

Comments for Planning Application 18/00728/PPP

Application Summary

Application Number: 18/00728/PPP

Address: Land East Of Rose Cottage Maxwell Street Innerleithen Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Lucy Hoad

Customer Details

Name: Ms Paula Ketterer

Address: Damside Cottage, Damside, Innerleithen, Scottish Borders EH44 6HR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Inadequate Boundary/Fencing
- Inadequate drainage
- Increased traffic
- Land affected
- Legal issues
- Privacy of neighbouring properties affected
- Road safety

Comment: I object to the proposed planning application number 18/00728/PPP for the following:

1. INNERLEITHEN CONSERVATION AREA (RESIDENTIAL AMENITY)

The history of this site in planning terms should be given weighty consideration. The principle of not building on this site in the Innerleithen Conservation Area is clearly established. This green space area is amongst some of the oldest buildings in Innerleithen. There is nothing in the current application for Planning in Principle that changes this fact. This construction would remove one of the few remaining established grassy areas in the town. Building on this land would detract from rather than enhance the character of the Conservation Area. The applicant has only tidied and maintained the green area in the last year. I would note that tidying the area does not require or justify the erection of a house on this site.

This part of Innerleithen is already being "developed" from Wells Brae through to the ambitious plans for houses at Caerlee Mills. The development of a new house on this site would result in

overdevelopment that would affect the amenity and character of the existing Innerleithen Conservation Area. One more house will fill up and obliterate this small green corner of Old Innerleithen in a designated Conservation Area which would be better to be preserved.

Special attention should be paid to the desirability of preserving or enhancing the character and appearance of land within Innerleithen's Conservation Area.

2. CLAIMED RIGHT OF WAY/PATH (ACCESS)

This area was traditionally open land that has been available to the public and crossed by a public footpath. This pathway was originally diagonal across this space and was diverted when the fence was installed. The erection of the fence was prompted by the poor upkeep of the land. The diversion of the public footpath which was frequently used by elderly local residents was diverted to the shared access driveway which is less safe for users. This claimed right of way has not been maintained by the applicant. Moreover, the use of the path/right of way has been obstructed by overgrowth and debris over a period of years causing the path to be no longer accessible. This has added to the increased road safety risk and this restriction to old people who frequently walk this area.

Firstly, the applicant has not maintained the claimed right of way which the applicant claims ownership. There is no reference in this proposed outline planning to move the "existing" right of way which the applicant has not cleared or provided maintenance.

Secondly, there is no reference in the proposed Planning document that suggests how this right of way will be maintained in future? Will the applicant retain ownership if it is the applicant's? If so, will the applicant provide maintenance? Will the right of way be diverted? If so where and who will provide the upkeep? Etc.

3. CONTAMINATED LAND ALLOWANCES (SITING AND MATERIALS)

There is existing evidence that the site was used as a "tip" for building materials and buildings debris of which the type and extent is undetermined.

Should building commence whether in the short or long term, there are concerns over contamination from existing infill waste material, especially as it is adjacent to existing housing and within a recognised Conservation Area.

4. AMENITY OF DAMSIDE COTTAGE, ROSE COTTAGE AND HOLLY HILL COTTAGE

The potential effect on the amenity of existing cottages with the loss of outlook from the living rooms, bedrooms, etc across this open area and privacy at the cottages are all at threat.

There is currently an attractive range of traditional buildings along Damside facing onto the Mill Lade. Moreover, Rose Cottage is an attractive traditional building which, even with its new extension, contributes to the character of the area and the views from Damside across the open

area in front.

5. PLANNING APPLICATION PROPOSAL

As the co-owner of Damside Cottage, we previously contacted SBC Planning regarding the potential for extension to garden ground and for a possible garage. We were informed that it was highly unlikely permissions would be granted for any such purposes.

As such, I would note that the proposed dwelling is far more significant than our proposal. As such, to remain consistent, SBC should consider this view to this proposal.

6. WATER SUPPLY AND DRAINAGE ARRANGEMENTS

The application clearly states there are no changes envisaged for drainage which is incorrect. The area and relevant properties are served by a combined sewer within the road on Damside.

