

Appendix 1 : Major issues

Reference	Representing	Summary of Issue	Recommendation
1	A R Taghi	Redesignation of 25 acres of economic development land at 48-50 Castlegreen Street for residential purposes.	Retain land for industrial purposes. There is no relocation strategy for existing occupiers, and there is an increasing issue with the industrial land supply.
2	Airtricity Development Ltd	Area of opportunity for windfarm should be extended	The Structure Plan no longer promotes a wind farm in this area. The area of opportunity for the wind farm will be deleted from the proposals map and policy DC 7 will also be deleted.
3	Allied Distillers	The site identified as a potential expansion area for Allied Distillers at Kilmalid should allow flexibility for alternative uses on the site	Whilst the site is not within the Green Belt the expansion of industrial uses into this sensitive greenfield area is only to satisfy the requirements for the potential expansion of the bottling plant and uses directly associated with it. Retain current restriction given relationship to important green wedge. Site area will be reduced to exclude area affected by flooding. It is therefore not considered appropriate to amend Policy LE 1A to accommodate other uses
4	Allied Distillers	GD2(7) should cover all of the land owned by Allied Distillers at Dumbuck Warehouses	The designation of only part of the Dumbuck Warehouses was intended to reflect the phased release of these sites. H&SE have raised concerns to their allocation for development because of the hazard risk. Site 5 to the north of the A82 lies within the Green Belt and is unrelated to urban development on this side of the road. Retain uses as set out in Draft Plan
5	AS Homes	Oppose Dalreoch Quarry being identified within Green Belt and should be promoted for residential development	Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. There is no requirement for further housing land.
6	Barratt West Scotland	Identify site at Stirling Road Bonhill for housing	Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. There is no requirement for further housing land.
7	Bobath Scotland	Land at Auchentoshan Estate should not be designated as Green Belt	Site has not been identified as Green Belt as it does not serve a Green Belt function.
8	Bobath Scotland	Land at Auchentoshan Estate should not be identified as open space given there is sufficient open space surrounding this area	The site is currently used for informal recreation purposes and the Local Plan reflects the current use of the site.
9	Bowling & Milton Community Council	Object to Bowling Basin as redevelopment site due to cumulative impact of development and coalescence, referencing local consultation document, national policy and WDLP policy	The Local Plan will reflect any strategy emerging from the task force being established for Bowling. It is considered appropriate to retain site as development opportunity which reflects the previous planning consent for this site.
10	British Land/Henry Lax Ltd	Request that site GD 2(10) at St James Retail Park be identified as a retail opportunity	This will be identified as a retail development opportunity to reflect decision on planning application on this site

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11	British Land/Henry Lax Ltd	Town centre boundary to be extended to include site GD 2(10)	The site is within a retail park edge at an edge of centre location, and new SPP 8 makes clear that this site should be identified as a commercial centre. Town centre boundary will be redrawn to exclude Retail Park, and a new policy introduced to set a framework for commercial centres
12	Clydebank & District Golf Club	Identify land at Clydebank & District Golf Club for housing.	Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. There is no requirement for further housing land.
13	Clydebank Rebuilt	Object to site for social rented housing in South Douglas Street	Site is being pursued by Blue Triangle HA, who previously had planning consent on the site. Offers opportunity for further social housing in Clydebank, retain as social housing site
14	Clydebank Rebuilt	Carless should be zoned as a redevelopment opportunity rather than both a housing and economic development opportunity. With access and decontamination issues to be resolved delineation of the site is premature	This site represents a redevelopment opportunity for economic development and residential purposes. It is accepted that with no planning consent for the site it is difficult to ascertain the mix of uses, however the consultation distance from the adjacent bonded warehouses, establishes the limit for residential development. Retain uses as set out in Consultative Draft Plan
15	Clydebelt	We object to removal of the Green Belt which extends south from Auchentoshan and the Duntocher Burn through Dalmuir Park	Green Belt review indicates that area does not fulfill a Green Belt function, and the Local Plan reflects the uses that are undertaken on site. Retain uses that are set out in Consultative Draft Plan.
16	Clydebelt	Object to aspects of redevelopment opportunities at Bowling Basin and Scotts Yard as incompatible with Policy EC2, BE2 and BE5.	The Local Plan will reflect any strategy emerging from the task force that will be established. An appropriate assessment will require to be undertaken to consider nature conservation interests. Retain this site as a development opportunity
17	Cordale Housing Association	Rezone Renton Roads Depot for social rented housing.	Need new private housing in the area as well as social rented housing to improve tenure mix. Site to be retained as a private sector housing opportunity.
18	Diamond Power Speciality Ltd	Site should not be identified as existing industrial use, but identified as housing site under policy H 1. Rezone Diamond Power site for housing.	Consolidate with sites H1(24) and GD2(8) to form a single residential opportunity site, provided that Roads issues can be clarified and resolved.
19	DPROF (Dumbarton) Ltd	Wishes relaxation of policy RET 5 to permit non-retail uses at ground floor level in Artizan centre	Artizan centre represents core retail area of town centre and therefore should be protected for such uses. In order to assist the vitality and viability of the town centre however the restricted frontage policy that applies to the High street west of the Artizan Centre will be relaxed to permit non-retail uses

