

## APPENDIX C

### POLICY REVIEW/STANDARDS REVIEW/SUPPLEMENTARY PLANNING GUIDANCE

This appendix sets out a commentary on the use and implementation of policies within the Consolidated Local Plan. It identifies possible scope for merger or streamlining of policies and provides a conclusion or recommendation on the preferred approach to be taken in the new Local Development Plan. It includes reference to the integration of Scottish Borders Structure Plan policy where appropriate and also includes a cross reference to the statutory SPGs that the Council would intend to prepare over time.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
G1 Quality Standards for New Development	<p>Although quite detailed and lengthy it is probably the most used policy and it works well in practice.</p> <p>Policy needs strengthened to reflect the requirements of the Zero Waste Plan. It is also suggested SPG on waste management issues for construction could be appropriate to address avoidance of damage or discharge to water courses, soil storage, the re-use of soils on site rather than exporting them as waste for example. If this was proposed it should be stated in the policy.</p> <p>Also need to consider integration of SP policies N20 Design, I4 Public Transport Provision and I5 Cycling into policy G1.</p>	Yes	-	<p>It is considered that the policy will be substantially retained but with updates to reflect the requirements of the Zero Waste Plan.</p> <p>Integration of relevant aspects of SP policies N20, I4 and I5 into policy G1 will be considered.</p> <p><b>RELEVANT SPG</b></p> <ul style="list-style-type: none"> <li>• A new SPG on waste management will be considered</li> <li>• Designing out Crime in the Scottish Borders</li> <li>• Greenspace</li> <li>• Landscape and development</li> <li>• Placemaking and design</li> <li>• Privacy and Sunlight Guide</li> <li>• Replacement Windows (update to be agreed by Planning and Building Standards Committee)</li> <li>• Use of Timber in Sustainable Construction</li> <li>• Greenspace Strategy</li> </ul>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
G2 Contaminated Land	<p>Incorporates main principles of SP policy I18.</p> <p>A wording change will be incorporated to reflect that SNH would only wish to be consulted by developers preparing their assessments where there are potential impacts on sites designated for their natural heritage value.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>A wording change will be incorporated to reflect that SNH would only wish to be consulted by developers preparing their assessments where there are potential impacts on sites designated for their natural heritage value.</p> <p>A reference to the Environmental Protection Act should be added in the justification.</p> <p><b>RELEVANT SPG</b> Contaminated Land Inspection Strategies</p>
G3 Hazardous Developments	<p>Although used infrequently it is still a policy needed for guidance and reference in certain circumstances. Should be retained.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p>
G4 Flooding	<p>Policy incorporates main principles of SP policy I15.</p> <p>The policy justification should be updated to reflect the new requirements under the Flood Risk Management (Scotland) Act 2009.</p> <p>Policy update needed to identify (and safeguard) areas of land that contribute/could potentially contribute towards sustainable flood management measures as part of the spatial strategy. The Strategic Flood Risk Assessment covers some of this work and should be referenced in the justification of the policy.</p>	Yes	-	<p>Policy retained but likely to be amended to reflect the requirements of the Flood Risk Management (Scotland) Act 2009. Identifying areas of land that could contribute towards sustainable flood management measures will be considered further.</p> <p>The SFRA work to be undertaken should be referenced in the policy justification.</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
G5 Developer Contributions	Point 1 possibly requires amending as developer contributions for treatment of surface or foul waste water are not required.  Point 6 (of the policy) improvements to the water environment in line with River Basin Planning objectives could be included.	Yes	-	Policy substantially retained but consideration to be given to the removal of point 1 on developer contributions for foul or surface waste water and to amend policy point 6 to reflect improvements in the water environment in line with River Basin Planning objectives.  RELEVANT SPG Development Contributions
G6 Developer Contributions Related to Railway Reinstatement	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.  RELEVANT SPG Development Contributions
G7 Infill Development	Recent update in LPA. No issues identified with current policy.	Yes	-	It is considered that the policy will be substantially retained.
