centre will be sustained and improved by directing all significant retail proposals to Clydebank Town Centre, as defined on the Proposals Map. Proposals for any such significant retail developments within the town centre or in an edge of centre location will require to be considered against all of the criteria listed below:

- whether the proposal along with the existing retail floorspace could be supported by the relevant catchment population;
- the effect on the vitality and viability of existing centres;
- whether the proposal could be adequately served by public transport and would not in itself generate longer car journeys;
- the availability of suitable alternative sites in or adjacent to the existing town centre;
- the suitability and impact of the proposal on the surrounding environment;
- if the proposal would have any significant infrastructural implications;
- the contribution the development would make to remedying any quantitative or qualitative deficiencies in the existing retail provision; and
- other Local Plan policies

In this instance significant retail proposal is adjudged to be:

Over 1,000 sq.m. of convenience floorspace

Over 2,000 sq.m. of comparison floorspace

Any proposal for retail development on a site in an out of centre location and detached from the town centre will be considered against Policy CD 2.



## **Policy CD2**

### **Retail Developments Outwith the Town Centre**

Proposals for retail developments in an out of centre location and detached from the defined Town Centre, will only be supported when it can be satisfactorily demonstrated that:

- the development would not undermine the vitality and viability of the existing town centre; and
- the proposal would enhance accessibility and choice in retail provision within the Plan area; and
- the proposal together with the existing retail floorspace could be supported by the relevant catchment population; and
- there are no suitable sites available or likely to become available within a reasonable time to accommodate the proposal in the town centre or in an edge of centre location; and
- the site could be adequately served by public transport and there is good access from the principal road network; and
- there would be no adverse environmental impacts; and
- there would be no significant adverse infrastructure implications; and
- the proposal would contribute to remedying any quantitative or qualitative deficiencies in the existing retail provision; and
- the proposal would not conflict with other Local Plan policies.

#### **Reasoned Justification**

7.11 Policies CD1 and CD2 reflect the sequential approach for considering retail developments advocated in NPPG 8. Policy CD 1 reflects one of the main objectives of NPPG 8 in seeking to sustain and enhance the vitality and viability of town centres by guiding development to particular locations. By continuing to restrict retail developments to these locations, not only will the vitality and viability of the centre be maintained, but also as the centre is accessible by public transport, the number of shopping related car journeys will be minimised. It is important that new retail developments are located where they are accessible by direct and safe walking and cycling routes as well as public transport, in addition to the private car.

7.12 By pursuing a centre based approach to retail development, the Plan area has maintained and enhanced the range and distribution of local retail provision. The Council considers therefore that policies CD1 and CD2 not only confirm a commitment to the town centre, but also provide wider benefits in terms of local service provision and employment opportunities. The Council is committed to ensuring that a range of retail services are available to satisfy the needs and demands of residents and visitors to the Plan area, but consideration must be given to ensuring there are sufficient levels of expenditure available to justify further retail floorspace. Developments will therefore require to demonstrate that there is sufficient demand to support the increased floorspace. In addition, size, scale, nature and location require to be carefully considered to ensure no adverse impacts on the vitality and viability of the existing town centre.

### **Policy CD3** **Clyde Shopping Centre**

Within the Clyde Shopping Centre as defined on the Proposals Map, the Council will seek to protect and enhance the retail and commercial function by encouraging the improvement of existing retail floorspace and supporting the establishment of new retail uses where appropriate. Applications for any change of use from a shop (Class 1 of the Use Classes Order) to a non-retail use will be permitted provided it can be satisfactorily demonstrated that such a change would reinforce and revitalise the centre and would also not adversely affect the character and amenity of the area.

#### **Reasoned Justification**

7.13 The Council recognises that the retention and expansion of retail facilities is the basis for the success of most town centres. It is therefore generally supportive of promoting town centre development opportunities with new retail floorspace adding to the attractiveness of a centre. There is a continuing need to resist the non-retail usage of shop units within the Clyde Shopping Centre as it is considered that 'dead frontage' uses such as banks, offices and other financial and professional services would have an adverse impact on the vitality and viability of the prime shopping area. The need to ensure that the town centre remains as an attractive shopping destination which provides a variety of retail outlets, has highlighted the importance of ensuring that non-retail uses are directed outwith the Clyde Shopping Centre, or where appropriate to upper floors. There are opportunities for non-retail uses to locate outwith the prime shopping area thereby ensuring



a range of activities are present within the town centre without reducing the attractiveness of the centre as a shopping destination. Policy LE5, which promotes Class 4 Business Use developments on appropriate sites within the designated Strategic Business Centre, should also be referred to in this respect.

#### **Policy CD4**

##### **Town Centre Enhancement**

The Council will seek to improve the environment of the town centre in partnership with other agencies. Applications for non-retail uses within the town centre but outwith the Clyde Shopping Centre, particularly where they involve the re-use of vacant upper floors, will be favourably considered where they contribute to the vitality and viability of the town centre and do not conflict with other Local Plan policies.

#### **Reasoned Justification**

7.14 The continued success of the town centre as a shopping, leisure and visitor destination is significantly dependent on the attractiveness of its environment. In the face of competition from other centres outwith the Plan area, many shoppers may choose to shop elsewhere, compounding expenditure leakage and undermining the vitality of retail trading. Improving the environment of the town centre provides a means of consolidating its role and reducing any trade loss to other areas. Scope to improve the town centre can also be broadened by enhancing the range and quality of facilities and services, which encourage people to visit the centre more frequently. The Council is therefore generally supportive of the provision of complementary facilities, and promoting town centre development opportunities. There has been considerable investment within the town centre in recent years particularly to the Clyde Shopping Centre where a programme of improvement and enhancement is currently underway. The improvements to the physical fabric and parking facilities all seek to enhance the appearance of the Centre. This substantial investment confirms the attractiveness of the Centre to retailers and shoppers alike. There has also been a significant investment to the Forth & Clyde Canal as a Millennium Project, and the works that have taken place to the canal and its environs add to the general improvement of the town centre.

7.15 The Council, however, does not have the resources or indeed the opportunity to carry out any improvement and upgrading of the town centre single handedly. Securing the support of other public sector bodies in conjunction with the private sector is therefore considered crucial to the success of any regeneration scheme. Pursuing a co-ordinated approach to the management of a town centre can have a positive impact. Accordingly the Council, together with its partners, have appointed a town centre manager with responsibility for Clydebank, Dumbarton and Alexandria. In addition a CCTV scheme covering Clydebank town centre has been implemented. It is anticipated that the need for further physical improvements will be brought forward through the Town Centre Action Plan which is to be prepared in due course and is intended to act as a basis for co-ordinated action.

#### **Policy CD5** **Local Centres**

Within the Local Centres defined on the Proposals Map, the Council will seek to protect and enhance vitality and viability by encouraging improvement to the existing floorspace and supporting the establishment of new uses where appropriate. Applications for any change of use from a shop (Class 1 of the Use Classes Order) to another use will be supported where it can be satisfactorily demonstrated that such a change would enhance the centre, would not have a detrimental impact on adjacent properties by way of noise, disturbance and odour, and would also not adversely affect the general character and amenity of the area.

#### **Reasoned Justification**

7.16 The designated local centres not only complement the services of the town centre, but are often a significant source of convenience goods and other services for residents who live within walking distance of such facilities. Recent shopping trends and formats have had an impact upon the viability of retail outlets within these centres. They provide, however, a vital function to residents who do not have access to a car, or who are elderly or disabled, and who as a consequence are unable to make journeys to the town centre or other food stores to shop for their everyday needs. These local centres often provide a mix of uses and are therefore an important focus for the community they serve. The Council considers it important that these existing commercial facilities are retained.



7.17 Normally the Council would prefer retail uses to be retained in local centres. There may be occasions, however, when other uses such as community activities, housing or other commercial activities may be considered appropriate. Policy CD 5 sets out the framework for proposals involving a change of use in a local centre.

