

## **Local Review Body – List of Policies**

### **23<sup>rd</sup> October 2023**

**Local Review Reference:** 23/00509/PPP

**Planning Application Reference:** 23/00039/RREF

**Development Proposal:** Erection of dwellinghouse

**Location:** Land North East of Alba Cottage, Fishwick, 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 6: Forestry, Woodland and Trees

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

EP13: Trees, Woodlands and Hedgerows

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
- SBC Supplementary Planning Guidance on Householder Development (incorporating Privacy and Sunlight Guide) 2006
- SBC Supplementary Planning Guidance on Trees and Development 2008
- SBC Supplementary Planning Guidance on Biodiversity 2005