Scottish Water are clear on this issue that new surface water discharge cannot connect to the system and has to be treated via SUDS and soakaway as there are no watercourses available.

With regards to this site a soakaway cannot be implemented and hence the site cannot drain for the following reasons:

- o Geology of the site precludes infiltration
- o Soakaway location must be 5m from properties and boundaries. Even if there was porosity, there is no space to locate such features.

I would further note there is no comment from Scottish Water as a consultee on the application.

Finally, the section regarding drainage on the application notes that by... "Selecting 'No' to the above question means that you could be in breach of Environmental legislation."

Yours sincerely
Paula Ketterer

Comments for Planning Application 18/00728/PPP

Application Summary

Application Number: 18/00728/PPP

Address: Land East Of Rose Cottage Maxwell Street Innerleithen Scottish Borders

Proposal: Erection of dwellinghouse

Case Officer: Lucy Hoad

Customer Details

Name: Mr Russell Blackhall

Address: Damside Cottage, Damside, Innerleithen, Scottish Borders EH44 6HR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Density of site
- Designated Conservation Area
- Detrimental to environment
- Detrimental to Residential Amenity
- Flood plain risk
- Health Issues
- Inadequate access
- Inadequate drainage
- Inadequate screening
- Increased traffic
- Land affected
- Legal issues
- No sufficient parking space
- Road safety

Comment: I refer to the application above and wish to lodge formal objection. This is based on the following;

1.0

I would draw to your attention the fact that planning and subsequent appeal for a similar property, failed, together with enforcement on the plot, ref circa 2001 etc.

Reference in these documents is made to development on amenity space, which was subsequently used as a reason for rejection of the application. In particular the reporter, item 14, PPA/140/74 concurs that development of this space by a dwelling would detract from the character of the Innerleithen Conservation Area and is at variance with policy.

The site currently is not identified in the LDP as potential for development.

The area in question is within the Innerleithen Conservation Area zone and no reference is made within the application. In addition, the applicant is fully aware the lands are defined as amenity space given that notice was served to the applicant by recorded delivery on 2 April 2002 to maintain as such.

2.0

During my research it transpires there is dubiety on the position of the right of way. The current position to the east of the site is not considered in the application and there is evidence to show the right of way could actually bisect the site diagonally.

SBC letter of 4/12/2002 notes the right of way has to be maintained. This is not clarified.

At present the applicant does not maintain the alleged current route which suggests an inference to influence the situation (i.e. omit the maintenance of the right of way and its very existence).

3.0

I have evidence to show that the site has been used as a "tip" for building materials. The extent and type are unknown. With potentially contaminated land I have concerns on development of the site from current grass land due to health and safety issues.

SBC in their letter, 4/12/2002 agreed to the principle of open grassed area with "Any such scheme must be in keeping with the surrounding conservation area and maintained accordingly".

The consent reference 0202049FUL defines the site as open grass land.

4.0

Notwithstanding the above, I understand the consent for erection of the existing fence maybe flaid given the application had the wrong owner noted, reference Campbell Mckay (Candleberry Ltd). Hence the erection of the fence and the diversion of the right-of-way is invalid/questionable. I would ask clarification on this point.

5.0

Drainage aspects on the application (i.e. Water Supply and Drainage Arrangements) note no changes are envisaged. This is incorrect.

I also note Scottish Water have not commented on the application as consultee.

Referring to the application, it clearly states SUDS will not apply. The area and relevant properties are served by a combined selr within the road on Damside. Scottish Water are clear on this issue, new surface water discharge cannot connect to the system and has to be treated via SUDS and soakaway as there are no watercourses available.

Soakaways cannot be implemented and hence the site cannot drain for the undernoted reasons;

- The geology of the site precludes infiltration
- Soakaway location has to be 5m from properties and boundaries. Even if there was porosity there is no space to locate such features.

6.0

As co-owner of Damside Cottage I previously contacted SBC planning to enquire on the potential for reuse as;

- Extension garden ground to our property

- Potential site for off-street parking for our property, with possibly a garage.

I re informed via email that due to past historic issues with the site that planning was highly unlikely for such purposes. Having taken such advice, despite incurring significant costs from consultants and legals, I did not pursue the matter any further.

