

**Proposed Dumfries and Galloway Local Development Plan 2 Examination  
Report to Dumfries and Galloway Council – 24 April 2019**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p>01 General Comments – Support, Consultation &amp; Action Programme. Sustainability, LDP Vision &amp; Spatial Strategy</p>	<p>The proposed plan should be modified by:</p> <p><u>Overarching Approach of the Plan</u></p> <ol style="list-style-type: none"> <li>1. adding '<i>National Marine Plan</i>' to the list of national documents that have informed the preparation of the proposed plan;</li> <li>2. adding a definition of sustainable economic growth to the glossary of terms at the end of the proposed plan. SPP at page 75 provides the following useful definition:  <i>'Sustainable economic growth - Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too.'</i></li> <li>3. amending the opening sentence of paragraph 1.12 and adding a new first bullet point:  <i>'The following broad principles should guide the preparation of all development proposals:</i> <ul style="list-style-type: none"> <li>• <i>the provision of efficient and effective energy management solutions, having regard to the energy demands of the area and the sources of renewable generation available;</i></li> </ul> </li> <li>4. adding '<i>a net biodiversity gain</i>' as a principle at paragraph 1.12;</li> <li>5. amending the final bullet point of paragraph 1.12 to add the words: '<i>energy management</i>' after 'such as';</li> </ol>	<p style="text-align: right;">34</p>

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	<p><u>Vision</u></p> <p>6. amending the first sentence of the vision on page 12 to read:</p> <p><i>'It will be a thriving region with a sustainable economy built on sustainable principles, which recognises the importance of its landscape, natural and historic environments and the need to maintain and enhance its distinctive landscape character while facilitating positive change, promoting growth, maximising the use of existing infrastructure and enhancing connectivity.'</i></p> <p><u>Spatial Strategy</u></p> <p>7. amending the second sentence of paragraph 3.35 to read:</p> <p><i>'The Plan expects good quality development that builds in sustainable transport modes, making provision for the use of electric vehicles and those driven by other sustainable power sources, at the beginning of the design process.'</i></p> <p>8. amending the third bullet point of Policy T2 to read:</p> <p><i>'give consideration to the provision of electric vehicle charging points, and other infrastructure that may be required to support other sustainable power sources, as part of the development;'</i></p> <p><u>Energy Strategy</u></p> <p>9. deleting paragraph 3.21 and replacing with the following:</p>	

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	<p><i>'The Climate Change Plan sets out a decarbonisation pathway across seven sectors of the economy to 2032. The planning system is seen as an essential element of the Scottish Government's approach to meeting statutory climate change targets. The Scottish Government's Energy Strategy (2017) sets two targets for the Scottish energy system by to be achieved by 2030; the equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption to be supplied from renewable sources; an increase by 30% in the productivity of energy use across the Scottish economy. To support the transformational change to a low carbon economy the council proposes to prepare a Regional Energy Strategy.'</i></p> <p>10. adding a new paragraph 3.22, and renumbering following paragraphs accordingly:</p> <p><i>'National Planning Framework 3 identifies a need for an enhanced high voltage energy transmission network to facilitate renewable electricity development and its export, including improvements to the network that lies in Dumfries and Galloway. Significant investment in the network is anticipated during the plan period, which the council supports in principle in appropriate locations. Proposals will be assessed against the provisions of policies OP1 AND IN1.'</i></p> <p><u>Retail Strategy</u></p> <p>11. amending paragraph 3.26 by adding the following text as the second sentence:</p> <p><i>'The boundaries of the town centres shown on the settlement statement inset maps will be kept under review. Boundary changes may be recommended through the preparation of supplementary guidance.'</i></p>	

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12. amending the second sentence of paragraph 3.27 to read:  
*'The performance and environmental quality of defined town centres will be monitored regularly. Where appropriate, the council, working with partners, will prepare town centre strategies to identify development opportunities and deliver improvements.'*

Housing Strategy

13. adding the following sentence and table to the end of paragraph 3.28:  
*'Table 2 and the supporting Housing Land Requirement Technical Paper set out how the Plan meets the housing requirement';*

**Table 2: Housing Supply Target 2017-2029**

HOUSING MARKET AREA (HMA)	HOUSING SUPPLY TARGET					
	MARKET HOUSING	PER ANNUM	AFFORDABLE HOUSING	PER ANNUM	TOTAL	PER ANNUM
ANNAN	378	29	176	14	554	43
DUMFRIES	2134	164	664	51	2798	215
ESKDALE	35	3	42	3	77	6
MID GALLOWAY	369	28	182	14	551	42
STEWARTRY	564	43	229	18	793	61
STRANRAER	331	25	178	14	509	39
<b>DUMFRIES &amp; GALLOWAY</b>	<b>3811</b>	<b>293</b>	<b>1471</b>	<b>113</b>	<b>5282</b>	<b>406</b>

NOTE: The figures presented in the table are rounded to the nearest whole number. Consequently totals may not equal the sum of its parts

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14. deleting paragraph 3.29 and replacing with the following:

*'The Housing Land Requirement (HLR) is the HST increased by a margin of 20% in order to ensure that there is a generous provision of housing land to meet the HST. The additional land will allow the council to achieve the strategic objectives of the Local Housing Strategy, address existing needs and demands, and support economic growth. The margin of generosity applied to the HST also allows for unforeseen circumstances and permits additional development to take place should the delivery of more housing be possible within the plan period than originally planned for. Tables 3 and 4 show numerically the level of generosity applied to the HST as a whole and for each housing market area and how the HLR will be met by existing and new land supply, respectively. Windfall sites can also contribute to the housing land supply, however, they are not relied upon to achieve the HLR and are not included in Table 3 below.'*

15. amending Table 2 to add columns which set out the housing supply target and level of generosity and renumbering as Table 3;

**Table 3: Housing Land Requirement**

<b>HOUSING MARKET AREA (HMA)</b>	<b>HOUSING SUPPLY TARGET (HST)</b>	<b>+ 20% GENEROSITY</b>	<b>HOUSING LAND REQUIREMENT (HLR)</b>
ANNAN	554	111	665
DUMFRIES	2798	560	3358
ESKDALE	77	15	92
MID GALLOWAY	551	110	661

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STEWARTRY	793	159	952
STRANRAER	509	102	611
<b>DUMFRIES &amp; GALLOWAY</b>	<b>5282</b>	<b>1056</b>	<b>6339</b>

NOTE: The figures presented in the table are rounded to the nearest whole number. Consequently, totals may not equal the sum of its parts.

16. inserting Table 4 after paragraph 3.29:

**Table 4: Programming of sites with planning permission and existing LDP allocations 2017-2029**

HOUSING MARKET AREA (HMA)	HLR 2017-2029	PROGRAMMING 2017-2029			SHORTFALL
		SITES WITH PLANNING PERMISSION	EXISTING LDP ALLOCATIONS	TOTAL NO'S OF UNITS	
ANNAN	665	171	1062	1233	0
DUMFRIES	3358	1164	1404	2568	790
ESKDALE	92	138	175	313	0
MID GALLOWAY	661	47	531	578	83
STEWARTRY	952	318	538	856	96
STRANRAER	611	158	536	694	0
<b>DUMFRIES &amp; GALLOWAY</b>	<b>6339</b>	<b>1996</b>	<b>4246</b>	<b>6242</b>	<b>969</b>

