Appendix 1 - Modifications

Contents

Issue 1 – Development Strategy 3
Issue 2 – Bearsden 6
Issue 3 – Bishopbriggs 8
Issue 4 – Kirkintilloch, Lenzie and Waterside 13
Issue 5 – Lennoxtown, Milton of Campsie, Clachan of Campsie, Haughhead 16
Issue 6 – Milngavie 18
Issue 7 – Torrance and Baldernock 21
Issue 8 – Twechar 23
Issue 9 – Climate Change, Sustainability and Energy Efficiency 26
Issue 10 – Design and Placemaking 30
Issue 11 – Transport 31
Issue 12 – Housing 33
Issue 13 – Community Facilities and Open Space 41
Issue 14 – Network of Centres and Retailing 42
Issue 15 – Business and Employment 45
Issue 16 – Tourism 47
Issue 17 – Natural Environment 48
Issue 18 – Water Environment and Flood Risk 50
Issue 19 – Historic Environment 52
Issue 20 – Managing Waste 54
Issue 21 – Mineral Resources 56
Issue 22 – Digital Communications 57
Issue 23 – Airport and Hazardous Installations Safeguarding 58
Issue 24 – Developer Contributions 60

Issue 25 – Environmental Report 62
Issue 26 – Bearsden Housing Land Supply 63
Issue 27 – Designated Housing Sites in Bearsden 64
Issue 28 – Bishopbriggs Housing Land Supply 66
Issue 29 – Designated Housing Sites in Bishopbriggs 67
Issue 30 – Housing Land Supply in Kirkintilloch, Lenzie and Waterside 68
Issue 31 – Designated Housing Sites in Kirkintilloch, Lenzie and Waterside 69
Issue 32 – Housing Land Supply in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead 70
Issue 33 – Designated Housing Sites in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead 71
Issue 34 – Housing Land Supply in Milngavie 72
Issue 35 – Designated Housing Sites in Milngavie 73
Issue 36 – Housing Land Supply in Torrance and Baldernock 75
Issue 37 – Designated Housing Sites in Torrance and Baldernock 76
Issue 38 – Miscellaneous 77

Schedule 4	Issue 1 – Development Strategy
Proposed Plan reference	Policy 1
Modifications suggested by the Council in the Schedule 4	• The Council would therefore agree to a minor amendment to Plan Objective A, on page 9, as follows: Amend "*Promote sustainable design*" to "*Promote sustainable* ***development***". (1321) • The Council would accept the amendment in the second paragraph of the Development Strategy section of "*no suitable brownfield sites of a similar size that are available in the urban locality*" to "*no sustainable sites of a similar size* ***in an urban area or brownfield land with acceptable green belt uses***" to clarify this and align it to objective B. (627) • Amend green belt exceptions list criterion A, page 9, by substituting *'or other appropriate countryside enterprise'* with ***'or other farming related work'*** to make pol 1 consistent with Pol 12.
Modifications set out by the Reporter	Report Pages 26 – 27 Modify the proposed local development plan by: 1. Amending Policy 1, Objective A, on page 9 of the proposed plan by removing the words "Promote sustainable design" and replacing them with the words "*Promote sustainable development*". 2. Replace the first two paragraphs of the 'development strategy', on page 9 of the proposed plan, with the following wording: *"The East Dunbartonshire Development Strategy directs development, in the first instance, to use brownfield land in an urban area or in the green belt. Sustainable uses of brownfield land within the green belt are those listed as acceptable green belt exceptions below.* *Considering the use of brownfield land and sites which become vacant and derelict in urban areas, before greenfield release, is important for the urban development of East Dunbartonshire and the wider Glasgow City Region. Applicants must therefore provide evidence that there are no suitable or sustainable brownfield sites of a similar size that are available within the relevant community policy area before new development on greenfield land is considered."* 3. Before criteria A to F on page 9 of the proposed plan, paragraph 4 of the Development Strategy is replaced with the following wording:

Schedule 4	Issue 1 – Development Strategy
	"There will be general a presumption against development within the green belt as defined on the Proposals Map. However, development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the types of development which are considered exceptions, and therefore acceptable in the green belt, which are:" 4. Arising from conclusions in the Schedule 4 for Issue 12, add an additional criterion to the development strategy on the foot of page 9. *"Applications to remove or modify restrictions will normally be refused, in order to protect the green belt, expect in exceptional circumstances, for example where the business ceases to operate and where it is justified with a robust supporting statement".* 5. Criterion F on page 9 of the proposed plan be amended, after paragraph 4 of the Development Strategy, as follows: *'A telecommunications proposal or renewable energy and/or heat development.*
Implications of Reporter's modifications	The Reporter's Conclusions can be found from Page 21 – 26. In general, no significant implications. The Reporter has broadly agreed with the Council's suggested amendments. In Modification 2 the Reporter recommends some wording alterations to the Council's suggested modification, including replacing "prioritising" with considering development on brownfield land first, and wording to clarify green belt exceptions for brownfield land in the green belt. This is acceptable as it aligns the policy more closely to national policy and Clydeplan's vision and policy. The Reporter did not agree with the Council's suggestion that a proposal on green field should provide evidence of alternative brownfield land in an urban area and clarifies instead that this should be in the "community policy area" the proposal is located in. It is accepted that this is a proportionate approach. Modification 3, is additional, it adds wording to the presumption against development in greenbelt by stating that an exception for development in the greenbelt may be appropriate where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan. Clydeplan is part of the Development Plan for the Council so modifying Policy 1 to align with Clydeplan Policy 8 is considered reasonable and appropriate.

Schedule 4	Issue 1 – Development Strategy
	Modification 4 is additional wording. It arises from conclusions in the Schedule 4 for Issue 12, to add an additional criterion to the development strategy about removal or modification of restrictions in the green belt. This is reasonable as it supports the green belt exceptions set out in the policy. Modification 5 is a minor change as it simplifies the green belt exception for telecommunications, heat and renewable energy development, by removing the requirement to look for an alternative site in the Council area. This is reasonable as it aligns this criterion to Clydeplan policy on green belt uses and is proportionate for applicants. Other Council suggested alternations are factual changes, outwith the scope of the examination.
Requisite modifications consequent on the reporter's recommendations	Reporter has added a new criterion to the green belt section, so updated lettering will be required.
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.
Other Factual Updates and Typographical Corrections Identified by the Council	Printing Error, pages 9 and 10 – The requirements for the policy should run from A-Z, rather than repeat A, B, C, to avoid confusion. This will be altered as a formatting change.

Schedule 4	Issue 2 – Bearsden
Proposed Plan reference	Policy 2
Modifications suggested by the Council in the Schedule 4	• The following wording should be added after the first sentence of Policy 2.BR on page 26: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve, retaining the biodiversity already present on site post-development". • Amend the second sentence of Policy 2.TR as follows: "New development in Bearsden must therefore prioritise access, **integration** and onward connectivity by sustainable modes by linking the development site **naturally** with existing active travel networks to provide connections to **existing neighbourhoods**, local services and amenities, the bus network…" • The first sentence of Policy 2.HE on page 30 should be amended to read: "Development should preserve and enhance the character, **cultural significance** ~~appearance~~ and setting of the historic environment in Bearsden.
Modifications set out by the Reporter	Report Page 47 1. Deleting the first, second and third paragraphs under the heading 'Retail Capacity' of proposed Policy 2.TC on page 18. 2. Adding in an additional sentence after the first sentence of proposed Policy 2.BR on page 26 of the proposed plan as follows: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development." 3. Deleting the wording of the second sentence of paragraph one of proposed Policy 2.TR on page 26 and replacing it with the following: "New development in Bearsden must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network."

Schedule 4	Issue 2 – Bearsden
	4. Deleting the first sentence of paragraph one of proposed Policy 2.HE on page 30 and replacing it with the following: “Development should preserve and enhance the character, cultural significance and setting of the historic environment in Bearsden.” 5. Deleting the notation on the Natural Environment map on page 29 which states “NE44 Cairnhill Woods Local Nature Reserve” and replacing it with the following: “NE44 Cairnhill Woods Proposed Local Nature Reserve”.
Implications of Reporter’s modifications	No significant implications. The Reporter has agreed with the Council’s suggested amendments. The recommendation to remove reference to the Retail Capacity Assessment (item 1) is a procedural matter and does not alter the substance of the policy. Other amendments related to factual updates. It should be noted that the Reporter found in agreement with the Council that the Plan should continue to safeguard land for a potential new station and associated railway infrastructure at Allander.
Requisite modifications consequent on the reporter’s recommendations	Deleting the notation on the Natural Environment map on page 29 which states “NE44 Cairnhill Woods Local Nature Reserve” and replacing it with the following: “NE44 Cairnhill Woods Proposed Local Nature Reserve”.
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing community policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter’s recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter’s recommendations.
Other Factual Updates and Typographical/ Formatting Corrections Identified by the Council	• Amend Proposals map and related communities map for Policy 2.NE Bearsden to remove TPO shown at 51 & 53 North Grange Road, Bearsden added in error by consultants in 2007. This was identified by the Arboricultural Officer in March 2021.