Hence, I would propose the siting of a dilling is more significant than our proposal and for the issues noted above contend that a similar consistent view, to that above, should be taken by SBC.

7.0

I further challenge the application on the basis that there is dubiety on the ownership of the land and seek clarification.

From: Paula <paula@env-consultants.co.uk>
Sent: 28 June 2018 19:45
To: Planning & Regulatory Services; Hoad, Lucy
Cc: 'Paula Ketterer'
Subject: Damside Objection Signatures - Ref. Application No. 18/00728/PPP
Attachments: Damside Residents Objection Signatures280618.pdf

Dear sir/madam

Please find attached a pdf of formal objection to the proposed planning application reference 18/00728/PPP.

The attached outlines reasons for objection and contains signatures of Damside residents.

Please do not hesitate if you should you require the hardcopy.

Yours sincerely
Paula Ketterer

Paula Ketterer

Director

BA, PG Dip, MBA, MCIM

Edinburgh Office:

108 Biggar Road,
Edinburgh EH10 7DU
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ENV Consulting Engineers
Sustainable Solutions

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Company Number SC542738 VAT 262 6164 09



As residents of Damside, Innerleithen, we formally object to the proposed planning application for the following reasons outlined below:

1.0 We would draw to your attention the fact that planning and subsequent appeal for a similar property, failed, together with enforcement on the plot, ref circa 2001 etc.

Reference in these documents is made to development on amenity space, which was subsequently used as a reason for rejection of the application. In particular the reporter, item 14, PPA/140/74 concurs that development of this space by a dwelling would detract from the character of the Innerleithen Conservation Area and is at variance with policy.

The site currently is not identified in the LDP as potential for development.

The area in question is within the Innerleithen Conservation Area zone and no reference is made within the application. In addition, the applicant is fully aware the lands are defined as amenity space given that notice was served to the applicant by recorded delivery on 2 April 2002 to maintain as such.

2.0 During our research it transpires there is dubiety on the position of the right of way. The current position to the east of the site is not considered in the application and there is evidence to show the right of way could actually bisect the site diagonally.

SBC letter of 4/12/2002 notes the right of way has to be maintained. This is not clarified.

At present the applicant does not maintain the alleged current route which suggests an inference to influence the situation (i.e. omit the maintenance of the right of way and its very existence).

3.0 Previously the site has been used as a "tip" for building materials. The extent and type are unknown. With potentially contaminated land we have concerns on development of the site from current grass land due to health and safety issues.

SBC in their letter, 4/12/2002 agreed to the principle of open grassed area with "Any such scheme must be in keeping with the surrounding conservation area and maintained accordingly".

The consent reference 0202049FUL defines the site as open grass land.

4.0 Drainage aspects on the application (i.e. Water Supply and Drainage Arrangements) note no changes are envisaged. This is incorrect.

We also note Scottish Water have not commented on the application as consultee.

Referring to the application, it clearly states SUDS will not apply. The area and relevant properties are served by a combined sewer within the road on Damside. Scottish Water are clear on this issue, new surface water discharge cannot connect to the system and has to be treated via SUDS and soakaway as there are no watercourses available.

Soakaways cannot be implemented and hence the site cannot drain for the undernoted reasons;

- The geology of the site precludes infiltration
- Soakaway location has to be 5m from properties and boundaries. Even if there was porosity there is no space to locate such features.

