

Dumfries and Galloway Council  
**LOCAL DEVELOPMENT PLAN 2**

# Monitoring Statement

JANUARY 2017



**DUMFRIES AND GALLOWAY COUNCIL  
LOCAL DEVELOPMENT PLAN 2**

**MONITORING STATEMENT**

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## **Section 1 - Introduction**

### **1.1 What is a monitoring statement?**

1.1.1 Planning legislation requires planning authorities to monitor –

- Changes in principal physical, economic, social and environmental characteristics of the area; and
- The impact of policies and proposals of the existing plan(s).

1.1.2 The product of this exercise will be a monitoring statement which the Council will publish alongside the Main Issues Report (MIR). The monitoring statement focuses on the impacts the adopted Local Development Plan (LDP) has had on the area and whether the spatial strategy and policy objectives have been realised. This will be done by assessing the outcome of planning applications and planning appeal decisions.

1.1.3 The current LDP was adopted in September 2014, three months after the current SPP was published by the Scottish Government. Therefore, an assessment has also been made to determine whether the policies in the LDP need to be changed to ensure they reflect the principles contained in the current SPP.

1.1.4 The outcome of this, combined with the views of officers who are implementing the policies, have helped to identify what changes are needed to the policy framework contained in LDP1 and what the main issues are that will be discussed further in the MIR. The monitoring statement covers a two year period from when the plan was adopted. As this is a relatively short period of time it has not been possible to monitor some of the policies as they have not been used during the monitoring period. It is also a short period of time to undertake any meaningful monitoring for the strategic element of the plan.

### **1.2 Principal Physical, Economic, Social and Environmental Characteristics**

1.2.1 The Council has prepared a State of the Environment Report which brings together background information, statistics and trends in respect of the Dumfries and Galloway region. The Report:

- provides baselines of the current state of the region in terms of the environment, socially and economically, against which 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.

### 1.3 LDP Policies and Supplementary Guidance

1.3.1 The monitoring statement follows the same topic sequence as set out in the adopted LDP. The outcome of the policy monitoring is set out in Section 3 of this Monitoring Statement. Each topic area contains a table (see below) which provides a summary of the changes proposed to the policies as an outcome of the monitoring. Further detail of the monitoring outcomes is set out in Appendix 1. The table also list what, if any, supplementary guidance or planning guidance supports the policy.

<b>Policy Reference</b>	<b>No change</b>	<b>Major change</b>	<b>Minor text change or clarification</b>	<b>Delete policy</b>	<b>Supplementary Guidance or Technical Paper</b>
OP1 a) General Amenity	X				-
OP1 b) Historic Environment	X				Supplementary Guidance

### 1.4 LDP Allocations

1.4.1 Appendix 3 contains a table which lists, by settlement, all the allocated sites in the LDP and monitors whether each allocation has been developed, is under construction, has planning permission or is still an allocation.

### 1.5 Local Development Plan 2

1.5.1 The Town and Country Planning (Scotland) Act 1997 requires LDPs to be replaced at least every five years. The Council's Development Plan Scheme sets out the timetable and participation statement for the process. Copies can be downloaded from the Council's web site at – [www.dumgal.gov.uk/ldp](http://www.dumgal.gov.uk/ldp)

## **2 Local Development Plan Vision and Spatial Strategy**

### **2.1 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 Has the Vision been achieved?**

2.2.1 The LDP Vision sets out what Dumfries and Galloway will look like in 20 years' time and aims to support the Council's four priorities which are to -

- build the local economy
- provide the best start in life for all our children
- Protect the most vulnerable people
- Be an inclusive Council

2.2.2 As the LDP was only adopted in September 2014, it is far too soon to be able to determine if the Vision has been achieved or to make major changes to it. Good progress has been made in making connections with other Council services, such as Economic Development, Community Planning and Strategic Housing which all have a role to play in helping to achieve the Vision. Those relationships will continue to be developed and built on.

## **2.3 LDP Spatial Strategy**

2.3.1 The spatial strategy sets out what the vision actually means on the ground. The strategy set out in the LDP promotes a pattern of development that seeks to minimise the need to travel and where sustainable travel is integral to development. The strategy 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 proposed development. Therefore, the majority of new development is focused on Dumfries

and the District and Local Centres with a smaller amount proposed in villages and the rural area.

2.3.2 As the main objective of the spatial strategy is to help secure the vision, the strategy has been divided up into a number of elements; economy, housing, transport and waste management.

## **2.4 Economic Strategy**

2.4.1 Building the local economy is the Council's number one priority. The LDP supports this through a positive policy framework and by allocating a generous supply of land for business and industry across the region. The strategy supports the principles contained in both the "South of Scotland Competiveness Strategy" and the Council's Regional Economic Strategy.

2.4.2 Some progress has been made in delivering the region's major strategic projects. A development framework and masterplan has been prepared and adopted as planning guidance to the LDP for the Crichton. Work is currently ongoing in preparing a development framework for south Dumfries, which includes the Crichton site. Once complete, this will be adopted as supplementary guidance to the LDP. Work is ongoing in implementing the Stranraer waterfront, Gretna, Lockerbie and Annan regeneration masterplans.

## **2.5 Business and Industry Land Requirements (2012 – 2032)**

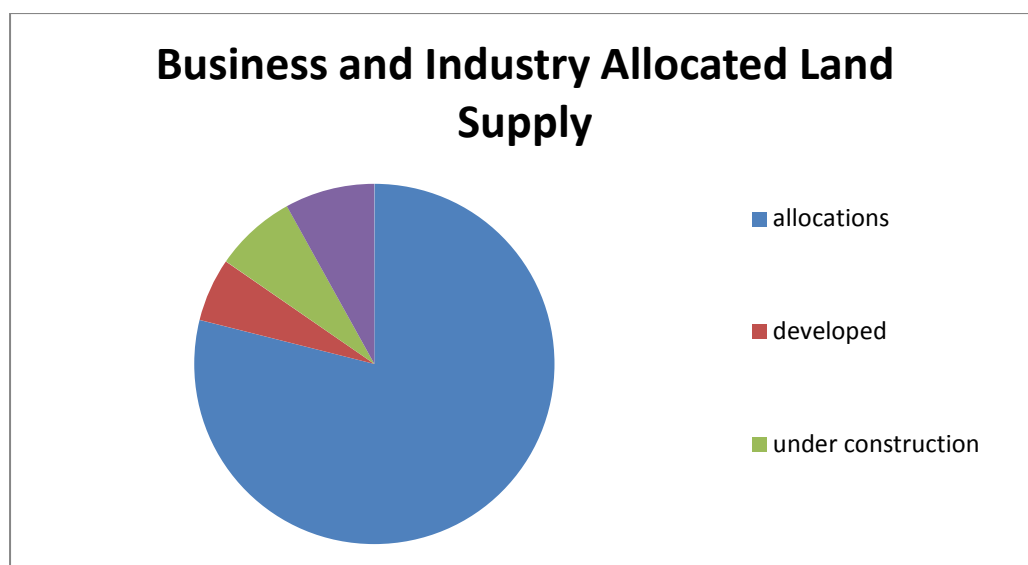
2.5.1 The LDP allocates 258.71 hectares of land for business and industry. Slightly more than half of this allocation, 133.36 hectares, is made up of large sites at Chapelcross (a former nuclear power station currently undergoing decontamination) and sites along the M74 corridor. The remainder of the allocation is made up of sites in Dumfries and the District Centres.

2.5.2 Monitoring of the business and industry land supply since the plan was adopted shows that 14.71 hectares of the allocated sites have been developed with development currently underway on 18.97 hectares. 4.96 hectares have planning permission but development has not yet started and 15.87 hectares are waiting on planning applications being determined. This results in a total of 54.51ha or 21% of the allocated land either being developed or subject to planning. This is shown in figure 1 below.

2.5.3 Appendix 2 lists all the allocated business and industry sites along with their current status.



Figure 1 – Business and Industry Allocated Land Supply



2.5.4 An employment land audit is produced on an annual basis and is available on the Council’s web site -

<http://www.dumgal.gov.uk/CHttpHandler.ashx?id=16434&p=0>

2.5.5 A review of the existing business and industry land supply is currently 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 the sites to market. This is discussed further in the Main Issues Report

## 2.6 Retail Strategy

2.6.1 The LDP identifies the following network of centres within the region:

Regional Centre	Dumfries
Larger Town Centres	Stranraer, Annan, Castle Douglas, Newton Stewart
Town Centres	Dalbeattie, Gretna, Kirkconnel/Kelloholm, Kirkcudbright, Langholm, Lochmaben, Lockerbie, Moffat, Sanquhar, Thornhill, Whithorn, Wigtown
Outlet Centres	Gretna Gateway Outlet Centre

It also identifies the following network of centres within Dumfries:

Town Centre	Dumfries Town Centre
Commercial Centres	Cuckoo Bridge, bulky goods Dumfries Retail Park, bulky goods Peel Centre, comparison goods
Neighbourhood Centres	Calside, Georgetown, Heathhall, Lincluden, Locharbriggs, Lochside, Troqueer

2.6.2 There has been little in the way of development or change in the town centres since the plan was adopted to justify making any changes to be made to the network of centres. Dumfries remains the main shopping centre for the region. Since the LDP was approved, planning permission has been granted, and is in the process of being implemented for an Aldi supermarket adjacent to the Cuckoo Bridge Retail Park at the Glasgow Road roundabout. The allocated site at Brooms Road - DFS.TC1 remains available for development. Planning permission in principle was renewed for a supermarket at Gretna. Stranraer is the main shopping centre for the west of the region and the allocated site at the Waterfront - SRT.MU1 also remains available for development.

2.6.3 The Council commissioned consultants to update the 2012 Dumfries and Galloway Retail Study. Town centre businesses change on a regular basis and the continued growth of internet shopping has resulted in more business adapting to cater for such demand. Retailing and town centre regeneration is discussed further in MIR.

2.6.4 Since adoption of the LDP there have been notable changes in demand for certain types of floorspace in the majority of town centres across the region. There has been a decline in demand for Class 1 retail units (shops) with 12 applications submitted during the monitoring period for a change from shops to a different type of use compared with the 5 applications that have applied to change the use of the property to Class 1 retail. There was also a substantial increase in demand to change the use of the property to Class 3 uses (food and drink), 10 applications were received during the monitoring period compared to 1 application to change the use from food and drink to a different use. These trends indicate a change in the type of demand for town centre floorspace. This change is reflected in the proposed changes to town centre policies set out in the MIR.

## **2.7 Housing Strategy**

2.7.1 The Housing Need and Demand Assessment (HNDA) carried out by Arneil Johnston for the Council provided the evidence base to define the housing supply target for the region and each of the six Housing Market Areas (HMAs). 20% generosity was added to the housing supply target to produce the housing land requirement figure. The addition of 20% provides flexibility should unpredictable changes occur to the effective land supply during the life of the plan.

2.7.2 Table 1 shows the progress that has been made in meeting the housing land requirement.

Table 1: Housing Land Requirement

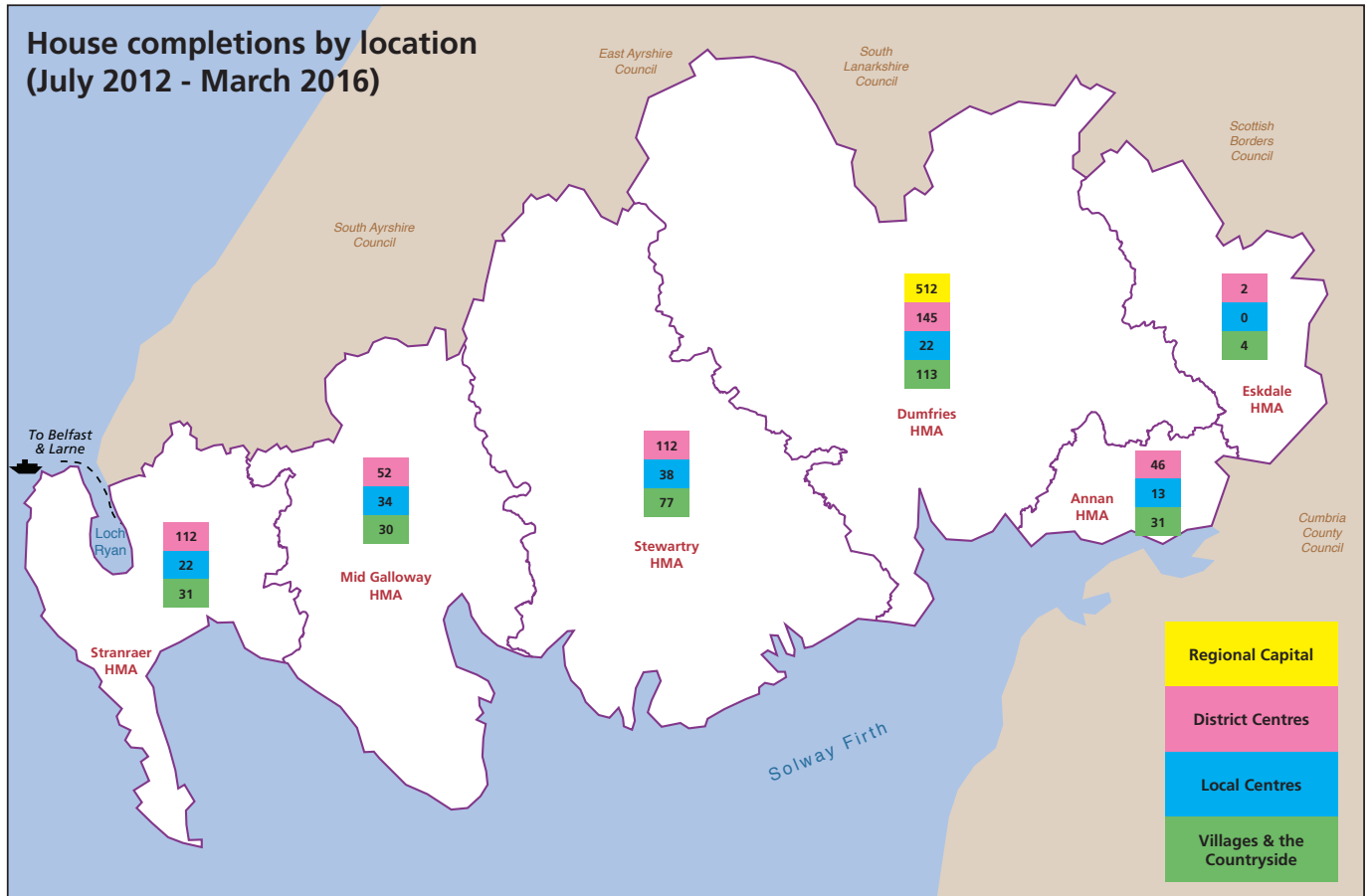
HMA	Housing Land Requirement July 2012 - June 2024	Progress July 2012 - March 2016			Housing Land Requirement April 2016 - June 2024
		Market units	Affordable units	Total units	
Annan	1,450	88	2	90	1,360
Dumfries	3,267	532	260	792	2,475
Eskdale	237	5	1	6	231
Mid Galloway	769	48	68	116	653
Stewartry	709	122	105	227	482
Stranraer	725	62	103	165	560
Dumfries & Galloway	7,157	857	539	1,396	5,761