Schedule 4	Issue 3 – Bishopbriggs
Proposed Plan reference	Policy 3
Modifications suggested by the Council in the Schedule 4	• Amend Policy3.CF, fourth paragraph on Expansion to Cadder Cemetery to Policy 3.R Westerhill Regeneration Area to add new key requirement "F Meets the requirements of Policy 3.R Westerhill Regeneration Area and Masterplan" • Include additional wording to the section of 3.TC on the retail park, page 38, second paragraph that "Any proposal for the extension of the retail park will be assessed against the detailed requirements of Policy 3.R – Development at the Westerhill Regeneration Area". Also in the paragraph on page 39, after the sentence 2 – does not imply that development will occur throughout the area" state "Any proposal in the Westerhill Regeneration area will be assessed against the detailed requirements of Policy 3.R – Development at the Westerhill Regeneration Area (861). • In Policy 3.TC3 – Strathkelvin Retail Park Commercial Centre p.38, para 2, last sentence amend the cross reference from "section D" to Policy 3.R, uses forming part of this masterplan, criterion C." However please note the error correction below to label the policy A to Z. (861) • Correct a typographical error in map key refer to "Westerhill Regeneration Area" instead of regeneration "Site" on community maps on pages 39, 47 or "Regeneration Masterplan" on community map on page 50. • In Policy 3.R, third paragraph, on page 40 on requirements for the Masterplan, the following wording is added as an additional requirement: "Protect and enhance the setting of the Antonine Wall World Heritage Site in accordance with policy WH1 Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and HE1 Buffer Zone in Policy 19 Historic Environment. Prior archaeological investigation including excavation may be required." (628) • In Policy 3.R, page 40, section on uses forming part of this masterplan add an additional criterion stating: "G- Renewable energy and heat network development". (674) • Correct a typographical error – The requirements for the policy 3.R, page 40, should run from A-Z, rather than repeat A, B, C, to avoid confusion. • Section 3.BE 6 Low Moss Industrial Estate, on page 43 is amended in line with the wording on page 39 to state: "Policy 3.R includes this site to encourage development of the vacant land for business and environmental improvements as part of the Westerhill Regeneration Area". It is also suggested

Schedule 4	Issue 3 – Bishopbriggs
	that page 39 should refer to site 3.BE6 as opposed to 13.15 in order to reflect the site referencing in LDP2. (861) • The following wording should be included in the policy 3.T, page 44, at the end of the section GN2 following the words, "...subject to other policies" : "and scheduled monument consent from Historic Environment Scotland where required." (628) • The following wording should be added after the first sentence of Policy 3.BR on page 47: “Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve, retaining the biodiversity already present on site post-development” (861) • For site 3.BR5 (Meadowburn), page 48, add the following key requirement: "Protect the setting of the Forth & Clyde Canal scheduled monument".(628) • For sites 3BR 1 (Barrage Balloon Site), 3.BR 6 (Westerhill Road), and 3.BR 7(Westerhill Road South), pages 48 & 49, should clearly state: “Proposals must be developed through a masterplan as part of the Westerhill Regeneration Area (see section 3.R for further details including key requirements)”. (861) • The second sentence of Policy 3.TR, page 49 could be strengthened further by the following amendment: “New development in Bishopbriggs must therefore prioritise access, **integration** and onward connectivity by sustainable modes by linking the development site **naturally** with existing active travel networks to provide connections to **existing neighbourhoods**, local services and amenities, the bus network…” (626) • Correct the typographical error – Policy 3.TR, Bishopbriggs page 49, first paragraph, last bullet point refers to “the projects at Westerhill (identified in section D)” this should be amended to “projects at Westerhill (identified in policy section 3.R)”. • The first sentence of Policy 3.HE on page 53 should be amended to read: “Development should preserve and enhance the character**, cultural significance** ~~appearance~~ and setting of the historic environment in Bishopbriggs (628)
Modifications set out by the Reporter	Report Pages 97 – 98

Schedule 4	Issue 3 – Bishopbriggs
	Modify the proposed local development plan by: 1. Adding an additional key requirement to the fourth paragraph of proposed Policy 3.CF on page 35 as follows: “F. Meets the requirements of Policy 3.R Westerhill Regeneration Area and Masterplan.”. 2. Deleting the first paragraph and the wording in the two bullet points under the heading ‘Retail Capacity’ of proposed Policy 3.TC on page 38. 3. Deleting the first two sentences of paragraph two of proposed Policy 3.TC on page 38 and replacing them with the following: “The Council will protect the primary role and function of the park. Any proposal for new uses, which is supported by the town centre first principle, should not have any adverse impact on the role and function of the park as a primarily comparison goods destination or negatively impact on the network of centres, particularly Bishopbriggs and Kirkintilloch town centres.”. 4. Adding a sentence to the end of the second paragraph of proposed Policy 3.TC on page 38 as follows: “Any proposal for the extension of the retail park will be assessed against the detailed requirements of Policy 3.R – Development at the Westerhill Regeneration Area.”. 5. Deleting the reference to ‘section D’ in the last sentence of paragraph two of proposed Policy 3.TC on page 38 and replacing it with ‘criterion C’. 6. Adding a further requirement to those listed in paragraph three of proposed Policy 3.R on page 40 as follows: "Protect and enhance the setting of the Antonine Wall World Heritage Site in accordance with WH1 Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and HE1 Buffer Zone of Policy 19 Historic Environment. Prior archaeological investigation including excavation may be required.". 7. Adding an additional criterion to paragraph four titled “Uses forming part of the masterplan” of proposed Policy 3.R on page 40 as follows: “G - Renewable energy and heat network development.”. 8. Adding an additional sentence to the text accompanying site 3.BE6 Low Moss Industrial Estate on page 43 as follows: “Policy 3.R includes this site to encourage development of the vacant land for business and environmental improvements as part of the Westerhill Regeneration Area.”. 9. Deleting the last sentence at the end of paragraph three (GN2 Forth and Clyde Canal) of proposed Policy 3.T on page 44 and replacing it with the following: “The council will also be supportive of proposals for visitor accommodation on or near the canal, subject to other relevant policies and scheduled monument consent from Historic Environment Scotland as required.". 10. Adding in an additional key requirement to site 3.BR5 (Meadowburn Former Quarry) of proposed Policy 3.BR on page 48 as follows: "Protect the setting of the Forth and Clyde Canal scheduled monument.".

Schedule 4	Issue 3 – Bishopbriggs
	11. Adding in an additional sentence after the first sentence of proposed Policy 3.BR on page 48 of the proposed plan as follows: “Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development.”. 12. Replacing the key requirement “See Policy 3.R” within site 3.BR1 (Barrage Balloon Site), site 3.BR6 (Westerhill Road) and site 3.BR7 (Westerhill Road South) on pages 48 and 49 of the proposed plan with the following “Proposals must be developed through a masterplan as part of the Westerhill Regeneration Area (see Policy 3.R for further details including key requirements).”. 13. Deleting the wording of the second sentence of paragraph one of proposed Policy 3.TR on page 49 and replacing it with the following: “New development in Bishopbriggs must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network.”. 14. Deleting the first sentence of paragraph one of proposed Policy 3.HE on page 53 and replacing it with the following: “Development should preserve and enhance the character, cultural significance and setting of the historic environment in Bishopbriggs.”.
Implications of Reporter’s modifications	Report Pages 83 - 97, Reporter’s conclusions. No significant implications. The Reporter has agreed with the Council’s suggested amendments. Modification 2 - The Reporters’ additional recommendation to remove reference to the Retail Capacity Assessment is a procedural matter and does not alter the substance of the policy. Modification 3 - For the policy section on Strathkelvin Retail Park he also recommends reference to the town centre first principle and wording changes, including removal of a presumption against convenience retail in the retail park, to be consistent with the Reporter’s recommended modification for Issue 14 network of centres and retailing. This modification to LDP2 policy on network of centres and retailing is accepted for issue 14 and also here. Other minor alterations suggested by the Council are of a factual nature, outwith the scope of the examination. It should be noted that the Reporter found in agreement with the Council that the Plan should continue to safeguard land for a potential new station and associated railway infrastructure at Westerhill.
Requisite modifications consequent on the reporter’s recommendations	None

Schedule 4	Issue 3 – Bishopbriggs
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing community policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.
Other Factual Updates and Typographical/ Formatting Corrections Identified by the Council	• Minor cross reference amendment to section 3.TC paragraph on Westerhill Regeneration Area, on page 39. After the second sentence 2 " ----does not imply that development will occur throughout the area." state "Any proposal in the Westerhill Regeneration area will be assessed against the detailed requirements of Policy 3.R – Development at the Westerhill Regeneration Area". • Correct a typographical error in map key refer to "Westerhill Regeneration Area" instead of regeneration "Site" on community maps on pages 39, 47 and "Regeneration Masterplan" on the community map on page 50. • Correct a typographical error – The requirements for the Policy 3.R, page 40, should run from A-Z, rather than repeat A, B, C, to avoid confusion. • It is suggested that page 39 should refer to site 3.BE6 as opposed to 13.15 in order to reflect the site referencing in LDP2. • Correct the typographical error – Policy 3.TR, Bishopbriggs page 49, first paragraph, last bullet point refers to "the projects at Westerhill (identified in section D)" this should be amended to "projects at Westerhill (identified in Policy section 3.R)".

Schedule 4	Issue 4 – Kirkintilloch, Lenzie and Waterside
Proposed Plan reference	Policy 4
Modifications suggested by the Council in the Schedule 4	• The following wording should be added after the first sentence of Policy 4.BR on page 74: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve, retaining the biodiversity already present on site post post-development" • The second sentence of Policy 4.TR could be strengthened further by the following amendment: "New development in Kirkintilloch, Lenzie and Waterside must therefore prioritise access, **integration** and onward connectivity by sustainable modes by linking the development site **naturally** with existing active travel networks to provide connections to **existing neighbourhoods**, local services and amenities, the bus network…" • The wording of the final sentence under GN2 on page 66 should be amended to read: "The Council will also be supportive of proposals for visitor accommodation on or near the Canal, subject to other relevant policies **and scheduled monument consent from Historic Environment Scotland as required**." • The first sentence of Policy 4.HE on page 79 should be amended to read: "Development should preserve and enhance the character, **cultural significance** ~~appearance~~ and setting of the historic environment in Kirkintilloch, Lenzie and Waterside.
Modifications set out by the Reporter	Report Pages 128-129 1. Deleting the first sentence and the wording of the two bullet points under the heading titled 'Retail Capacity' of proposed Policy 4.TC on page 60. 2. Adding in an additional sentence after the first sentence of proposed Policy 4.BR on page 74 of the proposed plan as follows: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development.".

Schedule 4	Issue 4 – Kirkintilloch, Lenzie and Waterside
	3. Deleting the wording of the second sentence of paragraph one of proposed Policy 4.TR on page 75 and replacing it with the following: “New development in Kirkintilloch, Lenzie and Waterside must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network.”. 4. Deleting the last sentence at the end of paragraph three of proposed Policy 4.T on page 66 and replacing it with the following: “The council will also be supportive of proposals for visitor accommodation on or near the canal, subject to other relevant policies and scheduled monument consent from Historic Environment Scotland as required." 5. Deleting the first sentence of paragraph one of proposed Policy 4.HE on page 79 and replacing it with the following: “Development should preserve and enhance the character, cultural significance and setting of the historic environment in Kirkintilloch, Lenzie and Waterside.”
Implications of Reporter’s modifications	No significant implications. The Reporter has agreed with the Council’s suggested amendments. The recommendation to remove reference to the Retail Capacity Assessment (item 1) is a procedural matter and does not alter the substance of the policy.
Requisite modifications consequent on the reporter’s recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing community policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications – Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter’s recommendations or any circumstances where the Council	Accept Reporter’s recommendations.