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	<p><u>Transport Strategy</u></p> <p>17. deleting paragraph 3.37 of the proposed plan and replacing it with the following two paragraphs, renumbering those that follow accordingly:</p> <p><i>'The delivery of some of the above interventions has been achieved and others are subject to the transport allocation within the Scottish Government's future spending reviews and affordability. The Scottish Government has announced the second Strategic Transport Projects Review (STPR). This will consider the rationale for improvements to road, rail, public transport and active travel on the key strategic corridors throughout Scotland.</i></p> <p><i>In Dumfries and Galloway, the South West Scotland Transport Study will consider the rationale for potential improvements to the A75, A76, A77 and A701 together with the railway corridors to Stranraer and Carlisle via Kilmarnock and Dumfries, the study will also focus on access to the ports at Cairnryan. This will report by Winter 2018-19 and is intended to inform the update to the STPR. The council recognises that should development proposals intended to rely on STPR interventions come forward prior to the intervention being identified for delivery in future spending reviews, it will need to identify an alternative funding and delivery mechanism (i.e. they will not receive Scottish Government funding).'</i></p> <p><u>Waste Management Strategy</u></p> <p>18. adding the word 'energy' before 'recovery' at the beginning of the third line of paragraph 3.41.</p>	
02 Overarching Policies	The proposed plan should be modified by:	52

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	<p><u>Policy OP1: Development Considerations</u></p> <ol style="list-style-type: none"> <li>1. amending the first sentence of Policy OP1 part (c) Landscape to read: <i>'Development proposals should respect, protect and/or enhance the region's rich landscape character, and scenic qualities, including features and sites identified for their landscape qualities or wild land character as identified on the 2014 Scottish National Heritage map (or any subsequent revised or amended map) of wild land areas;</i></li> <li>2. amending Policy OP1 part (c) Landscape to delete reference to the European Landscape Convention. The third sentence of the paragraph would then begin: <i>'The detailed guidance set out in the Dumfries and Galloway Landscape Assessment, and any...;</i></li> <li>3. adding to part (f) Sustainability a new sub-bullet point immediately after the bullet point 'supporting the reduction in carbon emissions through': <i>'a reduction in carbon dioxide emissions through the introduction of energy efficiency measures and, where feasible, the installation of on-site renewable energy generation technology (information on this matter is provided in supplementary guidance: Design Quality and Placemaking)'</i></li> <li>4. deleting the final sub-bullet point of part (f) under the bullet point 'supporting the reduction in carbon emissions through' and replacing with the following: <i>'all new buildings being required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Regulations will be met through the installation</i></li> </ol>	



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	<p><i>and operation of low and zero carbon technologies. The relevant building standards and percentage contribution required is set out in supplementary guidance. The supplementary guidance will be kept under review to ensure that the proportion of the carbon emissions reduction standard to be met by these technologies will increase over time.'</i></p> <p><u>Policy OP3: Developer Contributions</u></p> <p>5. deleting the parentheses and the words 'Section 75 Agreement' in the second sentence of Policy OP3. The sentence would then read: <i>'Contributions secured through a planning obligation or other suitable legal agreement, as necessary, will be consistent with the tests set out in Circular 3/2012: Planning Obligations and Good Neighbour Agreements.'</i></p> <p>6. adding an additional bullet point 'biodiversity' to the list contained in Policy OP3;</p> <p>7. adding the following paragraph to Policy OP3 immediately after the bulleted list:  <i>'The proposals listed in the settlement statements and shown on the Inset Maps will be subject to a planning obligation or other suitable legal agreement to secure the required contributions towards the relevant actions specified in the Council's Action Programme. For other proposals, individual assessments may be necessary to identify the impacts arising from the development and the mitigation required.'</i></p> <p>8. adding an additional sentence to the end of the footnote of the policy to refer to the Local Biodiversity Action Plan. The sentence to read as follows:  <i>'Guidance on measures to conserve and enhance biodiversity is provided in the Local Biodiversity Action Plan.'</i></p>	

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03 Economic Development Policies	<p>The proposed plan should be modified by:</p> <p><u>Policy ED4: Chapelcross</u></p> <p>1. deleting Policy ED4 in its entirety and replacing with the following:</p> <p><i>'The council will encourage business, industrial and energy generating development proposals at Chapelcross. Priority will be given to the re-use of brownfield land. A masterplan will be prepared to inform development proposals for the area.'</i></p> <p><u>Policy ED6: Retail Development Outside a Town Centre</u></p> <p>2. amending the first sentence of Policy ED6 to read as follows:</p> <p><i>'Proposals for uses which generate significant numbers of people including new or expanded retail development, commercial leisure development, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries and education and healthcare facilities, must demonstrate that a sequential assessment has been made of the following locations: (list as existing).'</i></p> <p>3. amending the title of Policy ED6 to read as follows:</p> <p><b><i>'Policy ED6: A sequential approach to town centres'</i></b></p> <p>4. amending the third bullet point of the criteria in Policy ED6 which a proposal outwith a town centre should meet as follows:</p> <p><i>'That the proposal will address an identified qualitative or quantitative deficiency in</i></p>	73

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	<p><i>provision.'</i></p> <p><u>Policy ED11: Dark Skies</u></p> <p>5. amending Policy ED11(a) to read as follows:</p> <p><b>a) Galloway Forest Dark Sky Park</b></p> <p><i>'The council supports the designation of the Galloway Forest Dark Sky Park, and will assess proposals for development on their merits, securing levels of lighting that are appropriate to the nature of the development, contribute to sustainable development, and do not adversely affect the objectives of the Dark Sky Park designation.'</i></p> <p>6. amending Policy ED11(b) to read as follows:</p> <p><b>b) Dark Skies</b></p> <p><i>'The council will prepare Supplementary Guidance on the adoption of good lighting principles and practice for Dumfries and Galloway, including those relating particularly to the Galloway Forest Dark Sky Park.'</i></p> <p><u>Fish Farming – Paragraph 4.13</u></p> <p>7. deleting paragraph 4.13 in its entirety and replacing with the following:</p> <p><i>'The Marine (Scotland) Act 2010 has established a new marine planning framework, which is being implemented by Marine Scotland (a directorate of the Scottish Government). Policy ED12 sets out the council's policy for the consideration of fish farming proposals,</i></p>	

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	<p><i>having regard to the National Marine Plan. A Regional Marine Plan (to be prepared by the Solway Marine Planning Partnership) will guide decision making for the Solway Firth up to the mean high-water mark. Once adopted, the council will also have regard to the Regional Marine Plan. The council will work closely with the Solway Marine Planning Partnership to ensure the Regional Marine Plan complements the local development plan and vice versa. In the consideration of Supplementary Guidance to inform the council's approach to fish farming under Policy ED12, the council will have regard to the National Marine Plan and future Regional Marine Plan.'</i></p> <p><u>Policy ED13: Minerals</u></p> <p>8. amending the second part of Policy ED13 to read as follows:</p> <p><i>'Proposals for surface coal mining should address all of the criteria set out in the bullet points above, to show that the proposal is environmentally acceptable (or can be made so by planning conditions), and if relevant provide evidence to show that there are local or community benefits which clearly outweigh the likely impacts of extraction.'</i></p> <p><u>Unconventional Oil and Gas – Paragraph 4.20</u></p> <p>9. amending the first sentence of paragraph 4.20 to read as follows:</p> <p><i>'The Scottish Government's preferred policy position on unconventional oil and gas in Scotland is that it does not support the development of unconventional oil and gas in Scotland. The preferred policy position is now subject to a statutory assessment, including a Strategic Environmental Assessment.'</i></p>	