2.7.3 The LDP allocates the majority of the housing land requirement to Dumfries and the District and Local Centres as these settlements have a good range of facilities, employment opportunities and transport options. In line with the aspirations set out in the vision, at least 20% of the housing land requirement was expected to be delivered in villages and housing in the countryside.

## House completions by location (July 2012 – March 2016)

2.7.4 Map 1 shows that there were 1,396 house completions in Dumfries & Galloway between July 2012 and March 2016, 512 units in Dumfries Regional Capital (37%), 469 units in District Centres (34%), 129 units in Local Centres (9%) and 286 units in Villages and in the countryside (20%).

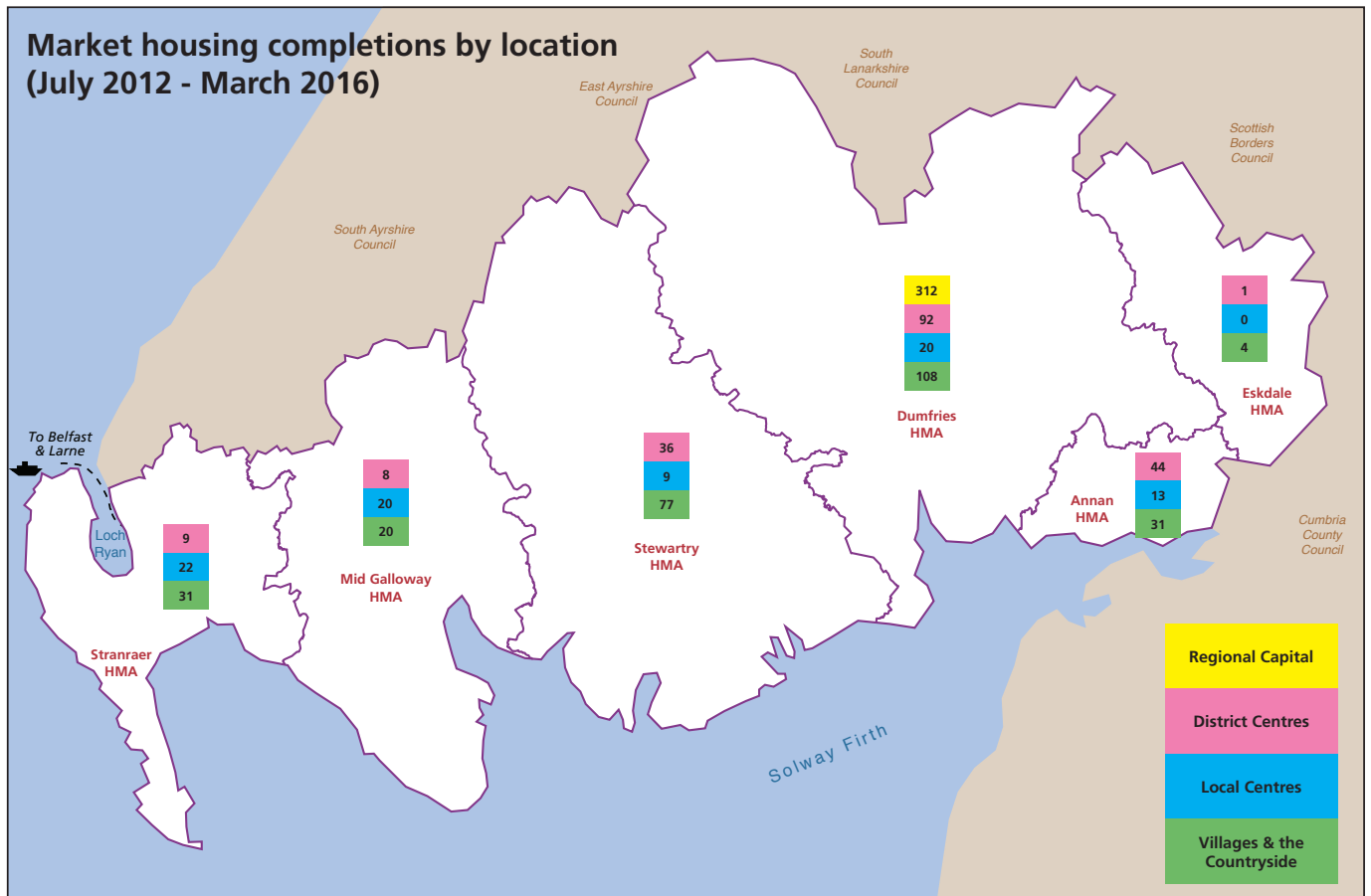
Map 1: House Completions by Location



## Market Housing completions by location (July 2012 – March 2016)

2.7.5 Map 2 shows that there were 857 market housing completions in Dumfries & Galloway between July 2012 and March 2016, 312 units in Dumfries Regional Capital (36%), 190 units in District Centres (22%), 84 units in Local Centres (10%) and 271 units in Villages and in the countryside (32%).

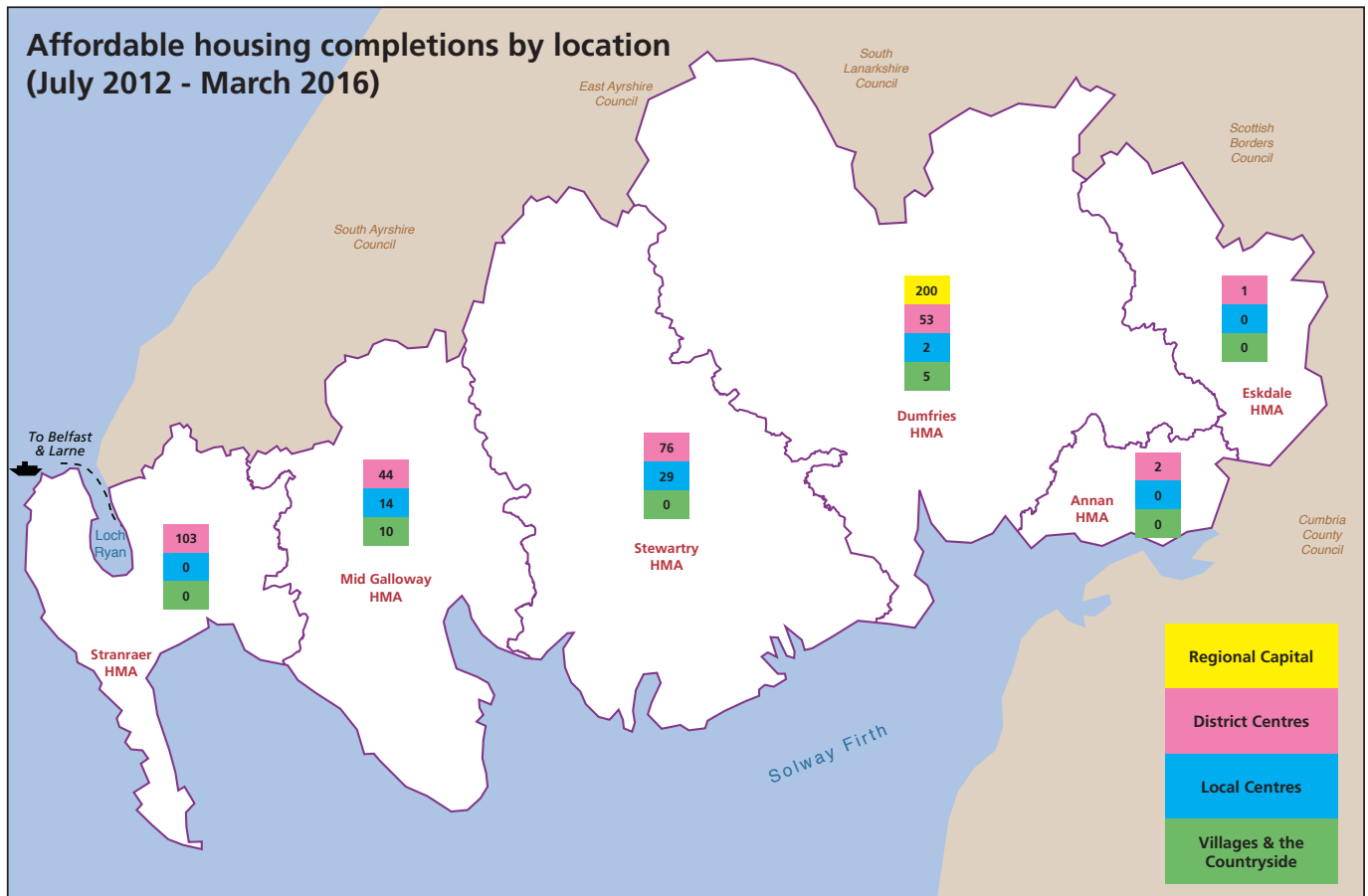
Map 2: Market House Completions by Location



## Affordable Housing completions by location (July 2012 – March 2016)

2.7.6 Map 3 shows that there were 539 affordable housing completions in Dumfries & Galloway between July 2012 and March 2016, 200 units in Dumfries Regional Capital (37%), 279 units in District Centres (52%), 45 units in Local Centres (8%) and 15 units in Villages and in the countryside (3%).

Map 3: Affordable House Completions by Location



## Comparison between Housing Land Requirement and past completions (July 2012 – March 2016)

2.7.7 Table 2 shows the housing land requirement for each HMA during the period July 2012 to March 2016 is significantly higher than actual completion rates, with the exception of the Stewartry HMA. The low level of completions across Dumfries & Galloway is a result of the economic downturn; many of the sites under construction in Dumfries & Galloway have slowed down or stalled due to lack of developer and mortgage finance.

