

West Dunbartonshire Local Development Plan

Main Issues Report

Background Report:
Green Belt Boundary Review



MARCH 2012

West Dunbartonshire Local Development Plan

Green Belt Boundary Review

Background

The West Dunbartonshire Local Plan (WDLP) was adopted on 3rd March 2010. The green belt boundary identified by the WDLP was established following a review carried out by the Council and Ironside Farrar. The review considered green belt objectives and functions; current land uses and appearance; and landscape character, including the strength of the boundary features. Scottish Planning Policy 21: Green Belts provided the context for the Review, which was completed in March 2007.

The consolidated Scottish Planning Policy (SPP) has subsequently superseded Scottish Planning Policy 21. It restates that the overarching purpose of green belt is to direct planned growth to the most appropriate locations and support regeneration; protect and enhance the quality, character, landscape setting and identity of towns and cities; and protect and give access to open space within and around towns and cities. As part of the settlement strategy, green belt designation should provide clarity and certainty on where development will and will not take place and should be used to direct development to suitable locations but not to prevent development from happening. Within city regions local development plans establish the detailed boundaries of the green belt and should reflect the long-term settlement strategy and ensure that settlements are able to accommodate planned growth.






Green belt boundaries are expected to be clearly identifiable on the ground, using strong visual or physical landscape features such as rivers, tree belts, railways or main roads. Hedges and field enclosures are considered to rarely provide a sufficiently robust boundary. SPP also states that inner boundaries should not be drawn too tightly around the urban edge, but where appropriate should create an area suitable for planned development between the existing settlement edge and the green belt boundary.

Purpose of Review

The purpose of this Review is to consider the robustness of the current green belt boundary, with the aim of establishing a strong, sustainable boundary which is clearly identifiable on the ground for the Local Development Plan period. The Review examines the strength of the existing boundary and any potential alternative boundaries which may be stronger and more appropriate. The findings and recommendations of the Review have been fed into the Main Issues Report.

Methodology





Taking account of SPP (para. 163) the existing green belt boundary has been assessed along with any potential alternatives, considering whether the boundary is clearly identifiable on the ground and the strength of its visual or landscape features. For this purpose the green belt boundary has been divided into 67 segments for assessment. The robustness of the existing and alternative boundary (where applicable) has been ranked from 1 to 5, with 5 being the strongest.

	Very Weak <i>Not identifiable on the ground; no physical boundary</i>
	Weak <i>Partly identifiable on the ground; some visual or physical landscape features e.g. field boundaries</i>
	Adequate <i>Mostly identifiable on the ground; visual or landscape features including garden fencing, burns, tracks, woodland edges.</i>
	Robust <i>Identifiable on the ground. Strong visual or physical landscape features including distinct tree belts, minor roads and combinations of features.</i>
	Very Robust <i>Clearly identifiable on the ground, with one or more of the strongest visual or physical landscape features e.g. roads, railways, rivers</i>

A recommendation has been made as to which is the most appropriate boundary, taking account of the strength of the existing boundary, alternative boundaries and other relevant factors. Where the robustness of an existing boundary could be appropriately strengthened, recommendations have been also been made.

In some locations where the Review has recommended a more substantial change to the green belt boundary, sites that would be removed from the green belt have been considered within the *Potential New Housing Sites* Background Report. This separate exercise looks at whether the proposed green belt release sites represent suitable development opportunities which could the site could accommodate planned future growth over the Local Development Plan period and/or improve the effectiveness and choice of housing land within the LDP.

Map Key

	Current green belt boundary (colour-coded as above)
	Possible alternative boundary
	Proposed green belt extension
	Proposed green belt release

Summary

The Review has found the green belt boundary in West Dunbartonshire to be clearly identifiable on the ground in most locations. The A82 along the western side of the Vale of Leven, between Dumbarton and Milton, north of Bowling, Mountblow and between the Kilbowie roundabout and the boundary with Glasgow provides a consistent and very robust boundary. In other locations the boundary is less robust and does not follow strong visual or physical landscape features such as rivers, railways, roads or tree belts and is instead marked by others features, such as garden fences.

In three locations – Jamestown (20), Valeview Terrace (26) and Carleith Farm (45) – the review found that the green belt boundary was not identifiable on the ground. In each case the boundary coincides with a development opportunity and development of the sites are expected to create adequate green belt boundaries that are at least identifiable on the ground.

Following the identification and assessment of alternative boundaries (shown in red on the below plans) changes to the green belt boundary in the following locations are recommended:

Cats Castle (1)
Dumbarton Common North (12)
A82 Renton Woods (17)
Haldane (19)
Bonhill North (22)
Stirling Road (Brackenhurst Cottage) (25)
Gruggies Burn (29)
Dumbuck (31)
Milton North (33)
Bowling Basin (38)
Carleith Farm (45)
Old Kilpatrick East (40)
Dalmuir Wedge (66)

The changes are recommended to create a more robust, consistent and legible green belt boundary which is clearly identifiable on the ground and where possible follows strong visual and physical landscape features.

The recommended changes are considered in the Main Issues Report, under Issues 3 (Esso Bowling), 17 (Housing land supply) and 20 (Green belt boundary).

01 - Cats Castle

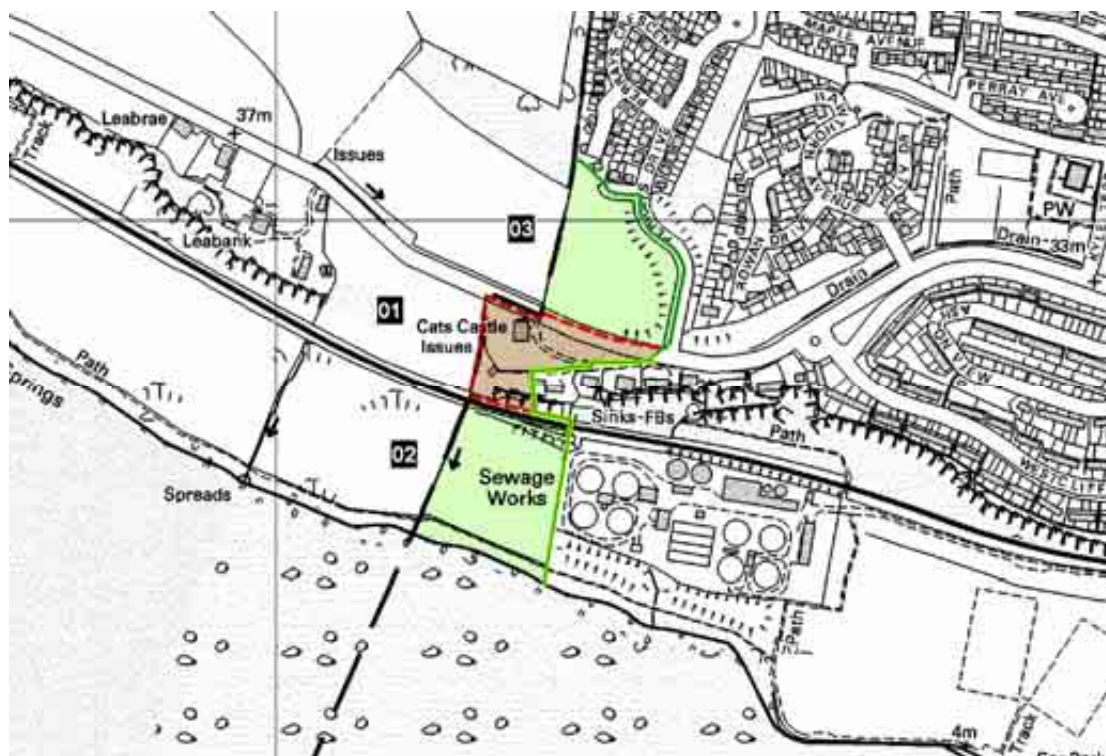
Existing boundary	Private Road, Fencing
Description of existing boundary	Between Cardross Road and the Railway, a private road between five residential properties and Cats Castle house forms the green belt boundary which then runs down to the railway line along a garden fence. While this is a legible boundary, it is not necessarily clear, with the nature of the land either side of the road quite similar (wooded residential ground).
Score	3 – Adequate
Alternative boundary	Tree belt
Description of alternative boundary	The western boundary of Cats Castle is marked by a row of mature trees, with hedgerow/scrub down to the railway line. It also marks the Council boundary.
Score	3 – Adequate
Recommendation	New boundary
Comments	The recommended change would see Cats Castle coming out of the green belt and into the urban area. To the south, the railway line would provide a strong green belt boundary as would the A814 to the north. The alternative boundary is more clearly identifiable on the ground and coupled with the contrast in character between the residential properties to the east and largely flat, agricultural land to the west, would form a stronger green belt boundary.

02 - Cats Castle South

Existing boundary	Fencing, Field enclosure
Description of existing boundary	South of the railway line, the green belt boundary is marked by the western boundary of the sewerage works: a 4 metre high barbed wire-topped mesh fence; a post and wire fence with densely vegetated slope beyond and for approximately 30 metres from a field gate to the shore line there is no discernable boundary.
Score	3 – Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 – n/a
Recommendation	No change
Comments	The currently boundary is identifiable on the ground for the most part but lacks the strongest visual or physical landscape features. There are no such features in the vicinity that could form a stronger, alternative boundary. Tree planting along the edge of the sewerage works could provide a stronger green belt boundary.

03 - Cats Castle North

Existing boundary	Road, Fencing / Tree belt
Description of existing boundary	North of Cardross Road, Perrays Drive forms the green belt boundary. The green belt rises steeply as a grassed embankment up to an area of woodland scrub. Further north, the council boundary, coinciding with rear garden fences forms the boundary, with distinct tree belt beyond.
Score	4 - Robust
Alternative boundary	Field enclosure
Description of alternative boundary	Post and wire fence plus gorse / scrub representing western boundary of an agricultural field and also the Council boundary. Land beyond rises sharply towards eastwards. Densely wooded.
Score	3 - Adequate
Recommendation	No change
Comments	The alternative boundary would not strengthen the green belt boundary in this location. The area of green belt between Perrays Drive and the Council boundary is rural in character and is important in terms of the setting of the urban edge.



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04 - Perrays Grove/Hazel Ave

Existing boundary	Fencing, Hedgerow / Scrub
Description of existing boundary	Boundary comprises of garden fencing supplemented by some sections of trees and hedgerow.
Score	3 - Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	The currently boundary is identifiable on the ground but lacks the strongest visual or physical landscape features. The land to the north is predominately agricultural in character and there are no features that would form a stronger, alternative boundary.

05 - Cumbrae Crescent South

Existing boundary	Fencing, Hedgerow / Scrub
Description of existing boundary	Boundary comprises mostly garden fencing supplemented by some areas of hedgerow/scrub woodland. There are various entrance points which lessens the legibility of the boundary in some locations. The land rises slightly to the north.
Score	3 - Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	The currently boundary is mostly identifiable on the ground but lacks the strongest visual or physical landscape features. There are no features to the north that could form a stronger, alternative boundary.

06 - Knowetop

Existing boundary	Fencing
Description of existing boundary	A short section of Knowetop Crescent plus the entrance to Knowetop Farm (now closed) and garden boundaries form the green belt boundary.
Score	3 - Adequate
Alternative boundary	Field enclosure
Description of alternative boundary	Narrow hedgerows and field enclosures associated with scrub land around Knowetop Farm form a potential alternative boundary to the north.
Score	3 - Adequate
Recommendation	No change
Comments	Any future of development at Knowetop Farm could assist in the creation of a stronger green belt boundary at this location however at present the alternative boundary identified would not improve the robustness of the green belt boundary.



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07 - Dalreoch School

Existing boundary	Fencing, Hedgerow / Scrub
Description of existing boundary	Metal palisade fencing to north-western edge of school grounds plus substantial hedgerow creates a visually and physically strong green belt boundary
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary.

08 - Dalreoch Quarry North

Existing boundary	Tree belt
Description of existing boundary	Mature hedgerow tree belt separating area of amenity grassland (with small allotment in the corner) from agricultural (green belt) land to the north.
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



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09 - Dalreoch Quarry

Existing boundary	Road
Description of existing boundary	Renton Road forms green belt boundary along edge of Dalreoch Quarry, where there is a mesh security fence and scrub woodland.
Score	5 - Very Robust
Alternative boundary	Watercourse
Description of alternative boundary	The River Leven could form an alternative boundary, although this would require a new 'northern' boundary (currently Dennystoun Forge)
Score	5 - Very Robust
Recommendation	No change
Comments	Both boundaries are clearly identifiable on the ground, however, the alternative boundary doesn't improve the robustness of the boundary and would result in significant green belt release.

