

Dumfries and Galloway Council
LOCAL DEVELOPMENT PLAN 2

Main Issues Report

JANUARY 2017



MAIN ISSUES REPORT

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1.1 Section 1 – Introduction

1.1.1 The planning system has a vital role to play in delivering high quality places for Scotland. Planning should take a positive approach to enabling quality development and making efficient use of land to deliver long term benefits for the public whilst protecting and enhancing natural and cultural assets.

1.1.2 The Development Plan provides a framework against which planning applications are assessed. It must be consistent with Government Policy; positively meet the needs of the area in a flexible way; support existing business sectors; remain up to date; and set out a strategy that is both sustainable and deliverable.

1.1.3 The Town and Country Planning (Scotland) Act 1997 requires the planning authority to prepare a Local Development Plan (LDP) for their area. The plan must be kept under review and replaced at least every 5 years.

1.1.4 The Council's current LDP was adopted in September 2014. It contains specific proposals for the 10 year period from adoption and provides a broad indication of the scale and location of growth for the following 10 years. The year following adoption was used to prepare and adopt several pieces of supplementary guidance and planning guidance. Work on reviewing the adopted LDP began in early 2016.

1.2 What is a Main Issues Report?

1.2.1 The Main Issues Report (MIR) is the first major document in the preparation of the LDP. It sets out the areas of key change that have occurred since the current LDP was adopted and discusses the Council's big ideas for future development. It also includes, where possible, one or more reasonable alternative sets of proposals. The document will not set any firm ideas on proposals but asks for views on the suggestions and options before the final plan is put in place.

1.2.2 As the adopted LDP is still relatively new, there are a number of policies and site allocations the Council are proposing to carry forward into LDP2. The table in Appendix C lists all the adopted LDP policies and indicates whether a change is proposed or not and contains proposed wording where changes or a new policy is proposed. Accordingly, this MIR should be cross-referenced with the adopted LDP. A detailed assessment of all LDP policies is contained in the Monitoring Statement.

1.2.3 Section 3 contains those settlements where a change is proposed to the current business and industry and housing allocations and where the changes are discussed in more detail. Appendix A contains those settlements where no change is proposed.

1.2.4 The following supporting documents provide background information to the MIR and SEA Environmental Report. They are available online at www.dumgal.gov.uk/ldp.

- **Monitoring Statement** – the planning authority is required to monitor the impact of the policies and proposals of the existing plan and changes in the principal physical, economic, social and environmental characteristics of the area. The outcome of this is contained in the monitoring statement and is one way of identifying the issues to discuss in the MIR and whether there is a requirement for new policies. The monitoring statement is also one part of the evidence base for preparing LDP2.
- **State of the Environment Report** - this report provides the baselines for the current state of the region in environmental, social and economic terms with which the existing and future changes and trends can be compared; provides a basis for interpreting and reviewing the baseline information in an accessible way; identifies areas for action (particularly in making changes to the LDP); and provides information to stimulate discussion and improve decision making
- **Sites Submitted through the Call for Sites Not Included in the MIR** – this document contains those sites submitted through the Call for Sites that have been assessed and not included in the MIR. It includes a planning summary explaining why the site was not included in the MIR.
- **Planning and SEA Site Assessments** – this includes a planning and environmental assessment of sites in the adopted LDP and sites submitted through the Call for Sites.
- **Housing Land Requirement Technical Paper** – this explains, in more detail the process gone through in arriving at the housing land requirement figure.
- **Settlement Hierarchy Technical Paper** – an important element of the spatial strategy is the settlement hierarchy. This paper explains, in more detail the approach taken.
- **Response to Comments Received through the Call for Sites and Comments Exercise** – this document contains a short summary of the comments received through the Call for Sites and Comments exercise along with a planning response.

1.3 Key documents used to inform preparation of the Main Issues Report

1.3.1 **National Planning Framework 3** – This document sets the strategy for the long term development of Scotland’s towns, cities and countryside. It identifies the key infrastructure needed to ensure that each part of the country can develop to its full potential. Planning authorities are required to take the Framework into account when preparing development plans.

1.3.2 **Scottish Planning Policy (SPP)** – This document is a statement of Scottish Government policy on land use planning. The policies expressed in the SPP should inform the content of development plans.

1.3.3 Dumfries and Galloway Interim Local Outcome Improvement Plan – This document sets out the vision, principles, local outcomes and objectives that say what the Council and its Community Planning partners want to achieve for the region.

1.3.4 Dumfries and Galloway Regional Economic Strategy – sets out the vision and strategic objectives for the regional economy in 2020 and puts in place a clear framework for achieving them.

1.3.5 Local Housing Strategy (LHS) – The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a LHS supported by a HNDA. The LHS provides the strategic direction to tackle housing need and demand and to inform future investment in housing and related services across the Council area. The LHS will be updated during 2017.

1.3.6 Housing Needs and Demand Assessment 2 (HNDA) – The Scottish Government's HNDA Guidance provides a step-by-step approach to assessing housing need and demand across all tenures. It encourages local authorities to undertake HNDA at a housing market area level and provide a clear understanding of the operation of the housing system as a whole. This is what Dumfries and Galloway have done in following the Guidance.

1.3.7 Regional Transport Strategy (RTS) / Local Transport Strategy (LTS) - The South West of Scotland Transport Partnership (SWESTRANS) has prepared a RTS for Dumfries and Galloway, containing a series of priorities for transport investments at a strategic level. This will be complemented by the LTS which is prepared by the Council and sets out the detail of how national and regional transport objectives can be met at a local level. The RTS is being reviewed and the key outcomes will be included in the proposed plan.

1.3.8 Retail Study 2016 – This is an updated version of the 2012 study that was prepared to inform the adopted LDP.

1.3.9 Workspace and Employment Land Study – This study has been prepared by consultants on behalf of the Council. The aim of the Study is to develop an understanding of how best to ensure the supply of workspace and employment sites in the Region is available to meet the needs of current and prospective businesses and to ensure that where there is market failure this can be properly addressed through appropriate interventions. Its findings will guide our Council in its efforts to attract investment to employment land, sites and premises in the region and encourage job creation and economic growth.

1.4 Pre-MIR Engagement

1.4.1 As the MIR is a key document in front loading effective engagement on the plan, more emphasis was placed on providing opportunities for people to get involved early in the process and inform the MIR. Those opportunities included 2 Call

for Sites and Comments exercises, six community based workshops using the Place Standard Tool and a workshop with planning agents.

1.4.2 The Call for Sites and Comments exercise provided an opportunity for people to submit sites they wished to be considered for inclusion in the LDP. It also provided an opportunity for them to make a comment on the policies and development strategy contained in the adopted LDP, along with the issues they think need to be considered in LDP2. 2 opportunities were provided for sites to be submitted for inclusion in the Plan. The first was early on in the process and ran from 27 November 2015 until 29 January 2016, the second one was slightly later in the process and ran from 22 April 2016 until June 2016.

1.4.3 6 community placemaking events were held across the region during August and September. Invitations were sent out to those who had registered an interest in LDP2, community councils and those who had made a submission through the Call for Sites and Comments exercises. The sessions provided an opportunity for the community to express their views and thoughts on their place (where they live) and what could be done to shape how their town / village might look and operate in the future (in the next 20/30 years). The workshops used the Scottish Government's Place Standard Tool and were facilitated by PAS (formerly Planning Aid Scotland), a charity which aims to provide independent and impartial advice and assistance to local communities.

1.4.4 Workshops were held in the following locations -

- Monday 22 August - Annan Town Hall
- Wednesday 24 August - Lockerbie Town Hall
- Thursday 25 August - Stranraer Ashwood House
- Wednesday 31 August - Wigtown County Buildings
- Thursday 1 September - Dumfries St Georges Hall
- Tuesday 6 September - Castle Douglas St Johns Church

A report on the workshops is published alongside this MIR.

1.4.5 All local planning agents were invited to take part in a workshop based event on 4 October 2016. The workshop focused on LDP policies, supplementary guidance and planning guidance and asked the agents the following questions -

- What they liked about the current plan and why?
- What they dislike about the current plan and why?
- Are there areas that could be improved?
- Are there any missed opportunities?

1.4.6 Sites were not discussed as the agents have already had 2 opportunities to submit sites through the Call for Sites and Comments exercises.

1.4.7 The information received through these various Pre-MIR events has been used to help inform the MIR.

1.5 Consultation Process

1.5.1 The MIR is the first major document and a key early milestone in the preparation of LDP2 and is the main opportunity for public consultation. It focuses on policies and site allocations that have changed since the current LDP was adopted. It also outlines the Council's major ideas for future development. Responses received from the MIR consultation will help inform the preparation of the Proposed Plan.

1.5.2 The MIR consultation period will run from Monday 30 January to Monday 24 April 2017. A paper copy of the MIR and SEA Environmental Report can be viewed at all Council libraries and planning offices. All the documents listed in paragraph 1.2.4 can be viewed online at www.dumgal.gov.uk/ldp. The consultation will seek the views of the public, landowners, developers, the Scottish Government and key agencies. A number of drop-in events are planned across the region during February and March. Full details of the drop-in events can be found on the Council's web site – www.dumgal.gov.uk/ldp.

1.5.3 Comments must be submitted in writing, preferably electronically by email, or by post to the Development Planning team at the address below. They must be received by the closing date of Monday 24 April 2017 for them to be taken into account. A comment form has been prepared to assist with the process and is available online – www.dumgal.gov.uk/ldp. Please get in touch should you wish to discuss any matters relating to the consultation.

Please send your comments to:

By email – ldp@dumgal.gov.uk

By post – Development Planning, Dumfries and Galloway Council, Militia House, English Street, Dumfries, DG1 2HR

1.6 Strategic Environmental Assessment

1.6.1 The development of this MIR has been informed by the Strategic Environmental Assessment (SEA), which is required under the Environmental Assessment (Scotland) Act 2005. The central aim of the SEA is to help ensure that the environment is given the same level of consideration as social and economic factors within the Plan. The Environmental Report is published in tandem with the MIR and the period for consultation is the same. Comments on the Environmental Report should be submitted within the same consultation period as the MIR as outlined above.

1.7 Next Stage

1.7.1 The Council will need to consider the comments received in response to the consultation, the outcomes from the drop-in sessions, and any other consultation events that are held. The consultation will help to inform the content of the Proposed Plan. We will acknowledge all comments received but will not be able to advise you of the outcome until they have been considered by the Council, which will not be until the end of 2017.

1.7.2 It is anticipated that the Proposed Plan will be published in January 2018. It will be published for a 6 week period for representations to be made. If it is not possible to resolve those representations, they will be considered by a Scottish Government Reporter. Further detail is contained in the Development Plan Scheme – www.dumgal.gov.uk/ldp.

2.1 Vision and Spatial Strategy

2.1.1 The Council believe that the LDP should reflect the wider community's interests for how Dumfries and Galloway should grow. This MIR has been developed in collaboration with Council services and the community planning team.

2.1.2 The MIR is a reflection of how the land use planning system can assist in delivering:-

- the Council's priorities which are – build the local economy, provide the best start in life for all our children, protect our most vulnerable people and be an inclusive council.
- the overarching Community Planning Vision - "working together to create an ambitious, prosperous and confident Dumfries and Galloway where people achieve their potential."
- the aims and objectives set out in various Council strategies such as the Regional Economic Strategy, the Regional Transport Strategy, the Children's Services Plan, the Anti-Poverty Strategy and the Health and Social Care Strategic Plan.
- Scottish Planning Policy (SPP), National Planning Framework (NPF3) (both adopted June 2014) and the Climate Change (Scotland) Act 2009.

2.1.3 The Vision and Spatial Strategy set out in the LDP were only adopted in September 2014 and are both still considered to be relevant in helping to deliver the above objectives. However, SPP states that the planning service is expected to focus on outcomes, maximise benefits and balance competing interests.

Preferred Approach

The preferred approach is to not make any amendments to the wording of the Vision or Spatial Strategy which is set out below.

LDP Vision

What will Dumfries and Galloway look like in 20 years' time?

It will be a thriving region with a sustainable economy built on sustainable principles that safeguard the landscape, natural and historic environment, promote growth, maximise the use of existing infrastructure and enhance connectivity. It will have maximised its location to attract investment to create employment and investment opportunities which will in turn attract people of working age to the region. Dumfries will have consolidated its position as the Regional Capital; Stranraer waterfront will have been transformed into a sustainable extension of the town centre; new jobs will have been created within the Gretna, Lockerbie, Annan regeneration corridor; and the other towns across the region will occupy niche positions making the most of their geographical locations. There will be opportunities in the rural area for economic development, housing and recreation. There will also be more opportunities for people to access affordable housing.

There will also be.....

A viable rural economy and community characterised by –

- more rural businesses
- more houses in small groups
- more recreational activity
- more woodlands
- high quality distinctive landscapes
- high quality accessible viewpoints, paths and green networks
- a range of renewable energy developments
- a protected and enhanced natural and historic environment
- access to sustainable transport
- ready access to higher education and opportunities for knowledge transfer

Vibrant towns and villages that have –

- more businesses and people working from home
- more opportunities to meet locally arising affordable housing needs
- housing developments of a scale appropriate to their location that incorporate features such as open space, green networks, SuDS and are based around sustainable transport modes
- high quality, affordable housing
- a range of services and facilities that help support the local community
- enhanced historic environment, streetscape and open spaces
- a distinctive landscape setting or sense of place
- more green networks providing a range of environmental, social and economic benefits
- more sustainable developments linked to allotments, waste recycling, energy generation and so on, that are based around sustainable transport modes
- access to a wide range of good quality sport, recreation and leisure facilities
- developments served by district heating systems

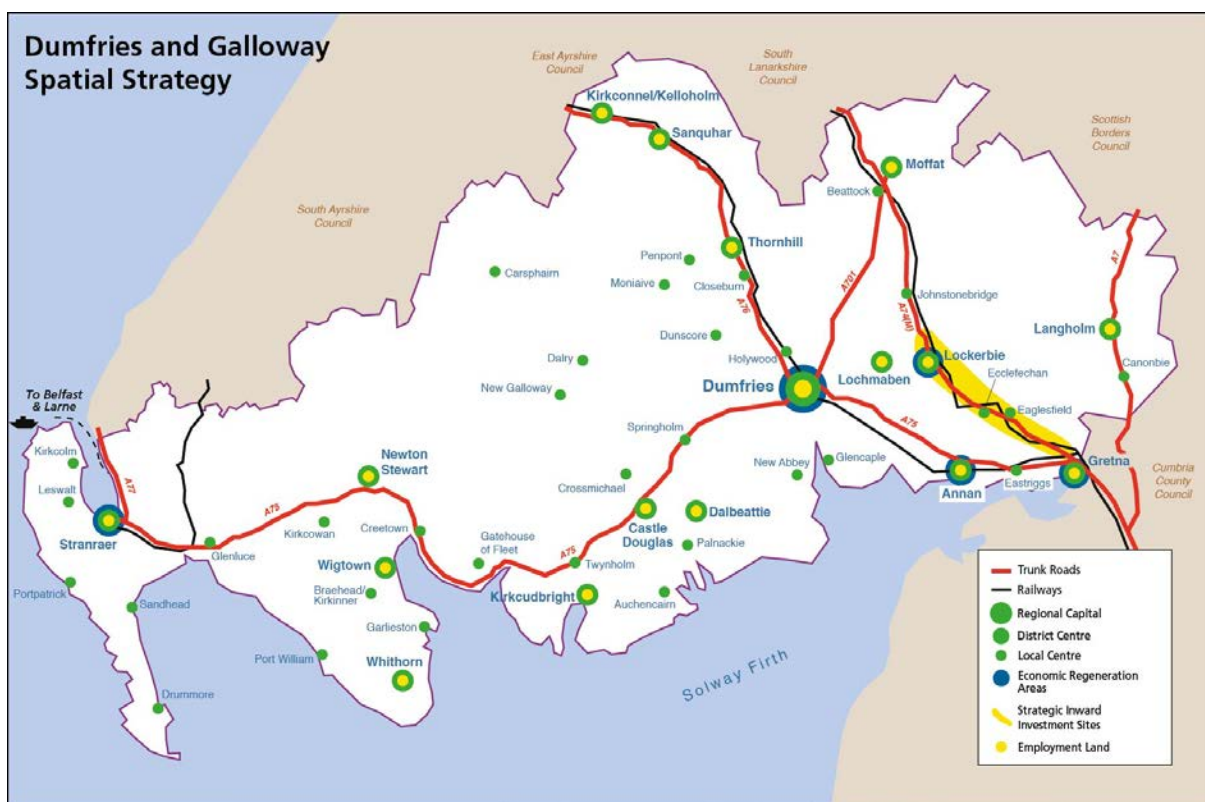
A successful Regional Capital in Dumfries characterised by –

- attractive office space and business/industry parks to attract inward investors
- housing developments that incorporate features such as open space, green networks, SuDS and are based around sustainable transport modes
- high quality affordable housing choices available
- conservation led approach to regeneration of the historic environment
- a vibrant town centre with a range of uses and enhanced public realm
- visually enhanced town edges, gateways and approach roads
- more sustainable developments linked to allotments, waste recycling, energy generation and so on
- access to a wide range of good quality sport, recreation and leisure facilities
- developments served by district heating systems
- a full range of educational opportunities, including a thriving and vibrant university campus at the Crichton as a key economic driver for the regional economy

2.2 LDP Spatial Strategy

2.2.1 The Spatial Strategy sets out what the Vision means on the ground. The Spatial Strategy set out in the adopted Plan promotes a pattern of development that seeks to minimise the need to travel and where sustainable transport is integral to development. It also allocates the majority of future development to those settlements with a good range of services and facilities, employment opportunities and which have the physical ability to grow and for the surrounding landscape to absorb the proposed development. In villages and throughout the rural area, the policy framework provides opportunities for people to live and work locally.

Map 1 – Dumfries and Galloway Spatial Strategy



Alternative Approach

Although it is not proposed to make any amendments to the wording of the Vision or Spatial Strategy, an alternative approach could amend how the vision is set out by identifying themes and associated outcomes. If the alternative approach was adopted then it may be appropriate to also amend the layout of the plan so that it follows the themed approach.

Scottish Government Planning Outcome	LDP2 Theme	Outcomes
A successful, sustainable place	Building the Local Economy	A region with a resilient and diverse rural economy which creates sustainable, high wage job opportunities in an attractive business location, where skill levels within our communities and workforce has improved through readily available higher education and training opportunities and where small, where medium size businesses are encouraged to grow and prosper.
A natural resilient place and a connected place	Supporting Communities and Creating Places	A region with thriving and sustainably interconnected town and rural communities, where all local people are at the heart of the decision making process, where housing and business development respect and integrate with the historic built and natural environment, where there is access to a wide variety of quality sport, recreation and leisure facilities.
A low carbon place	Renewable Energy and Resource Management	A region that contributes to the national and international renewable carbon reduction targets. Where developments incorporate sustainable development principles including waste recycling.
A successful, sustainable place	Delivering Development	A region that supports sustainable economic growth and regeneration, encouraging the creation of well-designed places and providing services and infrastructure that enables development through the cooperation of the Council, stakeholders and community initiatives.

Question 1 - Do you agree that the Vision and Spatial Strategy in the adopted LDP should be carried forward into LDP2?

2.3 Section 2 – What are the Main Issues?

2.3.1 This section of the MIR sets out the areas of key change that have occurred since the current LDP was adopted and discusses the Council's big ideas for future development.

2.3.2 The main issues were identified by taking the following into account:

- The outcome of monitoring work and whether the current set of policies and strategic approach have been successful,
- National planning policy and advice contained in NPF3, SPP and PANs,
- The views of elected members,
- Comments received to the “Call for Sites and Comments” exercise,
- The Local Outcome Improvement Plan, Council priorities and political aspirations,
- Relevant local documents such as the Regional Economic Strategy, Regional and Local Transport Strategies, the Local Housing Strategy, River Basin Management Plans, The Landscape Character Assessment, etc
- Survey work to identify what opportunities and constraints exist for future development

2.3.3 Main Issues

Issue 1 - Building the Local Economy

Issue 2 - Housing, How Much and Where?

Issue 3 - Creating Places

Issue 4 - Renewable Energy, Sustainability and Climate Change

2.4 Main Issue 1 - Building the Local Economy

2.4.1 Building the local economy is the top priority of Dumfries and Galloway Council. The Regional Economic Strategy 2016 sets out the vision: “By 2020, Dumfries and Galloway will have a more diverse and resilient economy. One of which is capable of taking advantage of opportunities by combining an appropriately skilled workforce and connected infrastructure to support more prosperous and inclusive communities where every member of every community has equality of access to that prosperity”.

2.4.2 Strategic objectives include:

More Growing Business

Capitalising on the strength of the region’s base to increase productivity and provide the conditions for business-led growth.

Developing Places

Empower the region’s communities to address their distinct economic challenges and opportunities.

Better Skills, Better Opportunities

Create a vibrant culture of opportunity in the region to retain and attract people of working age and improve the competitiveness of individual businesses.

Well Developed Infrastructure

Enhancing regional connectivity, removing barriers to business competitiveness and improving access to economic opportunities for individuals and businesses.

Investment Projects

Large investment projects that will make a significant impact on the regional economy.

2.4.3 A key element of the Strategy is the need for investing in the region’s infrastructure, both digital and physical, to ensure that businesses can take advantage of wider business opportunities offered by improved connectivity.

2.4.4 The region has a number of economic sectors where there is scope for growth. The volume sector includes agriculture, creative industries (cultural business), food and drink, health and social care, and tourism/leisure/hospitality. While still valuable, the volume sector provides lower levels of productivity and jobs that tend to be seasonal. Although they currently provide lower value economic growth opportunities, these sectors are of particular economic importance to our rural and coastal areas and are largely located in the west of the region. In many cases, these businesses tend to require smaller business sites and commercial space (with the exception of Stranraer).

2.4.5 Value sectors, on the other hand, include energy – particularly renewables and their supply chain - forest and timber technologies, and creative industries (with a particular focus on digital business). These are the sectors of our economy with significant growth potential and are more likely to provide more highly paid, skilled employment. Some of these already have a strong presence within the local economy while the opportunities from others are just beginning to emerge. There is

an opportunity to grow these sectors and move them further up the value chain. These sectors are largely located in the east of the region and frequently require larger sites to meet future expansion plans.

2.4.6 The Borderlands Initiative Report commissioned by Dumfries and Galloway Council in partnership with Scottish Border Council, Carlisle City Council, Cumbria County Council and Northumberland County Council is due at the end of 2016. The Borderlands Initiative aims to address the unique economic challenges that this collective region of the UK experiences, to exploit regional assets, to develop policy with a regional focus and to exploit leverage of commercial opportunities.

2.4.7 The LDP aims to ensure sufficient land is allocated in a range of locations to meet business and industry requirements and there is a supportive and enabling policy framework. No changes are therefore proposed to the Economic Strategy as set out in the adopted LDP as it is considered to be fit for purpose.

Business and Industry Land Audit 2015

2.4.8 The adopted LDP aims to safeguard established and allocate new sites for business and industry in Dumfries, the District and Local Centres, Chapelcross and along the A74(M) corridor. Most sites are within or on the edge of existing settlements to minimise the need to travel by car, making use of public transport and opportunities to walk or cycle. The sites at Chapelcross and along the A74(M) corridor have been allocated to promote and maximise the strategic economic development potential of the M74 corridor which benefits from good road and rail links, and to regenerate and offset the impact of the eventual closure of the former Chapelcross nuclear power station.

Table 1: Business and Industry Land Supply 2015 by Local Development Plan Housing Market Area.

LDP HMA	Total Available Business and Industry Land (ha)	Immediately Available (ha)	Marketable Area (ha)	Constrained Area (ha)
Annan	146.23	20	12.87	113.36
Dumfries	81.13	34.19	34.85	12.09
Eskdale	-	-	-	-
Mid Galloway	8.4	4.1	1.5	2.8
Stewartry	2.65	-	1.83	0.82
Stranraer	20.3	-	13.6	6.7
TOTAL	258.71	58.29	64.65	135.77

Source – Dumfries and Galloway Council Business and Industry Land Audit 2015

2.4.9 The allocated employment land supply, as set out in Table 1 above, is 258 hectares, which is made up by a total of 35 sites. Some 123 hectares is considered to be effective and the remaining supply of 135 hectares is not considered to be marketable or immediately available. The majority (57%) of the total available business and industry land is focussed in Annan HMA followed by Dumfries HMA

(31%) and Stranraer HMA (8%). The emphasis on supply is to the east of Dumfries and Galloway particularly towards the A74(M), at Chapelcross and the Gretna Lockerbie Annan (GLA) corridor which reflects the economic strategy set out in the LDP, with more limited supply in the remainder of the settlements. However, policies in the LDP allow for suitable sites not allocated in the plan to be developed and for businesses to develop in the rural area.

2.4.10 48% of the allocated employment land supply is effective (immediately available or could be developed in the next 1-5 years). 52% is constrained and prevents land being developed immediately or within 1-5 years. Marketable land includes sites that can be fully / partially or not serviced but have minor constraints which prevent immediate development or the site has no constraints but is not serviced. It is estimated these sites are likely to be developed within 1 - 5 years. Constrained land has no extant planning permission, is partially or not serviced, has a major constraint and is unlikely to be developed within 5 years. Constraints may include:

- Inability to obtain planning permission
- Ownership issues (e.g. multiple owners or unwilling sellers)
- Physical constraints including poor infrastructure provision or difficult topography
- Accessibility issues
- Poor service availability to site including water, gas, electricity & drainage
- Ground condition constraints such as flood risk
- Contamination
- Market failure associated with poor investment conditions.

2.4.11 A review of the existing business and industry land supply is underway to ensure it meets the requirements of market demand and to examine the constrained sites and factors that require to be overcome in order to bring sites to market.

2.4.12 The type and scale of infrastructure required varies and can include:

- Improved road links to the strategic road network e.g. A75 and A74(M);
- Proximity to amenities and public transport nodes which are important for attracting and retaining local employees;
- Increased availability to digital infrastructure and access to high speed broadband;
- Access to standard utilities infrastructure i.e. electricity, gas, water and sewerage.

Workspace and Employment Land Study

2.4.13 The Workspace and Employment Land Study will be available in late 201 / early 2017 and will inform the Proposed Plan. Initial data indicates that in terms of

the office market in Dumfries and Galloway the five year take up rate has been 12 units totalling some 2,130 sq metres. Demand has focused on the take up of small units, 200 sq metres and below particularly in relation to units at the Crichton Business Park, Dumfries. Average rents are around £7 per sq ft or £79 per sq metres.

2.4.14 The take up rate of industrial floor space in Dumfries and Galloway since 2011 has been 10 properties totalling 5,000 sq metres. Demand has largely been for smaller units between 200 and 500 sq metres in Dumfries and Stranraer. The average rent for industrial floor space is £3.50 per sq ft or £38 per sq metres.

2.4.15 There is a good supply of business and industry sites in terms of location and size, but there is a shortage of serviced sites and challenges associated with bringing these sites to market. Demand for large sites tends to be concentrated in the east of the region in proximity to the A74(M) and A75. There is no obvious pressure for alternative uses.

2.4.16 In terms of industrial floor space and business and industry sites there is a continuing demand for owner occupied premises and proximity to the A74(M) is a key locational factor. In the west of the region demand tends to come from existing smaller businesses requiring smaller sites and business premises. Smaller industrial estates are a target for constant occupier demand and the Council portfolio enjoys high occupancy, however there is potential for further growth in Stranraer for medium and larger sized units.

2.4.17 The supply of existing industrial premises shows it is often poor quality and many premises are reaching obsolescence. Factors affecting this deterioration in quality can be physical, including building age, functional due to changing occupier requirement, or environmental as some buildings struggle to meet acceptable EPC standards and new S63 carbon reduction legislation. Nevertheless, there is a continuing demand for good quality business workshop space for small and microbusinesses.

2.4.18 The capacity of the supply side of the market is experiencing challenges caused by the current economic climate that is inhibiting speculative investment and development. Low rental values and yields impact on development viability.

2.4.19 In terms of office / business floor space, there is a shortage of modern premises, particularly in the rural hinterland and in the west of the region. There is potentially a market opportunity associated with the provision of serviced business centres in town centres, particularly in Dumfries and Lockerbie. Such provision could be linked with the Council's ongoing efforts for town centre renewal. Many of our town centres have a surplus of older premises that are struggling to fulfil their commercial potential in a fast changing retail climate, and exploration of refurbishment and repurposing of premises in key locations offers significant potential to enhance the vitality of town centres.

2.4.20 Better broadband connectivity is vital for our local businesses and key to attracting new business and customers. The Council has invested £12.6M supplementing partners funding in the rollout of superfast broadband to 95% of premises in the region. The Council is committed to work with the remaining 5% of communities, and Community Broadband Scotland to enable access to broadband that is faster and more reliable. Deployment of the new infrastructure commenced in early 2014 and is planned to continue to the end of 2017.

Question 2: Does the current policy framework support and enable economic development and facilitate town centre renewal? If not, please explain why.

Delivering Development

2.4.21 The supply of business and industry sites must be made possible within the context of market demand. The Workspace and Employment Land study is examining the supply of currently marketed sites with the objective of identifying and evaluating unseen constraints, such as price aspirations or hope value for alternative uses. An analysis of the existing supply should identify priority business and industry sites for intervention by the economic development agencies. Potentially, such interventions might include a range of cross funding and investment activities, including the development of joint venture schemes, with the aim of providing infrastructure and advance site preparation works and servicing.

2.4.22 The Council will consider how best to address the marketability of the existing business and industry supply to ensure that priority sites stand the best chance of uptake by local growing businesses and potential inward investors.

2.4.23 Interventions may include:

- Targeting priority business and industry sites for intervention;
- Cross funding and joint venture schemes, and schemes that seek to overcome diseconomies associated with rurality and the dispersed nature of the supply, particularly in the priority areas of the M74 corridor and A75 trunk road;
- Tackling diseconomies associated with the supply of smaller business units in the rural hinterland and west of the region;
- Establish protocols for progressing inward investment enquiries and relocation opportunities linked to indigenous business growth;
- Continued support for the development of broadband connectivity

2.4.24 Development is not only about new business but also about expansion of existing successful small scale and medium enterprises. The Council have produced an Advice Note - 'Planning for Small and Medium Businesses, October 2016' <http://www.dumgal.gov.uk/CHttpHandler.ashx?id=18877&p=0> to help guide

applicants through the necessary planning steps to grow their business and how to reach the optimum outcome.

Business and Industry Policies

2.4.25 The adopted LDP has policies which support business and industry developments on unallocated land, provided the proposal can meet the tests contained in the policy. It also contains policies which encourage development proposals in the Crichton Quarter and at Chapelcross.

Major Development Proposals

2.4.26 The review of the plan concluded that these policies should be retained and supplemented by a policy which would support major development proposals that come forward that are not within a settlement boundary or on one of allocated sites along the A74(M) corridor or at Chapelcross. It is anticipated that this policy would apply to new inward investment opportunities or existing businesses needing to expand. Proposed wording is set out in Appendix C.

Question 3: Do you support the proposed approach in supporting major development proposals? If not, please explain why.

Chapelcross and Simplified Planning Zones (SPZ)

2.4.27 The Council is in the process of investigating the benefits of creating a Simplified Planning Zone (SPZ) at Chapelcross. A SPZ is an area where the need to apply for planning permission is removed for certain types of development. A SPZ can offer a clear reliable statement of what development would be appropriate, coupled with the permission to develop. This can greatly enhance any other form of publicity to stimulate interest in the sites.

2.4.28 The Chapelcross Development Framework 2015, non-statutory planning guidance to the adopted LDP, sets out a development framework for the allocated sites. A key infrastructure requirement is improved road links to the M74 and A75.

Question 4: Do you think creating a SPZ at Chapelcross would be beneficial? If not, please explain why.

2.5 Town Centres and Retailing

2.5.1 The Council supports the Town Centre First principle which is an approach to decisions that considers the health and vibrancy of town centres from the outset. This approach is supported by Policy ED6: Retail Development Outside a Town Centre which sets out a sequential assessment for new retail developments outside of town centres. It is a principle which is based on open, measured and transparent decision making that takes account of medium to longer term impacts on town

centres. The Retail Strategy in the adopted LDP outlines a clear network of centres throughout the region and within Dumfries itself which is recognised and supported as the Regional Shopping Centre. It is not proposed to make any amendments to either the retail strategy or the network of centres.

2.5.2 The 2012 Retail Capacity Study discussed retail trends and market demand in the region and outlined convenience (everyday items such as groceries, snack foods, confectionery, toiletries, soft drinks, tobacco products, magazines and newspapers) and comparison (other goods, including clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects) expenditure and capacity. The 2016 Retail Study reinforces this by providing current insight into national and regional retail shopping patterns and what tools can be used to combat issues facing market towns such as Dumfries.

2.5.3 Issues include the current economic uncertainty in the market which will affect retail investment in the future. This is due to a number of reasons including the uncertain impact from Brexit and a contracting oil industry affecting the supply chain and service locations across the country. The Dumfries and Galloway Regional Economic Strategy 2015-2020 baseline study also highlights lower economic output and wages compared to Scottish averages.

2.5.4 Demand for premises from national retailers in market towns has fallen dramatically as they are focusing on the larger city centres, large retail parks and shopping centres. National internet shopping has risen 12% over the last decade, but evidence from the Retail Study household survey indicates a much higher increase in Dumfries and Galloway (27%) which is anticipated to increase further.

2.5.5 The Retail Study research also indicates increased levels of trade loss outside the region of 35% for comparison and 10% for convenience retailing. However, there is capacity for significant additions to be added to the retail comparison floorspace in Dumfries and capacity for additional small scale units or redevelopments in Stranraer.

2.5.6 The current planned provision of convenience retail is good in the region and the priority should be to provide qualitative improvements to the current retail offer. As a result, there is no spare capacity to support significant new convenience retail developments in the foreseeable future assuming that the recent consents of Aldi (Dumfries) and the Gretna supermarket proposals are developed.

2.5.7 Established independent operators continue to remain the backbone of retailing in the region's town centres. Non-retail 'leisure' services such as restaurants, cafes and hairdressers are becoming more popular as they attract regular custom and therefore an approach combining retail with non-retail 'leisure' uses could improve our town centre's vitality, especially during the evening.

2.5.8 The Retail Study outlines a number of recommendations which could be implemented to support retailing in the town centres and will be considered as part of a Council led Retail Strategy. Recommendations involve supporting a mixture of uses in the town centre to improve the retail offer, improving environmental quality, identifying property availability and opportunities, attracting more people, facilitating development and promoting business and projects.

2.5.9 The current LDP town centre policy approach aims to create healthy and attractive town centres but the evidence contained in the Retail Study and monitoring work suggests a revised policy framework is required in face of a changing retail market. It is proposed that such a framework should be less restrictive in terms of what types of proposals will be supported and encouraged and town centre boundaries that are more focused towards the High Street and regeneration areas.

2.5.10 Encouraging more people into the town centre is crucial when faced with the issues of long term vacancies, growing internet shopping and national retailers focusing towards centres with larger populations. This can be done by expanding the range and offer within the town centre to encourage more daytime and evening use types such as hair and beauty uses, cafes, restaurants, etc. along with retail. To enable this to happen, the preferred approach is to delete the prime retail frontages identified in the Dumfries and Stranraer inset maps along with Policy ED7: Prime Retail Frontages in Dumfries and Stranraer. Many of our smaller town centres such as Castle Douglas, Moffat and Kirkcudbright are successful town centres which do not have identified prime retail frontage areas. Amendments are also required to Policy ED5: Development in Town Centres to reflect the proposals outline above, those changes are set out in Appendix C.

2.5.11 Dumfries has 3 out of town retail parks, all of which are performing well and currently have no vacancies. Although the retail parks have a role to play in retaining larger retailers, it is an indicator of falling interest in the town centre and the shortage of large units in the town centre. One of the recommendations from the Retail Study is to identify property availability and opportunities and to facilitate development and this is an issue that the Council will look to explore further.

Preferred Approach

Delete Policy ED7 and Prime Retail Frontages from the Dumfries and Stranraer town centre inset maps. Explore further property availability and opportunities and how to facilitate development in town centres across the region. It is also proposed to make amendments to Policy ED5, those changes are set out in Appendix C.

Alternative Approach

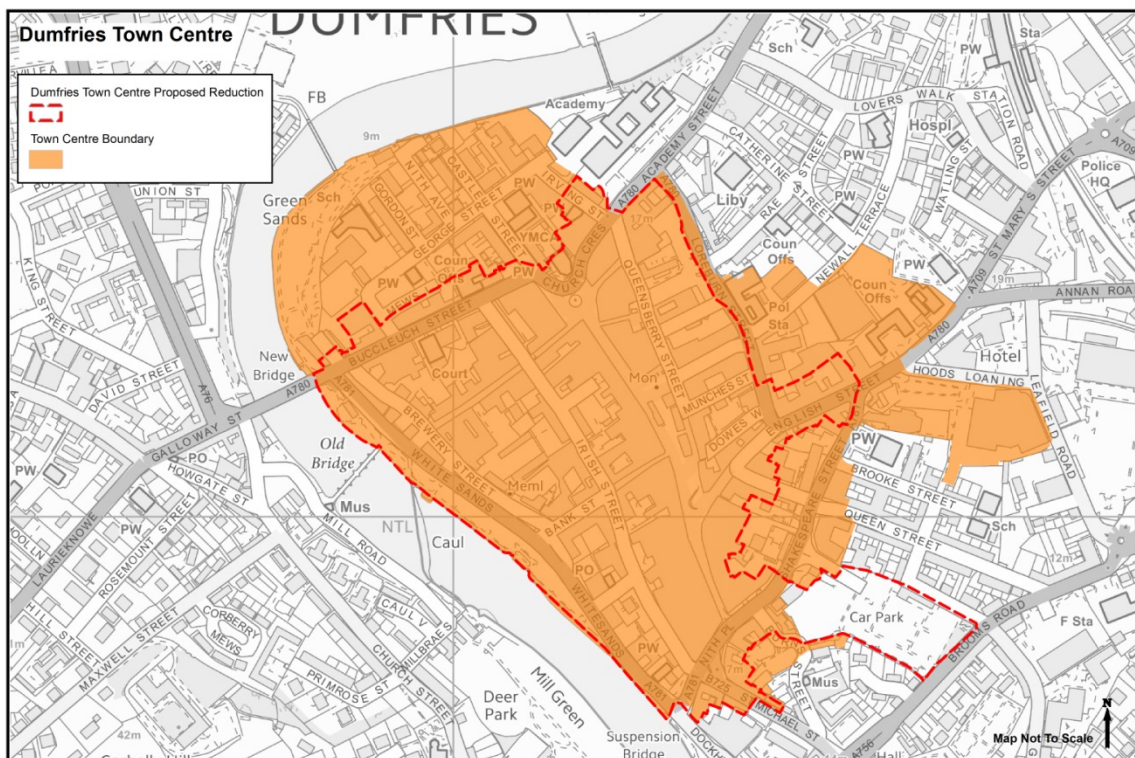
Maintain Policy ED7: Prime Retail Frontage and the areas shown on the Dumfries and Stranraer town centre maps in the adopted LDP.

