

LIST OF POLICIES

Local Review Reference: 16/00020/RREF

Planning Application Reference: 16/00205/FUL

Development Proposal: Erection of timber processing building incorporating biomass plant room and staff welfare provision

Location: Field No 0328 Kirkburn Cardrona

Applicant: Cleek Poultry Ltd

****New LDP 2016****

Policy PMD2: Quality Standards

All new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The standards which will apply to all development are that:

Sustainability

- a) In terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources such as District Heating Schemes and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance. Planning applications must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology,
- b) it provides digital connectivity and associated infrastructure,
- c) it provides for Sustainable Urban Drainage Systems in the context of overall provision of Green Infrastructure where appropriate and their after-care and maintenance,
- d) it encourages minimal water usage for new developments,
- e) it provides for appropriate internal and external provision for waste storage and presentation with, in all instances, separate provision for waste and recycling and, depending on the location, separate provision for composting facilities,
- f) it incorporates appropriate hard and soft landscape works, including structural or screen planting where necessary, to help integration with its surroundings and the wider environment and to meet open space requirements. In some cases agreements will be required to ensure that landscape works are undertaken at an early stage of development and that appropriate arrangements are put in place for long term landscape/open space maintenance,
- g) it considers, where appropriate, the long term adaptability of buildings and

spaces.

Placemaking & Design

- h) It creates developments with a sense of place, based on a clear understanding of the context, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design,
- i) it is of a scale, massing, height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building,
- j) it is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building,
- k) it is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form,
- l) it can be satisfactorily accommodated within the site,
- m) it provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings,
- n) it incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on 'designing out crime'.

Accessibility

- o) Street layouts must be designed to properly connect and integrate with existing street patterns and be able to be easily extended in the future where appropriate in order to minimise the need for turning heads and isolated footpaths,
- p) it incorporates, where required, access for those with mobility difficulties,
- q) it ensures there is no adverse impact on road safety, including but not limited to the site access,
- r) it provides for linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network; Travel Plans will be encouraged to support more sustainable travel patterns,
- s) it incorporates adequate access and turning space for vehicles including those used for waste collection purposes.

Greenspace, Open Space & Biodiversity

- t) It provides meaningful open space that wherever possible, links to existing open spaces and that is in accordance with current Council standards pending preparation of an up-to-date open space strategy and local standards. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate, supported by appropriate arrangements for maintenance,
- u) it retains physical or natural features or habitats which are important to the

amenity or biodiversity of the area or makes provision for adequate mitigation or replacements.

Developers are required to provide design and access statements, design briefs and landscape plans as appropriate.

Key policies to which this policy should be cross-referenced:

This policy is relevant to most policies within the Plan.

The following Supplementary Planning Guidance may be relevant to this policy:

Designing out Crime in the Scottish Borders

Green Space

Landscape and Development

Placemaking and Design

Privacy and Sunlight Guide

Replacement Windows and Doors

Use of Timber in Sustainable Construction

The following proposed Supplementary Guidance may be relevant to this policy:

Greenspace

Housing

Landscape and Development

Placemaking and Design (incorporating Privacy and Sunlight)

Sustainable Urban Drainage

Use of Timber in Sustainable Construction

Waste Management

Policy ED7: Business, Tourism and Leisure in the Countryside

Business, Tourism and Leisure

Proposals for business, tourism or leisure development in the countryside will be approved and rural diversification initiatives will be encouraged provided that:

- a) the development is to be used directly for agricultural, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
- b) the development is to be used directly for leisure, recreation or tourism appropriate to a countryside location and, where relevant, it is in accordance

with the Scottish Borders Tourism Strategy and Action Plan;

- c) the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the particular countryside location, and that it cannot be reasonably be accommodated within the Development Boundary of a settlement.

In addition the following criteria will also be considered:

- a) the development must respect the amenity and character of the surrounding area,
- b) the development must have no significant adverse impact on nearby uses, particularly housing,
- c) where a new building is proposed, the developer will be required to provide evidence that no appropriate existing building or brownfield site is available, and where conversion of an existing building of architectural merit is proposed, evidence that the building is capable of conversion without substantial demolition and rebuilding,
- d) the impact of the expansion or intensification of uses, where the use and scale of development are appropriate to the rural character of the area,
- e) the development meets all other siting, and design criteria in accordance with Policy PMD2, and
- f) the development must take account of accessibility considerations in accordance with Policy IS4.