7.18 In cases involving the formation or re-use of a retail unit, consideration will be given to environmental and community factors. Proposals for food and drink uses will be assessed on their potential impacts on the surrounding environment. Those which conflict with the surrounding area causing nuisance through noise, smell, litter or are visually intrusive, create a road safety hazard, have unsociable hours of operation or give rise to general disturbance will not generally be supported by the Council. Where an individual shop unit or a unit within a local centre has remained vacant for a period of time, and there appears little likelihood of it being re-used for a shop, the Council may consider a change of use of the property provided it would not have a detrimental impact on the area's general character and amenity.

## Chapter 8 Transportation

### Introduction

8.1 The transportation network and the provision of public transport are important to the continuing development of the Plan area. Embracing a sustainable approach to development by ensuring that development opportunity sites can be accessed by a range of different transport modes is an objective of the Plan.

8.2 The government requires there to be a closer relationship between planning and transportation. A White Paper 'Travel Choices for Scotland' was issued in July 1998, followed with proposals for an Integrated Transport Bill in February 2000. Various new measures were proposed and some, including Quality Bus Partnerships and 20 mph Zones, are being implemented or tested in Clydebank.

8.3 The Government encouraged local authorities to prepare Local Transport Strategies which are intended to be a comprehensive document setting out an authority's plans and priorities for the development of an integrated transport policy in their area. West Dunbartonshire Council submitted its Local Transport Strategy to the Scottish Executive in October 2000.

### National Policy Framework

8.4 National Planning Policy Guideline 17 Transport and Planning sets out the main policy framework for the integration of transport and planning. The NPPG considers that the location of new development could have the greatest influence on travel patterns, particularly residential development. The location of major trip generating uses in places well served by public transport and the restriction of car parking should gradually affect traffic growth.

sustainable  
approach to  
development



8.5 The NPPG suggests that in terms of settlement strategy the expansion of built-up areas should give greater weight to locations that can be integrated into walking, cycling and public transport networks. It is suggested locations with high accessibility should be developed at higher densities, with priority given to development linked to the existing rail network. Development plan allocations for business and industry are expected to show their accessibility to sustainable network modes. The Structure Plan and Local Transport Strategy are expected to be co-ordinated in order to assess the wider transport and environmental implications of new development and should, along with Local Plans, reinforce each other.

### Structure Plan Policy

8.6 The Glasgow and the Clyde Valley Joint Structure Plan 2000 provides the strategic context for transportation matters. A 'Central Corridor', which includes the A82 Glasgow - Clydebank and the Erskine Bridge, and 'circumferential corridors', including the Paisley - Erskine Bridge - Dumbarton - Clydebank corridor, are identified as Strategic Transportation Corridors. The Plan sets out the strategic management of travel demands, and outlines the strategic transportation network for the Structure Plan area. The Glasgow and Clyde Valley Joint Structure Plan 2000 requires that locations for development reflect their use and relative transport accessibility and seeks Town Centre Transport Action Plans and other policy measures to be introduced. Other non land-use based transport measures are identified in a Common Transportation Perspective prepared in partnership with other agencies.

## Local Transport Strategy 2001 to 2004

8.7 The vision of the Local Transport Strategy is to have a safe, sustainable transport system in West Dunbartonshire. The Council's Local Transport Strategy includes three objectives which in summary are:

- to maintain a safe, integrated and environmentally friendly transport system;
- to encourage economic development investment by assisting in the improvement and provision of infrastructure;
- and to reduce the number of roads casualties.

The long term aim of the Local Transport Strategy is to reduce the dependence on the private car which may be achieved by giving greater priority to pedestrians, cyclists and more accessible public transport. The Local Transport Strategy includes access for disabled people and sustainable transport modes of walking and cycling as well as the road network, railways and buses. The Council aims to support cycling by providing and promoting cycle infrastructure. Walking is regarded as a healthy activity which will benefit society and walking facilities provide an alternative to car use for local trips. Walking and cycling is more specifically dealt with in the Recreation Chapter, and in particular Policy R 5.

### **Policy T1** **Sustainable Access**

The Council supports measures to provide sustainable transport modes including footpaths, cycle routes and improved access to public transport. The Council will give favourable consideration to proposals which increase access to public transport services and path networks particularly in respect of employment areas, provided there are no adverse impacts on the amenity of the surrounding area. The Council will encourage organisations to adopt Green Transport Plans in order to reduce road traffic.

### **Policy T2** **Access Improvements**

The Council, in conjunction with other interested parties, will identify opportunities for access improvements to the Clydebank Riverside Urban Renewal Area and Clydebank Town Centre to link to the existing road network, principal car parks and path networks.



### Reasoned Justification

8.8 The Council supports the sustainable transport principles outlined in NPPG 17. Due to the relatively low levels of car ownership within the Plan area, as compared to the national average, there is considerable local reliance on public transport and use of the path networks. The above policies follow from the aim to promote public transport use and other sustainable modes and improve facilities. They assist in meeting an Objective of the Plan by embracing a sustainable approach to development, which will help to deliver the Key Goals outlined in Chapter 2. In the selection of appropriate sites for development, the Council will endeavour to undertake an accessibility analysis for public transport, walking and cycling in order to determine which sites are considered sustainable.

8.9 A good quality road network is important for the Plan area not only to attract visitors and businesses, but also for existing firms to distribute their products to a wider market. The Clydebank Riverside area is a key location within the Plan area and its regeneration and renewal is linked to improving its access, particularly to the trunk road network and other important routes. Policy T 3 and Schedule T 1 of the Plan indicate those schemes that the Council considers will assist in this process.

8.10 Green Transport Plans are documents prepared by organisations in existing or proposed developments which set out proposals for the delivery of more sustainable travel patterns. The Plans may deal with various travel uses associated with a development, from passengers to freight movement. Their aim is to reduce road traffic and use more sustainable transport modes that will ultimately reduce pollution.

#### **Policy T3** **Transport Schemes**

The Council will, in partnership with other agencies, endeavour to undertake or support the schemes shown in Schedule T1.

### Schedule T1

- (a) A link road from the A814 to the Carless site, Old Kilpatrick;
- (b) The Faifley to Baillieston Bus Corridor;
- (c) A spine road through the Clydebank Riverside area (long term);
- (d) Improved access to the Clydebank Riverside area from Dumbarton Road, Clydebank;
- (e) Minor works to provide road safety facilities for schools;
- (f) Minor works to improve accessibility and facilities for public transport and disabled groups;
- (g) A new access route from the A814 to Erskine Bridge ramps (long term).

8.11 The Council's Local Transport Strategy sets out the sustainable transport aims and objectives of the Council and satisfies the requirements of the Road Traffic Reduction Act 1997. It includes proposals covering various transportation issues, however within the Plan area there are proposals with significant land use implications. The main proposals are included in Schedule T 1. The link road to the former Carless Oil Depot is to create a new access over the canal to the western Riverside area creating the opportunity to redevelop the area. The long term proposal to create a spine road through the Clydebank Riverside area will involve the removal of the disused rail spur from Cable Depot Road to the Carless site. The removal of the rail spur is to permit improved access to the Waterfront area, as it is not envisaged that heavy industry potentially utilising rail freight will be developed within the Riverside.

#### Recommendation T(1)

**The Council recommends to Glasgow City Council that the Yoker Relief Road Scheme be progressed and confirmed in the Glasgow City Plan.**

8.12 A major arterial route from Clydebank to the east, including access to the M8 and Clyde Tunnel, is the A814 road through Yoker, Glasgow. This route is heavily congested in places and a scheme to relieve this area of through traffic has been proposed for a number of years. The scheme is safeguarded under Strategic Policy 4 Schedule 4 (v) of the Glasgow and Clyde Valley Joint Structure Plan 2000 and is confirmed in the Finalised Draft of the Glasgow City Plan.



## **Policy T4**

### **Accessibility to New Development**

Developers should ensure that sites are well integrated into walking, cycling and public transport routes, and should give priority to the positioning of footpaths, cycleways and bus stops at the main entrances to developments or within residential areas. Significant new development will be expected to be sited so as to be accessible to the public transport network in accordance with the criteria set out below. It should be sited close to the main road network or linked adequately to the secondary road network and linked to the footpath/cycleway network.