PLEASE SEE REVERSE FOR SIGNATURES OF RESIDENTS OF DAMSIDE

OBJECTING TO PLANNING APPLICATION NUMBER: 18/00728/PPP

SIGNATURES OF RESIDENTS OF DAMSIDE

OBJECTING TO PLANNING APPLICATION NUMBER: 18/00728/PPP

FOR REASONS STATED ON PAGE 1 ON THE REVERSE

DATE	SIGNATURE	NAME	ADDRESS
28/6/18	[REDACTED]	Nick Hestford	Holly Hill Maxwell Street, EH44 6HS
11	[REDACTED]	Kayleigh Hestford	Holly Hill Maxwell Street, EH44 6HS
11	[REDACTED]	Jane Knox	8 damsides EH44 6HR.
11	[REDACTED]	Teresa Barr	10 damsides EH44 6HR
11	[REDACTED]	Colin Riddell	OLD DAMSIDE COTTAGE EH44 6HR.
11	[REDACTED]	JOLET NOBLE	R. Bank Damside EH44 6HR.
11	[REDACTED]	LOENA E RIDDELL	OLD DAMSIDE COTT. EH44 6HR.
11	[REDACTED]	PAULA KETTERER	DAMSIDE COTTAGE, DAMSIDE EH44 6HR
11	[REDACTED]	Rosall Blackhall	DAMSIDE COTTAGE, DAMSIDE EH44 6HR

11/11/18

From:Hoad, Lucy
Sent:3 Jul 2018 13:14:12 +0100
To:Planning & Regulatory Services
Subject:FW: Planning application 18/00728/PPP

Please register this email as an objection to the above application thanks Lucy

From: Andrew Sharman [REDACTED]
Sent: 03 July 2018 12:05
To: Hoad, Lucy
Subject: Planning application 18/00728/PPP

Hello Lucy

Thanks for finding time to discuss the above application to build a dwellinghouse on the land East of Rose Cottage on Maxwell Street, Innerleithen. As mentioned on our call, as owner of the property Holly Hill I do object to this application on the following grounds:

- A dwelling house would impede views and natural light to my house, Holly Hill (originally known many years ago as Briar Cottage)
- Traffic on the monoblock driveway would be increased
- The site has important historical value and development on it would detract from the character of the Innerleithen Conservation Area
- The current Right of Way - down the side of the site, is not the actual true Right of Way, which, I understand should run diagonally through the site
- The owners of the site have not maintained the site, nor the adjacent Right of Way - indeed in years gone by, I have personally cut the grass on the site, removed large volumes of waste that had been flytipped, and for many years personally maintained the Right of Way along the side of the site by cutting the grass, trimming overhanging trees, and collecting litter
- Drainage for any proposed property on this site would be difficult to install and maintain due to the restricted size of the site, and the fact that roads border the site on three sides

I would appreciate if you would please accept this email as note of my formal objection and record this objection accordingly.

Should there be any further information or assistance I can provide, please do let me know.

Warmest wishes,

Andrew

Professor Andrew Sharman

Chief Executive

RMS



From: Hoad, Lucy
Sent: 03 July 2018 14:23
To: Planning & Regulatory Services
Subject: FW: Comments for Planning Application 18/00728/PPP
Attachments: SurfaceWaterGuidanceDoc8ppA4PagesHiRes.pdf

Please find additional comments for public portal thanks Lucy

From: Russell Blackhall [REDACTED]
Sent: 02 July 2018 21:48
To: Hoad, Lucy
Cc: 'Paula Ketterer'; 'russell blackhall'
Subject: Comments for Planning Application 18/00728/PPP

Lucy

Good evening

I have already submitted an objection to the above but have noticed the spellchecker has created an error. The letters "WE" have been replaced.

So for example I make reference to Sewer, this has been misspelled.

Do I submit another form or just re email ?

On the subject of drainage , in my business we deal with SW every day and are current looking at 5 sites in Innerleithen, all with surface water problems.

I have attached the SW guidance book on Surface water drainage. The key point on SW policy " No new Surface water to be taken into a combined sewer" Page 3 para 1 .

In addition "Surface water drainage design options for new developments. To provide clear guidance to developers we have outlined below the hierarchy to be used and the justification required to allow you to consider the next preferred option when assessing and designing solutions for rainwater management from an early stage (1 = most preferred, 5 = least preferred)."

I have analysed the site against all 5 sets of criteria.

1. Water Harvesting – no space for a tank suitable
2. Soakaway - no space based on 5m rules and ground conditions not suitable
3. Watercourse –, not viable. The nearest point would be the dam lade which means a circa 200 m excavation in the public highway. Also problem with levels
4. Surface water Sewer – None in the area
5. Combined sewer- a reduction in the water load, i.e. an offset would need to be found elsewhere in the network which is not viable. In addition with this clause attenuation is needed to which space is not possible.