Table 2: Housing Land Requirement Versus Past Completions

HMA	Housing Land Requirement (July 2012 - March 2016)		Completions (July 2012 - March 2016)	
	Units	Per annum	Units	Per annum
Annan HMA	453	121	90	24
Dumfries HMA	1,021	272	792	211
Eskdale HMA	74	20	6	2
Mid Galloway HMA	240	64	116	31
Stewartry HMA	222	59	227	61
Stranraer HMA	227	60	165	44
Dumfries & Galloway	2,237	596	1,396	372

Table 3: Housing Approvals by Tenure (July 2012 - March 2016)

HMA	Units approved		
	Market units	Affordable units	Total units
Annan	227	44	271
Dumfries	1,156	252	1,408
Eskdale	94	21	115
Mid Galloway	95	13	108
Stewartry	270	38	308
Stranraer	177	12	189
Dumfries & Galloway	2,019	380	2,399

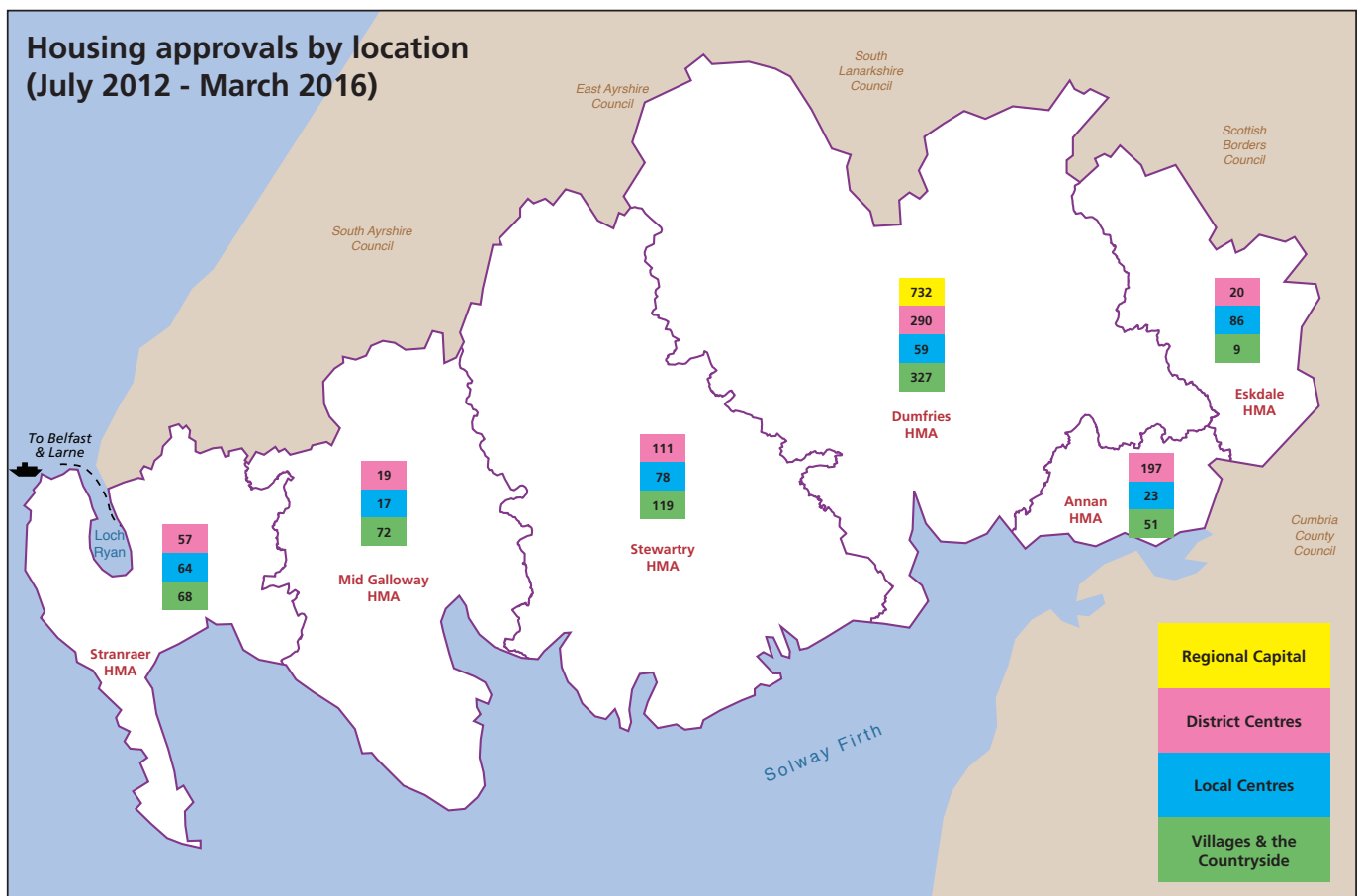
HMA	Units approved July 2012 - March 2016		
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Eskdale	94	21	115
Mid Galloway	95	13	108
Stewartry	270	38	308
Stranraer	177	12	189
Dumfries & Galloway	2,019	380	2,399

2.7.8 Table 3 shows that between July 2012 and March 2016, 2,399 housing units were granted planning permission (2,019 market housing units and 380 affordable housing units). Of the 2,399 housing units approved, 59% were located within the Dumfries HMA, 11% were located within the Annan HMA, 5% were located within the Eskdale HMA and Mid Galloway HMA, 13% were located within the Stewartry HMA and 8% were located within the Stranraer HMA.

### Housing approvals by location (July 2012 – March 2016)

2.7.9 Of the 2,399 housing units approved in Dumfries & Galloway between July 2012 and March 2016, 732 units in Dumfries Regional Capital (31%), 694 units in District Centres (29%), 327 units in Local Centres (14%) and 646 units in Villages and in the countryside (27%).

Map 4: Housing Approvals by Location





## Established Housing Land Supply March 2016

2.7.10 Table 4 shows how dispersed the established housing land supply is throughout Dumfries & Galloway. Of the total established housing land supply figure (9,246 units), 22% is located within Dumfries Regional Capital, 47% is located within District Centres, 22% is located within Local Centres, 3% is located within Villages and 7% is located within Small Building Groups and Landward areas.

Table 4: Established Housing Land Supply March 2016

Established Housing Land Supply	Annan HMA	Dumfries HMA	Eskdale HMA	Mid Galloway HMA	Stewartry HMA	Stranraer HMA	Dumfries & Galloway
Regional Capital	-	2,032	-	-	-	-	2,032
District Centres	954	1,259	260	526	651	661	4,311
Local Centres	520	335	89	303	255	512	2,014
Villages	19	124	10	13	97	8	271
Housing in the Countryside (SBGs and Landward)	43	247	16	75	139	98	618
Total	1,536	3,997	375	917	1,142	1,279	9,246

## Effective Housing Land Supply March 2016

2.7.11 Table 5 shows how dispersed the effective housing land supply is throughout Dumfries & Galloway. Of the total effective housing land supply figure (3,299 units), 19% is located within Dumfries Regional Capital, 47% is located within District Centres, 19% is located within Local Centres, 5% is located within Villages and 9% is located within Small Building Groups and Landward areas.

Table 5: Effective Housing Land Supply March 2016

Effective Housing Land Supply	Annan HMA	Dumfries HMA	Eskdale HMA	Mid Galloway HMA	Stewartry HMA	Stranraer HMA	Dumfries & Galloway
Regional Capital	-	637	-	-	-	-	637
District Centres	542	366	59	195	215	165	1,542
Local Centres	114	109	89	94	70	165	641
Villages	13	89	7	4	59	2	174
Housing in the Countryside (SBGs and Landward)	26	134	10	25	82	28	305
Total	695	1,335	165	318	426	360	3,299

## Five year effective housing land supply

2.7.12 The Housing Land Audit 2016 shows there is sufficient land in all HMAs to meet the five year effective housing land supply requirement.

Table 6: Five Year Effective Land Supply

HMA	5 Year Housing Supply Target	5 Year Effective Housing Land Supply	5 Year Effective Housing Land Supply (years supply)
Annan HMA	688	695	5.0
Dumfries HMA	1,113	1,335	6.0
Eskdale HMA	144	165	5.7
Mid Galloway HMA	313	318	5.1
Stewartry HMA	207	426	10.3
Stranraer HMA	241	360	7.5
Dumfries & Galloway	2,707	3,299	6.1

## 2.8 Transport Strategy

2.8.1 The spatial strategy supports a pattern of development which reduces the need to travel, facilitates travel by public transport and freight movement by rail or water, and provides safe and convenient opportunities for walking and cycling. The Plan expects good quality development that builds in sustainable transport modes at the beginning of the design process.

2.8.2 The Regional Transport Strategy sets out a vision for a transport system for the region. The strategy is currently under review by South West of Scotland Transport Partnership (Swestrans). The review will reflect key policy changes and will coincide with the review of the National Transport Strategy.

2.8.3 A draft Main Issues Report will be prepared and issued for a minimum 6 week public consultation period. A timetable for this work has yet to be set out. Completing these two steps (draft MIR and consultation) will provide a clear understanding of the transport issues in Dumfries and Galloway and will identify the transport challenges and opportunities for the region's future.

2.8.4 A robust refresh of the projects within the Regional Transport Strategy Delivery Plan will also be undertaken which will enable the Delivery Plan to be updated and fit for purpose until the National Transport Strategy and Regional Transport Strategy refreshes are complete. This refreshed Delivery Plan will reflect current local, regional and national strategies, plans and programmes, and will be a key consideration in the preparation of the Proposed Plan.

## **2.9 Active Travel and Green Networks**

2.9.1 Improvements to active transport networks, such as paths and cycle routes will support more sustainable travel choices, as well as recreational opportunities. The Council's Active Travel Strategy sets out a vision to see active travel being the normal choice for short, everyday journeys across all our communities. This approach will have implications for future policy requirements. Transport policies have strong linkages with design / place-making and access route policies, as well as open space and green network policies. Green networks also have an important role in enhancing health and wellbeing, biodiversity, climate change mitigation, tourism and so on.

2.9.2 Work is continuing on developing a green network strategy for the region and will build on the work done to prepare the region wide open space audit and the core path network. The Council's Countryside Strategy document is currently being reviewed and any new issues may have implications for future policy requirements.

## **2.10 Waste Management Strategy**

2.10.1 The Council is continuing to implement the national Zero Waste Plan objectives in accordance with the waste hierarchy of prevention, reuse, recycling recovery and disposal. This includes the formation of the Zero Waste Parks at Blackparks, Stranraer and Lochar Moss, Dumfries and the continued operation of a network of household waste recycling centres and transfer stations. Implementation of a new managed collection system for household waste is underway throughout the region. This includes a weekly collection of food waste and an alternate weekly service of source separate dry recyclates and unsorted waste.

## **2.11 Does any element of the spatial strategy need amending?**

2.11.1 The high level aims contained within the various elements of the spatial strategy are considered to still be relevant to Dumfries and Galloway. As the spatial strategy sets out what the Vision means on the ground and there are no major changes proposed to the Vision, it would not make sense to make any major changes to the spatial strategy. Some minor changes may be required to some elements of the strategy to ensure that it is up to date and reflects the Council's priorities.

2.11.2 Planning contributes to achieving all 16 of the Scottish Government's national outcomes. Many of the principles and policies set out in the national outcomes are reflected in both Scottish Planning Policy (SPP) and the National Planning Framework (NPF3).

2.11.3 SPP and NPF3 share a single vision for the planning system in Scotland. The following 4 outcomes explain how planning should support the vision - creating a successful sustainable place, a low carbon place, a natural, resilient place and a more connected place. These outcomes are consistent across SPP and NPF3. For

planning to make a positive difference, development plans and new development needs to contribute to achieving these outcomes.

## **2.12 Does this raise any issues for the Main Issues Report?**

2.12.1 Although it is not proposed to make any amendments to the wording of the Vision, the way it is presented could be amended by identifying themes and associated outcomes. This is discussed further in the MIR.

## **Section 3 - Policy Topic Areas**

### **3.1 Overarching Policies**

#### **Introduction**

3.1.1 Overarching policies were included in the LDP to give prominence to the key considerations that need to be taken into account when assessing all development proposals. The approach also avoids the same key considerations being repeated numerous times in different policies. The overarching aim of these policies is to deliver a high standard of development on the ground.

#### **Overview of Policy Monitoring**

3.1.2 Monitoring of Policy OP1a General Amenity concluded that the policy includes all the issues that need to be taken into account when assessing the potential impact a development proposal may have on the general amenity of an area, and provides an effective basis for the assessment of planning applications. No change is proposed.

3.1.3 Policy OP1b Historic Environment applies to the whole of the historic manmade environment of the region. It encourages design and development techniques which are sympathetic to and which help continue traditional and special local character. It is intended to go beyond the protection given by Listing, Scheduling or designation of Conservation Areas and reflects the Scottish Government's Historic Environment Strategy for Scotland: Our Place in Time. No change is proposed.

3.1.4 Policies OP1c Landscape and OP1d Biodiversity and Geodiversity are considered to be effective in providing a basis for the assessment of planning applications. However, minor modifications are proposed to both policies to provide further clarity. The proposed changes are set out in Appendix C of the MIR.

3.1.5 Policy OP1f Sustainability, the first 8 bullet points of this policy cover a number of basic principles that are taken into account when assessing development proposals and when sites are being assessed for inclusion in the plan. No change is proposed to the current wording of these bullet points. However, monitoring has revealed that the final bullet point of the policy has not been implemented. The main reason for this is that the requirements of the policy are not achievable through planning policy alone. This is mainly because the information asked for by the policy is usually only available as part of the Building Warrant application which is most often only submitted toward the end or even after the planning application has been determined. The proposed changes to the policy are discussed further in the MIR and set out in Appendix C of the MIR.

3.1.6 Policy OP1g: Water Environment is intended to apply to the whole of the water environment and not just those situations of possible flood risk or where SuDS

should be provided. It is given more specific and detailed effect through all the other water related policies in the Plan. It is considered that the text of the policy is clear, that it has provided effective cover for the other water related policies. No change is proposed.

3.1.7 Policy OP2 Design Quality of New Development was a new policy that was introduced as part of the Councils aspirations to try and improve the quality of design. Monitoring found that the policy and supplementary guidance have been effective in providing a basis for the assessment of planning applications. However, new development should also be concerned about the wider place as well as the detailed design. In order to reflect this, the aspirations set out in SPP, and to put more emphasis on placemaking and ensure that the need for quality design applies to all developments it is proposed to amend the name of the policy to “Design Quality and Placemaking”. The proposed changes to the policy are discussed further in the MIR set out in Appendix C of the MIR.

