

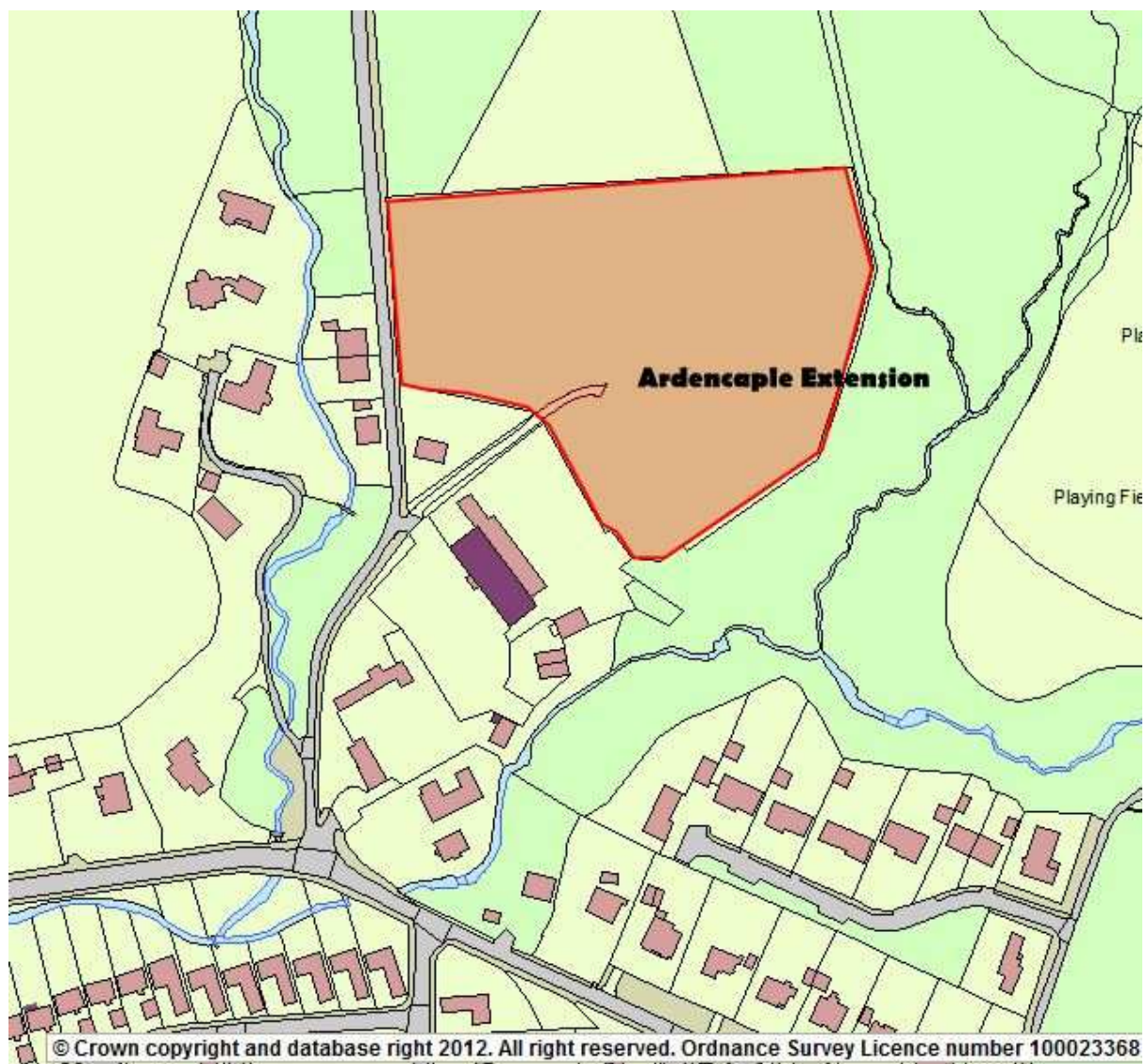
## APPENDIX

### HELENSBURGH AND LOMOND

#### POTENTIAL ADDITIONAL SITES FOR PROPOSED LOCAL DEVELOPMENT PLAN:

##### 1. Ardencaple Extension, Glenoran Road

A representation was received in response to the Main Issues Report that the current allocation at the former Dobbies Garden Centre at Ardencaple be extended to the north. This would increase the size of the site to 2.8 hectares. The land to the north is bounded by residential development to its south and west and a row of mature trees along the northern boundary, which would create a natural edge to the settlement boundary. The extension to the existing allocation would allow for an increase of the capacity of the site for residential development including affordable housing. This is considered necessary in order to make the site viable in the current economic climate.



