

**Local Review Reference:** 23/00031/RREF

**Planning Application Reference:** 22/01905/FUL

**Development Proposal:** Demolition of stable and erection of dwellinghouse

**Location:** Site Adjacent The Steading Whiteburn Farm Lauder

**Applicant:** Ms Elaine McKinney

### **National Planning Framework 4 (NPF4)**

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 6: Forestry, Woodland and Trees

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

Policy 14: Design, Quality and Place

Policy 16: Quality Homes

Policy 17: Rural Homes

### **Scottish Borders Local Development Plan 2016 (LDP)**

PMD1: Sustainability

PMD2: Quality Standards

HD2: Housing in the Countryside

HD3: Protection of Residential Amenity

EP13: Trees, Woodland and Hedgerows

IS2: Developer Contributions

IS7: Parking Provisions and Standards

IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

### **Other Material Considerations**

- SBC Supplementary Planning Guidance on Householder Development (incorporating Privacy and Sunlight Guide) 2006
- SBC Supplementary Planning Guidance on Landscape and Development 2008
- SBC Supplementary Planning Guidance on New Housing in the Borders Countryside 2008
- SBC Supplementary Planning Guidance on Placemaking and Design 2010
- SBC Supplementary Planning Guidance on Sustainable Urban Drainage Systems August 2020
- SBC Supplementary Planning Guidance on Trees and Development 2020
- SBC Supplementary Planning Guidance on Development Contributions 2011 (updated 2023)