New roads, footpaths and cycleways built by developers will normally require to conform to the design and construction standards required by West Dunbartonshire Council. Section 75 Agreements may be sought to ensure developer contributions towards transport infrastructure improvements which are required directly as a result of significant new development.

The Council aims that development should be accessible in accordance with the following criteria:

- 50% of new housing being within 400 metres and 80% within 800 metres of a 15-minute frequency bus service or train station;
- other developments generating over 250 return trips per day be within 800 metres of a train station or a 15-minute frequency bus service.

### **Reasoned Justification**

8.13 Policy T4 is in keeping with the sustainable approach to development and the Plan's Development Strategy as set out in Chapter 2. In promoting the redevelopment of the Clydebank Riverside area the Council has sought to locate development close to the core transport network. The Council will expect development to be well integrated into walking, cycling and public transport routes and will give priority to such integration in the selection of new development sites. The off-road 'Green Routes' and other footpaths/cycleways to which access is to be encouraged are referred to in Policy R5. In terms of new developments the Council's Roads Development Guide will generally be followed and priority given to sustainable transport modes being located conveniently in order to encourage use other than the private car. Developers may require to submit Transport Assessments where trip generation is

expected to be significant. The criteria given in Policy T4 are derived from those suggested in Planning Advice Note PAN 57 Transport and Planning, and represent a sustainable approach to development. NPPG 17 indicates that planning agreements offer a key tool in helping to deliver more sustainable transport solutions. The Local Transport Strategy and related studies provide more information on individual transport proposals towards which developers may be expected to contribute.



## Chapter 9 Environment

enhancing  
the quality  
of the  
environment

### Introduction

9.1 Public awareness of the environment has never been greater than at present and its protection and enhancement is a key concern. The Council is committed through its planning policies for land-use and development to enhancing the quality of the environment, and therefore there is an inherent environmental theme running throughout all policies and proposals of the Plan. It is also the case that environmental well being can contribute to economic success.

9.2 The term environment covers all aspects of the Plan area's appearance and ecology, including natural and physical heritage, landscapes and design. Sustaining and improving the environment underpins the Key Goals and Objectives of the Plan. This Chapter seeks to both safeguard important environmental resources and identify key improvement opportunities.

### National Policy Framework

9.3 Whilst there is no single policy document for the environment given the wide ranging nature of the subject, there is a series of National Planning Policy Guidelines and Planning Advice Notes that contain information on matters such as natural heritage, the historic environment and archaeology. The goal of sustainable development underpins all advice issued by Government and conserving local environmental quality is a key element of this commitment to sustainable development.

9.4 Sustainable development requires co-ordinated action, linking economic, social and environmental matters, and embracing a sustainable approach to development is an Objective of the Plan, and Key Policy SUS1 underlines this approach.

9.5 NPPG 14 sets out the manner in which policies for the conservation and enhancement of the natural heritage should be reflected in land use planning. It summarises statutory obligations in relation to the conservation of natural heritage, the manner in which natural heritage

objectives should be reflected in development plans, and provides guidance and advice with respect to various designations. It also draws attention to the importance of generally safeguarding and enhancing the natural heritage.

9.6 NPPG 18 meanwhile sets out the Government's policies in relation to the historic environment. It explains the way in which the protection of the historic environment and the promotion of opportunities for change contribute positively to sustainable development, and identifies actions designed to achieve conservation objectives.

9.7 A range of Planning Advice Notes and other advice such as European Directives and policy memoranda all contribute to the range of advice that is available on subjects that impact on the environment, and these have set the context for the policy framework of the Plan.

### Structure Plan Policy

9.8 The Glasgow and the Clyde Valley Joint Structure Plan 2000 provides the strategic context to environmental issues, with one of the aims of the Plan being to sustain and enhance the natural and built heritage. In recognising the increasing development pressures upon environmentally important areas, the Structure Plan seeks to both protect the environmental heritage of the area and also promote major improvements in the quality of the natural and built environment.

9.9 The Local Plan area has experienced considerable improvements to its physical environment in the recent past as a result of identifying opportunities for improvement and enhancement, whilst also safeguarding its environmental resources. The Clydebank Local Plan seeks to continue this twin tracked approach by setting out a policy framework to protect important resources, and identifying a series of measures that would assist in enhancing the physical appearance of the area.

### Improvement Opportunities

9.10 The improvement and enhancement of the environment is a theme that runs throughout the Local Plan. The Objectives of the Plan are set out in Chapter 2 and improvements to the environmental quality of the Plan area will help in meeting them. There are key locations throughout the area that the Council aims to improve, including the Clydebank



Waterfront, the Forth & Clyde Canal, Clydebank town centre, key industrial locations and recreational areas in addition to the development opportunity sites that have been identified elsewhere in the Plan. The Millennium Link Project has restored navigation along the Forth & Clyde Canal and there are opportunities to further improve the canal's environs.

9.11 The Glasgow and Clyde Valley Greenspace Trust has been established whose objectives are, inter alia, to promote, conserve, enhance and repair the physical and natural environment and landscapes of towns and communities within West-central Scotland by means of environmental initiatives. For West Dunbartonshire an area partnership will take forward and implement a series of measures to fulfil the objectives of the trust. Opportunities for conservation and enhancement of the whole biodiversity resource will be identified in the West Dunbartonshire Council Local Biodiversity Action Plan (LBAP). Work is currently being undertaken to update West Dunbartonshire's Environmental Strategy and this will form the basis of the LBAP. When the LBAP is in place it will be incorporated into the Local Plan.

## Safeguarding the Natural Environment

### Policy E1

#### National and International Nature Conservation Sites

The Council will seek to enhance wildlife habitats, protect and conserve wildlife and other natural resources of the Plan area, as designated on the Proposals Map, by safeguarding the environmental interest of:

- sites designated or proposed as being of international importance, including Special Protection Areas, Special Areas of Conservation and 'Ramsar' sites,
- sites designated or proposed as being of national importance including Sites of Special Scientific Interest and National Nature Reserves

Developments adversely affecting the above sites will not be permitted unless there is a proven over-riding public interest and it can be demonstrated the proposal meets the key goals, objectives and policies of the Local Plan, the development could not be modified to avoid affecting the environmental interest and could not be located on an alternative site.

### Reasoned Justification

9.12 There is a hierarchy of designations whose purpose is to make a positive contribution to nature conservation. The hierarchy reflects assessments of the relative international or national importance of the interest, and the level of protection afforded to sites generally reflects their position within this hierarchy. Circular 6/1995 implemented the European Habitats and Birds Directives, which aim to encourage the conservation of biodiversity, and establish a network of sites collectively referred to as Natura 2000 sites. The international importance of Inner Clyde Estuary for birds has been recognised through its designation as a Ramsar site and also a Special Protection Area. Nature conservation interests represent major concerns within the environment, and in recognition of the need to protect these important habitats the above policy confirms the Council's approach to protecting them. Details of international and national nature conservation sites within the Plan area are listed in the plan's Technical Supplement.

#### Policy E2

##### Local Nature Conservation Sites

The Council will seek to maintain and enhance the environmental resources of the Plan area by the protection of habitats, species and natural features, which are vulnerable and/or specifically protected. The creation of new habitats will also be encouraged in addition to protecting other areas of importance to nature conservation. The Council will endeavour to maintain and enhance local natural heritage sites and features important to local biodiversity including the following:

- (a) Sites of Importance to Nature Conservation.
- (b) Wildlife Corridors.
- (c) Ancient and Long Established Woodlands.
- (d) Water Courses, Lochs, Ponds and Wetlands.

### Reasoned Justification

9.13 In the recent past some habitats, species and other features of interest that have not been afforded statutory protection have been lost through development, lack of management and certain land-use practices. There is recognition that environmental well being which enhances the amenity and appearance of the Plan area strengthens its attractiveness for economic investment. The conservation, protection and enhancement of the area's environmental resources can assist in meeting the Objectives of the Plan and therefore assist delivering its Key Goals.



