

APPENDIX C

Proposed Amendments to the Draft Supplementary Guidance on Housing

SETTLEMENT/ TOPIC	SITE NAME/ SITE CODE/ SECTION OF THE SG	CONTRIBUTOR REQUESTING CHANGE	REQUESTED CHANGE	DRAFT HOUSING SG TEXT	FINALISED HOUSING SG TEXT	RECOMMENDATION
Ancrum	Dick's Croft II (AANCRO02)	Scottish Natural Heritage	Amend the site requirement, in respect of the Teviot Valleys Special Landscape Area.	The existing site requirement reads: <i>'The design and layout of the site should take account of the adjacent Conservation Area and the Special Landscape Area'.</i>	The amended site requirement to read: <i>'The site is adjacent to the Conservation Area and also within the Teviot Valleys Special Landscape Area. Careful consideration should be given to site layout and design, boundary treatments and landscape & visual impact assessment'.</i>	It is recommended that Dick's Croft II, Ancrum (AANCRO02) is not included within the Finalised Supplementary Guidance on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be amended, as outlined.
Ancrum	Dick's Croft II (AANCRO02)	Scottish Borders Council	Amend the site requirement, in respect of the location of an amenity/play space within the site.	Opportunity for an amenity/play space to be considered at the northern corner of the site which could create a second village green with housing fronting on to the open space in this top corner, and continuing with frontages on to the existing lane.	Opportunity for an amenity/play space to be incorporated within the site which could create a second village green with housing fronting onto the open space.	It is recommended that Dick's Croft II, Ancrum (AANCRO02) is not included within the Finalised Supplementary Guidance on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site

						requirement should be amended, as outlined.
Coldstream	Hillview North 1: Phase 1 (ACOLD011)	Scottish Borders Council	Amend the existing map, to show landscaping along the eastern boundary of the site, to reflect the proposed site requirement	The Draft Housing SG does not include any indicative landscaping along the eastern boundary of the site. However, the proposed site requirement states; <i>'Landscape buffer area to be formed along the western boundary and the eastern boundary between the proposed site and BCOLD001'</i>	Amend the existing map to include indicative landscaping along the eastern boundary of the site.	It is recommended that Hillview North 1: Phase 1 (ACOLD011) is included within the Finalised SG on Housing and that indicative landscaping along the eastern boundary is included on the map.
Duns	South of Earlsmeadow - Phase 1 (MDUNS005)	Scottish Natural Heritage	Amend the existing site requirement, in respect of maintenance of landscaped areas/wetland areas	The long term maintenance of landscaped areas must be addressed.	The long term maintenance of landscaped areas and the wetland area must be addressed.	It is recommended that South of Earlsmeadow - Phase 1 (MDUNS005) is not included in the Finalised SG on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
Duns	South of Earlsmeadow - Phase 1 (MDUNS005)	SEPA	Amend the existing site requirement, in respect of flood risk	Flood risk assessment will be required to assess the risk from the small watercourse and mitigation where necessary.	Flood risk assessment will be required to assess the risk from the small watercourse and mitigation where necessary and investigate the possibility of de-culverting.	It is recommended that South of Earlsmeadow – Phase 1 (MDUNS005) is not included in the Finalised SG on Housing. Therefore, no changes

						are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
General	Paragraph 7.7	SEPA	Insert an additional paragraph (7.7) to Section 7, in respect of the protection and enhancement of the water environment.	N/A	Additional paragraph at section 4.7 to read: 'In respect of the protection and enhancement of the water environment, proposals must be assessed against Policy IS8: Flooding, as contained within the LDP. The policy aims to discourage development from taking place in areas which are, or may become, subject to flood risk. Development should ensure it helps contribute to the objectives of the Water Framework Directive (WFD) and the associated duties of the Local Authority under the Water Environment and Water Services (Scotland) Act 2003 to ensure compliance with the WFD and River Basin Planning process in carrying out statutory functions. Development should not add any further	It is recommended that the additional paragraph (4.7) is included within the Finalised SG on Housing.

					morphological pressures to the water bodies or result in any deterioration in status. Any opportunities to improve modified habitat should also be harnessed’.	
Galashiels	Former Castle Warehouse Site (AGALA037)	Roads Planning Officer (Scottish Borders Council)	Update the existing site requirement, in respect of sustainable travel/street connectivity	Transport Assessment will be required to address sustainable travel and street connectivity.	A Transport Statement will be required to address sustainable travel and street connectivity.	It is recommended that Former Castle Warehouse Site (AGALA037) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.
Galashiels	Former Castle Warehouse Site (AGALA037)	SEPA	Update the existing site requirement (bullet point 1), in respect of flood risk and investigation	A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active.	A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active.	It is recommended that Former Castle Warehouse Site (AGALA037) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.
Galashiels	Lintburn Street	SEPA	Additional site requirement, in	N/A	Investigation and mitigation measures may be required in	It is recommended that Lintburn Street

