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Mr. Vincent Goodstadt
Glasgow and the Clyde Valley Structure Plan Joint Committee
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Dear Vincent

**GLASGOW AND THE CLYDE VALLEY STRUCTURE PLAN:
CONSULTATIVE DRAFT**

1. Thank you for your letter of 23rd September providing us with the opportunity to comment on this Consultative Draft. We have circulated the document to relevant divisions within the Scottish Executive and the comments which follow represent a corporate view. Substantive policy matters are addressed under each chapter heading, following the structure adopted in the draft Plan itself. More detailed drafting suggestions are contained in the attached Annex.

General Comments

2. Overall, the plan is well designed, and, at 62 pages, it is commendably concise in comparison with its predecessor. However, some sections would benefit from redrafting in a more accessible, less jargon-laden style. The Strategic Policies are quickly identifiable within 'coloured boxes' and there is good cross referencing throughout the text. It would be helpful if references to figures and tables could indicate where they can be found. Indexes of policies, figures and table might be helpful.

3. While the various diagrammatic representations of the Corridor of Growth, Green Network and transport management priorities are clear and helpful, there is no single diagram identified as the "key diagram". Also, some of the diagrams are reproduced at too small a scale to allow them to be interpreted easily. The Structure and Local Plan Regulations specify that a structure plan shall contain or be accompanied by a key diagram. I understand that you have discussed this with Alan Denham and that you advised him that the submitted Plan will include a key diagram.

4. Although the Preface helps to provide a context for what follows, it still fails adequately to convey a sense of place. The inclusion of an introductory diagram showing planning authority boundaries and key settlements and features would be helpful in this respect. The inclusion of a few judiciously chosen photographs could also do a lot to convey the character of the area and the strategic issues which require to be addressed. Some fairly basic information also seems to be missing from the Plan, such as the population of the area and whether it is expected to increase or decrease.

5. The Plan makes appropriate reference to national planning policy guidance without going into excessive detail or simply repeating the content of NPPGs. However, it would be helpful to include the names of relevant NPPGs as well as their numbers.

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6. We note that some aspects of the Plan, such as opportunities for town centre development and shared targets, have been left for resolution after the consultation exercise. We have reservations about this approach, since it deprives interested parties of the opportunity to comment on the Joint Committee's intentions prior to the submission of the Structure Plan.

7. The references to the "Scottish Office" and the "Secretary of State" which occur throughout the Plan are now anachronistic and should be replaced by references to the "Scottish Executive" and "Scottish Ministers" respectively. Similarly, "SODD" should be replaced by "SEDD".

8. The statement of "Purpose" at the start of the document contains a rather cryptic reference to "the great changes that are expected to take place in terms of future economic and environmental conditions." Is this reference justified by hard evidence or merely aspirational?

The Goals of the Plan

9. The issues appear to have been carefully considered and the aims and strategic vision are clearly set out. However, the claim on the cover that the document constitutes " a *community based* long term strategy for the West of Scotland metropolitan area" begs some important questions about the involvement of communities in strategic planning. The Plan might also say more about the steps which have been taken to involve the private sector in its preparation. Successful implementation will depend on a sense of common ownership and a partnership commitment to the achievement of targets which are realistic in relation to resource constraints.

10. That said, we welcome the commitment to a long-term vision with an emphasis on sustainability, the inclusion of shared targets, and the commitment to promoting the development of a Green Network. The inclusion of guiding principles for sustainable development is also welcome. However, the material on pages 10 and 11 is muddled and confusingly presented. The term "principle" is used inconsistently and it is very difficult to disentangle the "principles" from the opaque text in which they are buried. This section would benefit from substantial redrafting to ensure that the messages it contains come across clearly. It would be helpful if the key principles of sustainable development could be boxed and/or presented as bullet points. The section should reflect the fact that sustainable development is about building economic, social and environmental capital.

11. Paragraph 2.3 and Strategic Policy 5 give a potentially misleading impression of what the Structure Plan is able to deliver. Statutory development plans cannot guarantee accessible employment opportunities. They do, however, have a vital role to play in ensuring that land is made available for business and industrial activity at locations which are readily accessible by a range of means. In the interests of accuracy and clarity, Strategic Policy 5 should refer to the safeguarding and provision of local "business development opportunities" rather than "employment opportunities".