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	<p><u>Policy ED15: Advertisements</u></p> <p>10. amending the final bullet point under Policy ED15 to read as follows:</p> <p><i>'where they are considered by the council to be beneficial on road safety grounds or on other statutory health and safety grounds, and where such advertisements have addressed as far as practicable the criteria set out in the bullet points above.'</i></p>	
04 Housing Policies	<p>The proposed plan should be modified by:</p> <p><u>Housing – General</u></p> <p>1. adding the following additional paragraph after paragraph 4.26 and renumbering subsequent paragraphs accordingly:</p> <p><i>'4.27. With respect to other specialist housing provision, there is no identified need within Dumfries and Galloway for additional sites for gypsy travellers and travelling show people, and there is no identified need for additional housing in multiple occupation, in the context of paragraphs 133 and 134 of Scottish Planning Policy. Any proposals for such housing provision will be assessed against the relevant policies of the plan that apply in the circumstances of the case, taking into account the provisions of the council's local housing strategy and housing need and demand assessment that apply at the time.'</i></p> <p><u>Policy H1: Housing Land (b) Infill/Windfall Sites</u></p> <p>2. amending the definitions of infill and windfall sites to read as follows:</p> <p><i>'Infill Sites – Generally small in scale relative to the settlement and capable of</i></p>	91

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	<p><i>accommodating one or two units. Windfall Sites – Sites that have unexpectedly become available during the plan period.'</i></p> <p><u>Policy H2: Housing Development in Villages</u></p> <p>3. amending the final paragraph of the policy to read as follows: <i>'The council will prepare Supplementary Guidance in order to provide additional detail on the considerations set out above including ribbon development.'</i></p> <p><u>Policy H3: Housing in the Countryside - Housing in Remote Rural Areas</u></p> <p>4. deleting the second part of Policy H3 beginning 'Proposals for single houses...', and replacing it with an additional bullet point within the first part of the policy as follows:  <i>'It is for a single house within a remote rural area which is well related to its landscape setting, is of an appropriate scale and design, and would provide a low carbon house and lifestyle.'</i></p> <p><u>Policy H6: Particular Needs Housing</u></p> <p>5. adding a sentence at the end of paragraph 4.26 to read as follows:  <i>'Housing for older people and those with particular needs will be provided through the council's Strategic Housing Investment Plan and the council will support proposals for such particular needs housing through Policy H6.'</i></p> <p>6. deleting Policy H6 in its entirety and replacing with the following:</p>	

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	<p><i>'The council will support proposals for particular needs housing and accommodation (including adaptations to the existing housing stock) for people with particular needs such as housing for the frail, older people and those with special and varying needs. Proposals for public and private nursing/residential care homes must meet locally generated demand and the needs of local client groups. Particular needs housing should be integrated into the local community with access to local services and facilities.'</i></p>	
05 Historic Environment Policies	<p>The proposed plan should be modified by:</p> <p><u>Policy HE1: Listed Buildings and paragraph 4.31</u></p> <p>1. amending the second sentence of paragraph 4.31 to read as follows:</p> <p><i>'Alterations and adaptations must be thought through carefully to minimise harm to the special architectural or historic interest of the building.'</i></p> <p>2. inserting a new paragraph after existing paragraph 4.31 to read as follows:</p> <p><i>'Development within the setting or vicinity of a listed building should avoid harm to the special interest and character of the listed building and should not compromise its future use through the unacceptable loss of amenity space.'</i></p> <p>3. adding an additional sentence to paragraph 4.33 to read as follows:</p> <p><i>'The requirement for listed building consent and/or planning permission should be checked with the council.'</i></p> <p>4. amending the first bullet point of part a) of Policy HE1: Listed Buildings to read as follows:</p>	103

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	<p><i>'proposals to extend or alter a listed building respect the appearance, character and features which contribute to its listing as a building of special architectural or historic interest; and'</i></p> <p>5. amending part b) of Policy HE1: Listed Buildings to read as follows:</p> <p><b><i>'b) Demolition or Partial Demolition of Listed Buildings</i></b></p> <p><i>Proposals that involve the demolition or substantial demolition of a listed building or buildings or structures within its curtilage will only be supported where it is demonstrated that one of the tests below is met:</i></p> <ul style="list-style-type: none"> <li>• <i>the building is not of special interest; or</i></li> <li>• <i>the building is incapable of repair; or</i></li> <li>• <i>the demolition of the building is essential to the delivery of significant benefits to economic growth or the wider community; or</i></li> <li>• <i>the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.'</i></li> <li>•</li> </ul> <p><u>Policy HE2: Conservation Areas</u></p> <p>6. amending Map 5: Conservation Areas to include the names of the individual conservation areas either by direct annotation to the map or by numbering the conservation areas supported by a separate notation;</p> <p>7. amending the final paragraph of Policy HE2: Conservation Areas to read as follows:</p>	



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	<p><i>“The Historic Environment Supplementary Guidance and individual conservation area character appraisals and management plans provide further advice regarding development proposals in conservation areas, including any requirement for a design and access statement.”</i></p> <p>8. amending Policy HE2: Conservation Areas by deleting the third bullet point, adjusting the sentence structure of the first and second bullet points above, and substituting the following three new paragraphs:</p> <p><i>‘In the case of the proposed demolition of any building in a conservation area, if the council considers that the building, either in itself or as part of a group, is of value to the character or appearance of the area, the council will require to be satisfied that retention, restoration and, where appropriate, sympathetic conversion to some other compatible use is not practical before considering proposals for demolition.</i></p> <p><i>If the building is of little townscape value, demolition may be approved if its structural condition rules out retention at a reasonable cost or its form or location makes re-use extremely difficult.</i></p> <p><i>Where redevelopment of the site is proposed, prior to granting consent for demolition, the council must be satisfied that the proposals for the new building will protect or enhance the appearance of the conservation area.’</i></p>	
06 Natural Environment Policies	<p>The proposed plan should be modified by:</p> <p><u>Landscape – paragraph 4.59</u></p> <p>1. amending the first sentence of paragraph 4.59 to read as follows:</p>	121

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	<p><i>'Some of Scotland's remoter upland, mountain and coastal areas are recognised as being of national importance because of their specific wild land character.'</i></p> <p>2. amending the fourth sentence of paragraph 4.59 to read as follows:</p> <p><i>'Policy NE3: Areas of Wild Land sets out the criterion to be applied to any development proposals submitted within or in close proximity to an identified area of wild land.'</i></p> <p><u>Policy NE3: Sites of International Importance for Biodiversity</u></p> <p>3. introducing a new policy after existing Policy NE2: Regional Scenic Areas, as follows, and re-numbering subsequent policies accordingly:</p> <p><b><i>'Policy NE3: Areas of Wild Land</i></b></p> <p><i>Development which would affect the Merrick Wild Land Area in Galloway and the Talla Hart Fell Wild Land Area north of Moffat would not be supported unless the council is satisfied that it is demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.'</i></p> <p>4. identifying The Merrick Wild Land Area and Talla Hart Fell Wild Land Area on the proposed plan proposals maps;</p> <p>5. amending the second bullet point of existing Policy NE3: Sites of International Importance for Biodiversity to read as follows:</p> <p><i>'there are no alternative solutions; there are imperative reasons of overriding public interest, including those of a social or economic nature; and compensatory measures have</i></p>	

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	<p><i>been identified and agreed to ensure that the overall coherence of the Natura network is protected.'</i></p> <p><u>Policy NE6: Forestry and Woodland</u></p> <p>6. changing references to the Dumfries and Galloway Forestry and Woodland Strategy in paragraphs 4.66 and 4.68 from 'planning guidance' to:</p> <p><i>'supplementary guidance'</i></p> <p>7. amending the first bullet point of Policy NE6: Forestry and Woodland to read as follows:</p> <p><i>'take into account environmental and other interests identified in the Forestry and Woodland Strategy including biodiversity, water (including flood risk management), soil and air, landscape setting, historic environment and land restoration;'</i></p> <p><u>Trees and Development</u></p> <p>8. amending paragraph 4.72 by adding a new final sentence to read as follows:</p> <p><i>'The council's Forestry and Woodland Strategy and the Scottish Government's Control of Woodland Removal Policy provide more guidance on managing the relationship between proposed development and trees and hedgerows.'</i></p> <p><u>Coastal Development: paragraphs 4.75</u></p> <p>9. amending paragraph 4.75 by adding a new final sentence to read as follows:</p>	