10 - Dennystoun Forge

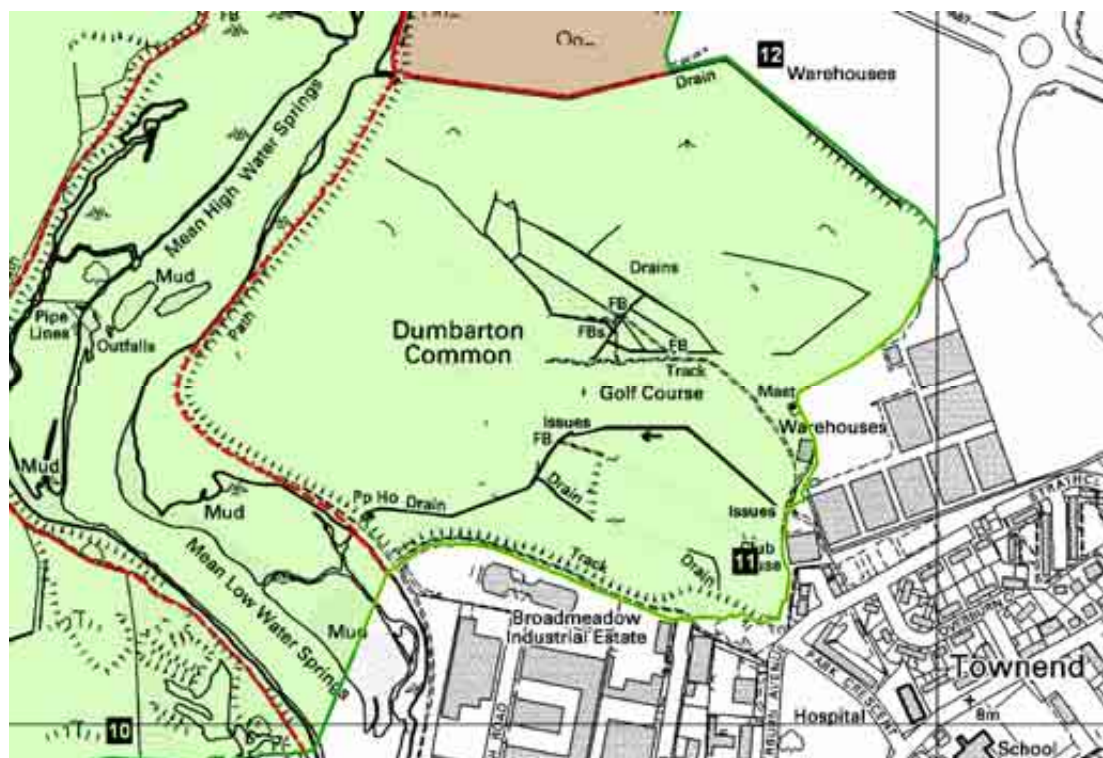
Existing boundary	Tree belt
Description of existing boundary	Area of woodland to the north of the Gypsy Travellers site provides strong physical boundary, albeit the exact line is not necessarily distinct.
Score	4 - Robust
Alternative boundary	Road
Description of alternative boundary	A82 slip road to north is an alternative boundary.
Score	5 - Very Robust
Recommendation	No change
Comments	Alternative boundary would result in significant green belt release.



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11 - Dumbarton Common South

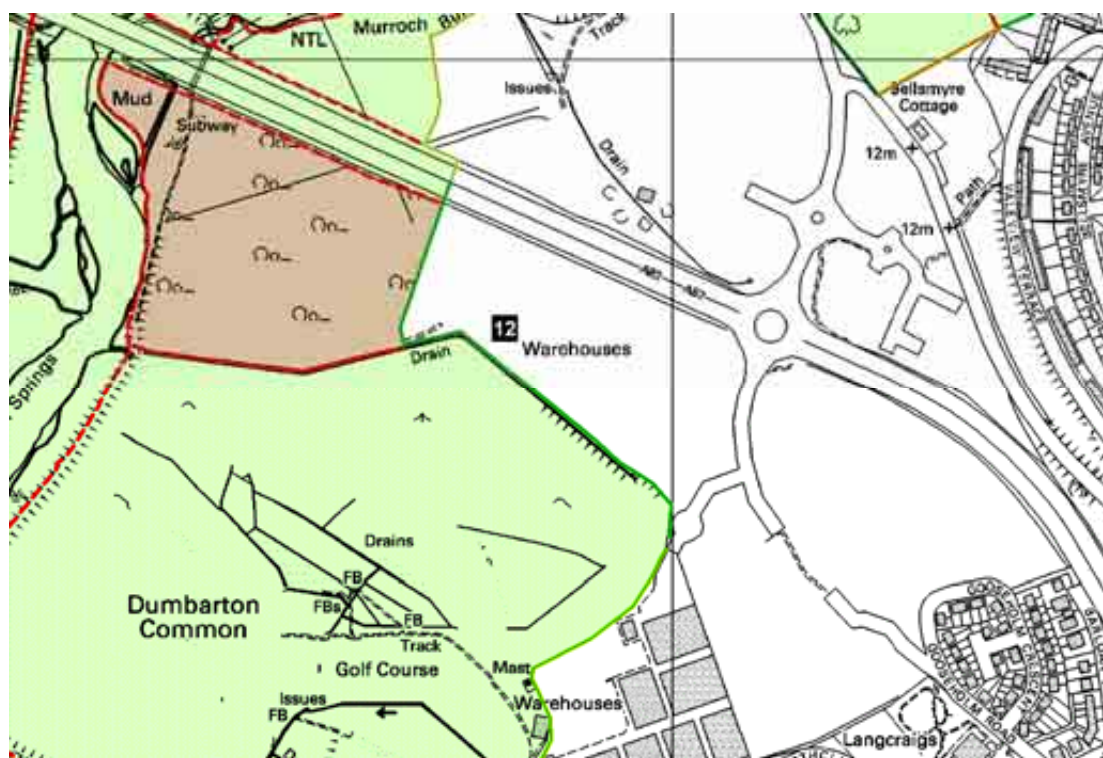
Existing boundary	Tree belt, Fencing
Description of existing boundary	With exception of area to front of club house, the boundary is comprised of boundary fencing between Broadmeadows Industrial Estate/BBC Production facility and Dumbarton Golf Course, supplemented in most parts by mature hedgerow and trees.
Score	3 - Adequate
Alternative boundary	Watercourse
Description of alternative boundary	Green belt boundary could be extended to the east bank of the River Leven, thus including the golf course within the urban area.
Score	5 - Very Robust
Recommendation	No change
Comments	The existing boundary is clearly identifiable on the ground and forms a clear urban edge. The alternative boundary would result in significant green belt release of land which currently performs an important green belt function.



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12 - Dumbarton Common North

Existing boundary	Tree belt, Fencing
Description of existing boundary	The boundary between the undeveloped residential site at Gooseholm (Lomondgate) and Dumbarton Golf Course and the largely wooded area to the north comprises a mature tree belt supplemented by wire mesh fencing.
Score	4 - Robust
Alternative boundary	Watercourse
Description of alternative boundary	The Lomondgate site could be extended westwards to the River Leven, which would create a more robust boundary. The southern boundary would continue along the line of the golf course.
Score	5 - Very Robust
Recommendation	New boundary
Comments	Change would result in a fairly large release of land from the green belt but stronger green belt boundary. This site is considered further in the <i>Potential New Housing Sites Background Report</i> .



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13 - Lomondgate West

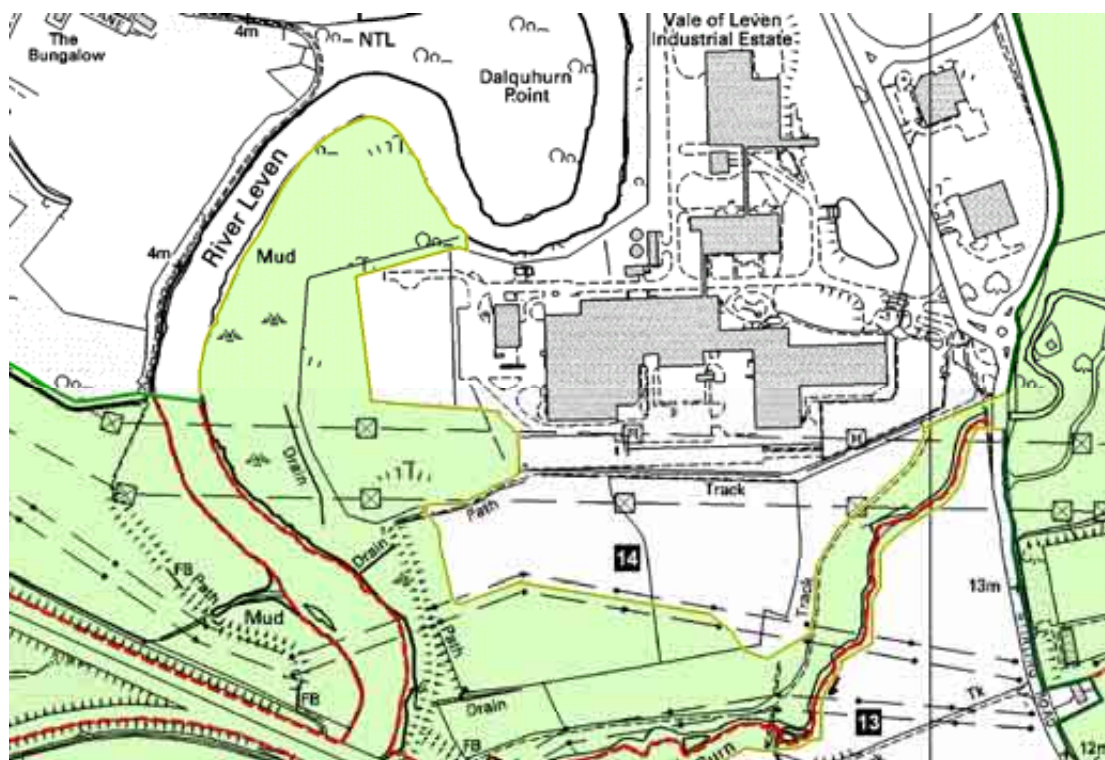
Existing boundary	Fence
Description of existing boundary	The northern part of the green belt boundary is now marked by the northern boundary fence of the new Aggreko manufacturing plant. The green belt boundary follows the line of the Murroch Burn, before cutting across (unmarked) an agricultural field to the A82.
Score	2 - Weak
Alternative boundary	Watercourse
Description of alternative boundary	The Murroch Burn itself could form the green belt boundary.
Score	3 - Adequate
Recommendation	No change
Comments	The Murroch Burn does not represent a significantly stronger green belt boundary. The WDLP requires the creation of a landscaped buffer along the western boundary of Lomondgate to create a stronger boundary and this provision should be reflected in the new Local Development Plan.



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14 - North Kilmalid

Existing boundary	None
Description of existing boundary	The eastern part of the green belt boundary is marked by a path and field boundary, otherwise the boundary is not clearly identifiable on the ground until it is marked by the boundary fence around the Kilmalid bottling plant and the eastern bank of the River Leven.
Score	2 - Weak
Alternative boundary	Watercourse
Description of alternative boundary	River Leven could form the boundary.
Score	4 - Robust
Recommendation	No change
Comments	Extending the boundary to the River Leven would result in a significant land release for which there is currently no demand. Any future development of the Kilmalid North opportunity should create a more robust green belt boundary.



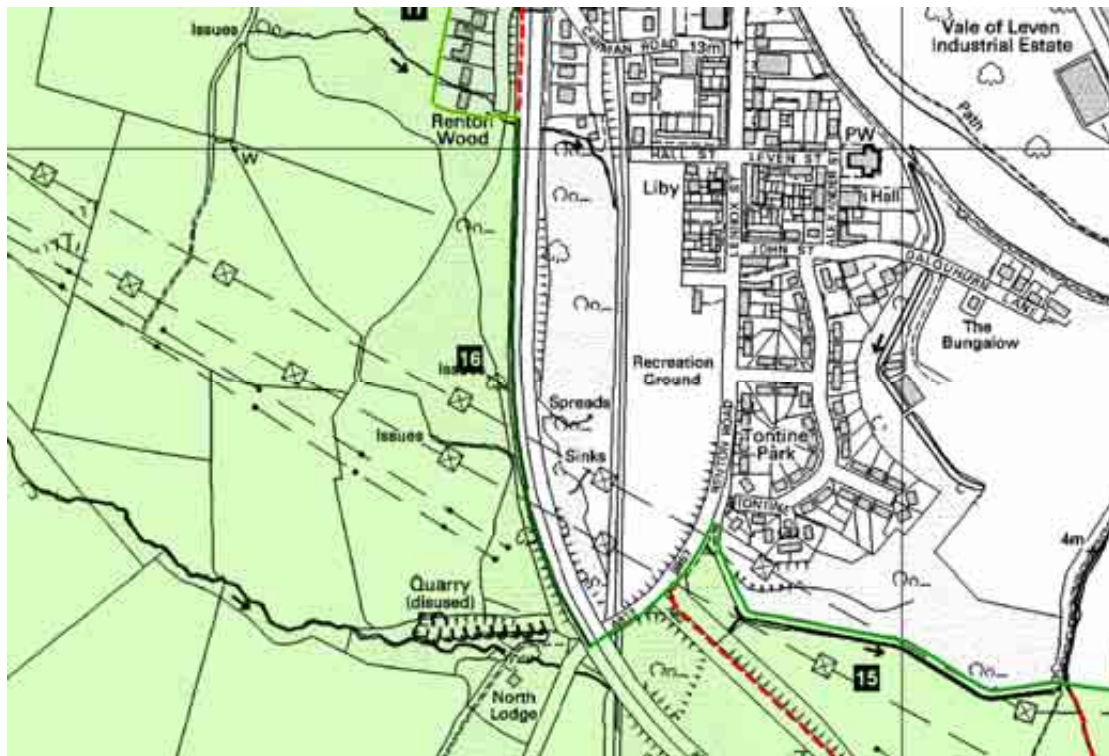
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15 - Renton South

Existing boundary	Road, Tree belt
Description of existing boundary	Short section of Renton Road, up to the point it goes under the A82 plus single vehicular track and 3 metre tall stone wall (demolished in places) for the green belt boundary. Trees further strengthen the western part of the boundary but are less frequent towards the Leven.
Score	4 - Robust
Alternative boundary	Road
Description of alternative boundary	The A82 including slip road plus a substantial tree belt would create a stronger green belt boundary to the south.
Score	5 - Very Robust
Recommendation	No change
Comments	The section of green belt land between the A82 and current boundary is in agricultural use (grazing) and is important in terms of character and setting and providing access to open space. With potentially limited development potential due to multiple power lines it is recommended there should be no change to the current boundary, which is identifiable on the ground.