12. The diagram on page 6 prompts questions about the extent of the Glasgow Green Belt. Is it necessary, for example, for the Green Belt to encompass the whole of Inverclyde and extensive areas of countryside around Carlisle and Strathaven in order to serve the purposes specified in the Annex to Circular 24/1985? Would the character of such areas not be better safeguarded by appropriate countryside policies? There should also be clear guidance on the control of development in the Green Belt. For example, the Plan should give some indication of developments which would be strongly resisted and others which might be supported. This is important, as the policy as currently worded could lead to similar development proposals being handled differently on either side of a local authority boundary.

13. The Plan should explicitly acknowledge that as well as being an important environmental resource and a physical barrier to land-based transport (para. 2.6), the Clyde has historically been the area's commercial and cultural gateway to the world.

14. While we welcome the intention to include shared targets, it is essential that they are expressed in clear and unambiguous terms if they are to be of practical value in assessing performance. The target for employment growth in the first bullet of para. 4.2 does not meet this criterion. Also, if targets are to be set in relation to the current "trend" or rate of industrial and business development (Table 2(a)), it would be helpful to state what that "trend" or rate is. Does it relate to jobs or land and has it been demonstrated that a 30% increase can be achieved sustainably? We would have welcomed a rather firmer commitment to the inclusion of targets in the box on page 14.

The Metropolitan Development Strategy

15. The recognition that the Clyde Waterfront, Clyde Gateway, Ravenscraig, Glasgow's New Neighbourhoods and the Millennium Link offer major opportunities for economic, social and environmental renewal is welcome. However, while the initiatives listed in the box on page 24 are undoubtedly of major strategic importance, we do not consider it appropriate to label them as "National Flagship Initiatives". A structure plan is not the appropriate vehicle for awarding the accolade of national significance. With regard to Ravenscraig, we would expect the submitted Plan to provide clearer guidance on the scale of retail development and the implications for other town centres in North Lanarkshire and elsewhere. Also, the text on Bishopston (para. 5.12) will require to be updated to reflect the establishment of a Working Party to consider the opportunities for redevelopment and renewal. We consider that Bishopston should be included in Schedule 1(b).

16. In setting priorities in relation to the integration of land use and transport, the Joint Committee will want to have regard to the recent statement by the Minister for Transport and the Environment on the outcome of the Strategic Roads Review. In particular, it should be noted :

- that the A77 is to be upgraded to motorway between Malletsheugh and Fenwick;
- that the M8 Baillieston to Newhouse and M80 Steps to Haggs schemes will be analysed further by the Scottish Executive as part of a multi-modal corridor study; and
- that the M74 Northern Extension scheme has been referred back to the relevant local authorities for further consideration.

17. We consider that the Plan might give greater recognition to the role of the M77 given its importance as a link with Ayrshire and a freight route. The Scottish Executive intends to meet with the relevant authorities to discuss the options available for the further development of the M74 Northern Extension proposal shortly.

18. We understand the reason for encouraging development along the main transport corridors, and note that it has the potential to support a number of policies of importance to Scottish Ministers. A cautious approach will, however, be necessary where mitigation is impractical and such developments introduce additional traffic on heavily trafficked urban trunk roads such as the M8 motorway. Many of these roads are already operating at capacity and it is unlikely that funding will be available in the foreseeable future to increase capacity. Given this, the Trunk Roads Divisions would have to consider very carefully the implications of new developments. Where developments are accepted, this will add to journey times and delays on the network. Developments that compromise safety will be resisted.

19. The Plan should say more about how and by whom the various aspects of transport corridor development and management are to be taken forward. We note that, other than a reference in the referral criteria (Appendix A), the Plan appears to make no provision for safeguarding future strategic public transport route corridors.

20. Schedule 2(a)(ii) reads more like a statement of strategic policy than a schedule. Should its contents be encompassed within Strategic Policy 2?