G8 Development Outwith Development Boundaries	Appears to work well in practice. Mostly used for affordable housing proposals.  The policy does work for economic development proposals, especially combined with Policy D1.	Yes	-	It is considered that the policy will be substantially retained.  RELEVANT SPG Affordable Housing Countryside Around Towns Landscape and Development New Housing in the Borders Countryside Placemaking and Design Local Landscape Designations
BE1 Listed Buildings	No issues identified. Incorporates principles of SP policy N17 Listed Buildings.	Yes	-	It is considered that the policy will be substantially retained.  RELEVANT SPG Landscape and Development Placemaking and Design Replacement Windows

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
BE2 Archaeological Sites and Ancient Monuments	<p>Policy comprises of reiteration of Structure Plan policies N14 National Archaeological Sites, N15 Regional and Local Archaeological Sites and N16 Archaeological Evaluation, Preservation and Recording.</p> <p>The SP policies may be included as one but then sub-divided and reassessed to not weaken the protection in place.</p> <p>Any policy would need to add cognisance of the inventory of battlefield sites.</p>	Yes	Consider potential to a single policy	<p>It is considered that the policy will be substantially retained.</p> <p>There will be consideration to place the SP policies under one overarching policy with appropriate sub-division to maintain appropriate policy coverage.</p> <p>An addition should be made to give cognisance of the inventory of battlefield sites.</p> <p>An SPG on Archaeology should be considered.</p>
BE3 Gardens and Designed Landscapes	<p>Policy incorporates principles of SP policy N13 Gardens and Designed Landscapes.</p> <p>The policy will need to be amended to remove reference to consultation with SNH as Historic Scotland is now the sole consultee for planning applications which might affect a site in the Inventory of Gardens and Designed Landscapes.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Insert wording change to reflect Historic Scotland being the only consultee for planning applications which might affect a site in the Inventory of Gardens and Designed Landscapes.</p> <p><b>RELEVANT SPG</b>  Greenspace  Landscape and Development  Trees and Development</p>
BE4 Conservation Areas	<p>No issues identified. Incorporates principles of SP policies N18 Development Affecting Conservation Areas and N19 Demolition of Buildings in Conservation Areas.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p><b>RELEVANT SPG</b>  Landscape and Development  Placemaking and Design  Replacement Windows</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
BE5 Advertisements	Policy D3 Advertisements in the Countryside, could be incorporated in order to have all advertisement guidance under one policy.	-	Consider merging with Policy D3	It is considered that the policy will be substantially retained.  Consideration of incorporating policy D3.
BE6 Protection of Open Space	LDP aims to identify open space areas worthy of protection within development boundaries. Wording of policy will need to be amended to incorporate this.  Policy appears to reflect principles of SP policies C4 Sports Facilities, C5 Protection of Playing Fields /Sports Pitches and C6 Open Space.	-	-	Policy text will need to be amended in line with the identification of key open spaces within the development boundaries.  <b>RELEVANT SPG</b> Landscape and Development Placemaking and Design Local Landscape Designations
BE7 Care Homes	Policy could be updated to give further guidance on siting of proposed care homes, giving reference to for example, proximity to services.	Yes	-	It is considered that the policy will be substantially retained.  Minor update to include reference to other site considerations.
BE8 Caravan and Camping Sites	No issues identified.	Yes	-	It is considered that the policy will be substantially retained, but including a consideration of policy clarification in relation to the protection of existing non-residential sites from development, and on occupancy conditions.  Update policy text to make reference to new proposals.