9.14 Sites of Importance to Nature Conservation have been identified through Nature Conservation Strategies and these sites may be considered for designation as Local Nature Reserves. They are intended to promote environmental education and the enjoyment and preservation of natural resources. Nature conservation interests often extend beyond site boundaries, and having regard to the advice outlined in NPPG 14, safeguarding the wider natural heritage can assist in the process of creating a network of habitats. The Council in partnership with SNH will endeavour to review natural heritage sites in order to reinforce the importance of this environmental capital.

9.15 Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to visual amenity and environmental quality. The Plan aims to protect existing trees and hedgerows, and encourage new planting and good maintenance of all trees. This is particularly important in new residential areas - see also Policy H4.

### **Policy E3**

#### **Tree Preservation Orders**

The Council will continue to protect those trees covered by Tree Preservation Orders in the Plan area as shown on the Proposals Map. Where it is considered necessary for amenity reasons to protect further trees or woodland areas, the Council will serve new Tree Preservation Orders. The Council will also continue to protect trees in Conservation Areas.

#### **Reasoned Justification**

9.16 Whilst it is acknowledged that all trees are important, Tree Preservation Orders represent the Council's main tool for protecting trees, and are applied purely for reasons of amenity. They are generally served if trees are seen to be under threat, and they prohibit lopping, pruning or felling without the Council's permission. Trees in Conservation Areas are often intrinsic to the character of the location; their existing protection can be backed up by full TPO protection where a threat is perceived. The Council will take care to ensure that no building work will damage or destroy trees and will seek to ensure that all works to trees will be undertaken in accordance with best practice.

9.17 Trees form an important component of both the urban and rural landscape. They contribute to the general appearance and amenity of an area, and therefore their removal can have a significant impact on an area. The Council will therefore seek to protect the amenity of an area by considering the placing of Tree Preservation Orders.

#### **Policy E4**

##### **Development Affecting Trees**

New development proposed on sites with, or adjacent to, existing trees or woodlands will be assessed in accordance with best practice. Development proposals should take adequate account of trees throughout the design process. This would include adequate spacing of buildings to facilitate future growth and good health and to ensure protection to such trees throughout construction. When approving planning applications, conditions will be attached to safeguard existing trees and/or plant new trees if appropriate to the size and scale of development. Development proposals should support nature conservation through the use of native species where appropriate.

#### **Reasoned Justification**

9.18 The Town & Country Planning (Scotland) Act 1997 places duties on local authorities for the preservation or planting of trees. In addition National Planning Policy Guideline 14 Natural Heritage, similarly states that planning authorities have a duty to ensure that, whenever appropriate, planning consents make adequate provision for the preservation or planting of trees. Where development involves the loss of trees, permission should usually be conditional on a replanting scheme with trees of appropriate species and numbers.

9.19 There are a series of guidelines and advice notes concerning development adjacent to trees, which aim to reduce the threat of damage or destruction of trees. The Council in exercise of its functions will seek to ensure that existing trees are protected and that where appropriate new trees will be planted to enhance the appearance and amenity of an area. Where development affects existing trees, the detail of the planning application must take due regard of the trees which require to remain throughout the development to remove the risk of damage. Where there are significant trees on the site, a detailed tree survey should be submitted conforming to BS 5837 (1991). Construction on site should not encroach into the canopy of the tree and should take account of future growth. Where appropriate it may be necessary to use site fencing to isolate trees during construction.



## Safeguarding the Built Environment

### **Policy E5**

#### **Conservation Areas and Article 4 Directions**

The Council will seek to ensure that any works do not adversely affect the appearance and character of the Conservation Areas as indicated on the Proposals Map. Any development proposals within these designated areas will require a high standard of design and have regard to the character and environmental quality of the area.

#### **Reasoned Justification**

9.20 The Council has a statutory duty to designate those parts of the Plan area, which are considered to possess special architectural or historic character, and are worthy of preservation and enhancement. The Conservation Areas at High Dalmuir and Mount Pleasant Drive, Lusset Road, Old Kilpatrick have been designated based on the quality of the buildings located there. The Council considers that their special visual qualities and character merit conserving and enhancing. The Council will therefore expect a high standard of design in any development within these areas. Reference is made to the advice provided within the Memorandum of Guidance on Listed Buildings and Conservation Areas and The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

9.21 The existence of a Conservation Area does not prohibit development taking place, however the Council considers it to be important that any development that does occur is sympathetic to its surroundings in order to enhance the character of these special areas. The general aim is to secure high design standards, sympathetic developments and improvements within the designated Conservation Areas.

9.22 In addition to the Conservation Areas there are 'Article 4 Directions' in force, which remove certain permitted development rights. These Directions are indicated on the Proposals Map and ensure that the Council has control over development that would not normally require the benefit of planning permission. A consequence of this is that the Council can ensure that inappropriate forms of development, which could detract from the special character of the Conservation Areas, do not take place.

### **Policy E6** **Listed Buildings**

The Council will aim to ensure that in relation to any works affecting a listed building or its setting, its appearance, character or setting is not adversely affected. Proposals for alterations or extensions that detract from the character of the listed building will be resisted.

There will be a presumption against the demolition of a listed building unless it can be demonstrated to the Council's satisfaction that steps have been taken to find a viable and acceptable use as a means of retaining it.

### **Reasoned Justification**

9.23 Listed buildings are important reminders of the area's past and the Council is committed to their protection. There are only a small number of listed buildings within the Plan area, so it is important that they are preserved and enhanced wherever possible. Proposals affecting listed buildings will be expected to be of a high design standard and sympathetic to the building's character.

9.24 Most of the listed buildings within the Plan area are privately owned. They frequently require a high level of care and maintenance. Without adequate care and attention decay can result. To avoid these buildings becoming obsolete and redundant the Council is sympathetic to converting them to new uses. Only where it can be clearly demonstrated that a listed building is obsolete and incapable of rehabilitation for an alternative use will the Council consider its demolition.



## **Policy E7**

### **Scheduled Ancient Monuments and other Archaeological Sites**

The Council will resist any development proposal that would have an adverse impact on or affect the setting of a Scheduled Ancient Monument, or upon other locally or nationally important archaeological sites. Development which would affect features of archaeological importance, will be considered against the following criteria:

- the Council is satisfied that the benefits of the development outweigh the archaeological interest,
- the approval of development where the preservation of the archaeological interest is not possible or feasible will be conditional upon provision being made for the recording of the features prior to and during development, and
- where the presence of archaeology becomes apparent once development has commenced, adequate opportunity should be afforded by the developer for an archaeological investigation.

#### **Reasoned Justification**

9.25 The archaeological resources of the Plan area are finite, and the Council recognises the importance of them together with their setting, and therefore will endeavour to ensure that they are preserved and protected from inappropriate development. NPPG 5 sets out the policy context with regard to archaeological remains and the requirements of development plans.

9.26 Scheduled Ancient Monuments are those sites or structures considered to be of national importance. Once scheduled, a monument comes under the protection of the Scottish Ministers, and any works affecting a Scheduled Ancient Monument requires their consent. Furthermore it is an offence to damage or destroy it. It is also necessary for the Council to undertake appropriate consultation with Historic Scotland where the setting of such sites is affected by a development proposal. Often archaeological sites display little surface impact, however the Council has identified the Scheduled Ancient Monuments within the Plan area and these are identified on the Proposals Map and are listed within the Plan's Technical Supplement.

9.27 Only parts of the Antonine Wall within the Plan area are 'scheduled', however the entire Wall within the Plan area is identified as an archaeological resource. Where developments that may affect the setting of the identified route of the Wall are proposed the advice of West of Scotland Archaeology Service will be sought and Historic Scotland will be consulted.

### **Policy E8** **Landscape Character**

Development within the Green Belt, wider countryside and green corridors through the urban area, will have particular regard to the landscape character and distinctiveness of the Plan area. Proposals should positively contribute to conservation or regeneration of these landscapes. Proposals which are detrimental to the landscape character will not generally be supported unless there are mitigating circumstances which are not contrary to other policies in this Plan. Where such circumstances exist mitigating measures should be proposed to minimise adverse impacts.