21. We consider that the options for linking Glasgow Airport and the City Centre and the Cross Link between Central and Queen Street Stations (para. 6.16) require evaluation as a matter of priority.

22. The Plan should indicate who will be responsible for undertaking and maintaining the proposed environmental improvements at Gateway locations on the major transport corridors (para. 8.19). Any work undertaken on Scottish Executive land would have to conform to the policy set out in *Cost Effective Landscaping: Learning from Nature*.

23. The conclusion that the promotion of low density low impact housing would be "inappropriate" in the Green Belt (para. 5.29) is noted. However, as we have indicated in paragraph 12 above, it is questionable whether the outer boundary of the Green Belt need stretch as far into the countryside around the conurbation as it presently does. We consider that there may well be areas of degraded landscape within the extensive area currently encompassed by the Glasgow Green Belt where low density, low impact housing could make a valuable contribution to environmental and economic regeneration without undermining the overall urban renewal strategy.

24. We note that the draft Plan makes no specific reference to NPPG 7 and are concerned that the wording of paragraphs 7.3 and 7.4 fails adequately to reflect the requirement that development on areas which are exposed to frequent or extensive flooding should be avoided. There would appear to be a suggestion that development in an area of high flood risk might be acceptable where the developer was prepared to fund the construction and maintenance of flood defence works. The Councils should be aware that this approach sits uneasily with their duty under the Flood Prevention and Land Drainage (Scotland) Act 1997 to themselves carry out maintenance where that will reduce the risk of flooding of non-agricultural land. We consider that the section on Flood Water Management should be redrafted to ensure that they accurately reflect national planning policy on flooding. More might also be said about the role of strategic catchment management in reducing the risk of flooding.

25. The intention to give consideration to the relationship between energy consumption and land use in a future review of the Structure Plan (para. 7.5) is noted.

The Development Frameworks

26. Table 8 might more accurately be labelled "**Projected Land Requirement for Economic Development**". Do the targets for land uptake set out in this table take any account of the potential impacts of changing technology and work practices over the Plan period?

27. We note that the section on **Nationally Safeguarded Inward Investment Locations** indicates that there is an outstanding need for a further site for a large industrial user (para. 8.16). While we consider that the area is already well supplied with large user industrial sites, it will be important for the area to remain responsive to changing market requirements.

28. The recognition of the need to ensure that Glasgow and the Clyde Valley is a "competitive place" is welcome. The text on page 41 should acknowledge that the quality of cultural and recreational resources is an important factor in maintaining and enhancing competitiveness. Paragraph 8.22 might include a reference to the safeguarding of the rail link to Greenock Container Terminal.
29. The section on the **Quality of Life and Well-being of Local Communities** refers to the strong sense of identity of the communities of Glasgow and the Clyde Valley (para. 9.1), but the Plan as a whole does not succeed in conveying this.
30. It is difficult to see what purpose is served by linking Schedule 5(b) to Strategic Policy 5. As the schedule is simply a list of constituent authorities and some unitless figures, it conveys very little useful information and no locational guidance whatsoever.
31. Paragraph 9.11 provides an inadequate analysis of the issues surrounding housing tenure and the nature and distribution of the housing stock. It is, for example, more than a little disingenuous to suggest that it is the trend towards home ownership which has produced an "imbalance in the distribution of housing tenure". Making provision for an appropriate mix of housing types and tenures at locations which provide ready access to jobs, services and community facilities is one of the central challenges which must be met in securing the future of Glasgow and the Clyde Valley as a competitive place. It is essential that the inter-related issues of quality, tenure, house-type and location are addressed squarely and unambiguously by the Metropolitan Development Strategy.
32. The relationship between Tables 10 and 12 and their implications for housing land requirements need to be spelt out more clearly. Given the substantial growth in the number of owner-occupied households which Table 10 anticipates, the calculations and assumptions which lead to the conclusion that there is a sufficient supply of effective residential land within the Structure Plan area to meet demand to 2005 need to be fully explained.
33. The explanation of the policy approach to town centres set out on page 51 is welcome. However, paragraph 9.43 reads like a policy without being given that formal status. That is potentially confusing. Where are the opportunities for town centre development which are to be identified in the submitted Plan? The meaning and purpose of the sixth bullet point in paragraph 9.44 require to be clarified.
34. While reference is made to the Green Network, the section on The Provision of Facilities for Sport and Recreation could say more about the recreational value of open space in general. The title of this section could be shortened to "**Sport and Recreation**".
35. The section on **Land Renewal** on page 53 might say more about land assembly and renewal delivery mechanisms.
36. Strategic Policy 6 includes the Southern Uplands Environmentally Sensitive Area in a list of designated areas which would enjoy particular protection under the Plan. SODD Circular 17/1997 and paragraph 58 of NPPG 14 make it clear that the existence of an ESA is not sufficient reason in itself for applying special development plan policies and that any such policies require to be fully justified in their own right. The specific justification for applying Policy 6 to the ESA is not apparent. Again, a Structure Plan is not the appropriate vehicle for according national status to any particular environmental resource. The basis for making a distinction in status between the Central Glasgow and Paisley Outstanding Conservation Areas is not clear. The European sites protected by Strategic Policy 6 should be listed by name.

