

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Infrastructure and Regeneration**

**Planning Committee: 25 March 2015**

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**Subject: West Dunbartonshire Local Development Plan**

#### **1. Purpose**

- 1.1** To advise the Committee of the receipt of the Local Development Plan Examination Report and to seek agreement to adopt the Plan.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee agree to adopt the West Dunbartonshire Local Development Plan incorporating all of the modifications recommended in the Examination Report as detailed in Appendix 1.

#### **3. Background**

- 3.1** The Local Development Plan sets out the Council's strategy for the development and use of land in the Council area (excluding that part within the National Park where the Park Authority acts as Planning Authority). The Committee has at previous stages of the Plan preparation process approved the Main Issues Report (published March 2012), the Proposed Plan (published September 2013) and the Proposed Plan as modified (published March 2014). In May 2014, the Committee approved the submission of the Proposed Plan and unresolved representations for Examination by the Directorate of Planning and Environmental Appeals. Submitted for examination were the 204 responses received on the Plan, which raised 354 unresolved representations. These were grouped into 25 issues known as Schedule 4s.

#### **4. Main Issues**

- 4.1** The Proposed Plan was submitted for examination on 20 June 2014. During the examination process there were seven further information requests, one accompanied site visit (to Esso Bowling and Scott's Yard) and one Hearing relating to housing land issues. The Examination Report was received by the Council on 8 January 2015 and it recommends 88 modifications to the Plan.
- 4.2** Appendix 1 sets out the Reporter's recommended modifications to the Plan along with the proposed Council's position on these. It is recommended that the Council accept all of the Reporter's recommended modifications. Most of the modifications were suggested by the Council through the Schedule 4s, and the majority of others do not make significant changes to the Plan.

- 4.3** The most significant proposed modifications recommended by the Reporter that were not suggested by the Schedule 4s are considered below.

#### Meeting Housing Requirements

- 4.4** The Reporter recommends the inclusion of a new policy to make it easier to bring forward additional housing land if a shortfall is identified in the five year effective land supply (Recommendation 16.4). An additional paragraph is recommended to support this policy which is detailed in Recommendation 16.3. Table 2 is to be updated to take account of the 2013 housing land audit position (it is currently based on the 2012 position). There is a consequential change to policy DS2 to take account of any new site that is identified by the new policy being in the green belt which is detailed in Recommendation 14.5.
- 4.5** In making this recommendation, the Reporter concluded that, whilst there is an overall generous land supply, there are considerable uncertainties around programming assumptions and the rate of uptake of housing land.
- 4.6** The maintenance of a five year effective land supply is a requirement of Scottish Planning Policy and it is considered appropriate for it to be referred to in the Plan along with a supporting Policy.

#### Duntiglennan Fields

- 4.7** The Reporter recommends that land at Duntiglennan Fields be identified for housing development in the Plan (circa 100 houses). In reaching this recommendation, the Reporter found:
- with appropriate mitigation the loss of green belt and associated landscape impact would not outweigh benefits of releasing the site.
  - there is nothing to suggest that the proposal would be unacceptable in terms of its transport impact or accessibility.
  - there is no evidence to suggest other infrastructure (water drainage, school) could not cope.
  - the site is not designated for nature conservation.
  - it is the only alternative site identified by Examination that could deliver housing by 2020.

The Reporter recommended additional restrictions on the site so as to reduce landscape impact and improve access and these are outlined in Recommendation 17.3.

#### Esso Bowling & Scott's Yard

- 4.8** The Reporter recommends that green network enhancements along the Esso Bowling waterfront should 'potentially' provide a link from the cycleway in the west to Bowling Station in the east.
- 4.9** This raises some concern as the end-use of the Esso Bowling site is not yet known. For example, a maritime-related industrial use would not be conducive to waterfront recreational access. However, the reference to the link being

'potential' introduces sufficient flexibility when considering future development proposals for the site.

#### Bowling Basin

- 4.10** The Reporter recommends that the woodland housing opportunity south of the former railway line is removed from the Plan. This modification is in keeping with the findings of the Bowling Basin charrette.

#### Spatial framework for wind energy

- 4.11** The Reporter recommends that the spatial framework for wind energy be removed from the Local Development Plan and included in Supplementary Guidance on Renewable Energy, which has still to be prepared. The reason for this is that the Government's policy on spatial frameworks for wind energy changed when the revised Scottish Planning Policy was published in June 2014, meaning that the Plan's approach was no longer in keeping with national policy. This can be addressed by moving the spatial framework from the Plan into Supplementary Guidance.

#### Status of Reporter's Recommendations

- 4.12** The recommendations contained in Examination Reports are binding on planning authorities except in specific defined circumstances, set out in the Town and Country Planning (Grounds for declining to follow recommendations)(Scotland) Regulations 2009, and interpreted by Circular 6/2013. These are where the recommendation(s):
- would have the effect of making the LDP inconsistent with the National Planning Framework, or with any Strategic Development Plan or national park plan for the same area;
  - is incompatible with Part IVA of the Conservation (Natural Habitats etc) Regulations 1994;
  - would not be acceptable having regard to an environmental assessment carried out by the planning authority on the plan following modification in response to recommendations;
  - are based on conclusions that could not reasonably have been reached based on the evidence considered at the Examination.
- 4.13** A legal opinion has been sought by the Council on whether the recommended modification to include Duntiglennan Fields as a housing site in the Plan could be declined on any of the above grounds. The legal opinion advises that there may be grounds as the recommended modification arguably could make the Plan inconsistent with the Strategic Development Plan; namely Strategy Support Measures 8 and 10 which relate to the green belt and housing land respectively, the argument being that the Reporter has not properly applied these Strategy Support Measures in reaching the decision to include Duntiglennan Fields as a housing opportunity. However, it is not considered that the potential grounds referred to in the legal opinion are strong enough to justify declining the recommended modification, nor strong enough to withstand a legal challenge, should they be accepted by the Scottish

Ministers. This matter is further discussed in Section 7 of the report: Risk Analysis. A legal opinion obtained by the promoter of the Duntiglennan Fields site comes to the view that there are no grounds on which the Council could decline the Reporter's recommendation to allocate the site for housing.