#### **Reasoned Justification**

9.28 Clydebank is heavily influenced and physically contained by elements of the landscape character of the Kilpatrick Hills. A landscape character assessment has been undertaken for the entire Glasgow and Clyde Valley area (Glasgow and the Clyde Valley Landscape Assessment 1999), which has identified three character areas. Green corridors through the urban area include the River Clyde, Duntocher Burn and the Forth and Clyde Canal. Drumlin foothills cover the northeast of the Plan area, with rugged moorland hills in the remaining greenbelt and wider countryside. The Council consider it important to offer general protection to the character of the landscape around Clydebank and the wider countryside and will support proposals to enhance the landscape setting of Clydebank.



## Chapter 10

# Open Space, Access and Recreation

help  
improve  
the quality  
of life

### Introduction

10.1 Recreation provision can assist in the positive development of the Plan area and help improve the quality of life for those who live in or visit the area. This Chapter sets out the Council's views on planning for recreation. Recreation and participation in sport are considered helpful in improving health and an individual's sense of well being and can help foster national and civic pride. Informal recreation on areas of open space within or on the edge of urban areas is also important. These open space areas also improve the amenity of the urban area and provide 'green space' or routes through built-up areas.

### National Policy Framework

10.2 Sustainable development is one of the main objectives of NPPG 11 Sport and Recreation, and the provision for recreation and leisure near to where people live is considered to contribute to sustainability as it reduces the need to travel. Councils are expected to carry out a study and analysis of existing open spaces and reference is made to the Sportscotland Facilities Planning Model for sports facilities in order to establish need based on current demand. Local standards for open space are expected and remedies for deficiencies in provision should be sought. Open spaces should be safeguarded from development, and policies and criteria for the consideration of any redevelopment proposals are required.

10.3 Consideration of pedestrian routes, rights of way and linear open spaces, which link larger open spaces, and the function of such open spaces are expected to be covered. The NPPG expects policy to indicate how unmet demand for facilities may be satisfied, with reference to public access routes and improved access to open space and the countryside.

## Strategic Policy Framework

10.4 The Glasgow and the Clyde Valley Joint Structure Plan 2000 requires that a 'green network' be created which aims to improve the quality of urban areas. The Plan considers there are gaps in the green network including the Clyde Waterfront at Clydebank and that priority should be given to investment in this area. The Forth and Clyde Canal Millennium Link is identified as a national priority whilst the Clyde Waterfront is listed as a 'Metropolitan Flagship Initiative'. Clydebank is identified as a core area with inadequate supply of facilities particularly relating to sports halls, playing fields and publicly accessible golf courses. Local plans are expected to safeguard existing facilities and make additional provision.

## Open Space

### Policy R1

#### Retention Of Open Space

There is a presumption against development which adversely affects the use or alters the character or amenity of areas of open space.

Developments on existing recreation facilities or open space will be considered against the following criteria:

- An assessment of the sufficiency of provision of the facility type in the local area or Plan area in accordance with Policy R2 targets; and
- Whether or not a comparable replacement facility is proposed in the local area (a Section 75 Agreement may be required).



## **Policy R2** **Open Space Provision**

In determining planning applications the Council will have due regard to the provision of open space as an integral part of the proposal in accordance with the Council's aim that there is a minimum provision of recreation and amenity open space of 2.4 ha per 1,000 population, of which 1.6 ha is for outdoor sport and 0.8 ha for children's play space and amenity open space. Developers will be expected to provide open space in accordance with the above targets, unless it can be shown that such provision would be inappropriate for the scale or type of development proposed. Flexibility regarding the location, need and extent of open space provision may be acceptable if existing areas of open space are readily accessible from the development site and developers contribute to the provision or improvement of facilities in existing open space areas. For the provision or improvement outwith the development site, Section 75 Agreements may be sought.

## **Policy R3** **Open Space Enhancement**

The Council will identify opportunities to improve or extend the recreation and open space provision within the urban area and seek to upgrade recreation facilities as and when resources allow.

The Council will endeavour to establish recreation facilities in those areas identified as being outwith areas accessible to existing facilities.

The Council aims to improve facilities at Whitecrook Recreation Ground, develop grass pitches for junior small sides games and provide recreational open space in the Clydebank Riverside area.

### **Reasoned Justification**

10.5 In keeping with national guidance and Structure Plan policies it is considered appropriate to safeguard existing areas of open space from development. Clydebank is a heavily developed area and the open space areas contribute to the amenity of the urban area providing important parks, playing fields, other sport facilities and natural greenspaces which are of value to wildlife. Smaller amenity areas within residential

areas will also be protected. If an area of identified open space is proposed for development it is a requirement that consideration be given to the type of facility that is provided and its possible replacement, and the consultation response of Sportscotland.

10.6 In order to establish suitable provision of open space in new developments, open space targets have been introduced. Open space standards applied elsewhere in West Dunbartonshire were considered in the light of recent research particularly on accessibility and information on modelling studies. An open space survey was undertaken, the provision of playing fields appraised and an accessibility analysis of parks and children's play areas carried out. Sportscotland provided information extracted from a National Facilities Planning Model and this was compared with the playing fields analysis and the overall open space standard. On the basis of the local surveys and analyses undertaken it is considered the targets used are appropriate for the Plan area. Policy H4 sets out general housing development standards, which amongst other matters apply this open space provision. Appendix A gives further consideration to the targets and relates them to development. Whilst the above studies were undertaken for this expedited Review, a comprehensive audit of open space and the Council's targets will be undertaken for the replacement to this Local Plan.

## Forth and Clyde Canal

### Policy R4

#### Forth and Clyde Canal

The following policies apply to the Forth and Clyde Canal and adjacent areas:

#### Policy R4A

There will be a general presumption against development which is not compatible with the objective of protecting and improving the recreational and navigational amenity of the canal.

#### Policy R4B

No further obstructions on the canal will be permitted. New or reconstructed crossings of the canal will be constructed to a minimum of 2.75 metres headroom over the original towing path level (defined as the top of the coping stone adjacent to the lock-gate at the lower end of the reach) and have a minimum gauge of 6 metres.



## **Policy R4 (contd.)**

### **Forth and Clyde Canal**

#### **Policy R4C**

The provision of passenger carrying trip boats will be encouraged in particular at Bowling and Clydebank.

#### **Policy R4D**

Public access to the outside bank (opposite the towing path) will generally be restricted except for mooring areas approved by British Waterways or where access already exists. Regard shall be taken of the need to safeguard the nature conservation interests of the canal when considering development proposals and canal related activities.

#### **Policy R4E**

Development proposals should demonstrate a recognition of the heritage and landscape elements of the canal, show a high quality of design and materials and enhance the amenity of the canal area.

#### **Policy R4F**

The development of canal-side sites should, wherever appropriate, integrate with the canal and overlook the canal to provide a supervised edge.

### **Reasoned Justification**

10.7 The Forth and Clyde Canal has been covered by the Forth and Clyde Canal Local Plan which was last altered in 1996. The riparian local authorities now generally consider that the relevant policies of this Plan should be incorporated in the local plans within each Council area. The listed policies therefore continue the main policies regarding recreation, conservation and navigation of the canal and its immediate environs. It is considered that following the Millennium Link Project to reopen the canal to navigation, it is important that any new crossings be constructed to the standards set previously and that the recreational amenity of the canal be protected.

## Access, Footpaths, Cycleways and Bridleways

### Policy R5

#### Access Opportunities

The Council will encourage pedestrian, cycle and horseriding access and pursue opportunities to establish footpaths, cycleways and bridleways, with a special emphasis on access to the countryside and Riverside areas and to link the strategic 'Green Routes' in accordance with the West Dunbartonshire Access Strategy. Developers will be expected to provide footpath and cycleway facilities integrated to the off-road path network where appropriate.

