



Local Review Body – List of Policies **22nd January 2024**

Local Review Reference: 23/00048/RREF

Planning Application Reference: 23/00492/FUL

Development Proposal: Erection of dwellinghouse

Location: Land North of Ivanhoe, Dingleton Road, Melrose

Applicant: Rivertree Residential Ltd

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 6: Forestry, Woodland and Trees

Policy 7: Historic Assets and Places

Policy 14: Design, Quality and Place

Policy 15: Local Living and 20 Minute Neighbourhoods

Policy 16: Quality Homes

Scottish Borders Local Development Plan 2016 (LDP)

PMD1: Sustainability

PMD2: Quality Standards

PMD3: Land Use Allocations

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

EP4: National Scenic Areas

EP7: Listed Buildings

EP8: Archaeology

EP10: Gardens and Designed Landscape

EP13: Trees, Woodland and Hedgerows

IS2: Developer Contributions

IS3: Developer Contributions Related to the Borders Railway

IS7: Parking Provisions and Standards

IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

Other Material Considerations

Supplementary Planning Guidance on:

- Placemaking and Design 2010
- Householder Development (Privacy and Sunlight) 2006
- Trees and Development updated October 2020
- Biodiversity 2005

- Development Contributions updated April 2023
- Sustainable Urban Drainage Systems August 2020