3.1.8 Policy OP3: Developer Contributions evolved from the 1999 Structure Plan policy D37 Private Sector Contributions. The current policy wording reflects requirements set out in Scottish Government guidance. Implementation of the policy has resulted in changes being made to the supplementary guidance. Ongoing monitoring of the supplementary guidance will ensure that it is kept up to date. No change is proposed.

### Do the policies need to be amended?

Table 7: Overarching Policies

Policy Reference	No change	Major change	Minor text change or clarification	Delete policy	Supplementary Guidance or Technical Paper
OP1: a) General Amenity	X				-
b) Historic Environment	X				Supplementary Guidance
c) Landscape			X		-
d) Biodiversity and Geodiversity			X		Technical Paper
e) Transport and Travel	X				-
f) Sustainability			X		-
g) Water Environment	X				-
OP2: Design Quality of New Development			X		Supplementary Guidance
OP3: Developer Contributions	X				Supplementary Guidance

### **Does supplementary guidance need to be amended?**

3.1.9 A number of Conservation Area Character Appraisals have been adopted as supplementary guidance to the LDP. Although no changes are proposed to the existing documents, work will continue on producing and adopting appraisals for those Conservation Areas that do not currently have one. At the time of finalising this monitoring statement, draft supplementary guidance on the historic built environment has been issued for consultation. This piece of supplementary guidance will support Policies OP1b, HE1 and HE2.

3.1.10 The Design Quality of New Development Supplementary Guidance may be subject to some minor amendments in the interests of clarity to ensure that it fully represents all types of developments in both rural and more urban areas.

3.1.11 The Developer Contributions Supplementary Guidance was first adopted in 2014 but was updated and readopted in June 2016 to provide more detail on a number of areas such as education, affordable housing and open space contribution requirements. It is envisaged that any future amendments would be to provide future clarity.

### **Does this raise any issues for the Main Issues Report?**

3.1.12 The only issue this policy section raises for the MIR is in relation to the final bullet point of Policy OP1f). It is acknowledged that the legislation contains a specific requirement for the LDP to include a policy that aims to reduce carbon emissions through low and zero carbon generating technologies. As the policy in the current LDP has not been implemented, the preferred approach will be outlined in the MIR.

## **3.2 Economic Development**

### **Introduction**

3.2.1 This chapter contains policies relating to: Business and Industry; Business Development in the Rural Area, Retailing and Town Centres; Tourism; Biosphere; Dark Sky Park; Fish Farming; Minerals; Carbon Sinks and Advertisements

### **Overview of Policy Monitoring**

3.2.2 Policy ED1: Business and Industry is split in to 2 parts. Part a) seeks to protect established and allocated business and industry sites shown on inset maps, it also provides a policy framework for assessing alternative uses on established or allocated sites. Part b) provides a policy framework for assessing development proposals on unallocated sites. Monitoring found that the policy is considered to be clear and effective in providing a basis for the assessment of planning applications. No change is proposed.

3.2.3 Although no change is proposed to the policy wording, implementation of the Plan has identified a need to review the sites that have been identified as

established business and industry sites in the adopted Plan. The primary aim of the policy was to safeguard business and industry areas and industrial estates and not sites occupied by a single user. This review only applies to sites in Dumfries and is discussed further in the MIR.

3.2.4 Policy ED2: Business Development in the Rural Area is a new policy which seeks to provide support for businesses in the rural area and farm diversification, which had its own policy in the previous local plans. Whilst monitoring has indicated the policy appears to be working well, it is considered that there would be merit in combining this policy with Policy ED10: Tourism to produce a new policy. As the majority of businesses in the rural area are tourism related, combining these policies should help to provide clarity and ensure the policies do not contradict each other. The proposed changes to the policy are discussed further in the MIR. The proposed policy wording is set out in Appendix C of the MIR.

3.2.5 Although Policy ED3: The Crichton Quarter and Policy ED4: Chapelcross were not used to assess development proposals during the monitoring period, a development framework and masterplan was produced for the Crichton and a development framework was produced for Chapelcross. Both documents have been adopted as planning guidance to the LDP. No change is proposed to either policy.

3.2.6 The retailing policies (ED5 – ED9) have only been used on a limited number of occasions since the plan was adopted. The outcomes from the 2016 Retail Study along with monitoring of the policies has shown that changes are required to the policy framework in face of a changing retail market. If the regions town centres are going to remain successful attractive locations, retail policies need to support and encourage a range of uses in the town centre that will bring more people into the town centre over longer periods of time. The proposed changes to Policies ED5: Development in Town Centres and ED7: Prime Retail Frontages in Dumfries and Stranraer are discussed further in the MIR. The proposed policy wording is set out in Appendix C of the MIR.

3.2.7 Some minor changes are required to Policy ED6: Retail Development Outside a Town Centre to ensure the terminology used in the policy refers to proposals outside a town centre and not edge of centre locations. There is also no text to make it clear that applications to vary existing restrictions (eg sale of bulky goods) will be assessed under this policy. No changes are proposed to Policy ED8: Town Centre Accessibility or ED9: Neighbourhood Centres, Small and Rural Shops as the text, as currently written is considered to be clear.

3.2.8 Policy ED11: Galloway and Southern Ayrshire Biosphere and Policy ED12: Dark Sky Park reflect and support an existing designation, both policies were developed in conjunction with neighbouring local authorities in Ayrshire and Forest Enterprise in the case of the Dark Sky Park Policy. Both policies are considered to be performing well. No change is proposed to Policy ED11 but a change is proposed



to Policy ED12 to split the policy so that it covers a) the Galloway Forest Dark Sky Park and b) provides a policy framework for other communities wanting to change their lighting should they want to achieve dark sky status. The proposed changes to the policy are discussed further in the MIR. The proposed policy wording is set out in Appendix C of the MIR.

3.2.9 There have not been any proposals for new fish farms in the region and as a consequence, Policy ED13: Fish Farming has not been used during the monitoring period. The terms of the policy and its requirements appear to be clear. No change is proposed.

3.2.10 Policy ED14: Mineral Safeguarding has not been used during the period being monitored and Policy ED15: Minerals has only been used a few times. Taking into account the advice set out in SPP, it is considered that these policies could be combined into one policy without losing any meaning. The proposed changes to the policy are discussed further in the MIR. The proposed policy wording is set out in Appendix C of the MIR. The mineral assessment technical paper will need to be updated to establish how much of a landbank exists and if there is a shortfall the plan will need to identify an area of search.

3.2.11 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 lower Canonbie area. The adopted Plan does not currently identify areas of search. A preferred approach as to how these areas should be identified is set out in the MIR.

3.2.12 Policy ED16: Protection and Restoration of Peat Deposits as Carbon Sinks has been used in assessing a limited number of applications. It may also have served to deter the submission of inappropriate applications. The terms of the policy appear to be clear and there is no evident reason to make a change to it for LDP2. No change is proposed. However, this policy is about protecting peat as carbon sinks rather than its exploitation, and there may be benefit in placing it next to the policy for Agricultural Soil in LDP2.

3.2.13 Monitoring of Policy ED17: Advertisements has shown that the policy is providing an effective basis for the assessment of applications for advertisement consent. No change is proposed to the policy wording. However, it is proposed to include in the introductory text to the policy, reference to the potential the Council has to impose Areas of Special Control. The designation of such areas could provide additional protection from the proliferation of signage that does not require advertisement consent in Conservation Areas, Archaeological Sensitive Areas, Dark Skies Park or other defined areas.

## Do the policies need to be amended?

Table 8: Economic Development Policies

Policy Reference	No change	Major change	Minor change	Delete Policy	Supplementary Guidance or Technical Paper
ED1: Business and Industry	X				-
ED2: Business Development in Rural Areas		X – combine with ED10			Supplementary Guidance
ED3: The Crichton Quarter	X				Non-Statutory Planning Guidance
ED4: Chapelcross	X				Non-Statutory Planning Guidance
ED5: Development in Town Centres		X			-
ED6: Retail Development Outside a Town Centre			X		Supplementary guidance
ED7: Prime Retail Frontages in Dumfries and Stranraer				X	-
ED8: Town Centre Accessibility	X				-
ED9: Neighbourhood Centres, Small and Rural Shops	X				-
ED10: Tourism				X – combine with ED2	-
ED11: Galloway and Southern Ayrshire Biosphere	X				-
ED12: Dark Sky Park		X			Supplementary Guidance
ED13: Fish Farming	X				-
ED14: Minerals Safeguarding				X – combine with ED15	Supplementary Guidance
ED15: Minerals		X			-
ED16: Protection and Restoration of Peat Deposits as Carbon Sinks	X				-
ED17: Advertisements	X				-

### **Does supplementary guidance need to be amended?**

3.2.14 If the Business Development in the Rural Area and Tourism Policies are combined into one policy, the current Business Development in the Rural Areas Supplementary Guidance will need to be replaced.

3.2.15 The Town Centre and Retail Development Supplementary Guidance is unlikely to be required given the changes that are being proposed to the retail policies. If the proposed changes take place then the supplementary guidance would be deleted.

3.2.16 Given the changes proposed to the Dark Sky Park policy, the Dark Sky Park Supplementary Guidance will need to be amended to incorporate relevant parts from the Lighting Planning Guidance document.

3.2.17 The Mineral Resources Supplementary Guidance will need to be amended to reflect any changes to the Mineral Assessment Technical Paper and include broad areas of search for surface coal extraction.

### **Does this raise any issues for the Main Issues Report?**

3.2.18 The majority of policies in this section of the adopted LDP are considered to be fit for purpose and support the Council's top priority, which is to build the local economy. The main areas of proposed change relate to town centres and retailing, the rural economy and minerals including surface coal extraction and are discussed further in the MIR.

3.2.19 There are no specific policies regarding unconventional oil and gas developments in the adopted LDP. There is some discussion regarding this in the MIR.

## **3.3 Housing**

### **Introduction**

3.3.1 This chapter contains policies relating to housing development in settlements, villages, the countryside, affordable housing, particular needs housing, temporary residential development and alterations and extensions to houses.

### **Overview of Policy Monitoring**

3.3.2 Policy H1: Housing Land is split into two parts. Part a) which provides policy support for allocated sites is considered to be working well and does not require any amendments. However, monitoring has shown that Part b) which deals with infill and windfall sites does not define what constitutes a windfall or infill site. A change is proposed to include a definition. The proposed changes to the policy are set out in Appendix C of the MIR.

3.3.3 Policy H2: Housing Development in Villages was a new policy in the adopted LDP. It introduced a more flexible, criteria based approach for assessing housing proposals in villages. The policy has only been in place for a short period of time, which limits the effectiveness of any monitoring. The monitoring that has taken place has not revealed any major issues with the policy. It is therefore proposed to make no changes to the policy.

3.3.4 Policy H3: Housing in the Countryside sets out a two tier approach which supports proposals for housing in the countryside and the remote rural area. Monitoring of the number of planning applications determined in the period since the plan was adopted show that slightly less than a quarter of all housing approvals were for houses in the countryside. This level of approvals is in line with the spatial strategy.

3.3.5 Two new criteria, retirement succession of a viable farm holding and beneficial redevelopment of a brownfield site are new additions to the policy and reflect the particular challenges being faced in the region. Monitoring of the policy has indicated that some further clarification and / or slight amendments are needed to either the wording of the policy or the information in the supplementary guidance for the majority of the criteria. The proposed changes to the policy and supplementary guidance are discussed further in the MIR. The proposed policy wording is set out in Appendix C of the MIR.

3.3.6 Policy H4: Housing Development Immediately Outside Settlement Boundaries has only been used on a few occasions to determine proposals during the monitoring period. Although the policy was only used on a few occasions, it provides planning policy in the event that there is not an effective five year housing land supply. No changes are proposed.

3.3.7 Policy H5: Affordable Housing Policy builds on the policy contained in the previous local plan. The policy requires all developments that will, either individually or through phasing, result in the development of 5 or more houses, that a maximum of 20% of the them will be affordable. The policy is supported by supplementary guidance which contains more detail. Monitoring has shown that the policy has been used on several occasions and is making a contribution to the provision of affordable housing. No changes are proposed.

3.3.8 Policy H6: Particular Needs Housing also builds on the policy contained in the previous local plan. The policy now links to the Council's Strategic Housing Investment Programme (SHIP) and requires that a maximum of 20% of the housing units delivered through the SHIP are for older people and those with special needs. Although the 20% target was not fully achieved, new joint working arrangements have been put in place between Strategic Housing, Adult Services and NHS Dumfries and Galloway. It is anticipated this will result in a number of innovative new

social housing projects for people with particular needs in future. No changes are proposed.

3.3.9 Policy H7: Temporary Residential Development is considered to be a clearly worded policy providing the policy support needed, no changes are proposed.

3.3.10 Policy H8: Alterations and Extensions to Housing is considered to be a clearly worded policy providing a clear indication on how development proposals will be assessed. However, there have been a number of development proposals for residential annexes. In the absence of planning policy, non-statutory planning guidance has been prepared. It is proposed to amend the policy to include reference to residential annexes.