Question 5 – Do you agree with the preferred approach? If not, please explain why. Is there an alternative approach that should be considered?

Town Centre Boundaries

2.5.12 The Dumfries Town Centre boundary in the adopted plan includes a number of areas which are predominantly residential. Redrawing the boundary may focus development proposals towards the more predominantly mixed use areas on and surrounding the High Street and would reinforce the preferred approach to town centres and retailing set out above. It is proposed to reduce the town centre boundary to one which is more associated with the High Street and its connecting avenues such as Friars Vennel, English Street and Whitesands, see Map 2 below.

Map 2: Dumfries Town Centre Proposed Boundary Change

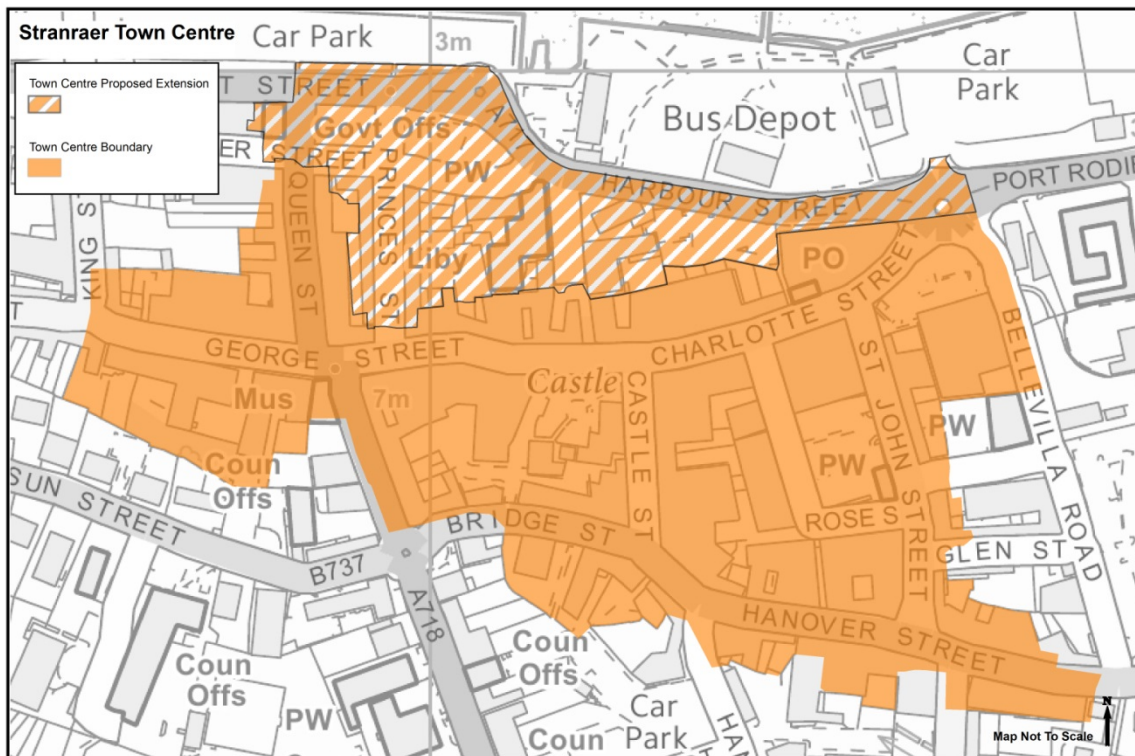


Indicative Map only - please refer to Settlement text

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2.5.13 The Stranraer Town Centre boundary in the adopted plan does not link with the waterfront regeneration area. It is proposed to extend the current town centre boundary to include the waterfront. This should improve the relationship between the town centre and the redevelopment of the waterfront, see Map 3 below.

Map 3: Stranraer Town Centre Proposed Boundary Change



Indicative Map only - please refer to Settlement text

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No changes are proposed to any of the other town centre boundaries shown in the adopted plan.

Question 6 – Do you agree with the proposed approach to Dumfries and Stranraer town centre boundaries? If not, please explain why. Is there an alternative approach that should be considered?

2.6 The Rural Economy

2.6.1 Dumfries and Galloway is a predominantly rural region, which is reflected in the region's key sectors of tourism, food and drink, agriculture, forestry, the arts and culture. The Regional Economic Strategy and the Regional Tourism Strategy seek to build on the Council's top priority of building the local economy. SPP highlights the importance of the Tourism Development Framework in maximising sustainable growth of regional and local visitor economies.

2.6.2 The LDP is designed to assist delivery of the actions set out in the Regional Economic Strategy and Regional Tourism Strategy including supporting many of the business and tourism proposals that come forward. The adopted LDP contains 2 policies which seek to support developments in the rural area. Policy ED2: Business Development in the Rural Area focuses on preferred locations of rural businesses,

encouraging recreational, site specific and farm diversification proposals whilst Policy ED10: Tourism focuses on tourist attractions, recreation facilities and accommodation.

2.6.3 Recent development proposals have indicated a strong relationship between rural business and tourism through frequent need to assess proposals against both policies. For example, farm diversification proposals often involve tourism accommodation or activities and therefore assessing proposals against Policy ED10 is required, despite the criteria only being set out in Policy ED2. This has often led to uncertainty in how best to determine and assess proposals.

2.6.4 The determined approach to the rural economy in LDP2 will also need to refer to the activity of Hutting which is supported by SPP and encourages local authorities to consider the construction of huts in rural settings for recreational accommodation. This policy is supported by Reforesting Scotland's good practice guidance on the planning, development and management of huts and hut sites. It is proposed to include reference to huts in the combined policy.

Preferred Approach

Recent development proposals have indicated a direct link between rural business and tourism. Therefore, the proposed approach is to combine the current policy on Business Development in the Rural Area (Policy ED2) with the policy on Tourism (Policy ED10). Proposed policy wording is set out in Appendix C.

Reasonable Alternative

Keep the current policy approach and have two policies.

Question 7: Do you agree with the proposed policy approach to amalgamate the current policy framework to the rural economy or do you think the current approach should be maintained?

2.7 Dark Skies

2.7.1 Dumfries and Galloway has a large part of the Galloway Forest Dark Sky Park in our region. The park received gold tier Dark Sky status from the International Dark Sky Association in 2009 due to the exceptional quality of the night sky in this area. In order to protect the status and night time environment, the adopted LDP includes a policy on the Galloway Forest Dark Sky Park which is supported by Supplementary Guidance. The installation of dark sky friendly lighting has reduced energy wastage and carbon emissions and offered significant savings to individuals and businesses. It has also had a positive impact on the local economy as more tourists and visitors have come to see the night sky.

2.7.2 These benefits were recognised by the local community in Moffat. They achieved the status of Dark Sky Town from the International Dark Sky Association in 2016 after 3 years of work done by the local community and local authority to switch its street lighting to eco-friendly LED bulbs which direct light down, preventing “spillage” upwards into the night sky. Non-statutory planning guidance has been produced to provide guidance on dark sky friendly lighting.

2.7.3 The Council have an aspiration to become a dark sky region and since 2013 have been replacing the existing sodium street lights with LED street lighting. This has resulted in a significant reduction in the Council’s energy and carbon consumption and energy bills.

Preferred Approach

It is acknowledged that planning has limited direct control over the installation of external lighting. However, given the benefits the installation of dark sky friendly lighting can have, the Council are keen to encourage their installation in all developments. It is proposed to amend the existing Dark Skies policy so that it requires all development proposals across the region to adopt good lighting principles. Amended policy wording is set out in Appendix C.

Alternative Approach

Maintain the existing policy unaltered.

Question 8: Do you agree with the preferred approach? If not, please explain why.

2.8 Minerals Including Surface Coal Extraction and Unconventional Oil and Gas

2.8.1 One of the recommendations from the examination to adopted LDP was the creation of a new policy titled Mineral Safeguarding. The new policy required supplementary guidance to be produced which included maps showing the sites underlain by the mineral reserves associated with the various quarries identified in the Mineral Assessment Technical Paper (January 2013), any land where planning permission for coal working has been granted and where a mineral resource should be safeguarded. Monitoring of the 2 policies has concluded that they can be combined into one without losing any of their meaning. The proposed new policy is set out in Appendix C.

2.8.2 The Mineral Assessment Technical Paper will be updated prior to the publication of the Proposed Plan and the maps in the supplementary guidance will be updated accordingly. If the update identifies that there is not a sufficient landbank of reserves equivalent to at least 10 years’ extraction then areas of search for that reserve will be identified in the supplementary guidance.

Surface Coal Extraction

2.8.3 SPP requires development plans to identify areas of search where surface coal extraction is most likely to be acceptable during the plan period. There are coal reserves in Upper Nithsdale and the lower Canonbie area. As the reserve can only be worked where coal is found, it is proposed that these areas become broad areas of search.

2.8.4 Surface coal extraction must be environmentally acceptable and directed to the most appropriate locations so communities and the industry know where future development might arise. This means these broad areas of search need to be refined further.

Preferred Approach

- **identify those sensitive environmental assets and landscapes so they can be protected from development, Sensitive environmental assets and landscapes would include - Ramsar and Natura 2000 sites, World Heritage Sites, SPAs/SACS, SSSIs, NNRs, NSAs, Inventory of Gardens and Designed Landscapes, Inventory of Historic Battlefields, Wild Land, Carbon rich soils, deep peat and priority peatland; and**
- **consider the potential effects surface coal extraction can have on communities and exclude them from development by drawing an exclusion zone of 500 metres round settlements identified in the settlement hierarchy table**

Should the preferred approach be considered acceptable, broad areas of search for surface coal extraction will be prepared and included in the revised minerals supplementary guidance which it is proposed to publish with the proposed plan.

Alternative Approach

Not to identify areas of search which would mean proposals would be assessed against the policy framework.

Question 9: Do you agree with the preferred approach? If not, please explain why.

Unconventional Oil and Gas

2.8.5 There are no specific policies regarding Unconventional Oil and Gas (UOG) developments in the adopted LDP. UOG covers different extraction methods including hydraulic fracturing (fracking), dewatering and underground coal gasification. There are understood to be coal bed methane reserves in the Canonbie / Evertown area.

2.8.6 In January 2015, the Scottish Government announced a moratorium on UOG while further evidence is gathered and a public consultation takes place. Accordingly, given the existing Minerals and Overarching Policies and the present uncertainty regarding when / if the moratorium will be lifted, there is no overriding need to produce specific policies on UOG at the MIR stage of the plan. However, this will be monitored and should the national position change, this aspect will be addressed at the Proposed Plan stage.

Question 10: Do you agree with the approach being proposed towards Unconventional Oil and Gas (UOG) developments? If not, please explain why.

2.9 Main Issue 2 – Housing, How Much is Needed?

2.9.1 SPP requires the planning system to identify a generous supply of land for each housing market area (HMA) within the plan area to support the achievement of the housing land requirement across all tenures. The identification of a generous supply of land is informed by a housing need and demand assessment (HNDA).

2.9.2 HNDA2 was prepared by the Housing Market Partnership in line with the Scottish Government Centre for Housing Market Analysis HNDA Guidance. The Housing Market Partnership comprised members from Dumfries & Galloway Council's Development Planning, Development Management and Housing Services, as well as NHS officers involved in Integrated Health and Social Care. HNDA2 has received robust and credible status from the Scottish Government.

2.9.3 The adopted LDP identifies 6 HMAs which are shown on Map 4 below. Those boundaries were reviewed as part of the work undertaken to prepare HNDA2. The review concluded that there had been no discernible change therefore the current boundaries were retained.

Map 4: Dumfries and Galloway Housing Market Areas



2.9.4 The LDP should set out the housing supply target (separated into affordable and market sector) and the housing land requirement for each HMA in the plan area up to year 10 from the expected year of adoption. The anticipated adoption year of LDP2 is 2019 hence the period covered by the HNDA2 is 2016 to 2029.

2.9.5 The housing supply target (see table 2) is a policy view of the number of homes that the authority has agreed should be delivered in each HMA over the periods of the LDP and the Local Housing Strategy . It should take into account wider economic, social and environmental factors and reflect the HNDA2 estimates.

2.9.6 A full explanation of the factors that have been taken into account in arriving at the housing supply target are set out in the Housing Land Requirement Technical Paper which is published alongside this MIR.

Table 2 – Housing Supply Target 2016 - 2029

HMA	Housing Supply Target		
	Market	Affordable	Total
Annan	406	196	602
Dumfries	2,226	714	2,940
Eskdale	42	42	84
Mid Galloway	392	182	574
Stewartry	588	252	840
Stranraer	378	196	574
Dumfries & Galloway	4,032	1,582	5,614

2.9.7 The housing land requirement is the housing supply target with the addition of a generous margin. The purpose of generosity is to provide greater choice and flexibility in the allocated land supply to ensure that more than enough land is allocated to ensure that the housing supply target can be met. The addition of generosity to the housing land supply will allow for unforeseen circumstances and permit additional development to take place should more delivery be possible within the plan period than originally envisaged.

2.9.8 To ensure that the housing supply target can be met it is proposed to add a 20% generosity allowance to the housing supply target, see Table 3 below. A 20% generosity allowance will help the Council achieve its number one priority which is to grow the local economy. It will also ensure there is flexibility should the market improve during the plan period. Windfall sites (63 units built in 2014/15 and 38 units built in 2015/16) which are not included in Table 3 provide further flexibility and generosity.

Table 3 – Housing Land Requirement 2016 - 2029

HMA	Housing Land Requirement		
	Market	Affordable	Total
Annan	487	235	722
Dumfries	2,671	857	3,528
Eskdale	50	50	100
Mid Galloway	470	218	688
Stewartry	706	302	1,008
Stranraer	454	235	689
Dumfries & Galloway	4,838	1,897	6,735

Question 11: Do you agree that a 20% generosity should be added to the housing supply target? If not please explain why.

2.9.9 The housing land requirement can be met from a number of sources; sites from the established housing supply which are effective or expected to become effective during the plan period, sites with planning permission, the remaining capacity on sites under construction, windfall sites, and proposed new allocations.

2.9.10 In order to work out what the housing land requirement figure means for LDP2 the effective land supply needs to be established to determine whether any additional sites need to be allocated. Table 4 below sets out the housing land supply position using figures from the Councils most recent Housing Land Audit. The Housing Land Audit is produced by the Council on an annual basis, the latest one was published in June 2016 and is available online -

<http://www.dumgal.gov.uk/article/15343/Technical-papers-and-land-use-audits> The Audit sets out the amount of land which is available in each HMA. The amount of effective land will vary as LDP2 moves towards adoption.

Table 4 – Housing Supply

HMA	Housing Land Requirement	Effective housing land supply 2015*
Annan	722	695
Dumfries	3,528	1,335
Eskdale	100	165
Mid Galloway	688	318
Stewartry	1,008	426
Stranraer	689	360
Dumfries & Galloway	6,735	3,299

*Source – Dumfries and Galloway Housing Land Audit Summary. Published June 2016

2.9.11 In all HMAs, except Eskdale, the effective housing land supply is lower than the proposed housing land requirement, see Table 4. In order to meet this identified shortfall a planning and strategic environmental assessment has been made of all existing LDP allocations to determine whether they are effective and can contribute towards the housing land requirement. Sites submitted through the Call for Sites exercise have also been assessed using the same approach. The outcome of that work and what it means for settlements with an inset map in the LDP are explained in more detail in Section 3 of this MIR.

2.9.12 As no major changes are being proposed to the spatial strategy it is proposed that the housing land requirement figure will continue to be allocated to the Dumfries and the District and Local Centres with at least 20% of the requirement expected to be delivered in villages and housing in the countryside. Table 5 below indicates what this means in terms of the minimum number of housing units the plan needs to identify sites for. The complete list of District Centres, Local Centres and Villages is contained in Appendix 1 of this MIR.

Table 5: Minimum Number of Housing Units

HMA	Regional Capital	District Centres	Local Centres	Villages*
Annan		50% - 361	30% - 217	20% - 144
Dumfries	50% - 1,764	20% - 705	10% - 353	20% - 706
Eskdale		50% - 50	30% - 30	20% - 20
Mid Galloway		50% - 344	30% - 206	20% - 138
Stewartry		50% - 504	30% - 302	20% - 202
Stranraer		50% - 344	30% - 207	20% - 138

*This figure includes small building groups and houses in the countryside

Question 12: Do you agree that the proposed approach to how the housing land requirement figure is allocated should continue? If not, please explain why.

Delivering Development

2.9.13 Dumfries and Galloway's house building is characterised by a number of small scale builders and people who want to build their own house. This means that the structure of the house building sector presents specific challenges to housing supply and quality of place. In order to help deliver housing the Council are investigating an progressing the following schemes and initiatives.

2.9.14 To help enable the delivery of small scale developments and single housing units the planning authority have recognised that this is an area where further guidance and assistance would be of benefit. The Council along with Architecture and Design Scotland have submitted a bid to the Scottish Governments Simplified Planning Zone Housing Pilot proposing the development of a 'Plot Passport' model for small and single unit sites.

2.9.15 If the bid is successful the outcomes from the project should –

- promote diversification of housing types and supply, and innovative housing delivery, and
- speed up the issuing of planning permission through the development of a “plot passport” for small sites which sets out parameters for development and opportunities for customisation.

2.9.16 The delivery of affordable housing was agreed as a nationwide policy priority by the Scottish Government. The Government are committed to delivering 50,000 additional new homes by March 2021 backed by £3billion investment. To help progress the delivery of sites brought forward through this additional funding and enable the early identification of significant issues, the Council have agreed to the creation of a Housing Development Forum. The forum will be led by the Council's Strategic Housing Service and will include the Scottish Government's Investment

Division, The Council's Homelessness and Housing Options Service, Education Service, Planning and Regulatory Services and developing Registered Social Landlords.

2.9.17 It is also proposed to undertake further work to develop and expand the Action Programme which accompanies the adopted plan. That work would involve the Council working more closely with landowners, developers and infrastructure providers to produce a delivery and phasing programme setting out how the development will be implemented. This could include issues such as land assembly and preparation, infrastructure requirements and delivery, development phasing and the likely need for developer contributions. It would also identify necessary public sector intervention.

Question 13: Do you think the mechanisms outline above will help with the delivery of sites? If not, please explain why.

Long Term Housing Sites

2.9.18 As Dumfries and Galloway is not within a city region, SPP requires the LDP to provide an indication of the possible scale and location of the housing land requirement beyond year 10 and up to year 20. The adopted LDP identifies sites in Dumfries and some of the District Centres for the 10 year period beyond adoption. It is proposed to carry this approach forward into LDP2 as it can help ensure that future development areas are not sterilised or compromised by non-compatible or incremental development. It also gives valuable guidance to servicing agencies such as Scottish Water and Transport Scotland and developers.

Question 14: Do you agree that the current approach to long term sites should continue? If not, please explain why.

Affordable Housing and Particular Needs Housing

2.9.19 The affordable housing policy (H5) in the adopted LDP sets out a requirement that in all developments which would result in the development of 5 or more houses that a maximum of 20% of those units need to be affordable. The adopted LDP also contains a Policy on Particular Needs Housing Policy (H6) which supports proposals for particular needs housing. It is not proposed to make any amendments to either of these policies.

Question 15: Do you agree that the current policy approach to affordable housing and particular needs housing should be carried forward into LDP2? If not, please explain why.

Housing in Villages

2.9.20 A more flexible approach to housing development in villages was introduced in the adopted LDP. The approach resulted in no inset maps being prepared for those settlements identified as a village in the settlement hierarchy (Appendix B). Instead, proposals for housing development are assessed against a criteria based policy which is supported by supplementary guidance.

2.9.21 The change in approach is still new and has not been in effect long enough for any meaningful monitoring to have taken place. It is therefore proposed to carry the approach forward into LDP2 and review its impact when LDP3 is being prepared.

Question 16: Do you agree that the current policy approach to housing in villages should be carried forward into LDP2? If not, please explain why.

Housing in the Countryside

2.9.22 Policy H3: Housing in the Countryside in the adopted LDP sets out a two tier approach which supports proposals for housing in the countryside and the wider remote rural area provided they meet the criteria set out in the policy and the supplementary guidance.

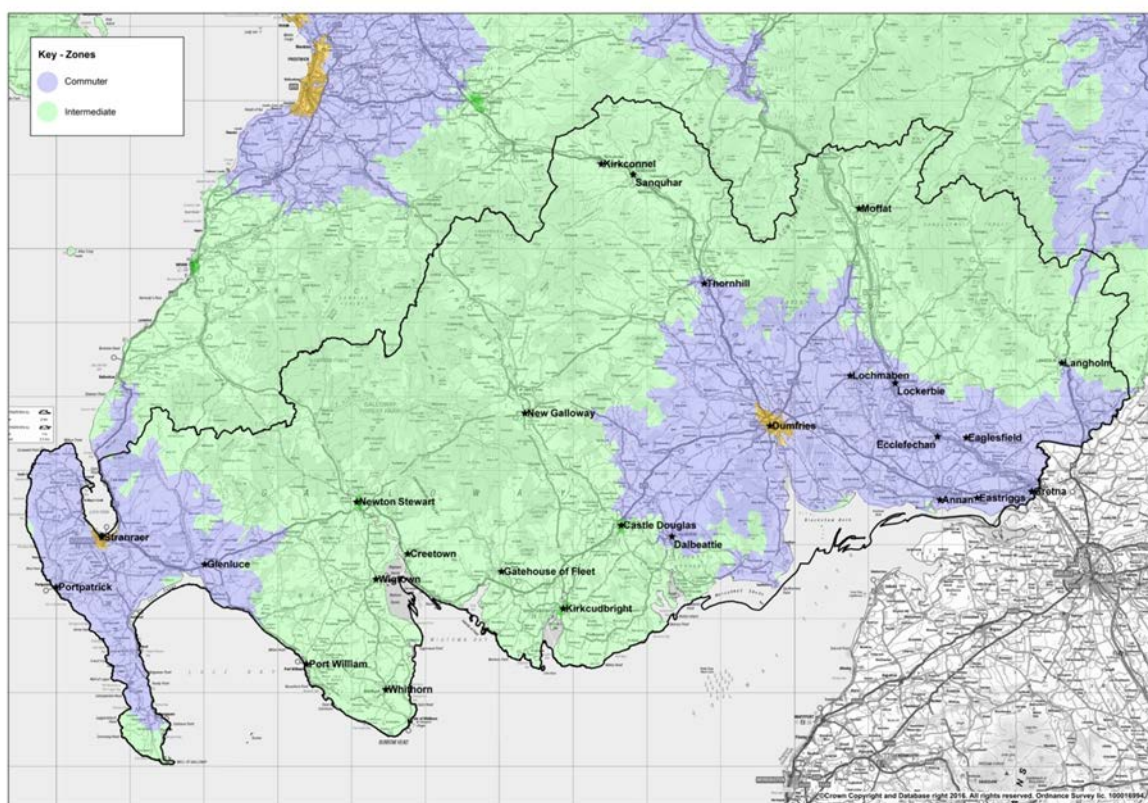
2.9.23 SPP advocates a three tier approach to housing in the countryside in relation to accessible or pressured rural areas, intermediate areas and remote rural areas. In accessible or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanisation of the countryside, a more restrictive approach to new housing development is appropriate, and plans and decision-making should generally:

- guide most new development to locations within or adjacent to settlements; and
- set out the circumstances in which new housing outwith settlements may be appropriate, avoiding use of occupancy restrictions.

2.9.24 SPP further states that “The planning system should in all rural areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces”. SPP also requires policy to set out the circumstances in which new housing outwith settlements may be appropriate, avoiding use of occupancy restrictions.

2.9.25 Dumfries and Galloway is a large rural region. The three tier approach advocated in SPP is defined further in the Scottish Government Urban/Rural Classification (November 2014). It identifies accessible areas as within a 30 minute drive time of a settlement with a population of 10,000 or more. Map 5 shows the extent of these accessible or pressured rural areas around Dumfries and Stranraer.

Map 5 - Accessible or Pressured Rural Areas in Dumfries and Galloway



Source: Scottish Government Urban / Rural Classification 2013-2014

2.9.26 Monitoring of planning approvals during the period July 2012 - March 2016 shows that 453 houses have been approved in the countryside, this represents 19% of all housing approvals across the region during this period. This level of approvals is in line with the spatial strategy set out in the adopted plan. Of these, some 199 units related to planning permissions in Small Building Groups and 254 units in the landward area.

2.9.27 Given these low levels of approvals, the Council are of the view that there is no evidence of pressured rural areas in the vicinity of Dumfries and the District Centres. It is considered that the three tier approach advocated in SPP is not relevant to Dumfries and Galloway.

Preferred Approach

To carry the existing two tier policy approach forward to LDP2 with some minor amendments to the policy wording and the supplementary guidance. See below for those proposed changes.

Alternative Approach

Introduce accessible or pressured rural areas around the larger settlements of Dumfries and Stranraer on the basis that they are facing high levels of development pressure.

Question 17: Do you agree with the preferred approach to housing in the countryside? If not, please explain why.

Proposed Changes to Housing in the Countryside Policy

2.9.28 Should the preferred approach be carried forward into LDP2, monitoring of how the policy and supplementary guidance have been applied has resulted in the need for some changes to be made to both the policy and the guidance. The proposed changes are set out in respect of each of the criteria.

- is within or well related to a small building group which is either identified on lists contained in supplementary guidance or is defined as three or more separate habitable or occupied houses which are well related to each other and which create a sense of place

It is proposed to amend the supplementary guidance to contain more detail on what is meant by “create a sense of place”. Further advice and guidance is also needed on how Small Building Groups should be considered and assessed in the landscape setting.

- is essential for the needs of agriculture or other business requiring a rural location that cannot be met in a nearby settlement

It is proposed to delete the text “that cannot be met in a nearby settlement” from the policy as monitoring and feedback from the various pre-MIR events has found that this part of the policy is putting an extra restriction on agricultural and rural businesses. To support this proposed amendment, changes are also proposed to the Supplementary Guidance to include further definition of ‘essential’ in relation to the needs of agriculture or other business requiring a rural location and the need to distinguish between agricultural and rural business need.

The Supplementary Guidance also sets out circumstances in relation to agriculture or rural business need where permission granted under this part of the policy may be subject to a Planning Obligation. It is considered that the policy and guidance, as currently written, sets out stringent planning criteria and locational tests and, in view of the SPP advice to avoid use of occupancy restrictions, it is proposed that the requirement for a Planning Obligation should be dispensed with.

- is a single house associated with the retirement succession of a viable farm holding where there are no buildings suitable or economically viable for conversion to residential use on the farm unit

Changing farm practices, patterns of ownership and the more common use of farm partnership agreements have made it difficult for applicants to satisfy this criterion. It is proposed to change the reference to retirement succession to succession planning. It is also proposed to review the requirement in the supplementary guidance to consider other viable development opportunities on the land holding or whether it is practical to sub-divide or extend an existing house.

- beneficial redevelopment of a brownfield site

It is proposed to provide further definition in the supplementary guidance on rural brownfield sites.

- replace or renovate an existing house with a house of an appropriate scale within the same curtilage

No change proposed to the policy or supplementary guidance in respect of this criterion.

- conversion of a traditional building.

This criterion is supported by Conversion of Traditional Agricultural Properties Supplementary Guidance. This guidance will either be amalgamated with the Housing in the Countryside Supplementary Guidance or remain as a standalone piece of guidance but be renamed Conversion of Traditional Properties.

2.9.29 Proposals for single houses in the remote rural area identified in supplementary guidance will need to demonstrate that the proposal is:

- well related to its landscape setting; and
- of an appropriate scale and design to its location; and
- it would provide a low carbon house and lifestyle.

The policy concept and criteria for housing proposals in Remote Rural Areas remains valid. However, to enable a full assessment to be made, it is proposed that applications determined under this policy would require a full planning application.

Question 18: Do you agree with the above proposed changes to the housing in the countryside policy and supplementary guidance? If not, please explain why.

2.10 Main Issue 3 – Creating Places

2.10.1 'Place' is considered to be the interaction between people and their environment leading to a high quality of life. Successful places are locally distinctive and attractive, welcoming with easy access, and can adapt to change. Good design, using local or traditional materials, maintains the visual character and identity of a place; well-designed layouts promote healthy and sustainable lifestyles and together these encourage and support sustainable economic growth. High environmental quality is an important factor in attracting investment into an area.

2.10.2 Dumfries and Galloway has a rich heritage of valued places, which serve residents well and are important for tourism. The landscape and the historic built environment provide much of the local character of the region, contributing to its distinctive places. The design and quality of our buildings, public spaces and how they relate to natural areas is fundamental to the quality of life experienced by people and communities.

2.10.3 Improving the built environment and sustainable use and enjoyment of it, is one of the Government's National Outcomes. SPP states the planning system should support economically, environmentally and socially sustainable places where there is a balance of development over the longer term. The principles of the policy statements: Creating Places and Designing Streets are applicable. The six qualities of a successful place are: distinctive, safe and pleasant, easy to move around, welcoming, adaptable and resource efficient.

2.10.4 The Community Empowerment (Scotland) Act 2015 helps to empower community bodies through the ownership or control of land and buildings and by strengthening their voices in decisions about public services.

2.10.5 Effective engagement with communities is at the heart of recent reforms to Community Planning and the planning and delivery of public services. The Community Planning 'place agenda' recognises that services which support peoples' lives - be they education / schools, health / GP clinics, housing, leisure, cultural or emergency services - have a direct bearing on all aspects of 'place', those being: identity, character, viability, vitality, opportunity and peoples' life chances. The LDP will not itself directly provide services it is expected to provide land use policy support so that investment in services delivers more than merely the service itself.

2.10.6 The 6 community placemaking events which took place as part of the pre-MIR engagement, used the Place Standard Tool to gather community views about their place and what might be done to shape how their town / village could look and function in future. The Tool considered and scored 14 factors¹ that contribute to the overall success of individual places. The outcomes from the events will feed into the

¹ Work and Local Economy, Facilities and Amenities, Play and Recreation, Natural Space, Streets and Spaces, Traffic and Parking, Public Transport, Moving Around, Influence and Sense of Control, Care and Maintenance, Feeling Safe, Identity and Belonging, Social Interaction, Housing and Community.

preparation of LDP2, and also form part of the process for the Community Planning Partnerships Local Outcome Improvement Plans and Locality Plans. The key issues of concern include: 'Public Transport', 'Work and Local Economy' including broadband connectivity and speed, 'Care and Maintenance' of buildings and townscape. People most valued 'Natural Space', 'Feeling Safe' and their 'Identity and Belonging'. There was a general satisfaction among those who participated although it is clear that policy needs to target the areas of concern.

2.10.7 The policies in the LDP intend to direct development to support the immediate needs of communities and to support development which will safeguard the role of places, enhance existing places and create quality new places.

2.10.8 Support for quality places is about more than the quality of individual buildings. It also considers the relationship between buildings, their relationship with their landscape and surroundings, and their context in terms of physical and social services. Housing for expanding communities is also a part of placemaking and is discussed further in Section 3.

2.10.9 SPP highlights the need to include relevant aspects of placemaking in all planning decisions, not simply those that are clearly 'new development'. It also highlights that physical and social infrastructure is important and that these too are factors which affect the suitability of locations for development. Thus, placemaking is a creative, collaborative process that includes design for development, renewal or regeneration of our urban or rural built environments. The outcomes should be sustainable, well-designed places and homes which meet people's needs.

2.10.10 Placemaking is an area LDP2 will seek to stimulate in future development . It is proposed to give greater emphasis to placemaking in the Plan and the need for quality design to apply in respect of all developments. The following sections discuss other aspects of "Place". Of particular relevance is Quality in Design.

Natural Environment

2.10.11 Dumfries and Galloway's rich and diverse landscapes, biodiversity and geodiversity make an important contribution to the quality of life, contribute to a strong sense of place and local distinctiveness and represent an economic asset. Reflecting values set out in SPP. Only minor changes are proposed to these policies. The proposed changes are set out in Appendix C.

2.10.12 The tree policies were a new suite of policies included in the adopted LDP. Through their implementation it has been found that, as a whole, they have not provided a comprehensive basis for assessment as was originally envisaged nor have they met their stated aims or provided the necessary information and clarity in the decision making process. In particular, some of the wording of Policy NE7: Trees and Development is inaccurate and there are elements missing which would enable a full assessment of proposals. These elements include, promotion of additional tree

planting, encouraging planting appropriate to its location, long term maintenance arrangements and clarity over replacement planting. Therefore, this policy has been restructured and, in parts, rewritten in order to provide this clarity and provide a more complete basis for assessing development proposals. The proposed policy wording is set out in Appendix C.

2.10.13 It is proposed to delete Policy NE8 in relation to Tree Preservation Orders (TPOs) as text has now been added to Policy NE7 in respect of development that impacts on protected trees. Other aspects of protected trees are considered to be covered through primary legislation and regulations and therefore a policy is not required.

Question 19 – Do you agree with the proposed approach to the tree policies set out above? If not, please explain why.

National Park

2.10.14 Scotland's two National Parks were designated in 2002 / 3 to protect and enhance the enjoyment of nationally outstanding areas. The Scottish Campaign for National Parks published a report in 2013 ("Unfinished Business – A National Parks Strategy for Scotland") which outlined additional areas across Scotland that would be appropriate to designate as National Parks. One such area identified was Galloway with the potential to bring together a number of existing designations such as the National Scenic Areas, Galloway Forest Park, Galloway Dark Sky Park and the Galloway and Southern Ayrshire Biosphere. A report has now been produced, "A Galloway National Park", by the Southern Uplands Partnership on behalf of the Council to consider the benefits, constraints and values that a National Park designation could bring. Further engagement is being carried out to gain views across the region before formal support and approval from the Council would be sought for the designation. Should this matter be taken forward, the process to designate would take several years, therefore although this is an ongoing issue, it is expected that it would become more of a consideration for LDP3.

Question 20 - Do you think that the establishment of a Galloway National Park should be supported? If not, please explain why.

Historic Built Environment

2.10.15 The historic environment can play a key role in building, supporting and regenerating communities, giving a sense of place and identity and help to create a place where people want to live and work. SPP recognises the wide ranging contribution the historic environment makes to the appeal of a region. The existing Historic Environment policies of the LDP reflect that importance.

2.10.16 There has been a continuing difficult economic climate in the region and across the nation which has brought about greater commercial risk to fund the restoration and re-use of traditional and historic buildings or places. As a result, a number of historic places which require investment are falling into a state of disrepair and some have been added to the Buildings at Risk Register for Scotland. There are also archaeological features and historic landscapes which are important elements of the regional historic environment which have little prospect of recognition or restoration unless they are part of a profitable project.

2.10.17 To address this, a policy for Enabling Development is being proposed. It should give potential developers a clear message that where the restoration and/or re-use of a historic place would be secured, that development proposals which would not ordinarily be acceptable may be considered positively. The proposals will need to be supported by appropriate financial information and any resultant permissions would need to be suitably constrained to co-deliver the restoration and re-use of the historic building or place. The proposed wording for this new policy is set out in Appendix C.

2.10.18 Recently Historic Environment Scotland has recognised the site of the Battle of Sark, on the south edge of Gretna, by including it in the national Inventory of Historic Battlefields. In order to comply with SPP, LDPs should, where appropriate, include policy relating to the protection, conservation and management of historic battlefields, which informs development management decisions. It has therefore become appropriate for the LDP to include a policy. The proposed wording for this new policy is set out in Appendix C.

Question 21 - Do you agree that there should be two new policies? If not, please explain why.

Open Space

2.10.19 Open space serves a number of different purposes ranging from active play areas and sports pitches to a landscape framework and setting for buildings. It includes both water related recreational spaces and land for a range of community, leisure and play uses.

2.10.20 Protection and provision of open space was reviewed as part of the process of preparing the adopted LDP. It introduced an approach that considers the quantity and quality of the existing open space within the vicinity of a proposed development before determining the type of contribution required.

2.10.21 It is proposed to carry the approach forward into LDP2. A change is proposed to the policy to include text on the maintenance of open space which is included in the supplementary guidance but not in the policy. The proposed change is set out in Appendix C.

Question 21- Do you agree that the approach to the protection, provision and maintenance of open space does not require any change? If not, please explain why.

Transport / Access

2.10.22 The South West of Scotland Transport Partnership's (SWESTTRANS) Regional Transport Strategy 2008 sets out a vision for a transport system for the South West of Scotland that delivers the internal and external connectivity required to sustain and enhance the region's economy and communities whilst minimising the impact of transport on the environment.

2.10.23 The Strategy emphasises the need to support key locations and sectors in order to maximise economic prosperity and social inclusion. These are reflected in the adopted LDP transport strategy. It focuses on the transport outcomes required for the region's communities if they are to fulfil their potential, rather than individual transport projects in isolation.

2.10.24 The trunk road and national railway networks managed by Transport Scotland are of critical importance to Dumfries and Galloway, since a large proportion of journeys within the region depend on these routes. These networks, and the Cairnryan ferry port (a key link to Northern Ireland for freight and passengers), are also critical to the wider pattern of long distance travel through the region.

2.10.25 The vision of a safer, more reliable and efficient transport network for the South West of Scotland is reflected in the selection of schemes recommended for priority implementation in the Delivery Plan. Designing Streets, which states that street design must consider place before movement is national planning policy and should be taken into account when determining planning applications and producing guidance. This is not just for specific transport and road design issues but also when making wider decisions on overall layouts.

2.10.26 The Regional Transport Strategy is currently under review by SWESTTRANS. It is supported by the Council's Local Transport Strategy 2011-2016 and Active Travel Strategy and is a key consideration for LDP2.

2.10.27 In August 2016, a Dumfries and Galloway Transport Summit took place aimed at providing a forum for discussion on transport issues. The Dumfries and Galloway Transport Summit Report (September 2016) sets out a series of actions for the area and a final report will be published by the end of 2016. The outcomes will be used to inform the proposed plan and LDP2.

2.10.28 The Summit Report found that there are two forms of connectivity: firstly, how Dumfries and Stranraer can be better connected to Central Scotland and also to England, as this provides Dumfries and Galloway with a potential locational

advantage over the rest of Scotland. Secondly, and of more everyday importance to the communities within Dumfries and Galloway, is the ability of people to get to local services and facilities. Remoteness in rural areas needs to be better understood.

2.10.29 Progress on key road improvements, including improvements to the A77 south of Girvan, linking to Cairnryan Ferry hub and the A75 and improvements to connect Dumfries and the A74(M), will be considered in the forthcoming reviews of the National Transport Strategy and the Strategic Transport Projects Review. Bus services are very important to communities and these are not looked at simply in terms of profitability but also in terms of access to health and social care, especially for people without access to a car. It is apparent that there is a desire for a more flexible approach to investment in peripheral and rural area bus services in Dumfries & Galloway. The community place making events also found that access to public transport and connectivity between bus and rail services was an issue.

