

Friday, 03 September 2021



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

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

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



Dear Customer,

Haughead Farm and Steading Building, Innerleithen
Planning Ref: 21/01422/FUL
Our Ref: DSCAS-0047823-CKL
Proposal: Demolition of steading and farmhouse and erection of two dwellinghouses

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:

- ▶ This proposed development will be fed from Innerleithen Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

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.

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.
-

Asset Impact Assessment

Scottish Water records appear to show abandoned water infrastructure within your site. Please note that Scottish Water records are indicative only and your attention is drawn to the disclaimer at the bottom of this letter. If the infrastructure requires to be removed to allow your works to proceed please contact the Scottish Water Asset Impact Team using the email address below for guidance prior to commencing the works.

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.
 - ▶ 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 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,

Angela Allison

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."

PLANNING & REGULATORY SERVICES

To:	Head of Planning					
F.A.O.	Carlos Clarke					
From:	Countryside & Access					
Contact:	Erica Hume Niven	Ext. 6704	Ref:	21/01422/FUL	Date:	26/01/22

Nature of proposal:	Erection of two dwelling houses and associated infrastructure
Site:	Former Haughhead Steading, Innerleithen

Comments: ACCESS

Rights of Way

According to the records held in the Planning & Economic Development Section there are no recorded rights of way on this area of land. However, please note that Scottish Borders Council does not have a definitive record of every claimed right of way within its area. The Scottish Rights of Way and Access Society, the community council and local residents may have evidence of existence of claimed rights of way that have not yet been recorded by SBC.

In this case the Community have evidence that a public right of way exists in common law, shown on the plan below with a yellow-dashed line (SBC path code INGT/River/2). This route has existed since at least the creation of the railway line from Peebles to Galashiels in 1864; two kissing-gates were installed at either side of the line for recreational users to cross from the back road down to the riverside.

This right of way has been acquired through the process of prescription due to it being used for longer than twenty years without judicial interruption since these early days.

A local man remembers the farmer shouting to him and other children warning them that a train was coming.

The proposed development site also neighbours core path 181 and promoted path INGT/River/1.