### Do the policies need to be amended?

Table 9: Housing Policies

Policy Reference	No change	Major change	Minor change	Delete Policy	Supplementary Guidance or Technical Paper
H1: Housing Land			X		-
H2: Housing Development in Villages	X				Supplementary Guidance
H3: Housing in the Countryside			X		Supplementary Guidance
H4: Housing Development Immediately Outside Settlement Boundaries	X				Supplementary Guidance
H5: Affordable Housing	X				Supplementary Guidance
H6: Particular Needs Housing	X				-
H7: Temporary Residential Development	X				-
H8: Alterations and Extensions to Housing			X		Supplementary Guidance and non-statutory planning guidance

### Does supplementary guidance need to be amended?

3.3.11 No changes are proposed to the Housing Development in Villages Supplementary Guidance as feedback from planning officers and planning agents is that it is a useful and understandable document.

3.3.12 As discussed previously, changes are proposed to the Housing in the Countryside Supplementary Guidance document to provide more clarity on the policy criteria. The Conversion of Traditional Agricultural Buildings Supplementary Guidance will be retained as statutory guidance and further thought will be given as to whether it should be incorporated into the Housing in the Countryside Supplementary Guidance or remain a stand-alone document.

3.3.13 It is proposed to delete the Housing Development Immediately Outside Settlement Boundaries Supplementary Guidance as the policy is considered to be clearly worded.

3.3.14 Some minor changes are required to the Affordable Housing Supplementary Guidance to ensure that it is up to date in respect of government guidance.

3.3.15 Should the policy wording be amended for Policy H8 to include residential annexes then it would be appropriate to incorporate the advice set out in the Annexes Planning Guidance into the Alterations and Extensions to Houses Supplementary Guidance.

#### **Does this raise any issues for the Main Issues Report?**

3.3.16 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. It also states that in rural areas the planning system should promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces and, encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality. The Council's approach to SPP is discussed further in the MIR.

### **3.4 Historic Environment**

#### **Introduction**

3.4.1 This section contains policies relating to; listed buildings, conservation areas, scheduled monuments, Hadrian's Wall, inventory designed gardens or landscapes; locally registered non-inventory designed gardens or landscapes and archaeology.

3.4.2 Scottish Historic Environment Policy has been updated to reflect the changes following the Historic Environment Scotland Act 2014 which came into effect on 1st October 2015. Some text amendments may be required to the Historic Environment chapter and policies of Dumfries and Galloway LDP to ensure that they fully reflect the most recent policy document Historic Environment Scotland Policy Statement dated June 2016.

## Overview of Policy Monitoring

3.4.3 Policies HE1: Listed Buildings and HE2: Conservation Areas have been used to determine applications in reaching Development Management decisions and in determining appeals. Monitoring of the policies has highlighted the need for minor text amendments. The proposed policy wording is set out in Appendix C of the MIR.

3.4.4 Monitoring of Policies HE3: Archaeology, HE4: Archaeologically Sensitive Areas, HE5: Hadrian's Wall and HE6: Gardens and Designed Landscapes has highlighted that these policies are currently working well and require no change.

### Do the policies need to be amended?

Table 10: Historic Environment Policies

Policy Reference	No change	Major change	Minor change	Delete Policy	Supplementary Guidance and Technical papers
HE1: Listed Buildings			X		Supplementary Guidance
HE2: Conservation Areas			X		Supplementary Guidance
HE3: Archaeology	X				-
HE4: Archaeological sensitive Areas	X				Technical Paper
HE5: Hadrian's Wall	X				-
HE6: Gardens and Designed Landscapes	X				-

### Does supplementary guidance need to be amended?

3.4.5 A number of Conservation Area Character Appraisals have been adopted as supplementary guidance to the LDP. Although no changes are proposed to the existing documents, work will continue on producing and adopting appraisals for those conservation areas that do not currently have one. At the time of finalising this monitoring statement, draft supplementary guidance on the historic built environment has been issued for consultation. This piece of supplementary guidance will support Policies OP1b, HE1 and HE2.

### Does this raise any issues for the Main Issues Report?

3.4.6 Historic Environment Scotland (HES) have included the site of the Battle of Sark, on the edge of Gretna on the National Inventory of Historic Battlefields. As there is no specific policy for Historic Battlefields in the adopted plan, a new policy

for Historic Battlefields will be required. This is discussed further in the MIR and proposed wording is set out in Appendix C of the MIR.

3.4.7 There is no reference in the adopted LDP to enabling development which could assist in raising finances for the restoration and re-use of designated heritage assets. This is discussed further in the MIR and proposed wording is set out in Appendix C of the MIR.

## **3.5 Natural Environment**

### **Introduction**

3.5.1 This section contains policies relating to: landscape; biodiversity; geodiversity; forestry, woodland and trees; coastland; the water environment; and soils.

### **Overview of Policy Monitoring**

3.5.2 Monitoring of Policies NE1: National Scenic Areas, NE3: Sites of International Importance for Biodiversity, NE4: Species of International Importance, and NE5: Sites of National Importance for Biodiversity and Geodiversity has concluded that these policies provide an effective basis for the assessment of planning applications. No change is proposed.

3.5.3 Monitoring has shown that there have been issues in the interpretation of some of the wording in Policy NE2: Regional Scenic Areas in relation to reasons for their designation and what is meant by less sensitive locations, it is proposed to amend the wording to provide further clarity in this respect. SPP provides some guidance on the purpose of designating areas of local landscape value. One such purpose is to safeguard and promote important local settings for outdoor recreation and tourism. The designation of the RSAs predates this advice and this was not a factor in their original assessment. However, it will be taken into account when they are reviewed. The proposed changes to the policy are set out in Appendix C of the MIR.

3.5.4 The three policies relating to trees all require amending to ensure that they meet their stated aims and provide the necessary information and clarity in the decision making process. Certain elements in these policies have been found to be missing or are not sufficiently clear to assist in the determination of proposals.

3.5.5 There have been some issues with the interpretation of Policy NE6: Forestry and Woodland where it relates to proposals in which the Forestry Commission Scotland is the determining body and the Council is a consultee. It is not used for determining planning applications. It has been found that some of the wording of Policy NE7: Trees and Development is inaccurate and that there are elements missing in order to fully assess proposals. In relation to Policy NE8: Tree Preservation Orders, it is considered that the TPO element would be better incorporated into an amended Policy NE7 and Policy NE8 should then be deleted as



other aspects of protected trees are covered through primary legislation and regulations and do not need to be replicated in policy.

3.5.6 Policy NE9: Undeveloped Coast. Monitoring has identified that it is not immediately clear from the current wording that the policy is also intended to cover the developed coast. It is therefore proposed to amend the title of the policy and to delete the last three bullet point criteria of the policy as they are more directly covered by other policies in the Plan. The proposed changes to the policy are set out in Appendix C of the MIR.

3.5.7 Policy NE10: Erosion and Coastal Protection has not been used in the determination of planning applications though this may also indicate that it has had success in deterring inappropriate applications. The Council is in the process of updating its Shoreline Management Plan which identified areas at risk of erosion which were also shown on the LDP Proposals Map. Given the slow but certain rise in sea level over future years it will be appropriate to take this into account in the future in the assessment of the risk for development at coastal locations.

3.5.8 Although the policy has not been used, a few minor changes are proposed. It is proposed to delete the final two bullet point criteria of the policy as they are more directly covered by other policies in the Plan. Additionally, since the policy does not intend to support any proposal which alone or in combination would have an adverse effect on a Natura site, it is considered that the penultimate paragraph of the policy is also redundant. The last sentence of the policy indicates that there will be further detail in the Flooding and Development Supplementary Guidance. It was found that this was not actually needed, and so this sentence in the policy is redundant. The introductory text and detailed wording of the policy may require to be updated to reflect the most recent published information about coastal change and also the Shoreline Study that is to be prepared for the Council. The proposed changes to the policy are set out in Appendix C of the MIR.

3.5.9 Policy NE11: Supporting the Water Environment is a mix of general provisions in support or maintenance of the status of water bodies, and specific requirements in respect of culverts and physical changes to water bodies. The policy text is generally clear, with only very minor clarification required in respect of water body re-naturalisation and natural flood management. The proposed changes to the policy are set out in Appendix C of the MIR.

3.5.10 Policy NE12: Protection of Water Margins has been used for only a moderate number of applications, mostly for renewable energy. The policy text is clear and no change to it is required. This was a new policy in LDP1 and as such, time is needed for its relevance to be recognised and its terms fully applied. At this stage, policy revision is not required, but for all parties increased awareness about the policy should help to support its more effective implementation.

3.5.11 Policy NE13: Agricultural Soil has only been used for only a moderate number of applications. It intends to protect better quality agricultural land and also carbon rich soils as repositories of CO2. The policy text is clear and only minor corrections to remove the reference to Policies ED14 and ED15 are required. The proposed changes to the policy are set out in Appendix C of the MIR. It may assist clarity if, in LDP2, the policy for protection of peat sits alongside the policy for soil.

### Do the policies need to be amended?

Table 11: Natural Environment Polices

Policy Reference	No change	Major change	Minor change	Delete Policy	Supplementary Guidance and Technical Paper
NE1: National Scenic Areas	X				Non-Statutory Planning Guidance
NE2: Regional Scenic Areas			X		Technical paper
NE3: Sites of International Importance for Biodiversity	X				-
NE4: Species of International Importance	X				-
NE5: Sites of National Importance for Biodiversity and Geodiversity	X				-
NE6: Forestry and Woodland			X		Supplementary Guidance
NE7: Trees and Development		X			Supplementary Guidance
NE8: Tree Preservation Orders				X – combine with NE7	Supplementary Guidance
NE9: Undeveloped Coast			X		-
NE10: Erosion and Coastal Protection			X		-
NE11: Supporting the Water Environment			X		-
NE12: Protection of Water Margins	X				Supplementary Guidance
NE13: Agricultural Soil			X		-

### **Does supplementary guidance need to be amended?**

3.5.12 Discussions with Forestry Commission Scotland will help to determine if any update(s) are required to the Forestry and Woodland Strategy.

3.5.13 The Trees and Development SG may require amendments to fully support the new policy wording in Policy NE7.

3.5.14 No amendments are proposed to the Protection of Water Margins Supplementary Guidance or any of the three National Scenic Area Management Plans which are non-statutory planning guidance.

### **Does this raise any issues for the Main Issues Report?**

3.5.15 Wildland areas have been identified by SNH since the current LDP was adopted and consideration will need to be given as to whether a new policy will be required to assess developments coming forward in or impacting on these areas or whether the present policy framework is adequate.

3.5.16 There has been recent discussion over the possible designation of additional national parks in Scotland with one option being the Galloway Park. This matter is in very early stages of discussion. However, should this be taken forward and an area designated then a further policy may be required depending on the administrative arrangements for the new park. This matter is discussed further in the MIR.

## **3.6 Community Services and Facilities**

### **Introduction**

3.6.1 This chapter contains policies relating to: community facilities; green networks; open space and access routes.

### **Overview of Policy Monitoring**

3.6.2 The only policy in this section that requires any amendments is Policy CF3: Open Space. The change is required to ensure the policy includes the reference made in the supplementary guidance to the future maintenance of open space. This is to ensure developments are not left unattended and uncared for. Additional text is also required to be added to cover a presumption in favour of proposals for allotments. The proposed changes to the policy are set out in Appendix C of the MIR. The other policies are essentially still fit for purpose and no changes are proposed.

## Do the policies need to be amended?

Table 12: Community Facilities Policies

Policy Reference	No change	Major change	Minor change	Delete Policy	Supplementary Guidance and Technical Papers
CF1: Community Facilities	X				
CF2: Green Networks	X				
CF3: Open Space		X			Supplementary Guidance
CF4: Access Routes	X				Supplementary Guidance

## Does supplementary guidance need to be amended?

3.6.3 As the existing supplementary guidance documents on open space and new developments and access routes are considered to be clear and understandable, no changes are proposed to either of these documents. However, it is proposed to make the Access Routes Supplementary Guidance non-statutory.

3.6.4 Assessing the Adequacy of Marketing for Change of Use Applications Supplementary Guidance. This document provides further information on the type of information that needs to be submitted to demonstrate that a vacant property has been marketed before an alternative use will be considered. This guidance is currently statutory. It is proposed to retain the guidance but make it non-statutory. No changes are proposed to the content of the document.

## Does this raise any issues for the Main Issues Report?

3.6.5 The importance and value of community facilities and open space is recognised in the Main Issues Report but it is not considered to be a main issue.

## 3.7 Infrastructure

### Introduction

3.7.1 This chapter contains policies relating to: renewable and wind energy; waste management; flooding and drainage; waste water; contaminated and unstable land; and telecommunications.

### Overview of Policy Monitoring

3.7.2 Policy IN1: Renewable Energy is considered to be effective in providing a basis for the assessment of planning applications. No change is proposed.

3.7.3 The spatial framework element of Policy IN2: Wind Energy and its associated mapping will require to be updated in response to SPP 2014. SPP was published

after the examination for the LDP. As a result, the current spatial framework maps, and policy wording relating to them, do not meet the requirements as set out SPP. Amendments are required to both the policy and spatial framework map to ensure they are compliant with SPP. The proposed approach is set out in the Main Issues Report.

3.7.4 The development management considerations element of this policy is considered to be effective and robust in providing a basis for the assessment of planning applications.