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20	Dunbritton Housing Association	An open space area is being requested for a community centre and this should be considered in the Haldane Master plan review.	Retain as Open Space under policy LR1, the area fulfils an important open space function within Haldane, and the redesignation of areas of open space required to be considered within the context of an open space strategy.
21	Dunbritton Housing Association	Make council owned land available to Registered Social Landlords	The Council will provide sites for social rented housing through the COP.
22	Dunbritton Housing Association	Area at McColl Avenue Tullichewan should be identified as open space area	Given that the area of open space at McColl Avenue is significant it is accepted that this should be designated under Policy R1.
23	Gartmore Properties	Object to land at Cochno Road/Auchinleck Road being designated under policies GB 1 and E 3. Representation proposes land release for housing.	Do not accept this representation. The site is currently green belt and a wildlife corridor and has been assessed as part of the Green Belt review. Site will also be reviewed as part of the nature Conservation Strategy to assess its role as an important wildlife corridor. Retain site as Green Belt and a wildlife corridor.
24	Glasgow City Council	Wish to see progression of Yoker Relief Road jointly with WDC	The STAG appraisal for the North Glasgow Development Route is being progressed jointly and the safeguarding of the finalised route following the STAG appraisals will be included on the Proposals Map.
25	Great Western Investments Ltd	Promoting development of land north of A82 at Hardgate adjacent to World of Golf for day centre and respite accommodation.	The site is currently green belt and a wildlife corridor and has been assessed as part of the Green Belt review. The development of this site for day centre and respite accommodation (Davie Cooper Centre) would increase coalescence between Drumchapel and Clydebank. Access to and from the A82 would also require to be resolved. Retain in Green Belt.
26	Health & Safety Executive	Concerns over general development sites GD 2(2) and GD 2(7) which may be constrained by their proximity to major hazard sites Proximity to hazards at Beardmore Place and Dumbuck warehouses.	Site GD2(2) will be identified as area of open space, whilst the designation of part of the Dumbuck Warehouses is intended to reflect the phased release of these sites and should overcome any hazard concerns. Retain GD2(7) as development site.
27	Helen Fraser and 62 Others	Object to remove areas at Auchentoshan Estate from the Green Belt	Green Belt review indicates that area does not fulfil a Green Belt function, and the Local Plan reflects the uses that are undertaken on site. Retain uses that are set out in Draft Plan.
28	Hugh Kinloch	Promote land east of site LE1 (12) at Napierstone Farm for industrial development	Gilmour & Aitken have confirmed requirement for additional industrial land, and their preference would be for the north of existing operations, which corresponds to site LE1 (12). Retain designations as per Consultative Draft Plan

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29	Hugh Kinloch	Promote land at Napierstone Farm for housing	Land is currently proposed as an Industrial and Business opportunity. Gilmour & Aitken have confirmed requirement for additional industrial land, and their preference would be for the north of existing operations, which corresponds to site LE1 (12). Retain designations as per Consultative Draft Plan
30	Hugh Kinloch	Oppose industrial designation (LE1 12) for land at Napierstone Farm.	It is considered allowance be made for the expansion of the Gilmour & Aitken sawmill and storage site. The business is a substantial employer in the northern part of the Vale of Leven and the business is looking to expand over the next 10 years which will require more land for storage. Gilmour & Aitken have confirmed requirement for additional industrial land, and their preference would be for the north of existing operations, which corresponds to site LE1 (12). Retain designations as per Consultative Draft Plan
31	Isabel Brown	Promote No 3 Wester Cochno Holdings for housing.	Site is within the Green Belt and isolated from the existing built up area. Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. There is no requirement for further housing land.
32	James Quinn	Proposes housing development at Garshake WTW, but opposes low density residential development as set out in the Plan.	Site is within the Green Belt and detached from the existing built up area. Site has been subject of assessment through the Green Belt review. There is no requirement for further housing land, however in order to facilitate environmental improvements to the site, a low density residential development would be considered acceptable. Retain uses as per Consultative Draft Plan.
33	Jamestown Community Group	Object to Levenbank Terrace housing site. Concerns relate to 'too many houses' being built in the area and lack of open space.	This site was previously identified for economic development purposes for which there is no demand. An assessment of open space will be undertaken through an open space strategy. Site is considered suitable for residential development having regard to surrounding land uses.
34	Jamie Gregory	Promoting conversion of Cochno Water Works : water tower and water treatment building into residential properties	Site is within the Green Belt and detached from the built up area. Site has been subject of assessment through the Green Belt review. There is no requirement for further housing land, in order to facilitate environmental improvements to the site, some development could be considered acceptable. Identify site as environmental improvement opportunity within Green Belt.