2.10.30 Dumfries and Galloway has an adopted Active Travel Strategy which states the vision is to see active travel being the normal choice for short, everyday journeys. The preferred option is for the provision of safe, accessible and appropriate routes that will enable residents to choose walking and cycling for local journeys.

2.10.31 The possible need to safeguard strategic sites along the A75 and A76 corridors for HGVs will be explored with the Freight Transport Authority. This may have implications for LDP2.

2.10.32 There is a continuing need to develop the network of electric charging points to facilitate the necessary infrastructure for long range travel using electric vehicles and this is supported by Policy T2.

2.10.33 Policy T2: Location of Development/Accessibility sets out the policy context for assessing development proposals in relation to their location and accessibility in terms of the transport network. It is proposed to amend this policy in order to distinguish between the location of development and access requirements.

Question 21: Do you agree with the preferred approach? If not, can you suggest how it could be improved or provide alternative approaches to this issue?

Quality in Design

2.10.34 Planning authorities are urged to be clear early in the planning process about the standard of development that they require. In pre-application consultations, developers should address high quality design as a key issue. This needs to be reflected in policy guidance to give greater weight to design quality in decision making.

2.10.35 Policy OP2: Design Quality of New Development was a new policy in LDP1 that was introduced as part of the Council's aspirations to improve the quality of design. Monitoring has found that the policy is considered to be effective in providing a basis for the assessment of planning applications. It is proposed to rename the policy 'Design Quality and Placemaking' which should provide more emphasis on placemaking in the Plan and the need for quality design to apply in respect of all developments.

2.10.36 In 2016, the Council held a competition to identify and highlight design quality amongst recent developments in the Region. The aim was to have an influence on the local context for development through the recognition, promotion, and celebration of examples of exceptional design quality. All types of projects were eligible, small to large scale, urban to rural, and domestic or commercial.

Preferred Approach

The Council's preferred approach to design and placemaking in the LDP is increased emphasis on quality as a key factor to achieving sustainable economic growth. This means that:

- **Greater weight should be given to design quality, including long term resilience, in decision-making about proposed development;**
- **The LDP will identify those sites which will require Masterplans to be developed due to their size or complexity of issues to be addressed. It will be for the developer to prepare the masterplan, using best practice in terms of thorough site analysis and public engagement.**
- **Relevant support documentation, such as Drainage Impact Assessments and Low and Zero Carbon Buildings Statements should be produced by developers. These may be incorporated into development Masterplans.**
- **In order to maintain the positive momentum of change, it is intended that the Quality Awards Competition should be held every 2 or 3 years.**
- **Future editions of the Supplementary Guidance should be amended to clarify that it intends to apply for all development proposals.**
- **A next step for LDP2 is to better integrate and align placemaking under planning, including through the Local Outcomes Improvement Plan (LOIP) with other related public sector activities, in particular, Community and Transport planning.**

Question 22: Do you agree with the preferred approach? If not, can you suggest how it could be improved or provide alternative approaches to this issue?

2.11 Main Issue 4 – Sustainability, Renewable Energy and Climate Change

2.11.1 One of the main aims of SPP is sustainability with a key focus being on creating low carbon places. The adopted LDP for the first time included a specific sustainability policy (OP1f) and provided ongoing support for renewable energy generation from a number of sources whilst considering climate change through such issues as flood risk and coastal erosion. However, low carbon places are about more than just renewable technology and there are many other ways that construction and design can help to achieve this, such as better insulation, orientation of buildings for solar gain and the provision of tree belts in landscape schemes to provide shelter.

2.11.2 It is likely in the future that electricity will become the predominant energy source, with energy produced from renewable sources becoming a prime factor in this. However, it is not just about sources of energy production but also where it is needed and when. Over the plan period of LDP2 progress will continue in developing the use of renewable energy for both heat and for transport which may result in the need for consideration of such issues of energy storage at both domestic and commercial levels.

2.11.3 The Scottish Government is due to publish consultation documents in respect of both the Climate Change Plan and the Energy Strategy within 2017 which will, provided they are available, be taken into consideration in producing the Proposed Plan and LDP2.

Sustainability and Low Carbon Places

2.11.4 Policy OP1f was introduced as a new policy in the adopted LDP to limit the impacts of development on climate change and to promote sustainable development. It includes a number of basic principles to take into account in development proposals that come forward and are also considered when sites are allocated for development in the plan. This policy is further supported by sustainable considerations in Policy OP2: Design Quality of New Developments and the 2 renewable energy policies, Policy IN1: Renewable Energy and Policy IN2 Wind Energy.

2.11.5 Much of Policy OP1f still applies and is proposed to be taken forward into LDP2 but there have been problems with implementing the final bullet point relating to the installation and operation of zero carbon generating technologies. Section 72 of the Climate Change (Scotland) Act 2009 introduced Section 3F into the Town and Country Planning (Scotland) Act 1997 and aims to support the use of low and zero carbon generating technologies, rather than energy saving measures. However, it has been found that the requirements of the final bullet point are not achievable through planning policy alone, despite being a requirement in legislation and

accordingly, it has not been possible to effectively implement this requirement. This is mainly because the information asked for by the policy is usually only available as part of the Building Warrant application which is usually only submitted towards the end of the planning application process or even after the planning application has been determined. The Council would prefer such requirements to be pursued under the Building Regulations where there are already obvious links.

2.11.6 The preferred approach is to amend the final bullet point of Policy OP1f to ensure that it can be applied more effectively using a number of techniques, such as solar gain, reuse of existing buildings, and energy provision, as well as complying with requirements of Section 3F of the Town and Country Planning Act. The proposed policy wording is set out in Appendix C. In order to meet the requirements of legislation, there is not considered to be any alternatives to this approach.

2.11.7 A practical initial step to support the operation of the policy will be to establish arrangements between Building Standards and Planning so that there is consideration of CO₂ emissions as part of the early detailing of any scheme. This should enable the preparation of an Energy Statement at a level proportionate to the stage and nature of the proposal. This should support the establishment of draft initial Target and Building Emissions Rates for any new building proposal.

Question 23 Do you agree with the proposed approach set out above? If not, please explain why

Renewable Energy

2.11.8 The Council continues to support the production of energy from renewable sources resulting in the local authority being the second largest renewable electricity producer in Scotland (Energy in Scotland 2016). This comes from a range of sources including onshore and offshore wind, hydro, biomass, solar, and ground source heat pumps.

2.11.9 The policy approach taken towards renewable energy in the adopted LDP is to provide high level policy support for renewable energy generally in Policy IN1: Renewable Energy with a more detailed policy and spatial framework map supported by supplementary guidance specifically in relation to wind energy in Policy IN2: Wind Energy. It is proposed to continue with this policy structure. It is proposed to make minor changes to the wording of Policy IN1 in the interests of consistency. Policy IN2 has been reviewed against the content of SPP. Part 1 of the current policy is considered to provide a supportive but robust basis to make comprehensive assessments for considering the development management elements of wind energy proposals. Accordingly, it is proposed to carry this wording through into LDP2. It is however proposed to simplify the wording of the policy in respect of the spatial framework. The proposed policy wording is set out in Appendix C.

Spatial Framework Map

2.11.10 The spatial framework element of Policy IN2 and its associated mapping will require to be updated in response to SPP. The current SPP was published just after the examination report for the adopted LDP had been issued and as a result, the spatial framework maps, and policy wording relating to them, do not meet the requirements set out in SPP. It is proposed that the spatial framework map included in LDP2 will meet the requirement of SPP Table 1, which are replicated below. The resulting map is also shown below:

Table 6 – Spatial Frameworks

Group 1: Areas where wind farms will not be acceptable: NSAs
Group 2: Areas of Significant Protection: Ramsar & Natura 2000 World Heritage Sites (not directly) SPAs/SACS SSSIs NNRs Inventory of Gardens and Designed Landscapes Inventory of Historic Battlefields Wild land Carbon rich soils, deep peat and priority peatland (subject to recent SNH consultation) 2km area around settlements on LDP with identified envelope or edge
Group 3: Areas with potential for wind farm development i.e. everything else

2.11.11 Policy IN2 includes a number of aspects which are taken into consideration in assessing proposals for wind energy development but which are not expressed within the Spatial Framework Map. In order to provide additional clarity to the complex and overlapping issues to be considered and to assist in guiding the right development to the right location, it is proposed to include 2 additional maps within LDP2 to provide a more comprehensive picture, see Table 7 below. It is proposed that these 2 maps would include the following information.

Table 7: Additional Mapping

<p>Map 1 Local Constraints</p> <p>Aviation / MoD CAA consultation zones MoD consultation zones Eskdalemuir Statutory Safeguard Area</p> <p>Cultural Heritage Archaeologically Sensitive Areas Hadrian’s Wall World Heritage Site Non-inventory gardens and designed landscapes</p> <p>Nature Conservation Sites Local Wildlife Sites Local Nature Reserves</p> <p>Other Regional Scenic Areas Dark Skies Park Core Area Main Tourist Routes Prime Agricultural Land Bird Sensitivity (high only) Biosphere</p>	<p>Map 2 Landscape Landscape capacity/sensitivity (further consideration needs to be given as to how to represent this in a meaningful way using information from the revised and updated DGWLCS)</p>
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The above is the Council’s preferred approach to wind energy and the spatial framework and there are not considered to be any alternatives.

Question 24: Do you agree with the proposed approach set out above? If not, please explain why

2.11.12 Policy IN2 is currently supported by Supplementary Guidance , Part 1 Wind Energy Development : Development Management Considerations. The Dumfries and Galloway Wind Farm Landscape Capacity Study (DGWLCS) is an appendix to the supplementary guidance and has been reviewed during 2016. At this time, the supplementary guidance has only been reviewed in respect of any changes resulting from the review of the DGWLCS and is in the process of being adopted to support the policy in the adopted LDP. The supplementary guidance will be reviewed in full and amended as required to support the policy framework for LDP2 and published in

draft form for consultation with the Proposed Plan early in 2018. Further consideration will need to be given to including within the supplementary guidance elements such as repowering and strategic capacity.

2.11.13 SPP does not define strategic capacity. However, the SNH guidance 'Spatial Planning for Onshore Wind Turbines – Natural Heritage Considerations' 2015 suggests that the process of identifying strategic capacity should take into account landscape character assessments, landscape capacity studies and assessments of cumulative impacts. Other sensitivities that could be mapped at a regional scale (as shown in map 1 in Table 7 above) could also be considered as part of this process on the basis that strategic capacity is intended to steer the right development to the right place.

Question 25: Do you agree with the above approach in formulating strategic capacity? If not, please explain why?

Other Renewable Energy Sources

2.11.14 The renewable energy field is constantly evolving with existing technologies developing and new technologies coming forward. It is expected that the current renewable energy policies and other policies contained within the Plan will provide a basis to consider these emerging changes. Further consideration will be taken to providing additional supporting text for these technologies within LDP2. Such technologies include, but are not confined to, the following:

- Use of heat mapping – heat mapping can help visualise opportunities to assess where heat is needed and where possible sources might be in order to consider if there is potential for decentralised energy projects such as district heating systems. Further consideration will be given as to how the use of heat mapping can be incorporated within LDP2 and in projects going forward.
- Energy hubs – where more than one energy source is located on a site such as solar and wind energy production. This is a developing field but there are local examples such as Glenmuckloch where it is proposed to incorporate a pumped hydro storage scheme with a wind farm to ensure greater efficiency and provide a means of storage to assist the issues between periods of generation and peak usage.
- Energy storage at both domestic and commercial levels is becoming more important in order that the most efficient use of energy produced is realised. Energy is stored when production exceeds demand and is then released when demand exceeds production. There are a range of developing technologies for energy storage such as the use of batteries, hydrogen, and pumped hydro storage, to mention a few. A pilot scheme is currently being

explored in Carsphairn which involves the use of battery storage facilities so the community can access cheaper electricity.

- Trying to make more efficient use from existing wind farm schemes, such as blade extensions, modifications to wind turbines or repowering.
- Tidal barrages / turbines – utilise the potential energy from the changing tides. The Northern Tidal Power Gateways Project is currently proposing barrages on the 6 main estuaries from south-west Scotland to north Wales, which includes the Solway Firth. The project is currently seeking funding streams and would hope to assist not only in the generation of renewable energy but also job creation, increased connectivity and assist with the issues of climate change through flood risk management. Turbines placed on the sea bed also utilising the tidal power have also been proposed for consideration in the Solway Firth and this is an emerging area. Such schemes benefit from a more consistent source of power although they can have detrimental environmental effects. It is yet to be proved how feasible and viable this scheme is.
- Anaerobic digestion is a process in which micro-organisms naturally break down biodegradable material in the absence of oxygen. Biogas is produced from this process and consists of methane and carbon dioxide which can be used to generate electricity and heat. By removing the carbon dioxide biomethane is produced which has a number of different uses including as a vehicle fuel. This process can be used at both domestic and commercial scales and can be a means of managing waste to produce fuels.

Temporary Anemometer Masts

2.11.15 It is proposed to include a separate policy in respect of developments involving temporary anemometer masts as this is a policy field that is currently considered to be lacking. The proposed wording is set out in Appendix C.

Question 26: Do you support the proposed inclusion of a temporary anemometer masts policy? If you do agree, do you also agree with the proposed wording? If not, please explain why.

Coastal Development, Erosion and Protection

2.11.16 Dumfries and Galloway has over 350 kilometres of coastline and, although the majority is undeveloped, it is a major focus for economic activity, recreation and tourism. Climate change which brings about rising sea levels combined with extreme weather events all have an impact on the region's coastline and the communities who live in these locations.

2.11.17 For those coastal communities affected directly by coastal flooding and / or erosion or indirectly (impacts upon connecting road infrastructure), decisions will need to be taken about medium to long-term viability and how they may develop in a sustainable manner going forward. The Shoreline Management Plan is in the process of being reviewed and refreshed and if available in time will be used to inform the Proposed Plan, LDP2 and also investment in infrastructure for asset protection.

3.1 Section 3 – Settlement Statements and Inset Maps

3.1.1 As discussed earlier in this MIR, there are no changes being proposed to the current spatial strategy. The current strategy promotes a pattern of development that seeks to minimise the need to travel by allocating the majority of development to those settlements with a good range of services and facilities and employment opportunities. Therefore, the majority of development is focused on Dumfries and the District and Local Centres. A smaller amount of development is proposed in villages and the rural area. A full list of settlements and where they sit in the settlement hierarchy is contained in Appendix B and the rationale is explained in more detail in the settlement hierarchy technical paper.

3.1.2 This section builds on what the proposed changes to the employment land requirement and housing land requirement discussed in Section 2 of this MIR mean for each housing market area (HMA) and the settlements within each HMA. The HMAs are shown in the map below.



3.1.3 This section contains those settlements where a change is being proposed. Those settlements where no changes are proposed are listed in Appendix A.

3.1.4 All existing sites contained in the adopted LDP, along with all the sites submitted as a result of the 2 Call for Sites exercises, have been subject to a Planning and Strategic Environmental Assessment. Those assessments are contained in www.dumgal.gov.uk/ldp. Sites submitted through the Call for Sites that are considered suitable for development are included and discussed in this section of the MIR as they are being proposed for inclusion in LDP2. Those sites submitted through the Call for Sites that are not considered suitable for development due to technical issues or are not required to meet the housing land requirement figures are included in “Call for Sites submissions and reason for not being taken forward” document.

3.1.5 The only Call for Sites submissions that have not been subject to the assessment described above are those which are clearly for house(s) in the countryside or in a village. This is because development in these locations would be assessed against the relevant policies in the Plan and would not be given an allocation in the Plan. For completeness, those sites are included in the “Call for Sites submissions and reason for not being taken forward” document.

3.2 Annan Housing Market Area

<p>Settlements with changes</p> <p><u>District Centres</u> – Annan, Gretna</p> <p><u>Local Centres</u> – Eaglesfield, Eastriggs, Ecclefechan</p> <p>Settlement with no changes - none</p>

Business and Industry Overview

3.2.1 No change is proposed to the following business and industry allocations in the Annan HMA – ANN.B&I1 Stapleton Road, Annan, ECC.B&I1 Land adjoining B7076, Junction 19 A74 (M) Ecclefechan, A74(M).B&I2 Hayfield/Newhope, Kirkpatrick Fleming, A74(M).B&I3, Redhouse, Kirkpatrick Fleming, Chapelcross North B&I1, Chapelcross South B&I2, Chapelcross West B&I3.

3.2.2 The Chapelcross Development Framework 2015, non-statutory planning guidance to the adopted LDP, sets out a development framework for the allocated sites. A key infrastructure requirement is improved road links to the M74 and A75. The Council is in the process of investigating the benefits of creating a simplified planning zone (SPZ) at Chapelcross.

Housing Overview

3.2.3 The housing land requirement for the Annan HMA is significantly lower than the approved plan; the various options to meet this reduced requirement are discussed below.

Community Facilities and Infrastructure Overview

3.2.4 Scottish Water have confirmed that Black Esk Water Treatment Works has sufficient capacity for the allocated and proposed sites in Annan, Gretna, Eastriggs and Ecclefechan. There are currently water network issues within Annan, Eastriggs and Ecclefechan and further investigation may be required to establish impact. Scottish Water also advises that there are water network issues within Gretna at present. Phase 1 of the works to alleviate this and permit new connections has been

completed. Phase 2 works will require developer contributions to further alleviate the water network issues here. Scottish Water is currently examining the requirements for this phase of the upgrade work. Supplementary Guidance Developer Contributions to Upgrade the Water Supply at Gretna Border (June 2010) refers.

3.2.5 Winterhope Water Treatment Works serving Eaglesfield has sufficient capacity for development. There are currently water network issues and further investigation may be required to establish impact.

3.2.6 The Waste Water Treatment Works at Annan, Gretna, Eaglesfield, Eastriggs and Ecclefechan have sufficient capacity for the allocated and proposed sites. However, Scottish Water request that early engagement is made prior to development to allow them to investigate some sites where development may impact on the existing network.

3.2.7 The plan supports in principle the formation of a new railway station at Eastriggs. A Scottish Transport Appraisal Guidance (STAG) Pre Appraisal study found that there is potential to reopen the station here. SWestrans have agreed to progress the station reopening through the next stage of the STAG process in relation to the development of a potential bid to the Scottish Stations Fund. A range of other options will also be investigated including RailBus – providing effective bus-rail service integration, bus service and route improvements, community transport development and support, and Active Travel including improved off-road connections.

District Centres

Annan

3.2.8 The Annan Regeneration Master Plan which has been adopted as supplementary guidance to the adopted LDP continues to be implemented through a series of projects. It identifies various brownfield redevelopment opportunities and these could be brought forward as infill developments and various uses are being investigated for derelict buildings. The former Carrs Billington site, a prominent site at the west end of the High Street, provides a redevelopment opportunity for housing in close proximity to shops and services. Public realm improvements have been completed at the station and a scheme for High Street Improvements is being designed.

3.2.9 In addition to the established industrial estates at Stapleton Road, Port Street and Station Road, additional business and industry land is currently allocated at Stapleton Road (ANN.B&I1) which will provide an opportunity for the future expansion of business premises. The site ANN.B&I1 Stapleton Road has been serviced and plots are currently being developed by existing businesses relocating. No additional business and industry allocations are proposed.

3.2.10 The adopted LDP contains a number of housing allocations and there is a need to review these allocations given the reduced housing land requirement in the HMA. Existing housing allocations at ANN.H2 Land south of Windermere Road, ANN.H3 Land between Turnberry Road and Turnberry Crescent and ANN.H4 Solway Street are currently being developed. It is proposed to carry forward the existing housing allocation at ANN.H1 Land North of Windermere Road. A Masterplan has been prepared for this site and adopted as Supplementary Guidance.

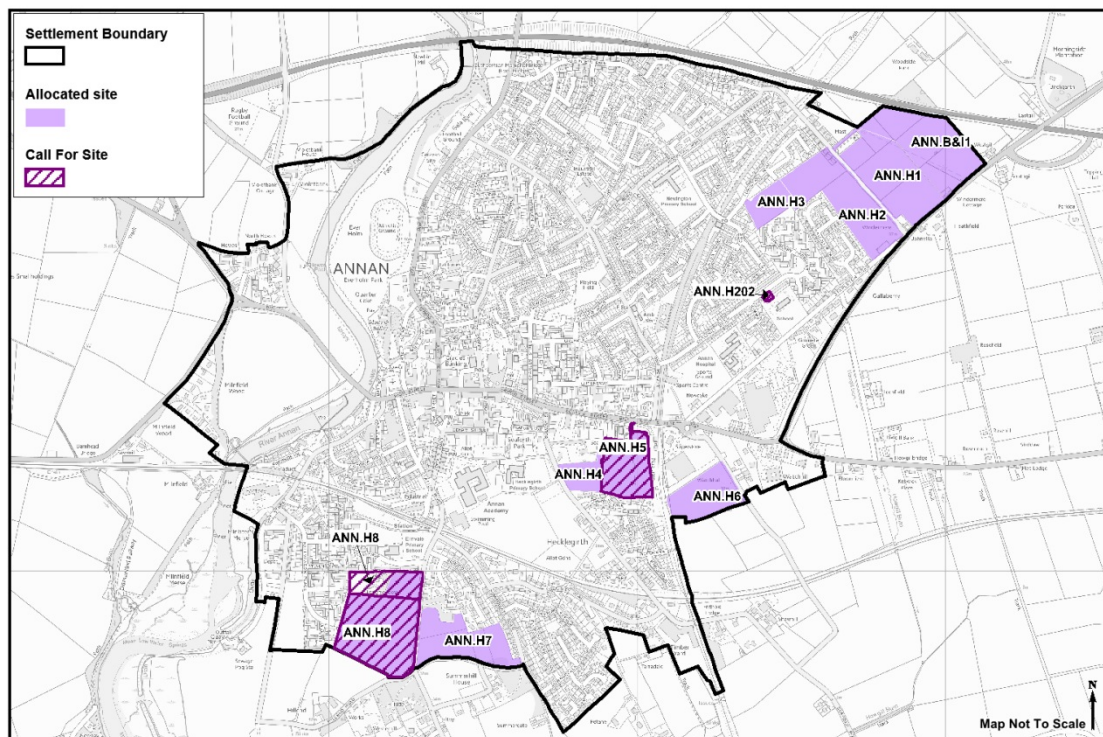
3.2.11 It is proposed that the existing housing allocations ANN.H5 Land between Scott's Street and Seaforth Park and ANN.H6 Land at Watchhall Road are reviewed for inclusion in LDP2. The assessment work has identified issues of access to site ANN.H5, the environmental impact of the adjacent scrap yard, and drainage and surface water issues in the area which in turn has an impact on their effectiveness. Further work is needed to determine whether these issues can be overcome.

3.2.12 Site ANN.H7 Land adjoining Elm's Road and Lovers Walk allocated in the LDP as a long term site has been withdrawn by the current landowner and it is proposed to remove this site from LDP2.

3.2.13 Site ANN.H8 Land between Hallmeadow Place and Elm Road is allocated in the LDP as a long term site i.e. available for development beyond the current plan period of 2024. At the northern end of this site, it is proposed to change the boundary to include Longmeadow House, a listed building and associated garden ground, which is currently identified as white land in the LDP. It is recommended that Longmeadow House is included in site ANN.H8 North as a housing allocation subject to the full restoration and re-use of the listed building. It is recommended that site ANN.H8 South remains as a long term option.

3.2.14 6 sites were submitted through the Call for Sites exercise. One of these, ANN.H202:Shawhill Road is considered to have potential as a housing site and is being proposed as an allocated site.

3.2.15 The assessment of the other 5 sites, one of which is promoted as a mixed use site, and the reasons why they are not included in the MIR are set out in the site assessments and "Call for Sites submissions and reason for not being taken forward" documents.



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Gretna Border

3.2.16 As part of the implementation of the Gretna Regeneration Masterplan various public realm projects have been completed at the gateways to the town, Gretna Loaning and Central Avenue. The Council has developed small business units at Central Avenue.

3.2.17 A historic battlefield designation now applies to Gretna south and west – Battle of Sark (1448) and this has a potential impact on existing allocations.

3.2.18 There are no allocated business and industry sites in Gretna Border and the established business and industry sites at Gretna Industrial Estate and Empire Way are currently safeguarded.

3.2.19 The adopted LDP contains a number of housing allocations and there is a need to review these allocations, given the reduced housing land requirement in the HMA.

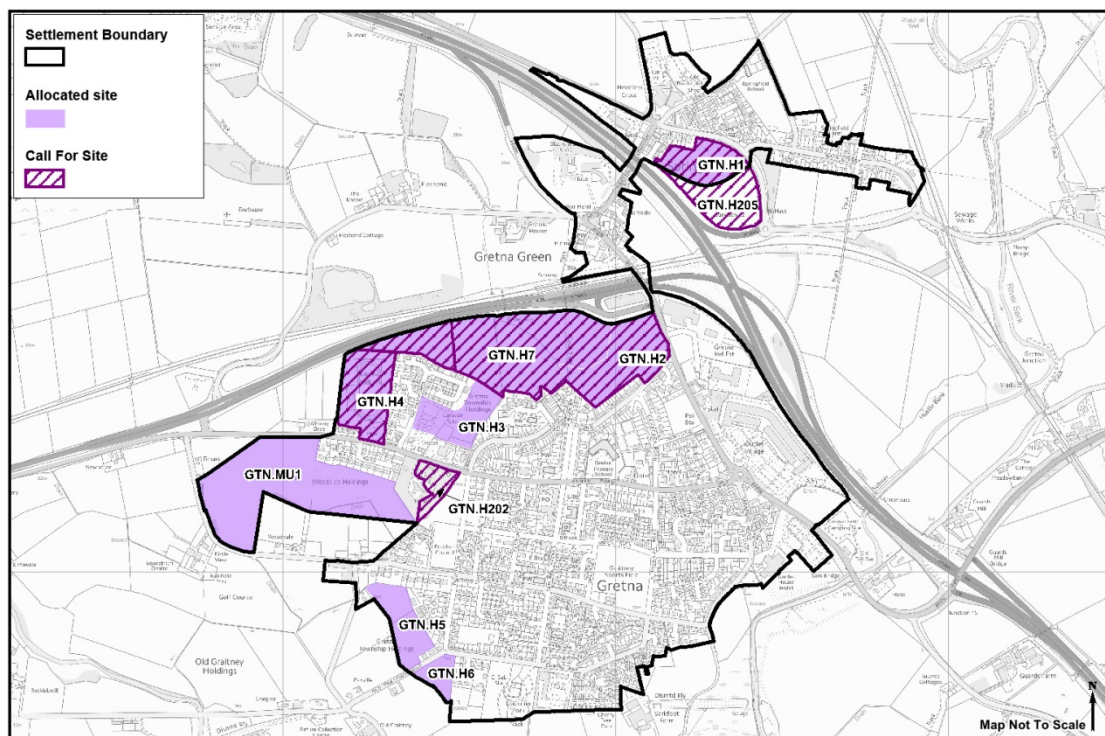
3.2.20 It is recommended that the existing allocations GTN.H2 Land north of Victory Avenue (Phase 1), GTN.H3 The Hawthorns, GTN.H4 Halcrow Stadium, GTN.H5 Land north of Old Graitney Road and GTN.MU1 Former Golf Course are carried forward to LDP2.

3.2.21 It is proposed that the following LDP allocations are reviewed as options for inclusion in LDP2 - GTN.H1 Adjacent to Hazeldene; Springfield, GTN.H6 Land south

of Old Graitney Road; and GTN.H7 Land north of Victory Avenue (Phase 2). Site assessments have shown that GTN .H1 Adjacent to Hazeldene, Springfield represents a poor environment given its proximity to the A74(M) and slip roads. GTN.H6 Land South of Graitney Road lies within the area identified in the Inventory of Historic Battlefields (Battle of Sark) and appropriate mitigation factors would require to be investigated. It is recommended that the site GTN.H7 Land north of Victory Avenue (Phase 2) allocated in the LDP as a long term site i.e. available for development beyond the current plan period of 2024 is reviewed for inclusion in LDP2 as it involves the loss of prime quality agricultural land and further information is required on its relative effectiveness.

3.2.22 11 sites were submitted through the Call for Sites exercise although only 1 is considered suitable for inclusion, namely GTN.H202 Raydale, Annan Road and is therefore being proposed as an allocated site. GTN.H205 Adjacent to Hazeldene (Extended), Springfield will require to be reviewed as it relates in part to the existing allocation GTN.H1 which is discussed above. GTN.H202 Raydale, Annan Road represents an infill development opportunity subject to preserving the mature trees and this will impact on the scale of development.

3.2.23 The assessment of the other 9 sites, 2 of which are promoted as mixed use sites, and the reasons why they are not included in the MIR are set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



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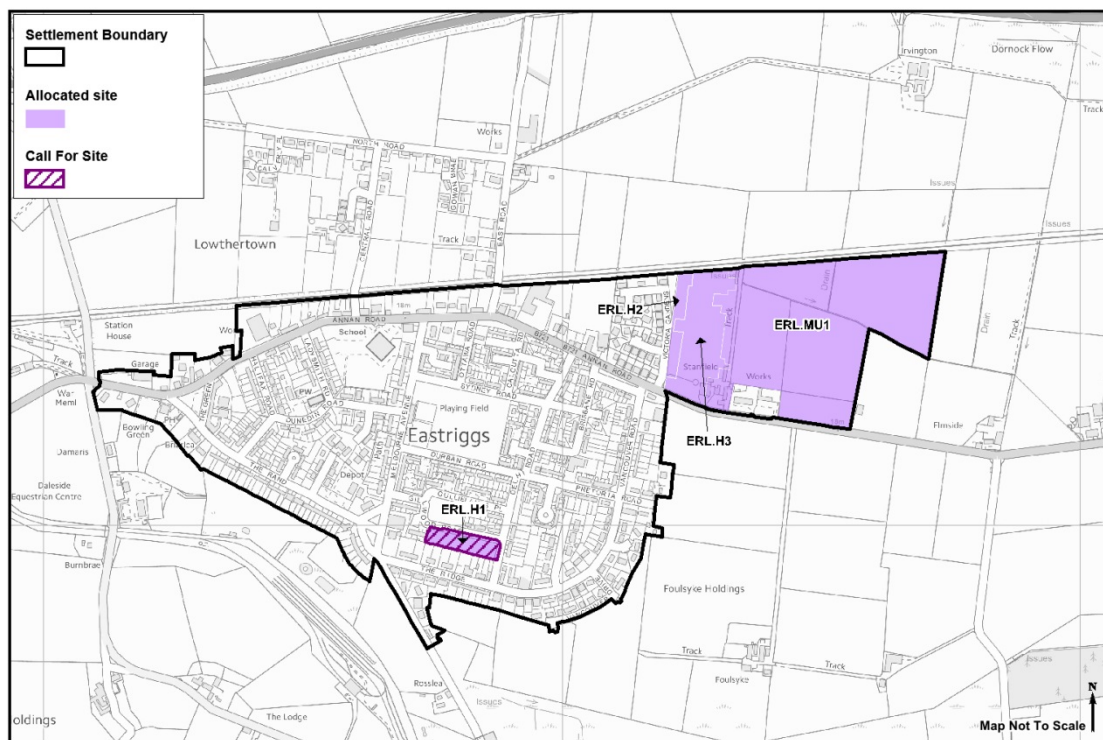
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Eastriggs

3.2.26 The site ERL:H2 Victoria Gardens has largely been built out. The preferred option for LDP2 is to carry the 2 undeveloped existing housing allocations and the mixed use site forward into LDP2 (ERL:H1 Gillwood Road, ERL:H3 Land north-west of Stanfield Farm and ERL.MU1 Stanfield Farm) as they are considered to be effective.

3.2.27 1 housing site was submitted through the Call for Sites exercise and a further 2 site options were examined in the Eastriggs area. It is not proposed to include these as options.

3.2.28 The assessment of the other 3 sites and the reasons why they are not included in the MIR are set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



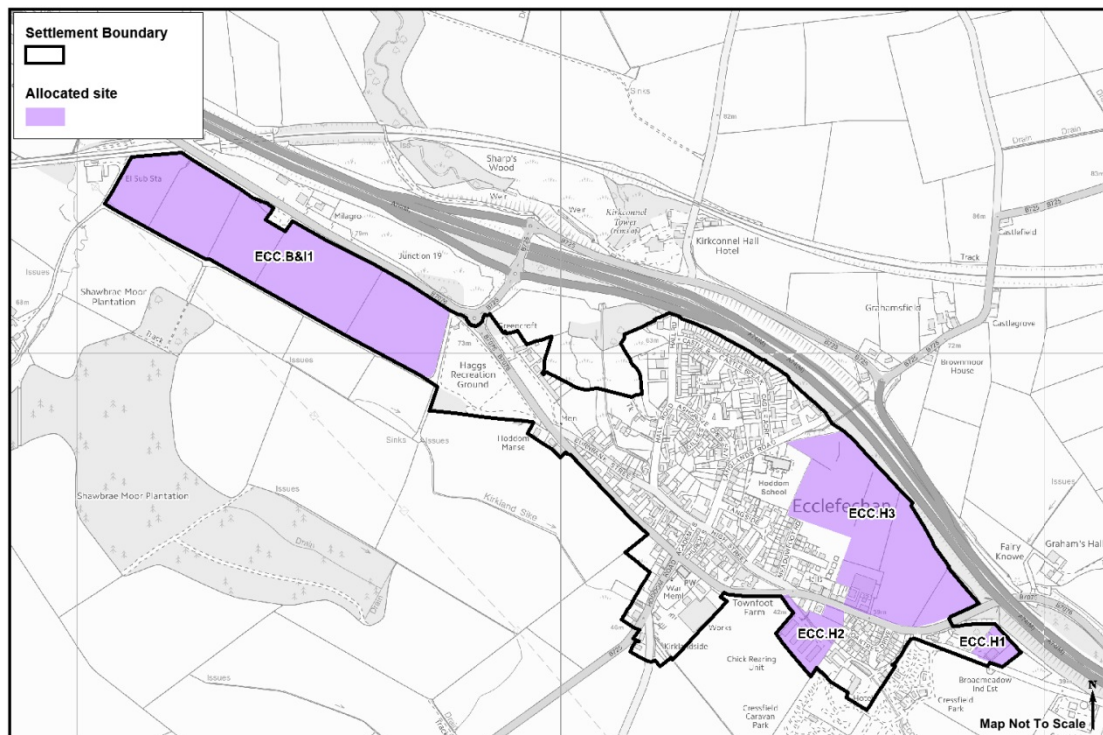
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Ecclefechan

3.2.29 There are 3 existing housing allocations in the adopted plan. The preferred option for LDP2 is to examine the effectiveness of these existing allocations and their development viability. Sites ECC:H1 Land adjacent to Tirie and ECC:H2 Land south of Buccleuch Cottage are currently in operational use respectively as an industrial site and a poultry farm. There is a need to examine the development viability of site ECC:H3 Ibrak Farm as at least 2 access points are required from the B7076. There is also the issue of the site's proximity to the A74(M) which would require screening and noise attenuation measures included in any proposed layout. This issue also applies to site ECC.H1.

3.2.30 No change is proposed to the existing business and industry allocation – ECC.B&I1 Land adjoining B7076, Junction 19 A74(M) Ecclefechan where there is active developer interest.



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Question 27: Do you agree with the preferred approach set out to the sites and settlements in the Annan HMA? If not, please explain why.

3.3 Eskdale Housing Market Area

Settlements with changes
<u>District Centres</u> - Langholm
Settlements with no changes
<u>Local Centres</u> - Canonbie

Business and Industry Overview

3.3.1 There are no allocated business and industry sites in the Eskdale HMA. Established business and industry sites are currently safeguarded and there may be redevelopment opportunities associated with these sites, subject to compliance with other policies.

Housing Overview

3.3.2 The housing land requirement for the Eskdale HMA is significantly lower than the approved plan. The options to meet this reduced requirement are discussed below.

Community Facilities and Infrastructure Overview

3.3.3 Scottish Water have confirmed that Black Esk Water Treatment Works has sufficient capacity for the allocated and proposed sites in Langholm and Canonbie. The Waste Water Treatment Works at Langholm has sufficient capacity for the allocated and proposed sites. However, Scottish Water request that early engagement is made prior to development to allow them to investigate the site LHM:H4 Murtholm Farm where development may impact on the existing network. At Canonbie, the waste water treatment works is currently being extended to accommodate new development.

3.3.4 The Council is currently developing a flood prevention scheme for Langholm. The development of the flood protection scheme for the River Esk (and tributaries of Ewes and Wauchope) will commence in 2017/18, with the scheme delivered in the period 2019-2021.

District Centre

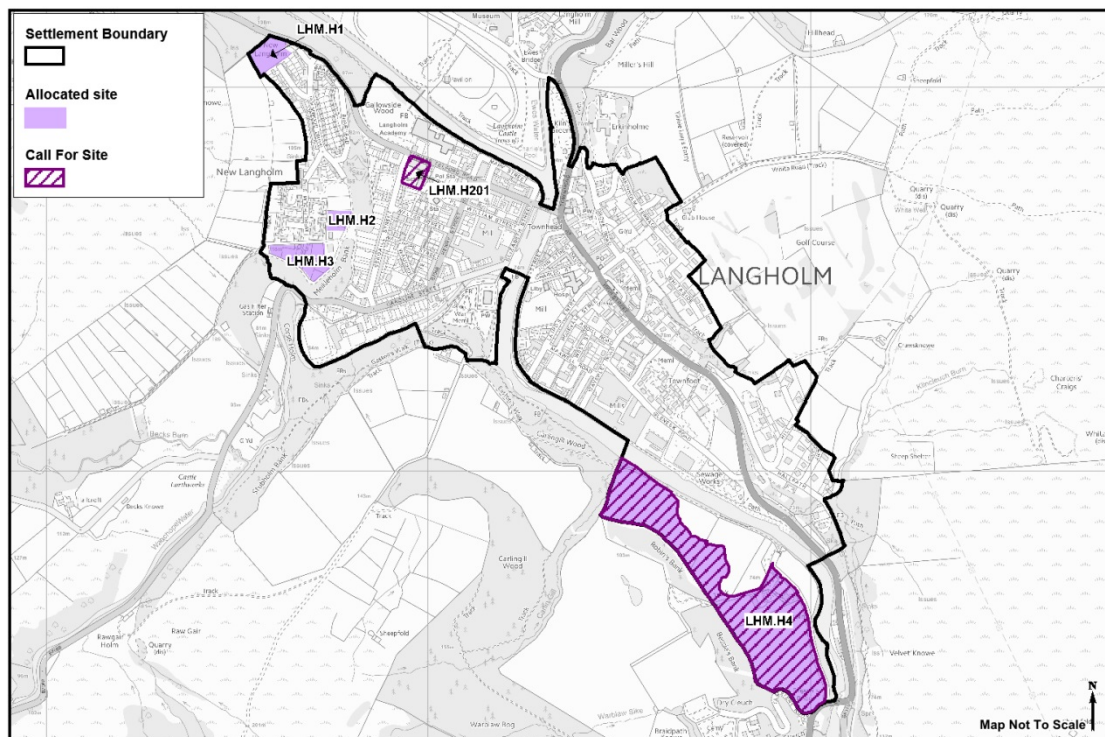
Langholm

3.3.5 The preferred option for LDP2 is to carry the following undeveloped existing housing allocations forward into LDP2:- LHM:H1 Holmwood Crescent; LHM: H2 Meikleholm Cottage; and LHM:H3 South of Meikleholm. Given the substantially reduced housing requirement for the HMA, there is a need to review the inclusion of

the site LHM:H4 Murtholm Farm allocated for up to 200 units or to consider it as a long term option. There are issues concerning the site’s development viability in terms of road access and the requirement to provide a new pedestrian and cycle bridge in the early phases of development linking this site with Langholm. In order to serve 200 units, a minimum of 2 points of access would be required. Further work is required to determine issues of road access, layout and demonstrate development viability. Water and drainage impact assessments are required to establish what impact the development would have on existing networks and early engagement with Scottish Water is recommended.