Schedule 4	Issue 4 – Kirkintilloch, Lenzie and Waterside
can depart from these recommendations?	

Schedule 4	Issue 5 – Lennoxtown, Milton of Campsie, Clachan of Campsie, Haughhead
Proposed Plan reference	Policy 5
Modifications suggested by the Council in the Schedule 4	• Amend the section 5.TR on page 95 to "New development in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie must therefore prioritise access, **integration** and onward connectivity by sustainable modes by linking the development site **naturally** with existing active travel networks to provide connections to **existing neighbourhoods**, local services and amenities, the bus network…" • After first sentence of Policy 5.BR, on page 94 add the following sentence: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve, retaining the biodiversity already present on site post post-development" • Identify the Tree Preservation Order (TPO) No 1 (2009) Lennox Castle Policy Woodland on the Proposals Map & Policy 5 community natural environment map. • The first sentence of Policy 5.HE on page 99 should be amended to read: "Development should preserve and enhance the character, **cultural significance** ~~appearance~~ and setting of the historic environment in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead. (628).
Modifications set out by the Reporter	Report Page 145 Modify the proposed local development plan by: 1. Deleting the third sentence of paragraph two of proposed Policy 5.TC on page 86. 2. Deleting the second sentence on page 95 of proposed Policy 5.TR and replacing it with the following: "New development in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services and amenities and the bus network.". 3. Adding an additional sentence after the first sentence of proposed Policy 5.BR on page 94 of the proposed plan as follows: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development.". 4. Deleting the first sentence of paragraph 1 of proposed Policy 5.HE on page 99 and replacing it with the following: "Development should preserve and enhance the character, cultural significance and

Schedule 4	Issue 5 – Lennoxtown, Milton of Campsie, Clachan of Campsie, Haughhead
	setting of the historic environment in Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie.”.
Implications of Reporter’s modifications	No significant implications. The Reporter has agreed with the Council’s suggested amendments. The recommendation to remove reference to the Retail Capacity Assessment (item 1) is a procedural matter and does not alter the substance of the policy. Another amendment is a factual update.
Requisite modifications consequent on the reporter’s recommendations	None.
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing community policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter’s recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter’s recommendations.
Other Factual Updates and Typographical/ Formatting Corrections Identified by the Council	• Identify the Tree Preservation Order (TPO) No 1 (2009) Lennox Castle Policy Woodland on the Proposals Map & Policy 5 community natural environment map.

Schedule 4	Issue 6 – Milngavie
Proposed Plan reference	Policy 6
Modifications suggested by the Council in the Schedule 4	• Under Policy 6.CF on page 103, third paragraph, add Milngavie Clinic to the list of community facilities. • Include the following action to the current list within Policy 6.TC1: "Promote and further develop local arts and heritage assets, including the identification of additional space to showcase Milngavie's rich history in a suitable location. This should be undertaken as a collaborative approach with community-led groups, including Milngavie Heritage Centre" • The following wording should be added after the first sentence of Policy 6.BR on page 112: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve, retaining the biodiversity already present on site post-development" • Amend the second sentence of the first paragraph in Policy 6.TR on page 113 as follows: "New development in Milngavie must therefore prioritise access, **integration** and onward connectivity by sustainable modes by linking the development site **naturally** with existing active travel networks to provide connections to **existing neighbourhoods**, local services and amenities, the bus network…" • Amend the Milngavie Reservoirs Conservation Area boundary to follow the outside of the garden boundary of 1 Drumclog Avenue • Amend the first sentence of Policy 6.HE on page 117 as follows: "Development should preserve and enhance the character, **cultural significance** ~~appearance~~ and setting of the historic environment in Milngavie" • Correction – Remove 6.CF1 Milngavie Community Hub from the Milngavie Community Facilities and Open Space Map and Proposals Map.

Schedule 4	Issue 6 – Milngavie
Modifications set out by the Reporter	Report Page 192 1. Adding reference to the “Milngavie Clinic” to the third paragraph of proposed Policy 6.CF on page 103 of the proposed plan. 2. Deleting the reference to “6.CF1 Milngavie Community Hub” from the Community Facilities and Open Space map on page 104 of the proposed plan and from the Proposals Map. 3. Deleting the first paragraph and the wording in the two bullet points under the heading ‘Retail Capacity’ of proposed Policy 6.TC on page 106. 4. Adding an action to the list ‘Key Actions’ of proposed Policy 6.TC1 on page 105 of the proposed plan as follows: “Promote and further develop local arts and heritage assets, including the identification of additional space to showcase Milngavie’s rich history in a suitable location. This should be undertaken as a collaborative approach with community-led groups, including Milngavie Heritage Centre.”. 5. Adding in an additional sentence after the first sentence of proposed Policy 6.BR on page 112 of the proposed plan as follows: “Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development.”. 6. Deleting the wording of the second sentence of paragraph one of proposed Policy 6.TR on page 113 and replacing it with the following: “New development in Milngavie must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network.”. 7. Amend the Milngavie Reservoirs Conservation Area boundary on the map on page 118 of the proposed plan and the proposals map to follow the existing boundary line of the designated conservation area at 1 Drumclog Avenue. 8. Deleting the first sentence of paragraph one of proposed Policy 6.HE on page 117 and replacing it with the following: “Development should preserve and enhance the character, cultural significance and setting of the historic environment in Milngavie.”
Implications of Reporter’s modifications	No significant implications. The Reporter has agreed with the Council’s suggested amendments. The recommendation to remove reference to the Retail Capacity Assessment (item 3) is a procedural matter and does not alter the substance of the policy. Other amendments related to factual updates.

Schedule 4	Issue 6 – Milngavie
Requisite modifications consequent on the reporter's recommendations	Deletion of reference 6.CF1 on page 103 will require the re-referencing of subsequent items 6.CF2-6.CF7 within the same section. An update to the Proposals Map will also be required, to delete 6.CF1.
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing community policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 7 – Torrance and Baldernock
Proposed Plan reference	Policy 7
Modifications suggested by the Council in the Schedule 4	• The following wording should be added after the first sentence of Policy 7.BR on page 128: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve, retaining the biodiversity already present on site post post-development" • Amend the second sentence on the first paragraph on page 128 as follows: "New development in Torrance and Baldernock must therefore prioritise access, **integration** and onward connectivity by sustainable modes by linking the development site **naturally** with existing active travel networks to provide connections to **existing neighbourhoods**, local services, amenities and the bus network." • Amend the first sentence of Policy 7.HE on page 132 as follows: "Development should preserve and enhance the character, **cultural significance** ~~appearance~~ and setting of the historic environment in Torrance & Baldernock.
Modifications set out by the Reporter	Report Page 204 Modify the proposed local development plan by: 1. Deleting the third sentence of paragraph two of proposed Policy 7.TC on page 123. 2. Adding in an additional sentence after the first sentence of proposed Policy 7.BR on page 128 of the proposed plan as follows: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development.". 3. Deleting the wording of the second sentence of paragraph 1 of proposed Policy 7.TR on page 128 and replacing it with the following: "New development in Torrance and Baldernock must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network.". 4. Deleting the first sentence of paragraph 1 of proposed Policy 7.HE on page 132 and replacing it with the following: "Development should preserve and enhance the character, cultural significance and setting of the historic environment in Torrance and Baldernock.".

Schedule 4	Issue 7 – Torrance and Baldernock
Implications of Reporter's modifications	No significant implications. The Reporter has agreed with the Council's suggested amendments. The Reporters' additional recommendation to remove reference to the Retail Capacity Assessment (item 1) is a procedural matter and does not alter the substance of the policy.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing community policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 8 – Twechar
Proposed Plan reference	Policy 8
Modifications suggested by the Council in the Schedule 4	• The following wording should be added after the first sentence of Policy 8.BR on page 145: "Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity and that may involve, retaining the biodiversity already present on site post post-development" • Amend the second sentence of the first paragraph in Policy 8.TR on page 146 as follows: "New development in Twechar must therefore prioritise access, **integration** and onward connectivity by sustainable modes by linking the development site **naturally** with existing active travel networks to provide connections to **existing neighbourhoods**, local services and amenities, the bus network…" • The wording of the bullet point on page 146 should be amended to read: "Twechar towpaths and crossing improvements, **subject to scheduled monument consent from Historic Environment Scotland as required**." • The first sentence of Policy 8.HE on page 150 should be amended to read: "Development should preserve and enhance the character, **cultural significance** ~~appearance~~ and setting of the historic environment in Twechar (628) • Amend the wording of the sentence referring to Shirva Stables on page 150 as follows: "The ruined Shirva Stables are part of this Scheduled Monument, west of Twechar~~, and provide an opportunity for reuse and restoration~~".
Modifications set out by the Reporter	Report Pages 217-218 1. Deleting the final sentence of paragraph three of proposed Policy 8.T on page 142 and replacing it with the following: "The Council will also be supportive of proposals for visitor accommodation on or near the Canal, subject to other relevant policies and scheduled monument consent from Historic Environment Scotland where required."

Schedule 4	Issue 8 – Twechar
	2. Deleting the wording of the second sentence of paragraph one of proposed Policy 8.TR on page 146 and replacing it with the following: “New development in Twechar must, therefore, prioritise access, integration and onward connectivity by sustainable modes by linking the development site naturally with existing active travel networks to provide connections to existing neighbourhoods, local services, amenities and the bus network.” 3. Deleting the wording of the bullet point at the end of paragraph one of proposed Policy 8.TR on page 146 and replacing it with the following: “Twechar towpaths and crossing improvements, subject to scheduled monument consent from Historic Environment Scotland as required.” 4. Deleting the first sentence of paragraph one of proposed Policy 8.HE on page 150 and replacing it with the following: “Development should preserve and enhance the character, cultural significance and setting of the historic environment in and around Twechar.” 5. Deleting the final sentence of paragraph three of proposed Policy 8.HE on page 150 and replacing it with the following: “The ruined Shirva Stables are part of this Scheduled Monument, west of Twechar.” 6. Deleting the third sentence of paragraph two of proposed Policy 8.TC on page 139. 7. Adding in an additional sentence after the first sentence of proposed Policy 8.BR on page 145 of the proposed plan as follows: “Relevant surveys should be undertaken to establish the biodiversity value of the site and ensure thereafter, a design that secures positive effects for biodiversity which may involve, retaining the biodiversity already present on site post-development.”
Implications of Reporter’s modifications	No significant implications. The Reporter has agreed with the Council’s suggested amendments. The recommendation to remove reference to the Retail Capacity Assessment (item 6) is a procedural matter and does not alter the substance of the policy. Other amendments related to factual updates and clarification of procedures.
Requisite modifications consequent on the reporter’s recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing community policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.