3.7.5 Monitoring of the waste management policies concluded that only minor or no changes are required to the policies. An amendment is required to the third criteria of Policy IN3: New Waste Management Infrastructure to provide clarity regarding amenity. Policy IN6: Waste Management Requirements for New Development requires a link which provides access to a Site Waste Management Plan template. No change is proposed to Policy IN4: Protection of Existing Waste Management Infrastructure or IN5: Energy Recovery from Waste.

3.7.6 Policy IN7: Flooding and Development has had an effect through being taken into account when determining planning applications, the selection of sites allocated in the plan, and the avoidance of development proposals that would be unsuitable due to flood risk. The text of the policy is generally clear, but a minor update is required to take account of the SPP now being 2014, rather than 2010. The introductory text should also be amended to reference the Local Flood Risk Management Plan published in June 2016.

3.7.7 Policy IN8: Surface Water Drainage and SuDS reflects developing practice in respect of the water environment. The policy text is generally clear but would benefit from clarification that drainage should not be an afterthought in the process of bringing forward development but an integral element to be addressed in a proportionate way from the start.

3.7.8 Monitoring of Policy IN9: Waste Water Drainage, Policy IN10: Contaminated and Unstable Land and Policy IN11: Telecommunications concluded that these policies are clearly written and no change is required.

## Do the policies need to be amended?

Table 13: Infrastructure Policies

Policy Reference	No change	Major change	Minor change	Delete Policy	Existing additional documents
IN1: Renewable Energy	X				-
IN2: Wind Energy		X			Supplementary Guidance and Technical Paper
IN3: New Waste Management Structure			X		Supplementary Guidance
IN4: Protection of Existing Waste Management Infrastructure	X				-
IN5: Energy Recovery from Waste	X				-
IN6: Waste Management Requirements for New Development			X		-
IN7: Flooding and Development			X		Supplementary Guidance
IN8: Surface Water Drainage and Sustainable Drainage Systems (SuDS)			X		Supplementary Guidance
IN9: Waste Water Drainage	X				-
IN10: Contaminated and Unstable Land	X				Supplementary Guidance
IN11: Telecommunications	X				-

## Does supplementary guidance need to be amended?

3.7.9 Advice in respect of wind energy is currently contained within supplementary guidance and the technical paper. It is proposed to combine these into one supplementary guidance document. Further amendments will be required due to changing issues within the wind energy sector, for example to include advice on repowering, etc.

3.7.10 The Waste Resource Management Strategy 2012 – 2020 sets out the detail in which Policies IN3 to IN6 are associated and it is therefore considered that no supplementary guidance is required for these policies. It is proposed to delete the current supplementary guidance.

3.7.11 The Supplementary Guidance for Flooding and Development should be carried forward as statutory guidance but updated to provide any necessary comment on sites allocated in LDP2. No changes are proposed to the Supplementary Guidance for Surface Water Drainage and SuDS is currently adopted as statutory guidance.

3.7.12 An Introduction to Land Contamination and Development Management supplementary guidance was produced in conjunction with a number of other local authorities. It is proposed to retain the guidance but to make it non-statutory.

**Does this raise any issues for the Main Issues Report?**

3.7.13 Consideration will need to be given to an additional policy to assess temporary anemometers which is a considered to be a gap in the current policy framework.

### 3.8 Transport

#### Introduction

3.8.1 This chapter contains policies relating to: transport infrastructure, location of development & accessibility, harbours, marinas and slipways, freight transport and former transportation routes.

#### Overview of Policy Monitoring

3.8.2 The only policy in this group that requires any changes is Policy T2: Location of Development / Accessibility. Monitoring identified that a change is needed to ensure the policy distinguishes between the location of development and general accessibility and sets out access requirements to development sites. The other policies are considered to be clear and fit for purpose.

**Do the policies need to be amended?**

Table 14: Transport Policies

Policy Reference	No change	Major change	Minor change	Delete Policy	Existing additional documents
T1: Transport Infrastructure	X				-
T2: Location of Development/ Accessibility		X			Supplementary Guidance
T3: Established Harbours, Marinas and Slipways	X				-
T4: Freight Transport	X				-
T5: Former Transportation Routes	X				-

**Does supplementary guidance need to be amended?**

3.8.3 The Supplementary Guidance in relation to Policy T2 on Travel Plans has now been superseded by government guidance on Travel Plans. It is proposed to retain the guidance but to make it non-statutory.

**Does this raise any issues for the Main Issues Report?**

3.8.4 The Council's Active Travel Strategy sets out a vision for active travel to be the normal choice for short, everyday journeys across all our communities. This approach will have implications for future policy requirements.

3.8.5 Further consideration will need to be given as to whether Policy T4 on freight transport should consider whether there is a need to identify strategic sites for lorry parks along the A75 and A76 corridors.



## Appendix 1: Policy Table

The tables provide a summary assessment of all the policies contained in the LDP.

Please note that minor change includes – minor text change or clarification or change to policy to reflect SPP

### Overarching Policies

Policy Reference	Policy aim	Have there been any issues with the policy and are any changes required?	What change is proposed to the policy in LDP2?			
			No change	Major change	Minor change	Delete Policy
<b>a) General Amenity</b>	To ensure development is compatible with the character and amenity of the area and not conflict with nearby land uses	No changes proposed	X			
<b>b) Historic Environment</b>	To preserve the special significance, traditional features and local identity of the historic environment of the region	No changes proposed	X			
<b>c) Landscape</b>	To respect, protect and enhance landscape character, scenic qualities and features	Minor changes proposed for clarity			X	
<b>d) Biodiversity and Geodiversity</b>	To respect, protect and enhance biodiversity and geodiversity interests	Minor changes proposed for clarity			X	
<b>e) Transport and Travel</b>	To minimise the need for travel by car and encourage more sustainable forms of travel	No changes proposed	X			
<b>f) Sustainability</b>	To support sustainable development	Minor changes are proposed to the wording of the last bullet point			X	
<b>g) Water Environment</b>	To recognise protection or enhancement of water quality	No changes proposed	X			

	and water quantity as planning material considerations					
<b>OP2: Design Quality of New Development</b>	To improve design standards of all development proposals and to ensure that development protects and enhances the built and natural environment	Proposed to rename policy “Design Quality and Placemaking” to place more emphasis on placemaking in the plan and the need for quality design for all developments			X	
<b>OP3: Developer Contributions</b>	To seek contributions from developers towards infrastructure and facilities linked to the development.	No changes proposed	X			

### Economic Development

Policy Reference	Policy aim	Have there been any issues with the policy and are any changes required	What change is proposed to the policy in LDP2?			
			No change	Major change	Minor change	Delete Policy
<b>ED1: Business and Industry</b>	a) – To provide confidence of land use to existing businesses and to avoid potential land use conflicts. b) – To accommodate inward investment opportunities or special circumstances which cannot be accommodated within allocated business and industry sites. To promote reuse of brownfield over greenfield sites.	No changes proposed	X			
<b>ED2: Business Development in Rural Areas</b>	To support new and existing businesses in the rural area.	As this policy and ED10: Tourism are broadly trying to achieve the same aim it is proposed to combine them into		X		

Policy Reference	Policy aim	Have there been any issues with the policy and are any changes required	What change is proposed to the policy in LDP2?			
			No change	Major change	Minor change	Delete Policy
		one new policy.				
<b>ED3: The Crichton Quarter</b>	To protect this unique regional asset for business, education, leisure and the community in terms of recreation and culture.	No changes proposed	X			
<b>ED4: Chapelcross</b>	To encourage business and industry development proposals.	No changes proposed	X			
<b>ED5: Development in Town Centres</b>	To encourage a range of town centre uses. Proposals must demonstrate they will add to: vitality and viability, character and amenity, general retail role and visual amenity of the town centre.	Changes proposed to wording of policy that support and encourage a range of uses in the town centre		X		
<b>ED6: Retail Development Outside a Town Centre</b>	To make sure proposals are located in the right location and that they do not negatively impact on the town centre.	Changes are required to ensure the terminology used in the policy refers to proposals outside a town centre and not edge of centre locations. Also need text to make it clear that applications to vary existing restrictions will be assessed under this policy.			X	
<b>ED7: Prime Retail Frontages in Dumfries and Stranraer</b>	To protect and enhance the core shopping areas of Dumfries and Stranraer.	Proposing to remove prime retail frontages from plan, policy no longer required				X
<b>ED8: Town Centre Accessibility</b>	To improve accessibility to the town centre for all by improving pedestrian, cycle and transport	No changes proposed	X			

Policy Reference	Policy aim	Have there been any issues with the policy and are any changes required	What change is proposed to the policy in LDP2?			
			No change	Major change	Minor change	Delete Policy
	facilities, more car and coach parks, protecting the number of car parks currently in place.					
<b>ED9: Neighbourhood Centres, Small and Rural Shops</b>	To support small-scale supermarket or convenience store developments that serve the needs of communities.	No changes proposed	X			
<b>ED10: Tourism</b>	To support development of tourist attractions and facilities whilst protecting the natural environment asset of Dumfries and Galloway.	Given the linkages between this policy and ED2 it is proposed to combine them into one new policy.				X – combine with ED2
<b>ED11: Galloway and Southern Ayrshire Biosphere</b>	To provide support for the Biosphere Reserve.	No changes proposed	X			
<b>ED12: Dark Sky Park</b>	To ensure new developments do not jeopardise this unique regional (and national) tourism asset.	Dark Sky matters now transcend beyond only the Park and therefore policy should reflect this. Proposed to split policy to a) Dark Sky Park and b) General dark sky matters		X		
<b>ED13: Fish Farming</b>	To allow fish farming provided there would be no likely significant adverse effects.	No changes proposed	X			
<b>ED14: Minerals Safeguarding</b>	To safeguard all workable mineral resources and ensure they are not sterilised by other development.	Proposed to combine with ED15 to produce one policy for minerals.				X – combine with ED15
<b>ED15: Minerals</b>	To set out the factors that will be taken into consideration when considering development	Proposed to combine with ED14 to produce one policy for minerals.		X		

Policy Reference	Policy aim	Have there been any issues with the policy and are any changes required	What change is proposed to the policy in LDP2?			
			No change	Major change	Minor change	Delete Policy
	proposals.					
<b>ED16: Protection and Restoration of Peat Deposits as Carbon Sinks</b>	To protect and, if possible and appropriate, improve existing peat areas and carbon rich soils as carbon repositories.	No changes proposed	X			
<b>ED17: Advertisements</b>	To accommodate adverts without adversely impacting overall design, built environment, or road safety	No changes proposed	X			

## Housing

Policy Reference	Policy Aim	Have there been any issues with the policy and are any changes required?	Is the policy likely to change in LDP2?			
			No change	Major change	Minor change	Delete Policy
<b>H1: Housing Land</b>	a) To ensure an effective five year supply of housing land at all times. b) To support brownfield/windfall sites.	Amend policy to include a definition for windfall or infill site			X	
<b>H2: Housing Development in Villages</b>	To support the development of vibrant rural communities by enabling development in villages whilst protecting the character and landscape setting of the village.	No changes proposed	X			
<b>H3: Housing in the Countryside</b>	To support and provide opportunities for housing in the	Minor amendments required to some of the policy criteria			X	

	countryside whilst protecting the character and landscape setting					
<b>H4: Housing Development Immediately Outside Settlement Boundaries</b>	To set out the criteria proposals will be assessed against should there be a shortfall of housing land.	No changes proposed	X			
<b>H5: Affordable Housing</b>	To secure an element of affordable housing in all housing developments over a certain size.	No changes proposed	X			
<b>H6: Particular Needs Housing</b>	To promote the development of mixed communities by requiring a range of housing types to meet particular needs.	No changes proposed	X			
<b>H7: Temporary Residential Development</b>	To enable the provision of temporary accommodation for short term needs.	No changes proposed	X			
<b>H8: Alterations and Extensions to Housing</b>	To prevent inappropriate alterations, extensions or annexes being developed that could impact on neighbouring amenity, streetscape or result in overdevelopment.	Amend policy to include residential annexes, information on which is currently provided through non-statutory planning guidance			X	

## Historic Environment

Policy Reference	Policy Aim	Have there been any issues with the policy and are any changes required?	Is the policy likely to change in LDP2?			
			No change	Major change	Minor change	Delete Policy
<b>HE1: Listed Buildings</b>	To preserve the special significance and secure the sensitive re-use of historic	Amend policy to update reference to reference document			X	

	buildings with statutory Listed designations.					
<b>HE2: Conservation Areas</b>	To support development which enhances and preserves conservation areas and their wider setting.	Delete final bullet point which refers to trees as this will be covered in an amended Policy NE7: Trees and Development			X	
<b>HE3: Archaeology</b>	To retain and preserve, where possible, archaeological remains.	No changes proposed	X			
<b>HE4: Archaeological Sensitive Areas</b>	To retain and preserve, where possible, archaeological remains.	No changes proposed	X			
<b>HE5: Hadrian's Wall</b>	To protect the setting of Hadrian's Wall from the inappropriate impact of developments.	No changes proposed	X			
<b>HE6: Gardens and Designed Landscapes</b>	Seek to protect, and where possible, enhance historic designed landscapes and gardens for their historic significance and amenity interest.	No changes proposed	X			