	(AGALA032)		respect of flooding		relation to surface water run-off within the site.	(AGALA032) is included within the Finalised SG on Housing and that an additional site requirement is included, as outlined.
Galashiels	Huddersfield Street (AGALA033)	SEPA	Removal of the site from the SG on Housing (flooding grounds)	The site was included within the Draft SG on Housing, as an alternative site for consideration.	SEPA request the removal of the site from the SG on Housing, on the grounds of flood risk.	It is recommended that Huddersfield Street (AGALA033) is not included within the Finalised SG on Housing, further to the consultation response from SEPA .
Galashiels	Huddersfield Street (AGALA033)	SNH	Additional site requirement, in respect of the River Tweed SAC	N/A	In respect of the River Tweed SAC, the submission of information to support the Habitats Regulation Appraisal would be required to identify what mitigation, if any, is to be delivered.	It is recommended that Huddersfield Street (AGALA033) is not included within the Finalised SG on Housing. Therefore, no changes are sought. If Members agree to incorporate the site within the SG on Housing, an additional site requirement should be included, in respect of the River Tweed SAC, as outlined. However, Members should note SEPA's

						comments above and their request for the site not to be included in the SG on Housing.
Hawick	Burnfoot Phase 2 (AHAWI027)	SNH	Update the existing site requirement, in respect of the planning brief.	A planning brief to be prepared to include the principles of 'Designing Streets'.	A planning brief is required covering both AHAWI027 and BHAWI001 sites to ensure a co-ordinated and strategic approach to development. The brief should address connectivity between the two sites and reflect the principles of 'Designing Streets'.	It is recommended that Burnfoot Phase 2 (AHAWI027) is not included within the Finalised SG on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be amended, as outlined.
Hawick	Burnfoot Phase 2 (AHAWI027)	SEPA	Update the existing site requirement, in respect of flood risk.	A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west.	A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west. No built development should take place on top of culverted watercourses/ drains.	It is recommended that Burnfoot Phase 2 (AHAWI027) is not included within the Finalised SG on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be amended, as outlined.
Kelso	Nethershot –	Scottish	Update the	Pedestrian and cycle links from	Pedestrian and cycle links from	It is recommended that

	Phase 2 (AKELS026)	Natural Heritage	existing site requirement to make reference to The National Cycle Network Route 1 and the incorporation of active travel connections.	the site to the new adjoining High School site are required.	the site to the new adjoining High School site are required. The National Cycle Network Route 1 runs along the northern boundary of the site and appropriately designed active travel connections to the network should be incorporated into the site design.	Nethershot - Phase 2, Kelso (AKELS026) is included within the Finalised Supplementary Guidance on Housing and that the site requirement is updated as outlined.
Kelso	Hendersyde – Phase 2 (AKELS028)	Scottish Natural Heritage	Update the site requirement regarding structure planting along the site boundaries to ensure an appropriate gateway to the settlement.	New structure planting is required along the north-eastern and north-western boundaries to provide new visual containment and shelter and screening of views from the north. Structure planting should integrate with existing woodland and walled area adjoining the cemetery site. A management scheme for planting is required.	New structure planting is required along the north-eastern and north-western boundaries to provide new visual containment and shelter and screening of views from the north. Careful consideration will be required to ensure that an appropriate gateway to the settlement is established. Structure planting should integrate with existing woodland and walled area adjoining the cemetery site. A management scheme for planting is required.	It is recommended that Hendersyde - Phase 2, Kelso (AKELS028) is not included within the Finalised Supplementary Guidance on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be amended, as outlined.
Kelso	Hendersyde – Phase 2 (AKELS028)	Scottish Natural Heritage	Remove the site requirement referring to the River Tweed SAC.	Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures.	Site requirement referring to the River Tweed SAC is to be removed.	It is recommended that Hendersyde - Phase 2, Kelso (AKELS028) is not included within the Finalised Supplementary Guidance on Housing. Therefore, no changes

						are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement referring to the River Tweed SAC should be removed.
Kelso	Former Kelso High School (RKELS002)	Scottish Borders Council	Remove reference to the intention that a Planning Brief in the form of Supplementary Guidance will be produced for this site	It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site	Site requirement referring to the intention to produce a Planning Brief for the site is to be removed.	It is recommended that the Former Kelso High School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing and that the requirement for a Planning Brief is removed from the site requirements.
Kelso	Former Kelso High School (RKELS002)	Historic Environment Scotland	Amend the existing site requirement, in respect of the Category 'B' Listed Main School Building	Category 'B' Listed Main School Building to be retained however removal of the other perimeter buildings may be acceptable. Demolition will only be considered if there are overriding environmental, economic, social or practical reasons.	Comments noted. Following further discussions with the Council's Built Heritage Principal Officer and Historic Environment Scotland it has been agreed that should the site be taken forward into the finalised Housing SG the site requirement (<i>bullet point 5</i>) should be amended to read: <i>The presumption is for retention</i>	It is recommended that the Former Kelso High School, Kelso (RKELS002) is included within the Finalised Supplementary Guidance on Housing and that the final site requirement should be amended as outlined.