16 - A82 Vale of Leven South

Existing boundary	Road
Description of existing boundary	A82 dual-carriageway
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



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17 - A82 Renton Woods

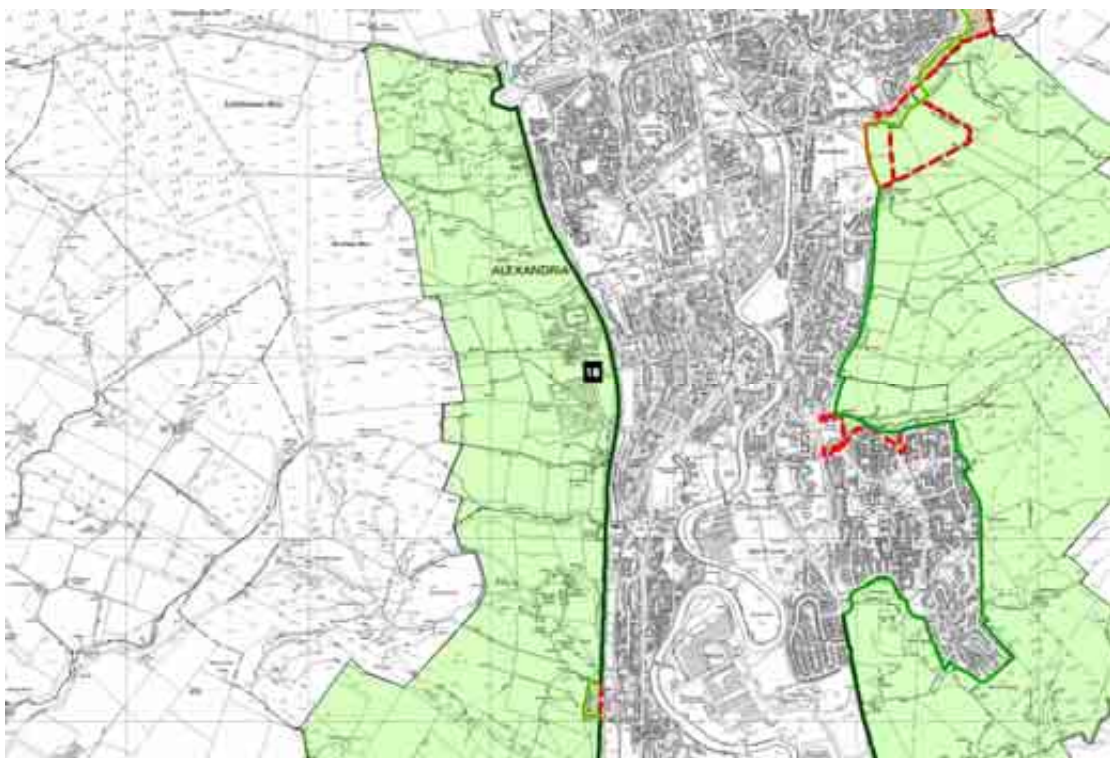
Existing boundary	Fencing
Description of existing boundary	Green belt boundary drawn around seven residential properties on the Upper Carman Road that are bounded to the side and rear by Renton Woods. The green belt boundary is marked by the property boundaries, mostly fencing. The woodland is fairly dense, making it difficult to identify a distinct boundary line
Score	3 - Adequate
Alternative boundary	Road
Description of alternative boundary	The green belt boundary could be continued along the A82.
Score	5 - Very Robust
Recommendation	New boundary
Comments	Continuing the green belt boundary along the A82 would provide a consistent and very robust green belt boundary. The seven residential properties would fall within green belt, which would control any inappropriate development in an area which is effectively out with the urban area.



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18 - A82 Vale of Leven

Existing boundary	Road
Description of existing boundary	A82 dual-carriageway
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary.



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19 - Haldane

Existing boundary	Fencing, Tree belt
Description of existing boundary	Garden fences of properties on Carmona Drive/Buchanan Avenue which back on to woodland along the Carrochan Burn form the boundary for the most part. The exact boundary is then difficult to clearly identify around Arthurston Road and the Sawmill as it passes through the woodland to the field enclosures south of Redcraig.
Score	3 - Adequate
Alternative boundary	Watercourse
Description of alternative boundary	Carrochan Burn could become the green belt boundary all the way from Woodburn Avenue to the farm track at Dumbain Farm which marks the Council boundary.
Score	3 - Adequate
Recommendation	New boundary
Comments	Moving the green belt boundary to the Carrochan Burn would make for a boundary that is more clearly identifiable on the ground. The site south of Dumbain Farm could be released from the green belt. Its development potential is considered in the <i>Potential New Housing Sites</i> Background Report. The green belt would be extended around Arthurston Road.



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20 - Jamestown

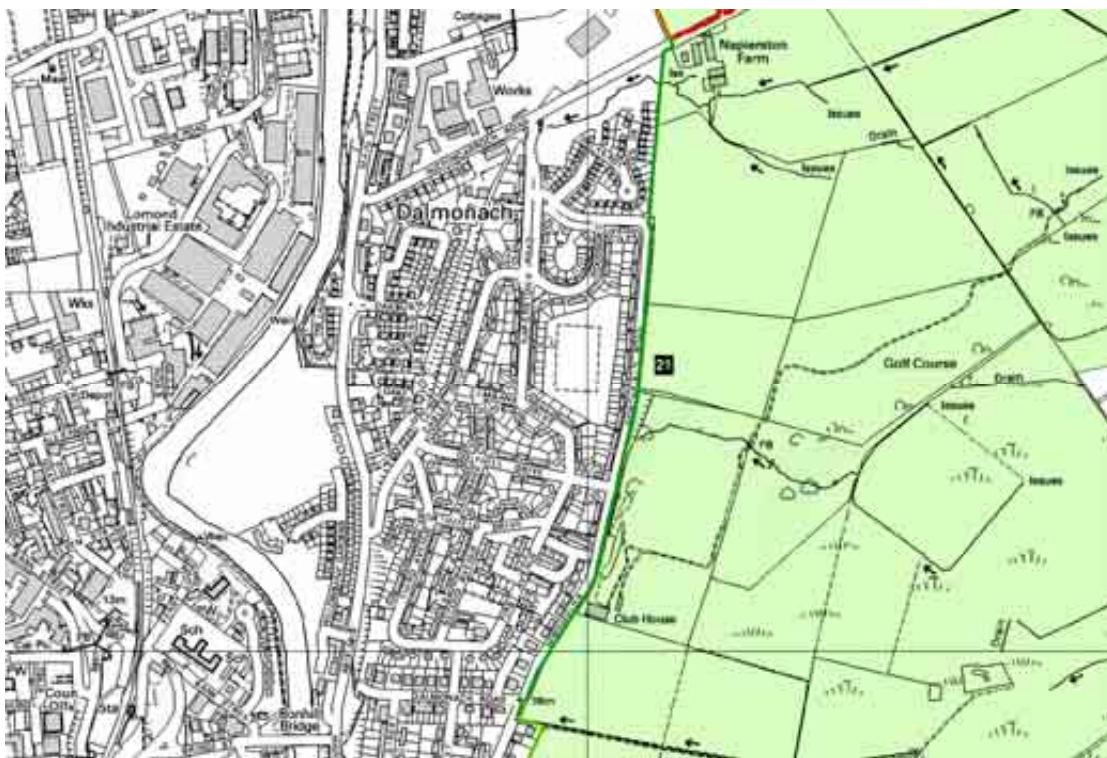
Existing boundary	None, Tree belt
Description of existing boundary	Between Levenbank Road (Jamestown Industrial Estate) and the sawmill – marked 'a' on the map below – there is no identifiable green belt boundary. Alongside the sawmill (b), the boundary is formed by a line of trees and security fencing.
Score	1 - Very Weak
Alternative boundary	Watercourse or Field enclosure
Description of alternative boundary	Auchincarroch Road and the Ruchetmoss Burn (y) would form a more identifiable green belt boundary but would result in a significant release of land. Field boundaries to the east including 'x' are also possible boundaries.
Score	3 – Adequate (y); 2 – Weak (x)
Recommendation	No change
Comments	Field boundaries to the east of the existing boundary would not result in a significantly stronger green belt boundary but would be identifiable on the ground. However, planned development of the site north of the sawmill could create an equally strong boundary and is the preferred option.



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21 - Dalmonach

Existing boundary	Road, Tree belt
Description of existing boundary	Northfield Road forms a robust, identifiable boundary supplemented by hedgerow and trees along green belt edge.
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary.



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22 - Bonhill North

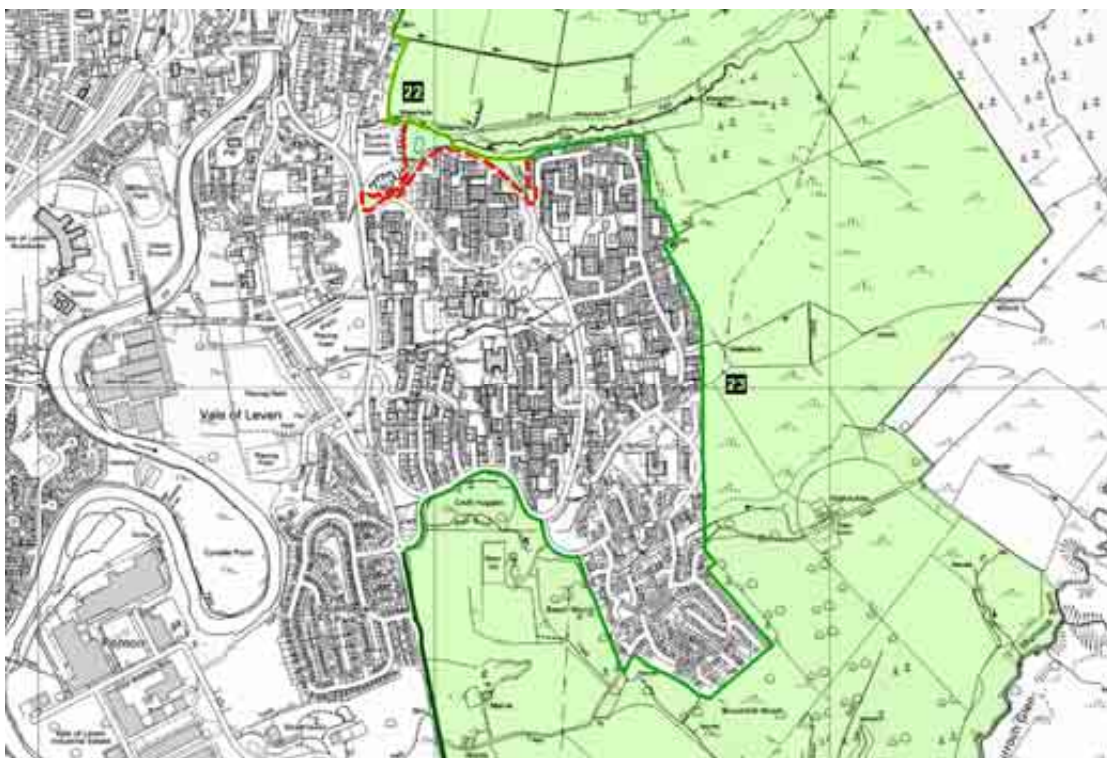
Existing boundary	Watercourse, Tree belt
Description of existing boundary	The green belt boundary is marked by the rear fences of the properties on Hillbank Street and then the edge of tree belt which runs either side of the burn where there is also a path. The exact line of the boundary can be difficult to determine in places but overall the corridor represents a robust boundary.
Score	4 - Robust
Alternative boundary	Road
Description of alternative boundary	The road within Pappart could form the Green Belt boundary, where it is not marked by property rear boundaries.
Score	4 - Robust
Recommendation	New boundary
Comments	The road creates a green belt boundary which is more clearly identifiable on the ground and is consistent with the whole of Bonhill. Development of the former quarry site would further strengthen the boundary.