## Natural Environment

Policy Reference	Policy Aim	Have there been any issues with the policy and are any changes required?	Is the policy likely to change in LDP2?			
			No change	Major change	Minor change	Delete Policy
<b>NE1: National Scenic Areas</b>	To retain and preserve the special nature of the landscape character and scenic interest of these areas	No changes proposed	X			
<b>NE2: Regional Scenic Areas</b>	To retain and preserve the special nature of the landscape character and scenic interest of these areas	Amendments are proposed to provide additional clarity			X	
<b>NE3: Sites of International Importance for Biodiversity</b>	To protect the integrity of these sites	No changes proposed	X			
<b>NE4: Species of International Importance</b>	To protect populations of European species	No changes proposed	X			
<b>NE5: Sites of National Importance for Biodiversity and Geodiversity</b>	To protect the integrity of these sites	No changes proposed	X			
<b>NE6: Forestry and Woodland</b>	To ensure that in determining forestry proposals Forestry Commission Scotland are made aware where other interests may be adversely affected	There have been some issues with the interpretation of this policy as it relates to proposals whereby the Forestry Commission Scotland is the determining body and the Council are a consultee. It is not used for determining planning applications. Amendments are proposed to provide additional			X	



Policy Reference	Policy Aim	Have there been any issues with the policy and are any changes required?	Is the policy likely to change in LDP2?			
			No change	Major change	Minor change	Delete Policy
		clarity.				
<b>NE7: Trees and Development</b>	To promote, retain and enhance the local landscape character	Amendments are proposed to re-write and re-order this policy		X		
<b>NE8: Tree Preservation Orders</b>	To retain and preserve trees of amenity and cultural value	Proposed to delete the policy and include the TPO element in Policy NE7				X – Combine with NE7
<b>NE9: Undeveloped Coast</b>	Protect undeveloped coast from development unless there is no alternative and there would not be adverse environmental or flood risk effects.	Amend the policy title to include developed coast. Minor text edits would assist clarity.			X	
<b>NE10: Erosion and Coastal Protection</b>	To ensure that any coastal defence works do not have material wider adverse effects in terms of coastal erosion or nature conservation.	The policy has not been used. Minor text edits would assist clarity.			X	
<b>NE11: Supporting the Water Environment</b>	In support of the Solway-Tweed River Basin Management Plan avoid deterioration in waterbody status, and where possible and appropriate secure improvement.	Minor text edits would assist clarity			X	
<b>NE12: Protection of Water Margins</b>	In support of the Solway-Tweed River Basin Management Plan protect, and where possible and appropriate, improve the amenity and biodiversity of waterbody margins.	No changes proposed	X			
<b>NE13: Agricultural Soil</b>	In support of food security and social resilience protect the better quality agricultural land	Minor text edit would assist clarity			X	

Policy Reference	Policy Aim	Have there been any issues with the policy and are any changes required?	Is the policy likely to change in LDP2?			
			No change	Major change	Minor change	Delete Policy
	from development. Protect high carbon soils as repositories of carbon.					

### Community Services and Facilities

Policy Reference	Policy Aim	Have there been any issues with the policy and are any changes required?	Is the policy likely to change in LDP2?			
			No change	Major change	Minor change	Delete Policy
<b>CF1: Community Facilities</b>	To provide new community facilities in sustainable locations. To create and maintain by healthy and vibrant urban and rural centres by safeguarding community facilities.	No changes proposed	X			
<b>CF2: Green Networks</b>	To protect, enhance and avoid fragmentation of green networks.	No changes proposed	X			
<b>CF3: Open Space</b>	To encourage physical activity / improve health and wellbeing; To protect and provide amenity, recreation opportunities and enhance biodiversity and green networks.	Amend policy to include requirement for new open space to be supported by appropriate maintenance arrangements. Include additional text on allotments		X		
<b>CF4: Access Routes</b>	To protect access rights; To encourage physical activity and improve health and wellbeing; To protect amenity, recreation	No changes proposed	X			

	opportunities and enhance biodiversity; enhance green networks.					
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## Infrastructure

Policy Reference	Policy Aim	Have there been any issues with the policy and are any changes required?	Is the policy likely to change in LDP2?			
			No change	Major change	Minor change	Delete Policy
<b>IN1: Renewable Energy</b>	To encourage renewable energy development in appropriate locations where they do not adversely affect other interests	No changes proposed	X			
<b>IN2: Wind Energy</b>	To encourage wind energy development in appropriate locations where they do not adversely affect other interests	Amendments are required to the policy wording to ensure it is compliant with SPP. The spatial framework map will also need to be updated in line with Table 1 in SPP.		X		
<b>IN3: New Waste Management Structure</b>	To ensure treatment of waste is accommodated in sustainable locations.	Amend bullet point 3 to provide clarity			X	
<b>IN4: Protection of Existing Waste Management Infrastructure</b>	To ensure treatment of waste is accommodated in existing locations.	No changes proposed	X			
<b>IN5: Energy Recovery from Waste</b>	To support energy recovery from waste proposals in appropriate locations.	No changes proposed	X			

<b>IN6: Waste Management Requirements for New Development</b>	To ensure relevant proposals are supported by a Site Waste Management Plan.	Amend policy to include link and text for SWMP template			X	
<b>IN7: Flooding and Development</b>	To avoid new development that would lead to unacceptable flood risk and support implementation of the Flood Risk Management (Scotland) Act 2009	Minor text edits would improve clarity and update			X	
<b>IN8: Surface Water Drainage and Sustainable Drainage Systems (SuDS)</b>	To support the achievement of good practice in surface water drainage, and thereby secure benefits in terms of amenity, biodiversity, water quality, and water quantity.	Minor text edits would update and improve clarity.			X	
<b>IN9: Waste Water Drainage</b>	As a standard for all development, require efficient, effective and sustainable use of existing and/or proposed water and drainage infrastructure.	No changes proposed	X			
<b>IN10: Contaminated and Unstable Land</b>	Ensure that end users and neighbours are not subject to unacceptable health risk, and protect the natural environment	No changes proposed	X			
<b>IN11: Telecommunications</b>	To support new telecommunication development and improve network capability and digital participation.	No changes proposed	X			

## Transport

Policy Reference	Policy aim	Have there been any issues with the policy and are any changes required?	Is the policy likely to change in LDP2?			
			No change	Major change	Minor change	Delete Policy
<b>T1: Transport Infrastructure</b>	To support new transport infrastructure projects to: a) improve transport networks; and b)to service development	No changes proposed	X			
<b>T2: Location of Development/ Accessibility</b>	To improve accessibility for all users; To reduce carbon emissions from transport; To achieve principles set out in Designing Streets; To encourage physical activity.	The policy requires to be redrafted to distinguish between the location of development and general accessibility and access requirements to development sites.		X		
<b>T3: Established Harbours, Marinas and Slipways</b>	Support the commercial and recreational use of harbours	No changes proposed	X			
<b>T4: Freight Transport</b>	To protect strategic freight sites in the appropriate location; encourage road to rail transfer.	No changes proposed	X			
<b>T5: Former Transportation Routes</b>	To safeguard existing assets/access routes which could be reused	No changes proposed	X			

## Appendix 2: Statutory Supplementary Guidance and Non-Statutory Planning Guidance Table

Guidance	Status	Have there been any issues with the guidance and are any changes required?	Should this be statutory Supplementary Guidance?	Is the guidance likely to change in LDP2?		
				No significant changes	Amend guidance	Delete guidance
<b>Overarching Policies</b>						
Design Quality of New Development	SG	The guidance supports the policy (OP2) however minor amendments are required ensure that it fully represents all types of developments in both rural and more urban areas	Yes		X	
Developer Contributions	SG	The guidance has recently been updated (June 2016) to provide clarity on determining education contributions. No further changes envisaged	Yes	X		
<b>Economic Development</b>						
Business Development in the Rural Area	SG	Given the proposal set out in the MIR to combine the business development in the rural area policy with the tourism policy new supplementary guidance will be required	Yes		X	
Town Centre and Retail Development	SG	Given the proposed changes to the policy wording this supplementary guidance would no longer be required	N/A			X
Dark Sky Park Friendly Lighting	SG	Given the proposal set out in the MIR to amend the policy to require all development proposals to adopt good lighting principles, the SG will need to be amended	Yes		X	
Lighting Guidance	PG	See above	No – see above			X
Mineral Resources	SG	The guidance will need to be amended to reflect any changes to the Mineral Assessment Technical Paper and include broad areas of search for surface coal extraction	Yes		X	

Guidance	Status	Have there been any issues with the guidance and are any changes required?	Should this be statutory Supplementary Guidance?	Is the guidance likely to change in LDP2?		
				No significant changes	Amend guidance	Delete guidance
<b>Housing</b>						
Alterations and Extensions to Houses	SG	It may be appropriate to amalgamate with the Residential Annexes PG	Yes		X	
Residential Annexes	PG	See above	No – see above			X
Housing in the Countryside	SG	There have been some issues in respect of clarity, amendments are therefore proposed to amend this	Yes		X	
Conversion of Traditional Agricultural Buildings	SG	No changes proposed, although it may be appropriate to incorporate into the Housing in the Countryside SG	Yes	X		
Housing Development in Villages	SG	No changes proposed	Yes	X		
Affordable Housing	SG	Minor changes required to ensure that it is up to date in respect of government guidance	Yes		X	
Housing Development Immediately Outside Settlement Boundaries	SG	Policy considered to be clearly worded, guidance therefore not needed	No			X
<b>Historic Environment</b>						
Conservation Area Character Appraisals	SG	No changes proposed to adopted SGs, work will continue on producing and adopting appraisals for those conservations areas that do not currently have one.	Yes	X		
<b>Natural Environment</b>						
Fleet Valley NSA Management Plan	PG	No amendments required	No	X		

Guidance	Status	Have there been any issues with the guidance and are any changes required?	Should this be statutory Supplementary Guidance?	Is the guidance likely to change in LDP2?		
				No significant changes	Amend guidance	Delete guidance
Nith Estuary NSA Management Plan	PG	No amendments required	No	X		
East Stewartry Coast NSA Management Plan	PG	No amendments required	No	X		
Dumfries and Galloway Forestry and Woodland Strategy	SG	Some factual updates may be required	No	X		
Trees and Development	SG	The guidance will need to be amended to support the new policy wording in NE7	Yes		X	
Protection of Water Margins	SG	No amendments proposed	No	X		
<b>Community Facilities</b>						
Open Space Strategy	SG	No amendments proposed	Yes	X		
Access Routes	SG	No amendments proposed	No	X		
Assessing the Adequacy of Marketing for Change of Use Applications	SG	No amendments proposed	No	X		
Open Space and New Developments	SG	No amendments proposed	Yes	X		
<b>Infrastructure</b>						
Part 1 Wind Energy Development: DM Considerations	SG	The guidance supports the policy (IN1) in relation to development management considerations, however it is proposed to provide further information relating to the spatial framework within the SG.	Yes		X	



Guidance	Status	Have there been any issues with the guidance and are any changes required?	Should this be statutory Supplementary Guidance?	Is the guidance likely to change in LDP2?		
				No significant changes	Amend guidance	Delete guidance
New Waste Management Infrastructure	SG	Delete guidance as the Waste Resource Management Strategy 2012-2020 and LDP contain relevant information.	No			X
Flooding and Development	SG	May require factual updates to provide any necessary comment on sites allocated in LDP2	Yes	X		
Surface Water Drainage and SuDS	SG	No amendments proposed	Yes	X		
An Introduction to Land Contamination and Development Management	SG	No amendments proposed	No	X		
<b>Transport</b>						
Travel Plans	SG	The guidance has been superseded by government guidance on Travel Plans, the SG is no longer required.	No			X
<b>Settlement Statements and Inset Maps</b>						
Whitesands Masterplan	SG	No amendments proposed	No	X		
Glencaple Village Design statement	SG	No amendments proposed	No	X		
Stranraer Waterfront Urban Design strategy and Masterplan	SG	No amendments proposed	No	X		
Windermere Road, Annan Masterplan	SG	No amendments proposed	No	X		
Palnackie Village	SG	No amendments proposed	No	X		

Design Statement						
Gretna Regeneration Masterplan	PG	No amendments proposed	No	X		
Annan Regeneration Masterplan	PG	No amendments proposed	No	X		
Chapelcross Development Framework	PG	No amendments proposed	No	X		
Crichton Development Framework	PG	No amendments proposed	No	X		
Masterplan Brief: DFS.H3 Noblehill and DFS.H7 Brownrigg Loaning	PG	No amendments proposed	No		X	

