

Policies – Changes from Scottish Borders Local Development Plan 2016 to Proposed Local Development Plan 2020

This table identifies the principle proposed changes in policy approach between the existing Scottish Borders Local Development Plan 2016 and the Proposed Local Development Plan 2020.

Scottish Borders Local Development Plan 2016 - Policies	Scottish Borders Local Development Plan 2020 - Policies
PMD1 Sustainability	PMD1 Sustainability
Policy substantially retained. Introductory text updated to make reference to the Council's pledge to implement the United Nations Sustainable Development Goals as they relate to local government.	
PMD2 Quality Standards	PMD2 Quality Standards
Additional criteria added to the policy to make reference to the promotion of travel by sustainable travel modes this is now criterion (t) within the 'Accessibility' section. Introductory text updated to make reference to the Scottish Government's six qualities of successful places, the Council's Supplementary Guidance on Renewable Energy as well as the Council's Sustainable Development Committee.	
PMD3 Land Use Allocations	PMD3 Land Use Allocations
Policy substantially retained.	
PMD4 Development Outwith Development Boundaries	PMD4 Development Adjoining Development Boundaries
Policy title changed to ensure it is clear that the policy relates to land adjoining the development boundary. Additional bullet point e) within the second criteria to state 'is capable of achieving a satisfactory access'. Reference to Policy HD2 removed from first criteria bullet a).	
PMD5 Infill Development	PMD5 Infill Development
Policy substantially retained.	
ED1 Protection of Business and Industrial Land	ED1 Protection of Business and Industrial Land
A more simplified business/industrial land hierarchy has been established comprising of two categories. High Amenity Business sites should be primarily for Class 4 uses, and all other Business and Industrial sites should be predominantly Classes 4, 5 and 6. More flexibility of uses, where appropriate. Policy text amended to accurately refer to potential complementary uses.	
ED2 Employment Uses Outwith Business and Industrial Land	ED2 Employment Uses Outwith Business and Industrial Land
Policy substantially retained.	
ED3 Town Centres and Shopping Development	ED3 Town Centres and Shopping Development
Policy text split into two sections for criteria relating to 'Town Centres' and 'Out of Town Centre Development'. The town of Innerleithen has been added to the third paragraph of policy. New paragraph making reference to proposals for residential development on the ground floor of the former Hawick Core Activity Area (map included). Further minor wording changes.	
ED4 Core Activity Areas in Town Centres	ED4 Core Activity Areas in Town Centres
The policy confirms the Core Activity Areas for Hawick and Stow have been removed and that Class 2 uses are now supported in Duns, Eyemouth, Galashiels, Jedburgh and Selkirk. It also states that the Galashiels Core Activity Area has been reduced in size to include only Bank Street and part	

