



Local Review Body – List of Policies 26th February 2024

Local Review Reference: 23/00051/RREF

Planning Application Reference: 23/01065/FUL

Development Proposal: Erection of dwellinghouse

Location: Land Adjacent Carnlea, Main Street, Heiton

Applicant: Mr Mark Graham

National Planning Framework 4 (NPF4)

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 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

Scottish Borders Local Development Plan 2016 (LDP)

PMD2: Quality Standards

PMD5: Infill development

HD2: Housing in the Countryside

HD3: Protection of Residential Amenity

ED5: Regeneration

EP13: Trees, Woodland and Hedgerows

IS2: Developer Contributions

IS6: Road Adoption Standards

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
- Landscape and Development 2010
- Development Contributions updated April 2023