#### Next steps

- 4.14** Within three months of receiving the Examination Report (i.e. by 8 April 2015), the Council is required to advertise its intention to adopt the Local Plan, and send a copy of the Plan to the Scottish Ministers along with a statement setting out any recommended modifications that the authority has not made together with an explanation for this, with specific reference to the grounds set out in paragraph 4.12. The Council can adopt the Plan 28 days after its submission to the Scottish Ministers, although the Scottish Ministers can request for this period to be extended. The Scottish Ministers can also direct the Council to modify the Plan or approve the Plan themselves, although Circular 6/2013 advises that Ministers expect they will rarely use these powers. Following adoption, the Council would advertise the Plan as adopted and publish it. There is a six week period following the adoption of the Plan being advertised during which its adoption can be challenged at the Court of Session by a third party.

### **5. People Implications**

- 5.1** There are no personnel issues associated with this report.

### **6. Financial Implications**

- 6.1** The Council is responsible for the cost of the examination of the Plan. This amounted to £30,624.64. These costs have been met within 2014/2015 from a budget allocated for the Examination.

### **7. Risk Analysis**

- 7.1** There are risks associated with rejecting the modifications recommended by the Reporter. The preparation of the grounds for rejecting the modifications and the consideration of these by the Scottish Ministers is likely to delay the adoption of the Plan. The fifth anniversary of the adoption of the current Local Plan was on 10 March 2015, and after this date the Plan will be considered increasingly out of date, and therefore a weaker consideration in determining planning applications. The age of the Local Development Plan is a key indicator in the Council's Planning Performance Framework and the Scottish Government put significant weight on an up to date development plan.
- 7.2** Should the Scottish Ministers not intervene in the Council's rejection of a recommended modification to the Plan and the Council proceed to adoption on this basis, the adoption of the Plan could be challenged at the Court of Session by a third party. Should the challenge be successfully defended the Council could seek to recover the majority of its legal costs from the

challenger. The Council's legal opinion estimates that the cost of contesting and losing a legal challenge would be £60-70,000.

- 7.3** Non-financial sanctions can be imposed on elected members if they are the subject of an adverse finding by the Accounts Commission. Sanctions include censure, suspension and disqualification. However, the legal opinion advises it would be unlikely for the Accounts Commission to become involved in this matter.

## **8. Equalities Impact Assessment (EIA)**

- 8.1** None of the recommended modifications to the Plan are considered to raise any equality issues.

## **9. Consultation**

- 9.1** There has been widespread and thorough consultation throughout the process of preparing the Local Development Plan particularly at key stages such as the publication of the Main Issues Report, the Proposed Plan and the Proposed Plan (as modified). Consultation has been carried out in line with the Committee approved Participation Statement.

## **10. Strategic Assessment**

- 10.1** The Proposed Plan covers a wide range of topics and is considered to contribute to the Council's strategic priorities and in particular towards:
- Economic growth and employability.
  - Local housing and sustainable infrastructure.

**Richard Cairns**

**Executive Director of Infrastructure and Regeneration**

**Date: 19 March 2015**

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|---------------------------|--|
| <b>Person to Contact:</b> | Pamela Clifford, Planning & Building Standards Manager,<br>Housing, Environmental and Economic Development,<br>Aurora House, 3 Aurora Avenue, Clydebank, G81 1BF<br><br>Alan Williamson, Team Leader – Forward Planning,<br>Housing, Environmental and Economic Development<br>Aurora House, 3 Aurora Avenue, Clydebank, G81 1BF |
| <b>Appendices:</b>        | Appendix 1: Recommendations of Local Development<br>Plan Examination Report with Council comments  |
| <b>Background Papers:</b> | West Dunbartonshire Proposed Local Development Plan<br>(March 2014) and Examination Report (January 2015)  |
| <b>Wards Affected:</b>    | All  |

## Appendix 1

### West Dunbartonshire Local Development Plan Examination Report – Council Comments on Recommendations

| Recommendation Reference               | Paragraph/ Policy/Map | Reporter's Recommendation  | WDC Comment   |
|--|-----------------------|--|---|
| <b>ISSUE 1 – GENERAL/MISCELLANEOUS</b> |                       |  |   |
| 1.1                                    | BC1                   | Amend Policy BC1 as follows:<br>The sites in Schedules 2 - 4 are reserved for housing development. Development of housing on these sites will be supported subject to consideration of the principles for good design of residential development, for which further information and detail will be provided in supplementary guidance. | This is a modification proposed by the Reporter to clarify the status of supplementary guidance.<br><br>Agree |
| 1.2                                    | BC2                   | Amend Policy BC2 as follows:<br>Particular needs housing will be supported on the sites in Schedule 5 and other suitable sites subject to consideration of the principles for good design of residential development, for which further information and detail will be provided in supplementary guidance.                             | This is a modification proposed by the Reporter to clarify the status of supplementary guidance.<br><br>Agree |
| 1.3                                    | GN2                   | Delete "...and in accordance with supplementary guidance ..." from Policy GN2 and add a sentence at the end as follows:<br>Development will be considered in relation to further information and detail to be  | This is a modification proposed by the Reporter to clarify the status of supplementary guidance.<br><br>Agree |