37. There would be merit in redrafting paragraph 10.7 to indicate more clearly that the Strategic Policies 1 and 8 fulfil the requirements of NPPG 13.

38. Paragraph 10.11 indicates that the Framework for the Sustainable Development of Natural Resources is "also referred to as an Indicative Countryside and Rural Strategy". To have two names for the same thing is simply confusing. Given that natural resources can occur in an urban context, the first of the two titles seems preferable.

39. The intention to rely on the approved Structure Plan framework for renewable energy, forestry and agricultural land pending a review of the overall framework for the sustainable development of natural resources is noted (para. 10.10). While the priority which has been accorded to the review of minerals policies is appropriate, there are other aspects policy in relation to natural resources which require to be addressed quickly. For example, it is important that the Structure Plan should fully reflect the Executive's commitment to the promotion of renewable energy developments. In addition to wind energy and biomass, it will be important to give consideration to waste for energy schemes, which are the commonest form of renewable energy scheme being promoted within Glasgow and the Clyde Valley under SRO2 and SRO3.

40. We are concerned that there is little reasoned justification to support the approach adopted in relation to mineral extraction and consider that it would be helpful for the final Plan to list any supporting technical reports. While the draft Plan indicates that a review of preferred areas for opencast coal extraction has been undertaken, the basis for the "search areas" now proposed is unclear. There appear to be a number of relevant considerations scattered throughout the document but, in the absence of supporting information and justification, it is not possible to establish whether the requirements of NPPG 16 have been met. We are not convinced that the presentation of "search areas" adopted in Diagram 7(d) is adequate.

Implementation of the Strategy

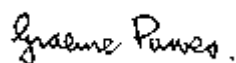
41. We welcome the statement at para. 10.4 that "the protection of natural and man-made heritage resources is an explicit presumption of the Structure Plan". However, we consider that further consideration should be given to whether Strategic Policy 8 affords adequate protection to regionally important archaeological sites and designed landscapes. Advice should be sought from the West of Scotland Archaeology Service.

42. More might be said about the monitoring and review of Structure Plan policies.

43. Appendix A is a succinct and useful statement of types and scales of development which will not accord with the Plan. The inclusion of the analysis of the impacts of the retail policies of the Strathclyde Structure Plan 1995 (Appendix B) is also helpful.

44. I hope the above comments are helpful and look forward to the submission of the final Plan in 2000. I would, of course, be happy to meet you to clarify and discuss any points in this letter if you would consider it helpful.

Yours sincerely



Graeme Purves
Principal Planner

TYPOGRAPHIC CORRECTIONS AND DRAFTING SUGGESTIONS

The Purpose of the Draft Plan

In line 1 of the fourth paragraph, delete "raises concerns about what can and what should be done" and substitute "encourages active participation and partnership in initiatives". In line 2, delete "the quality of life in".

Preface - A Common Future

In line 5 of the fifth paragraph, substitute "Scottish Executive" for "Scottish Office". In line 9, substitute "Sport Scotland" for "Scottish Sports Council".