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	<p><i>'At the same time, proper account should be taken of the Shoreline Management Plan, 2005 and possible cross-border interactions with the North West Marine Plan.'</i></p> <p><u>Policy NE9: Erosion and Coastal Protection and paragraph 4.76</u></p> <p>10. amending paragraph 4.76 by adding a new final sentence to read as follows:</p> <p><i>'Proper account should also be taken of the National Marine Plan, the Regional Marine Plan, once adopted, and possible cross-border interactions with the Cumbria Coastal Strategy and North West England and North Wales Shoreline Management Plan.'</i></p> <p>11. amending the first sentence of the second paragraph of Policy NE9: Erosion and Coastal Protection to read as follows:</p> <p><i>'Planning applications for works to protect natural and built assets against coastal erosion must identify their design life and arrangements for maintenance in the context of the impacts of climate change and, in particular, adverse effect on:'</i></p> <p>12. amending the second sentence of the third paragraph of Policy NE9: Erosion and Coastal Protection to read as follows:</p> <p><i>'There is a presumption in favour of maintaining, restoring or improving natural flood defences and natural sediment processes.'" and a that a new final sentence be added to the third paragraph of Policy NE9 to read as follows: "Built defences will be accepted only where there is no other reasonable alternative to protect key assets.'</i></p>	
07 Community Services and Facilities Policies	The proposed plan should be modified by:	142

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	<p><u>Community Services and Facilities – General</u></p> <p>1. adding a new paragraph after paragraph 4.86 to read as follows:</p> <p><i>'The council will ensure that there is appropriate community engagement through the provisions of the Council Plan with respect to the development and management of community services and facilities in the context of Policies CF1 to CF4 below.'</i></p> <p>2. amending the second sentence of paragraph 4.93 to read as follows:</p> <p><i>'Such spaces include parks and gardens, play areas, allotments, residential amenity space, natural and semi-natural spaces, paths and green corridors and outdoor sports facilities, although this is not an exclusive list, and a more detailed breakdown of the types of open space that constitute valuable open space in Dumfries and Galloway will be provided in Supplementary Guidance.'</i></p> <p><u>Policy CF1: Community Facilities</u></p> <p>3. adding a sentence at the end of paragraph 4.87 (after the bullet points) to read as follows:</p> <p><i>'Paragraph 68 of Scottish Planning Policy requires a sequential approach to town centres with respect to community facilities (amongst other uses) which generate significant footfall, and it is therefore important that proposals for the above types of use which generate significant numbers of people are also consistent with the provisions of the council's sequential approach to town centres which is set out in Policy ED6.'</i></p> <p>4. adding a sentence at the end of part (a) of Policy CF1 (after the bullet points) to read as</p>	

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	<p>follows:</p> <p><i>'Proposals for community facilities that generate significant numbers of people will also be required to accord with the sequential approach to town centres set out in Policy ED6.'</i></p> <p>5. adding a bullet point to the list of community facilities in paragraph 4.87, before "other": <i>'Cultural – theatres, museums and libraries'</i></p> <p><u>Policy CF2: Green Networks</u></p> <p>6. amending the first sentence of paragraph 4.92 of the proposed plan to read as follows: <i>'Green networks comprise of a network of green and blue spaces (such as bodies of water and wetlands) as well as green corridors within and around settlements, linking out into the wider countryside and across administrative boundaries.'</i></p> <p><u>Policy CF3 – Open Space</u></p> <p>7. amending the first sentence of Policy CF3 (a) to read as follows: <i>'Within settlements, there will be a presumption against the development of open space identified for protection on the inset maps. Supplementary Guidance for the protection of open space in villages will be prepared.'</i></p> <p>8. amending the final sentence of Policy CF3 (a) to read as follows: <i>'Proposals to redevelop outdoor sports facilities should ensure that the conditions set out in the bullet points of paragraph 226 of Scottish Planning Policy have been met.'</i></p>	

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	<p>9. adding two additional sentences after the first sentence of paragraph 4.94 to read as follows:</p> <p><i>'The temporary use of unused or underused land as green infrastructure will be encouraged. This will not prevent any future development potential that has been identified from being realised.'</i></p> <p>10. amending the first paragraph of Policy CF3 (b) Provision of Open Space to read as follows:</p> <p><i>'In all housing developments which will, either individually or through phasing, result in the development of 5 or more units, there will be a requirement to provide or contribute towards good quality publicly usable open space (which may also include linkages to wider green networks or to the development of blue-green networks using existing watercourses). Other development may also need to provide or contribute towards open space/green network provision. Supplementary Guidance will provide detailed information relating to the standards for open space provision in housing developments.'</i></p>	
08 Infrastructure Policies	<p>The proposed plan should be modified by:</p> <p><u>Renewable Energy</u></p> <p>1. amending the third sentence of paragraph 4.100 by deleting the word “however” at the start of the sentence;</p> <p>2. amending the last sentence of paragraph 4.103 to read as follows:</p> <p><i>'In all cases, particular attention will be paid to the need for sensitive siting and design,</i></p>	184

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	<p><i>including the consideration of reasonable alternatives by the developer'.</i></p> <p><u>Policy IN1: Renewable Energy</u></p> <p>3. amending the first sentence of Policy IN1: Renewable Energy to read as follows: <i>'The council will support development proposals for all renewable energy generation and/or storage which are located, sited and designed appropriately.'</i></p> <p>4. amending the second sentence of Policy IN1: Renewable Energy to read as follows: <i>'The acceptability* of any proposed development will be assessed against the following considerations:'</i></p> <p>5. amending the third bullet point of Policy IN1: Renewable Energy to read as follows:</p> <ul style="list-style-type: none"> <li>• <i>'impact on local communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker;'</i></li> </ul> <p>6. amending the sixth bullet point of Policy IN1: Renewable Energy to read as follows:</p> <ul style="list-style-type: none"> <li>• <i>'the impact on tourism, recreational interests and public access.'</i></li> </ul> <p>7. amending the last existing bullet point of Policy IN1: Renewable Energy to read as follows:</p> <ul style="list-style-type: none"> <li>• <i>'the scale of contribution to renewable energy generation targets;'</i></li> </ul>	



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	<p>8. adding two additional bullet points after the last existing bullet point of Policy IN1: Renewable Energy to read as follows:</p> <ul style="list-style-type: none"> <li>• <i>“effect on greenhouse gas emissions; and”</i></li> <li>• <i>‘net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities.’</i></li> </ul> <p><u>Wind Energy: Spatial Framework</u></p> <p>9. amending the second box of Table 3: Spatial Framework to include the following text above the existing bullet points:</p> <p><i>‘Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.’</i></p> <p><u>Wind Energy – Map 8: Spatial Framework</u></p> <p>10. amending Map 8: Spatial Framework to include the Group 3 Areas referred to in Table 3: Spatial Framework by giving them a colour and including them on the key.</p> <p>11. amending paragraph 4.105 to read as follows:</p> <p><i>‘Policy IN2: Wind Energy, supported by Supplementary Guidance: Wind Energy Development, sets out the issues that will be taken into account for all specific proposals, assessed through the development management process.’</i></p>	