Land Reform (Scotland) Act 2003

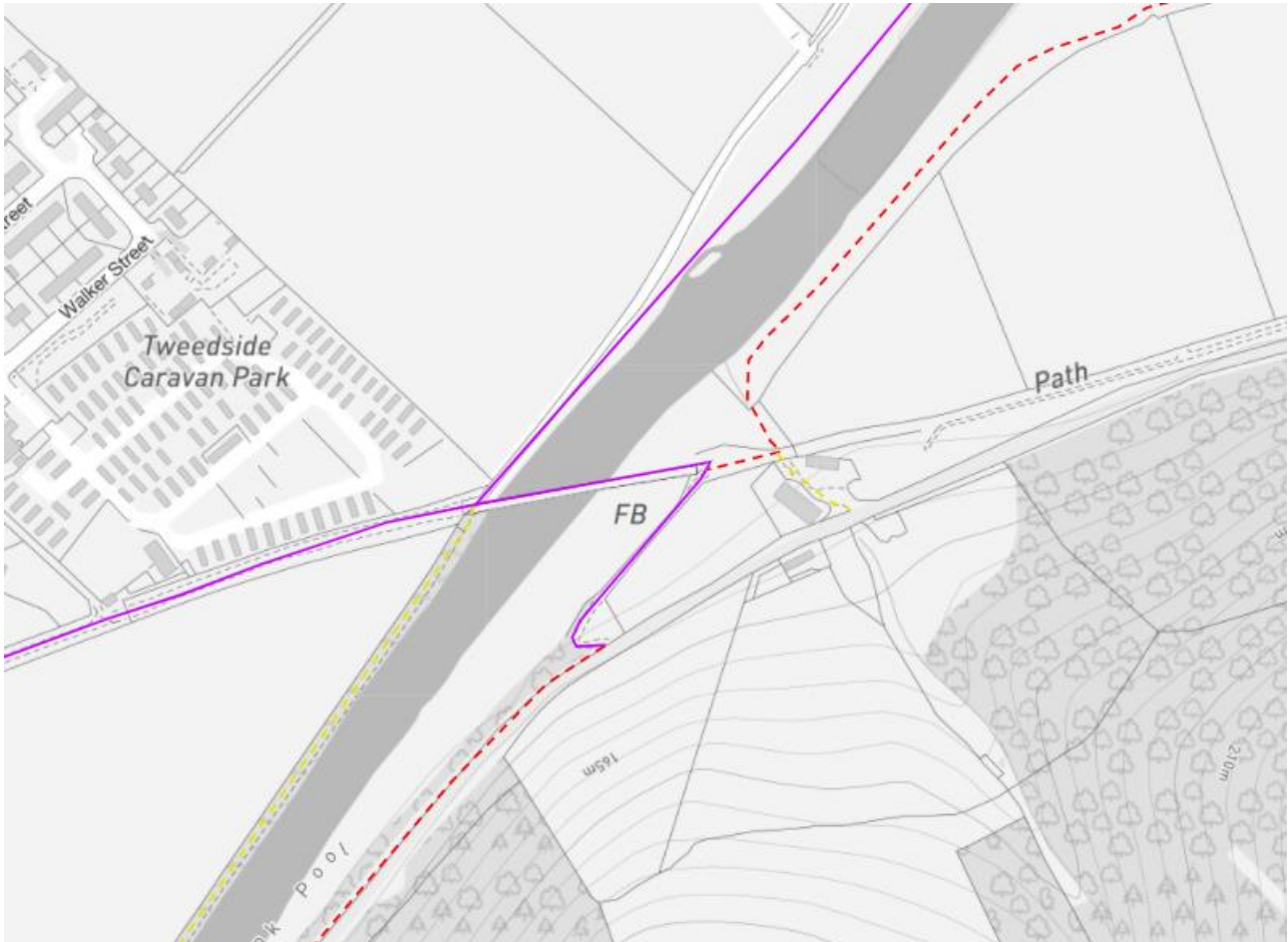
There are other tracks in the area that the public would have a 'right of responsible access' to under the Land Reform (Scotland) Act 2003. This right also extends to most land and inland water in Scotland.

Please note: There are a number of statutory provisions contained in both public and private Acts under which public paths may be formally diverted. (s.37 Countryside Act 1967, s.199 Town & Country Planning Act 1972, s.9 & 12 Roads Act 1984) The diversion of a path may only be undertaken if the planning authority can be satisfied that the diversion will result in the efficient use of land or that a shorter or more convenient path will be created. It should be noted that formal diversions of paths involve a lengthy legal process.

Further comments

A sensitive development of the site is welcomed in order to improve the aesthetics of the derelict buildings, however, loss of path INGT/River/2 is not acceptable. The path not only enjoys prescriptive rights, acquiring right of way status, but is of historical interest and part of the cultural heritage of Innerleithen.

Unless a scheme can be proposed that allows the Path to remain open and free from obstruction then I object to this planning proposal.



Erica Hume Niven

Access Ranger

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 4th October 2021

Contact: Carlos Clarke ☎ 01835 826735

Ref: 21/01422/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 25th October 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 25th October 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 William, Brenda and Sarah Glennie