In line 2 of the eighth paragraph, substitute "builds on" for "complements".

The Aims of the New Plan

Para. 1.4: In line 9, insert "the Scottish Executive intends that" before "this should...".

Para. 1.7: This largely repeats the previous paragraph, but is better worded. In the second line of the fourth bullet point, insert "promoting" before "public transport".

Para. 1.9: How can a "requirement" deliver? I suggest substituting "other infrastructure provision" for "Other Infrastructure Requirements" in the final line of this paragraph.

Better presentation and improved drafting could increase the impact of the table on page 4.

Para. 2.4: In the final line of the second sub-paragraph headed "**Inner and Peripheral City Communities**", substitute "jobs" for "local employment opportunities". In the third line of the third sub-paragraph headed "**Suburban Communities**", substitute "high levels" for "undue scale". The final sub-paragraph might be redrafted as follows:

"Small Towns, Villages and Rural Communities: Many of the smaller commuter villages are less well related to the transport network, have few alternatives to car use and tend to possess only basic local services. Some of the more remote communities are experiencing longer-term changes in their function either as rural towns or mining settlements. Their role needs to be examined to determine how their links with the wider settlement pattern and surrounding environment can be improved.

Para. 2.5: In the first bullet, delete "development". Replace the second bullet with:

"The enhancement of key business, education and commercial centres related to the Corridor;"

Para. 2.6: In lines 7 and 8, delete "The development of" and start the sentence at "Key". In line 8, delete "should seek" and substitute "require". In line 11, substitute "are" for "is".

Para. 2.7: In line 1, delete "which lie". In line 5, insert "at" before "Ravenscraig", "of" after "all" and commas after "these" and "however".

Para. 2.8: In lines 4 and 6, substitute "will" for "would". In the third bullet, substitute "greater" for "improved".

Para. 2.9: In line 5, amend "contributed" to "contributes" and insert "its rehabilitation is" before "therefore". In line 9, delete "have for" and substitute "attach to".

Para 2.10: In line 2, amend "industrialists" to "industrial investors".

Paras. 3.2 and 3.3: These paragraphs are very long-winded and opaque and no clear message emerges. What point is being made in relation to principles for sustainable development?

Para. 3.4: In line 3, insert "development" between "housing" and "opportunities".

Para. 3.5: In line 1, delete "the need for" and start the sentence at "A". Substitute "involves" for "requires that there is".

Para 3.6: In line 3, delete "underlying biological and". In the first bullet, insert "in favour" after "presumption".

Para. 3.7: The first sentence might be redrafted to read:

"The closer integration of land use and transport is a central Guiding Principle of Sustainable Development."

In the second sentence (line 3), delete "therefore" and substitute "promote" for "support".

Para. 3.8: The opening sentence is fairly impenetrable. It seems to say that the Guiding Principles require the application of principles. Principles appear to be lurking within principles here. Do the subsequent bullet points set out the principles of sustainable development or do they not? The whole section needs to be set out much more clearly. The first sentence of the first bullet might be redrafted to read:

"A precautionary approach requires planning authorities to act prudently to avoid damage to resources, especially where the damage would be irreversible or the resources could not readily be replaced."

Para. 4.2: In line 1, delete "largely". In line 2, substitute "performance" for "growth". The second sentence should be redrafted to read:

"Economic development policies developed in partnership with the Scottish Enterprise network are designed to promote sustainable growth during the period of the Plan."

In line 5, insert a comma after "effect".

In line 1 of the sub-paragraph on **Structure Plan Implications**, delete "rate of". In line 3, substitute "rate" for "scale".

Para. 4.3: In line 4, insert a comma after "term". In line 2 of the second bullet, insert "development" between "housing" and "opportunities" and delete everything after the text in brackets.

In line 3 of the sub-paragraph on **Structure Plan Implications**, delete "peripheral".

Para. 4.4: In line 2 of the second bullet, substitute "in ways which contribute to" for "and assist".

Para. 4.6: In lines 5 and 6, substitute "encourage further" for "provide for an inexorable" and delete "the rate of". In line 1 of the first bullet, substitute "adjacent" for "related". In line 2 of the second bullet, substitute "use" for "patronage".