BE9 Education Safeguarding	No issues identified	Yes	-	It is considered that the policy will be substantially retained. During the period of the Local Development Plan, consideration will be given to future school provision in Selkirk, Galashiels and other towns. The requirement for any new school site(s) will be considered as part of the next Local Development Plan.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
BE12 Further Housing Land Safeguarding	No issues identified	Yes	-	It is considered that the policy will be substantially retained.  RELEVANT SPG Affordable Housing Countryside Around Towns Interim Housing Policy
NE1 International Nature Conservation Sites  NE2 National Nature Conservation Sites  NE3 Local Biodiversity	Repeats Structure Plan policy N2. Consideration of merging policies NE1 and NE2. In addition consider incorporating main detail from SP policies N2-N8. Aim to produce coherent workable policy/policies.  Because of the differing legal basis of international, national and local nature conservation sites, we consider it would be better to keep these policies separate.	-	Possible merge with policies NE1 and NE2	Consideration of potential to merge with policies NE1 and NE2, although there may be legal complexities regarding this.  It is considered that policy NE3 will be substantially retained.  RELEVANT SPG Biodiversity Greenspace Local Biodiversity Scottish Borders Woodland Strategy Wind Energy
NE4 Trees, Woodlands and Hedgerows	Useful and used a lot. However, more reference could be made to these as having “amenity value” rather than just a “resource”, and reference should be made to the policy covering individual trees and single hedgerows which may have particular amenity significance.	Yes	-	It is considered that the policy will be substantially retained, with update of reference to “amenity value” and reference made to individual trees and hedgerows.  RELEVANT SPG Biodiversity Greenspace Local Biodiversity Scottish Borders Woodland Strategy

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
<p>NE5 Development Affecting the Water Environment</p>	<p>Possible inclusion of integrating SP policies N8 The River Tweed System and I13 Water Quality.</p> <p>The policy should also aim to encourage improvement works as part of development; that paragraph 2 of the policy is expanded to include no unacceptable impact to water quality or morphology; and that a fifth component to the policy is included which considers the current pressures affecting the water environment and the objectives set out in the Scotland and Solway Tweed River Basin Management Plans 2009-2015.</p> <p>Possible integration of SP policies N8 The River Tweed System, I13 Water Quality.</p>	<p>Yes</p>	<p>-</p>	<p>It is considered that the policy will be substantially retained.</p> <p>Consideration to extend the policy by including recommendation to encourage improvement works as part of development; to include no unacceptable impact to water quality or morphology; and consideration of the pressures affecting the water environment and the objectives of the Solway/Tweed RBMP.</p> <p>Consider integration of SP policies N8, I13.</p>
<p>NE6 River Engineering Works</p>	<p>No issues identified.</p> <p>Morphology could be also included as a consideration; that the policy is expanded to also cover engineering improvement; and that the justification should also include reference to The Water Environment (Controlled Activities) (Scotland) Regulations 2011. In particular, given the fact that authorisation from SEPA is likely to be required for most river engineering works, similar text could be used with reference to SNH and River Tweed Commission.</p>	<p>Yes</p>	<p>-</p>	<p>It is considered that the policy will be substantially retained.</p> <p>Consider the possibility of including morphology, engineering improvement, The Water Environment CA Regulations 2011 and reference to SNH and the River Tweed.</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
EP1 National Scenic Areas	Repeats Structure Plan policy N10. Possible merge with EP2 Areas of Great Landscape Value.	-	Possible merge with policy EP2 Areas of Great Landscape Value and integrating with SP policy N9 Maintaining Landscape Character	It is considered that the policy will be substantially retained, but with reference to landscape and visual impacts rather than just landscape impacts.