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23 - Bonhill

Existing boundary	Tree belt, Road
Description of existing boundary	Bonhill is largely surrounded by woodland which, in addition to estate roads, forms a strong, identifiable boundary.
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



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24 - Stirling Road

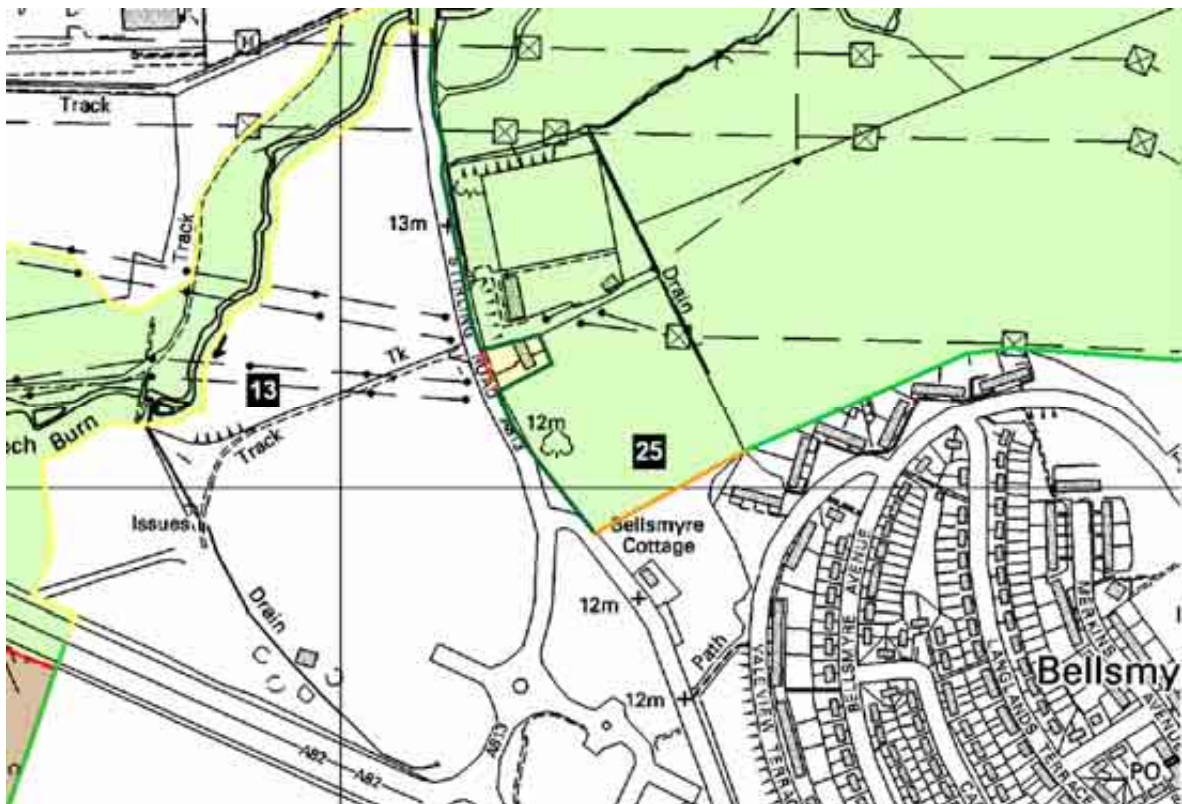
Existing boundary	Road, Hedgerow / Scrub
Description of existing boundary	Stirling Road forms a strong green belt boundary. The green belt edge is marked by a hedgerow for the majority of its length and the land rises to the east.
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	Minor change (see below)
Comments	<p>No alternative boundary to Stirling Road.</p> <p>NB: One minor change is proposed at Brackenhurst Cottage so that the green belt boundary continues along Stirling Road (A813) instead of being drawn around the property. This would provide a consistent, robust green belt boundary.</p>



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25 - Valeview Terrace

Existing boundary	None
Description of existing boundary	The green belt boundary runs through a field from the rear of Valeview Terrace to Stirling Road, with a housing opportunity site on the urban edge
Score	1 - Very Weak
Alternative boundary	Field enclosure
Description of alternative boundary	The green belt boundary could be amended to run along an identifiable field boundary which runs at right angles to the existing boundary, toward the substation.
Score	2 - Weak
Recommendation	No change
Comments	Alternative boundary is no stronger than that which would be created when the housing opportunity site is developed. The line of the existing boundary creates a clearly legible urban edge. Development of the housing opportunity site should incorporate the creation of a strong green belt boundary.



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26 - Bellsmyre North

Existing boundary	Scrub woodland, Fencing, Hedgerow
Description of existing boundary	A legible green belt boundary is formed by palisade fencing in addition to a hedgerow along most of its length.
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary

27 - Bellsmyre East

Existing boundary	Tree belt, Fencing
Description of existing boundary	For the most part the green belt boundary is marked by woodland surrounding the urban area in addition to fencing in some locations.
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	Strengthen
Comments	The green belt boundary could be strengthened in places with additional tree planting.



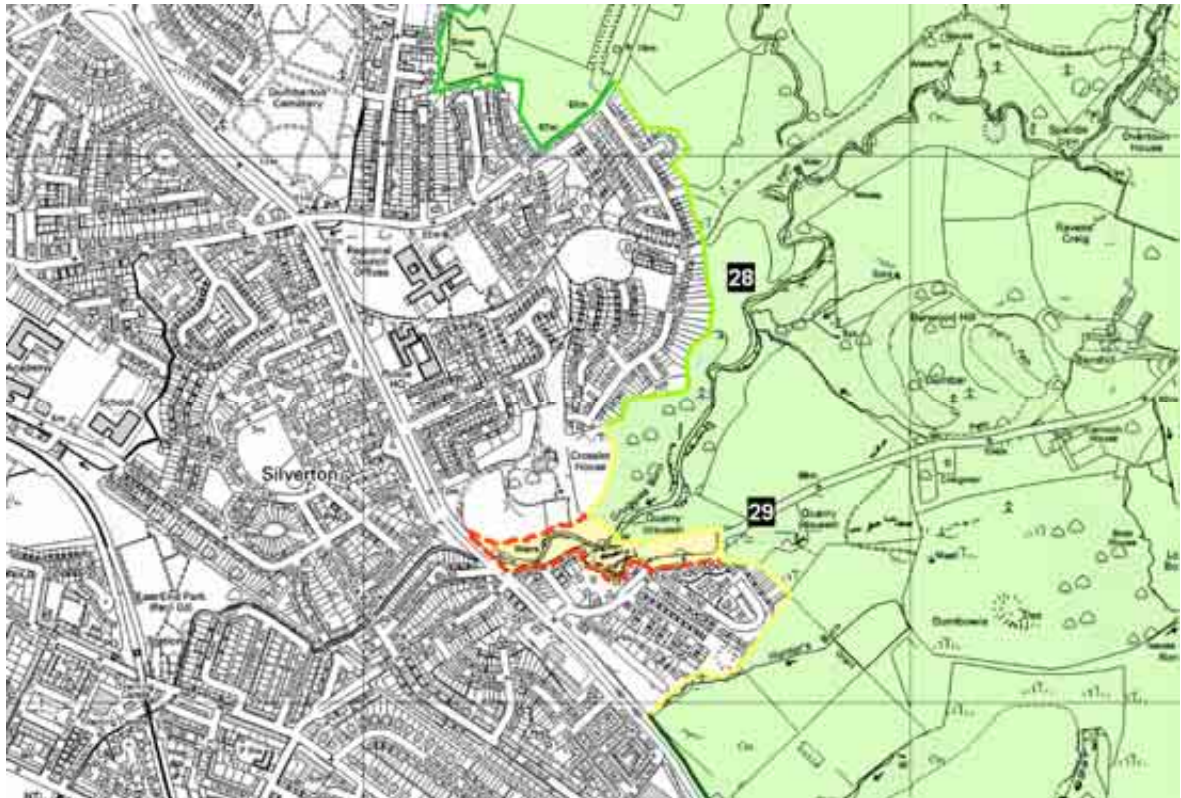
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28 - Campbell Avenue

Existing boundary	Fencing, Tree belt
Description of existing boundary	Boundaries at the rear of properties on the east side of Campbell Avenue mark the green belt boundary, with the land falling in gradient beyond. The boundary is supplemented by trees in places, more-so at the southern end of Campbell Avenue.
Score	3 - Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary

29 - Gruggies Burn/Barnhill Rd

Existing boundary	Fencing
Description of existing boundary	The area around Gruggies Burn / Crosslet House / Barnhill Road is heavily wooded and comprises a number of changes in level with the burn and disused quarry. Within this area it is difficult to distinguish the green belt boundary, and in parts it is not identifiable on the ground. The green belt boundary around the quarry is marked by a wire fence around its top
Score	2 - Weak
Alternative boundary	Road
Description of alternative boundary	Bringing the green belt boundary down to the A82 then along Strowans Well Road and Milton Brae would form a more legible boundary,
Score	3 - Adequate
Recommendation	New boundary
Comments	Future development of the Crosslet House site will provide a stronger green belt boundary to the north of Gruggies Burn, while extending the green belt along the length of the burn to the A82 makes the boundary easier to identify on the ground.



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30 - A82 Dumbuckhill

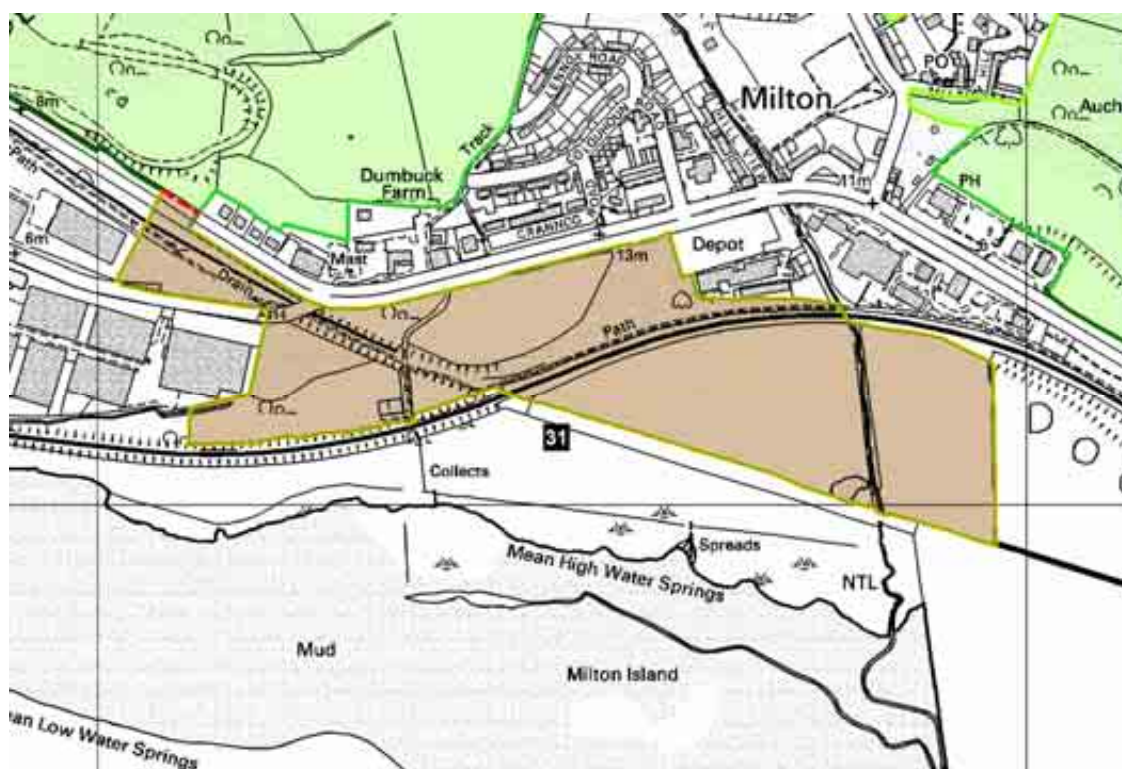
Existing boundary	Road, Stonewall/Fence, Woodland
Description of existing boundary	The A82 forms the green belt boundary, with the green belt edge further marked with a stonewall and railings and dense woodland around Dumbuckhill Quarry
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



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31 - Dumbuck

Existing boundary	Fencing, Railway, Road
Description of existing boundary	The boundary to east of Dumbarton is largely marked by a security fence surrounding the bonded warehouses, with woodland beyond. The railway line and disused railway line form the green belt boundary east-to-west up to the former Esso terminal site, where the boundary is marked with a mesh fence running back up to the railway. West of Milton Burn the boundary then takes the line of the boundary fence to the rear of the SSPCA Animal Rescue centre, back to the A82.
Score	3 - Adequate
Alternative boundary	Road or Watercourse or Railway
Description of alternative boundary	A number of options present themselves as alternative boundaries in this location, including Milton Burn and the railway. The green belt boundary could be continued along the A82 with all land south of the A82 being removed from the green belt.
Score	5 - Very Robust
Recommendation	New boundary
Comments	Extending the former ESSO oil terminal site to the Milton Burn would create a more robust boundary defined by a physical landscape feature. Further west, the railway line is stronger still. The recommended option however is that the A82 forms the boundary for the short distance between Dumbarton and Milton, with all land south of the A82 being removed from the green belt. This would represent a significant land release, the implications of which should be considered in broader terms through the Main Issues Report.



