

Objector: Clydebelt
Objections: 27 & 28
Policies: H1, GD2

STATEMENT OF CASE - Objections 27 & 28 for the November 2003 Public Local Inquiry on the Clydebank Local Plan

1. Background

Clydebelt is dedicated to retaining and enhancing our heritage and the Green Belt status of the Kilpatrick Hills and their surrounding environment in Clydebank, Dumbarton, Milngavie, Bearsden and Glasgow. Clydebelt is concerned with other undeveloped areas nearby, including the north bank of the River Clyde, and in the "villages" of Old Kilpatrick, Dalmuir, Duntocher, Hardgate, Faifley, Drumchapel, Craigton, Carbeth, Gartocharn, Jamestown, Bonhill, Milton and Bowling. Clydebelt tries to influence public policy, on planning, access etc.

Clydebelt supports the proposed Local Plan's provisions for protection of green spaces, and objects to only a few points. Clydebelt is opposed to the other maintained objections on the preference for housing development on brownfield land, and on the use of the term wildlife corridors, and seeking to remove 4 sites from Green Belt and identify them for housing.

2. The Boulevard site

This objection relates to the currently vacant site SE of Kilbowie roundabout, bounded partly by the A82 Boulevard and Kilbowie Road.

3. Policies in Local Plan

Policy GD2 *Redevelopment Opportunity Sites*, particularly Schedule GD(8) Boulevard, p24.
Policy H1 *Private Housing Opportunities*, particularly Schedule H1(14), Boulevard, p37

4. Maintained objections

The Boulevard Redevelopment Opportunity Site and the Private Housing Opportunities site are contiguous, and have been green space for very many years. A large part of this area to the south was developed for housing about ten years ago. Clydebelt prefers it to be retained as a green open space for two reasons. It should remain part of the Green Network alongside the Boulevard, contributing to nature conservation. It should be retained for an enhanced entrance to Clydebank, being the main appropriate site visible to those travelling to or through Clydebank, contributing to the interest and attractiveness of Clydebank to visitors and residents.

If the area were to be rezoned for commercial and housing development it should be separated by a substantial width of green open space, and screened from the Boulevard with no access directly from the Boulevard.

We question whether it should be still classified as a brown field site because it is so long since it was an industrial site. Almost all land alongside the Clyde has been used in earlier times, but we do not believe that historical or archaeological evidence of use should lead to it being regarded automatically as still available for commercial and housing development. At least some "brownfield sites" have become valuable green open space, this one being among them.

We also suspect that this site is contaminated by much dangerous material from dumping, which makes it unattractive and unsafe for such development.

We consider that our opinions are consistent with the widest Scottish Planning Policy (eg in SPP1) to bring about Sustainable Development, Economic Competitiveness, Social Justice and Environmental Quality.

Documents that may be cited

- SPP1 *The Planning System* 2002
- SPP3 *Planning for Housing*, 2003
- NPPG14, *Natural Heritage*, 1999
- PAN 44, *Fitting New Housing Development into the Landscape*, 1994
- PAN 33 *Development of Contaminated Land*, 2000
- PAN 66 *Best Practice in Handling Planning Applications affecting Trunk Roads*, 2003
- *Designing Places*, Scottish Executive 2001
- *Glasgow and the Clyde Valley Joint Structure Plan* 2000 - 2003
- Clydebank Local Plan, adopted 1994
- Clydebank Local Plan, List of Proposed Modifications, 2003

Potential Witnesses

One or two members of Clydebelt with particular local knowledge.