| <b>Recommendation Reference</b> | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>  |
|---------------------------------|------------------------------|--|---|
|                                 |                              | provided within supplementary guidance.  |   |
| 1.4                             | BH1                          | Amend Policy BH1 as follows:<br>Development that would have an adverse impact on the Antonine Wall or its setting will not be permitted. Proposals affecting the wall will be considered in relation to further information and detail to be provided in supplementary guidance.   | This is a modification proposed by the Reporter to clarify the status of supplementary guidance.<br><br>Agree |
| 1.5                             | 1.7                          | Amend the first bullet point following paragraph 1.7 as follows:<br>Supplementary Guidance – this provides further detail or information in respect of the policies of the local development plan. The Plan indicates those areas where supplementary guidance will be prepared in support of those matters which are set out within the policies of the plan. | This is a modification proposed by the Reporter to clarify the status of supplementary guidance.<br><br>Agree |
| 1.6                             | 3.2.3                        | Remove "Supplementary" from paragraph 3.2.3 and replacing "Guidance" with "guidance".  | This is a modification proposed by the Reporter to clarify the status of supplementary guidance.<br><br>Agree |
| 1.7                             | 3.5.3                        | Removing the words "which are Supplementary Guidance" from paragraph 3.5.3.  | This is a modification proposed by the Reporter to clarify the status of supplementary guidance.<br><br>Agree |
| 1.8                             | 6.6.3                        | Replacing "are" with "will be" in paragraph 6.6.3.   | This is a modification proposed by the Reporter to clarify the status of                                      |

| <b>Recommendation Reference</b>         | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>  |
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|   |                              |  | supplementary guidance.<br><br>Agree  |
| 1.9                                     | 9.2.4                        | Replacing "has been approved" with "is being revised" in paragraph 9.2.4.  | This is a modification proposed by the Reporter to clarify the status of supplementary guidance.<br><br>Agree |
| 1.10                                    | Glossary                     | Amend the text in the glossary under the heading of Appropriate Assessment as follows: see Habitats Regulations Appraisal.   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 1.11                                    | Glossary                     | Amending the text in the glossary under the heading of Habitats Regulations Appraisal as follows:<br>the process, or the written record, of assessing a plan or project that might have implications for a Natura site against the strict tests in the Habitats Regulations. Where a plan or project (for example built development) is assessed as "likely to have a significant effect", an appropriate assessment must be undertaken of whether it would "adversely affect the integrity" of the Natura site. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| <b>ISSUE 2 – ALEXANDRIA TOWN CENTRE</b> |                              |  |   |
| 2 - Alexandria Town Centre              |                              | No modifications.  |   |



| <b>Recommendation Reference</b>                       | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>  |
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| <b>ISSUE 3 – CLYDEBANK TOWN CENTRE</b>                |                              |  |   |
| 3 - Clydebank Town Centre                             |                              | No modifications.  |   |
| <b>ISSUE 4 – DUMBARTON TOWN CENTRE AND WATERFRONT</b> |                              |  |   |
| 4.1   | 3.4.11                       | In paragraph 3.4.11, change the penultimate sentence to read:<br>“Public access along the entire waterfront is a requirement of the development of this site as is the retention and stabilisation of the basin and harbour walls.”  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree                     |
| 4.2   | Map 5                        | In the written statement Map 5, Dumbarton Town Centre and Waterfront, delete the harbourside path on the east bank of the River Leven southwards from the point where the path meets the northern base of Dumbarton Rock.  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree                     |
| 4.3   | 3.4.11                       | In the written statement paragraph 3.4.11, following the sentence ending “....access to the waterfront and views to Dumbarton Castle.” insert a further sentence as follows:<br>“Throughout the area, green space creation will be an important consideration in achieving the stated objectives.” | This is a modification proposed by the Reporter to emphasise the importance of greenspace creation in this location.<br><br>Agree |
| <b>ISSUE 5 – QUEENS QUAY, CLYDEBANK</b>               |                              |  |   |
| 5.1   | 3.5.8                        | In paragraph 3.5.8, alter the final sentence to read:<br>“....and, along with the embankment,  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.                                  |

| <b>Recommendation Reference</b>                  | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>  | <b>WDC Comment</b>   |
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|  |                              | contribute to the green network of the site, offering a path and wildlife connectivity."  | Agree  |
| <b>ISSUE 6 – CARLESS, OLD KILPATRICK</b>         |                              |   |  |
| 6.1  | 3.6.7                        | Add a sentence after the second sentence of paragraph 3.6.7 to state:<br>Scottish Canal's input at an early stage will be required to ensure the crossing is designed in line with the navigational and access requirements of the canal.   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |
| 6.2  | 3.6.7                        | Amend the penultimate sentence of paragraph 3.6.7 to state:<br>The provision of open space within the Carless site will compensate for any loss resulting from the creation of the access road including, if required, a sports pitch or playing field in accordance with Policy GN1. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |
| 6.3  | 3.6.8                        | Add a sentence at the end of paragraph 3.6.8 to state:<br>In addition, once the site has been remediated, planting to provide greening in advance of development will be supported and encouraged.  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |
| <b>ISSUE 7 – ESSO BOWLING &amp; SCOTT'S YARD</b> |                              |   |  |
| 7.1  | 3.7.8                        | Add a new paragraph after paragraph 3.7.8 as follows:<br>Proposals for development should take into consideration the site's waterfront location and ensure that built development  | This recommended modification is based upon a change suggested by the Council in the Schedule 4. However, the Reporter has gone further by including reference to the green network enhancements |

| Recommendation Reference | Paragraph/ Policy/Map | Reporter's Recommendation   | WDC Comment  |
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|                          |                       | interacts with the riverside. Green network enhancements should be provided along the waterfront, potentially providing a link from the cycleway in the west to Bowling Station in the east, as shown on Map 8. In addition to providing recreational access, these enhancements should reflect the biodiversity and landscape character of the site. | <p>including a recreational link between the cycleway in the west and Bowling Station in the east.</p> <p>Whilst the specific requirement for a link causes some concern as the end use of the site is not yet known, the reference to 'potentially' is considered to provide sufficient flexibility.</p> <p>Agree</p> |
| 7.2                      | 3.7.9                 | <p>Amend the final sentence of paragraph 3.7.9 as follows:</p> <p>The restoration of the Castle, including for leisure and tourism uses, is supported by the Plan.</p>  | <p>This recommended modification is based upon a change suggested by the Council in the Schedule 4.</p> <p>Agree</p>   |
| 7.3                      | 3.7.11                | <p>Amend the penultimate sentence of paragraph 3.7.11 as follows:</p> <p>It may also have potential in the long-term to enable coastal realignment, mitigating the impact of climate change and allowing the migration of Inner Clyde habitats in response to sea-level rise.</p>   | <p>This recommended modification is based upon a change suggested by the Council in the Schedule 4.</p> <p>Agree</p>   |
| 7.4                      | Map 8                 | Amend Map 8 for Esso Bowling and Scott's Yard to include an indicative area showing green network enhancements along the southern boundary of the site.   | <p>This recommendation changes Map 8 to correspond with recommendation 7.1.</p> <p>Agree</p>   |