The idea of these rules is to take load off an already stressed network . At this time We and our neighbours have had foul water backups into our properties and I have witness the manhole out side my property surcharging during storm conditions. The point I am making is that the system as it stands is failing.

I trust the above is self- explanatory. If you would like to discuss any aspect please get in touch.

Regards

Russell (Owner of Damside Cottage)

Russell Blackhall
Director

Edinburgh Office:
108 Biggar Road,
Edinburgh EH10 7DU
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Peebles Office:
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t: 01721 540 606



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Surface Water Policy

This standard advice note is intended to provide clear guidance for all developers, and planning authorities regarding surface water design and management. It should also be used to inform development management consultations, and to assist with completion of our pre-development enquiry and sewer connection application forms.

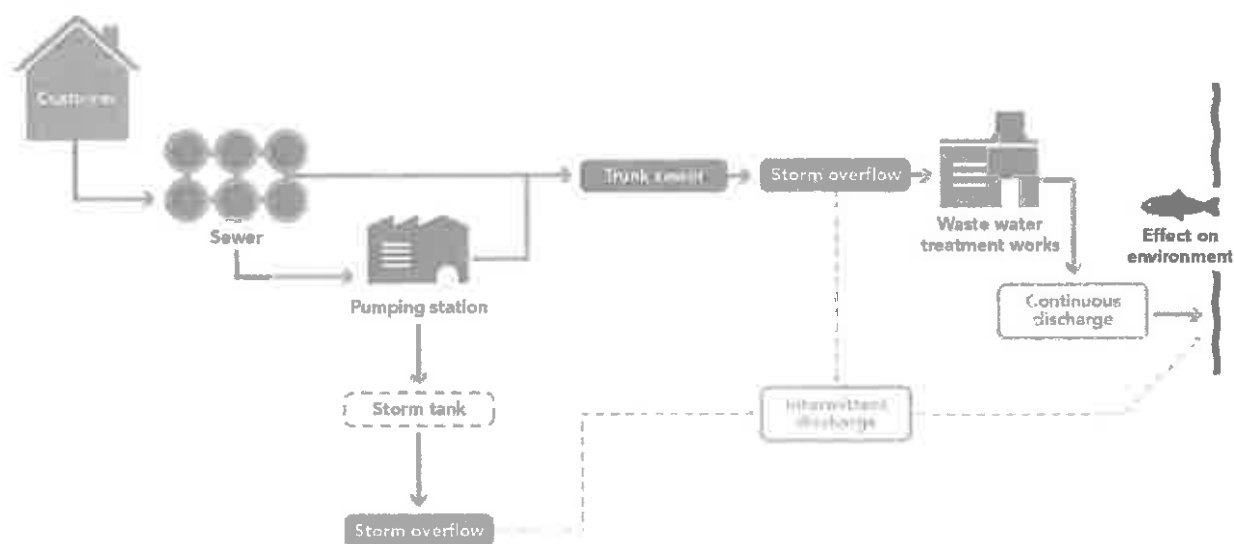
What is surface water?

Surface water is the rainwater that runs off roofs, roads and paved areas into the public sewerage system.

What is a combined sewer?

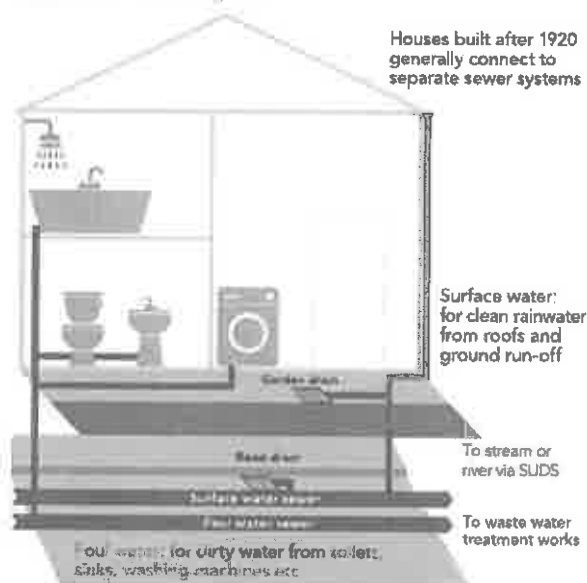
Historically up to the 1980's foul sewage generated from within properties (ie toilets, baths, sinks, etc) has been mixed with surface water into a single pipe (combined sewer). Due to environmental and flood risk management considerations, it is recognised best practice to separate out foul sewage from surface water. A typical schematic of a combined sewer system and how it interacts with the water environment is shown below.