EP2 Areas of Great Landscape Value	Work from SNH on NSAs will feed into this, although this may be unlikely to affect the wording of the policy.  It should be considered to revise the policy to include landscape and visual impacts rather than just "landscape impacts".			Possible merge with policy EP2 Areas of Great Landscape Value and integrating with SP policy N9 Maintaining Landscape Character. Future work from SNH on NSA's to be considered.  <b>RELEVANT SPG</b> Countryside Around Towns Landscape and Development Wind Energy Local Landscape Designations (AGLV)
EP3 Countryside Around Towns	New policy identified within Local Plan Amendment. No practical Issues.  Need for confirmation of relationship between Countryside Around Towns policy and Housing in the Countryside policy.	Yes	-	It is considered that the policy will be substantially retained.  Need for confirmation of relationship between Countryside Around Town policy and Housing in the Countryside policy.  <b>RELEVANT SPG</b> Countryside Around Towns Landscape and Development Local Landscape Designations
EP4 Coastline	No issues identified. Policy re-iterates SP policy N12 Coastline.  Recommended that the 3rd criterion is expanded as follows:  (iii) ...damage to the landscape character, quality of the natural environment or to the nature conservation etc.	Yes	-	It is considered that the policy will be substantially retained.  The proposal to amend the 3rd criterion to include quality of the natural environment will be considered further.  Title reference of SP policy N12 to be removed from LP policy.  <b>RELEVANT SPG</b> Local Landscape Designations



POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
EP5 Air Quality	Although used infrequently, there are still scenarios where it has an important role to play, e.g. applications for quarrying and landfill. Consequently it should remain as a stand alone policy.	Yes	-	It is considered that the policy will be substantially retained.
ED1 Protection of Employment Land	<p>Amendment within LPA has given more protection to safeguarded employment land. Possibility of policy laying down a hierarchy of employment sites in order to consider the possibility of some employment sites incorporating mixed use within them.</p> <p>The policy does not explicitly reference the need to protect existing waste management sites (as per Zero Waste Plan and Scottish Planning Policy).</p> <p>Ensure SP policies E12 Employment Land Supply; E13 Business and Industry, E14 Area Regeneration, E15 Inward Investment and E16 Rural Economic Development are integrated where relevant into LP policy ED1.</p>	-	-	<p>Possibility of policy laying down a clearer hierarchy of employment sites in order to consider the possibility of some employment sites incorporating mixed use (non-retail) within them.</p> <p>Consider the need to protect existing waste management sites.</p> <p>Ensure SP policies E12, E13, E14, E15 and E16 are integrated where relevant into policy ED1.</p> <p><b>RELEVANT SPG</b> Potential for Waste Management SPG</p>
ED2 Employment Uses outwith Employment Land	Policy updated via the LPA process. No issues identified.	Yes	-	It is considered that the policy will be substantially retained.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
ED3 Shopping Development	<p>Much used policy to consider retail proposals. Considered policy is clear and works well in practice. Policy currently comprises of SP policies E17 Location of Retailing Developments and E18 Out of Centre Retail Developments. Village shops have some protection under policy Inf12.</p> <p>Consideration could be given to establishing a network of centres in the form of a hierarchy, clearly outlining the function and role that each centre would provide. This may require an amendment to text within policy ED3.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Consideration could be given to establishing a network of centres in the form of a hierarchy, clearly outlining the function and role that each centre would provide. This may require an amendment to text within policy ED3.</p>
ED4 Prime Retail Frontage	<p>Given current economic downturn and high vacancy rate of shop units in some town centres, a more holistic approach could be considered to this policy which seeks to restrict non Class 1 development. This could include the possibility of reviewing extent of frontages covered by policy ED4, and considering opportunities for complimentary uses to improve town centre vitality and viability. Consideration could be given to allocating prime retail frontages in further towns.</p>	-	-	<p>Possibility of reviewing extent of frontages covered by policy ED4, and considering a proactive approach to promote opportunities for complementary uses within them. Consideration could be given to allocating prime retail frontages in further towns.</p> <p><b>RELEVANT SPG</b> Shopfronts and shop signage</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