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	<p><u>Wind Energy – paragraph 4.106</u></p> <p>12. amending the second sentence of paragraph 4.106 to read as follows: <i>'The Dumfries and Galloway Wind Farm Landscape Capacity Study (DGWLCS) is a supportive study and is attached as an appendix to the supplementary guidance.'</i></p> <p>13. amending paragraph 4.106 by adding a new fourth sentence to read as follows: <i>'Consideration of the DGWLCS does not replace the need to assess the landscape or visual impacts of individual wind energy proposals.'</i></p> <p><u>Policy IN2: Wind Energy</u></p> <p>14. deleting Policy IN2: Wind Energy in its entirety and replacing with the following: <b><i>'Policy IN2: Wind Energy</i></b> <b><i>Assessment of all Wind Farm Proposals</i></b> <i>The council will support wind energy proposals that are located, sited and designed appropriately. The acceptability* of any proposed wind energy development will be assessed against the following considerations:</i></p> <p><b><i>Renewable energy benefits</i></b> <i>The scale of contribution to renewable energy generation targets, effect on greenhouse gas emissions and opportunities for energy storage.</i></p>	

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	<p><b>Socio-economic benefits</b> <i>Net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities.</i></p> <p><b>Landscape and visual impacts</b></p> <ul style="list-style-type: none"> <li>• <i>the extent to which the landscape is capable of accommodating the development without significant detrimental landscape or visual impacts, including effects on wild land; and</i></li> <li>• <i>that the design and scale of the proposal is appropriate to the scale and character of its setting, respecting the main features of the site and the wider environment and that it addresses fully the potential for mitigation.</i></li> </ul> <p><b>Cumulative impact</b> <i>The extent of any cumulative detrimental landscape or visual impact or impacts on existing patterns of development from two or more wind energy developments and the potential for mitigation.</i></p> <p><b>Impact on local communities and residential interests</b> <i>The extent of any detrimental impact on communities, residents and local amenity, including assessment of the impacts of noise, shadow flicker, visual dominance and the potential for associated mitigation.</i></p> <p><b>Impact on infrastructure</b> <i>The extent to which the proposal addresses any detrimental impact on road traffic, adjacent trunk roads and telecommunications, particularly ensuring transmission links are not compromised.</i></p> <p><b>Impact on aviation and defence interests</b></p>	

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	<p><i>The extent to which the proposal addresses any impacts arising from location within an area subject to potential aviation and defence constraints, including the Eskdalemuir Safeguard Area.</i></p> <p><b>Other impacts and considerations</b></p> <p><i>a) the extent to which the proposal avoids or adequately resolves any other significant adverse impact on the natural environment, including biodiversity, forests and woodland, carbon-rich soils, hydrology, the water environment and flood risk, the historic environment, cultural heritage, tourism and recreational interests and public access.</i></p> <p><i>b) the extent to which the proposal addresses any physical site constraints and appropriate provision for decommissioning and restoration.</i></p> <p><i>Further details on this assessment process, including its application to smaller wind farms and more detailed development management considerations, are provided through Supplementary Guidance on Wind Energy Development. This will also include separate mapping of the constraints relevant to the considerations above.</i></p> <p><i>The Spatial Framework Map** (Map 8) provides strategic guidance. However, it must be read in conjunction with the Supplementary Guidance and its Appendix, the Dumfries and Galloway Wind Farm Capacity Study. The landscape capacity study is a supportive study, the consideration of which does not replace the need to assess the landscape or visual impacts of individual proposals.</i></p> <p><i>* Acceptability will be determined through an assessment of the details of the proposal including its benefits and the extent to which environmental and cumulative impacts can be addressed satisfactorily.</i></p>	

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	<p><i>** The Spatial Framework Map relates to one turbine or more over 20 metres.'</i></p> <p><u>Waste Management</u></p> <p>15. amending paragraph 4.110 by adding a new third sentence, as follows:</p> <p><i>'Scotland's Higher Activity Radioactive Waste Policy (2011) provides the framework for the long-term management of higher activity radioactive waste arising in Scotland.'</i></p> <p><u>Policy IN8: Surface Water Drainage and Sustainable Drainage Systems (SuDS)</u></p> <p>16. amending the first paragraph of Policy IN8: Surface Water Drainage and Sustainable Drainage Systems (SuDS) to read as follows:</p> <p><i>'With the exception of single houses and those with direct discharges to coastal waters, Sustainable Drainage Systems (SuDS) will be a required part of all proposed development as a means of treating the surface water and managing flow rates and must form part of any planning permission in principle proposal.'</i></p> <p>17. amending the first sentence of the third paragraph of Policy IN8: Sustainable Water Drainage and Sustainable Drainage Systems (SuDS) to read as follows:</p> <p><i>'Planning applications must include appropriate and proportionate details of the proposed SuDS to show how they will:'</i></p> <p>18. amending bullet point 4 of paragraph 3 of Policy IN8: Surface Water Drainage and Sustainable Drainage Systems (SuDS) to read as follows:</p>	

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	<ul style="list-style-type: none"> <li>• <i>'contribute positively to the biodiversity, general amenity and water quality of the area of the proposal;'</i></li> </ul> <p><u>Policy IN11: Telecommunications</u></p> <p>19. amending Policy IN11: Telecommunications to add a new final paragraph to read as follows:</p> <p><i>'The council will encourage developers to explore, in consultation with service providers, opportunities to provide digital infrastructure to new homes and business premises as an integral part of proposed development.'</i></p>	
09 Transport Policies	<p>The proposed plan should be modified by:</p> <p><u>Policy T2: Location of Development/Accessibility</u></p> <p>1. amending the third paragraph of Policy T2: Location of Development/Accessibility to read as follows:</p> <p><i>'Where site masterplans are prepared, they should include consideration of the impacts of proposals on the local and strategic road network, the strategic rail network, paths and cycle routes.'</i></p> <p>2. amending the final bullet point of Policy T2: Location of Development/Accessibility to read as follows:</p> <p><i>'prepare a Transport Statement or Transport Assessment in accordance with Transport Scotland's Transport Assessment Guidance and implement appropriate mitigation</i></p>	195

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	<p><i>measures where required.'</i></p> <p><u>Policy T3: Established Harbours, Marinas and Slipways</u></p> <p>3. amending the second bullet point of Policy T3: Established Harbours, Marinas and Slipways to read as follows:</p> <ul style="list-style-type: none"> <li>• <i>'encouraging development proposals which support the use of such facilities, particularly those with a potential commercial, recreational, sporting or tourist function.'</i></li> </ul> <p>4. amending Policy T3: Established Harbours, Marinas and Slipways by adding a third bullet point to read as follows:</p> <ul style="list-style-type: none"> <li>• <i>'ensuring that improvement, maintenance or development of harbours and ports and their associated transport connections is co-ordinated with, and aligned to, improvements in other transport infrastructure.'</i></li> <li>•</li> </ul>	
<p>10 Settlement Statements &amp; Inset Maps - Annan Housing Market Area District &amp; Local Centres</p>	<p>The proposed plan should be modified by:</p> <p><u>ANN.H204: Watchhall</u></p> <p>1. amend the final paragraph of the development guidance for the allocated site ANN.H204: Watchhall on page 107 of the proposed plan to read as follows:</p> <p><i>'A site investigation for ground contamination may be required. A noise assessment and assessment of odour nuisance in respect of adjoining land uses will be required along with</i></p>	<p align="right">222</p>