Combined sewer system



Foul sewage is now drained and treated separately via foul sewers, pumping stations and waste water treatment works. Surface water is now drained and treated separately via surface water sewers and Sustainable Urban Drainage Systems (SUDS) back to the water environment. A typical layout of how a property should be connected to a separate sewer system is shown below.

Separated sewer system



This also gives rise to water quality problems that may be caused through sewer flooding and/or increased spills to the water environment as a consequence of more intense rainfall. It is estimated that the peak surface water flow from a single house plot is typically equivalent to the peak foul flow from 35 single house plots.

Surface water can be more sustainably treated above ground, often in conjunction with other existing surface waters, in a way that contributes to flood risk management, place making and biodiversity.

SUDS are a sequence of surface water management practices and facilities designed to naturally drain and treat surface water in a manner that will provide a more sustainable approach than what was the conventional practice of routing surface water through a pipe directly to a watercourse or a combined sewer.

Our Surface Water Policy

– purpose and scope

Our starting position on the management of surface water through our infrastructure assets is that we will not accept any new surface water connections to our combined sewers network. Once in the combined sewer network, surface water incurs unnecessary pumping and treatment costs that do not represent value to our existing customers.



Our Surface Water Policy reflects our Surface Water Management strategy, which can be summarised as:

- no new surface water draining into our combined sewer network;
- work with developers and regulatory bodies moving forward on removing surface water from our existing combined sewer network; and
- undertake the above whilst supporting economic growth.

This approach is supported by the Flood Risk Management Act and associated guidance which places a duty on all relevant stakeholders to work together to manage surface water flooding more sustainably, by relying less on pipes and using sustainable urban drainage techniques.

These techniques aim at keeping surface water above ground to help mitigate the impacts of urban creep, climate change and environmental constraints.

The principles of good surface water management can be summarised as follows:

- manage rainfall where it falls as close to the ground as possible;
- consider rainfall as a valuable natural resource;
- remove pollutants at the earliest

opportunity, rather than relying on end of pipe treatment;

- manage rainfall to protect against increased flood risk and environmental damage caused by the development;
- take account of likely impact from climate change (increased rainfall) and urban creep (extension/expansion of buildings and driveways);
- consider multiple SUDS in series across a site (rather than using a single "end of pipe" feature, such as a pond, to serve the whole development);
- maximise amenity and biodiversity opportunities;
- apply good placemaking principles through multifunctional use of public spaces and the public realm;



- a drainage system that is safe, reliable and effective over the design life of the development;

- avoid pumping of surface water; and
- be cost-effective, taking into account both construction and long term maintenance costs and the additional environmental and social benefits afforded by the system.

Our responsibilities for surface water drainage

We have a duty to provide public sewers to drain surface water (e.g roof and paved surfaces within the property boundary).

We have no duty to do this where it is not practical at reasonable cost. Reasonable cost is defined via The Provision of Water and Sewerage Services (Reasonable Cost) (Scotland) Regulations. Historically we have allowed road drainage to drain into our systems without any formal agreement required.

Since the implementation of the Water Environment and Water Services (Scotland) Act (WEWS) and the Water Environment (Controlled Activities) (Scotland) Regulations (CAR), we are now enforcing statutory agreements with all Roads Authorities, regarding draining and treating roads water via our surface water sewers and/or SUDS.

All surface water drainage systems serving more than two properties, such as sewers, ponds or basins, should be designed to our standards, as outlined within the current version of Sewers for Scotland to enable us to take on future ownership.