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32 - Milton West

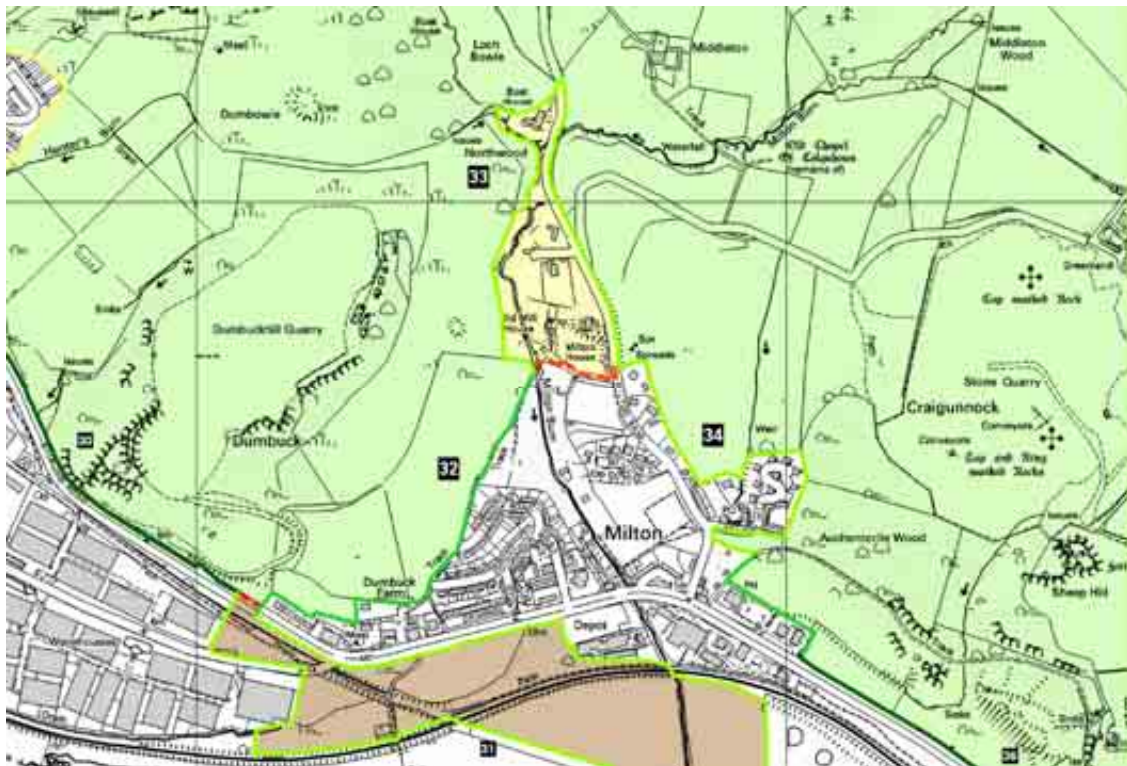
Existing boundary	Tree belt
Description of existing boundary	The green belt boundary to the west of Milton is relatively well defined by the field boundaries that surround it. Most of this section is clearly defined by a track which runs up to Milton House, in addition to a mature hedgerow and stone wall.
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary

33 - Milton North

Existing boundary	Field enclosure
Description of existing boundary	The green belt boundary around north west Milton is less identifiable on the ground as it cuts through dense woodland around Milton House and Old Mill House.
Score	3 - Adequate
Alternative boundary	Road or Watercourse
Description of alternative boundary	Two alternative options were identified: Milton Burn could form an alternative boundary in this location running north to south. Part of the green belt boundary already follows the burn. A second option would be for the drive to Milton House, running east to west, to form the boundary
Score	3 - Adequate
Recommendation	New boundary
Comments	Either alternative boundary would be more clearly identifiable on the ground. The recommended option is for the drive to form the green belt boundary. This would mean a number of larger residential properties to the north would fall within the extended green belt. The area is largely wooded and does not have a urban character. The green belt designation would help protect this character.

34 - Milton East

Existing boundary	Road, Fencing, Tree belt
Description of existing boundary	The green belt boundary follows the road, Milton Brae then generally follows the rear boundaries of properties on the eastern side of Milton Brae. Auchentorie Wood strengthens the boundary in parts.
Score	3 - Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



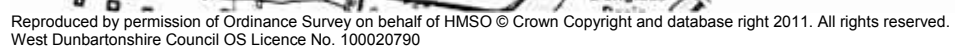
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35 - Milton Services

Existing boundary	Tree belt, Fencing
Description of existing boundary	Tree belt to the rear of the pub restaurant & petrol filling station creates a strong green belt boundary. A track running along the eastern boundary of a yard area currently used for the sale of timber buildings marks the boundary northwards to Auchentorlie while a low fence links the boundary back up to the A82.
Score	4 - Robust
Alternative boundary	Tree belt
Description of alternative boundary	The urban area could be extended northwards from the A82 towards the edge of Auchentorie Wood, where the steep topography would strengthen the green belt boundary. However, the limit of potential extension eastwards not obvious with no distinct boundary feature evident.
Score	4 - Robust
Recommendation	Strengthen existing boundary
Comments	The existing boundary represents the most logical eastern boundary to Milton. While an alternative boundary of similar robustness exists to the north, no comparable landscape or physical feature exists to the east. Green network uses for the land adjacent to the Services and the boundary could be considered, with scope to strengthen the green belt edge.

36 - A82 Milton East

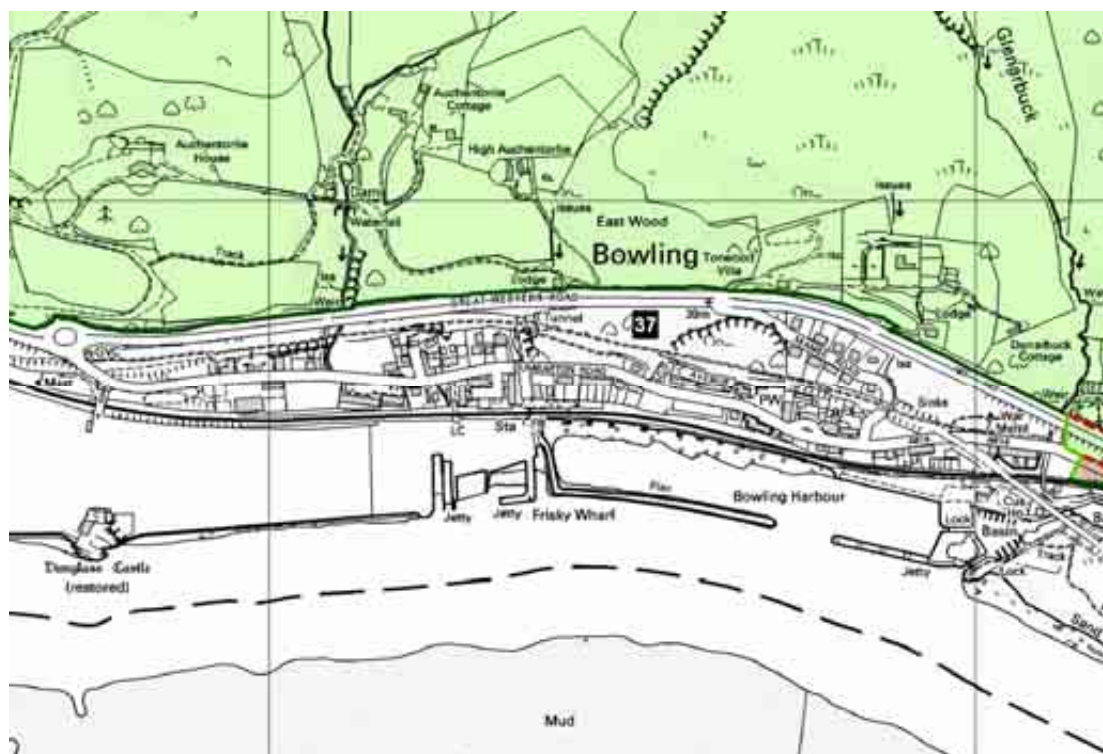
Existing boundary	Road
Description of existing boundary	A82 forms strong Green Belt boundary as you head eastwards from Milton. Supplemented with stone wall and trees towards Dunglass roundabout.
Score	5 - Very Robust
Alternative boundary	Tree belt
Description of alternative boundary	See site 35.
Score	4 - Robust
Recommendation	No change
Comments	See Site 35



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37 - Bowling

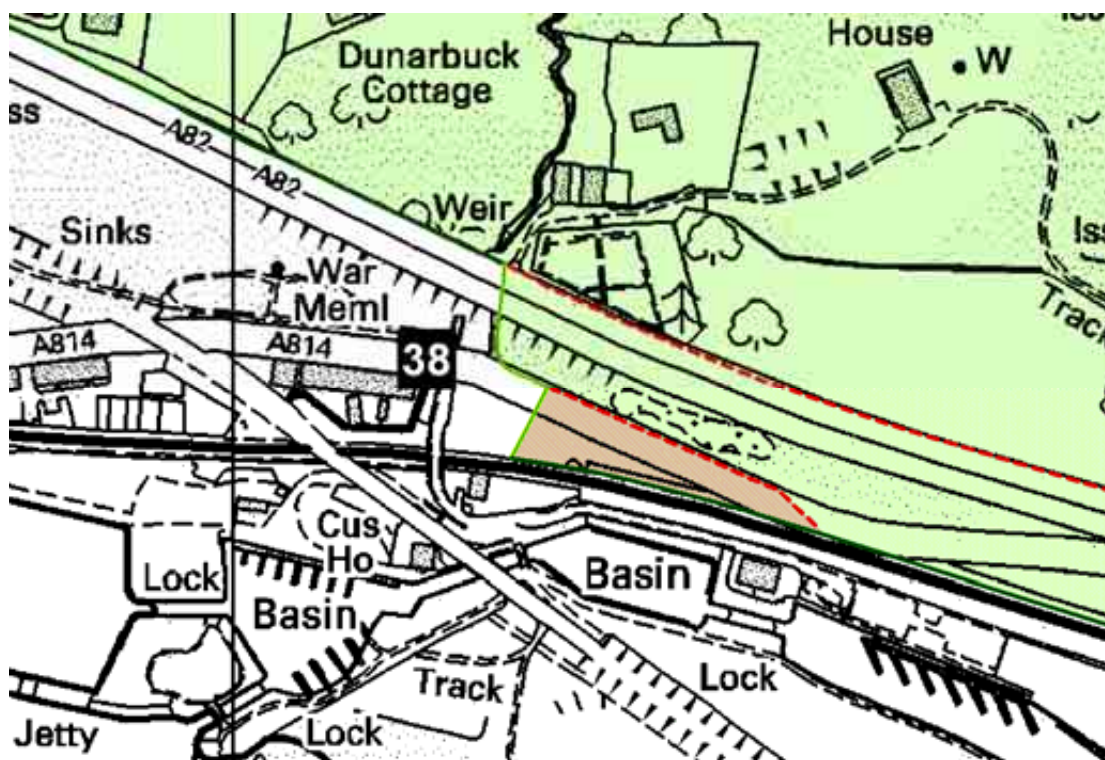
Existing boundary	Road, Tree belt
Description of existing boundary	North of Bowling from the Dunglass roundabout to the entrance to Glenarbuck House the green belt boundary takes the line of the A82. Woodland along the green belt edge strengthens the boundary.
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