| Recommendation Reference       | Paragraph/ Policy/Map | Reporter's Recommendation  | WDC Comment   |
|--------------------------------|-----------------------|--|---|
| <b>ISSUE 8 – BOWLING BASIN</b> |                       |  |   |
| 8.1                            | 3.8.2<br>3.8.4        | <p>In section 3.8, Bowling Basin:</p> <ul style="list-style-type: none"> <li>• In the third bullet point of paragraph 3.8.2 delete “low density housing within”</li> <li>• In paragraph 3.8.4, delete the third sentence: “South of the former railway line, closer to the River Clyde, housing within a woodland setting will be supported.”</li> <li>• Amend the fourth sentence as follows: “Whilst not a designated nature conservation site, woodland in this vicinity is locally valued, forms part of the green network and provides a wildlife habitat which stretches eastwards into the Saltings Local Nature Reserve.”</li> <li>• Delete the final sentence “Development within the woodland should be designed to minimise the impact on the woodland’s role as a habitat and include enhancements to this role.”</li> </ul> | <p>This is a modification proposed by the Reporter which reflects the outcome of the Bowling Basin charrette and current Council thinking that the woodland area south of the former railway line should not be developed for housing.</p> <p>Agree</p> |
| 8.2                            | Map 9                 | <p>In Map 9, Bowling Basin:</p> <ul style="list-style-type: none"> <li>• delete “Woodland Housing BC(76) along within the hatch denoting “Housing opportunity” and replace with “Green network enhancements (GN2)” over the entire site.</li> </ul>  | <p>This recommendation changes Map 9 to correspond with recommendation 8.1.</p> <p>Agree</p>  |

| <b>Recommendation Reference</b>  | <b>Paragraph/Policy/Map</b> | <b>Reporter's Recommendation</b>  | <b>WDC Comment</b>   |
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| 8.3  | Schedule 4                  | <p>In Schedule 4, New allocations for housing:</p> <ul style="list-style-type: none"> <li>• amend the indicative capacity for site BC1 (76), Bowling Basin, to reflect the deletion of the woodland housing section of the site. Make adjustments as necessary in other local development plan tables and schedules.</li> </ul> | <p>This recommendation changes Schedule 4a and Tables 2 &amp; 3 to correspond with recommendation 8.1.</p> <p>Agree</p>  |
| <b>ISSUE 9 – LOMOND CANAL</b>  |                             |   |  |
| 9 - Lomond Canal   | 3.9.2                       | <p>Modify the local development plan by adding a sentence after the seventh line of paragraph 3.9.2 as follows:<br/>However, care would be needed to avoid this resource having an adverse effect on any existing recreational facilities associated with the River Leven.</p>  | <p>This is a modification proposed by the Reporter to reflect that existing recreational facilities should be protected if the Lomond Canal is implemented.</p> <p>Agree</p> |
| <b>ISSUE 10 – LOMONDGATE &amp; THE VALE OF LEVEN INDUSTRIAL ESTATE</b> |                             |   |  |
| 10.1   | 3.10.10                     | <p>Add a sentence to the end of paragraph 3.10.10 of the local development plan as follows:<br/>Any significant management or maintenance of the woodland within the Vale of Leven Industrial Estate will be preceded by an appropriate survey in order to protect the biodiversity of the area.</p>                            | <p>This is a modification proposed by the Reporter which raises no concerns and would reflect good practice.</p> <p>Agree</p>  |
| 10.2   | 3.10.13                     | <p>Add a sentence to the end of paragraph 3.10.13 of the local development plan as follows:</p>   | <p>This is a modification proposed by the Reporter which raises no concerns and would reflect good practice.</p>   |

| <b>Recommendation Reference</b>               | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>  |
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|   |                              | The council will also support appropriate measures to improve access through Lomondgate and the Vale of Leven Industrial Estate by foot and cycle, in the interests of providing sustainable transport access within the area.   | Agree   |
| 10.3  | Table 4                      | Replace the third line of the specific requirements for Lomondgate Area 5, as set out in Table 4 of the local development plan, with the following:<br>Requirement to engage with local bus operators and make all reasonable efforts to ensure bus services for Lomondgate development.                           | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree                             |
| 10.4  | Table 4                      | Replace the second line of the specific requirements for Lomondgate Area 5, as set out in Table 4 of the local development plan, with the following:<br>Habitat improvement and management on land to the north, west and south of the site as identified for open space and green network enhancements on Map 11. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree                             |
| <b>ISSUE 11 – YOUNG’S FARM (DUMBARTON FC)</b> |                              |  |   |
| 11.1  | 3.11.4                       | In paragraph 3.11.4 replace “managing flood risk” with “avoiding flood risk”.  | This is a modification proposed by the Reporter to place emphasis on flood risk avoidance rather than flood risk management.<br><br>Agree |

| <b>Recommendation Reference</b>               | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>   |
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| 11.2  | 3.11.4                       | Insert the following at the end of paragraph 3.11.4:<br>'Any development at Young's Farm must not have an adverse affect on the integrity of the Endrick Water Special Area of Conservation'   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree                          |
| 11.3  | Map 12                       | Delete the brown hatched area on map 12, page and the corresponding reference in the key. Delete the existing label in the key- "Young's Farm Dumbarton FC" and replace with "Potential area for relocation of Dumbarton Football Club, subject to further detailed assessment".   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree                          |
| <b>ISSUE 12 – ENHANCING OUR GREEN NETWORK</b> |                              |  |  |
| 12.1  | GN1                          | Add the following text in brackets to Policy GN1 after quality and value (third line):<br>(to be considered in relation to further information and detail which will be provided within supplementary guidance)  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree                          |
| 12.2  | New paragraph                | Add a new paragraph at the beginning of sub-section 8.4 as follows:<br>West Dunbartonshire has a rich diversity of species of fauna and flora, and it is important that these species, and the integrity of their habitats, is protected. There is a hierarchy of protection for these species and designated and non-designated habitats set out in Policy GN3, including statutory designations at | This is a modification proposed by the Reporter emphasising the importance of flora and fauna within West Dunbartonshire.<br><br>Agree |