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	<p><i>any appropriate mitigation measures.'</i></p> <p><u>EGL.H2: Land between Ashyards Crescent and Sunnybrae</u></p> <p>2. adding a new final sentence to the second paragraph of the development guidelines for the allocated site EGL.H2 on page 134 of the proposed plan to read as follows:</p> <p><i>'It will be necessary to provide new planting on the southern edge of the site. This should be designed to soften the landscape impact of the new development in views from the south and south-west and provide a buffer to any future development to the south. This planting and adjoining houses should be designed and located so that the landscaping does not become susceptible to pressure for its removal as a result of undue overshadowing of houses and gardens.'</i></p> <p><u>GTN.MU1: Former Golf Course</u></p> <p>3. adding a new fourth sentence to the third paragraph of the development guidelines for the allocated site GTN.MU1 on page 151 of the proposed plan to read as follows:</p> <p><i>'A drainage impact assessment is required, along with early discussion with Scottish Water.'</i></p> <p><u>Gretna Border Inset Map</u></p> <p>4. The area of land which benefits from planning permission for use as a factory outlet centre be identified on the Gretna Border Inset Map.</p>	



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	<p><u>Table 1: Network of Centres</u></p> <p>5. deleting the words 'Outlet Centres' in Table 1: Network of Centres and replacing with the words:</p> <p><i>'Commercial Centre'</i></p>	
<p>11 Settlement Statements &amp; Inset Maps: Dumfries Housing Market Area – General, &amp; District &amp; Local Centres</p>	<p>I recommend that the proposed plan be modified by:</p> <p><u>Moniaive: Broomfield Meadow</u></p> <p>1. amending the indicative site capacity to 10 units, the title of the proposal would then read:</p> <p><i>'MOV.H202 Broomfield Meadow (10 units up to 2029)'</i></p> <p><u>New Abbey</u></p> <p>2. amending the third objective on page 184 of the proposed plan to read:</p> <p><i>'recognise the historical and landscape characteristics of the settlement by ensuring that new development is of a high design quality that preserves or enhances the character and appearance of the conservation area.'</i></p> <p>3. amending the New Abbey inset map to show land associated with Sweetheart Abbey as protected open space, as per the boundaries of the amenity green space and cemetery shown on page 40 of the draft Open Space Audit Supplementary Guidance (core document 27);</p>	<p>255</p>

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	<p><u>NAB.H1: Kindar Road</u></p> <p>4. deleting the third paragraph of the development principles and replacing it with the following paragraph:</p> <p><i>'The Mill Lade, a Category 'A' listed building with historic links to the Abbey, lies adjacent to the site. Consequently, a Flood Risk Assessment will be required to support new development proposals to determine whether or not the Mill Lade will have an impact on the development of the site and, if so, identify appropriate mitigation measures, taking into account the historic significance of the lade.'</i></p> <p><u>Penpont</u></p> <p><u>PNT.H1: West of Bogg Road</u></p> <p>5. amending the development principles by deleting the final sentence of the first paragraph and adding a second paragraph. The second paragraph to read: <i>'Vehicular access to the site should be via Tynron View, ensuring that car parking provision that serves existing properties on Tynron View is maintained.'</i></p>	
<p>12 Settlement Statements &amp; Inset Maps: Dumfries Town – General, Settlement Boundary, Housing &amp; Business &amp; Industry Sites</p>	<p>The proposed plan should be modified by:</p> <p><u>Town Centre</u></p> <p>1. identifying the Midsteeple Quarter on the Dumfries inset map (and Dumfries Town Centre inset map if included in the adopted version of the Plan), either by delineating its geographical area or by a symbol, and amending the legend accordingly;</p>	<p align="right">290</p>

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	<p>2. adding the following text after that describing proposal DFS.MU204 Land west of Edinburgh Road on page 103:</p> <p><b><i>'DFS.MU205 – Midsteeple Quarter, High Street (0.5 HA)</i></b></p> <p><i>The Midsteeple Quarter is located in the town centre and considered suitable for mixed-use development, including retail and commercial leisure uses, offices, community and cultural facilities, and residential uses where appropriate. The Midsteeple Quarter project supports the regeneration of Dumfries town centre and seeks to develop new business uses and housing within derelict and underused buildings within the town centre. The redevelopment, adaptation and appropriate alternative use of buildings will be supported in principle where they are supported by other plan policies and have regard to the town centre's built heritage and the wider conservation area. A masterplan will be required to guide the future development of the area, which should set out the requirements for high quality design and development layout. Development will be expected to contribute to the vibrancy, vitality and viability of the town centre throughout the day and evening.'</i></p> <p><u>Crichton Quarter</u></p> <p>3. identifying the Crichton Quarter and housing proposal DFS.H5, as lying within a 'Crichton Quarter' designation on the Dumfries inset map and amending the legend accordingly;</p> <p>4. amending the first and second sentences of the second paragraph under the heading 'Crichton Quarter' on page 92 to read:</p> <p><i>'Supplementary guidance has been prepared to guide the development of the Crichton</i></p>	

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	<p><i>Estate. The Crichton Quarter Development Framework has been prepared by the council, NHS Dumfries and Galloway, the Crichton Trust and the Crichton Leadership Group.'</i></p> <p>5. amending the description of proposal DFS.H5: Ladyfield on page 94 by adding the following text as the first sentence. The description will then read:</p> <p><i>'Proposals should be consistent with the Crichton Quarter Development Framework Supplementary Guidance. A masterplan will be required...'</i></p> <p><u>DFS.H262: Former site of Maxwelltown High School</u></p> <p>6. deleting the development guidelines in respect of site DFS.H262: Maxwelltown High School in their entirety and replacing with the following:</p> <p><b><i>DFS.H262: Maxwelltown High School (104 units allocated up to 2029)</i></b></p> <p><i>'The development of the site should be guided by a masterplan which will be required to set out how a high quality development design and layout is to be achieved.</i></p> <p><i>Residential development should be confined to that part of the site currently occupied by school buildings and land immediately to the rear of the former primary school. The northern portion of the site, adjacent to the industrial estate, should be retained as amenity and/or recreation open space to meet the needs of the development.</i></p> <p><i>Due to previous uses on the site, it is possible that land may be contaminated. Accordingly, a desktop study and risk assessment will be required to support development proposals. The site lies within an area identified as being at risk of flooding. Proposals should therefore be accompanied by a Flood Risk Assessment setting out appropriate</i></p>	

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	<p><i>surface water management measures. In addition, a Drainage Impact Assessment will be required to identify the impact of proposed development on water and waste networks.</i></p> <p><i>Due to the proximity of the Lochside Industrial Estate to the north of the site, a Noise Assessment will be required to support development proposals. The assessment should set out appropriate noise attenuation measures that may be required, including the provision of a substantial buffer zone between new housing and the industrial estate, which may extend beyond the land to be retained as open space, to avoid any potential land use conflict.</i></p> <p><i>Structural planting should be provided along the northern boundary of the site to provide visual enhancement and, together with the requirement to retain land adjacent to the industrial estate as open space, should assist any noise attenuation measures that may be required as part of new development.</i></p> <p><i>Development proposals will be required to be supported by a Transport Assessment.'</i></p> <p><u>DFS.B&amp;I1 Heathhall and DFS.B&amp;I5 Land south of Dumfries Enterprise Park</u></p> <p>7. amending the boundary of allocated business and industry site DFS.B&amp;I1 (Heathhall) on the proposed inset map to that shown on the adopted local development plan Dumfries inset map, that is, to include the area of land bounded by Tinwald Downs Road, Heathhall Industrial Estate and the Dumfries Aviation Museum;</p> <p>8. amending the boundary of allocated business and industry site DFS.B&amp;I5 (land south of Dumfries Enterprise Park) on the proposed inset map to that shown on the adopted local development plan Dumfries inset map, that is, to include the area of woodland lying immediately to the west of Tinwald Downs Road;</p>	