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38 - Bowling Basin

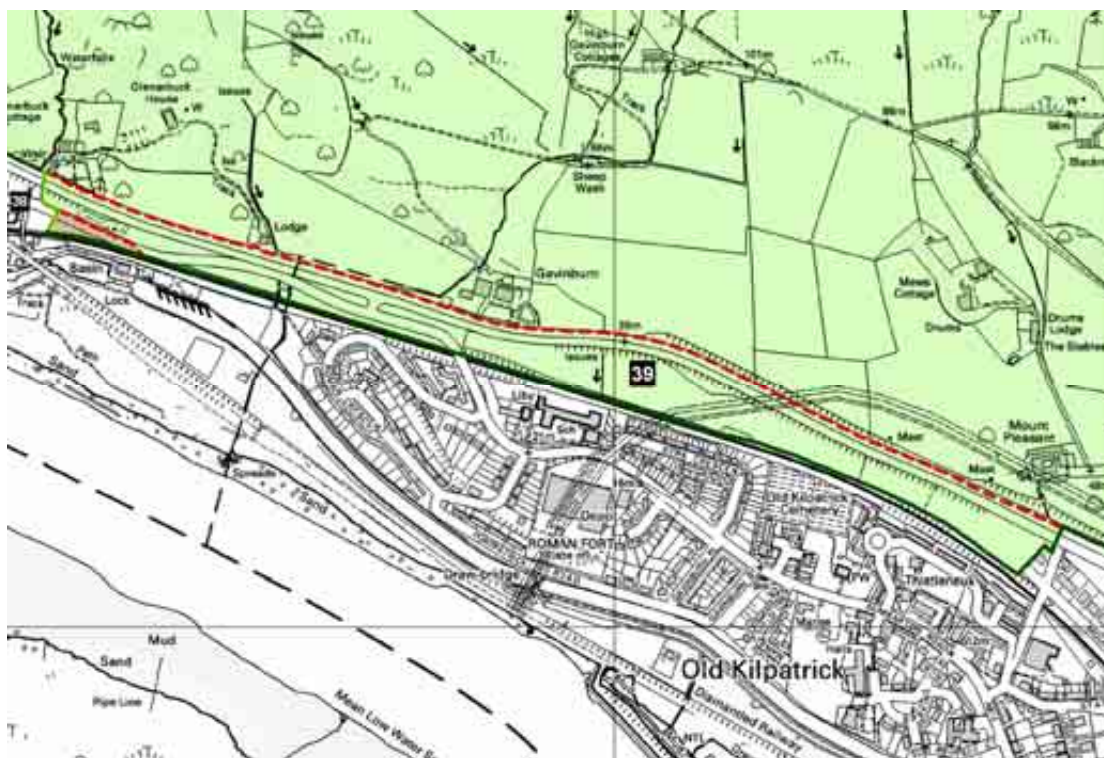
Existing boundary	Path/Steps, Road, Fencing
Description of existing boundary	At the east end of Bowling, close to the entrance to Bowling Basin, the green belt boundary switches south from the A82 to the railway along the A814 for a short section, and then along edge of part of the Bowling Basins site where the boundary is marked by mesh fencing.
Score	3 - Adequate
Alternative boundary	Road
Description of alternative boundary	Boundary could continue along the A814 to the point where the Railway is closest to the road or simply continue along the A82 (see Site 39).
Score	4 - Robust
Recommendation	New boundary
Comments	The site south of the A814 through which the green belt boundary cuts should be removed from the green belt in its entirety as it has a single character. It is recommended that the boundary should instead run along the A814 to the point it meets the railway line.



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39 - Old Kilpatrick

Existing boundary	Railway, Hedgerow / Scrub
Description of existing boundary	East of Bowling and to the north of Old Kilpatrick the green belt boundary is marked by the railway up to Mount Pleasant Drive, where it reverts back to the A82. The railway is tight to the urban edge and is lined with hedgerow trees. The A82 sits above the railway.
Score	5 - Very Robust
Alternative boundary	Railway
Description of alternative boundary	The A82 would form a consistent and equally robust green belt boundary.
Score	5 - Very Robust
Recommendation	No change
Comments	The A82 and railway are equally robust boundaries. No change is recommended as the railway forms the more logical boundary, with the agricultural land to the north meaning the railway clearly separates the urban from non-urban area. Land north of the railway (between the railway and A82) is also sensitive as it forms part of the Antonine Wall WHS and Buffer Zone.



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40 - Old Kilpatrick East

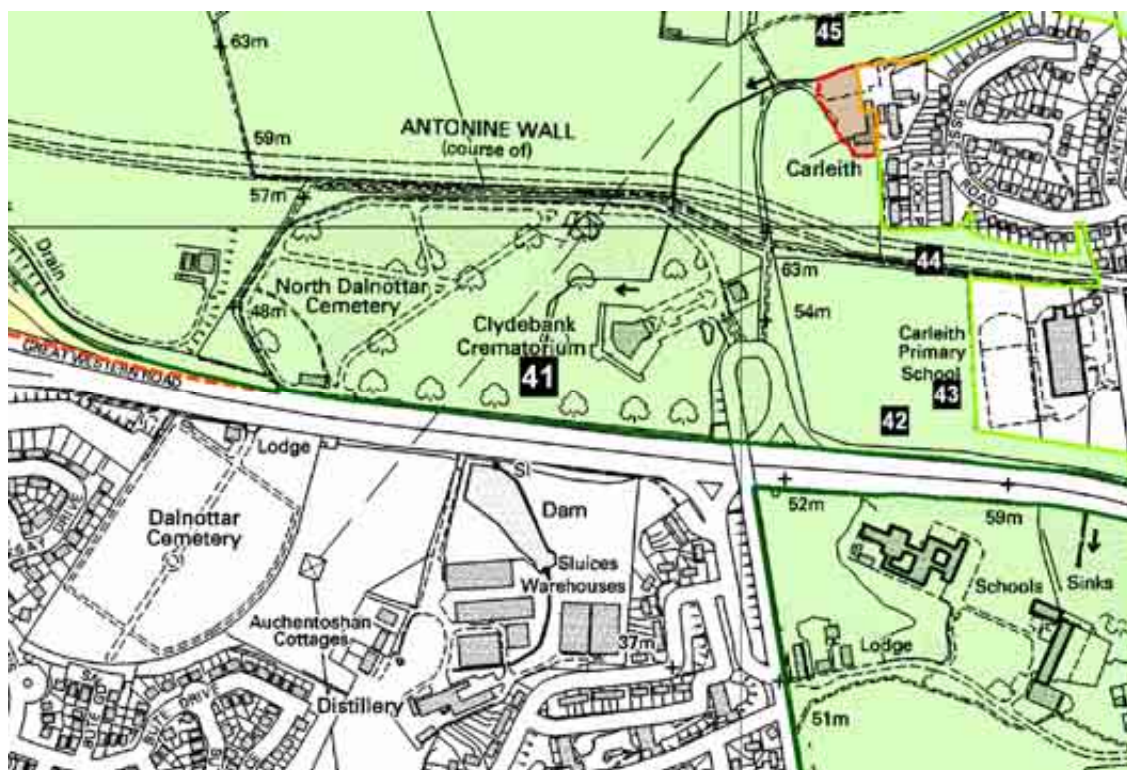
Existing boundary	Road, Hedgerow / Scrub
Description of existing boundary	A82 and A814 form the green belt boundary. The A814 passes under the A82 and then joins up further east meaning the green belt boundary incorporates some changes in level.
Score	5 - Very Robust
Alternative boundary	Road
Description of alternative boundary	The A82 could remain the green belt boundary along this whole section, putting the various slip roads to the north into the green belt.
Score	5 – Very Robust
Recommendation	New boundary
Comments	Eliminating the changes in level will make for a more legible boundary.



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41 - Clydebank Crematorium

Existing boundary	Road
Description of existing boundary	Very strong boundary formed by the A82 plus path, hedgerow/trees along elevated cemetery grounds to north.
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



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42 - Carleith South

Existing boundary	Road
Description of existing boundary	The A82 and a tree belt upon an embankment forms a very strong green belt boundary.
Score	5 - Very Robust
Alternative boundary	Track
Description of alternative boundary	Instead of continuing along the A82, the boundary could be taken along the vehicular track off Mountblow Road leading to Carleith Farm. This would result in land between Carleith Primary School and the Crematorium, north of the A82 to Carleith Farm, being released from the green belt.
Score	3 - Adequate
Recommendation	No change
Comments	The existing boundaries are collectively stronger or as strong. The land that would be released here is part of the Antonine Wall WHS and thus very sensitive to development.

43 - Carleith Primary

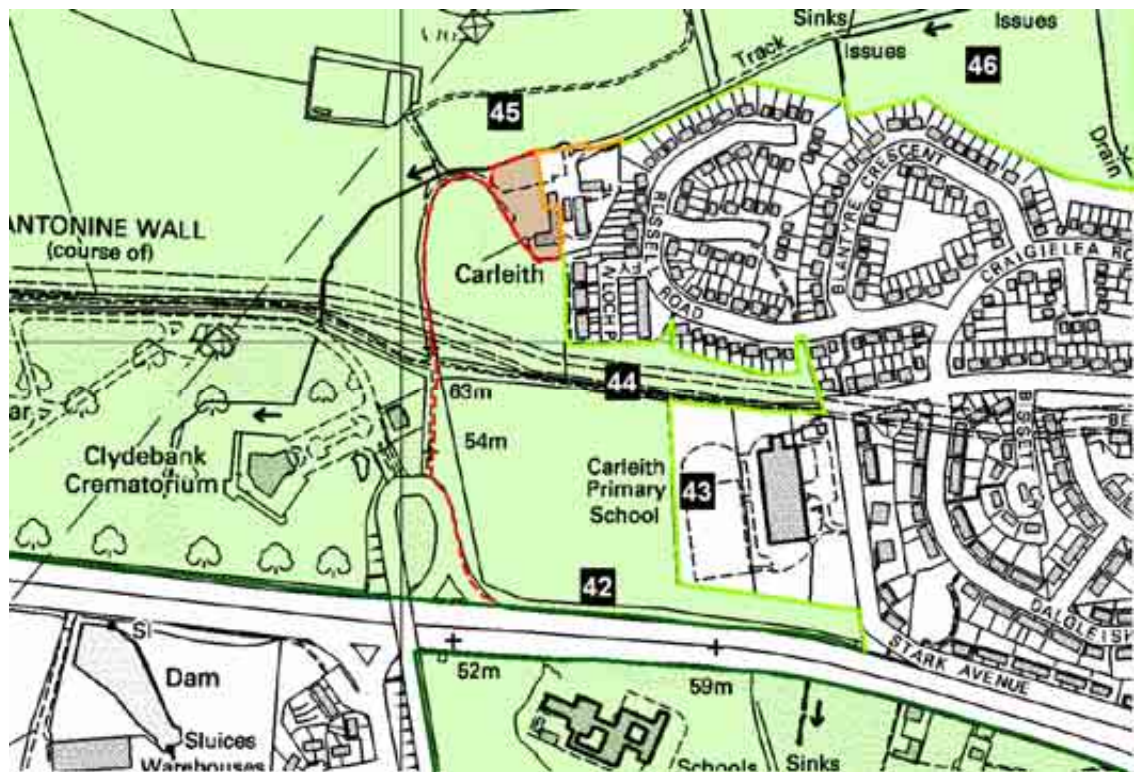
Existing boundary	Fencing
Description of existing boundary	Carleith Primary School is bounded by a 2m metal palisade security fencing, adjacent to the west is a blaze football pitch with a smaller, wire mesh fence. These fences form the green belt boundary around the school and pitch. There a number of larger trees but these don't form a boundary as such.
Score	3 - Adequate
Alternative boundary	Track
Description of alternative boundary	See Site 42.
Score	3 - Adequate
Recommendation	No change
Comments	See Site 42.

44 - Fynloch Place

Existing boundary	Fencing, Path, Field enclosure
Description of existing boundary	The rear garden fence of properties on the south side of Russell Road and paths to the south and west of Fynloch Place (in addition to a post and rail field enclosure along the eastern boundary) form the green belt boundary in this location.
Score	3 - Adequate
Alternative boundary	Other
Description of alternative boundary	See Site 42.
Score	3 - Adequate
Recommendation	No change
Comments	See Site 42.

45 - Carleith Farm

Existing boundary	None
Description of existing boundary	The green belt boundary runs through the middle of the farm yard and is not clearly identifiable on the ground. Some farm buildings are included in the Housing Opportunity here while others are in the green belt.
Score	1 - Very Weak
Alternative boundary	Field enclosure
Description of alternative boundary	The general 'built' extent of the farm yard is defined in places by field boundaries but not in others.
Score	2 - Weak
Recommendation	New boundary
Comments	The boundary should be amended to include the whole farm yard area, thus extending the housing opportunity. Development of the site should seek to create a strong green belt boundary.



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46 - Carleith North

Existing boundary	Fencing
Description of existing boundary	Rear garden fences of properties on the north side of Russell Road / Blantyre Crescent / Craiglea Road form the green belt boundary, with agricultural land beyond also rising steeply.
Score	3 - Adequate
Alternative boundary	Field enclosure
Description of alternative boundary	Fields to north have distinct boundaries, including a number of mature trees. These boundaries, predominantly post and rail fencing and hedgerow scrub could form an alternative green belt boundary.
Score	3 - Adequate
Recommendation	No change
Comments	Alternative boundary not considered to be stronger.

47 - Mirren Drive West

Existing boundary	Fencing, Hedgerow / scrub, stone wall
Description of existing boundary	Southern part of this boundary between the green belt and area of urban open space is marked by a post and wire fence and hedgerow/scrub. To the rear of properties at the west end of Mirren Drive, a stone wall marks the boundary, with additional planting and garden fences in some locations.
Score	3 - Adequate
Alternative boundary	Fence
Description of alternative boundary	See 46.
Score	3 - Adequate
Recommendation	No change
Comments	See 46.

48 - Duntiglennan

Existing boundary	Fencing
Description of existing boundary	Garden fences with some hedgerow/scrub in places. Less robust than 47. Agricultural land to north rises significantly.
Score	3 - Adequate
Alternative boundary	Field enclosure
Description of alternative boundary	Field to north has identifiable boundaries consisting of dry stone walling (damaged in places) and post and wire fencing. There are also a number of mature trees on the boundary.
Score	3 - Adequate
Recommendation	No change
Comments	Alternative boundary not stronger.