3.3.6 One site was submitted through the Call for Sites exercise (LHM:H201 Former Primary School, Thomas Telford Road) which is considered suitable for inclusion in LDP2 and is being considered as an allocated site as it provides an opportunity to secure a future use for this vacant Listed Building. A number of potential uses are currently being considered.

3.3.7 There are a number of redevelopment opportunities associated with former mill sites, subject to compliance with other policies.



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Question 28: Do you agree with the preferred approach set out to the sites and settlements in the Eskdale HMA? If not, please explain why.

3.4 Dumfries Housing Market Area

Settlements with changes
<u>Regional Capital</u> – Dumfries
<u>District Centres</u> – Kirkconnel / Kelloholm, Lochmaben, Lockerbie, Moffat, Sanquhar, Thornhill
<u>Local Centres</u> - Closeburn, Holywood, Moniaive, Penpont
Settlements with no changes
<u>Local Centres</u> – Glencaple, Johnstonebridge, New Abbey

Inset maps are proposed for Beattock and Dunscore.

Business and Industry Overview

3.4.1 No change is proposed to the A74(M).B&I1 Hangingshaws, Johnstonebridge business and industry allocation which falls within this HMA.

3.4.2 Business and industry sites are allocated within Dumfries, Kirkconnel / Kelloholm, Lockerbie and Sanquhar with Mixed Use sites allocated at Lockerbie, Moffat and Thornhill, all of which apart from Thornhill also have Established business and industry sites along with Lochmaben which are currently safeguarded. There are also safeguarded sites within the local centres of Closeburn and New Abbey.

3.4.3 The existing allocations and proposed new allocations in Dumfries and Kirkconnel / Kelloholm are considered to meet the future demand. This proposed approach emphasises the need to protect established business and industry sites from competing uses and LDP2 will continue to identify and protect such sites.

Housing Overview

3.4.4 The housing land requirement for the Dumfries HMA is marginally higher than the adopted plan and the options to meet this requirement are discussed below.

Community Facilities and Infrastructure Overview

3.4.5 Scottish Water have confirmed that Black Esk, Terregles and Larchfield Water Treatment Works and Dalscone, Lincluden and Troqueer Waste Water Treatment Works all have sufficient capacity for the allocated and proposed sites in Dumfries. Scottish Water have also confirmed that Black Esk Water Treatment Works has sufficient capacity for the allocated and proposed sites in Lochmaben, Lockerbie and Johnstonebridge. Water Treatment works serving Kirkconnel / Kelloholm, Sanquhar, Holywood and New Abbey largely have sufficient capacity to serve the

allocated and proposed sites. Further investigation and investment of the water treatment capacity is likely to be required at Thornhill, Dunscore, Moniaive and Penpont. There are currently water network issues within Lockerbie and further investigation may be required to establish impact. Moffat Water Treatment Works serving Moffat and Beattock has sufficient capacity for the allocated and proposed sites in Moffat and Beattock.

3.4.6 Waste water treatment works serving Kirkconnel / Kelloholm, Lochmaben, Lockerbie, Moffat, Sanquhar, Thornhill, New Abbey, Penpont and Beattock largely have sufficient capacity to serve the allocated and the proposed sites, subject to confirming the number of house units proposed at the Beattock sites. Further investigation and investment of the waste water treatment capacity is likely to be required at Holywood and Dunscore. At Lockerbie, Scottish Water request that early engagement is made prior to development to allow them to discuss build out rates and establish any potential investment at the Waste Water Treatment Works.

3.4.7 The potential of new railway stations at Beattock and Thornhill are currently being investigated. A Scottish Transport Appraisal Guidance (STAG) Pre Appraisal study found that there is potential to reopen stations at these locations. SWestrans have agreed to progress the stations reopening through the next stage of the STAG process in relation to the development of a potential bid to the Scottish Stations Fund. A range of other options will also be investigated including RailBus – providing effective bus-rail service integration, bus service and route improvements and community transport development. Park and Ride along with Active Travel options are also being investigated at Beattock.

3.4.8 Following the Dumfries and Galloway Transport Summit (August 2016) Transport Scotland will work with stakeholders to discuss capacity and the condition of the rolling stock on the Nith Valley line.

Regional Capital

Dumfries

Business and Industry

3.4.9 The adopted LDP contains 7 business and industry allocated sites, the majority of which are considered to provide an opportunity for the future expansion needs of business premises. It is proposed to carry 5 of these sites through to LDP2 (DFS.B&I 1, DFS.B&I 2, DFS.B&I 4, DFS.B&I 5 and DFS.B&I 6). The site at Garroch Loaning (DFS.B&I 3) was allocated in the current plan as this was identified as the proposed site for the re-location of the Dumfries and Galloway Royal Infirmary and is currently under construction. The site at Clumpton Hill (DFS.B&I 7) is a site adjacent to the A75 Trunk Road. However, there are combined issues of visual prominence resulting in the need for screen planting, access requirements and the possible land take for this along with ground conditions, the existence of peat and the need to ensure development is kept to

the lower slopes of Clumpton Hill all of which may result in the site not being viable for commercial development. As a result it is proposed to remove this site from the plan.

3.4.10 It is proposed to reduce in size both the allocated sites at Heathhall – North of the Aviation Museum (DFS.B&I 1) and at land south of Dumfries Enterprise Park (DFS.B&I 5). The Aviation Museum have purchased additional land to expand the museum which now dissects the remaining areas of the DFS.B&I 1 allocation. This southern area is small in scale and in a separate ownership. It is therefore proposed to delete this part of the allocation but include it within the adjacent area of Established Business and Industry land. It is also proposed to reduce the size of DFS.B&I 5 to remove the area of Ancient Woodland which is present in the southern part of the site.

3.4.11 Many of the allocated business and industry sites are long standing but there does now appear to be interest coming forward in developing some of these sites therefore additional land is being considered for inclusion in LDP2. The land to the west of the Interfloor Factory at Edinburgh Road (DFS.B&I 266) would provide for a small scale commercial use for this site adjacent to the A76 Trunk Road and is being proposed as an allocated site. 2 larger sites are also being considered as alternative proposals, although it is not considered that both sites will necessarily be required at this time. Land at Starryheugh (DFS.B&I 253) lies adjacent to the A75 Trunk Road to the west of the town and adjacent to existing industrial estates. The site is very visually prominent gateway location to the town and would as a result be expected to be developed more as a high quality business park rather than for industrial purposes. The site would also require extensive screen planting. The land south of Tinwald Downs Road (DFS.B&I 201) is not visually prominent but there may be access issues in relation to the site depending on the scale of development and the landowner has yet to be contacted in relation to their aspirations.

3.4.12 There are a further 11 established business areas throughout Dumfries, the majority of which are multi user estates offering a range of opportunities for business and commercial expansion. However, 2 locations would become single user sites in LDP2 should other proposals be taken forward. These are at Gates, south of the Interfloor Factory, and at Penman's, both located on the A76 Edinburgh Road and it is proposed to remove the Established Business and Industry designations covering these sites from LDP2.

3.4.13 A site is also allocated specifically for town centre uses at Brooms Road (DFS.TC1), it is proposed to carry this forward into LDP2.

3.4.14 4 sites were submitted through the Call for Sites exercise for mixed use purposes. The sites at the Interfloor Factory (DFS.MU203) and land west of Edinburgh Road (DFS.MU204) are considered to have development potential and are proposed for inclusion in LDP2. The other 2 proposed mixed use sites and the reasons why they are not included in the MIR are set out in the site assessments and "Call for Sites submissions and reason for not being taken forward" documents.

Dumfries Inset Map - Business & Industry

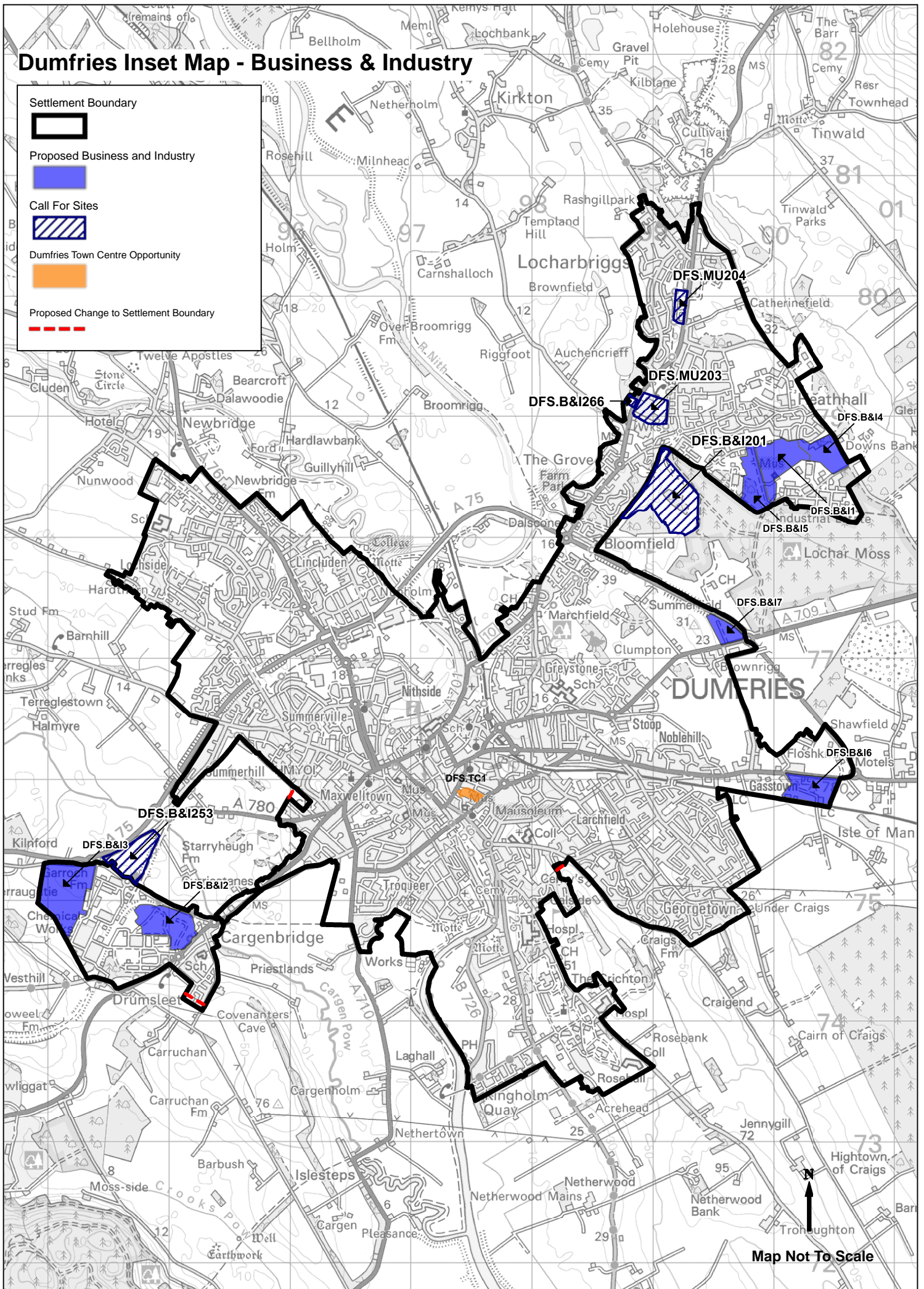
Settlement Boundary


Proposed Business and Industry


Call For Sites


Dumfries Town Centre Opportunity


Proposed Change to Settlement Boundary

Map Not To Scale

Housing

3.4.15 Housing allocations contained in the adopted LDP followed a strategy of allocating larger sites for the purposes of identifying infrastructure requirements. This was considered to be an aspirational approach to plan for future growth. Smaller sites would be considered on a case by case basis under a criteria based policy approach. As a result, there are 8 housing sites allocated in the adopted plan, 3 of which are for long term development and none of these 8 sites have been completed or are currently under construction.

3.4.16 The sites at Marchfield (DFS.H2), Heathhall College (DFS.H4) and Lincluden Depot (DFS.H6) are considered to be effective and are proposed to be carried through to LDP2, as are the long term sites at Ladyfield (DFS.H5) and Catherinefield Farm (DFS.H8). The site at Barnhill (DFS.H1) is considered to have ownership issues which affects its effectiveness and as a result it is proposed to remove this site from LDP2. Recent flood events have resulted in the Council's Flood Risk Management Team objecting to the continued inclusion in their current format of the sites at Noblehill (DFS.H3) and the long term site at Brownrigg Loaning (DFS.H7). It is therefore proposed to remove Brownrigg Loaning from LDP2 and reduce Noblehill by approximately half its size. The settlement boundary would then be redrawn to reflect these deletions.

3.4.17 51 sites were submitted through the 2 Call For Sites exercises. Many of these sites are brownfield and / or are considered to form logical infill developments in and around the town. These sites are included within the approaches outlined below. Not all the sites submitted are needed to meet the housing requirement for the HMA and therefore a large number of sites are not being proposed for inclusion in the MIR. Many of these sites may also not be proposed for a number of additional reasons such as technical constraints, landscape impact and not being logical extensions to the town, all of which are set out in the site assessments and "Call for Sites submissions and reason for not being taken forward" documents. In particular a large number of large sites were promoted to both the south west of the town, south of Park Road, adjacent to New Abbey Road, and to the north west of Dumfries, around the Glasgow Road area and the Small Building Groups of Newbridge and Nunwood. These sites would constitute very large extensions to the town which are not considered appropriate at this time looking at both the housing requirement figures and existing completion rates and they would be located on the outer fringes of the town.

3.4.18 In proposing additional housing allocations in LDP2, 2 approaches have been identified and are shown on the maps below:


- **Preferred Approach – provide a greater diversity in the size and location of sites around the town to provide for a larger range of opportunities**


- **Alternative Approach – to continue with the strategy of only allocating a smaller number of larger sites. The issue with this approach is that as there are no national housebuilders currently active in the region these sites are unlikely to be brought forward during the plan period and therefore do not adequately reflect building patterns in the town.**


The sites proposed to be included in the 2 approaches are set out in the table below:


Site Ref.	Site Name	Preferred	Alternative
DFS.H2	Marchfield	X	X
DFS.H3	Noblehill (part of)	X	X
DFS.H4	Heathhall College	X	X
DFS.H5	Ladyfield (long term)	X	X
DFS.H6	Lincluden Depot	X	X
DFS.H8	Catherinefield Farm (long term)	X	X
DFS.H205	Land east of Edinburgh Road	X	X
DFS.H209	Lochfield	X	
DFS.H218	Oaklands, Terregles Road (part of and partly long term)	X	X
DFS.H221	Former Oil Depot, Terregles Road	X	X
DFS.H225	Ladyfield East	X	
DFS.H236	Nithbank	X	X
DFS.H237	Ladyfield West	X	
DFS.H238	Land north of Summerville Avenue	X	
DFS.H241	Land north of Cairnsmore Avenue	X	
DFS.H262	Maxwelltown High School (Part of)	X	X
DFS.H263	Land at Hardthorn Road	X	
DFS.H264	Land at Edinburgh Road	X	
DFS.H265	Land north of former Interfloor Factory	X	X

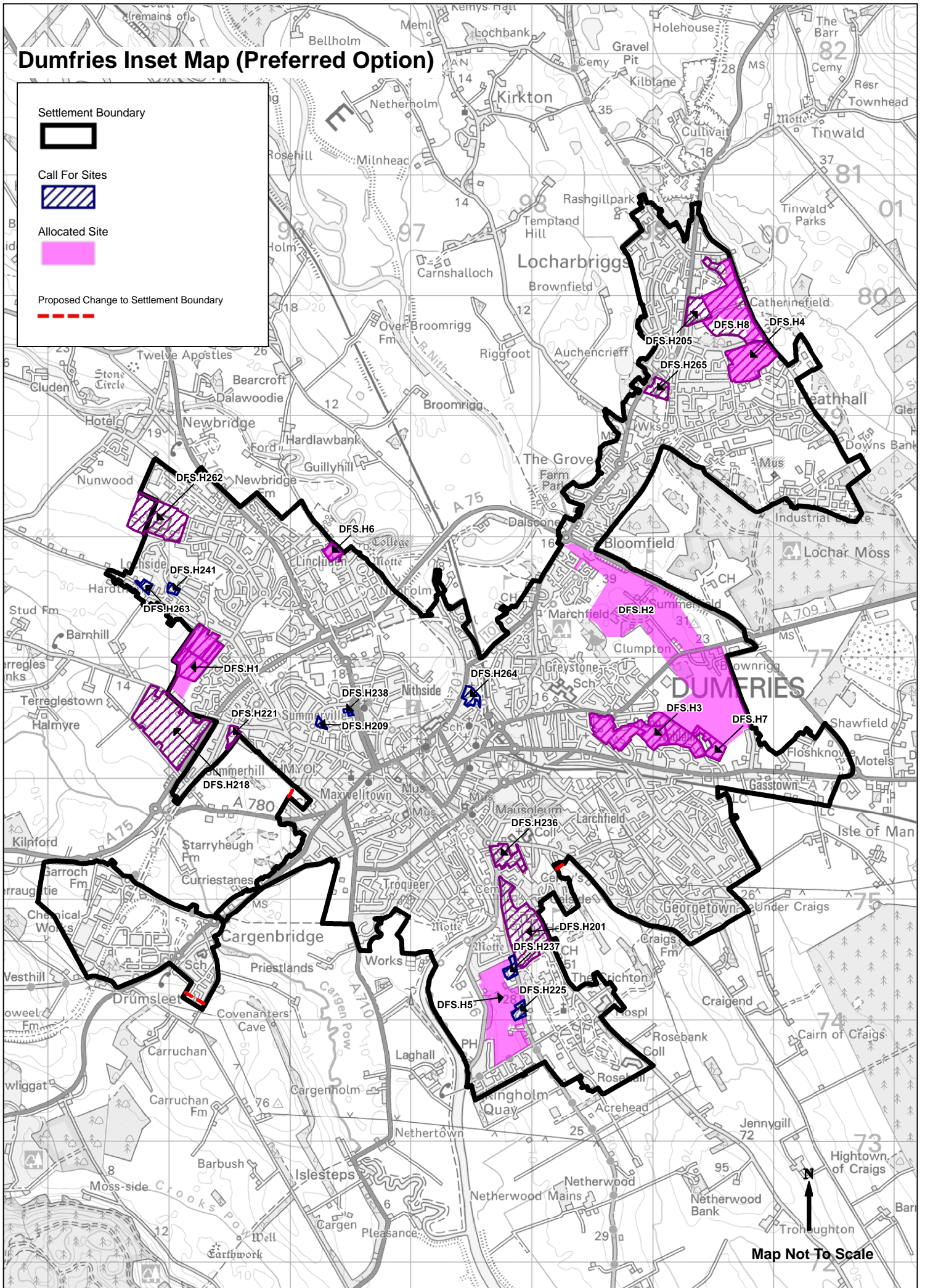
Dumfries Inset Map (Preferred Option)

Settlement Boundary


Call For Sites



Allocated Site



Proposed Change to Settlement Boundary






Map Not To Scale

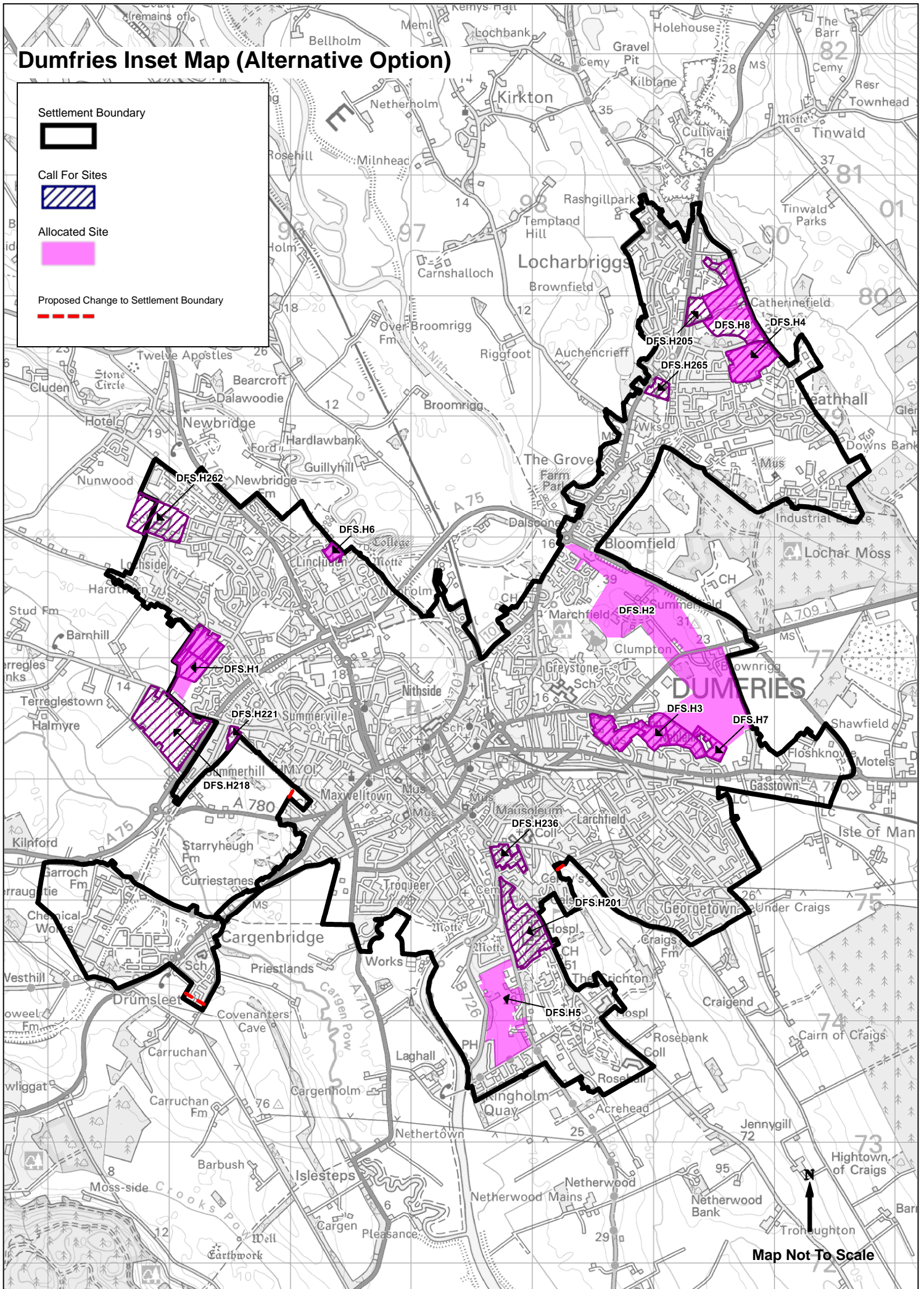
Dumfries Inset Map (Alternative Option)

Settlement Boundary


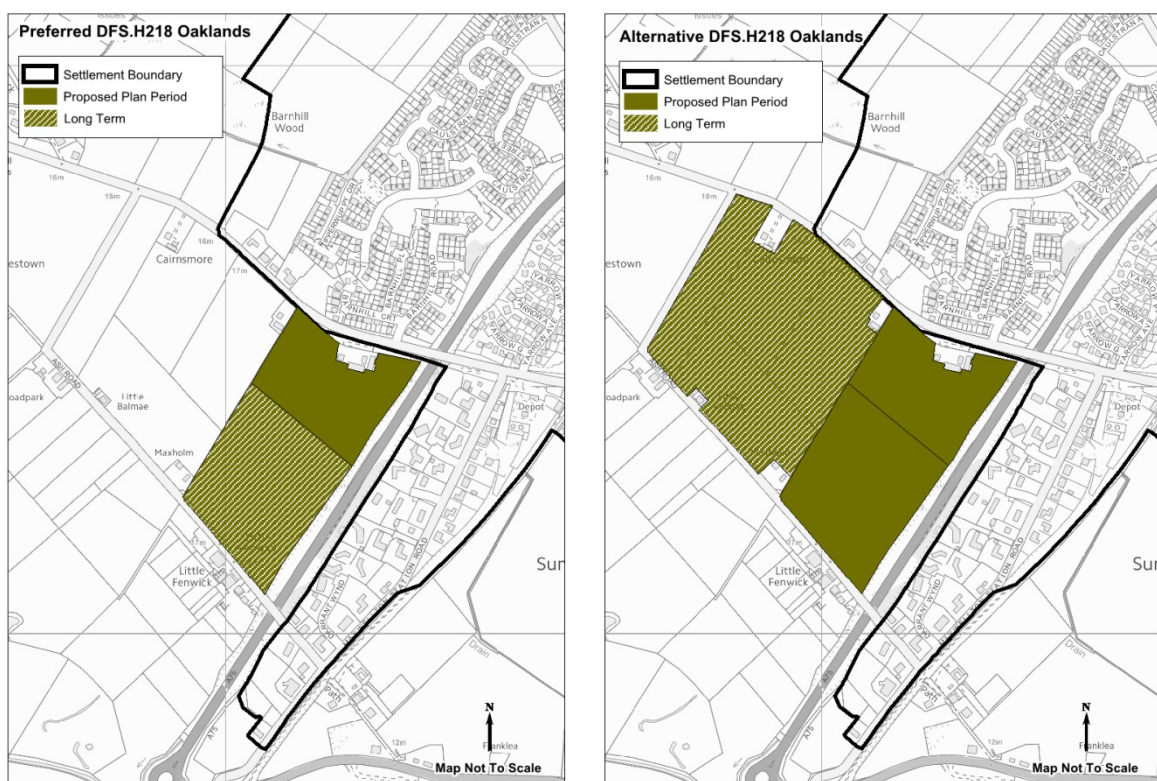
Call For Sites


Allocated Site


Proposed Change to Settlement Boundary




3.4.19 The largest of the proposed new sites is land at Oaklands, Terregles Road (DFS.H218) which would provide a self-contained greenfield site with easy access to both the town centre and the new hospital from a range of transport modes and is adjacent to new development in the north-west of the town. It is considered that this site would provide some compensation for the loss of the allocated site at Barnhill (DFS.H1) although neither of the approaches, outlined above, would include the site in its entirety for development in the LDP2 plan period. The maps shown below provide the preferred and alternative options for proposed and long term land allocations for Oaklands set out in the two options above. Should this site, or part of it, be included in LDP2 then the settlement boundary would be amended to take the allocation into account.



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3.4.20 The existing Dumfries and Galloway Royal Infirmary (DFS.H201) at Bankend Road will become vacant by the end of 2017 / early 2018 as a result of its relocation to the west of the town. This, along with the Crichton Quarter and Ladyfield are included in the adopted LDP as a development opportunity. The Council, NHS and other stakeholders are working together to produce a development framework for this part of the town which will become supplementary guidance to the adopted LDP. It is expected that this work will be concluded shortly and therefore firmer proposals can be included in the Proposed Plan. Future uses are also being explored for Nithbank (DFS.H236) which are likely to include a mix of residential and office space and is being proposed as an allocated site.

Amendments to Settlement Boundary

3.4.21 Apart from the boundary changes discussed above 3 other amendments to the settlement boundary are proposed.

- It is proposed to remove the paddock area adjacent to Beeches Avenue, Cargenbridge (which is white land in the adopted LDP) from the settlement boundary. A number of enquiries have been received in relation to the development of this site but landownership issues relating to the existing green space would appear to be insurmountable. No other access arrangements would appear to be feasible and therefore, in the interests of clarity, it is proposed to remove this land from LDP2.
- It is proposed to include land at Laurieston Avenue within the settlement boundary. This would allow Dumfries and Galloway Golf Club some flexibility in making improvements to the golf club and assist in resolving existing amenity issues related to the golf club in the area.
- It is proposed to include land at Craigs Road (which already has planning permission) for a small residential development.

3.4.22 An additional submission for a boundary change at Quarry Road, Locharbriggs is not proposed to be taken forward into LDP2. This location was considered at the previous LDP examination and there are not considered to have been any change in circumstances since that time to warrant the amendment.

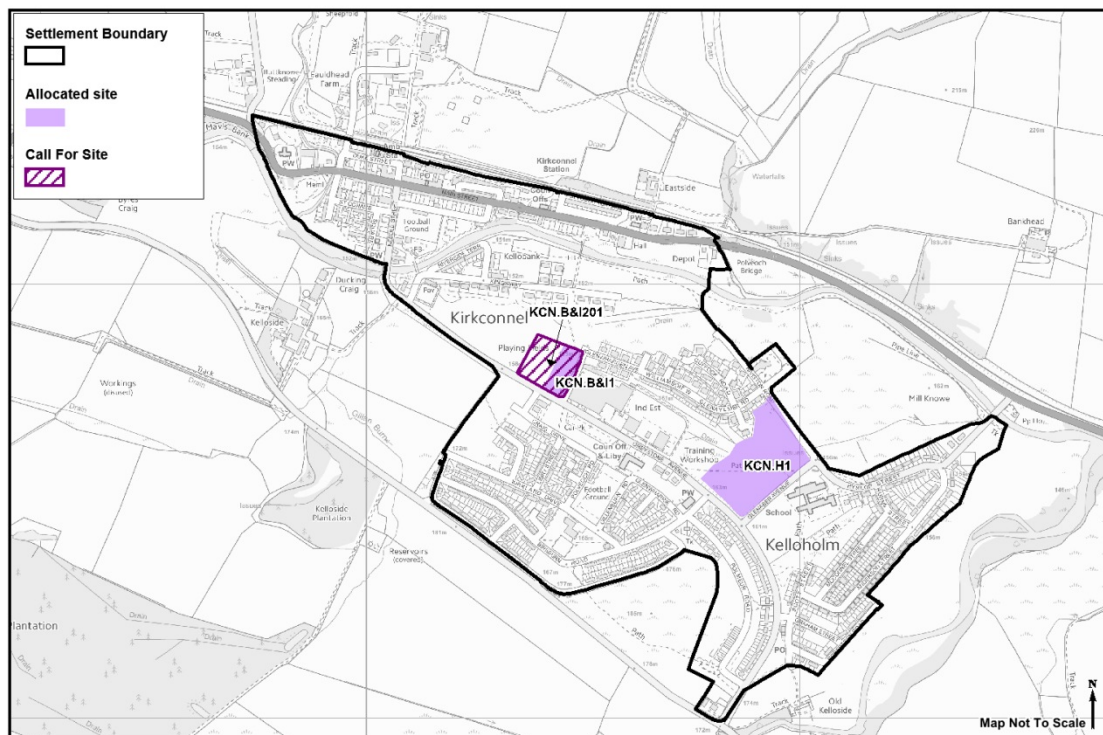
3.4.23 As a result of not including the proposed sites in the north western part of the town there are no proposed changes to the settlement boundary to include Newbridge and Nunwood Small Building Groups within the Dumfries settlement boundary.

District Centres

Kirkconnel / Kelloholm

3.4.24 Land is currently allocated at Glenaber Avenue (KCN.B&I 1) which provides opportunity for the expansion of business premises. An additional area of land as an extension to KCN.B&I 1 is proposed (KCN.B&I 201) which would provide further opportunities to expand this site and is being proposed as an allocated site..

3.4.25 It is proposed to carry forward the current housing allocation at Glenaber Avenue (KCN.H1) into LDP2 as it is still considered to be effective. However, further discussion will need to take place with the landowner to consider phasing opportunities. No additional sites were received through the Call For Sites exercise.



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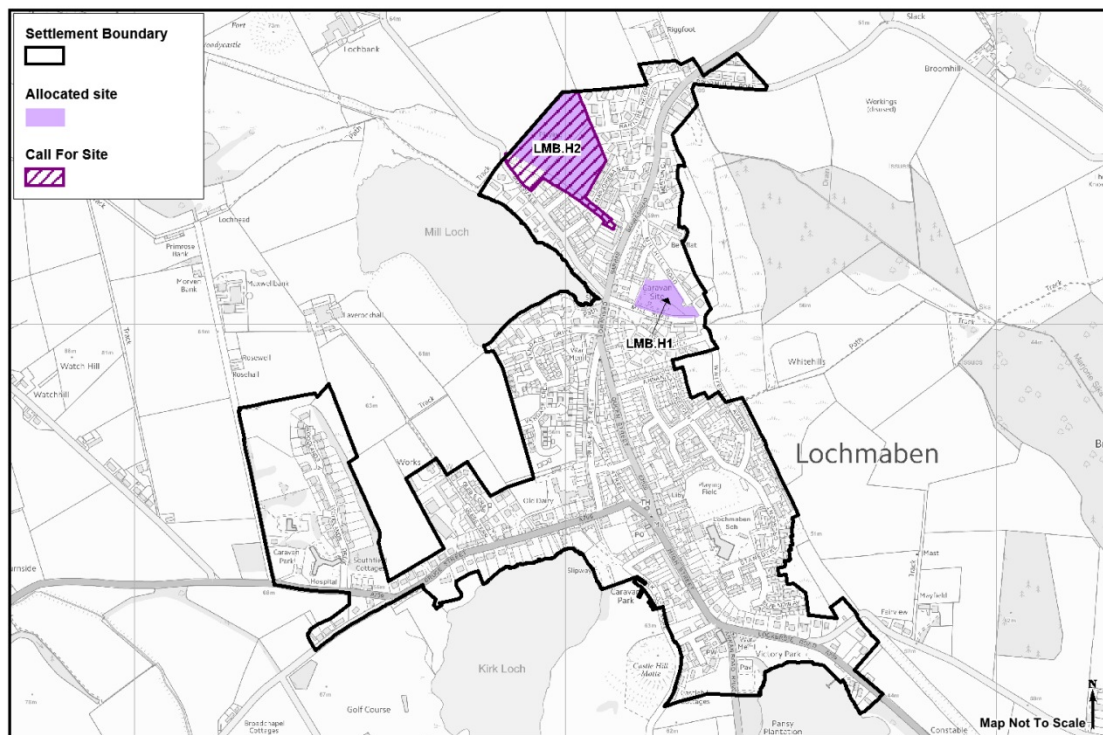
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Lochmaben

3.4.26 In addition to the established business and industry site at Glebe Terrace, a further business and industry site is located at Bruce Street which requires to be added to the Proposals Map.

3.4.27 There are 2 housing allocations in the adopted plan, and it is proposed to carry both forward into LDP2 – LMB.H1 former Railway Station and LMB.H2 Laverockhall. In relation to the latter, there is a minor boundary change to include further land fronting on to Mossvale.

3.4.28 2 sites were submitted through the Call for Sites exercise and the reasons why they are not included in the MIR are set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



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Lockerbie

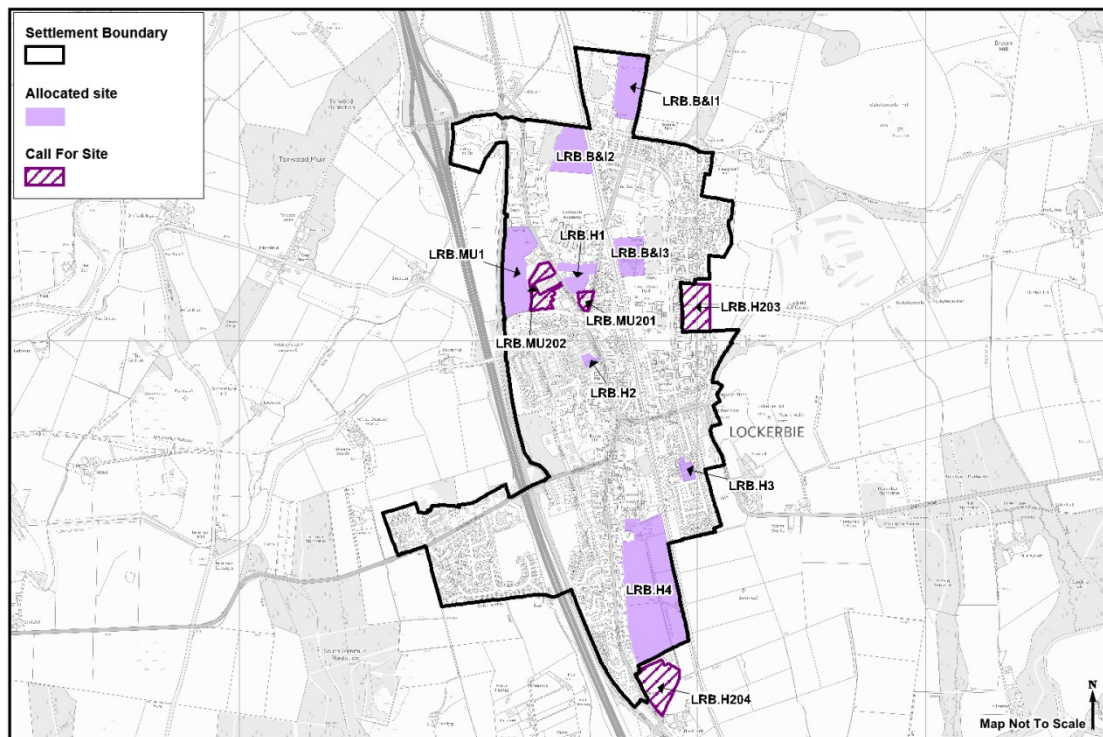
3.4.29 In addition to the established business and industry sites at Broomhouses and Lockerbie north, site LRB.B&I1 Dryfe Road has been completed. LRB.B&I2 Broomhouses is under construction and plots remain. The site LRB.B&I3 Former Primary School has been developed in part as a multi-use games area. There is also evidence of demand for office floorspace in Lockerbie.

3.4.30 Given this rate of development, there is a need to identify further business and industry sites in the area and it is suggested that options be explored at Lockerbie north. This will be informed by the Employment Land Study. One option would be to explore the possibility of the mixed use site LRB.MU1 Land west of the Ice Rink as a site for business and industry. Road access from the B7076 (All Purpose Road) would be acceptable for commercial or business / industry uses.