					<i>of the B-listed building. The removal of less significant parts of the complex will likely be acceptable. Any proposal for substantial or total demolition of the listed building will need to demonstrate that one of the demolition tests within the Historic Environment Scotland Policy Statement can be met.</i>	
Kelso	Tweed Court (AKELS025)	Scottish Borders Council	Amend site boundary to reflect the site boundary included within the Strategic Housing Investment Programme (SHIP).	N/A	Site boundary to be amended to reflect the site boundary included within the Strategic Housing Investment Programme (SHIP). The site area is to be updated to reflect this change. As a result of the boundary change the indicative capacity for the site has been reduced from 20 to 15 units.	It is recommended that Tweed Court, Kelso (AKELS025) is included within the Finalised Supplementary Guidance on Housing. It is also recommended that the site boundary, site area and indicative capacity are amended as stated.
Newstead	Newstead Orchard (ANEWS005)	Mr A. Martin Neilson	Amend the existing site requirement, in respect of retaining the western side of the historic wall which borders part of the site.	The historic wall to north of the site should be retained.	The historic wall to the north and west of the site should be retained.	It is recommended that Newstead Orchard (ANEWS005) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.
Newstead	Newstead North	Scottish Natural	Include an additional site	N/A	The additional site requirement to read:	It is recommended that Newstead North

	(ANEWS006)	Heritage	requirement to make reference to opportunities to review the management of the adjacent woodland		'The opportunity to review management of the adjacent woodland to enhance its role in the setting of the site and in its potential role in delivering further path connectivity through the site and to the River Tweed should be considered and explored through the planning application process'.	(ANEWS006) is not included within the Finalised SG on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
Newstead	Newstead North (ANEWS006)	Roads Planning Officer (Scottish Borders Council)	Update the existing site requirement, in respect of sustainable travel and street connectivity	A Transport Assessment will be required.	A Transport Statement will be required.	It is recommended that Newstead North (ANEWS006) is not included within the Finalised SG on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
Peebles	Rosetta Road Mixed Use (MPEEB006)	SEPA	Amend the existing site requirement, to include reference to investigating the possibility of	The site requirement contained within the Draft Housing SG reads: 'A Flood Risk Assessment will be required to inform the design and layout of the proposed	The amended site requirement to read: 'A Flood Risk Assessment will be required to inform the design and layout of the proposed development. Consideration will	It is recommended that Rosetta Road (MPEEB006) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.

			de-culverting.	development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain’.	need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain. In addition, investigation of the possibility for de-culverting should also be undertaken’.	
Reston	Reston Long Term 1 (AREST003)	SEPA	Amend the existing site requirement, in respect of flood risk	A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site.	A flood risk assessment is required to assess the risk from the small watercourse which flows through the site.	It is recommended that Reston Long Term 1 (AREST003) is not included within the Finalised SG on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined.
Reston	Reston Long Term 2 (AREST004)	SEPA	Amend the existing site requirement, to include reference to investigating the possibility of de-culverting	A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may be exacerbate flood risk.	A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk. In addition, investigation of the possibility	It is recommended that Reston Long Term 2 (AREST004) is included within the Finalised SG on Housing and the site requirement has been updated accordingly.

					for de-culverting should also be undertaken.	
Reston	Reston Long Term 2 (AREST004)	Scottish Natural Heritage	Remove the site requirement (bullet point 9) requesting structure planting along the southern boundary of the site	Structure planting along the southern boundary.	<p>a) Remove the existing site requirement, requesting structure planting along the southern boundary</p> <p>b) Update the existing map, to omit the indicative structure planting along the southern boundary</p>	It is recommended that Reston Long Term 2 (AREST004) is included within the Finalised SG on Housing and the site requirement requesting structure planting along the southern boundary is removed. The map should also be updated to reflect the removal of the structure planting requirement.
Reston	Reston Long Term 1 (AREST003)	Scottish Natural Heritage	Remove the site requirement (bullet point 10) requesting structure planting along the southern boundary of the site	Structure planting along the southern boundary.	<p>a) Remove the existing site requirement, requesting structure planting along the southern boundary</p> <p>b) Update the existing map, to omit the indicative structure planting along the southern boundary</p>	<p>It is recommended that Reston Long Term 1 (AREST003) is not included within the Finalised SG on Housing. Therefore, no changes are sought.</p> <p>However, if Members agree to incorporate the site within the SG on Housing, the site requirement requesting structure planting along the southern boundary of the site should be removed and the map should be updated to</p>