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49 - Wester Cochno

Existing boundary	Watercourse, Tree belt
Description of existing boundary	A relatively well defined tree belt/scrub, which also runs along Loch Humphrey Burn, forms a robust green belt boundary. Areas of open space exist between the boundary and housing.
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary

50 - Duncombe Avenue

Existing boundary	Fencing
Description of existing boundary	Post and wire fencing to the north of open space area on Breval Crescent, plus rear garden fences form the green belt boundary.
Score	3 - Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



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51 - Cochno Road

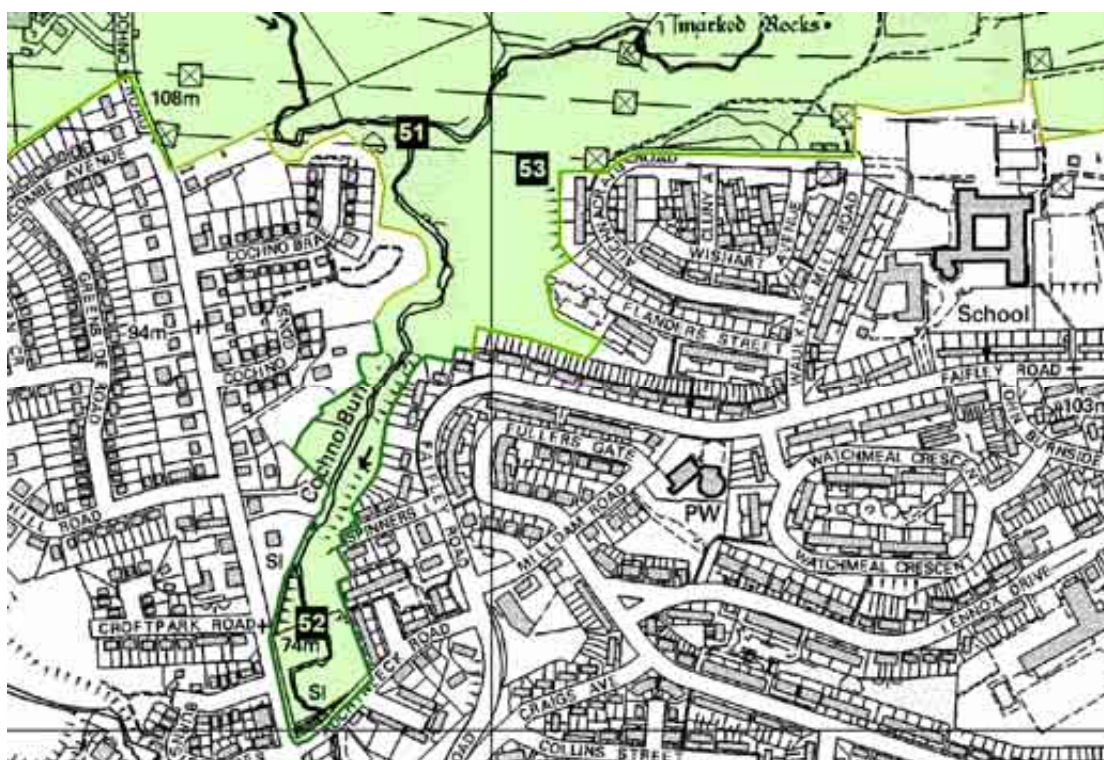
Existing boundary	Hedgerow / Scrub
Description of existing boundary	Boundary along Cochno Road and to the north of No. 8 Holding is a fairly substantial hedgerow. However, around the new housing at Cochno Brae the boundary is not clearly identifiable on the ground with open, landscaped ground to the north and west of new housing.
Score	2 - Weak
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	Strengthen
Comments	The topography largely defines the developable extent of land in this location. Although the definitive boundaries are unclear, in general terms Cochno Burn forms a strong green belt corridor which is important in terms of local setting and biodiversity.

52 - Cochno Burn

Existing boundary	Tree belt
Description of existing boundary	The boundary is marked by a number of features: property boundaries including fencing and hedges, Cochno Road (plus stone wall), Auchinleck Road and a pathway. Overall the boundary is robust.
Score	4 - Robust
Alternative boundary	
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	The Cochno Burn forms a strong green belt corridor which is important in terms of local setting and biodiversity.

53 - Auchnacraig

Existing boundary	Fencing
Description of existing boundary	Green belt boundary a combination of rear garden fences (with tree belt where adjacent to Cochno Burn corridor), a post and wire fence (around open space at the end of Flanders Street) and Auchnacraig Road to the north. Open space and a tree belt to the north of Auchnacraig Road strengthen the boundary.
Score	3 - Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	Strengthen
Comments	No alternative boundary. Woodland planting would strengthen the boundary along Cochno Burn.



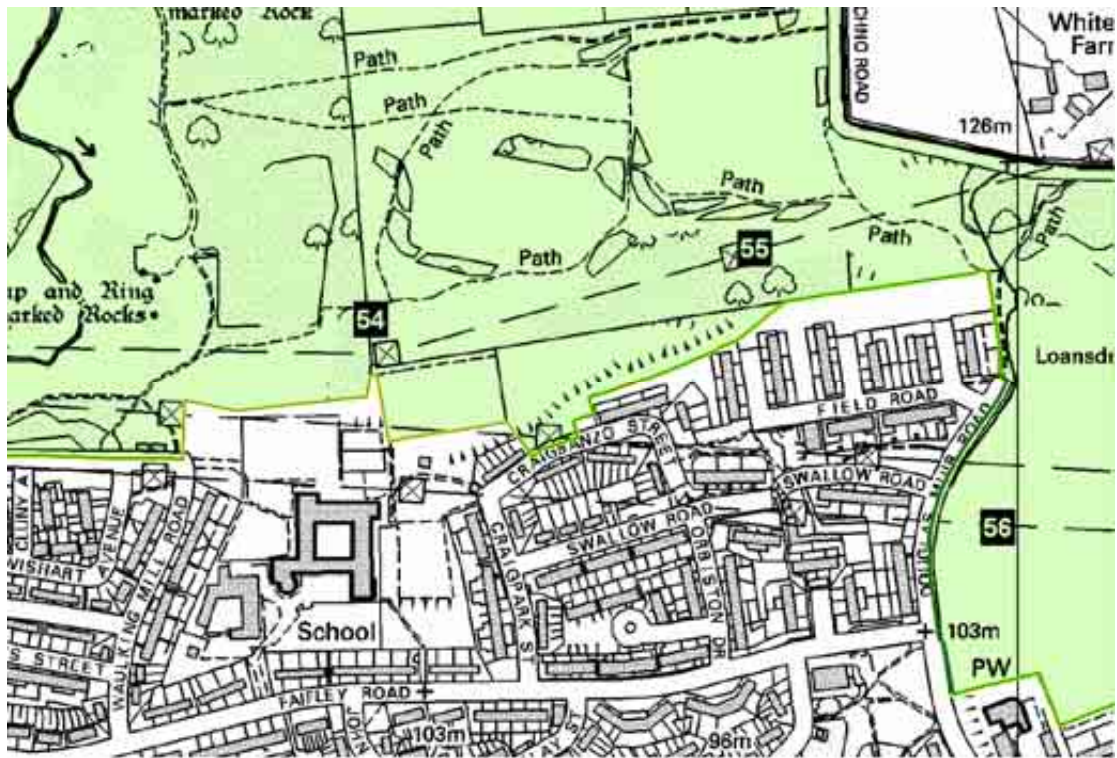
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54 - Edinbarnet Primary

Existing boundary	Hedgerow / Scrub,
Description of existing boundary	Boundary broadly marked by the edge of the taller, more mature scrub woodland, with some fencing in places.
Score	2 - Weak
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	Strengthen current boundary
Comments	No alternative boundary. Land to the north of school would benefit from environmental enhancements which would benefit the Green Network and create a stronger green belt boundary.

55 - Faifley North East

Existing boundary	Hedgerow / Scrub,
Description of existing boundary	Boundary broadly marked by the edge of the scrub woodland, with some post and wire fencing in places.
Score	3 - Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



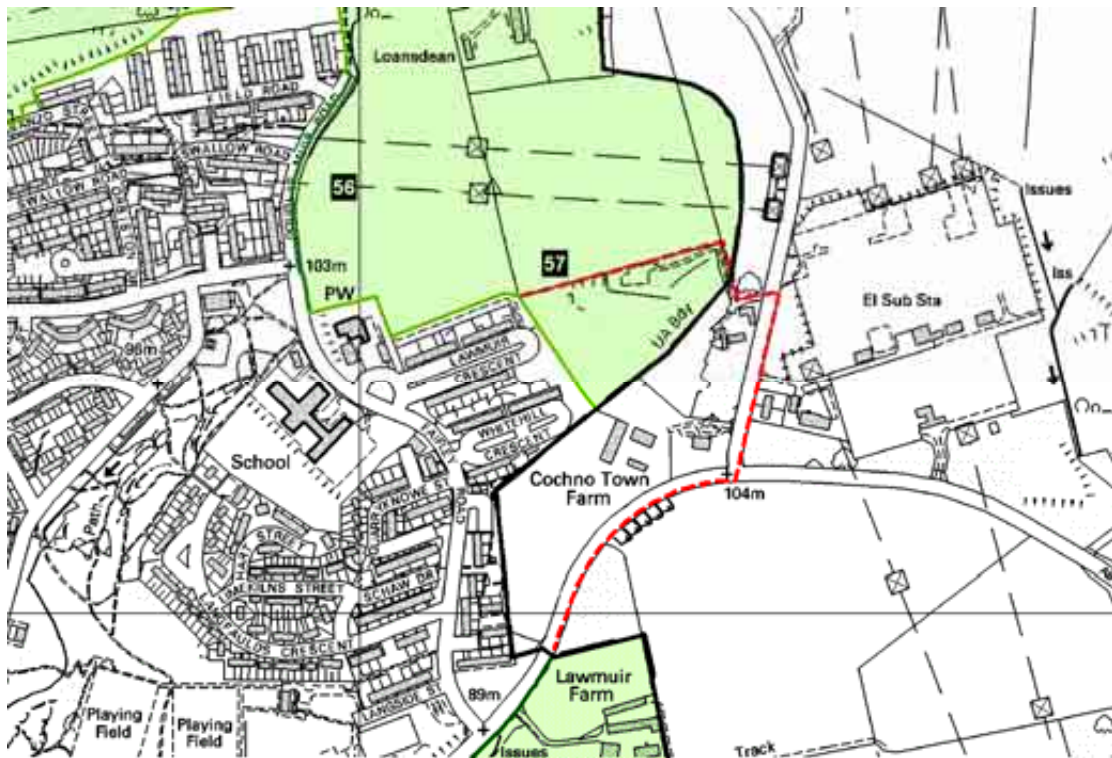
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56 - Douglasmuir Road

Existing boundary	Road
Description of existing boundary	Douglasmuir Road plus a sharp rise in the topography of the land creates a strong green belt boundary to the north east of Faifley
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	Strong boundary, with no alternative.

57 - Lawmuir & Whitehill

Existing boundary	Fencing, tree belt
Description of existing boundary	Green belt boundary to the north, around St Joseph's RC Church is relatively strong, with fencing and mature tree belt/hedgerow. The boundary to the north and east of Lawmuir Crescent is weak however being largely 'open' with no obvious defining features. The green belt boundary as it coincides with the council boundary is more robust and is marked by metal fencing.
Score	3 - Adequate
Alternative boundary	Road
Description of alternative boundary	Beyond the Council boundary into East Dunbartonshire, Glasgow Road and Cochno Road form an alternative boundary in this location. Changing the boundary would release land at Cochno Town Farm from the green belt in East Dunbartonshire and land to the east of Lawmuir and Whitehill Crescents in West Dunbartonshire. The boundary from Lawmuir Crescent to the Council boundary would however remain weak.
Score	4 - Robust
Recommendation	No change
Comments	The extended boundary to the south and east would be more robust than present, however the lack of a identifiable boundary to the north means it is recommended that there is no change.