Agent: Ferguson Planning

Nature of Proposal: Demolition of steading and farmhouse and erection of two dwellinghouses
Site: Land At Haughhead Farm And Steading Building Innerleithen Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Keith Elliott Archaeology Officer	Contact e-mail/number: Keith.Elliott@scotborders.gov.uk 01835 824 000 ext 8886
Date of reply	15.10.2021	Consultee reference:
Planning Application Reference	21/01422/FUL	Case Officer: Carlos Clarke
Applicant	Mr William, Brenda and Sarah Glennie	
Agent	Ferguson Planning	
Proposed Development	Demolition of steading and farmhouse and erection of two dwellinghouses	
Site Location	Land At Haughhead Farm And Steading Building Innerleithen 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	<p>This application proposes the demolition of the existing farmhouse and farm building with their replacement with new buildings on the land at Haughhead Farm that is located, above the River Tweed, to the southeast of Innerleithen with the western parts of the Scottish Borders.</p> <p>This archaeological consultation has been triggered as the two existing buildings are recorded in the Scottish Borders Historic Environment Record (HER).</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none">• Impact upon the known historic buildings that directly affected by this development• Significance of the known historic buildings	
Assessment	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known archaeological and historic findspots, sites and landscapes across the area that are known, recorded and mapped. Currently there are over 23400 entries in the records so far, but this number is always increasing and new information being added, at times to better, existing entries.</p> <p>Both buildings of the farmstead are recorded in the HER as Canmore ID 279649 with the farmhouse shown by the Ordnance Survey first edition mapping of the area of mid-19th century date (and with few alterations in footprint since) and the steading building shown by the Ordnance Survey third edition mapping of the area of early 20th century date. The latter building may incorporate fabric from earlier buildings that are shown in the area by earlier editions of mapping.</p> <p>Both buildings are therefore of historic stock and susceptible to changes. The demolition of both buildings would certainly be something of a dramatic change for both. Whilst neither of the buildings are a Listed Building, both are historic and local in their significance. It would be recommended that a historic building recording condition is attached to any granting planning permissions and that this is carried out following the ALGAO Scotland Historic Building Recording Guidance. If there are any additional photographs that the applicants could send on that would be useful to more definitively establish what level of survey should be carried out. A</p>	

	<p>condition, however, could be applied to any consent without specifying a level at this stage and the wording for this is included below.</p> <p>This in line with Scottish Planning Policy paragraph 150;</p> <p><i>150. Planning authorities should protect archaeological sites and monuments as an important, finite and non-renewable resource and preserve them in situ wherever possible. Where in situ preservation is not possible, planning authorities should, through the use of conditions or a legal obligation, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made, they should be reported to the planning authority to enable discussion on appropriate measures, such as inspection and recording.</i></p> <p>and the determination of the significance of the buildings required by the Scottish Borders Council Local Development Plan policy for archaeology (EP8).</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>ARCH03 Archaeology: Developer Funded Historic Building Survey</p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a Written Scheme of Investigation outlining a Historic Building Survey which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a Historic Building Survey Report.</p> <p>Reason: To preserve by record a building of historical interest.</p>			
Recommended Informatives	<p>The ALGAO Scotland Historic Building Recording Guidance can be found at; ALGAO Scotland Buildings Guidance 2013.pdf.</p>			

PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 23rd September 2021

Contact: Carlos Clarke ☎ 01835 826735

Ref: 21/01422/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 14th October 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 14th October 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 William, Brenda and Sarah Glennie

Agent: Ferguson Planning

Nature of Proposal: Demolition of steading and farmhouse and erection of two dwellinghouses
Site: Land At Haughhead Farm And Steading Building Innerleithen Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:		
	EVH - Contaminated Land Officer			
Date of reply	4 th October 2021	Consultee reference: 21/02914/PLANCO		
Planning Application Reference	21/01422/FUL	Case Officer: Carlos Clarke		
Applicant	Mr William, Brenda and Sarah Glennie			
Agent	Ferguson Planning			
Proposed Development	Demolition of steading and farmhouse and erection of two dwellinghouses			
Site Location	Land At Haughhead Farm And Steading Building Innerleithen 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 above application appears to be proposing the redevelopment of land which previously operated as an agricultural steading and has potentially included a number of contaminative activities as indicated in responses to the previous 15/00742/FUL application.</p> <p>This land use is potentially contaminative and it is the responsibility of the developer to demonstrate that the land is suitable for the use they propose.</p>			
Key Issues (Bullet points)				
Assessment	<p>It is recommended that planning permission should be granted on condition that development is not be permitted to start until a site investigation and risk assessment has been carried out, submitted and agreed upon by the Planning Authority.</p> <p>Any requirement arising from this assessment for a remediation strategy and verification plan would become a condition of the planning consent, again to be submitted and agreed upon by the Planning Authority prior to development commencing.</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