### Appendix 3: LDP allocations by settlement

Site Ref	Site Name	Progress
<b>Annan</b>		
ANN.H1	Land north of Windermere Road	Allocation
ANN.H2	Land south of Windermere Road	Under construction
ANN.H3	Land between Turnberry Road and Turnberry Crescent	Under construction
ANN.H4	Solway Street	Under construction
ANN.H5	Land between Scott Street and Seaforth Park	Allocation
ANN.H6	Land at Watchhall Road	Allocation
ANN.H7	Land adjoining Elm's Road and Lovers Walk	Long term allocation
ANN.H8	Land between Hallmeadow Place and Elm Road	Long term allocation
ANN.B&I1	Stapleton Road	Site serviced and plots under construction
<b>Auchencairn</b>		
AUC.H1	Rear of Main Street	Allocation
AUC.H2	Church Road	Allocation
<b>Cannonbie</b>		
CAN.H1	Riverside Park	PP 09/P/4/0305 granted Feb 2013
CAN.CF1	Land due east of School	Allocation
<b>Carsphairn</b>		
CPH.H1	North of McAdams Way	Allocation
<b>Castle Douglas</b>		
CSD.H1	North of Garden Hill Drive	Allocation
CSD.H2	West of Garden Hill Road	Allocation
CSD.H3	West of Dunmuir Road	Allocation
CSD.H4	Cotton Street	PP 09/P/2/0115 granted May 2011
CSD.H5	West of Torrs Road	Allocation
CSD.H6	South of Jenny's Loaning	Long term allocation
CSD.H7	Academy Street / Queen Street	Partly developed
CSD.H8	Rear of Douglas Terrace / Trinity Lane	PP 09/P/2/0173 granted March 2011
CSD.H9	Abercromby Place	Partly developed

<b>Site Ref</b>	<b>Site Name</b>	<b>Progress</b>
CSD.H10	Land South of Ernespie Road	Allocation
CSD.H11	Land South of Kilmichael, Abercromby Road	Allocation
CSD.B&I1	Land at Oakwell Road	Allocation
<b>Closeburn</b>		
CLS.H1	Woodend Way	Developed
<b>Creetown</b>		
CRE.H1	Land at Barholm Mains	Allocation
CRE.H2	Barholm Croft	Allocation
CRE.H3	Minnipool Place	Allocation
<b>Crossmichael</b>		
CMI.H1	Land at Templand	Allocation
<b>Dalbeattie</b>		
DBT.H1	Sunnyside / Barhill Road	PP 10/P/2/0205 granted Dec 2010
DBT.H2	128–140 High Street	Developed
DBT.H3	Bruce Road / Port Road	Allocation
DBT.H4	New Road / Haugh Road	Developed
DBT.H5	Station Road	Developed
DBT.H6	John Street / Barhill Road	Allocation
DBT.CF1	Craignair Road	Under Construction
DBT.CF2	Medical Centre, Port Road	Developed
DBT.B&I1	Land at Edingham Business Park	PP 13/P/2/0260 granted Nov 2013
<b>Drummore</b>		
DRM.H1	Land off Ward Place	Allocation
<b>Dumfries</b>		
DFS.H1	Barnhill	Allocation
DFS.H2	Marchfield	Allocation
DFS.H3	Noblehill	Allocation
DFS.H4	Heathhall College	PIP approved 2010, further reserved matters application submitted (15/P/3/0513) and awaiting determination

<b>Site Ref</b>	<b>Site Name</b>	<b>Progress</b>
DFS.H5	Ladyfield	Long Term Allocation
DFS.H6	Lincluden Depot	Allocation
DFS.H7	Brownrigg Loaning	Long Term Allocation
DFS.H8	Catherinefield Farm	Long Term Allocation
DFS.B&I1	Heathhall – North of Aviation Museum	Various ongoing applications on part of the site
DFS.B&I2	Cargenbridge	Allocation
DFS.B&I3	Garroch Loaning	Under construction
DFS.B&I5	Land South of Dumfries Enterprise Park	Allocation
DFS.B&I6	Brasswell	Allocation
DFS.B&I7	Clumpton Hill	Allocation
DFS.TC1	Brooms Road	Allocation
<b>Eaglesfield</b>		
EGL.H1	Former Roads Depot, Burnswark	16/1672/FULL Planning application for 30 dwelling houses currently being determined
EGL.H2	Land between Ashyards Crescent and Sunnybrae	Allocation
<b>Eastriggs</b>		
ERL.H1	Gillwood Road	Allocation
ERL.H2	Victoria Gardens	Under construction
ERL.H3	Land northwest of Stanfield Farm	11/P/4/0048 5 Dec 2011- Extant. 15/P/4/0215 (section 75 agreement) currently being determined
ERL.MU1	Stanfield Farm	Allocation
<b>Ecclefechan</b>		
ECC.H1	Land adjacent to Tiree	Allocation
ECC.H2	Land south of Buccleuch Cottage	Allocation
ECC.H3	Ibrak Farm	Allocation
ECC.B&I1	Land adjoining B7076, Jct 19 A74(M)	Allocation
<b>Garlieston</b>		
GRL.H1	Mill Road	Allocation
<b>Gatehouse of Fleet</b>		

<b>Site Ref</b>	<b>Site Name</b>	<b>Progress</b>
GOF.H1	Memory Lane	PP 12/P/2/0175 granted Aug 2012
GOF.H2	Former Woodside Garage	PP 12/P/2/0313 granted Dec 2013
<b>Glencaple</b>		
GCP.H1	Shore Road	Has planning permission and is being marketed
GCP.H2	Wardlaw Drive	Allocation
<b>Glenluce</b>		
GLU.H1	Glenjorrie Avenue	Allocation
GLU.H2	Bankfield Farm	Allocation
GLU.H3	Bankfield Farm East	14/P/1/0059 for the development of 6 dwelling houses, 3 Oil Tanks and Bio Disc Plant
<b>Gretna</b>		
GTN.H1	Adjacent to Hazeldene	Allocation 13/P/4/0374 PIP Expired
GTN.H2	Land north of Victory Avenue (Phase 1)	16/1773/PIP Residential Development & 16/1774/FULL Formation of Roundabout currently being determined
GTN.H3	The Hawthorns	16/0/4/0212 currently being determined
GTN.H4	Halcrow Stadium	Planning consent
GTN.H5	Land north of Old Graitney Road	14/P/4/0502 granted Oct 2015 subject to completion of planning obligation
GTN.H6	Land south of Old Graitney Road	Allocation
GTN.H7	Land north of Victory Avenue (Phase 2)	Long term Allocation
GTN.MU1	Former Golf Course	15/P/4/0277 PIP granted May 2016 subject to completion of planning obligation
<b>Holywood</b>		
HLW.H1	Kirkland	Allocation
<b>Johnstonebridge</b>		
JSB.H1	Land north of MacLean Drive	Allocation
JSB.H2	Land west of school	Allocation
JSB.CF.1	Land adjoining school	Completed

Site Ref	Site Name	Progress
<b>Kirkcolm</b>		
KCM.H1	Church Street	14/P/1/0010 Approval to renew planning permission for residential development (20 plots).
<b>Kirkconnel/Kelloholm</b>		
KCN.H1	Glenaber Avenue	Allocation
KCN.B&I1	Greystone Avenue	Allocation
<b>Kirkcowan</b>		
KCW.H1	St Couans Crescent	Allocation
<b>Kirkcudbright</b>		
KBT.H1	Mersehouse/Mersecroft	Allocation
KBT.H2	East of Tongland Rd/Burnside Loaning	Allocation
KBT.H3	Land at Parkhouse	Long term allocation
KBT.H4	Former Creamery, Merse Road	Developed
<b>Kirkinner/Braehead</b>		
KBH.H1	St Kennera Terrace	Allocation
KBH.H2	Smiths Croft	Allocation
<b>Langholm</b>		
LHM.H1	Holmwood Crescent	Allocation
LHM.H2	Meikleholm Cottage	Allocation
LHM.H3	South of Meikleholm	Allocation
LHM.H4	Murtholm Farm	Allocation
<b>Leswalt</b>		
LSW.H1	Challoch	15/P/1/0138 Approved recommendation to vary condition to develop within 3 years to allow an additional 3 years before commencement of development.
<b>Lochmaben</b>		
LMB.H1	Former Railway Station	14/P/4/003 Granted March 2015
LMB.H2	Laverockhall	Allocation

Site Ref	Site Name	Progress
<b>Lockerbie</b>		
LRB.H1	Former Academy	Allocation
LRB.H2	Townhead Street	Allocation
LRB.H3	Park Place	Allocation
LRB.H4	Netherplace Farm	Allocation
LRB.MU1	Land west of ice rink	Allocation
LRB.B&I1	Dryfe Road	Developed
LRB.B&I2	Broomhouses	Under Construction
LRB.B&I3	Former primary school	Developed in part for other use – multi use games area
<b>Moffat</b>		
MOF.H1	Dickson's Well	Allocation
MOF.H2	Greenacres	Allocation
MOF.H3	Old Carlisle Road	Allocation
MOF.H4	Selkirk Road	Allocation
MOF.MU1	Former Academy	16/1513/LBC 41 units and demolition & 16/1514/FULL 2 new detached blocks and car parking currently being determined
MOF.MU2	Former Woollen Mill	Allocation
<b>Moniaive</b>		
MOV.H1	Chapel Street	Allocation
<b>New Abbey</b>		
NAB.H1	Kindar Road	Allocation
<b>New Galloway</b>		
NGA.H1	West of Kirk Road	Allocation
NGA.H2	West Port	Allocation
<b>Newton Stewart</b>		
NST.H1	Former Woodlands School	Developed
NST.H2	Racegreen Avenue	Allocation
NST.H3	Barrhill Avenue	Developed



<b>Site Ref</b>	<b>Site Name</b>	<b>Progress</b>
NST.H4	Corsbie Road	Allocation
NST.H5	Doocot Terrace	Allocation
NST.H6	Station Road	Allocation
NST.H7	Old Hall	Long term allocation
NST.MU1	Masonfield	Allocation
NST.B&I1	Barnkirk Farm	12/P/1/0307 Planning permission for construction depot, workshop, store, office and vehicle servicing building.
<b>Palnackie</b>		
PAL.H1	Glen Road	PP 13/P/2/0292 granted July 2015
PAL.H2	North of Yettan Terrace	Allocation
<b>Penpont</b>		
PNT.H1	Townhead	Allocation
PNT.H2	Main Street	Allocation
<b>Port William</b>		
PWL.H1	South Street	Allocation
PWL.H2	Dourie Farm	Allocation
<b>Portpatrick</b>		
PPK.H1	Hill Street	Allocation
PPK.H2	East of Heugh Road	Allocation
PPK.H3	High Merrick	Allocation
PPK.H4	Sunnymeade North	Allocation
<b>Sanquhar</b>		
SNQ.H1	Church Road	PP 14/P/3/0143 granted July 2015
SNQ.H2	Queen's Road	13/P/3/0379 reserved matters application ongoing
SNQ.H3	Queensberry Square	Allocation
SNQ.H4	High Street	Allocation
SNQ.B&I1	Glasgow Road	Allocation
<b>Springholm</b>		

<b>Site Ref</b>	<b>Site Name</b>	<b>Progress</b>
SPR.H1	Land off Ewart Place	Allocation
<b>St. John's Town of Dalry</b>		
DLR.H1	Whinnymuir	Developed
DLR.H2	South of Whinnymuir	Allocation
<b>Stranraer</b>		
STR.H1	Thornecroft Nursing Home	Allocation
STR.H2	West Leafield	PP 14/P/1/0494 approval subject to completion of Sct 75 planning obligation
STR.H3	Moorefield	Allocation
STR.H4	Springbank	Allocation
STR.H5	Garrick Hospital site, Edinburgh Rd	Allocation
STR.H6	Land behind the Coachmans	Allocation
STR.H7	East of Glebe Cemetery	Allocation
STR.H8	Leswalt Road	Allocation
STR.MU1	Stranraer Waterfront	Allocation
STR.B&I1	Blackparks Industrial Estate	Allocation
STR.B&I2	Clashmahew	Allocation
STR.B&I3	Railway Yard	Allocation
<b>Thornhill</b>		
THN.H1	Wallace Hall	Developed
THN.H2	Hospital Brae	PIP 09/P/3/0355 granted 2013
THN.H3	Boatbrae	Part of 09/P/3/0355 - PIP granted 2013
THN.H4	Queensberry Beeches	Long Term Allocation
THN.H5	Queensberry Park	Long Term Allocation
THN.MU1	Gallows Knowe	Allocation
<b>Twynholm</b>		
TWY.H1	Rear of Main Street	Allocation
TWY.H2	Manse Road	PP 08/P/2/0364 granted Nov 2008
<b>Whithorn</b>		
WTH.H1	Station Road	Allocation

<b>Site Ref</b>	<b>Site Name</b>	<b>Progress</b>
WTH.H2	Common Park	Allocation
WTH.H3	Ladycroft	Allocation
WTH.H4	Greencroft	Allocation
WTH.B&I1	Stirnie Birnie Bridge	Allocation
<b>Wigtown</b>		
WGT.H1	Southfield Park	Allocation
WGT.H2	Seaview	Allocation
WGT.H3	Station Road	Allocation
<b>A74(M)</b>		
A74(M).B&I1	Hangingshaws, Johnstonebridge	Allocation
A74(M).B&I2	Hayfield/Newhope, Kirkpatrick Fleming	Allocation
A74(M).B&I3	Redhouse, Kirkpatrick Fleming	Allocation
<b>Chapelcross</b>		
CPC.B&I1	Chapelcross North	Allocation
CPC.B&I2	Chapelcross South	Allocation
CPC.B&I3	Chapelcross West	Allocation