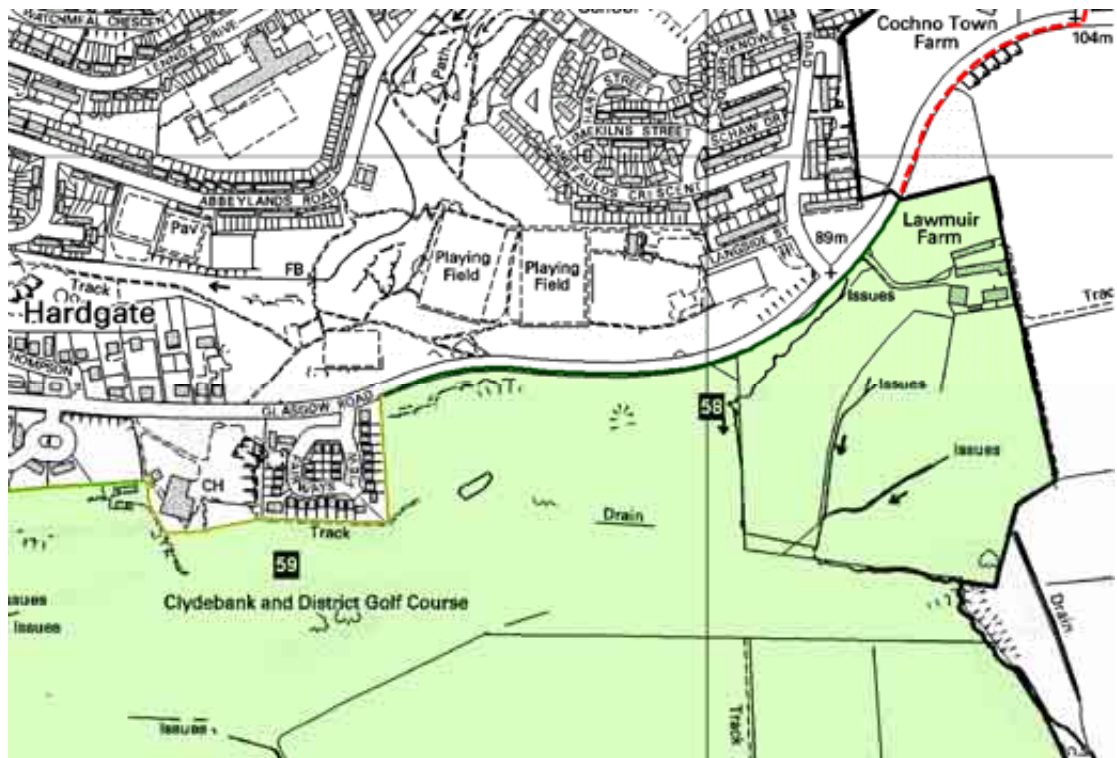
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58 - Glasgow Road, Hardgate

Existing boundary	Road,
Description of existing boundary	Glasgow Road to the north of Clydebank and District Golf Course creates a strong green belt boundary which is supplemented along its length in various locations by stone wall/fencing, mature trees, scrub and gorse along the green belt edge.
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative

59 - Clydebank Golf Club

Existing boundary	Fencing
Description of existing boundary	Boundary around Fairway's View is reasonably robust, formed by fences with some mature trees and hedging. In front of the golf club house, however, the boundary is not distinguishable.
Score	2 - Weak
Alternative boundary	Road
Description of alternative boundary	An alternative would boundary would to be to include the club house and car park within the green belt.
Score	3 - Adequate
Recommendation	No change
Comments	In this instance the change would not significantly improve the legibility of the green belt on the ground and therefore no change is recommended.



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60 - Clydebank Golf Course W

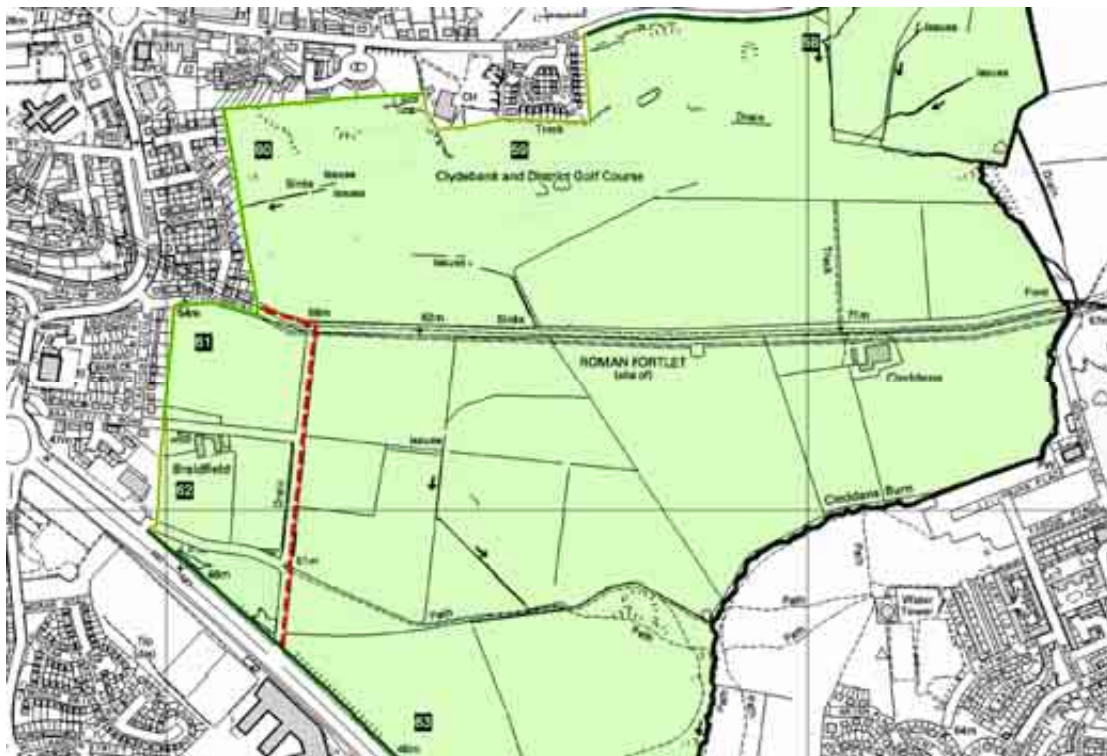
Existing boundary	Fencing
Description of existing boundary	Garden fences bounding the golf course at the rear of properties on Colbreggan Gardens and Cleddans Crescent form the green belt boundary.
Score	3 - Adequate
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative

61 - Braidfield North

Existing boundary	Fencing
Description of existing boundary	Garden fences at the rear of properties Strathdee Avenue form the green belt boundary.
Score	3 - Adequate
Alternative boundary	Road
Description of alternative boundary	Farm track to west could form alternative boundary. The track is lined with low-cut mature hedgerows.
Score	3 - Adequate
Recommendation	Strengthen through tree planting.
Comments	The alternative boundary is only marginally stronger than the existing boundary. The Antonine Wall World Heritage Site and Buffer Zone is an important additional consideration in this location.

62 - Braidfield South

Existing boundary	Field enclosure,
Description of existing boundary	Open space at side of Boulevard Hotel separated from green belt by post and wire fence. The boundary between residential property on Braidfield Road and Braidfield Farm (within the green belt) is more robust.
Score	2 - Weak
Alternative boundary	Road
Description of alternative boundary	see Site 61
Score	3 - Adequate
Recommendation	Strengthen by tree planting, particularly along edge of hotel.
Comments	see Site 61



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63 - Great Western Road East

Existing boundary	Road
Description of existing boundary	The A82 dual carriage way provides a robust green belt boundary. The is strengthened by a treebelt/hedgerow scrub along the green belt edge.
Score	5 - Very Robust
Alternative boundary	Fence
Description of alternative boundary	None
Score	0 – n/a
Recommendation	No change
Comments	No alternative boundary



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64 - Dalmuir Wedge North

Existing boundary	Road, Woodland, Stone wall
Description of existing boundary	The A82 forms a strong visual and physical green belt boundary, supplemented by a stone wall and Auchentoshan Woods. The boundary leaves the A82 and skirts round Oceanfield, where the boundary is formed by garden fences and the woodland.
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary.

65 - Dalmuir Wedge East

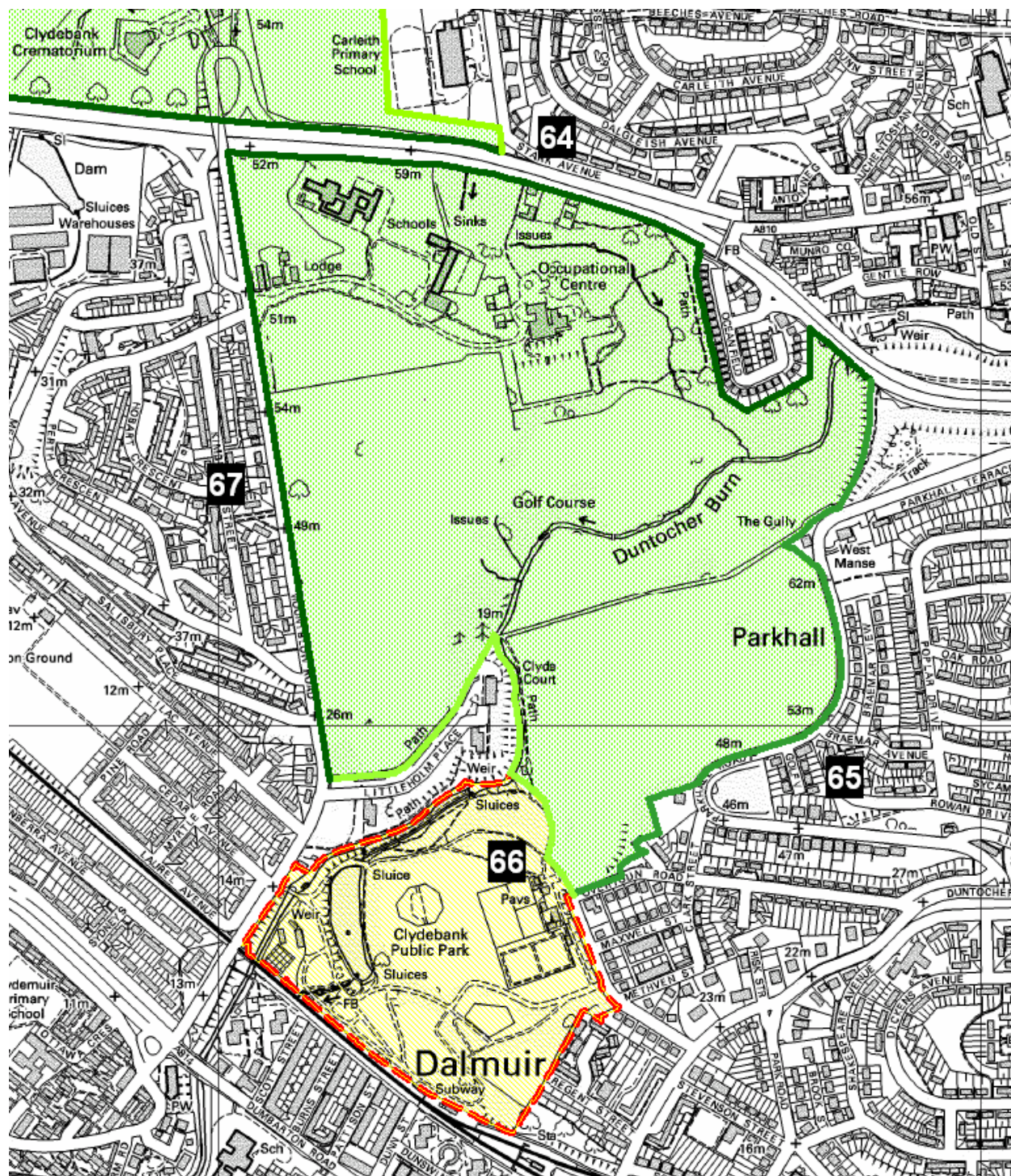
Existing boundary	Road, Tree belt
Description of existing boundary	Parkhall Road forms the eastern boundary of the Dalmuir Wedge. This is supplemented by fencing and, in most parts, mature hedgerow. The boundary between Parkhall Road and the A82 which separates the green belt and open space to the east is less distinct but follows a path and embankment.
Score	4 - Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary.

66 - Dalmuir Wedge South

Existing boundary	Fence, Watercourse
Description of existing boundary	Boundary between golf course to the north and Dalmuir Park, the golf clubhouse and associated parking is marked by mesh fencing. The boundary around Littleholm Place is more robust, following the line of the Duntocher Burn and embankment with trees and scrub northwards before heading south-west to Mountblow Road along a track which sits above a stonewall with garages to the front.
Score	3 - Adequate
Alternative boundary	Railway, Road
Description of alternative boundary	The green belt boundary could be extended along Duntocher Burn to Mountblow Road, down to the railway line and back to Overtoun Road along the boundary of the Park.
Score	4 - Robust
Recommendation	New boundary
Comments	On balance the extended boundary is stronger and would incorporate Dalmuir Park into the green belt. It is acknowledged that there is substantial public support for Dalmuir Park being identified within the green belt.

67 - Dalmuir Wedge West

Existing boundary	Road
Description of existing boundary	Mountblow Road plus a tree belt along the green belt edge forms a very robust green belt boundary.
Score	5 - Very Robust
Alternative boundary	None
Description of alternative boundary	n/a
Score	0 - n/a
Recommendation	No change
Comments	No alternative boundary



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CONTACT DETAILS

Planning and Building Standards
Council Offices
Rosebery Place
Clydebank
G81 1TG
Telephone: 01389 737000
Email: ldp@west-dunbarton.gov.uk

OTHER FORMATS

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هذه الوثيقة مناحة أيضا بلغت أخرى والإحرف المطبعية الكبيرة وبطريقة سمعية عند الطالب.

Corporate Communications
Council Offices
Garshake Road
Dumbarton
G82 3PU
Telephone: 01389 737000