<p>Recommended Conditions</p>	<p>Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.</p> <p>The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-</p> <ul style="list-style-type: none"> a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition. <p>and thereafter</p> <ul style="list-style-type: none"> b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents. c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan). d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council. e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council. <p>Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.</p> <p>Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.</p>
<p>Recommended Informatives</p>	

From:Tharme, Andy
Sent:21 Oct 2021 10:38:54 +0100
To:Clarke, Carlos
Subject:21/01422/FUL Haughhead farm, Innerleithen

Carlos

21/01422/FUL Haughhead farm

I am satisfied with the submitted bat survey (*Bat and breeding bird survey, Haughhead Farm, Innerleithen. The Wildlife Partnership, 16 June 2021*), two dusk emergence surveys (12th May and 27th May 2021) and one dawn re-entry survey (10th June 2021) were carried out in accordance with good practice.

Seven non-breeding soprano pipistrelle bat roosts were recorded (two roosts containing up to 2 bats, five containing a single bat)

Evidence of use by breeding birds was found, including active barn swallow and wren nests and evidence of use by jackdaw and feral pigeon.

In my opinion, it is unlikely that, with mitigation, the disturbance to or loss of the roosts will be detrimental to the maintenance of the population of soprano pipistrelle bat at a favourable conservation status in their natural range.

Recommendation:

- No development shall be undertaken during the breeding bird season (March to September), unless in strict compliance with a Species Protection Plan for breeding birds, including provision for pre-development supplementary survey, that shall be submitted to and approved in writing by the Planning Authority.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP2 and EP3.

- Prior to the commencement of development, the developer shall provide to the Planning Authority:

a) a copy of the relevant European Protected Species licence, or, written confirmation that works will be carried out under a Bat Low Impact Licence (BLIMP) or

b) a copy of a statement in writing from NatureScot (licensing authority) stating that such a licence is not necessary for the specified development

c) Where a statement in writing from NatureScot has been submitted to the Planning Authority in pursuance of part b) of this condition, no development shall commence until the developer submits for approval in writing by the Planning Authority a Bat Mitigation Plan, including measures as outlined *Bat and breeding bird survey, Haughead farm , Innerleithen. The Wildlife Partnership, 16 June 2021.* Thereafter, no development shall take place except in strict accordance with the approved plan.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP1 and EP3.

Regards

Andy

Andy Tharme

Ecology Officer

Heritage and Design

Infrastructure and Environment Department

Scottish Borders Council HQ

Newtown St Boswells

Scottish Borders

TD6 0SA

Tel: 01835-826514

atharme@scotborders.gov.uk

PLANNING CONSULTATION

To: Environmental Health

From: Development Management

Date: 2nd September 2021

Contact: Carlos Clarke ☎ 01835 826735

Ref: 21/01422/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 23rd September 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 23rd September 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 William, Brenda and Sarah Glennie

Agent: Ferguson Planning

Nature of Proposal: Demolition of steading and farmhouse and erection of two dwellinghouses
Site: Land At Haughhead Farm And Steading Building Innerleithen Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Craig Wilson	Contact e-mail/number:		
	Environmental Health (Officer to fill in own name)			
Date of reply	6/9/21	Consultee reference: 21/02914/PLANCO		
Planning Application Reference	21/01422/FUL	Case Officer: Carlos Clarke		
Applicant	Mr William, Brenda and Sarah Glennie			
Agent	Ferguson Planning			
Proposed Development	Demolition of steading and farmhouse and erection of two dwellinghouses			
Site Location	Land At Haughhead Farm And Steading Building Innerleithen 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				
Key Issues (Bullet points)	<ul style="list-style-type: none"> Waste water treatment system 			
Assessment				
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><u>Private Drainage System</u></p> <p>Private drainage systems often impact on amenity and cause other problems when no clear responsibility or access rights exist for maintaining the system in a working condition.</p> <p>Problems can also arise when new properties connect into an existing system and the rights and duties have not been set down in law.</p>			