ED5 Town Centres	<p>Policy used frequently and appears to work well in practice. However, the extent of town centre areas could be reviewed, although this would not necessarily require an amendment to the policy text.</p> <p>Consider integration of SP policy E19 Town Centre Enhancement into policy.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Consider integration of SP policy E19 into policy ED5. Consideration to be given to reviewing the extent of town centre areas.</p> <p><b>RELEVANT SPG</b> Shopfronts and shop signage</p>
H1 Affordable Housing	<p>Policy works well in practice. However, the current economic and development climate poses challenges to successful implementation. This could be addressed in the first instance through a review of detailed implementation policy within the SPG on Affordable Housing.</p> <p>SP policies H9 Affordable and Special Needs Housing and policy H10 Affordable Housing and Special Needs Housing : Exceptions are covered by policy H1 and the SPG on Affordable Housing.</p>	Yes	-	<p>It is considered that the policy will be substantially retained. However, consideration to be given to detailed policy implementation through the Affordable Housing SPG.</p> <p><b>RELEVANT SPG</b> Affordable Housing New Housing in the Borders Countryside</p>
H2 Protection of Residential Amenity	<p>No reference to rural scenarios on protecting residential amenity. It refers to impact on amenity of “residential areas”. Policies H2 and G1 Quality Standards for New Development don’t sufficiently cover this. Policy could be updated to include this reference.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Consider minor update giving reference to confirm policy also refers to rural scenarios.</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
H3 Land Use Allocations	<p>Policy appears to work satisfactorily in practice.</p> <p>Reference should be made to identification of land allocated for regeneration purposes.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Reference should be made to identification of land allocated for regeneration purposes.</p>
Inf1 Transport Safeguarding	<p>No issues identified. Retaining Waverley Line route remains important and is covered by this policy.</p> <p>The policy generally reflects the principles of SP policy I3 Protection of Former Railway Routes, although a policy should reflect the part relating to where re-use of public transport is unlikely, the Council will safeguard former railway lines where they are, or have the potential to be, used for walking, cycling and recreational use.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>The policy could be amended to incorporate the part of the SP policy I3 relating to safeguarding of former railway lines where re-use for public transport is unlikely. This would safeguard former railway lines where they are, or have the potential to be, used for walking, cycling and recreational use.</p> <p><b>RELEVANT SPG</b> Development Contributions</p>
Inf2 Protection of Access Routes	<p>No issues identified.</p> <p>Ensure policy appropriately reflects related SP policies e.g C8 Access Network; I6 National Cycle Network, I7 Walking.</p>	Yes	-	<p>It is considered that the policy will be substantially retained and checked to ensure it reflects principles of relevant SP policies.</p> <p><b>RELEVANT SPG</b> Biodiversity Countryside Around Towns Greenspace Local Biodiversity Scottish Borders Woodland Strategy Local Landscape Designations</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
Inf3 Road Adoption Standards	Possible merge with Inf4 Parking Provisions and Standards. Adoption standards may need updating and clarity that “relaxation of standards” refers to standard of road, not number of houses which can be allowed from a particular road.	-	Possible merge with policy Inf4 -Parking Provisions and Standards	It is considered that the policy will be substantially retained.  Update standards (or at least within the appendix) and possible merge with Inf4.
Inf4 Parking Provisions and Standards	Possible merge with Inf3 Road Adoption Standards. Updating of standards in appendix to be checked for any required updating. Policy takes account of SP policy I11 Parking Provision in New Development.	-	Consider merge with policy Inf3	It is considered that the policy will be substantially retained.  Possible updates of standards and / or within the appendix and possible merge with Inf3.