3.4.31 It is proposed to carry forward the existing housing allocations into LDP2. LRB.H1 Former Academy, LRB.H2 10-14 Townhead Street, LRB.H3 Park Place and LRB.H4 Netherplace Farm are all still considered to be effective. 7 sites were submitted through the Call for Sites exercise. Of these, 2 are considered suitable for various uses and a further 2 are potential housing options subject to further assessment. LRB:H203 Land north of Hillhead Street requires further investigation in relation to road access and landscape mitigation. LRB:H204 Carlisle Road requires further investigation as a potential flood risk has been identified and a flood risk and drainage impact assessment would be required.

3.4.32 LRB.MU201 Dryfe Road Offices, Glasgow Road provides a conversion / redevelopment opportunity for a range of community uses. LRB.MU202 former Caravan Park, Glasgow Road has consent for a swimming pool and leisure centre.

3.4.33 The assessment of the other 3 sites and the reasons why they are not included in the MIR are set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



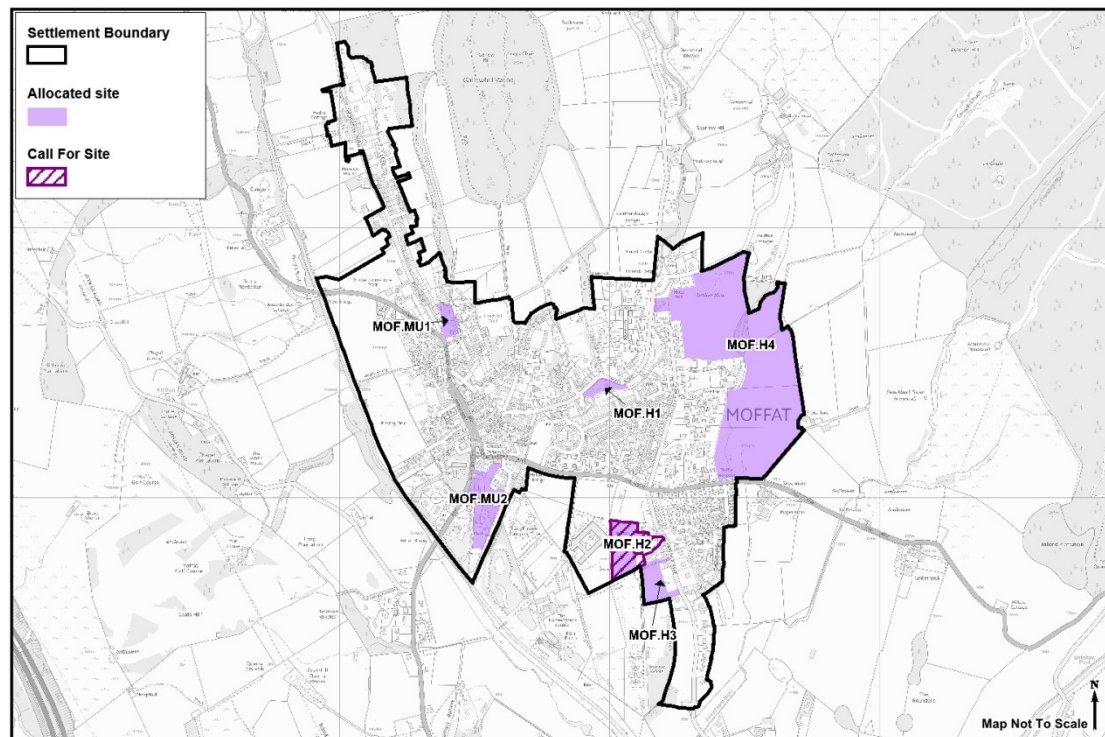
Moffat

3.4.34 A community action plan is currently being prepared for Moffat and Beattock. The Plan contains actions and proposals to improve Moffat and Beattock set within a long term vision and framework for each community.

3.4.35 There are 4 housing allocations in the adopted local plan. It is proposed to carry them forward into LDP2. MOF.H1 Dickson’s Well, MOF.H2 Greenacres, MOF.H3 Old Carlisle Road and MOF.H4 Selkirk Road are all still considered to be effective. There are 2 mixed use sites MOF.MU1 Former Academy and MOF.MU2 Former Woollen Mill in the adopted local plan and it is also proposed to carry these forward into LDP2.

3.4.36 5 sites were submitted through the Call for Sites exercise but it is not proposed to take them forward. 2 sites related to proposed housing use, a further 2 related to mixed use sites and finally, there 1 site for business and industry. The assessment of these sites and the reasons why they are not included in the MIR is

set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



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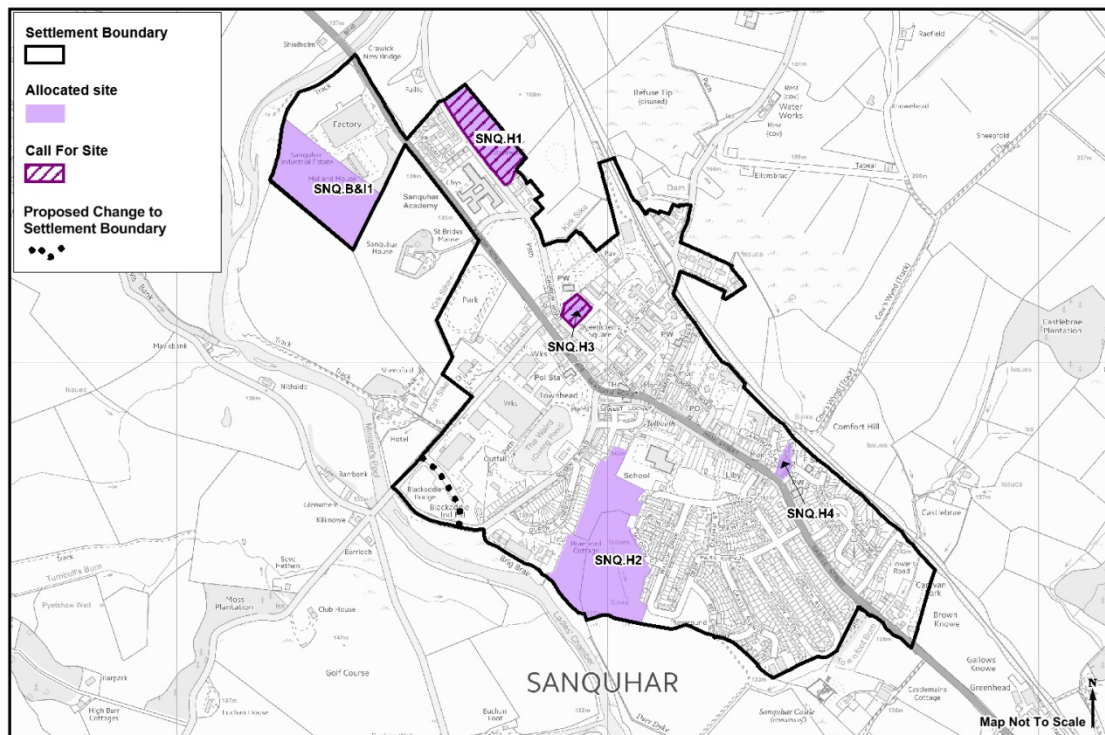
Sanquhar

3.4.37 In addition to the established business and industry sites at Glasgow Road and Blackaddie Road, land is currently allocated at Glasgow Road (SNQ.B&I 1) which provides opportunity for the expansion of business premises. A small area to the southern part of the established business land at Blackaddie Road is proposed to be removed from the settlement boundary in the interests of clarity as this land is not considered suitable for development.

3.4.38 There are 4 housing allocations in the adopted local plan. Land at both Church Road (SNQ. H1) and Queen’s Road (SNQ.H2) have planning permission and the preferred approach is to take these through to LDP2 along with land at Queensberry Square (SNQ.H3) which is considered to be effective. Land at High Street (SNQ.H4) has previously had planning permission for residential development but this has now lapsed. The site itself is currently in use as a garage /workshop and may continue in this use for this time. It is therefore proposed to remove this site from LDP2. Any proposals that do come forward could be considered within the criteria based policy framework.

3.4.39 3 sites were submitted through the Call for Sites exercise but it is not proposed to take them forward. The assessment of these sites and the reasons why

they are not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



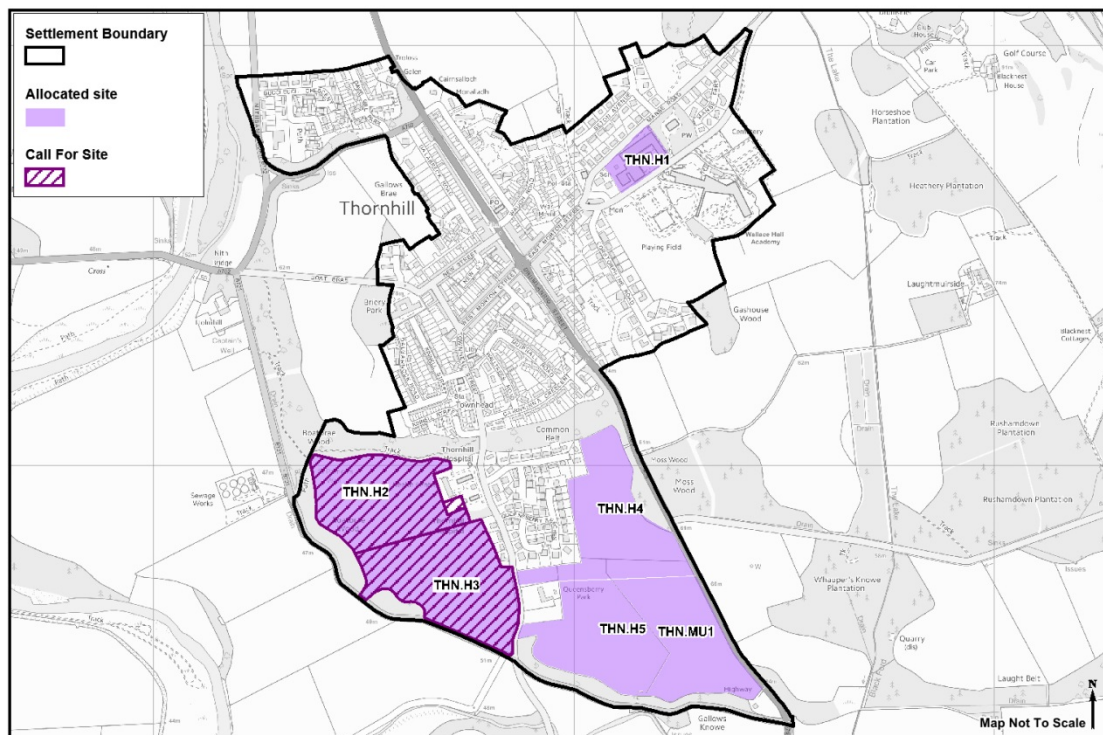
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Thornhill

3.4.40 There is no specific allocated business and industry sites in Thornhill. However, the Mixed Use site THN.MU1 at Gallows Knowe is to include flexible business units and it is proposed to carry forward this allocation into LDP2.

3.4.41 The only housing site in the adopted LDP that has been developed is THN.H1 and although there is a proportion of this site remaining it is not considered appropriate to allocate it in its own right. It is proposed to carry through the remaining undeveloped housing allocations (2 of which are identified for long term development) into LDP2. THN.H2 Hospital Brae, THN.H3 Boatbrae, THN.H4 Queensberry Beeches and THN.H5 Queensberry Park are still considered to be effective.

3.4.42 2 sites were submitted through the Call for Sites exercise but it is not proposed to take them forward. The assessment of these sites and the reasons why they are not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



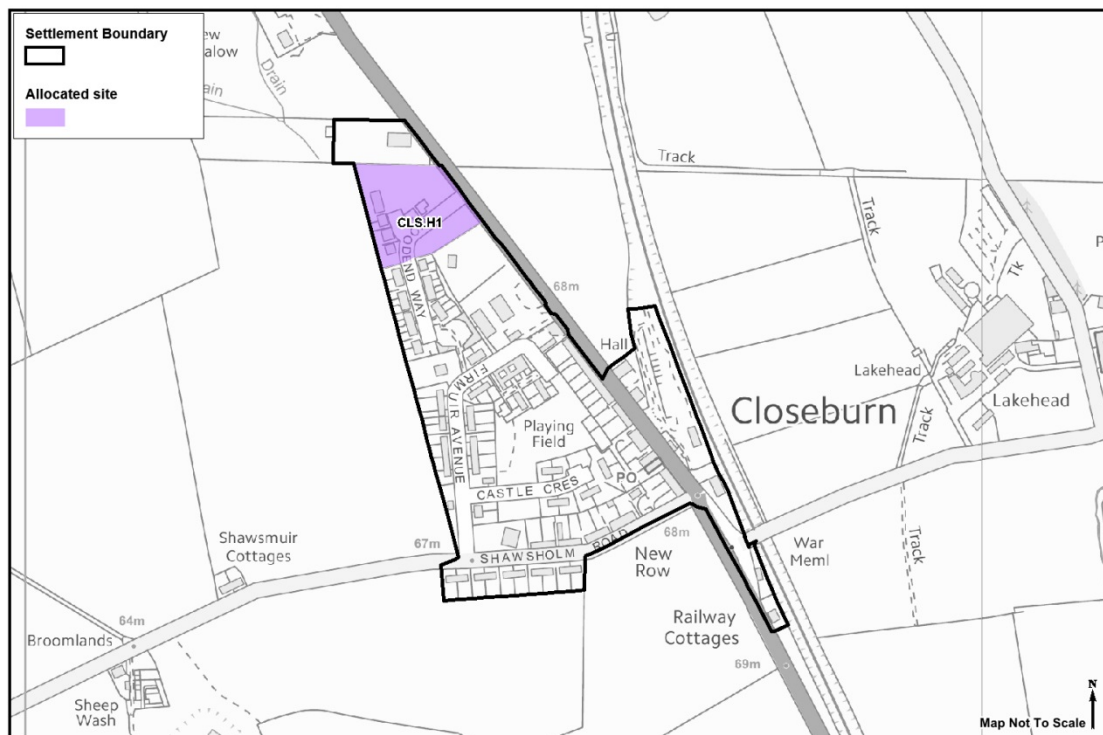
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Local Centres

Closeburn

3.4.43 There is an established business land adjacent to the A76 trunk road which provides an opportunity for the expansion of business and industry premises.

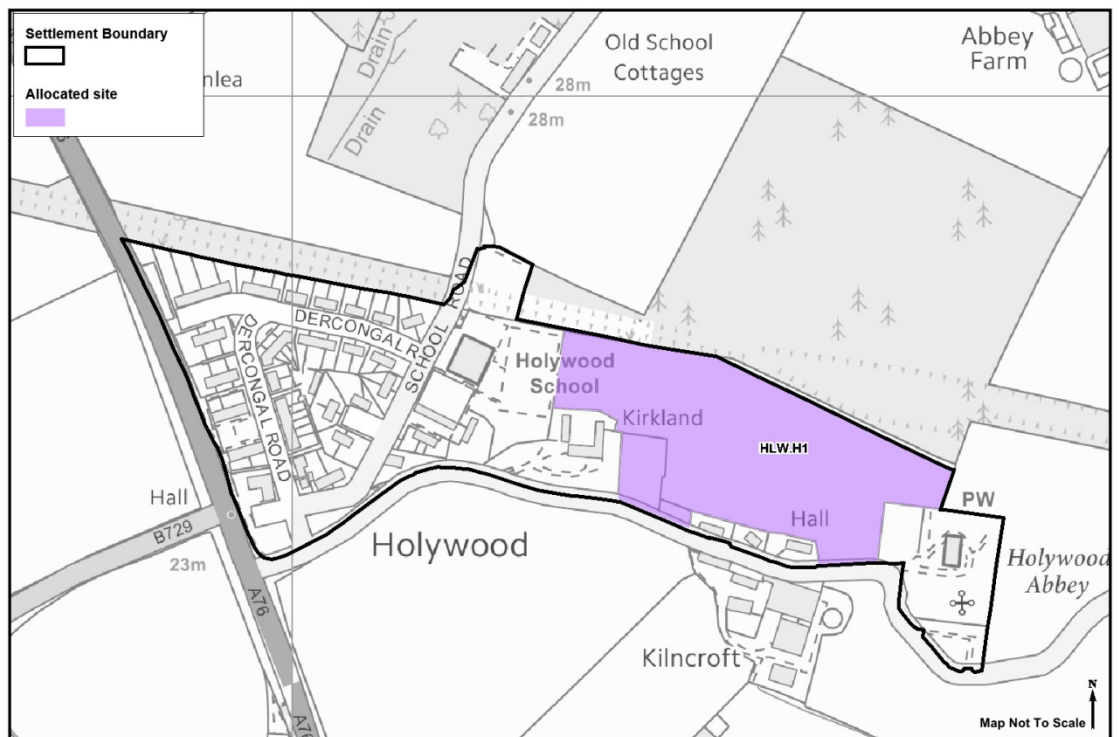
3.4.44 There is currently 1 housing allocation in Closeburn at Woodend Way (CLS.H1) but this site is under construction and nearing completion and therefore this allocation will be deleted from the inset map. No sites were submitted for consideration through the Call For Sites exercise.



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Hollywood

3.4.45 There is currently only 1 housing allocation in Hollywood, namely Kirkland (HLW.H1). It is proposed to carry this site forward into LDP2 as it is still considered to be effective. The site guidance does make it explicit that the eastern part of the site is unlikely to be suitable for development due to the extensive and significant archaeological remains within the site. However, in the interests of clarity, it is proposed to reduce the site area by approximately half and reduce the settlement boundary accordingly. No sites were submitted for consideration through the Call for Sites exercise.



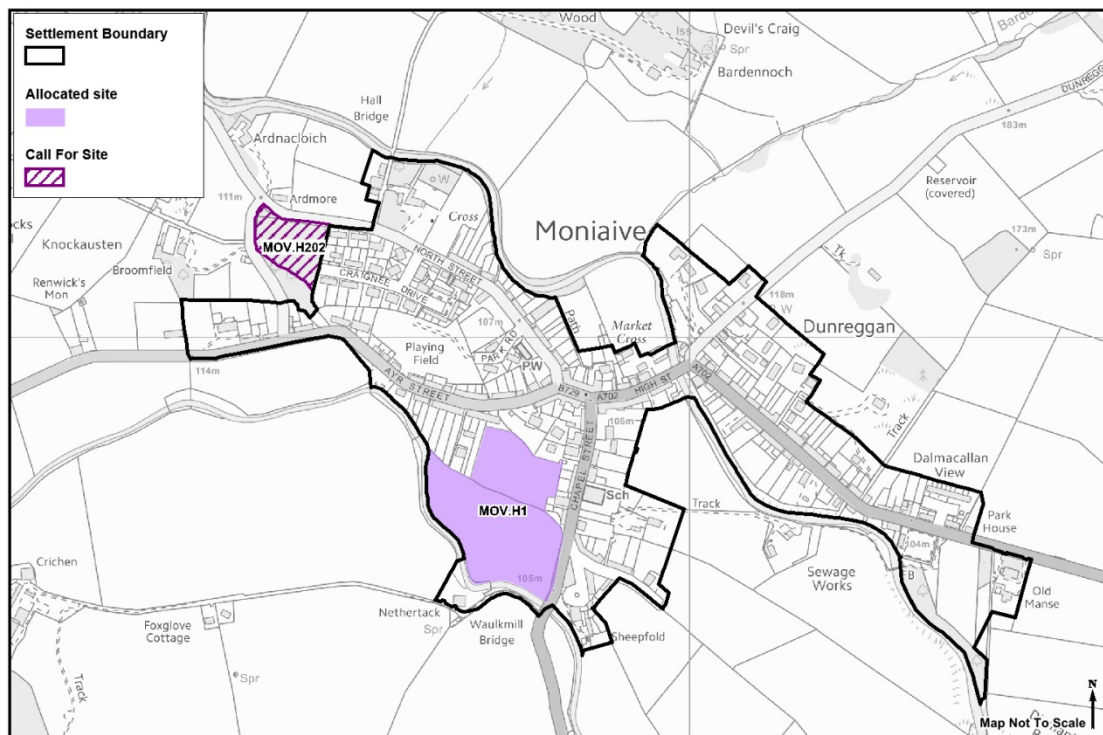
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Moniaive

3.4.46 There is currently only 1 housing allocation in Moniaive, namely land at Chapel Street (MOV.H1). However, recent flood events have resulted in the Council's Flood Risk Management Team and SEPA objecting to the continued inclusion of the site in the plan. It is therefore proposed not to include the site in LDP2. The settlement boundary would then be re-drawn to reflect the site's deletion from the plan.

3.4.47 An additional site was submitted at Broomfield Meadow (MOV.H202) which is considered to have potential for housing development and is being proposed as an allocated site. However, the need to retain some of the existing trees on the site may limit the land available.

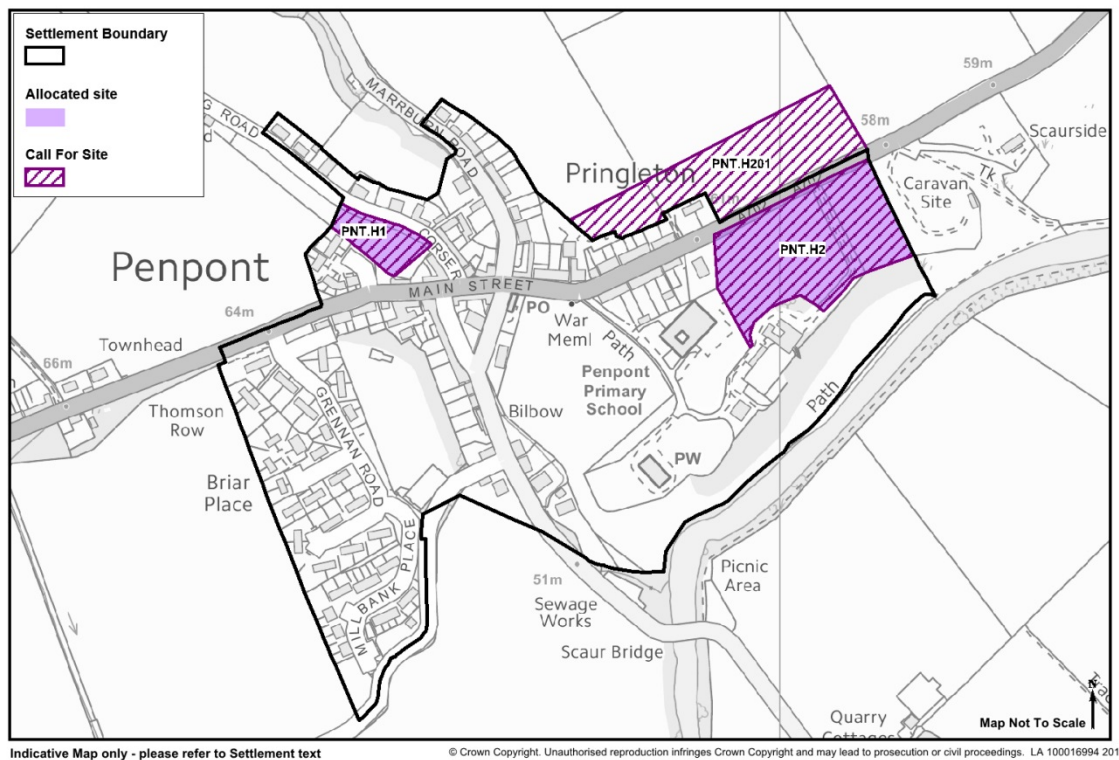


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Penpont

3.4.48 There are 2 housing allocations in the adopted plan and it is proposed to carry both of them forward into LDP2. Land at West of Bogg Road (PNT.H1) and Main Street (PNT.H2) are still considered to be effective. It is proposed to reduce the area of the site at Main Street (PNT.H2) in line with the existing access which traverses the site and physically separates it into 2 parts.

3.4.49 An additional site was submitted through the Call for Sites exercise to the north of Main Street (PNT.H201). Part of this site is being proposed as an allocated site., on the lower ground with a road frontage onto Main Street, may have some limited development potential and could be considered either as an allocation or a change to the settlement boundary. The latter would be the preferred option.



New Local Centres

Beattock

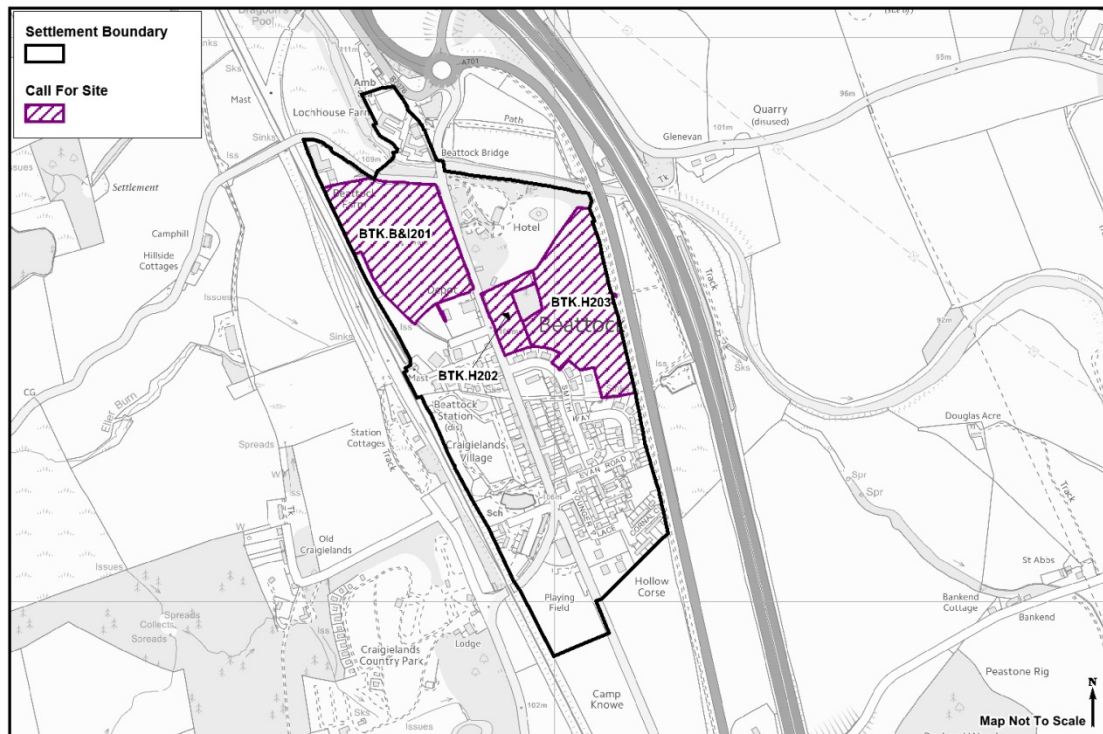
3.4.50 The settlement is now defined as a Local Centre in terms of the settlement hierarchy as it has more than 3 community facilities and it is proposed that an Inset Map is included in LDP2. Community facilities now include the primary school, shop, village hall and inn and restaurant.

3.4.51 A community action plan is currently being prepared for Moffat and Beattock. The Plan contains actions and proposals to improve Moffat and Beattock, set within a long term vision and framework for each community. The potential to reopen the station at Beattock is currently being investigated.

3.4.52 The Community Council submitted 5 potential housing sites for consideration. It is considered there is scope to include 3 site options in LDP2; 2 for proposed housing - BTK.H202(Main Street), BTK.H203 (Smith Way) and BTK.B&I 201 (North West, Main Street) a potential business and industry site or station related uses subject to further assessment and consultation with the landowners. The site assessment work has shown that BTK.H202 (Main Street) has potential as a housing site, subject to protecting the mature trees. BTK.H203 (Smith Way) has identified a potential flood risk, and a flood risk assessment would be required together with an archaeological evaluation. The site assessment for BTK.B&I201 (North West, Main

Street) identified a potential flood risk, and a flood risk assessment would be required.

3.4.53 The assessment of the other 2 sites and the reasons why they are not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.

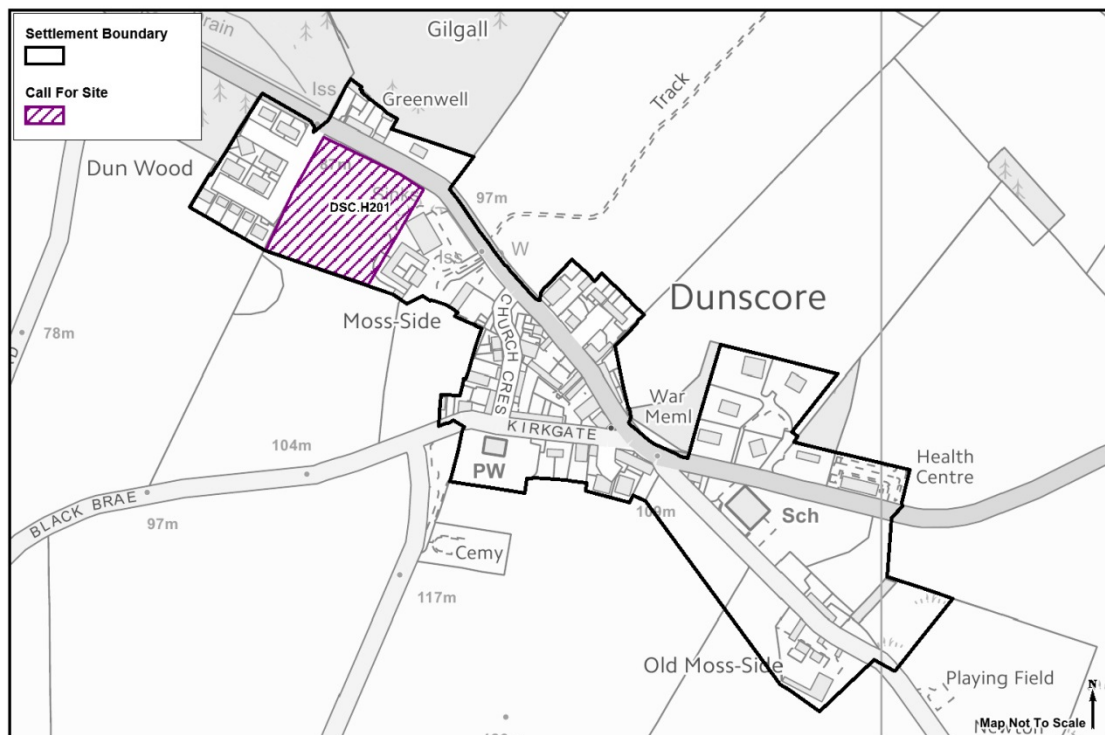


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Dunscore

3.4.54 The settlement is now defined as a Local Centre in terms of the settlement hierarchy as it has more than 3 community facilities and it is proposed that an Inset Map is included in LDP2. Community facilities now include the primary school, medical centre, village hall and public house.

3.4.55 4 potential housing sites were submitted for consideration through the Call for Sites exercise. It is considered there is scope to include 1 of the site options in LDP2 at Dalgonar Road (DSC.H201) and it is being proposed as an allocated site. The assessment of the other 3 sites and the reasons why they are not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



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Question 29: Do you agree with the preferred approach set out to the sites and settlements in the Dumfries HMA? If not, please explain why.

3.5 Mid Galloway Housing Market Area

Settlements with changes
<u>District Centres</u> - Newton Stewart/Minnigaff, Whithorn, Wigtown
<u>Local Centres</u> – Creetown, Kirkinner/Braehead, Port William
Settlements with no changes
<u>Local Centres</u> – Garlieston, Kirkcowan

Business and Industry Overview

3.5.1 No change is proposed to the business and industry allocations in the Mid Galloway HMA. The existing allocations and proposed new allocations in Newton Stewart along with the policy framework are considered sufficient to meet future demand.

Housing Overview

3.5.2 The housing land requirement for the Mid Galloway HMA is marginally lower than the adopted plan and the options to meet this requirement are discussed below.

Community Facilities and Infrastructure Overview

3.5.3 Scottish Water have confirmed that Penwhirn Water Treatment Works has sufficient capacity for the allocated and proposed sites. The Waste Water Treatment Works at Newton Stewart, Creetown, Garlieston, Kirkcowan, Kirkinner and Port William all have sufficient capacity for the allocated and proposed sites. However, they request that early engagement is made prior to development to allow them to investigate some sites where development may impact on the existing network. The Council is currently developing a flood prevention scheme for Newton Stewart / Minnigaff. The development of the flood protection scheme for the River Cree will take place in 2017, with the scheme delivered in the period 2019-2020

District Centres

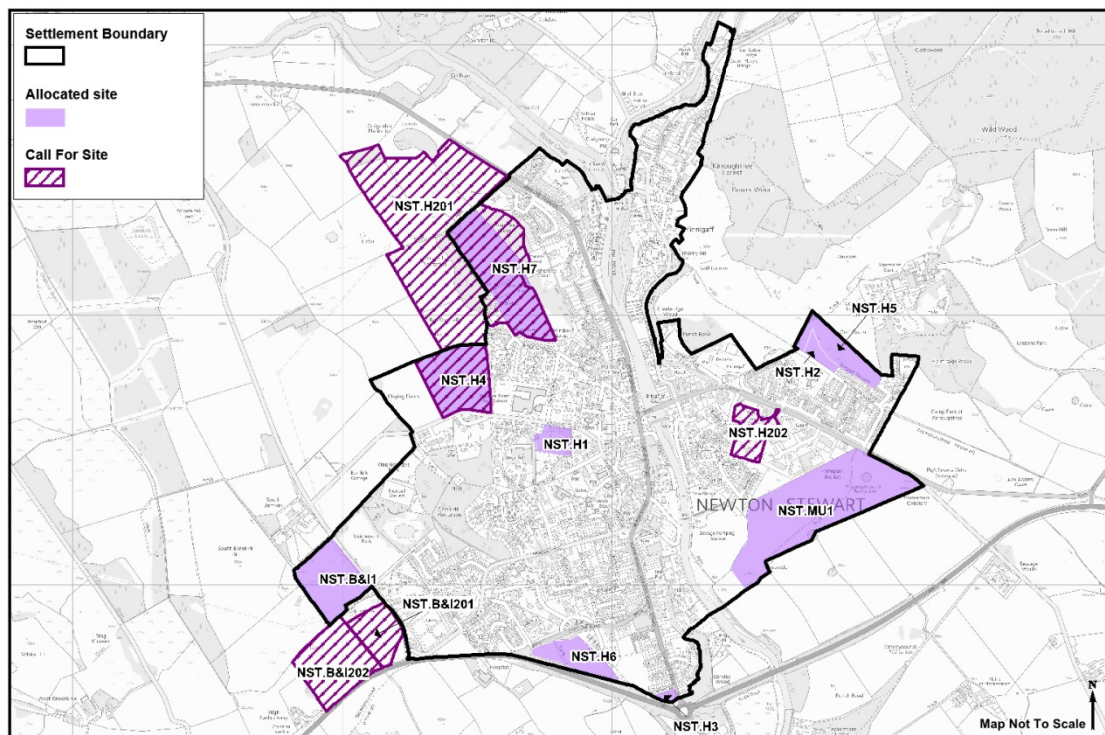
Newton Stewart / Minnigaff

3.5.4 In addition to the established industrial estates, additional business and industry land is currently allocated to the west of the settlement at Barnkirk Farm (NST.B&I1) which provides opportunity for the expansion of business and industry premises. This site has a extant planning permission and should this site be developed, it is considered necessary to allocate further land with the largest of the 3 district Centres. 2 sites have been identified and adjoin the southern boundary of Barnkirk Farm. Land south of

Barnkirk Farm (NST.B&I201) is being proposed as an allocated site while Land east of High Barbuchany (NST.B&I202) would provide long term business and industry land.

3.5.5 Land at Former Woodlands School (NST.H1) and Barrhill Avenue (NST.H3) are 2 allocated sites in the LDP where development has been completed. The adopted LDP contains a number of housing allocations, the majority of which are considered to have the potential to meet the housing land requirement. Land at Racegreen Avenue (NST.H2), Corsbie Road (NST.H4), Doocot Terrace (NST.H5) and Masonfield (NST.MU1) are still considered to be effective. However, site at Station Road (NST.H6) is considered to have issues which could affect its effectiveness. Despite a number of attempts to contact the owner to ascertain their intentions for the site, there has been no response and therefore it is proposed to remove this site from LDP2.

3.5.6 2 proposed housing sites were submitted through the Call for Sites exercise and both are considered to have potential as housing sites. Land at the Creebridge Caravan Park (NST.H202) is considered to be effective and is being proposed as an allocated site. However, land at Hill of Old Hall Farm (NST.H201) offers potentially suitable long term development for the settlement. As access to site Old Hall (NST.H7) is dependent on a strategic road network which incorporates NST.H201 and NST.H4, this site is also considered potentially suitable for long term development.



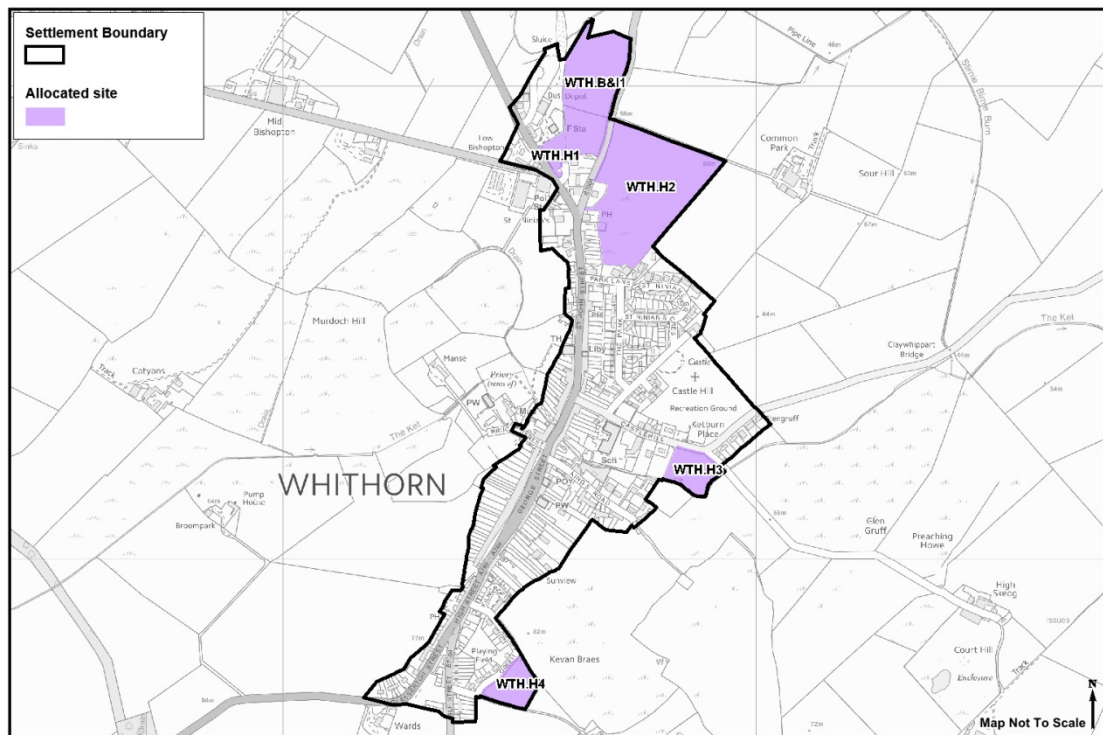
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Whithorn

3.5.7 There is 1 allocated business and industry site in the adopted LDP to the north of the settlement at Stirnie Birnie Bridge (WTH.B&I1) which provides an opportunity for the expansion of business and industry premises.