of Market Street. Channel Street and Douglas Bridge have been removed from this designation. Criteria tests from the Town Centre Core Activity Area Pilot Study have also been carried forward into Policy ED4. Policy allows a wider range of uses	
ED5 Regeneration	ED5 Regeneration
Table and map of regeneration opportunities removed as these are now out of date.	
ED6 Digital Connectivity	ED6 Digital Connectivity
Policy substantially retained.	
ED7 Business, Tourism and Leisure Development in the Countryside	ED7 Business, Tourism and Leisure Development in the Countryside
Inclusion of business and marketing plans to be submitted in support of any relevant planning application. Policy gives more weight to the consideration of the economic benefits of any relevant planning application. Policy makes a cross-reference with the Woodland Strategy, Policy ED10 - Protection of Prime Quality Agricultural Land and Carbon Rich Soils and Policy IS1 – Public Infrastructure and Local Service Provision.	
ED8 Caravan and Camping Sites	ED8 Caravan and Camping Sites
Policy substantially retained. Introductory text amended to define what constitutes a caravan. Policy requires the inclusion of a business plan to be submitted in support of any relevant planning application. Sequential test to consider alternative options. Text to confirm that high standards of placemaking and design should be applied to caravan proposals.	
ED9 Renewable Energy Development	ED9 Renewable Energy Development
Policy substantially retained.	
ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils	ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils
Policy substantially retained.	
ED11 Safeguarding of Mineral Deposits	ED11 Safeguarding of Mineral Deposits
Policy substantially retained.	
ED12 Mineral and Coal Extraction	ED12 Mineral and Coal Extraction
Policy substantially retained. Minor change to the wording of criterion d) in order to ensure that properties “within 500m of a local settlement OR those proposals which will adversely affect residential and other sensitive property...”. The Council aims to produce an SPG on Minerals.	
HD1 Affordable and Special Needs Housing	HD1 Affordable Housing Delivery
The previous policy within the LDP 2016 covered both affordable housing and housing for particular needs. Policy HD1 within the Proposed Plan now only covers affordable housing delivery. The aim of the policy is to ensure that new housing development provides an appropriate range and choice of affordable units as well as mainstream market housing. It should be noted that housing for particular needs now forms part of a new policy contained within the Proposed Plan (Policy HD6).	
HD2 Housing in the Countryside	HD2 Housing in the Countryside
Minor updates to the wording of some criteria to aid Development Management in the decision making process.	

HD3 Protection of Residential Amenity	HD3 Protection of Residential Amenity
Introductory text updated to confirm that this policy is relevant to the consideration of applications for renewable energy developments. Cross reference added to Policy ED9 Renewable Energy Development.	
HD4 Meeting the Housing Land Requirement/ Further Housing Land Safeguarding	HD4 Further Housing Land Safeguarding
Minor update to remove reference to the shortfall in housing land and requirement for Supplementary Guidance.	
HD5 Care and Retirement Homes	HD5 Care and Nursing Homes
Policy substantially retained. Policy title amended to take account of the requirements within Scottish Planning Policy for local authorities to consider the need for specialist provision for care and nursing homes. The policy also reflects the incorporation of the new Policy HD6 Housing for Particular Needs in the Plan. Reference made to new Policy HD6 Housing for Particular Needs.	
	HD6 Housing for Particular Needs
This is a new policy included within the Proposed Plan. Housing for Particular Needs was previously included within Policy HD1 of the adopted LDP. The aim of this policy is to ensure the provision of housing for particular needs throughout the Scottish Borders.	
EP1 International Nature Conservation Sites and Protected Species	EP1 International Nature Conservation Sites and Protected Species
No change.	
EP2 National Nature Conservation Sites and Protected Species	EP2 National Nature Conservation Sites and Protected Species
Policy substantially retained. Minor alteration to policy title, adding 'Sites' after conservation.	
EP3 Local Biodiversity	EP3 Local Biodiversity
Policy EP3 now includes reference to Local Biodiversity Sites (LBS) and Local Geodiversity Sites (LGS) which are identified within the Plan as non-statutory designations. Collectively these are referred to as Local Nature Conservation Sites. Details of these sites are set out within Technical Notes. Reference is made within the policy to the updated LBAP as Supplementary Guidance. Policy now makes reference to reflect good practice for Net Gain for biodiversity.	
EP4 National Scenic Areas	EP4 National Scenic Areas
Policy substantially retained.	
EP5 Special Landscape Areas	EP5 Special Landscape Areas
Policy substantially retained.	
EP6 Countryside Around Towns	EP6 Countryside Around Towns
Policy substantially retained.	
EP7 Listed Buildings	EP7 Listed Buildings
Increased emphasis on the use of design statements and reference made to enabling development.	
EP8 Archaeology	EP8 Historic Environment Assets and Scheduled Monuments