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	<p><u>DFS.B&amp;I6 Brasswell</u></p> <p>9. amending the final sentence of the DFS.B&amp;I6 (Brasswell) development guidelines on page 101 to read as follows:</p> <p><i>'The primary vehicular access to serve the site should be taken from the A780 Annan Road and links provided to the local footpath and cycleway networks.'</i></p> <p><u>DFS.B&amp;I253: Land at Starryheugh and surrounding area</u></p> <p>10. amending the first sentence of the third bullet point and adding a new second sentence to the development guidelines to read as follows:</p> <p><i>'proposals should incorporate structural tree planting along the site's boundary with the A75 and to the rear of Garroch Cottages, extending to Garroch Loaning, in order to reduce the visual prominence of development when seen from the A75 and to protect the general amenity enjoyed by Garroch Cottages. In addition, it may also be necessary to provide a substantial buffer zone between Garroch Cottages and new development to avoid potential conflict between land uses. Mature trees...'</i></p>	
<p>13 Settlement Statements &amp; Inset Maps: Mid Galloway &amp; Stranraer Housing Market Areas – District and Local Centres</p>	<p>I recommend that the proposed plan be modified by:</p> <p><u>Planning Objectives for Newton Stewart</u></p> <p>1. amending Objective 5 for newton Stewart to read as follows:</p> <p><i>'Recognise the historical, architectural and landscape characteristics of the settlement and</i></p>	<p>338</p>

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	<p><i>ensure that development respects these, with any new buildings being constructed to a high standard of design quality with appropriate densities.'</i></p> <p><u>NST.H4: Corsbie Road</u></p> <p>2. deleting the development guidelines in their entirety and replacing with the following:</p> <p><b>'NST.H4 Corsbie Road (63 units allocated up to 2029)</b></p> <p><i>A transport assessment is required to determine the impact the development will have on the capacity of the surrounding road network and any associated road and/or traffic management improvements required. Development should incorporate an access point into the adjacent northern field so as not to prejudice potential future development. Corsbie Road will require to be improved to the west of the site with passing place provision installed between the site boundary and the Barnkirk Road.</i></p> <p><i>Pedestrian and cycle routes should be incorporated into the layout and design of the development including a path along the site frontage that would replace the existing link from the high school to the playing fields. The character of this path should be designed in order to maintain an open space corridor to the playing fields and the wider countryside to the west of the site, incorporating the existing drystone wall if possible.</i></p> <p><i>Given the topography of the site development should be focused on the lower levels, and a comprehensive design and landscaping scheme should be submitted, avoiding significant intrusion from development on the skyline when viewed from the east, both from Maxwell Drive and site NST.H7, and including a landscaped buffer along the eastern boundary of the site between existing and proposed housing. Archaeological evaluation and mitigation will be required due to the known cropmarks located on the northern part of the site. A</i></p>	

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	<p><i>drainage impact assessment will be required along with appropriate surface water management measures.'</i></p> <p><u>NST.H7: Old Hall</u></p> <p>3. deleting the development guidelines in their entirety and replacing with the following:</p> <p><b>'NST.H7 Old Hall (50 units allocated up to 2029 and 100 units allocated beyond 2029)</b></p> <p><i>A masterplan is required to be submitted prior to or as part of any planning application and agreed by the council before any development can commence on site. The masterplan should include the design and layout of the development, the road layout including access, the phasing of the development, open space provision and a comprehensive scheme for the landscaping of the site.</i></p> <p><i>The open space provision should be integrated with existing pedestrian and cycle links providing access to the town centre and local facilities. The landscaping of the site should include the protection of the avenue of beech trees leading to Duncree Wood, the repair and maintenance of the drystone wall along the south eastern boundary of the site, a landscaped buffer at the southern end of the site between the existing housing and proposed housing on the site, and structural planting to create a new defensible boundary along the northern boundary of the site.</i></p> <p><i>Provision for pedestrian (and where appropriate cycle) links from the site to the adjacent Duncree Wood, Old Hall Plantation and to the wider countryside beyond, and for the enhancement of the existing tracks and the adjacent woodland areas, possibly including the repair and maintenance of the drystone walls, should be included where appropriate and feasible into the masterplan.</i></p>	



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	<p><i>A transport assessment is required to determine the impact the development will have on the capacity of the surrounding road network and any associated road and/or traffic management improvements required. A drainage impact assessment is required along with appropriate surface water management measures.'</i></p> <p>4. amend Appendix 2 to reflect the revised indicative capacity set out in NST.H7 (Old Hall) development guidelines.</p> <p><u>Planning Objectives for Wigtown</u></p> <p>5. amending Objective 3 for Wigtown to read as follows:</p> <p><i>'Support established business and industry within the settlement, and opportunities for economic, tourism and cultural development where this would accord with the policies of the local development plan.'</i></p> <p><u>WGT.H1: Southfield Park and WGT.H2: Seaview</u></p> <p>6. amending the second sentence of the development guidelines for site WGT.H1 as follows:</p> <p><i>'Access to the site can be taken from Harbour Road, Southfield Lane and South Back Street and development should be integrated with WGT.H2.'</i></p> <p>7. amending the second sentence of the development guidelines for site WGT.H2 as follows:</p> <p><i>'Development should be integrated with WGT.H1, and from which access should be taken.'</i></p>	

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	<p><u>KCW.H1: St Couan's Crescent</u></p> <p>8. amending the development guidelines for site KCW.H1 by including an additional sentence at the end to read as follows:</p> <p><i>'A landscaped buffer should be provided along the southern and western boundaries of the site, with screen planting and allowing a sufficient distance between existing and proposed new dwellings in order to protect their residential amenity.'</i></p> <p><u>STR.B&amp;I204: Mirrey's Petrol Station, Stoneykirk Road</u></p> <p>9. amending the development guidelines for site STR.B&amp;I204 by including the following text after the first sentence:</p> <p><i>'Subject to any established use rights, a limitation on the type of development and its hours of operation may be appropriate, including consideration being given to Class 4 business uses (uses which can be carried on without detriment to the amenity of a residential area) where this is appropriate. Screen planting should be provided along the northern and southern boundaries of the site, between any new development and the existing dwellings.'</i></p> <p><u>PPK.H1: Hill Street</u></p> <p>10. amending the second sentence of the development guidelines for site PPK.H1 to read as follows:</p> <p><i>'Development should respect the historic and architectural quality and setting of the Conservation Area, and the residential amenity of adjacent dwellings. Consideration</i></p>	

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	<p><i>should be given to the maintenance of the existing terraced frontage along Main Street, and provision for appropriate access to the rear of the existing terraced dwellings to the north of the site.'</i></p>	
<p>14a Settlement Statements &amp; Inset Maps: Stewartry Housing Market Area District Centres</p>	<p>I recommend that the proposed plan be modified by:</p> <p><u>Castle Douglas Settlement Overview</u></p> <p>CSD.H3: East of Ernespie Road</p> <p>1. amending the fifth sentence of the development guidelines for site CSD.H3 to read as follows:</p> <p><i>'A wide screening belt is required to screen the adjacent industrial land and supermarket, boundary definition to the north is required to avoid development of the moraine slope, and new structural planting is required along the north east boundary of the site in order to provide a new defensible edge to the settlement.'</i></p> <p><u>CSD.H5: West of Torrs Farm</u></p> <p>2. deleting the first sentence of the development guidelines for site CSD.H3 and replacing it with the following sentence:</p> <p><i>'The site contains steeply sloping land which may require major engineering works to develop.'</i></p>	<p>375</p>