3.5.8 The adopted LDP contains a number of housing allocations, the majority of which are considered to have the potential to meet the housing land requirement. The sites at Common Park (WTH.H2), Ladycroft (WTH.H3) and Greencroft (WTH.H4) are still considered to be effective. However, the site at Station Road (WTH.H1) is considered to have ownership issues which could affect its effectiveness. Despite a number of attempts to contact the owner to ascertain their intentions for the site, there has been no response and therefore it is proposed to remove this site from LDP2.

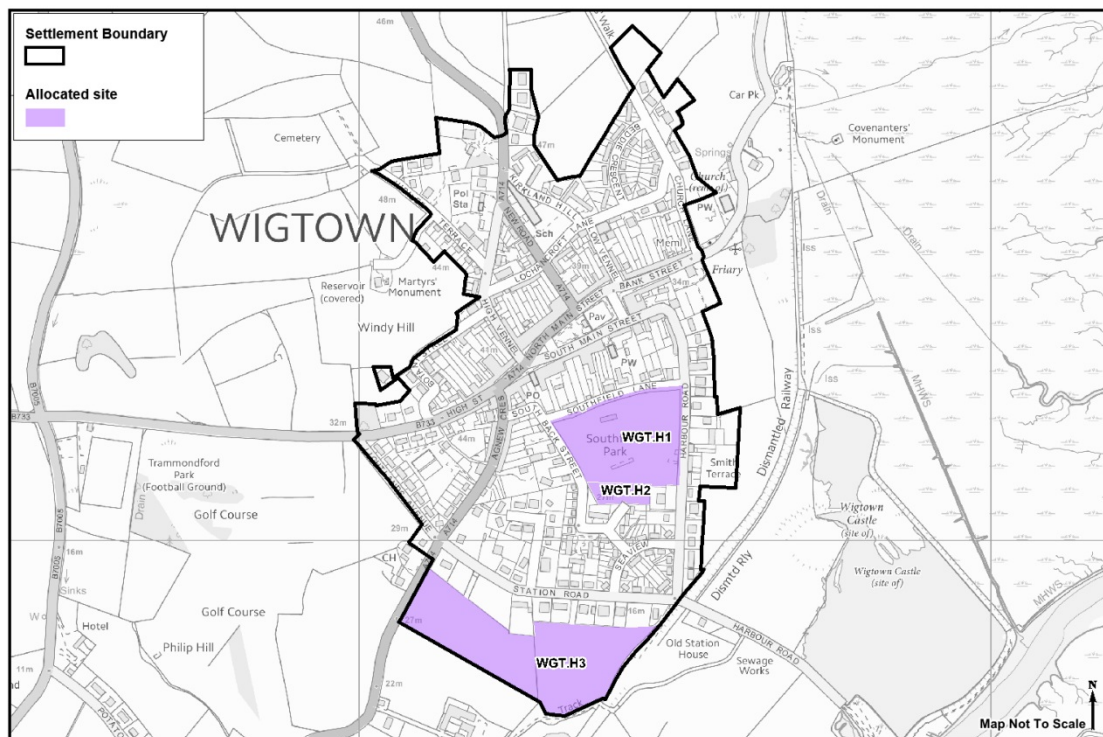


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Wigtown

3.5.9 The adopted LDP contains a number of housing allocations, the majority of which are considered to have the potential to meet the housing land requirement. The sites at Southfield Park (WGT.H1) and Seaview (WGT.H2) are still considered to be effective. However, the owner of the site at Station Road (WGT.H3) has indicated that they do not foresee the development of the site until the completion of sites at WGT.H1 and WGT.H2. Therefore, it is considered appropriate to identify Station Road as a long term development opportunity.



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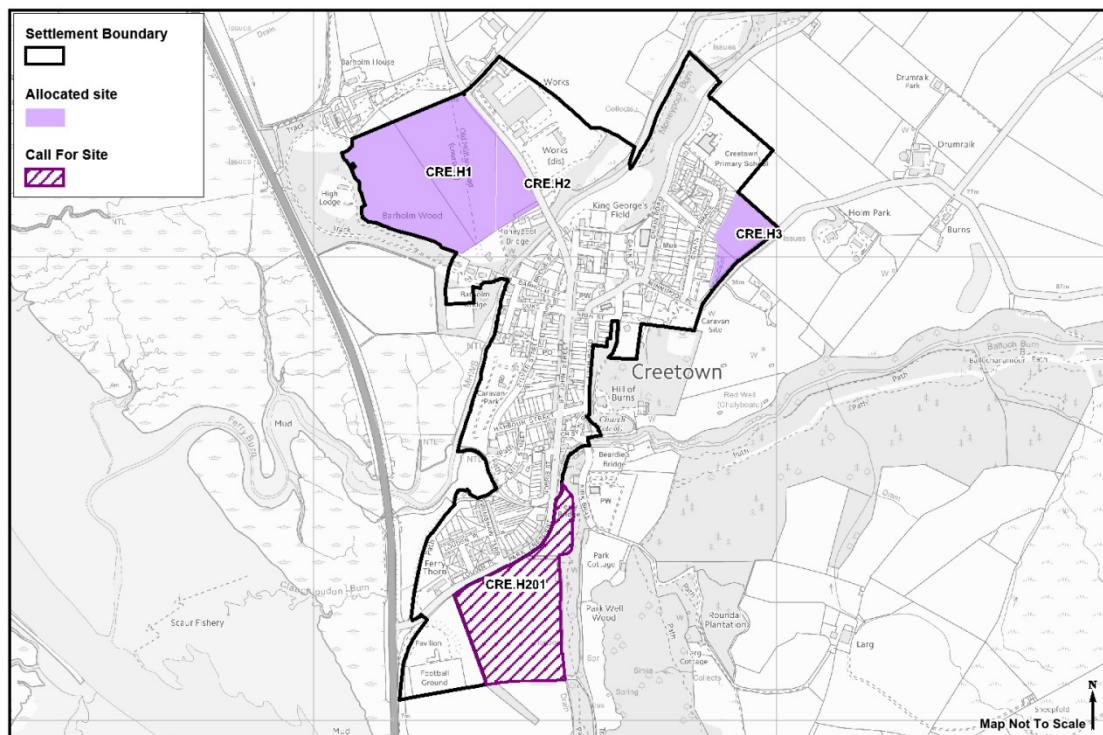
Local Centres

Creetown

3.5.10 There are currently 3 housing allocations in the adopted plan and it is the preferred approach to only carry 2 of these forward into LDP2. The sites at Land at Barholm Mains (CRE.H1) and Barholm Croft (CRE.H2) are still considered to be effective.

3.5.11 The site at Minnipool Place (CRE.H3) is considered to have issues which could affect its effectiveness. Records indicate site is in dual ownership but only one party is currently interested in development. Unless an agreement can be reached to prove that the ownership is not a barrier to development, the site shall not be recommended for inclusion in LDP2.

3.5.12 1 site was submitted through the Call for Sites exercise and it is proposed this site at Park Crescent (CRE.H201) is considered as an alternative to the preferred package of sites. This site was recommended for inclusion in the adopted LDP at Proposed Plan stage but was removed by the Examination Reporter prior to adoption of the LDP.



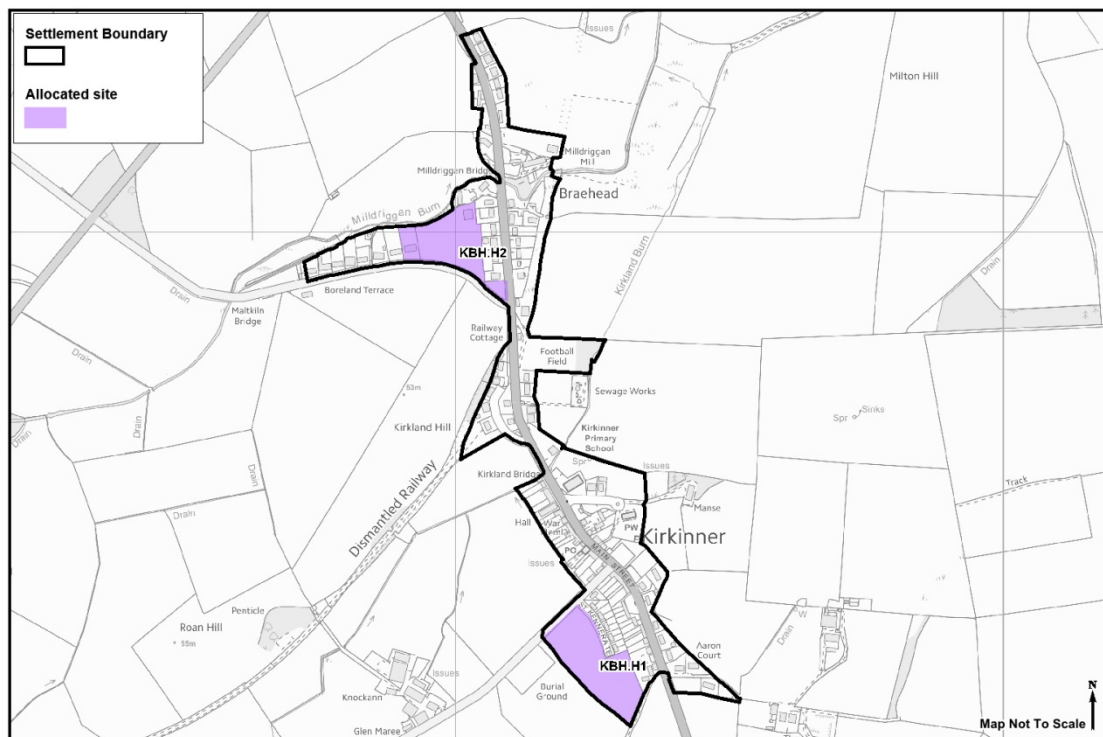
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Kirkinner / Braehead

3.5.13 There are currently 2 housing allocations in the adopted plan and it is the preferred approach to only carry 1 of these forward into LDP2, namely Smiths Croft (KBH.H2), as it is still considered to be effective.

3.5.14 The site at St Kennera Terrace (KBH.H1) is considered to have ownership issues which could affect its effectiveness. Despite a number of attempts to contact the owner to ascertain their intentions for the site, there has been no response and therefore it is proposed to remove this site from LDP2.

3.5.15 Only 1 site was submitted through the Call for Sites exercise but this not considered suitable for development. The reason this submission has not been included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” document.

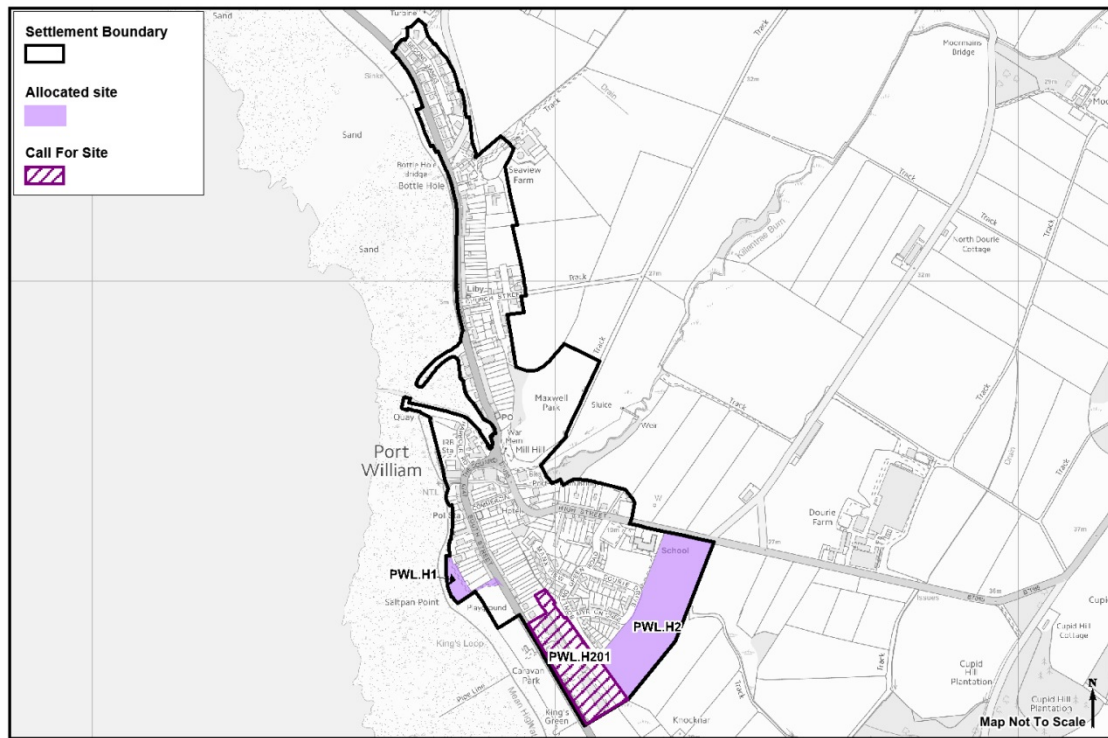


Port William

3.5.16 There are currently 2 housing allocations in the adopted plan and it is the preferred approach to only carry 1 of these forward into LDP2, namely Dourie Farm (PWL.H2), as it is still considered to be effective.

3.5.17 The site at South Street (PWL.H1) was included in the LDP as it had an extant planning permission at that time. However, the permission has since lapsed and the site has flood risk concerns and both SEPA and the Council flood team have confirmed they would object in principle to the development of this site. Given these issues, it is proposed to remove this site from LDP2.

3.5.18 Only 1 site, South Street Depot (PWL.H201) was submitted through the Call for Sites exercise and this is considered to have potential as a housing site and is being proposed as an allocated site. This site is identified on the adopted LDP inset map as established business and industry land. However, it offers an attractive opportunity in terms of placemaking, is soon to be a brownfield site and it has current infrastructure.



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Question 30: Do you agree with the preferred approach set out to the sites and settlements in the Mid Galloway HMA? If not, please explain why.

3.6 Stewartry Housing Market Area

Settlements with changes
<u>District Centres</u> - Castle Douglas, Dalbeattie, Kirkcudbright
<u>Local Centres</u> – Auchencairn, Carsphairn, Crossmichael, Gatehouse of Fleet, St. John’s Town of Dalry, Twynholm
Settlements with no changes
<u>Local Centres</u> – New Galloway, Palnackie, Springholm

Business and Industry Overview

3.6.1 No change is proposed to the existing allocations in Castle Douglas (CSD.B&I1) and Dalbeattie (DBT.B&I1). Established business and industry sites in the district centres are currently safeguarded and there are no established business and industry sites or allocations in the local centres. The proposed new allocations at Kirkcudbright along with the policy framework are considered sufficient to meet future demand in the Stewartry.

Housing Overview

3.6.2 The housing land requirement for the Stewartry HMA is significantly higher than the adopted plan. The options to meet this increased requirement are discussed below.

Community Facilities and Infrastructure Overview

3.6.3 Scottish Water have confirmed that Glengap Water Treatment Works have sufficient capacity for the allocated and proposed sites. However, they have requested that early engagement is made with them for development proposals in Castle Douglas, Dalbeattie, Kirkcudbright, Crossmichael, New Galloway, Springholm, St John’s Town of Dalry and Twynholm.

3.6.4 The Waste Water Treatment Works at Castle Douglas, Dalbeattie, Kirkcudbright, Dalry and Gatehouse of Fleet and the septic tanks at Palnackie and Crossmichael all have sufficient capacity for the allocated and proposed sites. However, they have requested that early engagement is made with them for development proposals in New Galloway, Springholm and Twynholm.

3.6.5 The Council is currently updating the flood study for Carsphairn. If a flood protection scheme is shown to have a positive benefit then design will be undertaken. The delivery of major works is unlikely to be implemented within the first cycle (2016-2022) due to the lack of Scottish Government funding.

3.6.6 The Dalbeattie Learning Campus which brings together Dalbeattie High School and Dalbeattie Primary School and Nursery onto one shared site is currently under construction.

3.6.7 Following on from the transport summit held in Dumfries in August 2016, Transport Scotland are to prepare a Springholm and Crocketford village traffic management study.

District Centres

Castle Douglas

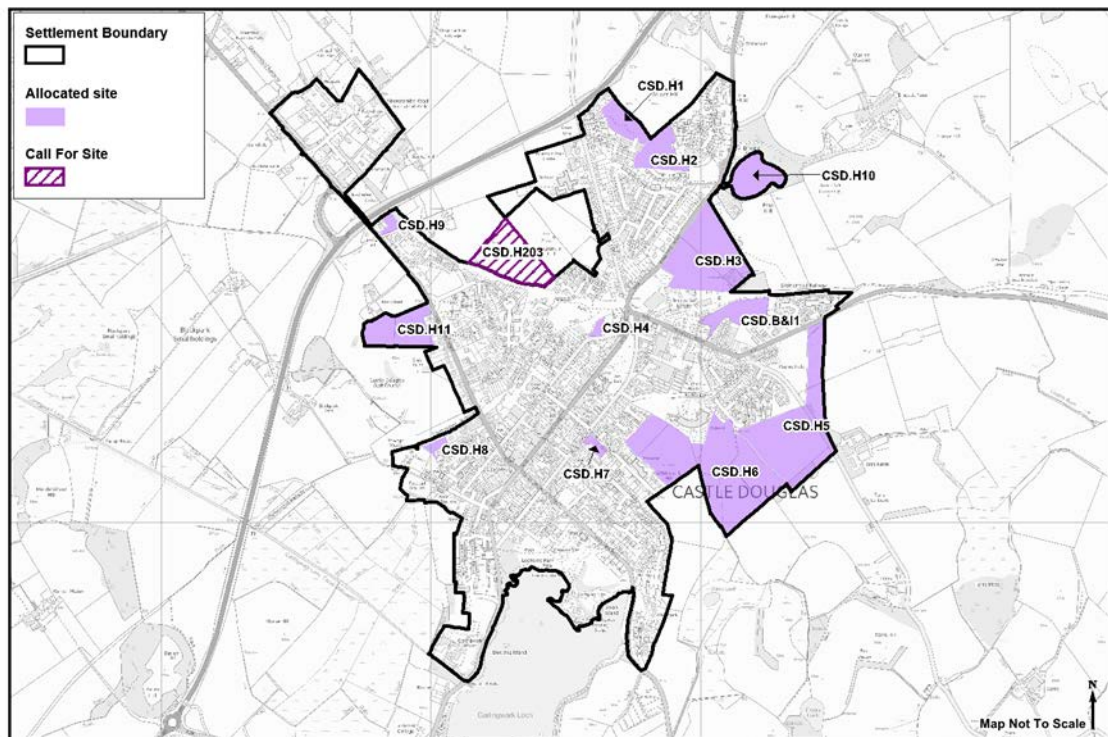
3.6.8 In addition to the established industrial estates at Abercromby Road and Station Yard, additional business and industry land is currently allocated at Station Yard (CSD.B&I1) which will provide an opportunity for the future expansion of business premises. No additional business and industry allocations are proposed to the adopted plan.

3.6.9 The adopted LDP contains a number of housing allocations, the majority of which are considered to be effective and therefore have the potential to meet the increased housing land requirement. It is proposed to carry the undeveloped sites forward into LDP2. Those sites are - Land North of Garden Hill Drive (CSD.H1), West of Garden Hill Road (CSD.H2), East of Ernsapie Road (CSD.H3), Cotton Street (CSD.H4), West of Torrs Road (CSD.H5), Rear of Douglas Terrace / Trinity Lane (CSD.H8), and Land to South of Kilmichael, Abercromby Road (CSD.H11) forward into LDP2. Academy Street / Queen Street (CSD.H7) and Abercromby Place (CSD.H9) have largely been developed and will not be carried forward into LDP2. There are 2 sites in the adopted plan which are considered to have issues which could affect their effectiveness. They are the site south of Ernespie Lodge (CSD.H10) and the site South of Jenny's Loaning (CSD.H6).

3.6.10 The site south of Ernespie Lodge (CSD.H10) was included in the LDP by the Reporter. However, the assessment work done to prepare this MIR indicates that development of that site would have adverse effects on the semi-natural and ancient woodland that surrounds the site. Given these issues, it is proposed to remove this site from LDP2. The site South of Jenny's Loaning (CSD.H6) is allocated in the LDP as a long term site, i.e. available for development beyond the current plan period of 2024. The assessment work has identified issues with being able to obtain an access into the site which in turn has an impact on its effectiveness. Further work is needed to determine whether these issues can be overcome.

3.6.11 3 sites were submitted through the Call for Sites exercise. Only 1 of these (CSD.H203: Land at the Stables) is considered to have potential as a housing site and is being proposed as an allocated site. However, work is ongoing to determine how the site can be accessed. The assessment of the other 2 sites and the reasons

why they are not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



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Dalbeattie

3.6.12 In addition to the established industrial estates, additional business and industry land is allocated at Edingham Industrial Park (DBT.B&I1). It is proposed to retain this allocation. An extension to the existing business park at Biggars Mill was proposed through the Call for Sites but it is not being proposed for development in the MIR as there is a significant flood risk. The assessment of the site and the reason why it's not included in the MIR are contained in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents. No additional business and industry allocations are proposed to the adopted plan.

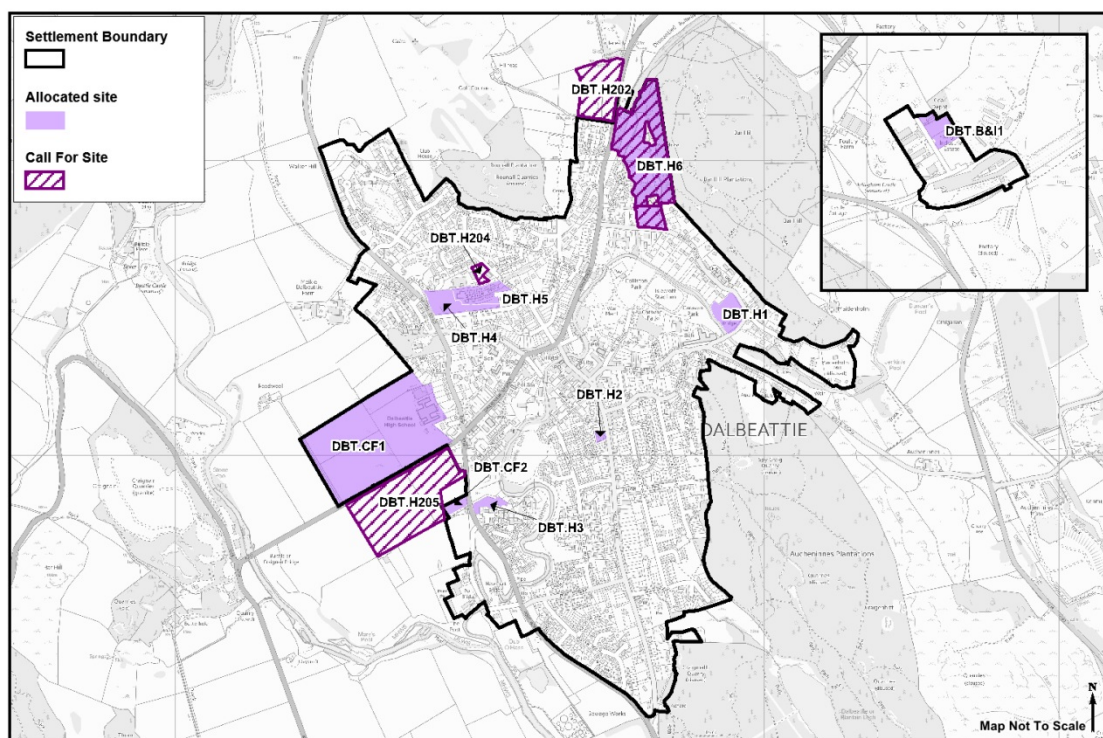
3.6.13 Several of the housing allocations have been developed since the plan was adopted (DBT.H2, 4 and 5). The preferred option for LDP2 is to carry the undeveloped existing housing allocations (Land at Sunnyside / Barrhill Road (DBT.H1), Bruce Road / Port Road (DBT.H3) and John Street / Barhill Road (DBT.H6)) forward into LDP2 and to allocate additional new sites.

3.6.14 5 sites were submitted through the Call for Sites exercise but only 3 of them are considered to be suitable for development. The preferred option is to allocate the site at Galla Court (DBT.H204) along with the site across from the new school on the eastern approach to the town, land to south of Cragknair (DBT.H205). The

alternative option would be to allocate the site at Galla Court (DBT.H204), along with the sites on the northern approach to the town, land adjacent to Nursery Cottage (DBT.H202). The preferred option would not result in the loss of agricultural land (compared to the alternative option) and would also have less of a landscape impact than the preferred option.

3.6.15 The assessment of the other 2 sites and the reasons why they are not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.

3.6.16 The medical centre at Port Road (DBT.CF2) has been built and the new learning campus at Craignair Road (DBT.CF1) is under construction.



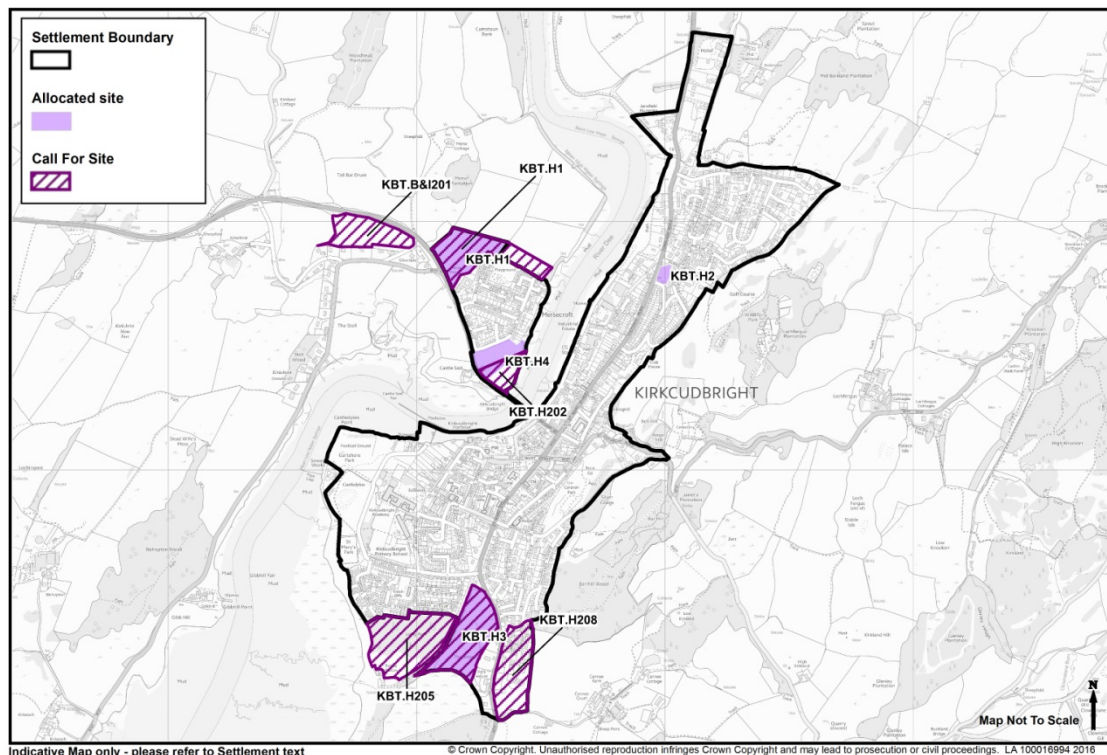
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Kirkcudbright

3.6.17 There are no allocated business and industry sites in Kirkcudbright and the established Dee Walk industrial estate has no vacant sites. To provide for future opportunities, 2 sites are being proposed for allocation in LDP2. The first site is adjacent to the A955 (KBT.B&I201) and is considered to have potential for small scale workshop units. The second site is the remaining land at the former creamery (KBT.H202) and is considered suitable for a mixed use site comprising housing and small scale workshop units. Restrictions would need to be placed on the types of business that could occupy these units, given their close proximity to housing. This applies to both sites.

3.6.18 The only housing site in the adopted LDP that has been developed is KBT.H4. It is proposed to carry forward the remaining undeveloped housing allocations into LDP2 as they are still considered to be effective. Land at Mersehouse / Mersecroft (KBT.H1), East of Tongland Rd/Burnside Loaning (KBT.H2) and Land at Parkhouse (KBT.H3).

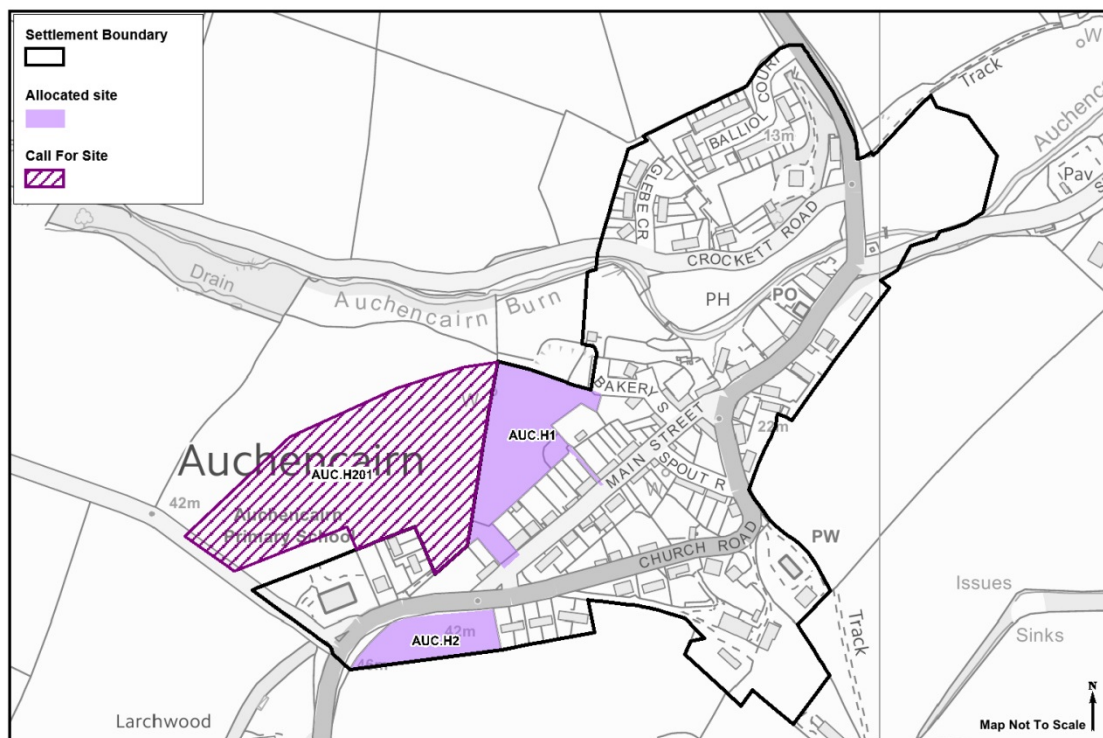
3.6.19 8 sites were submitted through the Call for Sites process for housing although only 3 of them are considered suitable and are being proposed as allocated sites. The preferred approach is to extend the current allocation at Mersecroft (KBT.H1) eastwards towards the River Dee, although the amount of land available for development will be reduced given the potential flood risk from the River. A flood risk assessment will be required. The remaining land at the former creamery has potential and is discussed in paragraph 3.6.17. The other site that is considered to have potential as a long term site is the land at Long Acre (KBT.H205). The site at Cannee Field (KBT.H208) is within the settlement boundary and is being developed on a plot by plot basis. It is proposed to retain the site within the settlement boundary but not give it a specific allocation. The assessment of the other 5 sites and the reasons why they are not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



Local Centres

Auchencairn

3.6.20 There are 2 housing allocations in the adopted plan and it is proposed to carry both of them forward into LDP2 as they are both considered to be effective, Rear of Main Street (AUC.H1) and Church Road (AUC.H2). To help meet the increased housing land requirement figures, the site to the rear of the primary school (AUC.H201) has been assessed. The site is considered to have potential for housing and is being proposed as an allocated site. However, the final boundary may be reduced from that shown below given concerns over potential landscape impact.

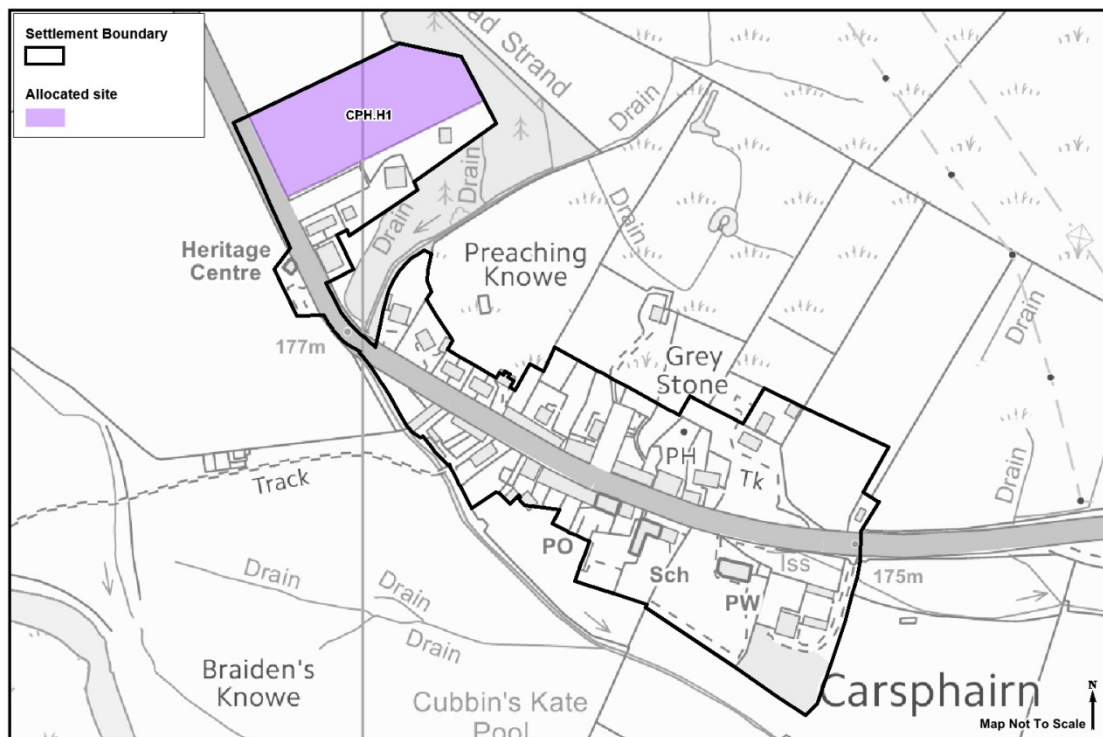


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Carsphairn

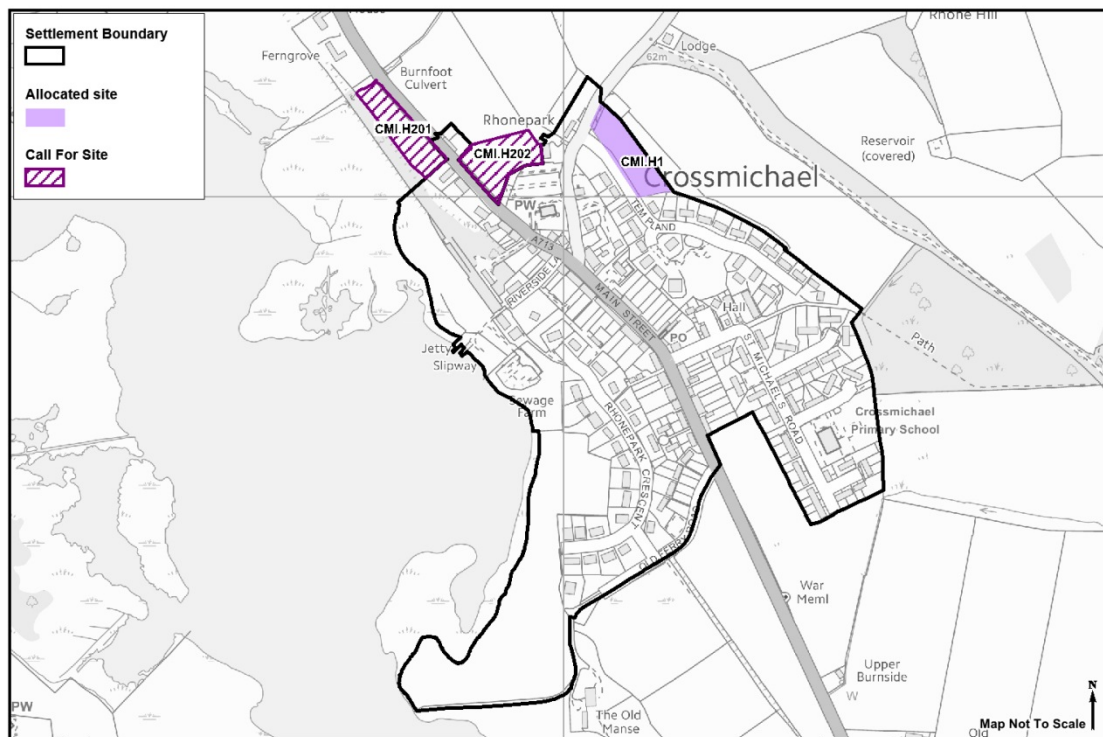
3.6.21 There is currently only 1 housing allocation in Carsphairn, Land North of McAdams Way (CPH.H1). However, recent flood events have resulted in the Council's Flood Risk Management team and SEPA objecting to the continued inclusion of the site in the plan. It is therefore proposed to not include the site in LDP2. The settlement boundary would then be re-drawn to reflect the site's deletion from the plan. No alternative allocations are proposed.



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Crossmichael

3.6.22 It is proposed to carry forward the current housing allocation at Templand (CMI.H1) into LDP2 as it is still considered to be effective. 4 sites were submitted through the Call for Sites exercise but only 2 of these are considered suitable as allocations to meet the increased housing land requirement. The preferred option is to allocate the site North of Etive Mhor (CMI.H201) and the site North of Crossmichael (CMI.H202). The site North of Etive Mhor may require an appropriate assessment to be carried out given its proximity to the Loch Ken – River Dee Marshes Special Protection Area. The site North of Crossmichael will need careful layout and design to take account of the adjacent Listed church. The reasons the other submissions have not been included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” document.

