

Local Review Reference: 23/00032/RREF

Planning Application Reference: 23/00129/FUL

Development Proposal: Erection of dwellinghouse

Location: W. Pearce & Son, St Ronan's Works, 2 Miller Street, Innerleithen

Applicant: Mr Alex Clapperton

National Planning Framework 4 (NPF4)

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 3: Biodiversity

Policy 4: Natural Places

Policy 7: Historic Assets and Places

Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 11: Energy

Policy 12: Zero Waste

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 15: Local Living and 20 Minute Neighbourhoods

Policy 16: Quality Homes

Policy 18: Infrastructure First

Policy 22: Flood Risk and Water Management

Policy 23: Health and Safety

Scottish Borders Local Development Plan 2016 (LDP)

PMD1: Sustainability

PMD2: Quality Standards

PMD5: Infill Development

HD3: Protection of Residential Amenity

EP1: International Nature Conservation Sites and Protected Species

EP2: National Nature Conservation Sites and Protected Species

EP3: Local Biodiversity

EP13: Trees, Woodland and Hedgerows

EP16: Air Quality

IS2: Developer Contributions

IS7: Parking Provisions and Standards

IS8: Flooding

IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

Other Material Considerations

- SBC Supplementary Planning Guidance on Householder Development 2006
- SBC Supplementary Planning Guidance on Landscape and Development 2008
- SBC Supplementary Planning Guidance on Placemaking and Design 2010
- SBC Supplementary Planning Guidance on Development Contributions 2011 (updated 2023)
- SBC Supplementary Planning Guidance on Trees and Development 2020; Waste Management 2015
- SBC Supplementary Planning Guidance on Sustainable Urban Drainage Systems 2020