Schedule 4	Issue 8 – Twechar
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 9 – Climate Change, Sustainability and Energy Efficiency
Proposed Plan reference	Policy 9
Modifications suggested by the Council in the Schedule 4	• In relation to Low and Zero Carbon Generating Technologies, amend the second sentence of the first paragraph on page 155 as follows: "All qualifying new buildings must therefore demonstrate that, in addition to meeting the relevant standard identified in (2) above, proposals must meet at least 20% of the carbon dioxide (CO^2) emissions reduction standard through the installation and operation of LZCGT, **rising to 25% by 2025**" • In relation of Renewable and Low Carbon Energy Proposals on page 157, amend Item U as follows: "U - Landscape and identified viewpoints (visual impact). Consideration should be given to the cumulative impacts of wind turbines **and** landscape sensitivity **of**~~, and capacity for,~~ wind turbine development. The Landscape Capacity Study for Wind Turbine Development in the Clyde Valley 2014 (or any subsequent review of this document) will be used to assess the **capacity** ~~sensitivity~~ of the landscape **for** ~~to~~ wind turbine proposals". • Amend the 'Restoration and Aftercare' section on page 157 as follows: "Commercial proposals should set out a sustainable, fully-costed, phased **decommissioning,** restoration and aftercare scheme which restores the site. **This should include an assessment of the likely impact of restoration proposals on the natural heritage so that any potential mitigation measures can be identified. Developers will be expected to review the decommissioning and post-operational restoration within a Decommissioning and Restoration Plan (DRP) at least every 5 years throughout the lifetime of the development, and more frequently should the need arise. This is to ensure that site conditions, maintenance requirements and unexpected events do not compromise the objectives of the DRP. The DRP should be submitted to the Planning Authority for approval, in consultation with relevant key agencies.** ~~It should identify a beneficial after-use for the site, which also enhances green infrastructure and the green network.~~ This will be secured through appropriate financial guarantees, which will be regularly reviewed".
Modifications set out by the Reporter	Report Pages 242 – 243 1. Under the heading 'Climate Change Mitigation' on page 154 add a third sentence under item 1, Reduce demand for energy:

Schedule 4	Issue 9 – Climate Change, Sustainability and Energy Efficiency
	"Reducing travel demand has a significant role to play in reducing emissions including the use of home/community working." 2. Under the heading 'Climate Change Mitigation' on page 154 replace the third sentence under item 3, Energy generation from renewable or low carbon sources, with: "All qualifying new buildings must therefore demonstrate that, in addition to meeting the relevant standard identified in (2) above, proposals must meet at least 20% of the carbon dioxide (CO^2) emissions reduction standard through the installation and operation of LZCGT, rising to 25% by 2025". 3. Under the heading 'Sustainability and Energy Statement Requirements" on page 156 remove the second and third sentences in the first paragraph. Also, remove the first sentence in the second paragraph. 4. Under the heading 'Developing Heat Networks' on page 157 replace all the text with the following: "The Council is supportive of district heat networks and communal heating systems as an important way of reducing heat demand by ensuring efficient use of waste heat. Combined heat and power fired by low-emission sources and/or microgeneration of heat and heat recovery technologies will be particularly encouraged. All significant/anchor developments, substantial developments and development adjacent to heat networks/sources will be expected to establish the potential for, and viability of, decentralised energy centres and heat networks. Unless it can be demonstrated that connection to an existing network or installation of plant capable of future connection is not a viable prospect, all proposals falling within these categories will be expected to achieve at least one of the following: P. Connect to a district heat network where located in an identified heat network zone. Q. Co-locate with other significant heat generating developments, where possible. R. Demonstrate how the proposed development could be connected to a heat network in the future, where immediate connection is not possible. S. Incorporate a suitable area of land for the future provision of a heat network energy centre and space for future pipework/piperuns. Safeguarding this space will ensure easier excavation for installing heat

Schedule 4	Issue 9 – Climate Change, Sustainability and Energy Efficiency
	network pipes without significant disturbance and that other new development or infrastructure does not obstruct the development of any planned heat network. The Council's Local Heat and Energy Efficiency Strategy (LHEES) will indicate the zones within East Dunbartonshire with greatest potential for heat networks based on existing energy demand, proximity of energy resources and prevailing fuel sources. Once adopted, development proposals will be expected to address their heat demand in line with the LHEES and investigate the feasibility of alternative heat sources and the implementation of bespoke on site solutions. Development of any type must not prejudice the potential for future heat networks to be developed and should include appropriate infrastructure for connection or safeguards to allow future connection." 5. Under the heading 'Renewable and Low Carbon Energy Proposals' on page 157 replace U with the following: "U. Landscape and visual impact." 6. Under the heading 'Restoration and Aftercare' on page 157 replace the existing paragraph with the following: "Commercial proposals should set out a sustainable, fully-costed, phased decommissioning, restoration and aftercare scheme which restores the site. This may be secured through appropriate financial guarantees, which will be regularly reviewed".
Implications of Reporter's modifications	The Reporter has largely accepted the Council's suggested amendments, although has made a slight alteration to one and included a number of additional minor recommendations. These include: • **Item 1** – Additional text on the importance of reducing travel demand strengthens the policy. • **Item 3** – Removal of requirement for new development to meet a specific level of sustainability. The Reporter has concluded that having standards across two different regulatory regimes (planning and building standards) would lead to confusion, complexity and inefficiencies and that the setting of sustainability requirements is best dealt with by the buildings standards regime. This may result in greater difficulty for the Council in terms of achieving a specific sustainability level as a minimum (e.g. Silver), however other aspects of the policy, together with implementation of the proposed Sustainability and Energy Statement as planning guidance will still provide a strong

Schedule 4	Issue 9 – Climate Change, Sustainability and Energy Efficiency
	policy framework. No major implications are anticipated. Full reasoning can be found on pages 239-240 of the Report. • **Item 5** – Removal of reference to a specific version of the Landscape and Visual Assessment means that the Plan is not tied to a particular study and allows for future updates. No significant implications are anticipated and this is primarily a procedural matter.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	All subject policy modifications from the Council and Reporter will be in line with or further enhance positive nature of the existing subject policy assessment. It is important to note that the anticipated implementation date of the new Building Standards Regulations is for the end of 2022. With these new Regulations, buildings standards will need to meet a higher energy in emissions performance level which will be equivalent or better than the original Development Plan proposal. Therefore, removal of the required standard by the Reporter will have no material consideration or significant negative environmental impact. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 10 – Design and Placemaking
Proposed Plan reference	Policy 10
Modifications suggested by the Council in the Schedule 4	In Policy 19, page 161, after “Reuse of Potentially Contaminated” add “**and Unstable** Land”.
Modifications set out by the Reporter	Report Page 250 1. Deleting the heading titled “Reuse of Potentially Contaminated Land” of proposed Policy 10, on page 161 and replacing it with the following: “Reuse of Potentially Contaminated and Unstable Land”.
Implications of Reporter’s modifications	The Reporter has agreed with the Council’s proposed modifications and so there are no implications.
Requisite modifications consequent on the reporter’s recommendations	None
Strategic Environmental Assessment of modification(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Accept Reporter’s recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter’s recommendations.

Schedule 4	Issue 11 – Transport
Proposed Plan reference	Policy 11
Modifications suggested by the Council in the Schedule 4	• Delete the words “In general” above requirements D, E, F and G on page 163 of the proposed plan. • On page 164, delete the following sentence: “Development of any scale should provide infrastructure for active travel and electric vehicle charging except: P. Single house plots Q. Alteration and/or extension to existing dwellings”. Replace the above sentence with the following: “**Developments of any scale must provide the above infrastructure requirements with the exception of the alteration and/or extension to existing dwellings**.”
Modifications set out by the Reporter	Report Page 264 1. Deleting the words “In general” above the requirements D, E, F and G on page 163 of the proposed plan. The sentence would therefore begin with “The following…” 2. Rewording criterion H and I on paged 164 of the proposed plan to the following: “H. All housing developments must provide residential electric vehicle charging infrastructure for each housing unit as set out in the Sustainable Transport Planning Guidance. I. All employment, business and retail developments must provide electric vehicle charging infrastructure as per the standards set out in the Sustainable Transport Planning Guidance.” 3. Deleting the following on page 164: “Development of any scale should provide infrastructure for active travel and electric vehicle charging except: P. Single house plots Q. Alteration and/or extension to existing dwellings.” And replace it with the following (on page 164): “New developments should provide the above infrastructure requirements with the exception of the alteration and/or extension to an existing dwelling house.”

Schedule 4	Issue 11 – Transport
Implications of Reporter's modifications	Modifications 1 and 3 are in line with the Council's proposed amendments. Modification 2 will remove reference to technical specifications relating to electric vehicle charging points from the policy, with the Reporter concluding that this is better addressed in the Sustainable Transport Planning Guidance. No significant implications are anticipated.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 12 – Housing
Proposed Plan reference	Policy 12
Modifications suggested by the Council in the Schedule 4	

- On Page 166 replace the existing Housing Land Supply Table with:

HOUSING LAND REQUIREMENT 2012 – 2032			
	Affordable	**Private**	**All Tenure**
Housing Land Requirement from Clydeplan Schedule 8 *(plus extrapolation to 2032)*	*720*	*1,898*	*2,618*
Housing Land Requirement *(after Local Housing Strategy adjustment & extrapolation)*	1,300	2,448	3,748
Minus Completions	710	2,045	2,755
EQUALS REMAINING HOUSING LAND REQUIREMENT	590	403	993
HOUSING LAND SUPPLY 2020 - 2032			
Housing Land Audit 2020 (including proposed plan sites)	937	1,566	2,503
Minus Deallocated Sites	8	35	43
Plus Windfall Allowance	127	386	513
EQUALS TOTAL HOUSING SUPPLY	1,056	1,917	2,973
Surplus/ Shortfall to Target	+466	+1,514	+1,980

- On Page 166 amend paragraph 1 of the 'Meeting Overall Need' section to read:

  "Scottish Planning Policy (SPP) requires the housing land ~~target~~ **requirement** in the Local Development Plan to properly reflect the Housing Needs and Demand Assessment (HNDA) estimate of housing demand and to be ~~broadly~~ consistent with the adopted Strategic Development Plan (Clydeplan SDP 2017). ~~However, local adjustments can be made based on compelling evidence.~~ **The LDP and the current Local Housing Strategy (LHS) are also**

