



Local Review Body – List of Policies **26th February 2024**

Local Review Reference: 23/00053/RREF

Planning Application Reference: 23/01007/PPP

Development Proposal: Erection of dwellinghouse with access and associated works

Location: Land East of Mos Eislely, Teviothead

Applicant: Buccleuch Estates Ltd

National Planning Framework 4

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 3: Biodiversity

Policy 9: Brownfield, vacant and derelict land and empty buildings

Policy 11: Energy

Policy 14: Design, Quality and Place

Policy 16: Quality Homes

Policy 17: Rural Homes

Policy 18: Infrastructure first

Policy 22: Flood risk and water management

Scottish Borders Local Development Plan 2016 (LDP)

PMD1: Sustainability

PMD2: Quality Standards

HD2: Housing in the Countryside

HD3: Protection of Residential Amenity

EP3: Local Biodiversity

IS2: Development Contributions

IS7: Parking Provision and Standards

IS9: Waste Water Treatment and SUDS

Other Material Considerations:

SBC Supplementary Planning Guidance on;

- Biodiversity Supplementary Planning Guidance 2005
- Development Contributions Supplementary Planning Guidance 2011 (Updated 2023)
- New Housing in the Borders Countryside Supplementary Planning Guidance 2008
- Privacy and Amenity Supplementary Planning Guidance 2006
- Placemaking and Design Supplementary Planning Guidance 2010