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Reference	Representing	Summary of Issue	Recommendation
35	Lidl UK	Former Kippen Dairy site should be identified as a retail development opportunity site	Council has agreed to market site as a housing opportunity site. Retail opportunity sites exists elsewhere in town centre
36	Loch Lomond & Trossachs National Park	Request that area of opportunity for windfarm is removed from Plan	The Structure Plan has removed the area of opportunity in Kilpatrick Hills as area of search for windfarm, this policy will be deleted to ensure compliance with the Structure Plan.
37	Marshall Ltd	Promote land at Duntiglennan Farm for housing and remove from Green Belt	Site is within the Green Belt. Site has been subject of assessment through the Green Belt review. There is no requirement for further housing land, and is to be retained in Green Belt.
38	Mr & Mrs Mooney	Promotion of land north west of Middleton Farm, Milton Brae, Milton as residential opportunity.	Site is within the Green Belt and detached from the urban area. Site has been subject of assessment through the Green Belt review. There is no requirement for further housing land, and is to be retained in Green Belt.
39	Mr Raymond Quinn	Site at Garshake WTW should be removed from the Green Belt	Site is within the Green Belt and detached from the existing built up area. Site has been subject of assessment through the Green Belt review. There is no requirement for further housing land, but in order to facilitate environmental improvements to the site, a low density residential development is considered acceptable. Retain uses as per Consultative Draft Plan.
40	Pioneer Properties	New roundabout and access arrangements through Pioneer Park to facilitate residential development on existing industrial and business use land to rear.	It is not considered the site at 80 Castlegreen Street, should be utilised for a roundabout as such an access is not required if land at rear is to be retained for industrial purposes.
41	Pioneer Properties	Promotion of Pioneer Park industrial units for residential development from existing industrial and business use	The south side of Castlegreen Street east of Gruggies Burn should be retained as an industrial area for local employment purposes. It is not thought suitable to lose such uses from Dumbarton East as there is a demand for sites to provide units for local small businesses. There is no relocation strategy for existing occupiers, and there is an increasing issue with the industrial land supply. Retain for industrial purposes.
42	Residents of Mirren Drive	Support for maintaining Green Belt designation at Mirren Drive and Duntiglennan Farm, concern over the loss of an urban fringe site to housing.	Site is within the Green Belt. Site has been subject of assessment through the Green Belt review. There is no requirement for further housing land. Site at Mirren Drive is to be retained in the Green Belt.
43	Sam Gibson	Object to the inclusion of the Kilpatrick Hills as sites listed as suitable for wind farms	Noted, the Structure Plan has removed the area of opportunity in Kilpatrick Hills as area of search for windfarm, and therefore this policy will be deleted to ensure compliance with the Structure Plan.