Schedule 4	Issue 12 – Housing
	required to be consistent. During the preparation of the adopted East Dunbartonshire ~~Local Housing Strategy (~~LHS~~)~~ the 2017 SDP housing requirement was adjusted and increased taking into account the relevant environmental, social and economic factors as permitted by SPP. The table below sets out the ~~indicative~~ housing requirement in the Strategic Development Plan and the adjustment made by the 2017 LHS." • On Page 166 change '2019 Housing Land Audit' to '2020 Housing Land Audit' in paragraph 2 of the 'Meeting Overall Need' section. • On Page 166 in Housing Delivery replace 'supply target' at the end of the first sentence in paragraph 2 with 'land requirement.' • On Page 167 Criterion A of Housing Delivery section should be replaced with: 'A. are in a sustainable location as guided by Policy 8 of Clydeplan (2017) and Policy 1 of this plan' • On Page 167 Replace existing Criterion B with: 'The need to provide a minimum of 10% of the total units for each tenure as wheelchair and accessible housing where the total number of units of that tenure type on the entire site is 10 units or more. Further information will be set out in the forthcoming Local Housing Strategy and Design and Placemaking Supplementary Guidance.' • On Page 167 amend '(for example flats with lift access)' in criterion E to '(for example ground floor flats and flats with lift access).' • On Page 167 change sentence 3 in the first paragraph of the 'Older Peoples and Specialist Housing' section to read: 'In exceptional circumstances there may be a need for occupancy restrictions on such developments.' • On Page 168 remove '(see also Policy 19 Historic Environment)' at the end of the last sentence in the 'Single houses in the green belt section.'
Modifications set out by the Reporter	Report Pages 353 – 355 1. The 'Meeting Overall Need' section on page 166 of the proposed plan should be replaced with:

Schedule 4	Issue 12 – Housing

"Scottish Planning Policy (SPP) requires a local development plan to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirements of the strategic development plan (Clydeplan SDP 2017, Schedules 8, 9 and 10) up to year 10 from the expected year of adoption.

The examination of the proposed plan showed that, based on the 2020 Housing Land Audit, the land supply in this plan allows the housing land requirements (All Tenure and Private Sector) of Clydeplan to be met at the Local Authority level in the periods 2012 to 2024 and 2024 to 2029. The examination also showed that a five year effective land supply is expected to be maintained up to year 10 of this plan. The housing allocations of the plan will also contribute to the additional ambitions of the Local Housing Strategy for affordable and private house building in the period up to 2024.

The land supply supported by this plan is also considered to contribute to meeting Schedule 9 of Clydeplan which sets out housing land requirements for private supply in the Greater Glasgow North West and Strathkelvin and Greater Glasgow North East Housing Sub-Market Areas. The examination of this plan showed that allocations of this plan can assist in ensuring that a minimum of a five year effective land supply can be maintained at all times in the housing sub-market areas.

Allocated sites within this plan have been selected which are generally in sustainable locations and therefore reduce the need to travel for services, have low green belt defensibility, do not adversely impact on the Antonine Wall World Heritage Site and protect high nature conservation interest.

2. The Housing Land Supply tables on page 166 of the proposed plan should be deleted and replaced with:

Housing Land Supply - All tenure, Clydeplan Housing Land Requirements		
	2012-2024	**2024-2029**
Housing Land Requirement - Clydeplan Schedule 8	2,570	30
Housing completions from 2012 to 2021	2,755	0
Housing Land Audit 2020 programmed sites to 2027	1488	566
Windfall allowance	76	95

Schedule 4	Issue 12 – Housing

Proposed plan sites agreed capacity increases	-2	96

Housing Land Supply - Private, Clydeplan Housing Land Requirements		
	2012-2024	**2024-2029**
Housing Land Requirement - Clydeplan Schedule 10	1850	30
Housing completions from 2012 to 2021	2083	0
Housing Land Audit 2020 programmed sites to 2027	875	399
Windfall allowance	68	85
Proposed plan sites agreed capacity increases	-2	65

3. Amend paragraph 2 of housing delivery section on page 166 of the proposed plan by replacing the words “housing supply target” with the words “housing land requirement”.

4. Amend paragraph 2 of the housing delivery section on page 167 by replacing the last sentence with:

   “If there is an identified shortfall in the five year effective land supply in any of the two Housing Sub-Market Areas or within the local authority as a whole, the council will support housing proposals which:”

5. Amend bullet A of paragraph 2 of housing delivery section on page 167 of the proposed plan to read:

   “A. are in a sustainable location as guided by Policy 8 of Clydeplan (2017) and Policy 1 of this plan.”

6. On Page 167, within the Housing Delivery section, insert a new third paragraph:

   “The Council will also continue to work with neighbouring authorities and monitor the supply of housing land in the Greater Glasgow North West and Strathkelvin and Greater Glasgow North East Housing Sub-Market Areas to ensure that the housing land requirements of the adopted Strategic Development Plan continue to be met.”

7. Reword Criterion B on page 167 to read:

Schedule 4	Issue 12 – Housing
	"Wheelchair and accessibility standards as set out in the Design and Placemaking Supplementary Guidance." 8. Remove Item F.6 on page 202 and replace it with: "6. Wheelchair and accessibility standards as set out in the Design and Placemaking Supplementary Guidance." 9. Reword Criterion E on page 167 to read: "In the case of sites within 400m walking distance of town and village centres (including also Lenzie local centre), and where they are 10 units or more in total, a minimum of 25% of the units on the site will be provided as smaller housing of no more than 2 bedrooms that are accessible without stairs (for example ground floor flats and flats with lift access)." 10. Replace the third sentence under Older Peoples and Specialist Housing on page 167 to read: "In exceptional circumstances there may be a need for occupancy restrictions on such developments." 11. Remove the section on single houses in the green belt, on page 168.
Implications of Reporter's modifications	**<u>Housing Land Supply and Delivery (Modifications 1 – 6)</u>** Overall, the Reporter has concluded that the proposed Local Development Plan 2 meets the requirements of Scottish Planning Policy and the Strategic Development Plan (Clydeplan) with regards to housing land supply. As such the Reporter is content that an effective land supply can be maintained throughout the plan period and that no additional housing releases have been recommended. Regarding housing land supply calculations and the technical elements of the Council's approach, the Reporter found largely in favour of the figures and methods used by the Council. The Reporter did accept representations from the development industry that the calculations for the windfall allowance should not include sites that have emerged more than 10 years ago. Subsequently, the all tenure windfall allowance has been reduced from 43 units per year to 19 units per year. Additionally, in the absence of definitive data on

Schedule 4	Issue 12 – Housing
	demolitions the Reporter utilised the development industries figures in their calculations in order to test their impact. Ultimately, the Reporter concluded that they did not make a material difference and that a surplus in land supply can still be maintained. It should also be noted that the Reporter made a number of technical changes to the land supply calculations to reflect recent planning decisions, including site capacity updates and the approval of the amended proposal at Crofthead Bishopbriggs. A key conclusion by the Reporter was that whilst the Council's proposed increase to the Clydeplan Housing Land Requirement, on account of the additional targets within the 2017 Local Housing Strategy (LHS), was with good cause it had no statutory basis and therefore should not be expressed as a 'requirement'. The implication of this modification is that any planning applications challenging the land supply will be required to be determined against the lower figure contained within Schedule 8 of the Strategy Development Plan and not the higher LHS target. It must however be noted that the Reporters modifications make it clear that in addition to maintaining the Housing Land Requirement at the East Dunbartonshire level, the private housing requirement for each respective Housing Sub Market Area should be maintained or additional development sites may be required. With regards specifically to Housing Sub-Market Area's (HSMA) the Reporter finds that an effective land supply is likely to be maintained in both of the HSMA's covering East Dunbartonshire (Greater Glasgow North West and Strathkelvin and Greater Glasgow North East). It should be noted that the Reporter found that a minor shortfall existed in the Greater Glasgow North West HSMA, which includes Bearsden and Milngavie, in the first Period 2012 – 2024. However, they concluded that the shortfall of 10 units was minimal and that it would be unlikely that any new development proposed for inclusion within the plan would yield units on site before 2024. Note that the Period 2024 to 2029 was found to have a surplus of 1,009 units and that over the whole period up to 2032 there is a surplus of 1,182 units. Regarding the Strathkelvin and Greater Glasgow North East HSMA, whilst a number of developers had previously contested a shortfall within this HSMA, as a result of various updates and communications throughout the examination, there is now a general consensus that a five year effective land supply would likely be maintained at all times in the 10 year period from plan adoption. Notwithstanding the Reporters contentedness at the extent of the supply provided in both HSMA's, they considered that should a shortfall emerge in the future then the shortfall could be met through the release of sites anywhere within that HSMA. This is contrary to the Council's arguments that should a shortfall emerge in either HSMA then additional development to remedy the shortfall should come from brownfield sites (which are generally found in other parts of each HSMA). This was in relation to the comparatively low levels of brownfield land across East Dunbartonshire and the presence of significant development constraints in the

Schedule 4	Issue 12 – Housing
	green belt; including the Antonine Wall World Heritage Site, the River Kelvin floodplain and upland areas such as the Campsie Fells. With regards to individual non-allocated sites, whilst the Reporter agreed with the Council that the majority of the proposed sites would be inappropriate for housing development, the Reporters' conclusions on a small number of sites suggests that they may have been willing to release those sites should they have found a shortfall in the housing land supply. It is therefore extremely important that a 5 year effective land supply is maintained at the authority wide and HSMA levels through the Housing Land Audit process and partnership working with the relevant neighbouring authorities. **Design of Housing Criterion B – Wheelchair and Accessible Housing (Modifications 7 & 8)** Whilst the Reporter significantly reduces the detail to be provided within Criterion B, they have found in the Council's favour that it is appropriate to anchor the wheelchair and accessible housing requirement within the Local Development Plan as well as the Local Housing Strategy. Additionally, whilst the Reporter has removed the 10% threshold from the policy, they have not considered it to be unreasonable but that the exact level of wheelchair and accessible housing to be provided should instead be set out within the Design and Placemaking Supplementary Planning Guidance. **Design of Housing Criterion E – Sites Within 400m of Town and Village Centres (Modification 9)** The Reporter supported the principle of the Council's ambition to, in accessible locations, increase the amount of smaller housing that is delivered. The Reporter however found that the 50% threshold was arbitrary and was not directly supported by the evidence. In the absence of any specific direction on the matter from Scottish Planning Policy or Clydeplan, the Reporter suggests a reduced rate of 25% that together with the affordable housing policy will result in specific interventions on housetypes of no more than 50%. Whilst the Reporter has reduced the requirement from 50% to 25% it is considered that Criterion E will still have a positive impact upon the supply of smaller houses in East Dunbartonshire, and will benefit those seeking smaller properties such as older people and first time buyers. **Older Peoples and Specialist Housing (Modification 10)** No implications. The Reporter has agreed with the Council's suggested amendment. **Single Housing in the Greenbelt (Modification 11)**

Schedule 4	Issue 12 – Housing
	No significant implications. Whilst the Reporter has recommended removing this section to avoid duplication with Policy 1, there is no change to the overall policy approach. As Policy 12 covered a small area of detail not previously addressed in Policy 1 the Reporter has made a minor change to that policy to ensure continued policy coverage.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations

Schedule 4	Issue 13 – Community Facilities and Open Space
Proposed Plan reference	Policy 13
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's response that no proposed modifications are required and so there are no implications.

