



Local Review Body – List of Policies 18th December 2023

Local Review Reference: 23/00047/RREF

Planning Application Reference: 23/00844/FUL

Development Proposal: Erection of dwellinghouse

Location: Land South of 1 Old Edinburgh Road, Eddleston

Applicant: Mr Francis Gilhooley

National Planning Framework 4 (NPF4)

Policy 3: Biodiversity

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 18: Infrastructure first

Policy 22: Flood risk and water management

Scottish Borders Local Development Plan 2016

PMD2: Quality standards

PMD5: Infill developments

HD3: Protection of residential amenity

EP13: Trees, woodlands and hedgerows

IS2: Developer contributions

IS7: Parking provision and standards

IS9: Waste water treatment standards and sustainable urban drainage

Other Material Considerations

Supplementary Planning Guidance on:

- Sustainable Urban Drainage Systems August 2020
- Development Contributions 2023
- Householder Development (incorporating Privacy and Sunlight Guide) 2006
- Placemaking and Design 2010
- Trees and Development 2008
- Waste Management 2015