



Local Review Body – List of Policies

26th February 2024

Local Review Reference: 23/00052/RREF

Planning Application Reference: 22/00532/PPP

Development Proposal: Erection of dwellinghouse

Location: Land West of The Garden House, Brieryyards, Hornshole Bridge, Hawick

Applicant: Mr Michael Johnson

National Planning Framework 4

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 3: Biodiversity

Policy 4: Natural Places

Policy 14: Design, Quality and Place

Policy 16: Quality Homes

Policy 17: Rural Homes

Policy 22: Flood Risk and Water Management

Policy 29: Rural Development

Scottish Borders Local Development Plan 2016 (LDP)

PMD1: Sustainability

PMD2: Quality Standards

ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils

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

EP5: Regeneration

EP13: Trees, Woodlands and Hedgerows

IS8: Flooding

IS9: Waste Water Treatment and SUDS

IS13: Contaminated Land

Other Material Considerations:

SBC Supplementary Planning Guidance on;

- Biodiversity Supplementary Planning Guidance 2005
- New Housing in the Borders Countryside Supplementary Planning Guidance 2008