Schedule 4	Issue 14 – Network of Centres and Retailing
Proposed Plan reference	Policy 14

Modifications suggested by the Council in the Schedule 4	• In the Noise and Residential Amenity Section on page 174, make the following amendments:
	
	  • Delete the words “noise generating” from the opening sentence of the Noise and Residential Amenity’ section, to read “All proposals within town centres, villages and local centres must accord with the ‘agent of change’ principle”. This would then cover both noise generating and noise sensitive proposals.
	
	  • Amend the second sentence to read: “This means that applicants must design new development sensitively to protect local residents, existing businesses, **commercial operators** and other community facilities such as schools from noise impacts. **All proposals must include appropriate mitigation for any potentially adverse effects, minimising the risk of future conflict between uses**.
	
	  • In the first sentence following item P, replace the word “venues” with “operations” and also replace the word “continue” with “function”.
	
	• Remove the following statement from the ‘Convenience Retail’ paragraph on page 174: “The planning authority will only support new convenience retail proposals which offer improvements to the range, quality and pricing within town centres”.
	
	• Amend the wording of item F on page 173 from “Enhances accessibility by walking, cycling and public transport” to “Where they can be made easily accessible by a choice of transport modes”.

Modifications set out by the Reporter	Report Pages 341-342 1. Replacing the wording under the Noise and Residential Amenity section on page 174, to the following: All proposals within town centres, villages and local centres must accord with the ‘agent of change’ principle. This means that applicants must design new development sensitively to protect local residents, existing businesses, commercial operators and other community facilities (such as schools) from noise impacts. New proposals must include appropriate mitigation for any potentially adverse effects, minimising the risk of future conflict between uses. In particular, new development proposals should manage noise and other potential nuisances by using any of the following:

Schedule 4	Issue 14 – Network of Centres and Retailing
	N. Ensuring good acoustic design to mitigate and minimise existing and potential impacts of noise generated by existing uses located in the area. O. Exploring mitigation measures early in the design stage, with necessary and appropriate provisions secured through developer contributions. P. Separating new noise-sensitive development where possible from existing noise-generating businesses through distance, screening, internal layout, sound-proofing and insulation, and other acoustic design measures. All new development should be designed to ensure that established noise-generating operations remain viable and can function or grow without unreasonable restrictions being placed on them. The planning authority will refuse development proposals that have not clearly demonstrated how noise impacts will be mitigated and managed. 2. Replacing the fourth and fifth sentences under Commercial Centres on page 173, with the following: The council will protect the primary role and function of the park. Any proposal for new uses, which is supported by the town centre first principle, should not have any adverse impact on the role and function of the park as a primarily comparison goods destination or negatively impact on the network of centres. 3. Removing the following statement from the 'Convenience Retail' paragraph on page 174: "The Planning Authority will only support new convenience retail proposals which offer improvements to the range, quality and pricing within town centres". 4. Removing the first sentence beginning: "In general,…" from the third paragraph under Retail Capacity on page 174 and replacing it with: "In general, given the relatively limited capacity for convenience retail and the need to support town centres, the council will seek to maintain the existing floorspace of convenience retail and focus any new provision within existing town centres in the first instance. 5. Remove criterion F and G on page 173.
Implications of Reporter's modifications	• The Reporters modifications 1 and 3 are in line with the Council's proposed amendments. • For modification 2, the Reporter has disagreed that the Plan should specify a "presumption against convenience" retail at Strathkelvin Retail Park. He concludes that safeguarding the whole park for comparison shopping appears to be unreasonable where convenience shopping already exists (albeit at a small scale), and where consents may allow for an open retail use. It is only existing restricted comparison retail units that would reasonably require the policy protection. As it stands, the policy

Schedule 4	Issue 14 – Network of Centres and Retailing
	could therefore be confusing and contradictory. However, the modification will still ensure a preference for comparison retail whilst respecting existing uses and consents, and safeguarding other centres. This reasoning is accepted. • Modification 4 is a minor modification which is in line with the Council's proposed amendments, but the Reporter has added wording to reinforce support for convenience retail whilst also providing a focus on town centres. This is acknowledged and accepted. • Modification 5 removes two criteria relating to accessibility and natural or historic impact considerations. However, these are covered by other policies in the Plan and no significant implications are anticipated.
Requisite modifications consequent on the reporter's recommendations	The removal of criteria F and G on page 173 will require the re-lettering of subsequent criterion with Policy 14, on page 174.
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 15 – Business and Employment
Proposed Plan reference	Policy 15
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	Report Page 349 1. Deleting the second sentence of criterion O on page 176 and replacing it with the following: "Applicants should demonstrate that no other locations are suitable or available." 2. Deleting the wording of the first sentence of criterion P on page 176 and replacing it with the following: "Where the loss of existing business land or premises would adversely affect the supply of marketable land, alternative business land or premises will be provided nearby, which may need to be delivered through a developer contribution."
Implications of Reporter's modifications	• Modification 1 is a minor change, which removes the need for applicants to consider the ownership or control of potential alternative sites. However, they will still be expected to demonstrate the availability of sites. It is noted that this more accurately aligns with the provisions of the sequential town centre first approach set out in LDP2 Policy 14 and SPP (neither of which refer to the control/ownership of sites), and no significant implications are anticipated. • Modification 2 recognises that there may be circumstances where the loss of land or premises could be mitigated through alternative provision nearby. It also recognises that the supply of available employment land may change over the period of the plan. A rewording of criteria P is considered appropriate and ensures that alternative land and buildings would be required, but only where the loss of the site adversely affects the supply of available employment land. This is an acceptable change that will not undermine the supply of employment land and does not alter the main objectives of the policy.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications–	None identified.

Schedule 4	Issue 15 – Business and Employment
Initial impacts and environmental significance of the proposed change	
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 16 – Tourism
Proposed Plan reference	Policy 16
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter and page number in the Report	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position, there are no modifications and so there are no implications.

Schedule 4	Issue 17 – Natural Environment
Proposed Plan reference	Policy 17
Modifications suggested by the Council in the Schedule 4	• Amend the policy wording in the section on Protection of Peat and Other Carbon Rich Soils on page 183, as follows: The second paragraph should therefore be amended by creating a new paragraph after the second sentence ending "restoration is impossible", to address how to minimise potential impacts of development on peat land. At the start of the new paragraph add the following three sentences: "Where peat and other carbon rich soils are present, a development proposal should assess the likely effects of development on carbon dioxide (CO^2) emissions. Where peatland is drained or otherwise disturbed, there is liable to be a release of CO^2 to the atmosphere. Developments should aim to minimise this release." Then amend the next sentence to avoid duplication of wording by deleting: "If a development proposal is on or related to peat or carbon-rich soils - -". And start the sentence "The potential impact of development must be discussed at an early stage - - -" • Policy wording on prime agricultural land refers to Policy 3 Supporting Regeneration and Protection of the Green Belt of LDP 2017, the policy should refer to Policy 1 East Dunbartonshire Development Strategy, which is now the green belt policy. • Minor change to Woodland Section, second paragraph, first sentence of to update it to refer to the "**Glasgow City Region** Forestry & Woodland Strategy", which in 2020 superceded the Glasgow & Clyde Valley Forestry and Woodland Strategy, 2012.
Modifications set out by the Reporter and page number in the Report	Report Page 402. Modify the proposed local development plan by: 1. Amending Policy 17 concerning prime agricultural land, page 183 of the proposed plan, which refers to Policy 3 but which should be amended to refer to Policy 1. 2. Amending proposed Policy 17 by, in the second paragraph under the title Protection of Peat and Other Carbon Rich Soils on page 183 of the proposed plan, adding a new paragraph after the second sentence ending "restoration is impossible". At the start of that new paragraph add the following three sentences: "Where peat and other carbon rich soils are present, a development proposal should assess the likely effects of development on carbon dioxide (CO^2) emissions. Developments should aim to minimise emissions." Amend the next sentence by deleting "If a

Schedule 4	Issue 17 – Natural Environment
	development proposal is on or related to peat or carbon-rich soils…" and start the sentence "The potential impact of development must be discussed at an early stage…". 3. Amending the Woodland section of proposed Policy 17, second paragraph on page 184 of the proposed plan, in the first sentence update it to refer to the "Glasgow City Region Forestry & Woodland Strategy", rather than the "Glasgow & Clyde Valley Forestry and Woodland Strategy".
Implications of Reporter's modifications	No significant implications. The Reporter has agreed with the Council's suggested amendments.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	The policy additions provide more clarity and protection to peatland and carbon rich soils in relation to development proposals. These modifications further enhance the assessment ratings and commentary for environmental factors. However from an SEA perspective aiming to minimise the release of carbon leaves the policy open to interpretation. The policy could be further strengthened and align with a net zero carbon agenda by replacing 'Developments should aim to minimise this release' with 'Developments should aim to prevent this release.' Existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 18 – Water Environment and Flood Risk
Proposed Plan reference	Policy 18
Modifications suggested by the Council in the Schedule 4	• The wording of the final sentence of the first paragraph under the 'Water Quality and Drainage' section on page 186 should be amended to: "Proposals will be encouraged to connect SuDS to the Forth and Clyde Canal ~~and/or where they involve river morphology improvements~~ subject to early discussion with and scheduled monument consent from Historic Environment Scotland." • Amending item C on page 185 to the following: "Avoiding culverts and hard engineered drainage infrastructure unless **it can be demonstrated that this is** unavoidable"
Modifications set out by the Reporter	Report Pages 378 1. Deleting criterion E on page 185 and amending the lettering of the remaining criteria on pages 185 and 186 to read E to L. 2. Deleting the final sentence of the first paragraph of proposed Policy 18 on page 186 and replacing it with the following: "Proposals may be permitted to connect SuDS to the Forth and Clyde Canal subject to pre-application discussion with and scheduled monument consent from Historic Environment Scotland." 3. Deleting the wording of criterion C of proposed Policy 18 on page 185 and replacing it with the following: "Avoiding culverts and hard engineered drainage infrastructure unless it can be demonstrated that this is unavoidable."
Implications of Reporter's modifications	In relation to modification 1, the Reporter has observed that criterion E seeks to improve access to water resources and waterways for active travel purposes, however it is not apparent how improvements to access for active travel will either protect or enhance the water environment. He concludes that the potential to seek improvements for access to these areas is more appropriately and already sufficiently addressed through proposed Policy 10 (Design and Placemaking) and proposed Policy 11 (Transport). This is accepted and will not impact upon the main objective of the policy. Modifications 2 and 3 are in line with the Council's proposed amendments.