In line 5 of the sub-paragraph on **Structure Plan Implications**, insert "and school," after "work" and delete the "the" before "implementing".

The Metropolitan Development Strategy

Strategic Policy 1: In location category (e), delete "Potential". In lines 7 and 8 of the statement of Green Belt policy, delete "of the Green Belt".

Schedule 1(b): It would be helpful if something could be said about the priorities in each Urban Renewal Area in this schedule.

Schedule 1(e): The Forth and Clyde Canal and the Clyde Valley Community Forest should be added to the list of Green Network priorities.

Para. 5.7: In line 4, substitute "prosperity" for "economic wealth". In line 5, insert a comma after "investment". In line 8, substitute "special" for "particular".

Para. 5.8: In line 1, delete "therefore".

Para. 5.16: In line 2, delete "any". In line 3, insert commas after "and" and "required" and insert "these" before "will". It is questionable whether any reference should be made to specific housebuilders in the final Plan unless there is specific reason for doing so.

Para. 5.18: In line 7, insert a comma after "addition". The final sentence does not sit comfortably with the rest of this paragraph.

Para. 5.23: In lines 4 and 5, delete everything between "locations" and the end of the sentence. In line 8, insert a comma after "Similarly".

Para 5.26: Add a full stop at the end of the final sentence. The map on page 6 should be moved to this section.

Para. 5.30: In line 4, delete "national".

JOINT POLICY COMMITMENT, Page 24: In the title and line 3 of the text, substitute "Strategic" for "National". In line 7, delete "national".

Para. 5.32: In line 3, substitute "Strategic" for "National". In the third bullet under the sub-heading "B. Clyde Gateway", delete "by creating" and substitute "in ways which contribute to the development of". We are not convinced that "Clyde Gateway" is the best title for the middle Clyde Corridor opportunity area. It suggests the Estuary rather than City Centre/Dalmarnock.

Para.6.3: In line 1, delete the second '*seeks to*'.

STRATEGIC POLICY 2: In line 1 of bullet (d), substitute "limits for" for "standards of". In line 2, substitute "zones" for "zone".

Schedule 2(a) (ii): The title could be simplified to "**Sustainable Development Locations**". In line 4, substitute "limits" for "standards" and insert "the" before "provision".

Schedule 2(b) (i): In the title, delete "**Range of**". In line 1 of the final item, delete "Road" and insert "in infrastructure" after "Investment".

Para. 6.12: In line 3, delete "setting a", and substitute "limits on" for "standards for".

Para. 6.16: In line 5 of sub-paragraph (a), insert "as a matter of priority" after "evaluation". In line 1 of sub-paragraph (b), insert commas after "**areas**" and "suburbs" and delete the comma after "especially".

Table 7: Delete the bullet mark in front of the first piece of text.

Para. 6.19: In sub-paragraph (a), insert "also" before "being".

Para. 7.4: In line 7 of sub-paragraph (i), substitute "flooding frequency" for "flood return periods" and "different" for "appropriate".

Para. 7.5: In line 4, insert "spatial" before "implications".

The Development Frameworks

Para. 8.1: Delete everything after "**Competitive Place**" and insert:

"...by building environmental and cultural capital and developing transport links to the wider world."

Table 9: Insert "**Industrial Land**" between "**Marketable**" and "**Supply**" and indicate what units the figures are in. As it stands, the table provides a rather vague and potentially misleading comparison of supply in the constituent local authority areas. The inclusion of a table showing the populations of each of the authorities somewhere in the Plan would help to establish the context.

Para. 8.12: In line 12, substitute "Strategic" for "National".

Schedule 4(d): Substitute "High Amenity" for "Nationally Safeguarded". The schedule refers to two sites at Robroyston when in fact one is being held by the GDA only until the other becomes available. In reality, therefore, there will only ever be one site.

Para. 8.15: In line 4, insert a comma after "identified". In line 5, insert "suitable" before "brownfield" and substitute "locations" for "alternatives". This paragraph should recognise that while sites have been identified, work continues to ensure their availability. The NPPG requirement is for sites to be "available".

