

Friday, 04 June 2021



Local Planner
Development Management
Scottish Borders Council
Newtown St. Boswells
TD6 0SA

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: Land South West Of Rachan Woodlands, , Broughton, ML12 6HH
PLANNING REF: 21/00030/PPP
OUR REF: DSCAS-0032869-2JX
PROPOSAL: Erection of dwellinghouse with outbuildings and associated work including new access

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the ROSEBERY Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.



To find out more about connecting your

property to the water and waste water supply visit:



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Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.



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- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the



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development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Planning Application Team

Development Operations Analyst

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."



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PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 15th February 2021

Contact: Ranald Dods ☎ 01835 825239

Ref: 21/00030/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 8th March 2021, If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 8th March 2021, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr J Warnock

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse with outbuildings and associated work including new access

Site: Land South West Of Rachan Woodlands Broughton Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:
	Landscape Architect S McDermott	smcdermott@scotborders.gov.uk
Date of reply	2 nd March 2021	Consultee reference:
Planning Application Reference	21/00030/PPP	Case Officer: Ranald Dods
Applicant	Mr J Warnock	
Agent	Ferguson Planning	
Proposed Development	Erection of dwellinghouse with outbuildings and associated work including new access	
Site Location	Land South West Of Rachan Woodlands Broughton Scottish Borders	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description	<p>The site lies within the Upper Tweeddale National Scenic Area (NSA) and as such, the wider area is designated for <i>'its rich diversity, prominent landforms combining with rivers, woods and moorlands, to produce a 'pleasing physiography with varied land use' and 'scenery of great charm and soft beauty' (Countryside Commission for Scotland 1978).</i></p> <p>LDP Policy EP4 - National Scenic Areas aims <i>'to protect and enhance the scenic qualities of the NSA by influencing the nature of development'</i> and goes on to say <i>'the scale, siting and design of any development proposed shall be appropriate to its location, with high qualities of associated landscaping.'</i></p> <p><i>Rachan (including the site) is identified as a designed landscape in the Borders Designed Landscapes Survey 2008 and is considered as of High regional significance, seen on Roy (1750) and with extensive 'wavy margined' tree belts developed over the 19th century to achieve what is today a mix of woodlands and parks.</i></p> <p><i>The proposed house location lies at the north part of a field, close to the building group immediately to the north but largely separate from it by nature of the woodland that encompasses the building group but not the proposed development site which is located in the adjacent field.</i></p> <p><i>The woodlands in the immediate area are associated with Rachan House, which is no longer extant, but which sat to the NNW beyond the stable block /coach house.</i></p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Can a house be accommodated in this location without having a significant negative landscape and visual effect on the immediate area and on the NSA? 	

Assessment	<p>My concerns about this proposed development are as follows:</p> <ol style="list-style-type: none"> 1. I acknowledge the application is for Planning Permission in Principle and were permission to be granted, there will be opportunity to discuss a house design that would make a positive contribution to the setting of the building group and the NSA. The indicative house plans and elevations do not complement the existing houses in the immediate area. 2. I have concerns about the access to the site across the field – this is not as sustainable as bringing an access off the existing shared access drive to the building group to the north. A drive of circa 150m across an agricultural field would, in my opinion, have an unacceptable visual impact. 3. If a development were to be considered in this location, it would have to appear as part of the building group which has a woodland character. A much more robust structure planting scheme encompassing the development site to the south (not so much to hide it as assimilate it into the immediate area) would be necessary. <p>In summary, in my opinion the proposal does not enhance the scenic qualities of the immediate area and so I could not support this application in its current form.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service	Contact e-mail/number:	
Officer Name and Post:	Paul Grigor Roads Planning Officer	pgrigor@scotborders.gov.uk 01835 826663	
Date of reply	3 rd March 2021	Consultee reference:	
Planning Application Reference	21/00030/PPP	Case Officer: Ranald Dods	
Applicant	Mr J Warnock		
Agent	Ferguson Planning		
Proposed Development	Erection of dwellinghouse with outbuildings and associated work including new access		
Site Location	Land South West Of Rachan Woodlands Broughton Scottish Borders		
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>			
Background and Site description			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access 		
Assessment	<p>Should the planning department be minded to support a dwelling at this location, satisfactory access can be achieved from the minor public road subject to certain requirements. My preference would have been for access to be taken from the existing private access serving the other residential properties at Rachan, however it is accepted that the visibility from the junction of the minor public road (D54-1) with the B709 is better and the visibility from the new access onto minor public road is acceptable also.</p> <p>The new private access and associated access track leading to the proposed property dissects the field. Details of proposed agricultural access should be provided at detailed planning stage. The access track should be designed to cater for a minimum axle loading of 14 tonne and ensure no surface water run-off discharges onto the public road.</p> <p>Providing the conditions listed below, or similarly worded, are attached to any subsequent approval, I shall have no objections to this application.</p>		
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions
			<input type="checkbox"/> Further information required
Recommended Conditions	<p>No development hereby approved shall commence until a scheme of details for the proposed access and associated access track, have first been submitted to and thereafter approved by the Council. Scheme of details to include geometry, drainage and construction details. Reason: To ensure appropriate means of access.</p> <p>Parking and turning for a minimum of two vehicles, excluding garages, to be provided within the curtilage of the plot prior to occupation of the dwelling and</p>		

	thereafter retained in perpetuity, unless otherwise agreed in writing with the Council. Reason: to ensure appropriate parking arrangements are provided for the new dwelling.
Recommended Informatives	All work within the public road boundary must be undertaken by a contractor first approved by the Council.

AJS