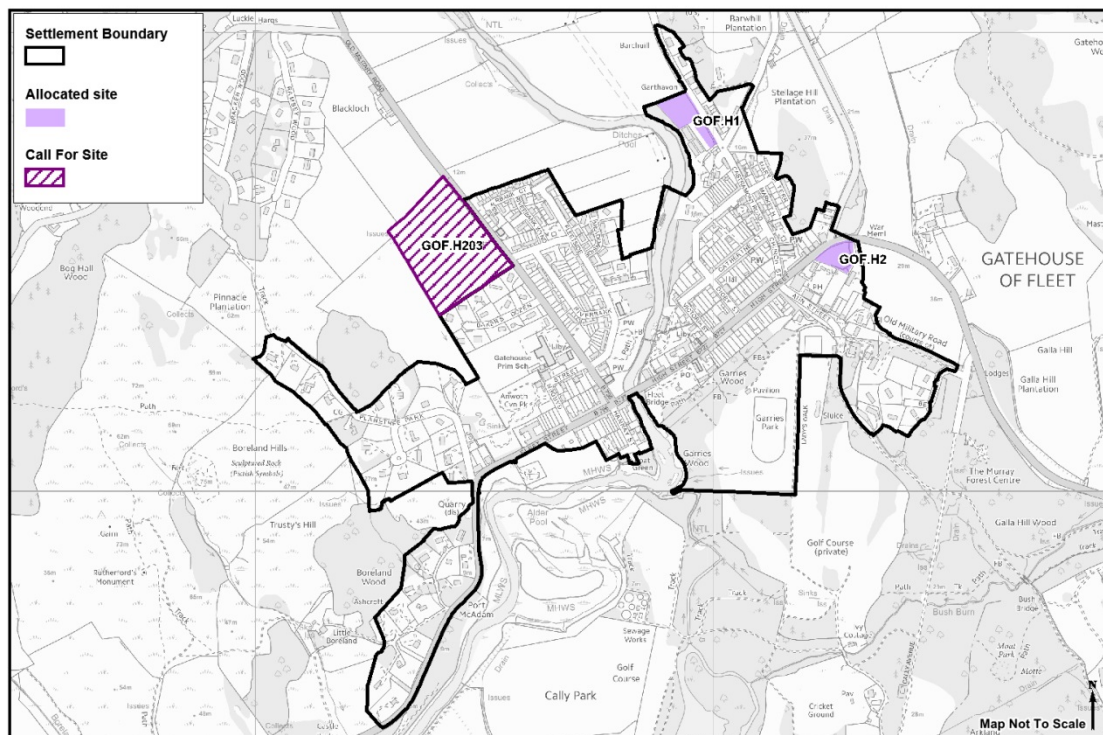


Gatehouse of Fleet

3.6.23 It is proposed to carry forward the 2 housing allocations at Memory Lane (GOF.H1) and Former Woodside Garage (GOF.H2) into LDP2 as they are considered to still be effective.

3.6.24 In addition to carrying the current allocations forward into LDP2, the preferred option being proposed to meet the increased housing supply target is to allocate the site North of Baker's Dozen (GOF.H203). The site was considered when the adopted plan was being prepared but was not included because of the National Trust for Scotland Conservation Agreement which applies to the majority of land surrounding the town. The Trust has previously advised that if a need for housing can be demonstrated then they might relax the conservation agreement in this location.

3.6.25 None of the 3 sites submitted through the Call for Sites exercise are considered suitable for inclusion in the MIR. Reasons for this are explained in the "Call for Sites submissions and reason for not being taken forward" and site assessment documents.

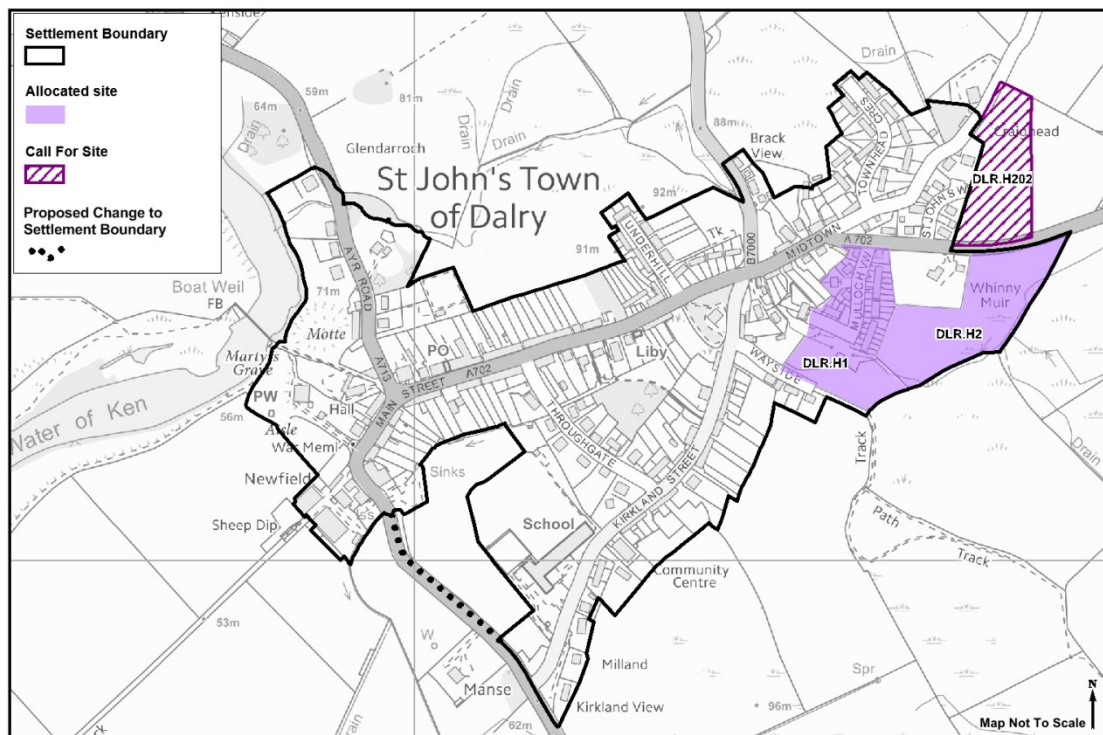


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St. John's Town of Dalry

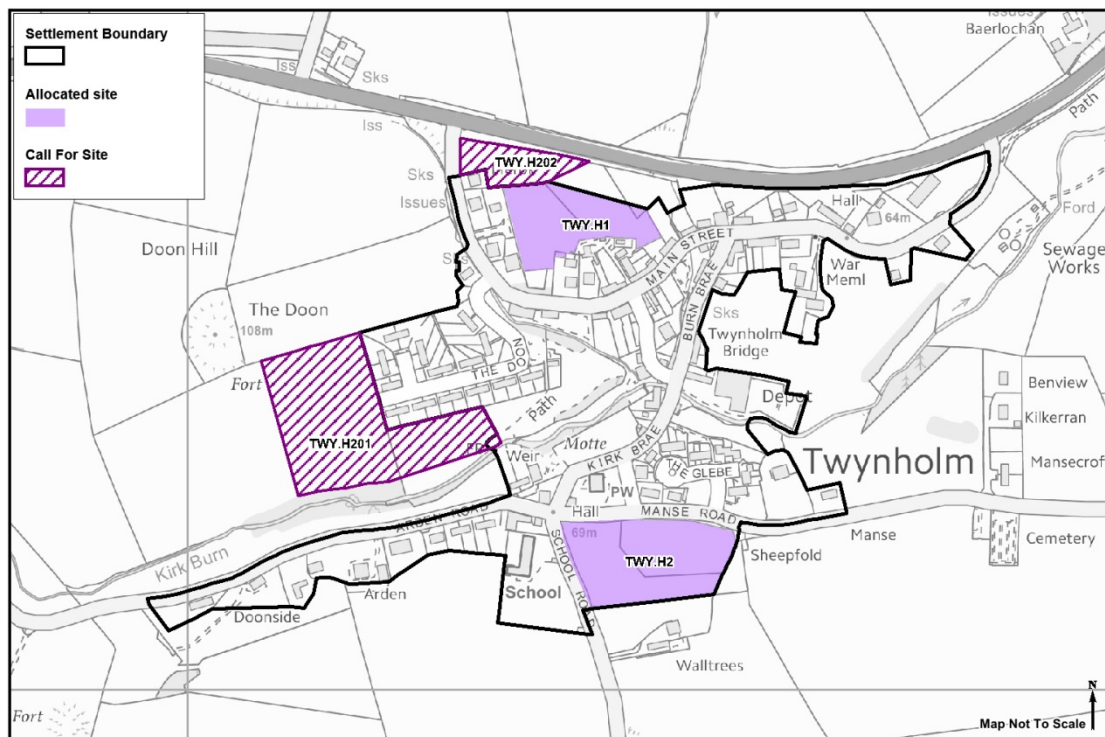
3.6.26 Housing site DLR.H1 has mostly been developed, the allocation will therefore not be carried forward into LDP2. The preferred option to meet the increased housing supply target is to carry the undeveloped allocation South of Whinnymuir (DLR.H2) forward into LDP2 as it is still considered to be effective. 2 sites were submitted through the Call for Sites exercise. The first site adjacent to the school on Main Street (DLR.H201) has planning permission. However, rather than allocate it as a housing site, it is proposed to extend the settlement boundary to include the site. The second site is east of St John's Way (DLR.H202), it is proposed to include it as an allocation in LDP2 as it would provide a logical extension to the settlement mirroring the development on the other side of the road south of Whinnymuir.



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Twynholm

3.6.27 The preferred option to meet the increased housing supply target is to carry the current allocations at Rear of Main Street (TWY.H1) and Manse Road (TWY.H2) forward into LDP2 and to allocate 2 additional sites. 2 sites were submitted through the Call for Sites exercise, both of which have limited potential for housing development. The site at Main Street (TWY.H202) is very close to the A75 so would need screening and noise attenuation measures included in any proposed layout. The other site at the Doon (TWY.H201) has potential although the amount of land available for development is limited by the prehistoric hill fort to the north-west and flooding from the Kirk Burn to the south. The need to consider and incorporate these restrictions into the site layout would be referenced in the site guidance.



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Question 31: Do you agree with the preferred approach set out to the sites and settlements in the Stewartry HMA? If not, please explain why.

3.7 Stranraer Housing Market Area

Settlements with changes
<u>District Centres</u> - Stranraer
<u>Local Centres</u> – Glenluce, Leswalt, Portpatrick
Settlements with no changes
<u>Local Centres</u> – Drummore, Kirkcolm, Sandhead

Business and Industry Overview

3.7.1 No change is proposed to the allocated and established business and industry sites in Stranraer and the small established business and industry site in Glenluce. The proposed new allocations in Stranraer along with the policy framework are considered sufficient to meet future demand.

Housing Overview

3.7.2 The housing land requirement for the Stranraer HMA is marginally lower than the adopted plan and the options to meet this requirement are discussed below.

Community Facilities and Infrastructure Overview

3.7.3 Scottish Water has confirmed that Auchneel and Penwhirn Water Treatment Works and Port Rodie Waste Water Treatment Works all have sufficient capacity for the allocated and proposed sites. However, they request that early engagement is made prior to development to allow them to investigate some sites where development may impact on the existing network.

3.7.4 The SWestrans commissioned pre-appraisal recommends the consideration for a RailBus link for Glenluce and Dunragit which would provide an effective bus service to Stranraer rail station. Improvements to the transport route and bus service along with community transport development and support were also recommended. Stranraer train station is the terminus for the Glasgow South Western Line. It is the only station in the HMA and provides access to Girvan, Ayr, Troon and Glasgow.

3.7.5 Following the Dumfries and Galloway Transport Summit (August 2016) Transport Scotland and key partners will need to focus on what improvements can be made to improve the situation at Stranraer, looking closely at connectivity and access to road, rail and the ports at Cairnryan.

District Centre

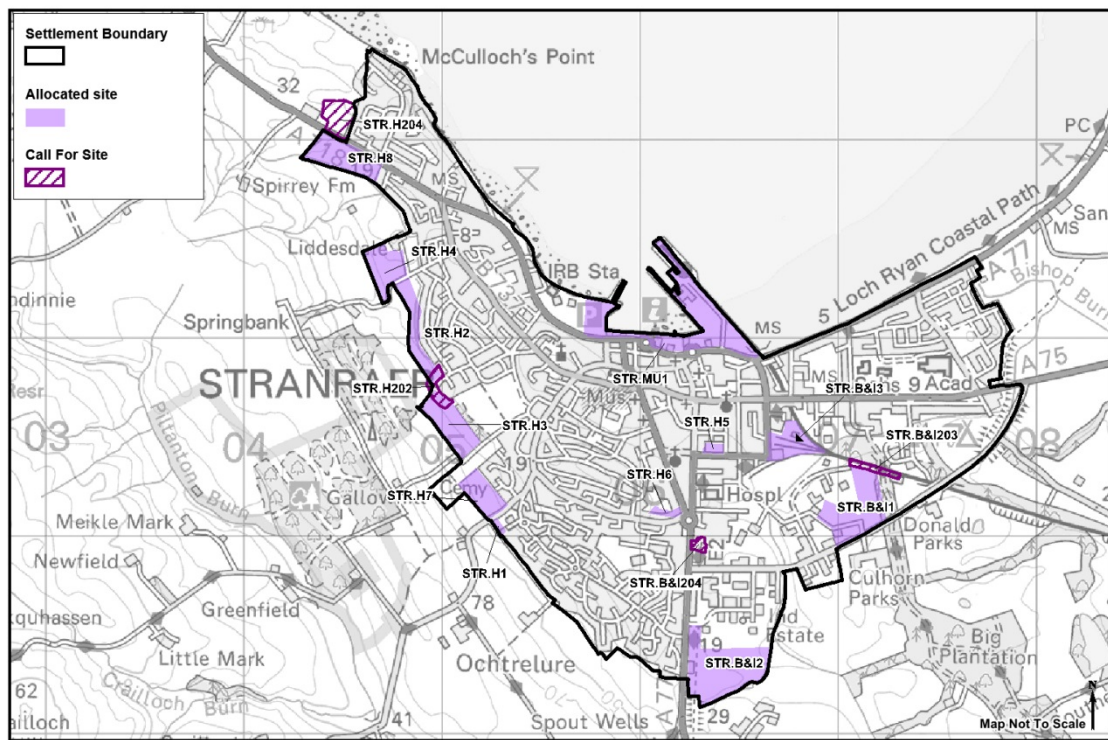
Stranraer

3.7.6 In addition to the established industrial estates at Blackparks, additional business and industry land is currently allocated on land east of Blackparks (STR.B&I1), Clashmahew (STR.B&I2) and the Railway yard (STR.B&I3), which provides opportunity for the future expansion of business and industry premises. 2 sites were submitted through the Call for Sites exercise for business and industry use. Land at North East of Fountain Way (STR.B&I203) and at Mirrey's Petrol Station on Stoneykirk Road (STR.B&I204) are considered to have potential as business and industry sites and are being proposed as allocated sites.

3.7.7 The adopted LDP contains a number of housing allocations, the majority of which are considered to have the potential to meet the housing land requirement. Land at West Leafield (STR.H2), Moorefield (STR.H3), Springbank (STR.H4), Former Garrick Hospital (STR.H5), Land behind the Coachman's (STR.H6), East of Glebe Cemetery (STR.H7) and Leswalt Road (STR.H8) are still considered to be effective. The land at Stranraer Waterfront (STR.MU1) is still considered to be effective as a mixed use site but due to the uncertain timescale for the development of residential units, it is considered appropriate not to include the residential element within the settlements housing requirement.

3.7.8 The site Thorney Croft West (STR.H1) is an LDP allocated site which is considered to have issues with its effectiveness. The site was included in the LDP due to its extant planning permission. That permission has since lapsed without any development taking place. Despite a number of attempts to contact the owner to ascertain their intentions for the site, there has been no response and therefore it is proposed to remove this site from LDP2.

3.7.9 8 proposed housing sites were submitted through the Call for Sites exercise. Only 2 of these are considered to have potential as housing sites and are being proposed as allocated sites. A section of land on the West Leafield site (STR.H2) has been put forward for affordable housing land and has been referenced West Leafield – B (STR.H202) and is considered suitable to meet the housing requirement. Land at Laigh Auchneil (STR.H204) is also considered suitable to meet the housing land requirement. The assessment of the other 6 sites and the reasons why they are not included in the MIR is set out in the site assessments and "Call for Sites submissions and reason for not being taken forward" documents.



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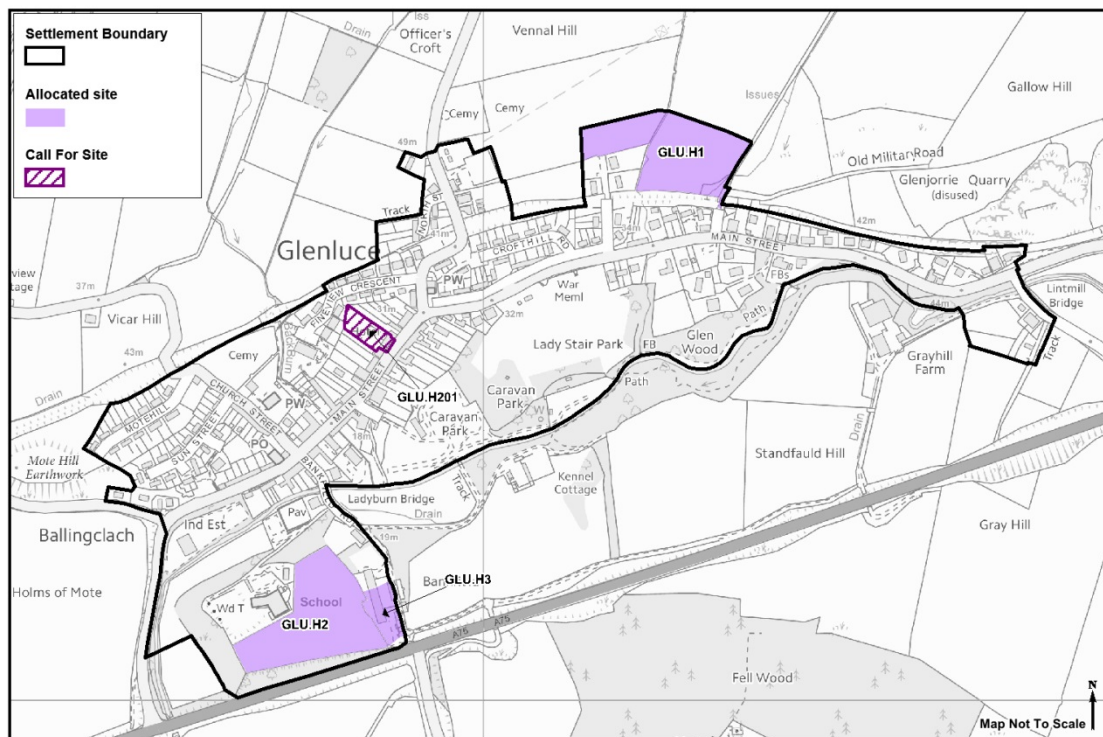
Local Centres

Glenluce

3.7.10 There is an established business and industry site to the west of the settlement and no sites have been allocated or proposed through the Call for Sites exercise.

3.7.11 There are currently 3 housing allocations in the adopted plan and it is proposed that 2 are carried forward into LDP2 to meet the housing land requirement, Glenjorrie Avenue (GLU.H1) and Bankfield Farm East (GLU.H3). Allocated site at Bankfield Farm (GLU.H2) has been reassessed to have significant access constraints and therefore is being considered as an alternative site in the MIR. Further work is needed to determine whether these issues can be overcome. There has also been a decrease in the required number of housing units throughout the HMA and other sites in the settlement offer more appropriate options.

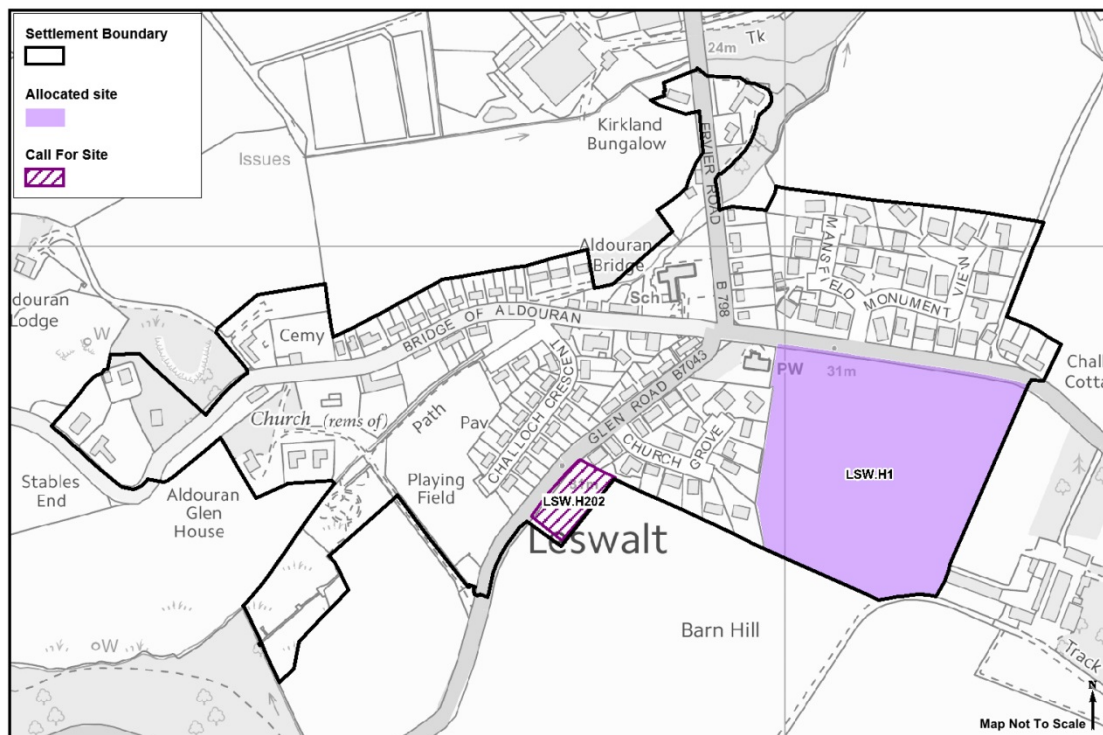
3.7.12 1 site was submitted through the Call for Sites exercise. Land at Main Street, Glenluce (GLU.H201) is considered suitable to meet the housing land requirement and is being proposed as an allocated site.



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Leswalt

3.7.13 Site at Challoch (LSW.H1) is the only housing allocation in the adopted plan and it is proposed to carry this site forward into LDP2 as it is still considered to be effective. 2 proposed housing sites were submitted through the Call for Sites exercise. Land at Glen Road (LSW.H202) is considered suitable to meet the housing land requirement and is being proposed as an allocated site. The site is considered to offer a small scale development opportunity although frontage development may only be suitable on this site. The assessment of the other site and the reasons why they are not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



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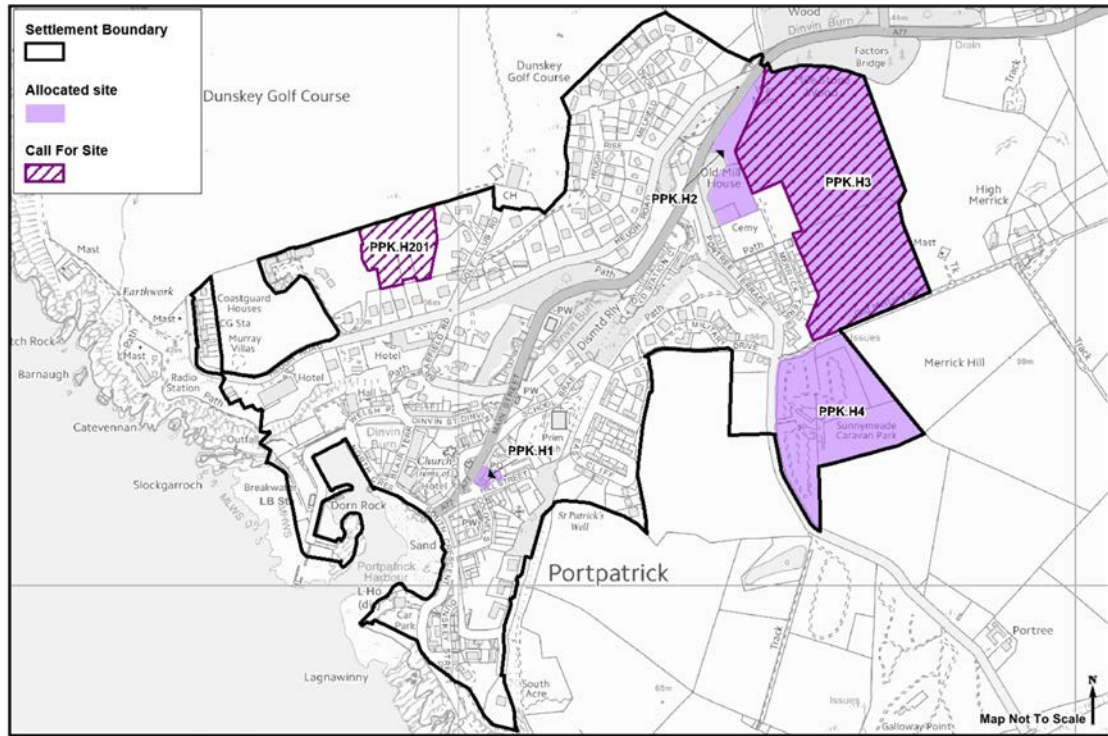
Portpatrick

3.7.14 There are currently 4 housing allocations in the adopted plan and it is proposed to only carry 1 of these forward into LDP2. Land at Sunnymead North (PPK.H4) is still considered to be effective.

3.7.15 There are 3 sites which are considered to have issues which could affect their effectiveness. These are Hill Street (PPK.H1), East of Heugh Road (PPK.H2) and High Merrick (PPK.H3). The site at Hill Street was included in the LDP as it had planning permission. However, the permission has since lapsed and there has been no response from the owner to ascertain their intentions for the site. Given these issues, it is proposed to remove this site from LDP2. The sites at East of Heugh Road and High Merrick, which was resubmitted during the Call for Sites, have been considered together throughout the duration of the plan due to their proximity to each other and the benefits of a masterplan approach. The assessment work has identified concerns in providing a suitable access into the site which in turn has an impact on its effectiveness. Further work is needed to determine whether these issues can be overcome and therefore these sites are being considered as alternative sites in the MIR. There has also been a decrease in the required number of housing units throughout the HMA and other sites in the settlement offer more appropriate options.

3.7.16 2 proposed housing sites were submitted through the Call for Sites exercise. Only the site adjacent to Heugh Road (PPK.H201) is considered to have potential as

a housing site and is being proposed as an allocated site. The assessment of the other site and the reasons why it is not included in the MIR is set out in the site assessments and “Call for Sites submissions and reason for not being taken forward” documents.



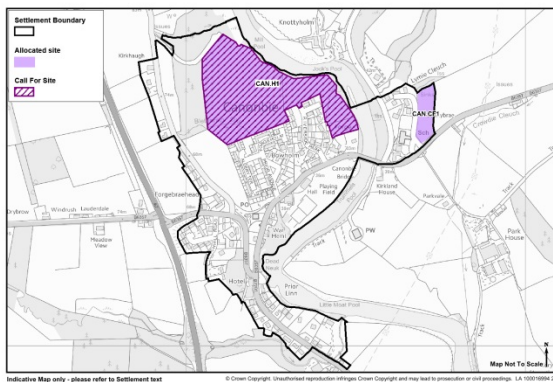
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Question 32: Do you agree with the preferred approach set out to the sites and settlements in the Stranraer HMA? If not, please explain why.

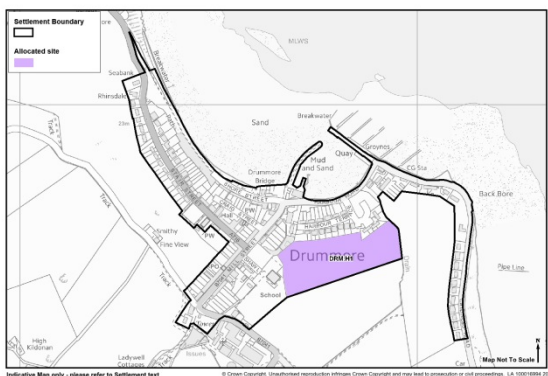
Appendix A – Settlements where no change is proposed

There are no changes proposed to the inset maps for the following settlements and business and industry sites along the A74(M) corridor and at Chapelcross. A planning and SEA assessment has been carried out for each allocated site shown on the inset maps. The assessment is contained in the planning and SEA site assessments document which is available on the Council's web site – www.dumgal.gov.uk/LDP

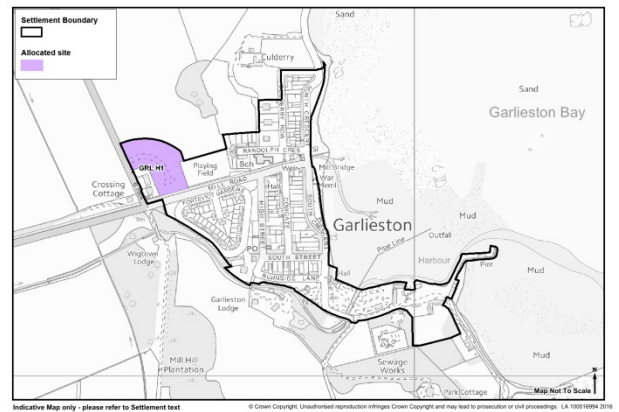
Map 7 – Canonbie



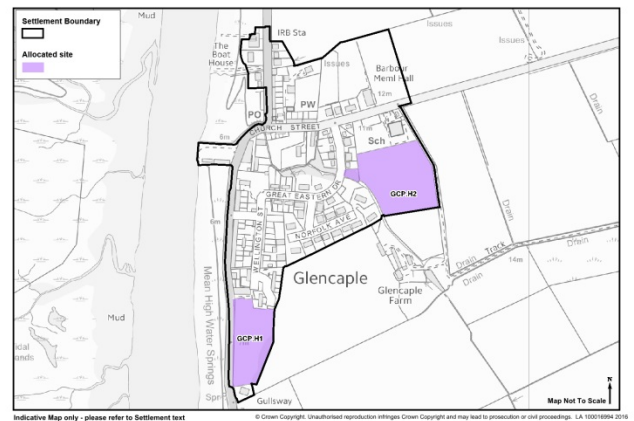
Map 8 – Drummorie



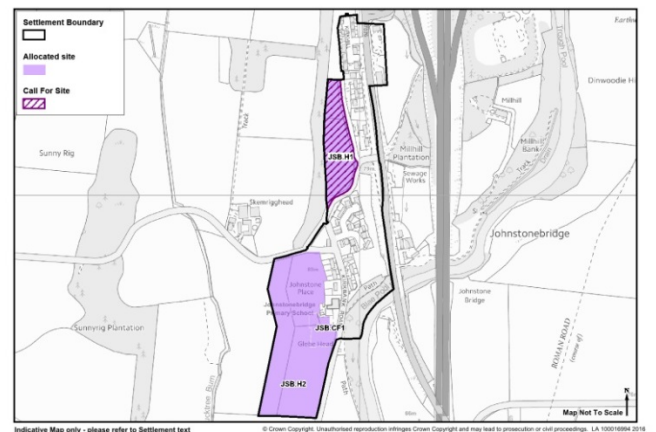
Map 9 – Garlieston



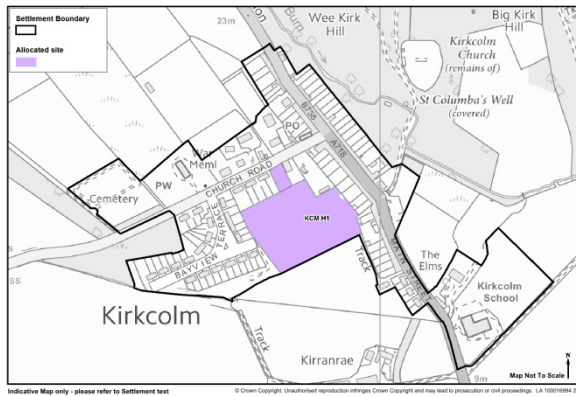
Map 10 – Glencaple



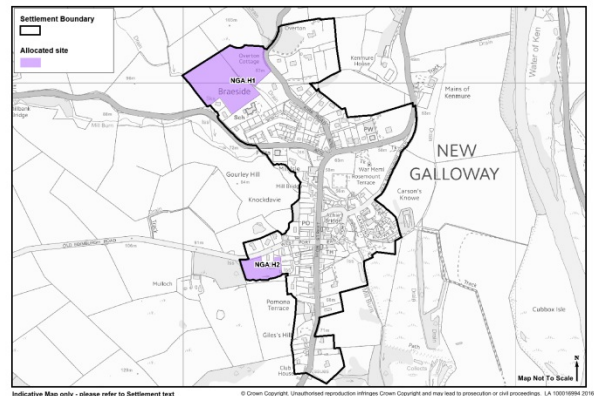
Map 11 – Johnstonebridge



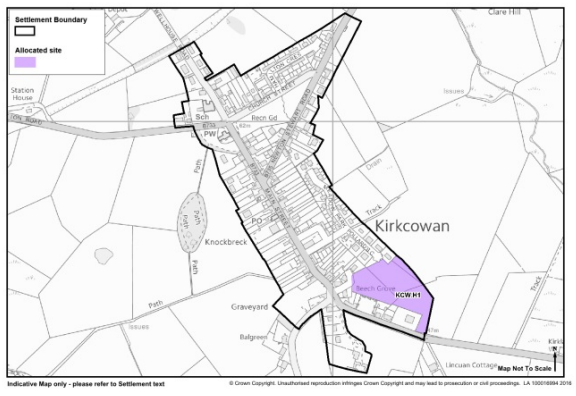
Map 12 – Kirkcolm



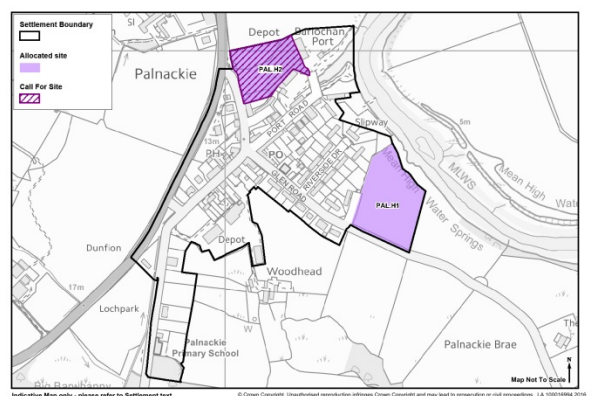
Map 15 - New Galloway



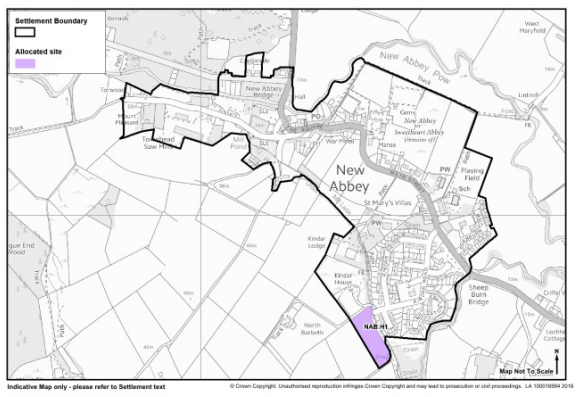
Map 13 - Kirkcowan



Map 16 – Palnackie



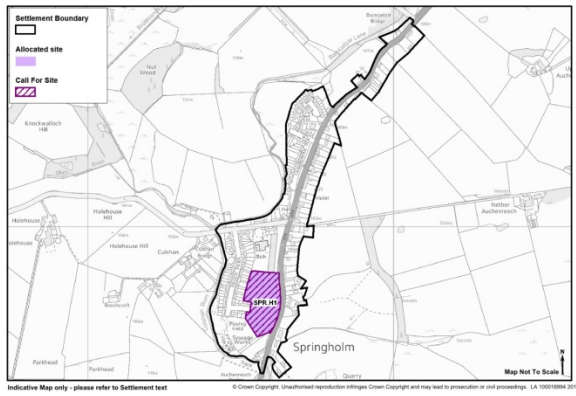
Map 14 - New Abbey



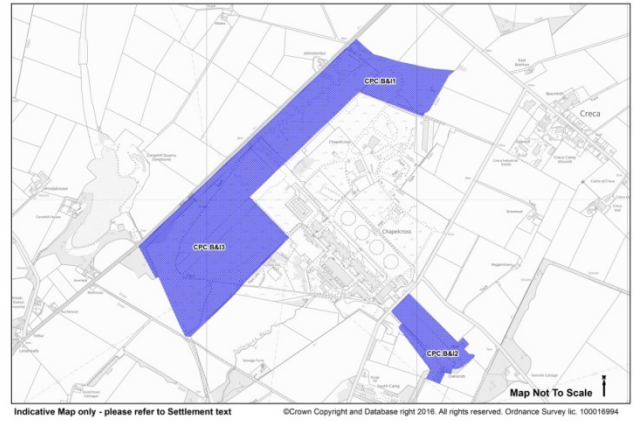
Map 17 – Sandhead



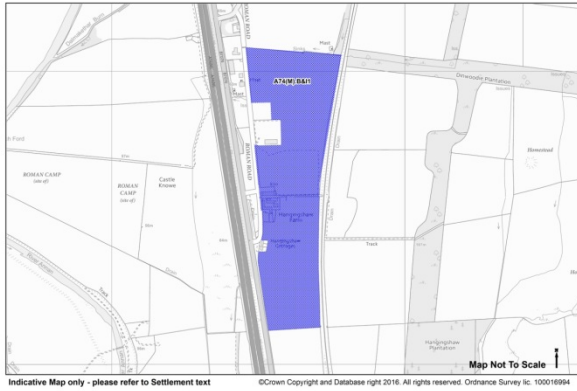
Map 18 – Springholm



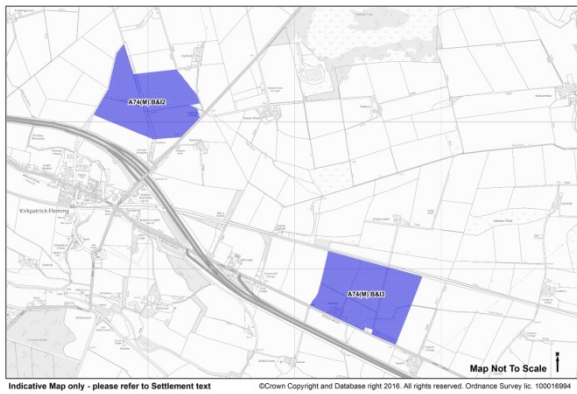
Map 21 - Chapelcross B&I1, Chapelcross B&I2 and Chapelcross B&I3