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44	Sam Gibson and 55 other respondents	Opposes the removal of the green belt wedge between Clydebank and Dalmuir containing Dalmuir Park and Golf Course and Auchentoshan estate	Green Belt review indicates that area does not fulfil a Green Belt function, and the Local Plan reflects the uses that are undertaken on site. Retain uses that are set out in Consultative Draft Plan.
45	Sandpoint Marina Ltd	Promotion of housing development as part of marina village complex at Sandpoint Marina, Woodyard Road, Dumbarton	Not accepted, site is isolated and detached from urban area with limited access to services, relying on private vehicular access. Concern that Woodyard Road would be unsuitable to accommodate volume of traffic. Retain site for uses set out in Consultative Draft Plan.
46	Scottish Enterprise Dunbartonshire	Site LE1(6) and part of LE1(7) should be redesignated as general redevelopment sites	There is an increasing concern at the loss of marketable industrial land, and it is considered important to retain land within the areas industrial estates for economic development purposes. Concern that access arrangements for housing would not be suitable. Retain sites for economic development activities.
47	Scottish Natural Heritage	SNH object unless the boundaries of allocations LE1(18) and LE5A are amended to exclude the Murroch Burn Wildlife Corridor, which should be clearly mapped. It is in the interest of all involved in the development process that this Wildlife Corridor is not allocated for development,	It is accepted that the Murroch Burn may be identified in the forthcoming Nature Conservation Survey as a wildlife corridor or a SINC. Given that the adjacent current land uses are improved agricultural fields with little nature conservation interest it is expected that the wildlife corridor will closely follow the line of the Murroch Burn. On this basis the Council will identify the existing Murroch Burn wildlife corridor in the Technical Appendix and designate as Greenbelt.
48	Taylor Woodrow	Braidfield farm should be excluded form Green Belt and be allocated for housing	The land at Braidfield Farm has been assessed under the criteria set out in SPP 21 and contributes to the criteria for green belt. The Hardgate Wedge is also an important area in addressing the risk of coalescence between Hardgate and Glasgow. There is no requirement for further housing land, whilst the proposals for designating the Antonine Wall as a World Heritage Site exclude the site as being suitable for residential development. Retain site in Green Belt.
49	The British Wind Energy Association	BWEA objects to the inclusion of an 'Area of Opportunity' for wind farm development, in the context that the policy also states that proposals for windfarms outwith the Area of Opportunity will be contrary to the Plan. The Policy is contrary to the terms of Government Guidance.	The Structure Plan has removed the area of opportunity in Kilpatrick Hills as area of search for windfarm, and therefore this policy will be deleted to ensure compliance with the Structure Plan.

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50	Turnberry Homes Ltd	Promotion of Sandpoint Marina for residential development and enhanced marina facilities	Site is isolated and detached from urban area with limited access to services, relying on private vehicular access. Concern that Woodyard Road would be unsuitable to accommodate volume of traffic. Retain site for uses as set out in Draft Plan.
51	Turnberry Homes Ltd	Redevelop Pioneer Park, Castlegreen Street, Dumbarton for housing.	The south side of Castlegreen Street east of Gruggies Burn should be retained as an industrial area for local employment purposes. It is not thought suitable to lose such uses from Dumbarton East as there is a demand for sites to provide units for local small businesses. There is no relocation strategy for existing occupiers, and there is an increasing issue with the industrial land supply. Retain for industrial purposes.
52	Turnberry Homes Ltd	Promotion of former water treatment works, Garshake Road, as residential opportunity. Redevelopment of former works and adjacent field.	Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. There is no requirement for further housing land.
53	Turnberry Homes Ltd	Promotion of land at Castlegreen Street as residential opportunity	Consolidate with sites H1(24) and land at Diamond Power to form a single residential site, provided that Roads issues can be resolved.
54	Turnberry Homes Ltd	Promotion of former Dalreoch Quarry, Renton Road, Dumbarton as residential opportunity	Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. There is no requirement for further housing land.
55	Vico Property Group	Land at Castle Street to be included within identified town centre	Site is at edge of town centre and Council is minded to approve retail development of the site. SPP 8 indicates that retail parks should be identified as commercial centres rather than town centres. Site is not to be identified as being located within the town centre, but will be identified as a development opportunity site and as a commercial centre.
56	W McLaughlin	Objects to land to the south and west of Carleith PS not being included in urban area and not being identified as a housing site	Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. There is no requirement for further housing land.
57	Walker Group/Strathleven Regeneration Company	Site LE1(14) should not be identified as an industrial/business location but be identified for residential purposes.	Area is adjacent to BBC and site with consent for residential development. It is considered appropriate to focus areas for economic development purposes to north of A82, as this is a high quality, high amenity business location. General industrial use next to the BBC could give rise to problems with the existing uses by way of noise and disturbance. Agree to redesignate site for residential purposes.

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58	Walker Group/Strathleven Regeneration Company	Looking for extension of economic development designation, LE 1, into the Greenbelt Policy GB1	Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. Site is located adjacent to Murroch Burn where issues of flooding and the designation of the burn and its environs as a wildlife corridor will be considered through the Nature Conservation Strategy. The site forms an important component in the landscape setting of the area. Site will be further assessed through a landscape impact assessment. Retain site in Green Belt
59	Walker Group/Strathleven Regeneration Company	Looking for extension of existing housing opportunity site, H 1 designation into the Greenbelt, Policy GB1	Site has been subject of assessment through the Green Belt review, and is to be retained in Green Belt. There is no requirement for further housing land. Site will be further assessed through a landscape impact assessment
60	Walker Group/Strathleven Regeneration Company	Sites LE 5(A) and (B) at Strathleven north of the A82 should identified under a single designation	Retain as two separate sites identifying the roadside services and economic development separately. In site planning terms it is desirable to ensure that the roadside services are focussed in one area, and that the high amenity industrial and business area retained for such uses.