Policy substantially retained. Policy title and introductory text amended to reflect the wider aspects of the historic environment.	
EP9 Conservation Areas	EP9 Conservation Areas
Policy substantially retained. Increased emphasis on the requirement for Design Statements.	
EP10 Gardens and Designed Landscapes	EP10 Gardens and Designed Landscapes
Policy substantially retained. Reference made to Peter McGowan study.	
EP11 Protection of Greenspace	EP11 Protection of Greenspace
Policy substantially retained.	
EP12 Green Networks	EP12 Green Networks
Policy substantially retained.	
EP13 Trees, Woodlands and Hedgerows	EP13 Trees, Woodlands and Hedgerows
Policy substantially retained. Includes reference to the Regional Strategic Woodland Creation Project.	
EP14 Coastline	EP14 Coastline
Policy substantially retained.	
EP15 Development Affecting the Water Environment	EP15 Development Affecting the Water Environment
Policy substantially retained.	
EP16 Air Quality	EP16 Air Quality
Policy substantially retained. Introductory text expanded to refer to make reference to the Scottish Government's national strategy 'Cleaner Air for Scotland – The Road to a Healthier Future' (CAFS).	
	EP17 Food Growing and Community Growing Spaces
A new policy which lays down criteria tests for identifying and promoting opportunities for food growing and community growing spaces.	
IS1 Public Infrastructure and Local Service Provision	IS1 Public Infrastructure and Local Service Provision
Policy substantially retained.	
IS2 Developer Contributions	IS2 Developer Contributions
Policy substantially retained.	
IS3 Developer Contributions Related to the Borders Railway	IS3 Developer Contributions Related to the Borders Railway
Policy substantially retained.	
IS4 Transport Development and Infrastructure	IS4 Transport Development and Infrastructure
Policy updated to refer to new transport development /infrastructure projects.	
IS5 Protection of Access Routes	IS5 Protection of Access Routes
Policy substantially retained.	
IS6 Road Adoption Standards	IS6 Road Adoption Standards

Appendix 3 amended to confirm that the threshold for road adoption increases from 4 housing units to 5.	
IS7 Parking Provision and Standards	IS7 Parking Provision and Standards
Policy substantially retained.	
IS8 Flooding	IS8 Flooding
Policy substantially retained. Update provided on Council Flood Schemes.	
IS9 Waste Water Treatment Standards and Sustainable Urban Drainage	IS9 Waste Water Treatment Standards and Sustainable Urban Drainage
Policy substantially retained. Reference made to Council's Supplementary Guidance on Sustainable Urban Drainage Systems.	
IS10 Waste Management Facilities	IS10 Waste Management Facilities
Policy substantially retained. Hierarchy of Council Waste Facilities updated.	
IS11 Hazardous Development	IS11 Hazardous Development
Policy substantially retained.	
IS12 Development within Exclusion Zones	IS12 Development within Exclusion Zones
Table of hazardous installations and consultation distance/body removed from introductory section and replaced with text stating that due to consultation zones being subject to change applicants should confirm the up-to-date position with HSE.	
IS13 Contaminated Land	IS13 Contaminated and Unstable Land
Policy substantially retained. Additional sentence added to introductory text which states that 'Other appropriate public bodies may also be consulted and this will be determined on a case by case basis'. Policy has been renamed as it also refers to unstable land arising from mining activities as well as contaminated land.	
IS14 Crematorium Provision	IS14 Crematorium Provision
Policy substantially retained.	
IS15 Radio Telecommunications	IS15 Radio Telecommunications
Policy substantially retained.	
IS16 Advertisements	IS16 Advertisements
Policy substantially retained.	
IS17 Education Safeguarding	IS17 Education Safeguarding
Policy substantially retained.	
	IS18 Cemetery Provision
Existing cemeteries are formally allocated within the Scottish Borders LDP 2016. The Proposed Plan 2020 removes these allocations and replaces them instead with a new policy based approach which will give protection to existing cemetery sites and also lays down criteria to be addressed by applications for new cemetery proposals or extensions to existing cemeteries.	