| <b>Recommendation Reference</b> | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>  |
|---------------------------------|------------------------------|--|---|
|                                 |                              | international and national level, and local nature conservation sites. These are shown on the proposals maps.  |   |
| 12.3                            | 8.4.1                        | Add a sentence at the end of paragraph 8.4.1 as follows:<br>These sites are shown on the proposals map by a symbol, and the council will seek to identify appropriate boundaries for these sites in consultation with Strathclyde Geo-conservation Group.  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 12.4                            | 8.4.3                        | Deleting the first sentence of paragraph 8.4.3.  | This is a modification by the Reporter to avoid repetition with modification 12.2                             |
| 12.5                            | 8.4.4                        | Adding a new paragraph after paragraph 8.4.4 as follows:<br>In the event that development adversely affects the integrity of a Natura 2000 site, but will be allowed because there are no alternative solutions and there are imperative reasons of overriding public interest, including those of a social and economic nature, Scottish Ministers will be notified, and compensatory measures necessary to ensure the overall coherence of the Natura network is protected must be provided. | This is a modification proposed by the Reporter to reflect Scottish Planning Policy.<br><br>Agree             |
| 12.6                            | GN3                          | Amend the first sentence of Policy GN3 to state the following:<br>Development that adversely affects the integrity of sites designated for nature  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.              |



| <b>Recommendation Reference</b> | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>  | <b>WDC Comment</b>  |
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|                                 |                              | conservation or harms protected species<br>...  | Agree   |
| 12.7                            | GN3                          | Amend sub-section a) of Policy GN3 as follows:<br>... imperative reasons of overriding public interest, including those of a social and economic nature;  | This is a modification proposed by the Reporter to reflect Scottish Planning Policy.<br><br>Agree             |
| 12.8                            | GN3                          | Amend sub-section b) of Policy GN3 as follows:<br>for protected species, where relevant licensing tests or other legal provisions are met;  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 12.9                            | GN3                          | Adding a new sub-section (e) to Policy GN3 as follows:<br>for Local Nature Reserves, where impacts are offset or compensated in a way that maintains the integrity of the interests affected and maintains the involvement of people.   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 12.10                           | GN3                          | Amend the final sentence of Policy GN3 as follows:<br>Development that adversely affects non-designated habitats identified in the Dunbartonshire Local Biodiversity Action Plan will be assessed against the level of net impacts. New development should seek to enhance biodiversity as part of the green network. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 12.11                           | GN4                          | Amend Policy GN4 as follows:  | This is a modification proposed by the  |

| Recommendation Reference | Paragraph/ Policy/Map | Reporter's Recommendation   | WDC Comment  |
|--------------------------|-----------------------|---|--|
|                          |                       | Development proposals shall take into account the local landscape character of the area, and ensure that the integrity of this landscape character is maintained or enhanced. Development that could affect the Kilpatrick Hills will be required to protect, and where possible enhance, their special landscape qualities. Proposals will be considered in relation to further information and detail on the Kilpatrick Hills to be provided within supplementary guidance. | Reporter who considers the first sentence of Policy GN4 to be too prescriptive.<br><br>Agree   |
| 12.12                    | GN5                   | Amend the first paragraph of Policy GN5 as follows:<br>The expansion and enhancement of woodland will be supported, where appropriate including the planting and management of native species. This will be considered in relation to further information and detail on the Kilpatrick Hills, and forestry, woodland and trees, to be provided within supplementary guidance.   | This is a modification proposed by the Reporter to clarify the position in relation to what specific types of woodland are supported.<br><br>Agree |
| 12.13                    | 8.10                  | Changing the title of sub-section 8.10 to Advance and Temporary Greening.   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree                                      |
| 12.14                    | 8.10.2                | Amending the first sentence of paragraph 8.10.2 as follows:   | This recommended modification is based upon a change suggested by the Council  |

| <b>Recommendation Reference</b>          | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>  | <b>WDC Comment</b>  |
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|  |                              | This plan supports and encourages green infrastructure components of future development being put in before construction begins; known as advance greening.   | in the Schedule 4.<br><br>Agree   |
| <b>ISSUE 13 – KILPATRICK HILLS</b>       |                              |   |   |
| 13.1                                     | 3.13.2                       | Amending the third bullet point of paragraph 3.13.2 as follows:<br><ul style="list-style-type: none"> <li>to protect and enhance the Hills as an accessible recreational resource.</li> </ul>                               | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 13.2                                     | 3.13.5                       | Amending the fourth sentence of paragraph 3.13.5 as follows:<br>Other sites will see new native woodlands created, and areas of commercial forestry producing timber will also remain.                                      | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 13.3                                     | 3.13.6                       | Amending the second sentence of paragraph 3.13.6 as follows:<br>The fringes of the Kilpatrick Hills are on the doorstep of our settlements and locations such as Overtoun, Bellsmyre and Edinbarnet are important gateways. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| <b>ISSUE 14 – DEVELOPING SUSTAINABLY</b> |                              |   |   |
| 14.1                                     | DS1                          | Amend Policy DS1, under the third bullet point (tick) of the heading Resource Efficient, to refer to Appendix 1 rather than Annexe 1.   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |

| Recommendation Reference | Paragraph/ Policy/Map   | Reporter's Recommendation   | WDC Comment |          |              |         |   |   |         |  |  |              |   |   |  |
|--------------------------|---|---|-------------|----------|--------------|---------|---|---|---------|--|--|--------------|---|---|--|
| 14.2                     | Appendix 1  | <p>Amend the second paragraph of Appendix 1 as follows:<br/>Proposals for new buildings should conform to the sustainability standards set out in the table below for the year in which they are submitted unless the proposal is considered to be an exception to the policy. The emissions savings should form a part of those emissions savings required by the Building Standards regulations in force in the given year.</p> <table><tr><th></th><th>Domestic</th><th>Non-domestic</th></tr><tr><td>2015-16</td><td>New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.</td><td>New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.</td></tr><tr><td>2017-19</td><td>New buildings include a minimum 3%carbon dioxide emissions abatement through the use of low and zero carbon generating technology.</td><td>New buildings include a minimum 3%carbon dioxide emissions abatement through the use of low and zero carbon generating technology.</td></tr><tr><td>2020 onwards</td><td>New buildings include a minimum 5% carbon dioxide emissions</td><td>New buildings include a minimum 5% carbon dioxide emissions</td></tr></table> |             | Domestic | Non-domestic | 2015-16 | New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology. | New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology. | 2017-19 | New buildings include a minimum 3%carbon dioxide emissions abatement through the use of low and zero carbon generating technology. | New buildings include a minimum 3%carbon dioxide emissions abatement through the use of low and zero carbon generating technology. | 2020 onwards | New buildings include a minimum 5% carbon dioxide emissions | New buildings include a minimum 5% carbon dioxide emissions | <p>This recommended modification is based upon a change suggested by the Council in the Schedule 4.</p> <p>Agree</p> |
|                          | Domestic  | Non-domestic  |             |          |              |         |   |   |         |  |  |              |   |   |  |
| 2015-16                  | New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology. | New buildings include a minimum 2% carbon dioxide emissions abatement through the use of low and zero carbon generating technology.   |             |          |              |         |   |   |         |  |  |              |   |   |  |
| 2017-19                  | New buildings include a minimum 3%carbon dioxide emissions abatement through the use of low and zero carbon generating technology.  | New buildings include a minimum 3%carbon dioxide emissions abatement through the use of low and zero carbon generating technology.  |             |          |              |         |   |   |         |  |  |              |   |   |  |
| 2020 onwards             | New buildings include a minimum 5% carbon dioxide emissions   | New buildings include a minimum 5% carbon dioxide emissions   |             |          |              |         |   |   |         |  |  |              |   |   |  |

| Recommendation Reference | Paragraph/ Policy/Map | Reporter's Recommendation  |   |   | WDC Comment  |
|--------------------------|-----------------------|--|---|---|--|
|                          |                       |  | abatement through the use of low and zero carbon generating technology. | abatement through the use of low and zero carbon generating technology. |  |
| 14.3                     | DS1                   | Add a bullet point (tick) to Policy DS1 after the first bullet point (tick) under the heading Safe and Pleasant as follows:<br>Protects people, property and infrastructure from flooding. |   |   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |
| 14.4                     | 4.3.2                 | Amend the penultimate sentence in paragraph 4.3.2 as follows:<br>All sites have green network potential and for some this may be the main use.   |   |   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |
| 14.5                     | DS2                   | Add a bullet point before the first bullet point in Policy DS2 as follows:<br>Housing development in accordance with Policy BCX.   |   |   | This is a modification proposed by the Reporter as a consequence of the introduction to the Plan of a new policy in the Building our Communities section (BCX introduced under recommendation 16.4 to support the identification of land for housing if a shortfall in the effective housing land supply is identified). |
| 14.6                     | 4.4.3                 | Add a new sentence to the end of paragraph 4.4.3 as follows:<br>All development should seek to promote the use of sustainable modes of transport including active travel.                  |   |   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |
| 14.7                     | DS3                   | Amend the third line of Policy DS3 to state:   |   |   | This modification is a consequence of  |

| Recommendation Reference | Paragraph/ Policy/Map    | Reporter's Recommendation   | WDC Comment   |
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|                          |                          | Where relevant, all development should include measures ...   | recommendation 14.6.<br><br>Agree   |
| 14.8                     | 4.6.2                    | Amend the first sentence of paragraph 4.6.2 as follows:<br>Renewable energy developments can often prove controversial and the environmental consequences should be addressed through the development management process. | This is a modification proposed by the Reporter to put more emphasis on the environmental consequences of renewable energy being addressed through the development management process.<br><br>Agree   |
| 14.9                     | DS5                      | Amending Policy DS5 a) by adding a further bullet point as follows:<br><ul style="list-style-type: none"> <li>• sport and recreation interests</li> </ul>   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree   |
| 14.10                    | DS5                      | Add a new criterion after Policy DS5 e) as follows:<br>f) avoids significant adverse impact on the setting of and views to and from the Loch Lomond and the Trossachs National Park and Loch Lomond National Scenic Area; | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree   |
| 14.11<br>14.12           | DS5<br>4.7.1 to<br>4.7.4 | Delete criterion f) of policy DS5.<br><br>Amend criterion (g) of Policy DS5 as follows:<br>Proposals will also be considered in relation to further information and detail on the above to be provided through            | This is a modification proposed by the Reporter. The spatial frameworks for wind energy set out in the proposed Local Development Plan are no longer compliant with Scottish Planning Policy, a revised version of which was published in June 2014, after the publication of the |

| Recommendation Reference  | Paragraph/ Policy/Map | Reporter's Recommendation  | WDC Comment   |
|---------------------------|-----------------------|--|---|
| <p>14.13</p> <p>14.14</p> |                       | <p>supplementary guidance. This will include a spatial framework for wind farms as detailed in paragraph 4.7.1.</p> <p>Delete paragraphs 4.7.1 to 4.7.4 and Maps 15 and 16.</p> <p>Insert a new paragraph 4.7.1 as follows:<br/>In accordance with Scottish Planning Policy (paragraph 161 and Table 1: Spatial Frameworks) a spatial framework for wind energy will be prepared as supplementary guidance. This supplementary guidance will identify:</p> <ul style="list-style-type: none"> <li>• Areas of significant protection</li> <li>• Areas with potential for wind farm development</li> </ul> <p>and will constitute part of the supplementary guidance to be prepared in the context of Policy DS5, taking into account the criteria set out in that policy.</p> | <p>Plan. As the Local Development Plan has to be compliant with Scottish Planning Policy, the Reporter has recommended that this matter is best resolved by removing the spatial frameworks from the Local Development Plan and including them in Supplementary Guidance which has still to be prepared so can reflect the current Scottish Planning Policy.</p> <p>Agree</p> |
| 14.15                     | 4.9.5                 | <p>Adding a new paragraph 4.9.5 as follows:<br/>The local development plan takes a precautionary approach to managing flood risk and seeks to reduce overall flood risk by considering flooding from all sources in accordance with the principles of sustainable flood management and in recognition that avoidance is the</p>  | <p>This recommended modification is based upon a change suggested by the Council in the Schedule 4.</p> <p>Agree</p>  |

