



Local Review Body – List of Policies

23rd October 2023

Local Review Reference: 23/00507/PPP

Planning Application Reference: 23/00037/RREF

Development Proposal: Erection of dwellinghouse

Location: Plot C, Land West of Hedgehope Cottage, Winfield, Berwick-Upon-Tweed

Applicant: Aver Chartered Accountants

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 5: Soils

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

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 15: Local Living and 20 Minute Neighbourhoods

Policy 16: Quality Homes

Policy 17: Rural Homes

Policy 18: Infrastructure First

Policy 23: Health and Safety

Scottish Borders Local Development Plan 2016 (LDP)

PMD1: Sustainability

PMD2: Quality Standards

ED5: Regeneration

HD2: Housing in the Countryside

HD3: Protection of Residential Amenity

EP1: International Nature Conservation Sites and Protected Species

EP2: National Nature Conservation Sites and Protected Species

EP3: Local Biodiversity

IS2: Development Contributions

IS7: Parking Provision and Standards

IS9: Waste Water Treatment and SUDS

Other Material Considerations

- Proposed Local Development Plan 2020: Policy ED5 Regeneration
- SBC Supplementary Planning Guidance on Placemaking and Design 2010
- SBC Supplementary Planning Guidance on Development Contributions 2011 (updated 2023)
- SBC Supplementary Planning Guidance on Sustainable Urban Drainage Systems 2020