

Councillor Lawrence O'Neill
Convener
7 Heather Avenue
Clydebank
G81 6LH

29 February 2016

Dear Lawrence

West Dunbartonshire Local Development Plan

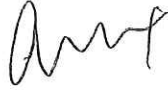
I refer to your letter of 8 January 2016, setting out additional information on housing land and the local development plan for West Dunbartonshire, as requested. Please accept my apologies for the delay in responding, my officials have been giving careful consideration to the information you provided.

On the basis of the information you have provided, I remain unconvinced that there are sufficient grounds to justify re-opening the question of the merits of the Direction. As I am sure you will appreciate, Ministerial directions on local development plans are not made lightly. On the information you have provided I would comment as follows:

- As previously confirmed, the information on the emerging strategic development plan is immaterial as the local development plan is required by legislation to be consistent with the current strategic development plan.
- You also provided an update on the Queens Quay site, noting that an application for Planning Permission in Principle (PPP) has now been made, with the first housing completions are expected in 2018. In addition, the previous information you provided indicated that you expect 80 units per year. However, the Proposed Plan as notified already takes into account 160 units being provided at Queens Quay to 2019. Whilst a PPP is a step closer, it is not the commitment of a full application and further permissions on the detail will still be required.
- You also provided an update on your effective land supply. Whilst this shows an increase in the effective land supply for Clydebank since the 2013 figures which were considered at Examination, the information also shows that the overall figures for the WDC area have declined in total.

On this basis, I continue to share the view that the Reporter reached following a rigorous Examination that the plan should be amended. This will help to ensure that the adopted plan does all it can to assist with the delivery of private sector housing in the early plan period in West Dunbartonshire.

I hope that you are able to accept my position on this, and will move forward to modify and adopt your plan as soon as possible.



ALEX NEIL