

Response ID ANON-VDDE-RPPZ-F

Submitted to **Proposed Scottish Borders Local Development Plan**

Submitted on **2021-01-21 14:37:23**

About you

Are you responding as an: individual, group / organisation, agent?

Agent

Agent

Agent details:

Business / company:

Jigsaw Planning

Name:

[REDACTED]

Email address:

[REDACTED]

Contact telephone number :

[REDACTED]

Client details:

Name:

[REDACTED]

Email address:

[REDACTED]

Contact telephone number:

[REDACTED]

Proposed Local Development Plan Menu

Where would you like to go?

Submit your response to the consultation (Exit)

Comment on Policies

Which Policy are you commenting on?

Policy:

Policy HD3 Protection of Residential Amenity

What are your comments regarding this Policy?:

Acknowledgement within the Section 6 'Planning for Housing' and policy HD3 that cognisance must be given to the Chief Planner's letter dated 16th February 2018 regarding the 'Agent of Change' principle to ensure that any proposed housing is designed to ensure that appropriate mitigation against any impacts from existing businesses.

The Scottish Government's Chief Planner issued a letter to all Heads of Planning in February 2018 which sets out the Government's position in relation to the Agent of Change principle. The Agent of Change movement was instigated by the live music industry however it is clear that its basis applies equally to all land uses. As set out in the letter, the Agent of Change principle is consistent with the statutory requirement for planning decisions to be made in line with the development plan, unless material considerations indicate otherwise. Existing guidance is already within SPP in terms of decision-making which promotes a sustainable pattern of development and PAN 1/2011 Planning and Noise provides advice on the role of planning to prevent and limit the adverse effects of noise. The Scottish Government have also announced their intention to incorporate the Agent of Change principle into the National Planning Framework and Scottish Planning Policy.

Recent experiences throughout the UK have come to light where established Asda stores or distribution centres have been affected by development on land adjacent to them. Often Asda stores operate around the clock to ensure that produce is delivered to stores to meet customers' needs. Housing development in particular can cause some issues. Asda are of course delighted to have additional potential customers close by but there needs to be proper and thorough consideration of the implications of noise, particularly in terms of service yard activity. We would encourage the Council to ensure that the Local Plan policy reflects this guidance and is consistent with national policy in this regard.

We therefore would suggest greater emphasis on this requirement within policy.

What would you like to do now?

Proposed Local Development Plan Menu (includes Exit option)