## 2. Fort Road Kilchreggan

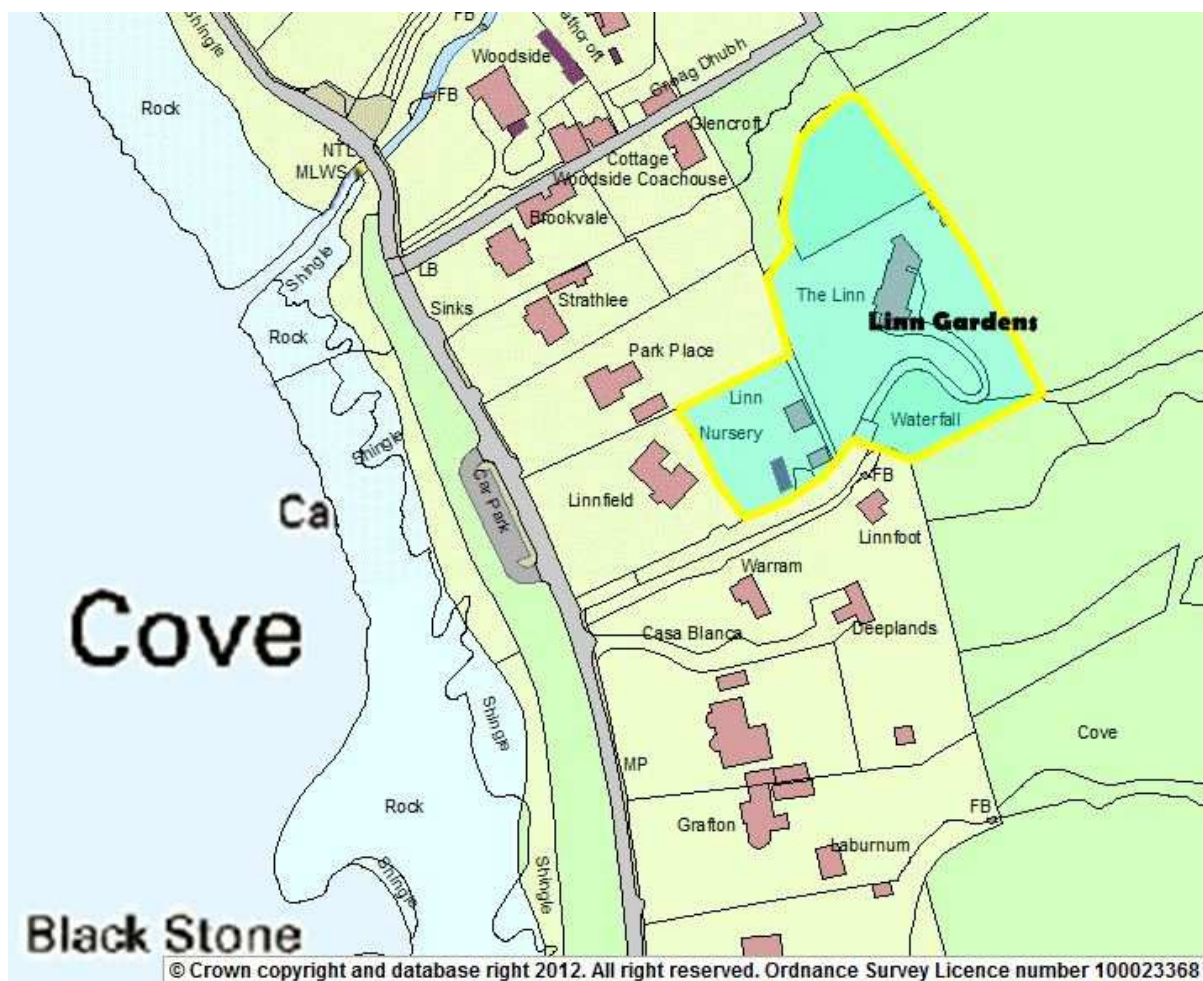
This proposal relates to an extensive area at Fort Road, Kilchreggan. There is potential for a wide range of uses focused on an overall concept of ecologically sustainable tourism and housing development. This could comprise; around 15 sustainable affordable housing units, together with holiday accommodation and associated infrastructure, including community farm, woodland walks, restaurant/café, event space, and water access. The wide range of possible uses, together with the extensive nature of the site (not all of which would be appropriate for development ) suggest that if this area were to be included in the Proposed Local Development Plan that it would more appropriate to include as a Potential Development Area and possibly also as an Area For Action. This recognises the potential for community involvement and reflects the role which such an area could have in promoting Kilchreggan as one of the plans Key Rural Settlements (formerly Rural Renaissance Settlement).