| <b>Recommendation Reference</b>       | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>  | <b>WDC Comment</b>  |
|---------------------------------------|------------------------------|---|---|
|                                       |                              | cornerstone of sustainable flood risk management. With regards to redevelopment proposals, land use vulnerability should be considered, focusing on changes of use to the less or same vulnerability combined with use of flood resilient materials and design.   |   |
| 14.16                                 | 4.11.2                       | Deleting the second sentence of paragraph 4.11.2.   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 14.17                                 | DS8                          | Adding a new Policy DS8 as follows: All development should seek to make sustainable use of soils and development proposals that would affect peat and carbon rich soils should include measures to minimise soil disturbance. Development should also seek to enhance areas of peatland or other carbon rich soils. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| <b>ISSUE 15 – GROWING OUR ECONOMY</b> |                              |   |   |
| 15.1                                  | Vale of Leven Proposals Map  | Retain the boundary of site GE1(14) but delete the area of open space to the south as detailed in the council's corrected plan as submitted to the examination on 24 September 2014.  | This recommended change is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree       |
| 15.2                                  | Schedule 1, Chapter 5        | Include an asterisk link to the footnote for GE1(10) Cable Road Depot and remove the asterisk against GE1(8) Clydebank  | This is a modification proposed by the Reporter to correct an error in Schedule 1.                            |



| <b>Recommendation Reference</b>                | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>   |
|--|------------------------------|--|--|
|  |                              | Business Park.   | Agree  |
| <b>ISSUE 16 – MEETING HOUSING REQUIREMENTS</b> |                              |  |  |
| 16.1   | Table 2                      | <p>Update Table 2 taking into account the 2013 housing land audit position with the following additional updates:</p> <ul style="list-style-type: none"> <li>• 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)</li> <li>• Inclusion of an additional 40 units in the private sector housing land supply to 2020 to reflect the recommended change to BC1(82) through Issue 18.</li> <li>• Consequent amendment to the total supply of private sector and affordable housing to reflect these changes.</li> </ul> | <p>This is a modification proposed by the Reporter to reflect other proposed modifications and to update the Plan's housing land base year.</p> <p>Agree</p> |
| 16.2   | 6.2.5                        | In paragraph 6.2.4 delete the remaining text following after "These are set out in schedule 4". Replace the deleted text with that from paragraph 6.2.6 and include a corresponding update of the figures from revised table 2.  | <p>This is a modification proposed by the Reporter to reflect the housing land position as discussed at the Hearing.</p> <p>Agree</p>                        |
| 16.3   | 6.2.6                        | <p>Replace relocated paragraph 6.2.6 with the following text:</p> <p>6.2.6 The strategic plan identifies a need only for private sector housing. Tables 2</p>  | <p>This is a modification proposed by the Reporter to set the context for new Policy BCX.</p>  |

| Recommendation Reference | Paragraph/ Policy/Map | Reporter's Recommendation   | WDC Comment   |
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|                          |                       | <p>and 3 show how this would be addressed. This is based on current programming assumptions. The council recognises that the current private sector supply to 2020 lacks any flexibility over and above the strategic requirement. Such flexibility is generally required to account for fluctuations and uncertainties in the delivery of housing sites. However the council has allocated a generous supply of land overall and will work with the housebuilding industry and other agencies to facilitate timely delivery of the established land supply. In addition, Policy BCX below includes a commitment to maintain a continuous 5 year land supply by enabling appropriate sites to come forward if required.</p> | <p>Agree</p>  |
| 16.4                     | New policy            | <p>Include the following new policy BCX after new paragraph 6.2.6. This would then become BC(1) with consequent renumbering of policies BC1-4.</p> <p><b>Policy BCX</b></p> <p>A five year effective supply of housing land will be maintained at all times throughout the lifetime of the plan to enable delivery of the strategic housing requirement. This will be monitored and updated annually through the housing land audit.</p>  | <p>This is a modification proposed by the Reporter to ensure that the Plan enables a five year effective supply of housing at all times. This would be consistent with Scottish Planning Policy.</p> <p>Agree</p> |

| Recommendation Reference              | Paragraph/ Policy/Map   | Reporter's Recommendation   | WDC Comment  |
|---------------------------------------|-------------------------|---|--|
|                                       |                         | <p>The council will prioritise the early delivery of sites within the established land supply. If the audit identifies a shortfall in the five year effective housing land supply, the council will support housing proposals which:</p> <ul style="list-style-type: none"> <li>• are capable of delivering completions in the next five years;</li> <li>• can address infrastructure constraints;</li> <li>• are in a sustainable location as guided by Diagram 4 of the Glasgow and Clyde Valley Strategic Development Plan; and</li> <li>• do not undermine the strategic focus on urban regeneration and brownfield redevelopment.</li> </ul> |  |
| <b>ISSUE 17 – DUNTIGLENNAN FIELDS</b> |                         |   |  |
| 17.1                                  | Schedule 4              | In Schedule 4 insert BC1(X) Duntiglenan Fields with consequent renumbering of the other site references. Include an indicative capacity of 100 and also add this to the column 2012-2020.   | <p>This is a modification proposed by the Reporter to reflect her conclusion that the Duntiglenan fields site should be identified for housing development.</p> <p>Agree</p> |
| 17.2                                  | Clydebank Proposals Map | 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   | This is a modification proposed by the Reporter to reflect her conclusion that the Duntiglenan fields site should be identified for housing development.                     |

