

Alan Williamson
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Planning and Building Standards
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Our ref: A11305304
2 June 2015

Dear Mr Williamson

West Dunbartonshire Local Development Plan

I refer to your letter of 7 April 2015 certifying notice of West Dunbartonshire Council's intention to adopt the West Dunbartonshire Local Development Plan. I further refer to our letter of 21 April 2015 extending the period of Scottish Ministers' consideration.

Scottish Ministers have decided that the proposed plan as notified is unsatisfactory and hereby direct under section 20(5) of the Town and Country Planning (Scotland) Act 1997, that West Dunbartonshire Council consider modifying the proposed West Dunbartonshire Local Development Plan as indicated in the Annex to this direction.

The modifications to the proposed Local Development Plan were modifications recommended by the Examination Report of 8 January 2015 and set out in Issue 17 – Duntiglenan Fields of that Report. The modifications also include the consequential changes to the private sector housing land supply table, as set out in Issue 16 – Meeting Housing Requirements – of the Report.

This Direction is given to address the requirements of Scottish Planning Policy and to enable delivery of the strategic housing requirement for private sector housing in the period to 2020.

Section 20(6) provides (subject to any further direction under section 20) that your authority may not adopt the West Dunbartonshire Local Development Plan unless you satisfy Scottish Ministers that you have made the modifications necessary to confirm with this direction, or the Scottish Ministers withdraw it.

I would be grateful if you would therefore confirm that your authority will modify the plan as directed.

Your sincerely

John McNairney
Chief Planner



Annex

West Dunbartonshire Local Development Plan – Modification

Examination Reporter's Recommendation at p.162 of the Examination Report (Issue 17)

Modify the local development plan as follows:

1. In schedule 4 insert BC1(X) Duntiglennan Fields with consequent renumbering of the other site references. Include an indicative capacity of 100 and also add this to the column 2012-2020.
2. On the proposals map remove the associated area from the green belt and amend the settlement boundary to include this site as shown in the original proposed plan (CD18).
3. In Table 4 add Duntiglennan Fields, Clydebank with the following specific requirements:
 1. A comprehensive landscaping scheme and design statement should be submitted. To address landscape and visual impact on the setting of Duntocher and the Kilpatrick Hills the proposal should:
 - include structural planting to strengthen the green belt boundary;
 - retain key views and an appropriate transition to the green belt incorporating existing trees and stone walls;
 - include a green corridor along the western boundary;
 - address recreational access linking Craigielea Road to the access route to the north;
 - restrict the developable area of the middle field to the southern third;
 - avoid development in the northern most field; and
 - include an appropriate setback, layout and design along the boundaries with the established residential area and the farm steadings.
 2. In addition the proposal should include vehicular access from Farm Road with a possible secondary/emergency access and direct pedestrian access to Craigielea Road.

Examination Reporter's Recommendation at p.144 of the Examination Report (Issue 16) (relevant extracts with updated paragraph reference)

1. Update Table 2 taking into account the 2013 housing land audit position with the following additional updates:
 - Inclusion of an additional 100 units in the private sector supply in the period 2009-2020 to reflect the recommended inclusion of Duntiglennan Fields (recommendation Issue 17)...
 - Consequent amendment to the total supply of private sector and affordable housing to reflect these changes.
2. In paragraph 6.2.4... include a corresponding update of the figures from revised table 2.