Inf5 Waste Water Treatment Standards	Under point 2 of the policy Scottish Water meet the cost of providing strategic capacity at treatment works in order to enable development. In addition developers must meet the cost of local sewerage network infrastructure. This point should be removed from the hierarchy.  Under points 4 to 6 of the policy Scottish Water and SEPA have been preparing guidance on the acceptability or otherwise of proposals for private water provision Scottish Water state that any temporary treatment solutions must be agreed between SW, SEPA and the developer and as such no business case is made to Scottish Water.	Yes	Consider possible merge with Inf6 Sustainable Urban Drainage	It is considered that the policy will be substantially retained.  Possible merge with Inf6.  The proposals to amend point 2 and 4-6 to reflect the suggestions from Scottish Water and SEPA will be considered further. The proposed guidance that is mentioned has not yet been viewed by SBC. Other proposed minor changes to text by SEPA / Scottish Water likely to be carried out.  Key policies to which this policy should be cross-referenced should include NE1 International Nature Conservation Sites and NE2 National Nature Conservation Sites.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
	<p>In addition the text “sewered area” should be amended to “served or immediately adjacent to the public sewer network” and “Consultation with SEPA...” should have “and Scottish Water” added.</p> <p>Option 4 should read “private sewage treatment system” over “septic tank”.</p> <p>Key policies to which this policy should be linked should include NE1 International Nature Conservation Sites and NE2 National Nature Conservation Sites.</p>			
<p>Inf6 Sustainable Urban Drainage</p>	<p>Policy reflects related SP policy I14.</p> <p>Consideration to be given as to excluding reference to SEPA in the first criterion of the policy and that the policy could be strengthened by encouraging developers to integrate SUDS as part of green infrastructure on site. This approach enables connectivity from the green networks/integrated habitats network perspective.</p> <p>Reference should be made in the justification to the fact that SUDS are a legal requirement under the Controlled Activities (Scotland) Regulations 2011 for all new development. The only exception to this is for single houses, or where the discharge would be to coastal waters.</p>	<p>Yes</p>	<p>Possible merge with Inf 5 Waste Water Treatment Standards</p>	<p>It is considered that the policy will be substantially retained.</p> <p>Possible merge with Inf5.</p> <p>Possible exclusion of reference to SEPA within policy. Consideration to be given to encouraging developers to integrate SUDs as part of green infrastructure and that SUDS are a legal requirement will be considered.</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
Inf7 Waste Management Facilities	<p>In meeting objectives of the Zero Waste Plan the policy could be strengthened by inclusion of the need to safeguard existing waste management facilities from incompatible neighbouring development; support for the waste hierarchy and the need to move waste management up the hierarchy; inclusion of the strong links between energy, heat and waste planning.</p> <p>Ensure policy appropriately reflects SP policy E17 on Waste Management.</p>	Yes	-	<p>Proposals to strengthen the policy to reflect the Zero Waste Plan will be considered further.</p> <p>Ensure policy reflects SP policy E17 on Waste Management.</p> <p>Key policies to which this policy should be cross-referenced should include NE1 International Nature Conservation Sites and NE2 National Nature Conservation Sites.</p> <p><b>RELEVANT SPG</b> Waste Management</p>
Inf8 Radio Telecommunications	Rarely used now. However, reluctant to remove as there may be future occasions for its use. The policy reflects SP policy I23.	Yes	-	It is considered that the policy will be substantially retained.
Inf9 Development within Exclusion Zones	No issues identified.	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p><b>RELEVANT SPG</b> Contaminated Land Inspection Strategies.</p>
Inf10 Transport Development	<p>The policy still has relevance and use.</p> <p>Ensure policy incorporates relevant aspects of SP policies e.g. I1 Transportation and Development, I2 Rail Services, I8 Trunk Roads, I9 Other Strategic Roads and I10 Forestry Roads.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Reflect relevant related SP policies e.g. I1 Transportation and Development, I2 Rail Services, I8 Trunk Roads, I9 Other Strategic Roads and I10 Forestry Roads.</p> <p><b>RELEVANT SPG</b> Development Contributions</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
Inf11 Developments that Generate Travel Demand	Possibility of policy incorporated within a relevant existing policy e.g. policy G1, relevant roads policy.	-	Possible merge within a relevant existing policy.	Possibility of policy incorporated within a relevant existing policy e.g. policy G1, relevant roads policy.
Inf12 Public Infrastructure and Local Service Provision	New policy added via LPA. No issues in practice.	Yes	-	It is considered that the policy will be substantially retained.