We have included SUDS which have been deemed by research to be the most efficient and effective in performing our statutory drainage function. If surface water drainage systems are designed and constructed to these standards, we will take on future ownership. Where road drainage is accepted, we shall agree a shared maintenance responsibility for the SUDS with the roads authorities.

Note: Scottish Water has no statutory responsibility to drain land drainage and does not accept land drainage draining into our public sewer network. Land drainage must be drained privately to an alternative suitable outlet.

Surface water drainage design options for new developments

To provide clear guidance to developers we have outlined below the hierarchy to be used and the justification required to allow you to consider the next preferred option when assessing and designing solutions for rainwater management from an early stage (1 = most preferred, 5 = least preferred).

- **Preferred Option 1: Rainwater is stored and reused, such as rainwater harvesting and/or water butts;**

Justification Rule to move to Option 2:

1. There is no significant demand for non-potable water on the site throughout its design life; and
 2. The re-use of rainwater is not a viable/cost-effective part of the solution for managing surface water on the site, taking account of the potential water supply benefits of such a system.
- **Preferred Option 2: Surface water is drained into the soil through the use of a soakaway;**

Justification Rule to move to Option 3:

1. The use of infiltration drainage is not practicable due to the lack of permeability of the soil for disposal of surface water;
2. The use of infiltration drainage would result in a risk of instability through ground movement or subsidence;
3. The use of infiltration drainage would pose an unacceptable risk of pollution of groundwater or watercourses;
4. The use of infiltration drainage would result in an unacceptable risk of flooding from groundwater to nearby properties; and

5. The use of infiltration may cause surface water to indirectly enter a combined sewer which might result in an increased risk of flooding or pollution on the site or downstream.

- **Preferred Option 3: Surface water is drained to a watercourse (open or piped), canal, loch or existing/proposed SUDS;**

Justification Rule to move to Option 4:

1. It is not reasonably practicable to drain surface water to a watercourse, canal, loch or SUDS (Note – additional funding may be available where the offsite sewer and/or SUDS can be designed to provide additional capacity for future development identified within the current Local Development Plan);



2. Pumping would be required to drain surface water to a watercourse, canal, loch or SUDS; and
3. The discharge would result in an unacceptable increase in the risk of flooding.

- **Preferred Option 4: Surface water is drained to a surface water sewer;**

Justification Rule to move to Option 5:

1. It is not reasonably practicable to drain surface water to a surface water sewer (Note – additional funding may be available where the offsite sewer and/or SUDS can be designed to provide additional capacity for future development identified within the current Local Development Plan); and
2. Pumping would be required to drain surface water to a surface water sewer.

- **Preferred Option 5: Surface water is drained to a combined sewer.**

1. Consideration must be given to removing an equivalent amount of surface water from another part of the sewer catchment area to enable a zero net detriment to the sewer catchment area with; and

2. Scottish Water will set a maximum discharge rate and minimum amount of storage required based on the specific characteristics of the receiving combined sewer and the proposed development.

When you formally apply to our business team within the drainage connection process, you may be required to submit several of the following forms:

- Pre-Development Enquiry (PDE)
- Sewer Connection application (SC1)
- Applications for new Sewers to Serve Housing Developments (SF1)

These forms also include guidance that clearly outlines the details required to support any surface water proposals or designs, assistance to complete calculations, and we will expect that consideration has been given to exploring all surface water options above, before an application is made. Failure to do so may lead to a delay in us dealing with your application.

This guidance will also be reflected in all planning approvals that you have in place through your local Planning Authority, at either outline or full planning stage.



Property extensions

If you are undertaking an extension, which will add to the existing hard standing area within the boundary of your property, you must look to limit an increase to your existing discharge rate and volume. Where possible, we would recommend that you consider the rainwater options and hierarchy for draining rainwater above.

Applications proposing discharge to a combined sewer only

Your applications and supporting designs will be audited by a member of our business team, and you will be expected to provide detailed evidence including all assessments and investigations that have

been undertaken to justify your chosen option to manage surface water from your site.

You may be asked to conduct further investigations if we feel that sufficient information has not been supplied which may lead to a delay in your application.

At a conclusion of this process, we may agree to an eventual design solution based on the relevant design options for the final surface water solution as outlined on page 3.