Schedule 4	Issue 18 – Water Environment and Flood Risk
Requisite modifications consequent on the reporter's recommendations	Amend the lettering of the remaining criteria on pages 185 and 186 to read E to L as a result of deletion of current criterion E.
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 19 – Historic Environment
Proposed Plan reference	Policy 19
Modifications suggested by the Council in the Schedule 4	• Amend the section on Scheduled Monuments on page 188 to the following: insert the following additional paragraph: "Any works directly affecting a designated Scheduled Monument requires Scheduled Monument Consent (SMC) which is obtained from Historic Environment Scotland. Advice on the SMC process and any requirements should be sought at an early stage from Historic Environment Scotland." • Delete the section on Existing Building of Architectural Merit in the Green Belt on page 189.
Modifications set out by the Reporter	Report Page 416. Modify the proposed local development plan by: 1. Inserting additional wording at the end of the paragraph titled 'Scheduled Monuments' on page 188 of proposed Policy 19 as follows: "Any works directly affecting a designated Scheduled Monument requires Scheduled Monument Consent (SMC) which is obtained from Historic Environment Scotland. Advice on the SMC process and any requirements should be sought at an early stage from Historic Environment Scotland.". 2. Deleting the entire second paragraph on page 189 of proposed policy 19 titled 'Existing Building of Architectural Merit in the Green Belt'.
Implications of Reporter's modifications	No significant implications. The Reporter has agreed with the Council's suggested amendments. Other amendments related to factual updates.
Requisite modifications consequent on the reporter's recommendations	none
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.

Schedule 4	Issue 19 – Historic Environment
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.
Other Factual Updates and Typographical/ Formatting Corrections Identified by the Council	• Delete on page 188 in the paragraph on Conservation Areas and Townscape Protection Areas: 'The special qualities and boundaries of the Conservation Areas and Townscape Protection Areas are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review'. • Delete on page 189 in the paragraph on Gardens and Designed Landscape: 'The historic environment value and boundaries of the Locally Important Gardens and Designed Landscapes are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review'.

Schedule 4	Issue 20 – Managing Waste
Proposed Plan reference	Policy 20
Modifications suggested by the Council in the Schedule 4	• Replace item G on page 192 with the following two new items: (G) provides details of decommissioning or restoration (including landfill) to agreed standards; and (H) in the case of landfill proposals, are subject to an appropriate financial bond unless the operator can demonstrate that their programme of restoration, including the necessary financing, phasing and aftercare of sites, is sufficient.
Modifications set out by the Reporter	Report Page 421 1. Deleting criterion G of proposed Policy 20 on page 192 with replacing it with the following: (G) secures decommissioning or restoration (including landfill) to agreed standards as a condition of planning permission; and, (H) ensures that landfill consents are subject to an appropriate financial bond unless the operator can demonstrate that their programme of restoration, including the necessary financing, phasing and aftercare of sites, is sufficient.”.
Implications of Reporter’s modifications	The Reporter has agreed with the Council’s proposed modifications and so there are no implications.
Requisite modifications consequent on the reporter’s recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.

Schedule 4	Issue 20 – Managing Waste
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 21 – Mineral Resources
Proposed Plan reference	Policy 21
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position, there are no modifications and so there are no implications.

Schedule 4	Issue 22 – Digital Communications
Proposed Plan reference	Policy 22
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position, there are no modifications and so there are no implications.

Schedule 4	Issue 23 – Airport and Hazardous Installations Safeguarding
Proposed Plan reference	Policy 23
Modifications suggested by the Council in the Schedule 4	• Amend the first sentence of Policy 23, page 198 to: “All development proposals must demonstrate consideration of aviation matters” • Amend Policy 23, Item C on page 198 to: “Developments that could increase bird strike risk within the aerodrome safeguarding zone, such as waste disposal sites or reservoirs” • Amend Policy 23, Criteria H on page 198 should be amended to read: “Factory at Inchterf and its consultation zone”.
Modifications set out by the Reporter and page number in the Report	Report Pages 431 1. Deleting the first sentence of paragraph one of proposed Policy 23 on page 198 and replacing it with the following: “All development proposals must demonstrate consideration of aviation matters.”. 2. Deleting the wording of criterion C of proposed Policy 23 on page 198 and replacing it with the following: “Developments that could increase bird strike risk within the aerodrome safeguarding zone, such as waste disposal sites or reservoirs.”. 3. Deleting the wording of criterion H of proposed Policy 23 on page 198 and replacing it with the following: “Factory at Inchterf and its consultation zone.”.
Implications of Reporter’s modifications	The Reporter has agreed with the Council’s proposed modifications and so there are no implications.
Requisite modifications consequent on the reporter’s recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	No impact as the policy was not required to be assessed through the SEA process.
Habitats Regulations Assessment of modifications– Initial impacts and environmental	None identified.

Schedule 4	Issue 23 – Airport and Hazardous Installations Safeguarding
significance of the proposed change	
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 24 – Developer Contributions
Proposed Plan reference	Policy 24
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	Report Page 421 1. Item 2 on page 202 of the proposed plan be changed to the following: "2. Provide a minimum 15% of the total number of units on site as social rent, with the remaining 10% provided as other affordable tenures (see Appendix 3). On sites with a single building, or on sites with 25 units or less, a different mix of tenures may be required for management reasons, including the possibility of 100% social rented accommodation. On such sites, social rent can be omitted from the affordable housing mix if clear management reasons are established."
Implications of Reporter's modifications	The Reporter's modification extends the exception - for sites under 25 units to provide a mix of affordable tenures - to also include single buildings (regardless of site size). Additionally, in the cases where a single affordable housing tenure is justified, the recommendation alters the presumption that the single tenure should be provided as social rent and allows a different tenure where there are clear management reasons for doing so. It is considered that a very marginal number of planning applications would be affected by the proposed changes. It should be noted that the Reporter found in favour of the Council's approach to contributions towards primary healthcare and education. Particularly, it is significant that the Reporter has dismissed the development industries assertions that it is not in the planning authorities power to seek contributions towards primary healthcare. They concluded that the proposed contributions served a real planning purpose and met the relevant tests set out in planning regulations.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) policy assessment commentary, mitigation measures and new or revised policy wording have been updated within the LDP2 ER and relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental	None identified.

Schedule 4	Issue 24 – Developer Contributions
significance of the proposed change	
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.
Other Factual Updates and Typographical/ Formatting Corrections Identified by the Council	On Page 203 point H Primary Healthcare amend 'East Locality' and 'West Locality' to 'Bearsden and Milngavie', 'Bishopbriggs and Auchinairn' and 'Kirkintilloch and Lennoxtown' GP Cluster basis.

Schedule 4	Issue 25 – Environmental Report
Proposed Plan reference	LDP2 Environmental Report
Modifications suggested by the Council in the Schedule 4	None.
Modifications set out by the Reporter	None.
Implications of Reporter's modifications	The Reporter has agreed with the Council's position and so there are no implications. He noted that it is not within the scope of the examination to alter the content of the Environment Report. There is another amendment which is a factual correction to the Environmental Report.
Other Factual Updates and Typographical/ Formatting Corrections Identified by the Council	Corrections to The Environmental Report: Make corrections identified by Historic Environment Scotland as follows: 2.2 Baseline Environmental Data - Table 1, amend number of listed buildings to "176" and buildings at risk to "9".

Schedule 4	Issue 26 – Bearsden Housing Land Supply
Proposed Plan reference	2.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position, there are no modifications and so there are no implications.

Schedule 4	Issue 27 – Designated Housing Sites in Bearsden
Proposed Plan reference	2.H
Modifications suggested by the Council in the Schedule 4	• Amend item A of 2.H6 '190-196 Milngavie Road' on page 23 to: "Consideration to be given to delivering the site as housing for older people" • Amend item E of 2.H7 Netherton Farm Lane on page 24 to: "Ensure no adverse impact on biodiversity, including woodland, boundary features (hedgerows), water environment and grasslands in Glasgow to Milngavie Railway Corridor LNCS and the green network of the Canal".
Modifications set out by the Reporter	Report Pages 455-456 1. Amending the indicative capacity of site 2.H1 (Bearsden Golf Course) from 40 to 67 on page 22. 2. Amending the indicative capacity of site 2.H2 (Castlehill Farm) from 7 to 5 on page 22. 3. Adding a Key Requirement I to 2.H1 (Bearsden Golf Course) on page 22 to: "A noise assessment which considers the acceptability of any mitigation required with regard to aviation noise." 4. Replacing Key Requirement A of 2.H6 (190-196 Milngavie Road) on page 23 with: "Consideration to be given to delivering the site as housing for older people" 5. Amending Key Requirement H of 2.H6 (190-196 Milngavie Road) on page 23 of the proposed plan by removing the word "Full". 6. Removing Key Requirement J of 2.H6 (190-196 Milngavie Road) on page 23 of the proposed plan. 7. Amending Key Requirement E of 2.H7 (Netherton Farm Lane) on page 24 of the proposed plan to: "Ensure no adverse impact on biodiversity, including woodland, boundary features (hedgerows), water environment and grasslands in the Glasgow to Milngavie Railway Corridor LNCS and the green network of the Canal."