Inf12a Crematorium Provision	New policy added via LPA. No issues in practice.	Yes	-	It is considered that the policy will be substantially retained.
D1 Business, Tourism and Leisure Development in the Countryside	Covers a wide range of proposals but no major issues identified in practice.  Consider including examples of uses which are appropriate to rural character.  Consider integration of SP policy E2 Farm Diversification and E3 Timber Processing Facilities.	Yes	-	It is considered that the policy will be substantially retained.  No change to policy, but consider integration of SP policies E2 and E3.  Consider including examples of uses which are appropriate to rural character.



POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
D2 Housing in the Countryside	<p>Policy updated via LPA and the related SPG is being updated in accordance with these changes. Detailed policy implementation matters e.g. 'start of local plan period', 'definition of houses under construction' best dealt with through associated SPG. Further consideration needs to be given to the 'anchor points' in the Southern Housing Market Area, i.e. those dispersed settlements that serve a wider community function, and the appropriate policy approach to them.</p> <p>SP policies H6 Housing in the Countryside: Conversion and Rebuilding, H7 Housing in the Countryside: Building Groups and H8 Housing in the Borders Countryside: Isolated Housing are reflected within policy D2 and the SPG on Housing in the Countryside.</p> <p>Possible cross reference required regarding the implications of policy EP3 Countryside Around Towns.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Consideration to be given to the identification and policy approach towards anchor points in the Southern Housing Market Area.</p> <p>Possible cross reference required regarding the implications of policy EP3 Countryside Around Towns.</p> <p><b>RELEVANT SPG</b>                      Affordable Housing                      Landscape and Development                      New Housing in the Borders Countryside</p>
D3 Advertisements in the Countryside	<p>Could be merged with policy BE5 Advertisements in order to have all advertisement guidance under one policy.</p>	-	Possibly merge with policy BE5	Possibly incorporated into policy BE5.

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
<p>D4 Renewable Energy Development Rural Resources</p>	<p>SPG on wind energy gave further policy guidance to policy D4 in respect of wind turbine proposals. The SPG also gives more details on a range of wind turbine related issues. Comment has been made that there is no policy criteria considerations specifically relating to anemometer masts. D4 and G1 closest, but not ideal.</p> <p>Wording could be amended to support all forms of renewable and low carbon energy technologies and to encourage identification of areas of search and sites for other renewable and low carbon energy developments; to recognise the role of decentralised and local renewable or low carbon sources of heat and power, including energy from waste facilities and maximising the re-use of surplus heat; to support decentralised and local energy generation and the associated infrastructure in order to support a range of different sources, scales and method of renewable and low carbon energy generation; and recommend (under policy item 5 Commercial Wind Farms) to cover the potential impact of wind farms on peat-land.</p> <p>It is also the case that the SPG will need to be updated to reflect the outcome of the Local Landscape Designation review SPG.</p>	<p>Yes</p>	<p>-</p>	<p>Minor update to refer to anemometer masts. Justification to be part amended to confirm the SPG on wind energy has been approved.</p> <p>Consideration to renew the policy to reflect support of all renewable and low carbon technologies, areas of search for other renewable and low carbon energy developments; recognise the role of decentralised and local renewable or low carbon sources of heat and power; and support for decentralised and local energy generation will be considered.</p> <p><b>RELEVANT SPG</b> Countryside Around Towns Wind Energy</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