| Recommendation Reference | Paragraph/ Policy/Map | Reporter's Recommendation   | WDC Comment  |
|--------------------------|-----------------------|---|--|
|                          |                       | proposed plan (CD18).   | Agree  |
| 17.3                     | Table 4               | <p>In Table 4 add Duntiglennan Fields, Clydebank with the following specific requirements:</p> <ol style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>• include structural planting to strengthen the green belt boundary;</li> <li>• retain key views and an appropriate transition to the green belt incorporating existing trees and stone walls;</li> <li>• include a green corridor along the western boundary;</li> <li>• address recreational access linking Craigielea Road to the access route to the north;</li> <li>• restrict the developable area of the middle field to the southern third;</li> <li>• avoid development in the northern most field; and</li> <li>• include an appropriate setback, layout and design along the boundaries with the established residential area and the farm steadings.</li> </ul> </li> </ol> | This is a modification proposed by the Reporter to amend the requirements associated with the development of the Duntiglennan Fields site. |

| <b>Recommendation Reference</b>   | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>   |
|---|------------------------------|--|--|
|   |                              | 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.   |  |
| <b>ISSUE 18 – BUILDING OUR COMMUNITIES:CLYDEBANK ISSUES</b>             |                              |  |  |
| 18.1  | Schedule 4                   | Schedule 4, under site BC1(82), Rothesay Dock, change the indicative tenure from “Affordable” to “Private”. Make consequential adjustments to Table 2, rows I, J and K by reducing the affordable housing totals by 40 and increasing the private housing totals by 40.  | <p>This recommended modification is based upon a change suggested by the Council in the Schedule 4.</p> <p>Agree</p>   |
| <b>ISSUE 19 – BUILDING OUR COMMUNITIES: DUMBARTON AND MILTON ISSUES</b> |                              |  |  |
| 19.1  | Schedule 2                   | Amend BC1(14): Dumbarton Football Club in Schedule 2, page 66 from 37 to 100 with all output in the period 2019-2025 with consequent amendment to Table 3.   | <p>This recommended modification is based upon a change suggested by the Council in the Schedule 4.</p> <p>Agree</p>   |
| <b>ISSUE 20 – BUILDING OUR COMMUNITIES: STIRLING ROAD</b>               |                              |  |  |
| 20.1  | Table 4                      | In Table 4, change the second requirement in the second column to read “Structural planting to provide a strong green belt boundary but which avoids acting as a barrier to access and views” and the third requirement to read: “Development to front onto the A813, if possible”. Include a new requirement to state “Assessment of potential recreational | <p>The proposed modification relating to structural planting modification is based upon a change suggested by the Council in the Schedule 4.</p> <p>The modification in relation to development fronting onto the A813 is proposed by the Reporter to reflect that this requirement may prove challenging.</p> |

| <b>Recommendation Reference</b>                                  | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>   |
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|  |                              | access opportunities through the woodland with implementation if feasible".  | The modification in relation to recreational access through the woodland is made by the Reporter to encourage this issue to be looked at through the detailed planning stage.<br><br>Agree |
| <b>ISSUE 21 – BUILDING OUR COMMUNITIES: VALE OF LEVEN ISSUES</b> |                              |  |  |
| 21.1   | Vale of Leven Proposals Map  | Delete site BC4 (1) from the Vale of Leven proposals map, retaining the designation of the land as green belt only.  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |
| 21.2   | 6.8.2                        | Add a sentence in paragraph 6.8.2 after ... an extension to the Vale of Leven cemetery (tenth line) as follows:<br>A site for the extension to the Vale of Leven cemetery is still to be identified. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |
| <b>ISSUE 22 – SUPPORTING OUR CENTRES</b>                         |                              |  |  |
| 22.1   | Schedule 7                   | Change the title of "Schedule 7: Retail Development Opportunities" to: "Schedule 7: Town Centre Retail Development Opportunities"  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree  |

| <b>Recommendation Reference</b>                 | <b>Paragraph/ Policy/Map</b> | <b>Reporter's Recommendation</b>   | <b>WDC Comment</b>  |
|---|------------------------------|--|---|
| 22.2  | Table 5                      | In Table 5: Network of Centres Retail Strategy, under "Destination commercial centre", change:<br>"Lomond Galleries Antartex Village" to:<br>"Lomond Galleries<br>Antartex Village"  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| <b>ISSUE 23 – PROTECTING OUR BUILT HERITAGE</b> |                              |  |   |
| 23.1  | 9.2.4                        | Delete the final sentence of paragraph 9.2.4.  | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 23.2  | New paragraph                | Insert an additional paragraph as follows:<br>"9.2.5 The Antonine Wall Management Plan (2014-19) is the principal mechanism for proactively promoting the Antonine Wall. The Management Plan provides a framework for management, conservation and enhancement and includes objectives and actions to safeguard and enhance the Antonine Wall. The Management Plan aims to promote awareness and understanding by improving physical and intellectual accessibility and realise the full potential of the Antonine Wall as an education and learning resource. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| <b>ISSUE 24 – KILBOWIE ROUNABOUT</b>            |                              |  |   |
| 24.1  |                              | No modifications.  |   |

| Recommendation Reference                 | Paragraph/ Policy/Map | Reporter's Recommendation  | WDC Comment   |
|--|-----------------------|--|---|
| <b>ISSUE 25 – SUPPORTING DEVELOPMENT</b> |                       |  |   |
| 25.1                                     | Policy SD4            | Change the second sentence of Policy SD4 to:<br>“Expansion of mineral and aggregate extraction at these locations and new workings at other locations shall be accompanied by acceptable and fundable restoration and aftercare proposals and minimise significant negative impact on:”. | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |
| 25.2                                     | Policy DS1            | Change the first criterion in the Safe and Pleasant category of Policy DS1 to:<br>“avoids unacceptable impacts on or from adjoining uses, including, noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing;”   | This recommended modification is based upon a change suggested by the Council in the Schedule 4.<br><br>Agree |