



Local Review Body – List of Policies

18th March 2024

Local Review Reference: 24/00004/RREF

Planning Application Reference: 23/01165/PPP

Development Proposal: Erection of dwellinghouse,

Location: Land East of Morebattle Mains Cottages, Morebattle

Applicant: Mr Peter & Catherine Grimley

National Planning Framework 4

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 5: Soils

Policy 6: Forestry, Woodland and Trees

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

Policy 27: City, town, local and commercial centres

Policy 29: Rural development

Scottish Borders Local Development Plan (2016)

PMD1: Sustainability

PMD2: Quality Standards

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

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

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 (2020)
- Trees and Development (2020)