



Local Review Body – List of Policies

18th March 2024

Local Review Reference: 24/00001/RREF

Planning Application Reference: 22/00532/PPP

Development Proposal: Erection of dwellinghouse, formation of access and associated works

Location: Land East Of Blinkbonny Farmhouse, Kelso

Applicant: Mr Jimmy Shanks

National Planning Framework 4

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

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 17: Rural Homes

Scottish Borders Local Development Plan 2016 (LDP)

PMD1: Sustainability

PMD2: Quality Standards

HD2: Housing in the Countryside

HD3: Protection of Residential Amenity

EP13: Trees, Woodland and Hedgerows

IS2: Developer Contributions

IS7: Parking Provision and Standards

IS9: Waste Water Treatment and Sustainable Urban Drainage

IS12: Development within Exclusion Zones

IS13: Contaminated Land

Other Material Considerations:

SBC Supplementary Planning Guidance on;

- Placemaking and Design (2010)
- Development Contributions (Revised 2023)
- New Housing in the Borders Countryside (2008)
- Landscape and Development (2008)
- Householder Development (incorporating Privacy and Sunlight Guide) (2006)
- Sustainable Urban Drainage Systems August 2020
- Trees and Development (2020)