Where a proposal comes forward for the creation of a new business including that of a tourism proposal, a business case that supports the proposal will be required to be submitted as part of the application process.

Key Policies to which this policy should be cross-referenced:

Policy PMD2 Quality Standards

Policy PMD4 Development Outwith Development Boundaries

Policy ED3 Town Centres and Shopping Development may be relevant where an ancillary retail use is involved.

Policy ED8 Caravan and Camping Sites

Policy ED9 Renewable Energy Development

Policy HD2 Housing in the Countryside

Policy IS4 Transport Development and Infrastructure

Policy IS7 Parking Provision and Standards

Policy IS16 Advertisements

Many of the environmental policies will be relevant particularly those involving the protection of landscape assets.

The following Supplementary Planning Guidance may be relevant to this policy:

Biodiversity
Countryside Around Towns
Green Space
Landscape and Development
Local Landscape Designations
Placemaking and Design

The following proposed Supplementary Guidance may be relevant to this policy:

Biodiversity
Countryside Around Towns
Greenspace
Green Networks
Landscape and Development
Placemaking and Design

Policy EP5: Special Landscape Areas

In assessing proposals for development that may affect Special Landscape Areas, the Council will seek to safeguard landscape quality and will have particular regard to the landscape impact of the proposed development, including the visual impact. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social or economic benefits of national or local importance.

Key policies to which this policy should be cross-referenced:

Policy PMD4 Development Outwith Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy ED12 Mineral and Coal Extraction
Policy HD2 Housing in the Countryside
Policy EP4 National Scenic Areas
Policy EP6 Countryside Around Towns

Policy EP8 Archaeology
Policy EP10 Gardens and Designed Landscape
Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy IS15 Radio Communications

Scottish Planning Policy

The following Supplementary Planning Guidance may be relevant to this policy:

Countryside Around Towns
Green Space
Landscape and Development
Local Landscape Designations
New Housing in the Borders Countryside
Placemaking and Design

The following proposed Supplementary Guidance may be relevant to this policy:

Countryside Around Towns
Greenspace
Green Networks
Landscape and Development
New Housing in the Borders Countryside
Placemaking and Design

Policy EP8: Archaeology

(A) National Archaeological Sites

Development proposals which would destroy or adversely affect the appearance, fabric or setting of Scheduled Monuments or other nationally important sites will not be permitted unless:

- a) the development offers substantial benefits, including those of a social or economic nature, that clearly outweigh the national value of the site, and
- b) there are no reasonable alternative means of meeting the development need.

(B) Battlefields

The Council may support development proposals within a battlefield on the

Inventory of Historic Battlefields Register, or a regionally significant site, that seek to protect, conserve, and/or enhance the landscape characteristics or important features of the battlefield. Proposals will be assessed according to their sensitivity to the battlefield.

(C) Regional or Local Archaeological Assets

Development proposals which will adversely affect an archaeological asset of regional or local significance will only be permitted if it can be demonstrated that the benefits of the proposal will clearly outweigh the heritage value of the asset.

In all of the above cases, where development proposals impact on a Scheduled Monument, other nationally important sites, or any other archaeological or historical asset, developers may be required to carry out detailed investigations.

Any proposal that will adversely affect a historic environment asset or its appropriate setting must include a mitigation strategy acceptable to the Council.

Key Policies to which this policy should be cross-referenced:

Policy PMD2 Quality Standards

Policy PMD4 Development Outwith Development Boundaries

Policy PMD5 Infill Development

Policy ED9 Renewable Energy Development

Policy ED12 Mineral and Coal Extraction

Many other Environmental Promotion and Protection policies may also be relevant.

Scottish Planning Policy

Scottish Historic Environment Policy

Managing Change in the Historic Environment guidance note series

The following proposed Supplementary Guidance may be relevant to this policy:

Archaeology

In addition, other policies relevant to the consideration are-

SPG Special Landscape Areas

Scottish Planning Policy