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	<p><u>CSD.H11: Land to south of Kilmichael, Abercromby Road</u></p> <p>3. amending the second sentence of the development guidelines for site CSD.H11 to read as follows:</p> <p><i>'Development should be set back from the road with screen planting provided along Abercromby Road, and a landscaped buffer should be provided to the rear of existing houses on the east side of Abercromby Road in order to protect residential amenity.'</i></p> <p><u>CSD.H203: Land at the Stables</u></p> <p>4. deleting the development guidelines for site CSD.H203 in their entirety and replacing it with the following development guidelines:</p> <p><b><i>'CSD.H203: Land at the Stables (180 units allocated up to 2029)</i></b></p> <p><i>A masterplan is required to be submitted prior to or as part of any planning application and agreed by the council before any development can commence on site. The masterplan should include the design and layout of the development, the road layout including access, the phasing of the development, open space provision and the landscaping of the site. The masterplan should be informed by a comprehensive landscape assessment in order to determine the development areas on the site, which would be likely to be limited to the lower areas around the hill, thus ensuring that longer distance views of the hill from the town and the surrounding countryside are protected. Appropriate protection should be given to the prehistoric hill fort at the top of Dunmuir Hill, with an evaluation and any appropriate mitigation measures (including recording of any findings).</i></p> <p><i>Existing mature trees (which may also be the subject of a tree preservation order) along the</i></p>	

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	<p><i>boundary of, and within, the site should be retained and protected as far as possible, and new structural planting should be undertaken along the north west boundary of the site in order to create a new defensible northern edge to the settlement. A landscaped buffer should be provided along the eastern boundary of the site in order to protect the amenity of residential properties adjacent to the site.</i></p> <p><i>A transport assessment is required to determine the impact the development will have on the capacity of the surrounding road network and any associated road, junction and traffic management improvements required. The transport assessment and masterplan should investigate the most appropriate vehicular, pedestrian and cycle access to the site, and how this would be implemented to meet the council's roads standards. Consideration should be given to appropriate access from Cairnsmore Road, Donald Road and Dunmuir Road, utilising third party land outwith the application site where this may be feasible. The open space provision should be integrated with existing pedestrian and cycle links providing access to the town centre and local facilities. A flood risk assessment will be required as part of any future planning application.'</i></p> <p><u>CSD.B&amp;I1: Land at Oakwell Road</u></p> <p>5. amending the fourth sentence of the development guidelines for site CSD.B&amp;I1 to read as follows:</p> <p><i>'A limitation on the hours and type of industry may be appropriate, including restriction to Class 4 business uses (uses which can be carried on without detriment to the amenity of a residential area) where this is considered appropriate.'</i></p> <p><u>CSD.H10: Land to the south of Ernespie Lodge</u></p>	

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	<p>6. amending the proposed plan by allocating site CSD.H10 for housing development on the Castle Douglas inset map, by including the site in the settlement statement with an indicative capacity for 25 houses, and by including development guidelines; all as set out in the adopted local development plan. Amend Appendix 2 accordingly.</p> <p><u>Dalbeattie Settlement Overview</u></p> <p><i>DBT.H3: Bruce Road/Port Road</i></p> <p>7. amending the second sentence of the development guidelines for site DBT.H3 to read as follows:</p> <p><i>'Development should provide a pedestrian/cycle link to the existing Bruce Road and to the area of protected open space to the east of the site, including both east and north of the Dalbeattie Burn.'</i></p> <p><i>DBT.H6: John Street/Barhill Road</i></p> <p>8. amending the proposed plan by separating the proposed housing allocation DBT.H6 into 2 parts with revised development guidelines to read as follows:</p> <p><b><i>'DBT.H6a: John Street</i></b> (10 units allocated up to 2029)</p> <p><i>Proposals will need to demonstrate how development will take account of vehicular, pedestrian and cycle access, landscaping and open space within the site. A flood risk assessment will need to be submitted and agreed by SEPA and the council as part of any planning application in order to identify the developable area. A former depot forms part of the site and work may be required to supplement remediation already carried out in order</i></p>	

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	<p><i>to ensure the soil is sufficiently remediated to enable housing development to take place.</i></p> <p><b>DBT.H6b: Barhill Road</b> (30 units allocated up to 2029)</p> <p><i>Proposals will need to demonstrate how development will take account of vehicular access, landscaping, cycle and pedestrian routes and open space within the site and linkages with wider green networks. In this context, proposals will need to include an area of open space along the access track within the eastern part of the site, thus maintaining a green corridor with pedestrian and/or cycle links from Bar Hill Plantation to Colliston Park. A flood risk assessment will need to be submitted and agreed by SEPA and the council as part of any planning application in order to identify the developable area.'</i></p> <p><i>Amend Appendix 2 accordingly.</i></p> <p>Note: The actual numbering of the sites is a matter for the council to determine.</p>	
<p>14b Settlement Statements &amp; Inset Maps: Stewartry Housing Market Area Local Centres</p>	<p>I recommend that the proposed plan be modified by:</p> <p><u>Auchencairn Planning Objectives</u></p> <p>1. amending the first planning objective 1 for Auchencairn to read as follows:</p> <p><i>'Consolidate and enhance Auchencairn's role as a Local Centre within the settlement hierarchy, providing for housing development on suitable sites within the settlement and business development where appropriate in the context of Policy ED1(b).'</i></p> <p><u>AUC.H201: Rear of the Primary School</u></p> <p>2. deleting the development guidelines for site AUC.H201 in their entirety and replacing it with the following:</p>	<p>403</p>

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	<p><b><i>'AUC.H201 Rear of the Primary School (10 units allocated up to 2029)</i></b></p> <p><i>An integrated approach should be taken to the development of this site with site AUC.H1, and access will be taken from the existing gap site on Main Street through AUC.H1. Development proposals must be carefully designed and landscaped, taking into account the topography of the site, the character of the village and any potential visual impact of new houses in this area. In order to minimise landscape impact, development should follow the contour of the land (building being focused on the lower contours) and structural planting and landscaping should be provided along the western boundary of the site, the exact line of which should be determined through the development management process, in order to create a new defensible edge to the settlement. A landscaped buffer should also be provided at the southern end of the site, in order to protect the residential amenity of existing dwellings. Building height should be kept to single or one and a half storey. A flood risk has been identified within the site. A drainage impact assessment is required, and depending on content, a flood risk assessment may also be required.'</i></p> <p><u>Crossmichael Housing Sites</u></p> <p><i>CMI.H1 (including part of site CMI.H204)</i></p> <p>3. amending the fourth sentence of the development guidelines for site CMI.H1 to read as follows:</p> <p><i>'However, landscape and biodiversity enhancement schemes will be required, including an assessment of the impact on the designed landscape and the creation of greenways/ wildlife movement corridors along roads, footpaths and cycleways. In this context, the exact position and associated landscaping of the northern boundary of the site will be</i></p>	



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	<p><i>determined through the development management process.'</i></p> <p><u>New Galloway Housing Sites</u></p> <p><i>NGA.H1: West of Kirk Road</i></p> <p>4. amending the development guidelines for site NGA.H1 by inserting a new sentence after the fourth sentence to read as follows:</p> <p><i>'A landscaped buffer should be provided along the southern boundary to protect the amenity of residential properties and the primary school.'</i></p>	
<p>15 Settlement Statements &amp; Inset Maps: Business &amp; Industry Overview - A74(M) and Chapelcross Sites</p>	<p>I recommend that the proposed plan be modified by:</p> <p>1. amending the development guidelines for the sites at Chapelcross North, South and West set out on pages 228 and 229 of the plan by including the following two sentences before the existing last sentence in each case:</p> <p><i>'This may include Habitats Regulations Appraisal due to the proximity of the site to the Solway Firth and Upper Solway Flats and Marshes Special Protection Areas (SPA). Species surveys will also be required, followed by species management plans if protected species are found.'</i></p>	<p>411</p>
<p>16 Proposals Maps, Settlement Statements, Appendices, Glossary</p>	<p>No modifications required.</p>	<p>417</p>