### 3. Linn Botanic Gardens, Cove.

A request has been made from the owners of Linn Botanic Gardens, Cove that they be identified in the Proposed Local Development Plan as a Primary Tourism Protection Area or equivalent. This is in order to recognise the contribution which the gardens make to local and wider community by attracting tourists to the Peninsula. The area is currently largely included within the settlement area at Cove. However there may be some merit in including it in a protective designation such as a tourism protection area, particularly as it is also seeking inclusion on Historic Scotland's list of Gardens and Designed Landscapes.



## **POTENTIAL SITES WHICH CAN BE ADDRESSED THROUGH POLICY OR NO CHANGE TO EXISTING PLAN REQUIRED:**

These are sites which the existing policy framework would provide a general support for the proposals and where further change is not considered necessary.

### **4. Kilmahew/St Peters Seminary, Cardross**

This representation seeks the reconfirmation of the Area For Action 3/6 in order to provide support for proposals such as those being developed by NVA to help secure the future of this important building.

### **5. Land at Craigendoran Pier, Helensburgh**

A request has been made that the former Craigendoran Pier and approaches be identified as an allocation for housing. The site is within the settlement and included in an Area For Action for recreation and tourist related development. The principle of housing development at this location is supported, subject to meeting the criteria of policy LP ENV 1.

### **6. Claddoch House, Moss Road, Cardross**

A request has been made by Henry Brothers that their Office and Depot at Moss Road be either released from the Green Belt or identified as a safeguarded existing business use. The continued operation and occupation of the site by Henry Brothers is not affected by any potential changes to the development plan, and therefore no further action is considered necessary at this stage.

### **7. Clachan Farm, Rosneath**

A request has been received the development at Clachan Farm be designated a minor settlement in order to allow small scale infill and rounding off development. It is not proposed to identify further minor settlements. The existing countryside policies provide an appropriate framework for the consideration of development proposals at this location.

### **8. Millbrae, Kilchreggan**

A submission has been made requesting that an area of sensitive countryside opposite the Portkil Road junction with the B833 be redesignated as a rural opportunity area. The reason for this is because the landowner wishes to develop a Wigwam style camp site and hydroelectric facility. No change is proposed as, the existing sensitive countryside designation provides an appropriate framework for the consideration of the proposals at this location.

## **SITES WHICH ARE NOT PROPOSED TO BE TAKEN FURTHER AT THIS STAGE:**

These are sites which are either not required at this stage to meet assessed needs, or which are not considered consistent with settlement hierarchy proposed in the Main Issues Report.

### **9. Helensburgh Reservoirs Area For Action.**

A request has been received that the Area For Action 3/9 which is centred on the Helensburgh Reservoirs be extended to include land on the opposite side of the main road which would wrap around the Recycling Depot, include the Councils Depot at Blackhill and extend to Helensburgh Golf Course.

### **10. The Paddock, Ardoch**

A submission has been made to have an area known as the Paddock allocated for housing in the Proposed Development Plan. The submitted layout shows a development of 5 houses, on land between the main road and the railway line to the west of Ardoch Cottages.

### **11. Drumfork Farm – East, Helensburgh**

This site extends to approximately 10 hectares, and a submission in response to the Main Issues Report seeks to have this area identified as an allocation for housing.

### **12. Ground between Colgrain Steading and Claddach Cottages**

A submission has been made requesting that an area amounting to approximately 2 hectares be identified as suitable for residential development, by extending the existing minor settlement of Colgrain Farm.

### **13. Ardpeaton, Cove**

A response to the Main Issues Report has been received requesting that the settlement boundaries between the Shore Road and Lochview be merged so as to allow housing development.

### **14. Kings Point, Shandon**

A request was made at the call for sites stage of the plan to have an area to the north east of Queens Point/ Kings Point Shandon, identified for housing.

### **15. Woodend, Helensburgh**

This area extends to approximately 38 hectares, and is located to the north and west of existing development in Helensburgh. An indicative layout has been submitted which indicates a capacity of around 500 houses. Development of the site could be split in to two phases, with the first phase developed during the plan period, and the second forming part of a strategic allocation which could be developed between 2018 and 2023.

#### **16. Portkil House, Kilchreggan**

The landowner has requested that the settlement boundaries of the minor settlement at Portkil be extended to the south and east, to allow further housing development.

#### **17. Portkil, Kilchreggan**

The land owner has requested that an area of sensitive countryside comprising woodland to the east of Portkil House be redesignated as rural opportunity area.

#### **18. Barremman Farm, Clynder**

An area to the south of Barremman Farm, immediately adjacent to the sites identified as HL 12 and HL 13 in the Main Issues Report has been proposed for small scale development.