Map 19 - A74(M).B&I1



Map 20 - A74(M).B&I2 and A74(M).B&I3



APPENDIX B – Settlement Hierarchy

Annan HMA	<p>District Centres – Annan, Gretna Border</p> <p>Local Centres – Eaglesfield, Eastriggs, Ecclefechan</p> <p>Villages – Brydekirk, Chapelknowe, Cummertrees, Dornock, Kirtlebridge, Kirkpatrick Fleming, Powfoot</p>
Eskdale HMA	<p>District Centre – Langholm</p> <p>Local Centre – Canonbie</p> <p>Villages – Bentpath, Eskdalemuir, Evertown</p>
Dumfries HMA	<p>Regional Capital – Dumfries</p> <p>District Centres – Kirkconnel / Kelloholm, Lochmaben, Lockerbie, Moffat, Sanquhar, Thornhill</p> <p>Local Centres – Beattock, Closeburn, Dunscore, Glencaple, Holywood, Johnstonebridge, Moniaive, New Abbey, Penpont</p> <p>Villages – Ae, Amisfield, Auldgirith, Bankend, Bankshill, Beeswing, Boreland, Carronbridge, Carrutherstown, Carsethorn, Clarencefield, Collin, Corrie Common, Dalton, Hightae, Islesteps, Kirkbean, Kirkton, Lakehead (Closeburn), Lochfoot, Middlebie, Mouswald, Shawhead, Southernness, Templand, Terregles, Torthorwald, Tynron, Wanlockhead, Waterbeck</p>
Stewartry HMA	<p>District Centres - Castle Douglas, Dalbeattie, Kirkcudbright</p> <p>Local Centres – Auchencairn, Carsphairn, Crossmichael, Gatehouse of Fleet, New Galloway, Palnackie, Springholm, St. John’s Town of Dalry, Twynholm</p> <p>Villages – Balmaclellan, Borgue, Bridge of Dee, Clarebrand, Colvend, Corsock, Crocketford, Dundrennan, Gelston, Glenlochar, Hardgate / Haugh of Urr, Kippford, Kirkgunzeon, Kirkpatrick Durham, Laurieston, Parton, Rhonehouse, Ringford, Rockcliffe</p>
Mid Galloway HMA	<p>District Centres – Newton Stewart, Whithorn, Wigtown</p> <p>Local Centres – Creetown, Garlieston, Kirkcowan, Kirkinner/Braehead, Port William</p> <p>Villages – Bladnoch, Carsluith, Elrig, Glentrool, Isle of Whithorn, Mochrum, Monreith, Sorbie, Whauphill</p>
Stranraer HMA	<p>District Centre – Stranraer</p> <p>Local Centres – Drummore, Glenluce, Kirkcolm, Leswalt, Portpatrick, Sandhead</p> <p>Villages – Ardwell, Cairnryan, Castle Kennedy, Dunragit, Lochans, New Luce, Port Logan, Stoneykirk</p>

Appendix C - LDP Policies

Policy Reference	No change	Major change	Minor change	Delete Policy
OP1a - General Amenity	✓			
OP1b - Historic Environment	✓			
OP1c - Landscape			✓	
OP1d - Biodiversity and Geodiversity			✓	
OP1e - Transport and Travel	✓			
OP1f - Sustainability			✓	
OP1g - Water Environment	✓			
OP2 - Design Quality of New Development			✓	
OP3 - Developer Contributions	✓			
ED1 - Business and Industry	✓			
ED2 - Business Development in the Rural Area		✓		
ED3 - The Crichton Quarter	✓			
ED4 - Chapelcross	✓			
ED5 - Development in Town Centres		✓		
ED6 - Retail Development Outside a Town Centre			✓	
ED7 - Prime Retail Frontages in Dumfries and Stranraer				✓
ED8 - Town Centre Accessibility	✓			
ED9 - Neighbourhood Centres, Small and Rural Shops	✓			
ED10 - Tourism				✓ combine with ED2
ED11 - Galloway and Southern Ayrshire Biosphere	✓			
ED12 - Dark Sky Park		✓		
ED13 - Fish Farming	✓			
ED14 - Minerals Safeguarding				✓ combine with ED15
ED15 - Minerals		✓		
ED16 - Protection and Restoration of Peat Deposits as Carbon Sinks	✓			
ED17 - Advertisements	✓			
H1 - Housing Land			✓	
H2 - Housing Development in Villages	✓			
H3 - Housing in the Countryside			✓	
H4 - Housing Development Immediately Outside Settlement Boundaries	✓			
H5 - Affordable Housing	✓			
H6 - Particular Needs Housing	✓			
H7 - Temporary Residential Development	✓			
H8 - Alterations and Extensions to			✓	

Houses				
HE1 - Listed Buildings			✓	
HE2 - Conservation Areas			✓	
HE3 - Archaeology	✓			
HE4 - Archaeologically Sensitive Areas	✓			
HE5 - Hadrian's Wall	✓			
HE6 - Gardens and Designed Landscapes	✓			
NE1 - National Scenic Areas	✓			
NE2 - Regional Scenic Areas			✓	
NE3 - Sites of International Importance for Biodiversity	✓			
NE4 - Species of International Importance	✓			
NE5 - Sites of National Importance for Biodiversity and Geodiversity	✓			
NE6 - Forestry and Woodland			✓	
NE7 - Trees and Development		✓		
NE8 - Tree Preservation Orders				✓ combine with NE7
NE9 - Undeveloped Coast			✓	
NE10 - Erosion and Costal Protection			✓	
NE11 - Supporting the Water Environment			✓	
NE12 - Protection of Water Margins	✓			
NE13 - Agricultural Soil			✓	
CF1 - Community Facilities	✓			
CF2 - Green Networks	✓			
CF3 - Open Space		✓		
CF4 - Access Routes	✓			
IN1 - Renewable Energy	✓			
IN2 - Wind Energy		✓		
IN3 - New Waste Management Infrastructure			✓	
IN4 - Protection of Existing Waste Management Infrastructure	✓			
IN5 - Energy Recovery from Waste	✓			
IN6 - Waste Management Requirements for New Development			✓	
IN7 - Flooding and Development			✓	
IN8 - Surface Water Drainage and SuDS			✓	
IN9 - Waste Water Drainage	✓			
IN10 - Contaminated and Unstable Land	✓			
IN11 - Telecommunications	✓			
T1 - Transport Infrastructure	✓			
T2 - Location of Development / Accessibility		✓		

T3 - Established Harbours, Marinas and Slipways	✓			
T4 - Freight Transport	✓			
T5 - Former Transportation Routes	✓			

Proposed policy wording where a major change is proposed

ED2: Business, Tourism and Recreational Development in the Rural Area

- a) Proposals which expand existing or create new businesses, tourism or recreational development in the rural area will be considered favourably by the Council if:
- The development is directly used for horticulture, agriculture or forestry operations or proposals appropriate to the area's rural character; or
 - The development is to be used for other business or employment generating uses, provided the Council is satisfied there is an economic and / or operational need for the proposed rural location.

Proposals will be encouraged to locate within or adjoin Local Centres, Villages or Small Building Groups or to reuse traditional buildings.

- b) Farm diversification proposals which support and complement the existing farm business will be encouraged by the Council. Priority should be given to the reuse of existing farm buildings.
- c) The Council will support the provision of a range of high quality serviced and non-serviced tourist accommodation (chalet, caravan, cabin, hut or camping site). Proposals will be supported where they:
- Redevelop or form extensions to existing sites; or
 - Are associated physically with an existing hotel or farm; or
 - Form an integral part of a tourist attraction, facility or recreation facility; or
 - Are situated within an established substantial woodland area which would be retained as part of the overall development.

Where necessary, applicants may be requested to submit a Business Plan to demonstrate the viability of the proposal. In all cases, there will be presumption against tourism accommodation being used for permanent residence.

This policy is supported by supplementary guidance which provides further information on what is meant by substantial woodland and what would need to be submitted to demonstrate an economic and / or operational need for the proposed rural location.

Major Development Proposals (new policy)

The Council will encourage development proposals for major projects which would sustain and grow the existing economy (subject to other policies in the Plan being met). Development proposals may be required to be submitted in the form of a masterplan which should follow the guidance set out in the Technical Paper - Masterplans: A Guide for Developers. Priority will be given to the redevelopment of brownfield land.

ED5: Development in Town Centres

The Council will encourage and support a range of uses within town centres identified on the inset maps if it can be demonstrated that they will add to:

- the vitality and viability of the town centre; and
- the character and amenity of the immediate area or the town centre in general; and
- the general retail role of the area either individually or cumulatively, having regard to the existing balance between retail and non-retail uses; and
- the visual amenity of the area by providing an attractive frontage appropriate to the location.

Class 3 proposals together with public houses and hot food takeaways should not have a detrimental impact on the amenity of adjacent residential properties.

On upper floors, particularly where property is underutilised, the Council will encourage the retention and development of housing and other complementary town centre uses.

ED12: Dark Skies**a) Galloway Forest Dark Sky Park**

The Council supports the designation of the Galloway Forest Dark Sky Park, and will presume against development proposals that produce levels of lighting which adversely impact on the Dark Sky status of the park.

b) Dark Skies

The Council will require all development proposals across the region to adopt good lighting principles and practice set out in supplementary guidance.

This policy is supported by supplementary guidance which provides further advice on and examples of good lighting practice.

ED15: Minerals

Proposals for new mineral workings (including surface coal mining) or the extension of existing workings (including surface coal mining) will be supported where the following have been addressed to the satisfaction of the Council:

- disturbance and disruption from noise, blasting and vibration and potential pollution of land, air and water;
- the impact on local communities and residential property, landscape, visual amenity, the historic environment and areas of nature conservation interest during and after development;
- the impact on surface and ground water resources, drainage and fishery interests and soil (see Policy NE13);
- effective and sustainable waste solutions in the reuse of mineral waste or any secondary material;
- the cumulative effect of all of the above, especially if there are already two or more consented sites that could raise similar impacts within 5km of a nearby settlement;

- a transport assessment demonstrating that the development will not have a significant negative impact on local communities;
- a site restoration scheme where appropriate including an aftercare programme and a financial guarantee to ensure the programme can be fully implemented; and
- an appropriate method statement.

Proposals for surface coal mining will also need to demonstrate that:

- there are local, community or economic interests which would outweigh the likely environmental impacts; or
- the proposal is environmentally acceptable or can be made so.

Permanent development that would result in the sterilisation of mineral resources that are viable at present or that may become viable in future and which either could be extracted in accordance with LDP policy or which are the subject of extraction interest will not be permitted.

This policy is supported by supplementary guidance. The guidance includes maps showing consented extraction sites that are underlain by the mineral reserves that make up the landbank of mineral reserves. It also identifies broad areas where surface coal extraction may be acceptable.

Historic Battlefields (new policy)

The Council will support development within a site listed in the Inventory of Historic Battlefields where it would not have a significant adverse impact on the character, appearance, setting or key features of the battlefield.

The siting, scale and design of development, new buildings or alterations and extensions to existing buildings must preserve, conserve or enhance the key characteristics of the battlefield. These may include landscape characteristics, key viewpoints which assist the understanding of the battle and any historic assets (particularly archaeological deposits found *in situ*).

The Historic Built Environment Supplementary Guidance identifies where this policy applies.

Enabling Development (new policy)

New development which, through cross-financing, will result in the re-use of a Listed Building or another identified historic asset/s through restoration, adaptation or repair, may be acceptable where:

- a) it is demonstrated that the proposed development is the only means of funding works to secure the long term use of the Listed Building, or identified historic asset/s, through restoration, adaptation or repair; and
- b) the proposed development is in the vicinity of the Listed Building or identified historic asset/s, the reuse of which it will enable; and
- c) it is demonstrated that the scale of the proposed development represents the minimum necessary (subject to the development costs being independently verified*) to enable the long term use of the Listed Building or identified historic asset; and

- d) the resulting development is of a high quality design in which the setting and historic features of the Listed Building or the other identified historic asset/s are respected.

[the developer will bear the reasonable costs of independent financial advice required to assess the planning application]*

Supplementary Guidance for the Historic Built Environment will include additional information on how enabling development will be assessed.

NE7: Trees and Development

In assessing development proposals, the Council will support proposals that:

- promote additional tree planting;
- protect and enhance ancient woodland sites
- maintain trees, woodlands, and hedgerows (thereafter referred to as the 'woodland resource') and require developers to incorporate, wherever feasible, the existing woodland resource into their schemes;
- encourage planting of a type, scale, design, age, composition and species mix that is appropriate to its locality and appropriately incorporates the woodland resource into the overall design of the scheme;
- maintain trees, woodlands (in particular ancient and semi-natural woodlands), and hedgerows and require developers to incorporate, wherever feasible, the existing woodland resource into their schemes; and
- show how existing trees will be appropriately protected during the construction period.

In submitting development proposals, details should be provided of the arrangements to be made for the long term maintenance of both the existing woodland resource and any proposed new planting including providing adequate room for further growth.

If it is demonstrated to the satisfaction of the local Council that it is not possible to retain the woodland resource then an appropriate replacement planting scheme will be required to be agreed by the Council. Any such replacement planting scheme should normally be located within the site.

The processes and recommendations contained in BS 5837:2012, and any subsequent revised or amended document, should be taken into account in designing and implementing development proposals.

Where the works to a protected tree or trees forms part of a development proposal, the applicant should also demonstrate that:

- the benefits of the development, including any replacement planting, will outweigh the loss of or potential harm caused by the works to the tree or trees; and
- the development has been designed and located in order to minimise potential adverse impacts on the protected tree or trees.

Supplementary guidance provides further advice and guidance in respect of survey work, designing around trees, new planting, protection during construction, maintenance and removing existing trees.

Policy CF3: Open Space

a) Protection of Open Space

There will be a presumption against development of open space identified for protection in the LDP inset maps or, in the case of villages, those shown in the open space supplementary guidance. Development of open space for a purpose unrelated to use as open space will not be allowed unless:

- the open space can best be retained and enhanced through the redevelopment of a small part of the site; or
- an adequate and acceptable replacement for the open space lost as a result of the development can be provided and / or paid for by the applicant in an equally convenient and accessible location within the locality; and
- alternative sites have been considered and no other appropriate site can be identified.

Proposals to develop playing fields or sports pitches should be consistent with the terms of the playing fields section of Scottish Planning Policy.

b) Provision of Open Space

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) in line with the requirements set out in supplementary guidance. Other development may also need to provide or contribute towards open space/green network provision.

Proposals to provide new open space or to enhance existing open space will usually be supported. There will be a presumption in favour of the provision of allotments.

c) Maintenance of Open Space

The provision of new open space will require to be supported by appropriate maintenance arrangements set out in supplementary guidance.

IN2: Wind Energy Assessment of all Windfarm Proposals:

The Council will support wind energy proposals which are located, sited and designed appropriately. The acceptability* of any proposed wind energy development, either individually or in combination, will be assessed against the following considerations:

Landscape and visual impact:

- the extent to which the proposal addresses and takes into account the guidance contained in the Dumfries and Galloway Windfarm Landscape Capacity Study.
- the extent to which the landscape is capable of accommodating the development without significant detrimental impact on landscape character or visual amenity.
- 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 fully addresses the potential for mitigation.

Cumulative Impact

The extent of any detrimental landscape or visual impact from two or more wind energy developments and the potential for mitigation.

Impact on local communities

The extent of any detrimental impact on communities and local amenity, including assessment of the impacts of noise, shadow flicker, visual dominance and the potential for associated mitigation.

Impact on Aviation and Defence Interests

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.

Other Impacts and considerations

- a) the extent to which the proposal avoids or adequately resolves any other significant adverse impact including:- on the natural and historic environment, cultural heritage, biodiversity; forest and woodlands; and tourism and recreational interests.
- b) the extent to which the proposal addresses any physical site constraints and appropriate provision for decommissioning and restoration.

Further details on this assessment process including its application to smaller capacity windfarms are to be provided through Supplementary Guidance on Wind Energy Development. This will also include mapping of the constraints relevant to the considerations above.

The Spatial Framework Map** (Map...) provides some strategic guidance. However, it must be read in conjunction with the details included in the supplementary guidance and the Dumfries and Galloway Wind Farm Landscape Capacity Study. Map... identifies a number of significant local sensitive receptors to windfarm development, Map... identifies landscape capacity and cumulative thresholds and the content of both will be used to assess windfarm applications

*Acceptability will be determined through an assessment of the details of the proposal including its benefits and the extent to which its environmental and cumulative impacts can be satisfactorily addressed

** The Spatial Framework Map... relates to one turbine or more over 12m

Temporary Anemometer Masts (new policy)

The Council will support proposals for anemometer masts on a temporary basis, taking into consideration their impact on:

- Landscape and visual amenity; and
- cultural and natural heritage

T2: Location of Development and Access Requirements

All development proposals will be expected to:

- prioritise personal travel by mode in the following order: walking, cycling, public transport and lastly car and other motorised vehicles;

- be well served by the most sustainable modes of travel available and provide opportunities for a modal shift from private car use to more sustainable transport, including active travel, wherever possible;
- consider providing electric vehicle charging points as part of the development;
- fit with the policies and recommendations of the Local Transport Strategy.

Access Requirements

- consider accessibility issues early on and ensure street layout and design are part of the design and planning process from the beginning, taking account of statutory equal opportunities obligations relating to accessibility and be designed for the safety and convenience of all potential users;
- incorporate appropriate on and/or off site mitigation measures, where required provided through developer contributions where necessary, which might include: improvements, enhancements or additions to the walking/cycling network (connecting into existing local pedestrian or cycle networks or wider green networks) and public transport services, as well as road improvements and new roads;
- incorporate an appropriate level of parking provision to the maximum standards as outlined in SPP (having regard to the travel modes and services which will be available) and also include adequate cycle parking;

Where site master plans are prepared, they should include consideration of the impact of proposals on the local and strategic road network.

In certain circumstances developers may be required to:

- prepare and implement travel plans to support a development proposal that will result in significant travel generation, by virtue of its size, nature, or location (as determined by the Council);
- prepare a Transport Statement or Transport Assessment and implement appropriate mitigation measures where required.

Proposed policy wording where a minor change is proposed

Proposed new policy wording is shown in italics and underlined.

OP1c) Landscape

Development proposals should respect, protect, and/or enhance the region's rich landscape character, scenic qualities and *including* features and sites ~~designated~~ *identified* for their landscape quality at any level. They should also reflect the scale and local distinctiveness of the landscape. Principles established in the European Landscape Convention and *the detailed guidance contained in* the Dumfries and Galloway Landscape Assessment, and any subsequent revised or amended document, will be a material consideration in the assessment of proposals.

OP1d) Biodiversity and Geodiversity

Development proposals should respect, protect and/or enhance the region's rich and distinct biodiversity, geodiversity and sites *designated identified* for their contribution to the natural environment at any level including ancient and semi-natural woodland. The guidance contained within the Local Biodiversity Action Plan, and any subsequent revised or amended document, will be a material consideration in the assessment of proposals.

OP1f) Sustainability

Development proposals should limit the impacts of climate change and promote sustainable development by:

- assisting the development of the local economy through sustainable economic growth;
- minimising adverse impacts on water, air and soil quality;
- reusing and/or regenerating previously used land and property, including derelict and contaminated land;
- making the most efficient use of land;
- integrating with existing infrastructure where possible;
- supporting the Council's waste resource management objectives;
- avoiding areas of significant flood risk;
- using sustainable drainage systems (SuDS);
- supporting sustainable technologies by requiring that in all new buildings at least 10% (or any subsequent revised or amended figure) of the carbon emissions reduction standard set by Scottish Building Standards has been met through the installation and operation of low and zero carbon generating technologies.*

*Supplementary guidance will provide further detail to support the application of this policy and the circumstances where exceptions should apply.

OP2: Design Quality of New Development and Placemaking

Development proposals should achieve high quality design in terms of their contribution to the existing built and natural environment contributing positively to a sense of place and local distinctiveness. Where relevant proposals should:

- relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area and in so doing be sympathetic to the local built forms as well as respecting the important physical, historic and landscape features of the site and its vicinity;

- be designed with people, not vehicle movement, as the primary focus, incorporating the principles set out in 'Designing Streets' and where possible increase connectivity to nearby places, paths, streets and open spaces;
- ensure that any open space required is of high quality, appropriate and integrated to the development and where possible provides linkages to the wider green network;
- incorporate a hard landscaping and planting scheme which includes the proposed treatment of existing trees and other landscape features;
- be designed to create safe, accessible and inclusive places for all people which are well integrated into existing settlements and respect the established historic layout and patterns of development, that are also adaptable to future changes;
- integrate sustainable energy *and design* measures.

This policy is supported by supplementary guidance.

A masterplan and/ or development brief may be needed for some sites, the site guidance in Chapter 6 outlines where this is required.

ED6: Retail Development Outside a Town Centre

Proposals for new or expanded retail and commercial leisure developments outside an identified town centre must demonstrate that a sequential assessment has been made of the following locations:

- Town centre;
- Edge of town centre;
- Other identified commercial centre; and
- Out of centre locations

Proposals in ~~edge of out of centre locations~~ out with the town centre must also demonstrate to the satisfaction of the Council:

- Why sequentially preferable sites (including brownfield) have been discounted as being unsuitable or unavailable;
- That there will be no significant individual or cumulative adverse effect on the vitality and viability of the town centre where the development is proposed or of any centre within the catchment area;
- That the proposal will address an identified qualitative and quantitative deficiency in provision;
- That the development is of a scale appropriate to the centre; and
- That it can be easily accessed by a range of transport modes.

Applications to vary existing restrictions, such as the sale of bulky goods, will be assessed under this policy.

H1: Housing Land

a) Allocated Sites

The Council will at all times maintain an effective five year supply of land for house building to meet the housing land requirement identified for each Housing Market Area. The Council will support housing development on allocated housing sites shown on inset maps.

Sites allocated for housing after 2024 can be assessed to be brought forward for development during the 2012-2024 period where the annual housing land audit clearly demonstrates that an effective five year land supply is not being maintained for the housing market area concerned.

The development of sites will require to accord with the site guidance shown in the settlement statements. The settlement statements and Appendix 2 set out the number of units proposed for each site. If a development proposes more units than proposed in the LDP, the developer will have to demonstrate that the proposal can provide any infrastructure needed and there is no negative impact on the environment.

b) Infill/Windfall Sites

Within settlement boundaries defined on inset maps, proposals for residential development on sites not allocated for development will need to demonstrate to the satisfaction of the Council that the proposed development:

- would result in the development of a brownfield site; and/or
- would not prevent or restrict the physical development of an allocated site; and
- is not of a scale to adversely affect the overall development spatial strategy of the Plan.

Definition of Infill Sites – Small in scale relative to the settlement, generally less than 0.25 hectares and usually only capable of accommodating one or two units.

Definition of Windfall Sites – Normally comprise previously-developed sites that have unexpectedly become available during the plan period.

H3: Housing in the Countryside

The Council will support housing proposals in the countryside where the proposal meets one or more of the following criteria:

- is within or well related to a small building group which is either identified on lists contained in supplementary guidance or is defined as three or more separate habitable or occupied houses which are well related to each other and which create a sense of place;
- is essential for the needs of agriculture or other business requiring a rural location that cannot be met in a nearby settlement;
- is a single house associated with ~~the retirement~~ succession planning of a viable farm holding where there are no buildings suitable or economically

- viable for conversion to residential use on the farm unit;
- beneficial redevelopment of a brownfield site;
- replace or renovate an existing house with a house of an appropriate scale within the same curtilage;
- conversion of a traditional building.

Proposals for single houses in the remote rural area identified in supplementary guidance will need to demonstrate that the proposal is:

- well related to its landscape setting; and
- of an appropriate scale and design to its location; and
- it would provide a low carbon house and lifestyle.

Supplementary guidance will set out, in more detail how the above criteria will applied.

H8: Alterations and Extensions to Houses

Alterations and extensions to dwelling houses will be supported where:

- the massing, scale, design and external materials are sympathetic to the scale and character of the existing dwelling house and its immediate neighbourhood, such that they comply with the design guidance set out in supplementary guidance; and
- the proposal would not result in the over development of the plot, with sufficient space remaining for garden ground; and
- the proposal would not materially reduce the privacy or amenity of adjacent properties;
- the proposal would not prejudice road safety; and
- *residential annexes are subordinate in scale and function to the main house, are functionally connected to, and in the same ownership as, the main house.*

This policy is supported by supplementary guidance *which provides further information, advice and guidance in respect of proposals for altering and extending existing houses as well as the creation of residential annexes.*

HE1: Listed Buildings

a) Alterations

The Council will support development that makes effective, efficient and sustainable use of listed buildings. In considering development that impacts on the character or appearance of a listed building or its setting the Council will need to be satisfied that:

- proposals to extend or alter a listed building respect the appearance, character and architectural features which contribute to its listing and do not seek to overwhelm or otherwise damage its original character and appearance; and

- the layout, design, materials, scale, siting and the future use shown in any development proposals are appropriate to the character and appearance of the listed building and its setting; and
- proposals for a change of use will not result in loss of character or special architectural or historical features.

Proposals to extend or alter a listed building should include written justification demonstrating a full and proper understanding of the character and special interest of the building.

b) Demolition or Partial Demolition of Listed Buildings

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 the four key tests for listed building demolition that are set out in the ~~Scottish Historic Environment Policy (SHEP) paragraph 3.46~~ *Historic Environment Scotland Policy Statement June 2016 paragraph 3.48* (or any subsequent revised or amended document) are met.

c) Recording Schemes

In considering proposals that involve the alteration, demolition or partial demolition of a listed building or buildings or structures within its curtilage the Council will require that a scheme for recording of the building is submitted, agreed with the Council and implemented by the developer where there will be loss of historic fabric, detail or changes to the general arrangement.

~~This policy is supported by~~ *Supplementary guidance for the Historic Built Environment sets out the principles to be used in assessing proposals for change.*

HE2: Conservation Areas

The Council will support development within or adjacent to a conservation area that preserves or enhances the character and appearance of the area and is consistent with any relevant conservation area appraisal. In considering such development the Council will need to be satisfied that:

- new development as well as alterations or other redevelopment of buildings preserves or enhances the character, appearance or setting of the conservation area through the appropriate design, use of materials, detailing, scale and general massing and arrangement of such development;
- the quality of views within, from and into the conservation area will be maintained or enhanced;
- in the case of the proposed demolition of any building in the conservation area, it can be shown that the demolition will not detract from the character of the conservation area and it can be clearly demonstrated that any redevelopment of the site will preserve or enhance the character of the area; and
- ~~in the case of proposed works on trees, the tree is dead; or diseased or dying and presents a danger to people or property; or the position of the tree is~~

~~inappropriate due to shading or damage to buildings and services and where an appropriate replanting scheme can mitigate or undo the negative impact of the loss of the tree or trees in question.~~

~~This policy is supported by *Supplementary guidance for the Historic Built Environment* sets out the principles to be used in evaluating proposals for change and a number of *Conservation Area Character Appraisals* set out the significant architectural and historic qualities of individually designated conservation areas.~~

NE2: Regional Scenic Areas

The siting and design of development within a Regional Scenic Area should respect the special qualities of the area. Development within, or which affects Regional Scenic Areas (RSAs), may be supported where the local Council are satisfied that:

- ~~The landscape character and scenic interest for which the area has been designated factors taken into account in designating the area would not be significantly adversely affected; or~~
- ~~There is a specific need for the development at that location which could not be located in a less sensitive location.~~

Boundaries of RSAs are shown on the proposals map.

NE6: Forestry and Woodland

*The following policy will apply to those woodland/forestry felling, planting and replanting proposals which do **not** require planning permission but where the Council acts as a consultee to Forest Commission Scotland.*

The Council will support the creation and protection of sensitively designed and managed forests and woodlands.

Proposals should seek to ensure that ancient and semi-natural woodlands and other woodlands with high nature conservation value are protected and enhanced.

In determining its response to individual forestry felling, planting and replanting consultations where Forestry Commission Scotland are the determining authority, the Council will:

- take into account environmental and other interests identified in the Forestry and Woodland Strategy;
- consider the scheme's location as set out in the Forestry and Woodland Strategy;
- seek to ensure an appropriate balance between both afforested and un-afforested areas in the locality;
- encourage planting of a type, scale, design, age, composition and species mix that is appropriate to the locality;

- actively encourage proposals to have a positive effect on nature conservation and/or natural and historic environment interest;
- encourage proposals to take account of possible recreational use in the design of any planting schemes and indicate how such recreational uses have been investigated; and
- ensure that proposals do not have an adverse impact on the road network.

The Dumfries and Galloway Forestry and Woodland Strategy as supplementary guidance provides further information, advice and guidance in respect of felling, planting and replanting schemes

Policy NE9: Developed and Undeveloped Coast

Areas of developed coast are identified on the proposals map. All other areas of the coast are considered undeveloped. Proposals outwith the developed coast are unlikely to be suitable for development unless the Council is ~~are~~ satisfied that:

- the proposal has ~~y have~~ a requirement for a coastal location that cannot be satisfied ~~located~~ within the developed coast; and
 - taking account of the context of climate change and in particular sea level rise, the proposal ~~it would enhance and~~ maintain or improve the integrity and quality of the coastal environment;
 - ~~there would be minimal risk from, or increase of, flooding and erosion;~~
 - ~~development would not have an adverse effect on the natural heritage or landscape interest;~~
- ~~it is redevelopment of brownfield land.~~

Policy NE10: Erosion and Coastal Protection

Areas where there may be a particular risk from erosion have been identified on the proposals map.

Planning applications for works ~~being undertaken~~ to protect land against coastal erosion must identify their design life and arrangements for maintenance in the context of the impacts of climate change and in particular sea level rise. They will be supported provided they will not have a materially adverse effect on:

- local amenity; and
- the adjoining coastline; and
- the wider shoreline management; ~~and~~
- There is a default preference for natural coastal defences.
- ~~the nature conservation interests of the coastline and adjoining areas, and~~
 - areas which require new defences against coastal erosion.

~~The Council will only support development proposals where it can be demonstrated to the satisfaction of the Council that following appropriate assessment (where needed), the proposal has no adverse effects either alone or in combination on the integrity of any Natura site.~~

~~Further detail can be found in Flooding and Development Policy IN7.~~

Policy NE11: Supporting the Water Environment

The Council will not permit development which would result in deterioration in the status of a waterbody or which would likely impede the improvements in waterbody status as set out in the Solway Tweed River Basin Management Plan (2015~~09~~) or any update or adopted review of it, unless there are exceptional justifying circumstances.

Development proposals should not normally include the culverting of any waterbody. If culverting would be the only way to enable a proposed development, then permission could be granted if the Council is satisfied that there would be acceptable mitigation measures to protect habitats, passage of fauna, and river form and flow.

Other physical alterations and changes to waterbodies should, if possible and in general, be avoided. An exception to this is where re-naturalisation (1) or natural flood management is proposed. Thus, existing culverted or canalised watercourses in redevelopment and land rehabilitation schemes should be restored when this is practical, neutral or positive in respect of flood risk elsewhere, and consistent with the relevant Regulations.

Development proposals which could adversely affect Drinking Water Protection Areas identified by the Scottish Government will be subject to consultation with SEPA. Where the likely adverse effect cannot be avoided or mitigated against, the development will not be permitted.

(1) Re-naturalisation means the restoration of a water body to a state closer to its 'original' nature by, for example, removing hard engineering and other restrictive structures.

Policy NE13: Agricultural Soil

Developments located on areas of good quality agricultural soils* will only be supported where they conform to the Spatial Strategy of the Plan and there is no alternative on less good quality land. All developments should:

- consider means of minimising impact on soil resources;
- implement appropriate soil management measures, particularly for valuable soils such as good quality agricultural soils* and soils with a high organic content. (Any proposals affecting peat accumulations will be subject to Policy ~~ies~~ NE14 ED14 and ED15);
- consider opportunities to re-use soils necessarily excavated from the site.

(* Defined for the purposes of this policy as Land Capability for Agriculture (LCA) Classification 3.2 or better The extent of these areas is shown on the Scotland's Soils website which is supported by the Scottish Government.)

Policy IN1: Renewable Energy

The Council will support development proposals for all renewable energy provided they do not individually or in combination have a unacceptable* significant adverse impact on: which are located, sited and designed appropriately. The acceptability* of any proposed development, either individually or in combination, will be assessed against the following considerations:

- landscape;
- the cultural and natural heritage;
- areas and routes important for tourism or recreational use in the countryside;
- water and fishing interests;
- air quality; and
- the amenity of the surrounding area.

To enable this assessment sufficient detail should be submitted, to include the following as relevant to the scale and nature of the proposal:

- any associated infrastructure requirements including road and grid connections (where subject to planning consent)
- environmental and other impacts associated with the construction and operational phases of the development including details of any visual impact, noise and odour issues.
- relevant provisions for the restoration of the site
- the extent to which the proposal helps to meet the current government targets for energy generation and consumption.

* Acceptability will be determined through an assessment of the details of the proposal including its benefits and the extent to which its environmental and cumulative impacts can be satisfactorily addressed.

IN3: New Waste Management Infrastructure

Proposals for new waste management facilities or extensions to existing facilities will be supported where they deliver the objectives outlined in the Zero Waste Plan to move waste as high up the waste hierarchy as possible and meet the requirements of the Waste (Scotland) Regulations 2012 or subsequent publications. It must also be demonstrated that the proposal will bring an overall net social, environmental and economic benefit without having a likely significant adverse impact:

- On natural and built heritage designations;
- In terms of air, noise, or water pollution; and
- On the amenity of the surrounding area particularly in terms of communities in the locality

Proposals for waste management facilities will in principle be acceptable on sites identified or safeguarded in the Plan for business and industry.

~~This policy is supported by supplementary guidance.~~

IN6: Waste Management Requirements for New Development

Any planning application which in the view of the Council requires to address the issue of waste must should be supported by a Site Waste Management Plan. Any such Site Waste Management Plan should be tailored to the scale of the proposed development and prepared on a template made available by through the Council. All new developments will be required to provide appropriate space in the development to accommodate appropriate recycling facilities.

Policy IN7: Flooding and Development

The avoidance principle is the most sustainable form of flood management, in accordance with the policy first principle for managing flood risk of SPP ~~relating to sustainable development~~ and the Flood Risk Management (Scotland) Act 2009. Where proposed development could lead to an unacceptable onsite or off site flood risk (1), as defined by the Risk Framework in SPP, then it will not be permitted. Where a proposed development could lead to an unacceptable flood risk, it may be that a Flood Risk Assessment (FRA) is able to clarify to the satisfaction of the Council and SEPA that the level of risk both on and off site would be acceptable. For any site a Drainage Impact Assessment (DIA) may be required to ensure that surface water flows are properly taken into account in the development design. Consideration should be given to pluvial flows (2) especially those which exceed the capacity of the proposed drainage systems. Design of development must avoid flood risk from exceedance flows (3). (See also Policy IN8 for Surface Water Drainage and SuDS.)

In order to satisfy the Council in respect of FRAs and DIAs, parties will be expected to provide independent verification of their professional competence, unless it is clear that this is not required.

This policy is supported by supplementary guidance.

(1) Note: The meaning of ‘flood risk’ is from SPP. It is ‘the combination of the probability of a flood and of the potential adverse consequences, associated with a flood, for human health, the environment, cultural heritage and economic activity’.

(2) Pluvial flooding as a result of rainfall runoff flowing or ponding over the ground before it enters a natural (e.g. watercourse) or artificial (e.g. sewer) drainage system or when it cannot enter a drainage system (e.g. because

the system is already full to capacity or the drainage inlets have a limited capacity).

(3) Exceedance water flows are flows which exceed the capacity of any formal drainage system

Policy IN8: Surface Water Drainage and Sustainable Drainage Systems (SuDS)

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. Surface water management arrangements must form part of any Planning in Principle submission.

Consideration of drainage issues is a planning requirement for every planning

proposal. This consideration should be initiated as part of any preliminary site assessment and should progressively inform the generation of schemes as they develop. For any site a Drainage Impact Assessment (DIA) at the appropriate level may be required to ensure that surface water flows are properly taken into account in the development design.

Planning applications must include appropriate and proportionate details of the proposed SuDS which should:

- ensure the system is designed to avoid flood risk from exceedance flows; be accommodated within the proposed site (1), and understood as an essential factor in determination of the overall capacity of any site;
- be based on a unified approach to cover surface water drainage from onsite roads and from the remainder of the site;
- contribute positively to the biodiversity and general amenity of the area of the proposal;
- include a coordinated approach between new developments that are adjacent to one another;
- include the arrangements for its long term maintenance.

There should be appropriate arrangements for surface water drainage during the construction phase of a development site. This could be by way of a SuDS scheme or some alternative interim solution.

This policy is supported by supplementary guidance.

(1) It should be understood that this means the site for an overall scheme, and does not mean the sites for individual houses or components within an overall scheme.

Appendix D – Supplementary Guidance

Guidance Title	Should this remain statutory Supplementary Guidance?	Is the guidance likely to change in LDP2?		
		No significant changes	Amend guidance	Delete guidance
Design Quality of New Development	Yes		X	
Developer Contributions	Yes	X		
Business Development in the Rural Area	Yes		X	
Town Centre and Retail Development	No			X
Dark Sky Park Friendly Lighting	Yes		X	
Mineral Resources	Yes		X	
Alterations and Extensions to Houses	Yes		X	
Housing in the Countryside	Yes		X	
Conversion of Traditional Agricultural Buildings	Yes	X		
Housing Development in Villages	Yes	X		
Affordable Housing	Yes		X	
Housing Development Immediately Outside Settlement Boundaries	No			X
Conservation Area Character Appraisals	Yes	X		
Historic Built Environment	Yes		X	
Dumfries and Galloway Forestry and Woodland Strategy	No	X		
Trees and Development	Yes		X	
Protection of Water Margins	No	X		
Open Space Strategy	Yes	X		
Access Routes	No	X		
Assessing the Adequacy of Marketing for Change of Use Applications	No	X		
Open Space and New Developments	Yes	X		
Part 1 Wind Energy	Yes		X	

Development: Development Management Considerations				
New Waste Management Infrastructure	No			X
Flooding and Development	Yes	X		
Surface Water Drainage and SuDS	Yes	X		
Travel Plans	No	X		
An Introduction to Land Contamination and Development Management	No	X		
Whitesands Masterplan	No	X		
Glencaple Village Design statement	No	X		
Stranraer Waterfront Urban Design strategy and Masterplan	No	X		
Windermere Road, Annan	No	X		
Palnackie Village Design Statement	No	X		