<p>R1 Protection of Prime Quality Agricultural Land</p>	<p>There appears a slight conflict between the quoted policy R1 and the SP policy E1 which should be regularised.</p> <p>SP policy E11 relates to Peat Extraction and policy R1 could be extended to incorporate this consideration.</p> <p>Policy could be extended to include the protection of carbon rich soils, especially peat. The extraction of peat is covered in SP policy E11 and needs to be picked up in LDP policy.</p> <p>Where development on deep peat is permitted, it is suggested the inclusion of a requirement in the policy to ensure that the areas of deepest peat are avoided.</p>	-	-	<p>It is considered that the policy will be substantially retained.</p> <p>Policy R1 to be amended to ensure compliance with SP policy E1.</p> <p>R1 to be extended to include the protection of carbon rich soils, especially peat. Consideration to be given to amending the policy to reflect that where development on peat is permitted, it is suggested the inclusion of a requirement in the policy to ensure that the areas of deep peat are avoided.</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
R2 Safeguarding of Mineral Deposits	<p>Following the Local Plan Public Inquiry policy R2 was amended and the policy is considered up to date. An SPG should be prepared to form part of the LDP which primarily identifies areas of search for all mineral sites. It should also seek to establish a mechanism for defining appropriate local market areas, for assessing demand and ensuring the availability of an adequate supply.</p> <p>It should be ensured that relevant aspects of SP policies E6 Safeguarding Mineral Deposits, E7 Minerals and Sustainability and E8 Local Market Areas for Minerals, E9 Mineral Developments and E10 Opencast Coal and Related Minerals are adequately addressed within the LP policy.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Incorporate relevant aspects of SP policies E6, E7, E8, E9, and E10.</p> <p><b>RELEVANT SPG</b>            Potential Minerals            Contaminated Land Inspection Strategies</p>

POLICY	COMMENTS	RETAIN IN PRINCIPLE	MERGE / STREAMLINE	CONCLUSION
<p>R3 Mineral and Coal Extraction</p>	<p>Following the Local Plan Public Inquiry policy R3 was amended which involved replacing the quoted SP policy and replacing it with a more specific criteria based policy. The policy is considered up to date. An SPG should be prepared to form part of the LDP which primarily identifies areas of search for all mineral sites. It should also seek to establish a mechanism for defining appropriate local market areas, for assessing demand and ensuring the availability of an adequate supply.</p> <p>It should be ensured that relevant aspects of SP policies E6 Safeguarding Mineral Deposits, E7 Minerals and Sustainability and E8 Local Market Areas for Minerals, E9 Mineral Developments and E10 Opencast Coal and Related Minerals are adequately addressed within the LP policy.</p>	<p>Yes</p>	<p>-</p>	<p>It is considered that the policy will be substantially retained.</p> <p>Incorporate relevant aspects of SP policies E6, E7, E8, E9, and E10.</p> <p><b>RELEVANT SPG</b>                      Potential Minerals                      Contaminated Land Inspection Strategies</p>

APPROVED SPG'S	COMMENTS (IF ANY)	INCORPORATION INTO THE LDP
Affordable Housing (last updated 2011)		Yes
Biodiversity (2005)	Update likely	Yes, with likely update
Contaminated Land Inspection Strategies (2001)	Possible update required	Yes, with possible update
Countryside Around Towns (2011)		Yes
Designing Out Crime in the Scottish Borders (2007)		Yes
Development Contributions (last updated 2011)		Yes
Green Space (2009)		Yes
Interim Housing Policy (2005)	Produced in 2005 when there was a housing land shortage. Text is out of date.	No, unless the text was updated should an Interim Housing policy guidance note be required in the future
Landscape and Development (2008)		Yes
Local Biodiversity (2001)	Update likely	Yes with likely update
New Housing in the Borders Countryside (2008)	Update in progress	Yes
Placemaking and Design (2010)		Yes
Privacy and Sunlight Guide (July 2006)		Yes
Renewable Energy (2007)		Yes
Replacement Windows (2008)	Update of this SPG to be agreed by Planning and Building Standards Committee	Yes
Scottish Borders Woodland Strategy (2005)		Yes
Shopfronts and Shop Signage (last updated 2011)		Yes
Smoking Shelters and Awnings (2006)		Yes
Snack Bar Operations Guidance Booklet	Guidance booklet was prepared some time ago and likely needs updating	Yes, although an update is likely required