#### Reasoned Justification

10.8 Access to off-road path networks is inter-related to the sustainable transport issues covered in Chapter 8, particularly Policies T1 and T4. There are a number of recreational routes within the Plan area, the main ones being the strategic 'Green Routes' of the Canal Towpath, Loch Lomond - Glasgow Cycleway and the Duntocher Burn route, which has been partially completed. The Council has prepared an Access Strategy in partnership with the Paths for All Partnership. The strategy provides a framework for the planning and management of paths for walking, cycling and horseriding in the area, aims at establishing local path networks and will complement Local Plan policies. It also sets out a framework for the future management of the access network and considers the need and opportunities for access. Access strategies in adjoining areas which enhance access routes will generally be supported by this Policy.

10.9 It is envisaged that the strategy will provide for the consolidation, development and management of a sustainable access network in balance with the needs of sustainable land management and the wishes of communities. The principles of responsible access and management are central to this vision. The strategy aims to secure additional benefits in terms of recreation, community development, health, sustainable transport and local economic development. It is founded on the principle of partnership working between communities, land managers and stakeholder organisations including adjacent authorities.



10.10 A West Dunbartonshire Local Access Forum has been set up following from the Land Reform (Scotland) Act 2003. This Act has introduced a right of responsible access to land and inland waters subject to compliance with a Scottish Outdoor Access Code. The Council is required to establish a core path network and ensure that it is well defined, accessible, protected and regularly maintained and managed. The West Dunbartonshire Access Strategy provides a framework for the development of a Core Path Network. Additional benefits are expected to be improvements to community health, enhanced community involvement and benefits to regeneration initiatives.

## Recreation

### Policy R6

#### Sports and Leisure Facilities

The Council will support the alleviation of the deficiencies in the provision for urban sport and recreation, which have been identified by Sportscotland (see Appendix A) through the adoption of the following priorities for action:

- the upgrading and refurbishment of existing facilities to 'effective' standards (as defined by Sportscotland);
- the dual use of educational facilities;
- seeking suitable contributions to playing field provision from vacant, derelict or underused land with no known development potential;
- encouraging investment in locations shown to be deficient in the Recreation Accessibility Study for the urban area (see Appendix A).

### Reasoned Justification

10.11 Sportscotland, utilising a National Facilities Planning model, has indicated there are considered to be shortages in the provision of certain sports facilities within the Clydebank area. Sportscotland have acknowledged, however, that improved access to educational facilities or the improvement in the quality of existing facilities could alleviate much of the shortfall. The policy therefore sets out to prioritise investment in recreational facilities within the Plan area. Details of the main areas of deficiency are outlined in Appendix A.

## Policy R7 Golf Courses

The development of new golf courses, particularly 'pay and play' courses, will be encouraged in principle, where such courses would strengthen the Green Belt and countryside policies of the Plan, and would not have a detrimental effect on the landscape character and visual amenity, existing public access to the countryside, nature conservation interests or the heritage interests of listed buildings, designed landscapes or archaeology sites.

There will be a presumption in favour of retaining ground currently in golf course use for such purposes.

Development proposals for golf courses and ancillary facilities will be considered against the following criteria:

- the extent to which the golf course is the primary element or the subsidiary part of the development;
- the extent to which public access and informal countryside recreation is catered for;
- the likely traffic impact of the development;
- the implications for agricultural uses and viability;
- other local plan policies.

A Section 75 Agreement may be requested regarding the phasing of developments where a golf course is one element of a development or where public access is considered appropriate.

### Reasoned Justification

10.12 Golf courses, particularly 'pay and play' courses, are identified as an area of deficiency by Sportscotland. It considers the Plan area to be deficient of one 18-hole course. The policy therefore seeks to encourage the development of a golf course in the countryside around Clydebank and sets out the criteria for the consideration of such a facility.



## Chapter 11

# Public Services

### Introduction

11.1 The Council is directly responsible for a diverse range of services, including schools, libraries, community halls, social services and certain educational and waste management facilities, and through joint boards for Fire and Police. The Council is not responsible for other key services, such as the utilities (gas, water, sewerage, and electricity), but recognises that there is a continuing need to maintain or improve these services for the good of the Plan area. This Chapter seeks to address the above through a policy framework aimed at those bodies responsible for the relevant service provision for the benefit of the community.

direct  
appropriate  
resources  
to areas of  
specific  
locational  
need

11.2 The reform of the Urban Programme and the implementation of the Government's Social Justice Programme through Social Inclusion Partnerships (SIPs) provides financial assistance to eligible areas. These funds provide assistance to tackle the issues of social and economic exclusion in a co-ordinated and targeted manner, as outlined previously in the Plan. An Objective of the Plan which will assist in delivering the Key Goals is enhancing the quality of life, and the promotion of social inclusion and ensuring equal access for all is an important component of this process. The provision of public services can encourage a feeling of community, and with the Council's partner organisations, particularly West Dunbartonshire Partnership, all agencies together can make a significant contribution towards the general well-being of the population and reinforce the Key Goals of the Development Strategy.

### National Policy Framework

11.3 Public services/utilities and their impact on the social and economic environment are interpreted amongst other things through the concept of sustainable development, which is embodied throughout Government advice.

11.4 SPP 1 The Planning System, sets out measures by which the planning system can help in the delivery of the wider policy objectives of Government including sustainable development and social justice.

There is a series of National Planning Policy Guidelines and Planning Advice Notes that contain information on matters relating to public services, including waste management, open space and recreation which is considered in Chapter 10 and telecommunications, which is considered in Chapter 12 of the Plan.

### Strategic Policy Framework

11.5 The strategic development policies of the Glasgow and the Clyde Valley Joint Structure Plan 2000 reinforce the guiding principles of sustainable development and more specifically social and community resources. An aim of this Plan is to promote greater social inclusion. It seeks to do this by improving the quality of life and identity of communities in terms of services and environmental conditions thereby strengthening these communities. It therefore encourages a better distribution of community facilities, particularly for those living in disadvantaged areas.

#### **Policy PS1**

##### **Public Service Provision**

The Council will seek to protect established public utility, social and community facilities as identified on the Proposals Map. In considering any proposed change of use, the Council will have regard to the character and amenity of the surrounding area, and whether the loss of the facility would have a significant adverse impact on the community.

#### **Policy PS2**

##### **Public Service Opportunities**

The Council will seek to encourage improved or new public services/utilities within the Plan area. Particular regard will be given to areas of social and economic need, areas in close proximity to new housing and to facilitate future development opportunities that accord with the policies of the Plan.



### Reasoned Justification

11.6 Public services cover a range of facilities that can make a significant contribution towards the general well-being of the population. The Council understands the importance of these facilities to the community and Policy PS1 provides for the retention and improvement of such facilities. The policy recognises that circumstances may change and where land becomes surplus to requirements alternative uses may be considered, having regard to surrounding land uses and other Local Plan policies. The Council recognises that there is a link between community and educational facilities and the provision of open space and recreational facilities. Chapter 10 of the Plan sets the policy context for open space and recreation.

11.7 Whilst the Council is not responsible for providing many of the services encompassed within Policy PS2, it has regard to the land-use implications. Through this policy the Council seeks to direct appropriate resources to areas of specific locational or social need. It is important therefore that the Local Plan supports early communication between the Council and other service providers, public agencies, community groups, the voluntary sector and private organisations to ensure planned improvements to provision.

#### **Policy PS3** **Waste Management**

The Council will continue to develop the Area Waste Plan in conjunction with the Glasgow and Clyde Valley Area Waste Strategy Group, based on the National Strategy and best practicable environmental option. Proposals for waste disposal installations and landfill sites will have to be justified against the locational need identified in, and the facilities required by, the Area Waste plan and compliance with other Local Plan policies. The Council will also support local opportunities for recycling.

### Reasoned Justification

11.8 Planning Advice Note 51 Planning and Environmental Pollution advises a precautionary approach concerning environmental pollution. The sustainable development theme is reinforced through NPPG 10 Planning and Waste Management, which focuses on whether waste management development is an acceptable use of land. The NPPG suggests regulating the location of the development and the control of operations in order to avoid or minimise adverse effects and to secure restoration. The guidance puts forward the principles on which any framework for waste management should be founded and defines the context for structure and local plans in respect of waste. Responsibility for developing a National Waste Strategy lies with the Scottish Environment Protection Agency. The National Waste Strategy sets the context for Local Waste Strategies.

