



Local Review Body – List of Policies

22nd January 2024

Local Review Reference: 23/00049/RREF

Planning Application Reference: 23/00262/FUL

Development Proposal: Change of use of derelict agricultural building and extension to form dwellinghouse and erection of 17.8m high wind turbine (tip height)

Location: The Blue House Near Swansfield Farm, Reston, Eyemouth

Applicant: Mr Graeme Forsyth

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 5: Soils

Policy 6: Forestry, Woodland and Trees

Policy 7: Historic Assets and Places

Policy 9: Brownfield, Vacant and Derelict Land and Empty Buildings

Policy 11: Energy

Policy 13: Sustainable Transport

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 22: Flood Risk and Water Management

Policy 23: Health and Safety

Policy 29: Rural Development

Scottish Borders Local Development Plan 2016 (LDP)

PMD1: Sustainability

PMD2: Quality Standards

ED9: Renewable Energy Development

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

EP8: Archaeology

EP13: Trees, Woodlands and Hedgerows

IS2: Development Contributions

IS7: Parking Provision and Standards

IS9: Waste Water Treatment and SUDS

IS13: Contaminated Land

Other Material Considerations:

SBC Supplementary Planning Guidance on;

- Biodiversity Supplementary Planning Guidance 2005
- Development Contributions Supplementary Planning Guidance 2011 (Updated 2023)
- Landscape and Development Supplementary Planning Guidance 2008
- Landscape and Visual Guidance for Single and Groups of 2 or 3 Wind Turbines in Berwickshire
- Supplementary Planning Guidance 2013 (Updated 2015)
- New Housing in the Borders Countryside Supplementary Planning Guidance 2008
- Privacy and Amenity Supplementary Planning Guidance 2006
- Placemaking and Design Supplementary Planning Guidance 2010
- Renewable Energy Supplementary Guidance 2018
- Sustainable Urban Drainage Systems Supplementary Planning Guidance 2020
- Trees and Development Supplementary Planning Guidance 2008
- Use of Timber in Sustainable Construction Supplementary Planning Guidance 2009
- Waste Management Supplementary Guidance 2015