						reflect the removal of the structure planting requirement.
Selkirk	Heather Mill (MSELK002)	SEPA	Additional site requirement is added, in respect of the Selkirk Flood Protection Scheme.	N/A	The proposed site requirement to read: 'The site has been allocated for mixed use following completion of the Selkirk Flood Protection Scheme. Any development proposal coming forward on the site should address the risk of any potential surface water ponding behind flood defences'.	It is recommended that Heather Mill (MSELK002) is included within the Finalised SG on housing and the site requirement has been updated accordingly.
Selkirk	Heather Mill (MSELK002)	Historic Environment Scotland	Additional site requirement is added, in respect of the setting of the battlefield.	N/A	The proposed site requirement to read: 'The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design to ensure that development is sensitive and appropriate to its location within the battlefield and does not have a negative impact on its key landscape characteristics and special qualities'.	It is recommended that Heather Mill (MSELK002) is included within the Finalised SG on Housing and the site requirement has been included.
Selkirk	Angles Field (ASELK033)	Historic Environment Scotland	Amend the existing site requirement (bullet point 2), to make reference to the	Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape.	Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent	It is recommended that Angles Field (ASELK033) is included within the Finalised SG on Housing and the site requirement is updated

			key landscape characteristics and special qualities of the historic battlefield		SBC Garden and Designed Landscape.	accordingly.
Selkirk	Angles Field (ASELK033)	SNH	Amend the existing site requirement (bullet point 4), in respect of the path network	Pedestrian/cycle links to be improved between the site and Selkirk.	Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity.	It is recommended that Angles Field (ASELK033) is included within the Finalised SG on Housing and the site requirement is updated accordingly.
Selkirk	Philiphaugh Mill (ASELK040)	Historic Environment Scotland	Amend the existing site requirement (bullet point 6), in respect of the historic battlefield and adjacent Garden and Designed Landscape	Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh)	Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape.	It is recommended that Philiphaugh Mill (ASELK040) is not included within the Finalised SG on Housing. Therefore, no changes are sought. If Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined. However, However, Members should note SEPA's comments below and their request for the site be removed

						from the SG on Housing.
Selkirk	Philiphaugh Mill (ASELK040)	SEPA	Removal of the site from the SG on Housing (flooding grounds)	The site was included within the Draft SG on Housing, as an alternative site for consideration.	SEPA request the removal of the site from the SG on Housing, on the grounds of flood risk.	It is recommended that Philiphaugh Mill (ASELK040) is not included within the Finalised SG on Housing, further to the consultation response from SEPA .
Selkirk	Philiphaugh 2 (ASELK041)	Historic Environment Scotland	Amend the existing site requirement (bullet point 5), in respect of the historic battlefield and adjacent Garden and Designed Landscape	Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh)	Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape.	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised SG on Housing. Therefore, no changes are sought. However, if Members agree to incorporate the site within the SG on Housing, the site requirement should be updated, as outlined. However, However, Members should note SEPA’s comments below and their request for the site be removed from the SG on Housing.
Selkirk	Philiphaugh 2 (ASELK041)	SEPA	Removal of the site from the SG on Housing	The site was included within the Draft SG on Housing, as an alternative site for consideration.	SEPA request the removal of the site from the SG on Housing, on the grounds of flood risk.	It is recommended that Philiphaugh 2 (ASELK041) is not

			(flooding grounds)			included within the Finalised SG on Housing, further to the consultation response from SEPA .
Selkirk	Philiphaugh 2 (ASELK041)	SNH	Update the existing site requirement (bullet point 4), in respect of the mitigation measures for the River Tweed SAC	Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation	Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation. Information to support the Habitats Regulations Appraisal would be required to identify what mitigation, if any, is to be delivered.	It is recommended that Philiphaugh 2 (ASELK041) is not included within the Finalised SG on Housing. Therefore, no changes are sought. If Members agree to incorporate the site within the SG on Housing, the site requirement should be updated in respect of the River Tweed SAC, as outlined. However, However, Members should note SEPA's comments above and their request for the site be removed from the SG on Housing.
Tweedbank	Lowood (MTWEE002)	SEPA	Update the existing site requirement (bullet point 6) in respect of	A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require to assess	A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require	It is recommended that Lowood (MTWEE002) is included within the Finalised SG on Housing and the site

			flood risk	the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated	to assess the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The possibility of de-culverting should be investigated.	requirement is updated accordingly.
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