11.9 Waste minimisation, re-use and recovery are the key base of the National Waste Strategy produced by the Scottish Environment Protection Agency. The National Waste Strategy provides a framework within which Scotland can reduce the amount of waste which it produces and deal with the waste which has been produced in more sustainable ways. In line with the National Strategy the Council is a member of the Glasgow and Clyde Valley Area Waste Strategy Group, which has produced a draft Area Waste Plan on the principle of Best Practicable Environmental Option. The Draft Area Waste Plan has identified 28 Actions in order to implement the National Waste Strategy at an area level. This plan will be a key document when assessing proposals for waste disposal facilities and landfill sites. West Dunbartonshire has a landfill site that accepts waste from Clydebank. This site has capacity beyond the Plan period and there is therefore considered no requirement to identify landfill sites.



## Chapter 12

# Specific Development Control Policies

development  
control  
policy  
in relation  
to specific  
types of  
development

### Introduction

12.1 Previous chapters have indicated Local Plan policy in relation to the main land uses within the Plan area. This chapter provides additional development control policy in relation to some more specific types of development.

### Advertisements

12.2 Advertisements are important elements in the streetscape and can affect the general appearance of an area. Many advertisements do not require a specific grant of consent. However, for those that do, it is important to ensure that their display does not have an adverse impact on the amenity of the surrounding area, and does not cause a safety hazard to pedestrians or traffic.

#### **Policy DC1** **Advertisements**

In considering applications for consent to display advertisements, the Council will have regard to visual amenity and the safety of pedestrian and vehicular traffic, and in particular to:

- the appropriateness of the location; advertisements within rural areas, in residential areas or which affect listed buildings or conservation areas will not generally be acceptable
- in the case of remote signing, advertisements must not be located where they will create a visual intrusion unless there are exceptional circumstances which justify the need for display in a specific location
- the size and design of any advertisement shall be sympathetic to and in scale with any buildings or land on which it is to be displayed, and with the type and scale of advertising prevailing in the surrounding area
- in the case of advertisement hoardings, these shall only be displayed for temporary periods on gap sites in urban areas, and may require the provision of landscaping and screen fencing
- on shop premises projecting signs shall be limited to one sign per frontage
- in the case of illuminated advertisements, special regard shall be had to the method of illumination to ensure that the extent and intensity of illumination does not result in visual intrusion, distraction to motorists or confusion with traffic signals.

### Reasoned Justification

12.3 The intention of this policy is to ensure that advertisements do not cause undue clutter, are not detrimental to the visual amenity of an area and do not cause a traffic hazard. Advertisements within the countryside, residential areas and areas of special historic or architectural character will be subject to strict control; however, properly displayed and well-designed advertisements will normally be allowed within commercial and industrial areas. Additional design guidance on the display of advertisements is currently being updated.

### Shop Fronts

12.4 It is recognised that the vitality and viability of shopping areas is significantly dependent on the attractiveness of their environment. One element of the attractiveness of shopping areas depends on appropriate, well-designed shop fronts.

#### **Policy DC2** **Shop Fronts**

The Council will require new shop fronts, whether on existing buildings or on new developments, to be designed in keeping with the character of the building and appropriate to the surrounding frontages. Shopfront security systems should also ensure that the amenity of the area is not jeopardised.



### Reasoned Justification

12.5 Policy DC2 seeks to ensure good design in relation to new shopfront proposals, in an effort to maintain and enhance the attractiveness of shopping areas. New shop fronts should take into account the age and style of the building and restore original fascias where possible. Modern additions should be unobtrusive in terms of proportions and materials. Shopfront security systems should provide the level of security required, without damaging the general appearance and amenity of the area.

12.6 A Design Guide to Shopfront Security is available from the Council to provide detailed advice on the most acceptable shopfront security systems in specific areas. Similar guidance for shop front design will also be available in the future.

### Aircraft Noise and Safeguarded Areas

12.7 The Plan area is affected to varying degrees by the operation of Glasgow Airport. There is therefore a need to ensure that the two main issues of noise and safety are properly taken into account when any new development is proposed.

#### **Policy DC3**

##### **Aircraft Noise and Safeguarding Zone**

Proposals for noise sensitive development, in particular residential development, within the areas covered by the Equivalent Continuous Sound Level Contours (LEQs) as shown on the Proposals Map, will be considered in terms of noise levels, housing need and land availability. Conditions may be imposed on any planning consent to ensure appropriate noise mitigation measures are taken.

The Council will consult with the British Aviation Authority when considering applications within the Safeguarding Zone for Glasgow Airport as shown on Map DC1, having regard to the safety of both air traffic and the public.

### Reasoned Justification

12.8 The intention of Policy DC3 is to ensure that any new development or change of use proposed within the area affected by noise from Glasgow Airport is suitably protected so that an acceptable level of amenity is provided. The noise contours from the airport are currently reducing due to the use of quieter aircraft, although they may increase again in the future as a result of increased air traffic. The Proposals Map indicates the current actual contour lines. Noise sensitive developments include housing, schools, medical facilities and offices. Planning Advice Note 56 on Planning and Noise suggests the use of Noise Exposure Categories to help planning authorities determine planning applications for residential development on sites subject to aircraft noise. It also gives advice on the use of planning conditions to ensure the effects of noise are mitigated as far as possible.

12.9 Currently there is a statutory obligation on planning authorities to consult the British Aviation Authority on proposals within the Safeguarding Zone for Glasgow Airport under the Town and Country Planning (Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Areas) (Scotland) Direction 2003. There will be a presumption against development that could jeopardise the safety of the public or air traffic. The requirement for consultation generally depends on the height of the proposed development, and its location within the Safeguarding Zone, which covers the whole of the Plan area. Developments that could attract large numbers of birds, such as refuse tips or reservoirs, and all applications relating to aviation use, are also subject to consultation.

## Telecommunications development

12.10 The significant increase in radio telecommunications development during the 1990s led to increasing concern about its impact on the environment. To address these concerns, the Scottish Executive has recently issued new guidance in NPPG 19 Radio Telecommunications, and has also amended the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 to increase planning controls in relation to telecommunications development. The main changes to the GPDO are described in Circular 5/2001. They include the need for a specific grant of planning permission for all ground based masts and significant extensions to existing ones, an increase in the number of designated areas where permitted development rights have been restricted and tighter controls for apparatus on buildings or other structures.

12.11 Government guidance indicates that the siting and design of telecommunications developments are the key issues to be addressed by the planning system. In addition to specifying development control criteria, local plans should identify those locations which are more suitable for telecommunications development, and on the contrary, those areas where special care should be exercised. In relation to concerns about health, the Government accepts the need for the industry to adopt a precautionary approach, but considers that emissions of radio frequency radiation are controlled by other legislation, and should not be a material planning consideration.

### Policy DC4

#### Telecommunications

Proposals for the installation of telecommunications equipment will be assessed against the following criteria:

- specific locational need (with reference in particular to the availability of less environmentally sensitive sites and the possibility of sharing facilities)
- appropriate siting, design, landscaping and screening
- environmental and visual impact
- effect on the natural and built heritage
- other Local Plan policies



### Reasoned Justification

12.12 The aim of the Scottish Executive is to encourage the efficient development of telecommunications infrastructure whilst minimising the impact on the environment. It is intended that telecommunications equipment should become an accepted and unobtrusive feature of urban and rural areas. Policy DC4 sets out the factors that will be taken into consideration when telecommunications equipment is proposed. In terms of location, developers will be encouraged to locate equipment, especially larger items, in suitable areas such as industrial or commercial locations. The new regulations have removed permitted development rights in sensitive areas so that all apparatus in these areas is now subject to planning control. These areas include Conservation Areas, Sites of Special Scientific Interest, Special Protection Areas, Category A Listed Buildings and their settings and Scheduled Ancient Monuments and their settings. Any development proposed here must receive very careful consideration to ensure that there is no adverse impact on the natural or built heritage and that the proposed design is to the highest standards. In addition to these areas, special care must also be exercised in other environmentally sensitive areas such as the Green Belt and the Kilpatrick Hills Regional Scenic Area, for example by ensuring that prominent skyline positions are avoided.