Keeping up to date and getting in touch

We are always working so the cycle never stops – find out more about Scottish Water, our services and keep up to date with what we are doing in your area:

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www.scottishwater.co.uk/connections

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Email



DevelopmentOperations@scottishwater.co.uk

Call



0800 389 0379

Write to us



Development Operations
Scottish Water
The Bridge, Buchanan Gate Business Park,
Cumbernauld Road, Stepps, G33 6FB

Alternative formats of this leaflet can be made available free of charge. For information on Braille, large print, audio and a variety of languages, please call our Customer Helpline.

If you have a disability, medical condition or other reason where you may need additional assistance from Scottish Water then please contact us and we can add your name, address and requirements to our confidential Additional Support Register.

We record all calls for quality and training purposes.

From: Hoad, Lucy
Sent: 03 July 2018 13:15
To: Planning & Regulatory Services
Subject: FW: Comments for Planning Application 18/00728/PPP
Attachments: damside drainage plan.docx; zone drawing.pdf

Please register this email as further representations of objection to the above application

From: [REDACTED]
Sent: 03 July 2018 12:28
To: Hoad, Lucy
Cc: 'Paula Ketterer'; [REDACTED]
Subject: RE: Comments for Planning Application 18/00728/PPP

Lucy

Thanks for getting back.

I up loaded some more comments which hopefully have been received.

To further clarify attached are 2 drawings,

One is a record of the drainage in the area .

The other demonstrates that it is a physical impossibility to fit a property of that size on to the site and drain it by any reasonable means.

Cheers

Russell

Russell Blackhall
Director

ENV Consulting Engineers
Sustainable solutions

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From: Hoad, Lucy <LHoad@scotborders.gov.uk>
Sent: 03 July 2018 10:19
To: 'Russell Blackhall' [REDACTED]
Subject: RE: Comments for Planning Application 18/00728/PPP

Hello Russell

Could you please confirm if you are content with this email to be inserted to public file – if so this can be arranged – we would also retain any original comments you may have submitted for audit trail unless you specifically instruct that they are to be withdrawn.

Regards Lucy

Lucy Hoad
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Regulatory Services
Scottish Borders Council
Tel 01835 825113
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How are you playing #yourpart to help us keep the Borders thriving?

From: Russell Blackhall [REDACTED]
Sent: 02 July 2018 21:48
To: Hoad, Lucy
Cc: 'Paula Ketterer'; 'russell blackhall'
Subject: Comments for Planning Application 18/00728/PPP

Lucy

Good evening

I have already submitted an objection to the above but have noticed the spellchecker has created an error. The letters "WE" have been replaced.

So for example I make reference to Sewer, this has been misspelled.

Do I submit another form or just re email ?

On the subject of drainage , in my business we deal with SW every day and are current looking at 5 sites in Innerleithen, all with surface water problems.

I have attached the SW guidance book on Surface water drainage. The key point on SW policy " No new Surface water to be taken into a combined sewer" Page 3 para 1 .

In addition "Surface water drainage design options for new developments. To provide clear guidance to developers we have outlined below the hierarchy to be used and the justification required to allow you to consider the next preferred option when assessing and designing solutions for rainwater management from an early stage (1 = most preferred, 5 = least preferred)."

I have analysed the site against all 5 sets of criteria.

1. Water Harvesting – no space for a tank suitable
2. Soakaway - no space based on 5m rules and ground conditions not suitable
3. Watercourse –, not viable. The nearest point would be the dam lade which means a circa 200 m excavation in the public highway. Also problem with levels
4. Surface water Sewer – None in the area
5. Combined sewer- a reduction in the water load, i.e. an offset would need to be found elsewhere in the network which is not viable. In addition with this clause attenuation is needed to which space in not possible.

The idea of these rules is to take load off an already stressed network . At this time We and our neighbours have had foul water backups into our properties and I have witness the manhole out side my property surcharging during storm conditions. The point I am making is that the system as it stands is failing.

I trust the above is self- explanatory. If you would like to discuss any aspect please get in touch.

Regards

Russell (Owner of Damside Cottage)

Russell Blackhall

Director

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