Schedule 4	Issue 27 – Designated Housing Sites in Bearsden
Implications of Reporter's modifications	The Reporters modifications are broadly in line with the Council's proposed amendments, factual updates, or minor wording changes to existing key requirements to improve clarity. Modification 4 does however result in relaxation of the requirement for older persons housing for site 2.H6. This modification reflects a representation by the Scottish Government to remove this requirement and means that prospective applicants will only be required to 'consider' older persons housing. The policy as a whole however remains robust and no significant implications are anticipated.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the existing subject policy assessment are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) Appendix G site assessment key requirements have been updated.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 28 – Bishopbriggs Housing Land Supply
Proposed Plan reference	3.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter and page number in the Report	Report Page 498 1. Allow for the allocation of land at Crofthead (site 6.20) for housing with an indicative capacity of 29 units. The council should amend the table on pages 45 and 46 of the proposed plan to include the site details and requirements relevant to the site. The council should also add the site to the proposals map.
Implications of Reporter's modifications	No significant implications. The Council's response to Further Information Request 014 identified that a planning application (TP/ED/20/0789) was supported by the council on 22 March 2022 for the development of housing on the smaller of the two sites at Crofthead (site 6.20, Crofthead Phase 1); subject to the signing of a legal agreement. Therefore the Reporter's modification is to be accepted as it updates the planning status of the site.
Requisite modifications consequent on the reporter's recommendations	Community policy 3 Bishopbriggs: table in section 3.H and Map of New Housing Development; and proposals map. Policy 12 table of housing land supply.
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impacts on the wider assessments are anticipated through the Council and Reporters policy modifications. SEA Environmental Report (ER) assessment appendices have been updated to reflect the alteration.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 29 – Designated Housing Sites in Bishopbriggs
Proposed Plan reference	3.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter and page number in the Report	Report Page 503. Modify the proposed local development plan by: 1. Amending the indicative capacity of site 3.H2 Bishopbriggs Town Centre from 120 to 158 on page 46.
Implications of Reporter's modifications	Report Page 502 No significant implications. The Council's response to Further Information Request 014 identified that the Former High School site had planning permission granted under appeal reference PPA-200-2063 in June 2021, and the Council accepted that the capacity on the site should be increased. Therefore the Reporter's modification is to be accepted as it updates the planning status of the site.
Requisite modifications consequent on the reporter's recommendations	Community policy 3 Bishopbriggs: table in section 3.H and Map of New Housing Development; and proposals map. Policy 12 table of housing land supply.
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	No impacts anticipated through this modification.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 30 – Housing Land Supply in Kirkintilloch, Lenzie and Waterside
Proposed Plan reference	4.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position and so there are no implications.

<table>
<tr><td>Schedule 4</td><td>Issue 31 – Designated Housing Sites in Kirkintilloch, Lenzie and Waterside</td></tr>
<tr><td>Proposed Plan reference</td><td>4.H</td></tr>
<tr><td>Modifications suggested by the Council in the Schedule 4</td><td>None</td></tr>
<tr><td>Modifications set out by the Reporter</td><td>Report Pages 571-572

No modifications, however the Reporter has agreed with the Council’s factual corrections as noted below.</td></tr>
<tr><td>Implications of Reporter’s modifications</td><td>The Reporter has agreed with the Council’s position and so there are no implications.</td></tr>
<tr><td>Other Factual Updates and Typographical/ Formatting Corrections Identified by the Council</td><td>The following factual corrections should be noted:

• The site source for Site 4.H21 Redbrae Road/Oxgang Holdings on pg. 71 should be amended from ‘MIR (S353)’ to ‘Planning Consent TP/ED/14/0706.’ (No change required to 4.H20 Moss Road).

• The information for Site 4.H22 on pg. 72 should be amended as follows:
<table>
<tr><td>4.H23 Rob Roy Football Club Phase 2</td><td>39</td><td>LDP1 (6.47)</td><td>A. Phase 2 subject to satisfactory completion of S75 agreement and suitable replacement facilities.
B. Ensure provision of direct pedestrian and cycle access to bus stops on A803 and onward cycle connection to Hayston
C. Ensure provision of direct pedestrian and cycle access to core path south of Campsie View.</td></tr>
</table>

• It should be noted that the 2019 Housing Land Audit includes the full site capacity of 39 units for site 4.H23 former St Agatha’s Primary School and that the correction above has no impact upon the Housing Land Supply figure provided in the Table on Page 166. It should also be noted that the site has planning consent and that the development can be commenced in line with that consent.

• Include the following information on pg. 72 for Site 4.H26 Whitegates to update the table:
<table>
<tr><td>4.H26 Whitegates</td><td>85</td><td>Planning Consent TP/ED/19/0050</td><td>Site under construction</td></tr>
</table></td></tr>
</table>

Schedule 4	Issue 32 – Housing Land Supply in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead
Proposed Plan reference	5.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter and page number in the Report	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position, there are no modifications and so there are no implications.

Schedule 4	Issue 33 – Designated Housing Sites in Lennoxtown, Milton of Campsie, Clachan of Campsie and Haughhead
Proposed Plan reference	5.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position that there are no modifications required, and so there are no implications.

Schedule 4	Issue 34 – Housing Land Supply in Milngavie
Proposed Plan reference	6.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter and page number in the Report	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position and so there are no implications.

Schedule 4	Issue 35 – Designated Housing Sites in Milngavie
Proposed Plan reference	6.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	Report Page 634 1. Adding an additional Key Requirement to site 6.H2 Craigton Road on page 110 by adding the following: "Ensure provision of cycle and pedestrian access which links with existing routes to Douglas Academy and Clober Primary School." 2. Amending the indicative capacity of site 6.H6 No. 18 Strathblane Road from 6 to 8 on page 111. 3. Adding Key Requirement 'C' to site 6.H6 No. 18 Strathblane Road on page 111 of the proposed plan to read: "C. Demonstration of safe access and egress to the A81, including suitable parking arrangements on site, together with the prioritisation of cycle storage to encourage cycle use from the site.
Implications of Reporter's modifications	• Modification 1 is an additional key requirement, which is intended to enhance active travel connections to local schools. • Modification 2 is a factual update to reflect a recent planning consent. • Modification 3 is an additional key requirement, which will help to ensure appropriate parking and accessibility arrangements. Overall, these 3 modifications will enhance the Plan and are welcomed.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	No impacts anticipated through these modifications.

Schedule 4	Issue 35 – Designated Housing Sites in Milngavie
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.

Schedule 4	Issue 36 – Housing Land Supply in Torrance and Baldernock
Proposed Plan reference	7.H
Modifications suggested by the Council in the Schedule 4	None
Modifications set out by the Reporter	None
Implications of Reporter's modifications	The Reporter has agreed with the Council's position, there are no modifications and so there are no implications.

Schedule 4	Issue 37 – Designated Housing Sites in Torrance and Baldernock
Proposed Plan reference	7.H
Modifications suggested by the Council in the Schedule 4	Amend criterion E for site 7.H3 East of Ferrymill Motors on page 125 to state: “The applicant must demonstrate that any noise, odour and light impacts resulting from the operation of the adjacent business can be mitigated, to protect the amenity of the housing allocation. These should be established through relevant assessments including a noise impact assessment.”
Modifications set out by the Reporter and page number in the Report	Report Pages 692 – 693. Modify the proposed local development plan by: 1. Deleting the wording of key requirement E for site 7.H3 on page 125 and replacing it with the following: “The applicant must demonstrate that any noise, odour and light impacts resulting from the operation of the adjacent business can be mitigated, to protect the amenity of the housing allocation. This should be established through relevant assessments including a noise impact assessment.”
Implications of Reporter’s modifications	The Reporter has agreed with the Council’s proposed modification and so there are no implications.
Requisite modifications consequent on the reporter’s recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	Minor impact anticipated through this modification. However, no changes are required to the SEA Environmental Report or relevant Appendices.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified.
Accept Reporter’s recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter’s recommendations.

Schedule 4	Issue 38 – Miscellaneous
Proposed Plan reference	• LDP2 formatting and process • Appendix 1 – Glossary of Terms, pages 206 - 212 • Appendix 2 - Schedule of Land, pages 213-214 • Habitats Regulation Appraisal • Delivery Programme
Modifications suggested by the Council in the Schedule 4	• Amend page 207 by replacing the term 'East Dunbartonshire Community Health Partnership' with 'East Dunbartonshire Health & Social Care Partnership'. • Add the following definitions to the Appendix 1 – Glossary: "Major and local development: The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 sets out the definitions of major and local developments". "Infill development: Development within an urban area, usually involving building on a gap site, or between two sites". • In addition, the HRA will be amended.
Modifications set out by the Reporter	Report Page 702. 1. Deleting the wording of the fourth bullet point in the paragraph titled 'Consultations for Planning Application Stage' on page 207 of the proposed plan and replacing it with the following: "East Dunbartonshire Health & Social Care Partnership.". 2. Inserting a definition for infill sites after "Housing Need and Demand Assessment (HNDA)" in the glossary of terms on page 209 as follows: "Infill development: development within an urban area, usually involving building on a gap site, or between two sites.". 3. Inserting a definition for major developments after "Main Issues Report (MIR)" in the glossary of terms on page 210 as follows: "Major Developments: The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 sets out the definition of major developments.".
Implications of Reporter's modifications	The Reporter's conclusions Report, pages 700 - 701 • The Reporter has broadly agreed with the Council's proposed modifications and so there are no implications.

Schedule 4	Issue 38 – Miscellaneous
	• The Reporter's remit in this examination is solely in relation to unresolved representations to the proposed local development plan, not the habitats regulation appraisal or delivery programme. Therefore, he simply notes the Council response to representations on these.
Requisite modifications consequent on the reporter's recommendations	None
Strategic Environmental Assessment of modifications– Initial impacts and environmental significance of the proposed change(s)	No impacts anticipated through the Council and Reporters modifications.
Habitats Regulations Assessment of modifications– Initial impacts and environmental significance of the proposed change	None identified
Accept Reporter's recommendations or any circumstances where the Council can depart from these recommendations?	Accept Reporter's recommendations.
Other Factual Updates and Typographical/ Formatting Corrections Identified by the Council	The Habitats Regulation Appraisal: Suggested amendments: in Appendix 1 – Aspects of the Plan Which Would Not be Likely to Have a Significant Effect on a European Site: 'Policy Name or Type of Proposal – (Under Subject Policies), p.8 11. Housing – change to 'Transport' 12. Community Facilities and Open Space change to 'Housing' 13. Transport – change to 'Community Facilities and Open Space' The Delivery Programme - Include annotated map.