12.13 NPPG 19 also emphasises the importance of achieving less visually intrusive development by considering a variety of options designed to reduce the impact of any individual development. For example, the smallest suitable equipment should be installed, and design and camouflage techniques employed to help conceal the development. Sharing sites and masts may also reduce visual impact. All designs should be sensitive to the built form and the natural heritage, and include consideration of, for example, the colour, scale, and materials of all the components. Planning Advice Note 62 should be consulted for further advice in relation to design issues.

## Notification Zones

12.14 There are a number of notifiable installations designated within the Plan area. They are the high pressure gas pipeline which crosses the Plan area, the fuel tanks at Rothesay Dock, the Chivas Whisky bond and the Auchentoshan Distillery and Bond.

### **Policy DC5 Notification Zones**

The Council will seek advice from the Health and Safety Executive when considering planning applications within the consultation distances of the notifiable pipeline, as shown on Map DC2, the fuel tanks shown on Map DC3 and the Chivas Bond and whisky distillery/bond shown on Map DC4.

### Reasoned Justification

12.15 The area covered by this Plan contains a number of installations handling notifiable substances, including pipelines. Whilst they are subject to stringent controls under existing health and safety legislation, it is also a requirement of Council Directive 96/82/EC (Seveso II) to control the kinds of development permitted in the vicinity of these installations. For this reason the Council has been advised by the Health and Safety Executive of consultation distances for each of these installations. In determining whether or not to grant planning permission for a proposed development within these consultation distances the Council will consult with the Health and Safety Executive about the risks to the proposed development from the notifiable installation in accordance with Circular 5/1993. This will take account of the requirements of the Seveso II Directive to maintain appropriate distances between establishments and residential areas, areas of public use and areas of particular natural sensitivity or interest, so as not to increase the risks to people.



## **Policy DC6** **Renewable Energy**

Favourable consideration will be given to renewable energy development in those locations of the Plan where they can be established without detriment to the nature conservation interest of designated sites and protected species, landscape character of areas designated for their landscape value, the heritage interest of archaeological sites, conservation areas or listed buildings and providing it does not have a significant visual impact.

### **Reasoned Justification**

12.6 Proposals for renewable energy development will be considered against the Key Goals of the Plan and Policy GD1 and should have regard to:

- the quality and nature of the renewable resource;
- the contribution to the national requirement for renewable energy;
- the decommissioning requirements and the possible use of enforceable conditions and Section 75 agreements to ensure restoration of the site;
- power transmission requirements;
- construction disturbance;
- potential electromagnetic interference;
- noise generation;
- air emission and odour, and
- other Local Plan policies.

Such proposals will be subject to appropriate conditions to ensure there is no noise nuisance to residential and noise sensitive properties attributable to the development. In accordance with national and strategic policy, renewable sources of energy should be developed where appropriate opportunities arise. It is recognised that certain types of development such as wind farms may have a detrimental impact on areas of nature conservation and landscape quality and it is appropriate that they be generally guided to other parts of the Plan area. Where they are appropriate in principle it will be necessary to consider other material factors and if necessary take mitigating action. The above policy indicates the factors which require consideration when assessing renewable energy applications.

## Chapter 13

# Implementation and Monitoring

### Introduction

13.1 The implementation of the policies and proposals of this Plan will by necessity be undertaken by a number of both public and private bodies. The Council views the Local Plan as the key policy document on land-use issues, and therefore it provides a locational framework to the programmes and strategies of the various parties that operate within the Plan area. The aspirations of such bodies therefore will be influenced by the Development Plan, which has been the subject of a public participation process, and is the document which seeks to guide future development.

enhancing  
Clydebank  
as a place  
to work, live  
and visit

### Implementation

13.2 To achieve the Objectives outlined earlier in Chapter 2, which aim to deliver the Key Goals of the Plan, the Council will give the highest priority to implementing its policies and proposals. The Council however cannot do this alone. For forward action to be undertaken in order to overcome constraints and allow appropriate development to proceed, funding from both public and private sectors is required. Partnership is therefore seen as the most appropriate method of delivering the development strategy of the Local Plan. Joint action between the public and private sector and local communities is necessary to enable resources to be targeted in a co-ordinated manner.

13.3 The Plan area as a whole is eligible for European Funding under the Western Scotland Objective 2 Programme and the Lowland Scotland Objective 3 Programme. Clydebank South is also designated an EU URBAN II Programme area. These programmes will operate until 2006 which co-incides with the Plan period.

13.4 The Western Scotland Objective 2 Programme has a vision to make Western Scotland a region characterised by innovation in its businesses and economy, and able to provide a high quality of life for its people. It embraces a commitment to the ongoing regeneration of the region that is built on its strengths and the opportunities for future economic growth. The Objective 3 Programme through the European Social Fund aims to support the adaptation and modernisation of education, training and employment policies and systems and has a key role to play in



addressing the skills deficit in the current labour market. URBAN II is geographically targeted on Clydebank South, in particular the communities of Whitecrook, Dalmuir and Mountblow and seeks to address urban decline, working to link local people to new economic opportunities in the area.

13.5 As a means of facilitating the regeneration of Clydebank, Clydebank rebuilt has been established. Its aims include co-ordinating regeneration activities within Clydebank, complementing the existing plans and strategies of those agencies committed to improving and enhancing Clydebank as a place to live, work and visit.

13.6 The Joint Economic Development Strategy prepared by West Dunbartonshire Council and Scottish Enterprise Dunbartonshire is a key approach to improving West Dunbartonshire. It sets out key issues facing the area in terms of economic performance and proposes a framework for action where wealth and sustainable employment is created. It promotes a series of measures including:

- economic inclusion,
- developing the area as a competitive place,
- supporting the development of businesses and organisations and
- raising skill levels and promoting life long learning.

The strategy forms an important component of the community planning process in that it engages a wide number of key players including the community.

13.7 Community planning is the term given to the process where the Council and other agencies co-ordinate their actions, activities and strategies for the betterment of the area and its inhabitants. It is a mechanism for partnership working. The Council's Community Plan, which links together many strategies and plans within West Dunbartonshire, was launched in August 2000, with an Action Plan annually updated. It is a key document in linking various agencies, stakeholders and the community who are committed to improving West Dunbartonshire.

13.8 The Council currently operates with a number of key partners within the Plan area in delivering a series of initiatives and projects. It is intended that this partnership working will continue and where resources permit, additional projects that complement the Objectives of the Plan will be brought forward. This Plan, sets out a framework which aims to enhance the economic, social and environmental well-being of the area and therefore should be considered together with other policy

documents and strategies that the Council and its partners have prepared.

## Monitoring

13.9 It is a statutory requirement for Councils to keep matters covered by local plans under review, and the following seeks to provide an outline of the intended monitoring process relative to the policies and proposals of this Local Plan. In ensuring that the Key Goals and Objectives of the Plan are being met and delivered, the Plan will be subject to regular monitoring and review. Only by this method will it remain up to date and relevant to the needs of the area and its inhabitants.

13.10 The policies and proposals within this Plan are intended to encourage and foster appropriate forms and patterns of development, as outlined in the previous chapters.

13.11 It is essential that the Plan maintains its relevance by addressing current and emerging issues and that its policy framework can be used to both control and promote development. This then provides some certainty about the type and nature of developments that the Council will or will not support in its decision-making processes.

13.12 It is the intention that the Council will publish key data in reviewing the Plan. These monitoring reports will outline the progress with policy implementation, development pressures and other changes, and is intended to provide information to ascertain whether the Plan remains relevant. If through the monitoring process it emerges that the policy framework is out of date, is not sufficiently robust, or that there are a significant number of departures, the Council will consider bringing forward an alteration to the Plan.

13.13 The advice set out in Planning Advice Note 49 Local Planning outlines the key points in undertaking the monitoring of the Plan, and whether a formal alteration is required, and this will form a key consideration in deciding whether an alteration to the Plan is desirable or necessary.