Para. 8.16: The reference to "a major opportunity related to the development of natural resources (eg. forestry) in South Clydesdale" is unhelpfully cryptic.

Para. 8.17: In line 8, substitute "Sport Scotland" for "the Scottish Sports Council".

Para. 8.21: In line 1, insert "has" after "Terminal" and amend "coincides" to "coincided". In line 7, insert a comma after "provided".

Para. 9.1: In line 3, delete "between" and insert "in the well-being of". After "communities", delete "in their "well-being"".

Para. 9.2: In line 2, substitute "in" for "as". In line 3, insert "areas" after "or".

Para. 9.3: In line 5, delete "for outcome".

STRATEGIC POLICY 5: In bullet (a), substitute "Business Development" for "Employment".

Diagram 5: This diagram has been reproduced at too small a scale. Biggar is mislocated.

Schedules 5(a) (i) and (ii): Substitute "Business Development" for "Employment".

Schedule 5(b): Units and purpose?

Schedule 5(c) (i): In line 1 of the second paragraph, insert a comma after "cases". In line 2, delete comma after "be" and insert comma after "made".

Schedule 5(e): Re-label as "Schedule 5(d)".

Para. 9.4: In line 13, insert "business development" before "opportunities".

Para. 9.5: In line 3, insert "business" before "development opportunities".

Para. 9.7: In line 3, substitute "their" for "these". In line 7, delete "be considered". In line 8, substitute "has" for "is" and "been recognised in" for "being demonstrated by".

Para. 9.8: In line 1, insert "have" before "succeeded", substitute "ensuring that" for "securing", and insert "are" before "being". In line 3, insert "in order" before "to support".

Para. 9.9: In line 1, delete "therefore".

Para. 9.13: In line 2, substitute "detail" for "detailed".

Para. 9.20: In line 9, substitute "is" for "are" and "improved" for "enhanced". In line 10, delete "the", insert "'s" after "Glasgow", substitute "Neighbourhoods" for "Neighbourhood", and delete "Initiatives".

Para. 9.27: In line 1, delete "therefore". In line 2, substitute "those" for "that".

Para. 9.36: In line 8, insert "to be" after "Plans" and substitute "clearly" for "cleanly".

Para. 9.37: given that it does little more than repeat the content of para. 9.33, this paragraph could be deleted.

Para. 9.47: In lines 2, 4 and 8, substitute "Sport Scotland" for "Scottish Sports Council".

Para. 9.50: In line 1, insert "The" before "Areas" and delete "are". In line 2, delete "and are" and substitute "addressed" for "met".

Para. 10.5: In line 1, substitute "would" for "have an adverse" and delete "on". In line 2, substitute "any significant adverse affects" for "these".

Para. 10.11: In line 1, insert "on" after "demands". In lines 4 and 5, delete "also referred to as an Indicative Countryside Rural Strategy."

Para. 10.12: In line 2 of the second sub-paragraph under the heading **Aggregate Minerals**, delete "need for". In line 3, substitute "are" for "was". In line 6, insert a comma after "considerations".

In line 9 of the sub-paragraph headed **Opencast Coal Extraction**, delete "their". In lines 2 and 3 of the subsequent paragraph, delete "revised to include those indicated" and substitute "identified". In line 4, substitute "(d)" for "(c)".

STRATEGIC POLICY 8:

In line 3 of the emboldened text under the heading **ASSESSMENT OF ALL SIGNIFICANT DEVELOPMENT PROPOSALS**, delete "of" and "in terms of".

In the emboldened text in paragraph B, delete "of any proposed development". In bullet B(i) substitute "to" for "for". Delete the existing text of bullet (vii) and substitute:

"the COSLA/SEDD flood risk criteria and SEPA guidance on sustainable surface water drainage."

In the emboldened text in paragraph C, delete "of any proposed development". In bullet C(iv), insert "adverse" before "impacts".

APPENDIX B

In line 3 of the second paragraph under the heading **RET 1, 1A, 2 and 2A**, insert "which" after "developments".