	To discharge the Condition relating to the private drainage arrangements, the Applicant should produce documentary evidence that the maintenance duties on each dwelling served by the system have been clearly established by way of a binding legal agreement. Access rights should also be specified.
Recommended Informatives	

Consultation Reply

ASSETS AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Carlos Clarke

Your Ref: 21/01422/FUL

From: HEAD OF ASSETS AND INFRASTRUCTURE

Date: 23/09/2021

Contact: Raffaella Diesel

Ext: 6977

Our Ref: B48/3129

Nature of Proposal: Demolition of steading and farmhouse and erection of two dwellinghouses
Site: Land at Haughhead Farm and Steading Building, Innerleithen

To clarify, the comments made to the architect regarding the need for a Flood Risk Assessment- which were mentioned in the Planning Statement- were made in relation to developing the field to the west of the farmhouse for holiday accommodation. At the time I was not aware of the presence of a partially culverted watercourse to the east of the farmhouse.

In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the “third generation flood mapping” prepared by SEPA indicates that the site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given.

Due to copyright restrictions I cannot copy the map to you however, if the applicant wishes to inspect the maps they can contact me to arrange a suitable time to view them.

Hydraulic modelling was produced as part of the Innerleithen Flood Study (JBA, 2017) which demonstrates that the site lies outside the 1:200 year + climate change floodplain of the river Tweed. This study is anticipated to be more accurate than the indicative mapping although no warranty is given.

The Armour Burn which runs through the site which was not captured on the river flood maps as part of the Innerleithen Food Study as it is partially culverted. However, surface water flooding around the burn is shown.

In 2015 the applicant submitted a Flood Risk Assessment by JBA for a similar proposal on this site. I would ask that the 2015 FRA is updated and submitted to the Planning Authority for approval. Particular attention should be paid to the burn and culverts upstream and downstream of the site.

Finished Floor Levels for the proposed buildings should be raised to above the predicted 1:200 year + climate change level with additional freeboard.

Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.

Technician – Flood and Coastal Management

Consultation Reply

ASSETS AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Carlos Clarke

Your Ref: 21/01422/FUL

From: HEAD OF ASSETS AND INFRASTRUCTURE

Date: 31/01/2022

Contact: Raffaella Diesel

Ext: 6977

Our Ref: B48/3129

Nature of Proposal: Demolition of steading and farmhouse and erection of two dwellinghouses
Site: Land at Haughhead Farm and Steading Building, Innerleithen

We last commented on this proposal by email (to the consultant) on 19th October and 8th November 2021.

We stated that the requirements for the development of the site, with regards to flood risk, are:

- A. FFL should be at least 1m above existing ground levels. 1m should be measured from the highest surveyed ground level of where the house is to be or, if the design is for a split level house, FFL would have to be 1m above ground level at each point of the house.
- B. Post- development flow path drawings need to be submitted and show that the potential flood risk to the proposed buildings, associated with the flow paths, has been mitigated.
- C. Flood resilience measures are installed in the solum of both buildings.

Regarding point A, the applicant has submitted a Flood Risk Letter from JBA, who updated the previous FRA for the Amour Burn at the site, to include the current climate change allowance. Based on the findings by JBA, Finished Floor Levels (FFL) for the Steading and the Farmhouse were increase by the applicant.

The FFL are now 1m above ground level for both the Steading and the Farmhouse. The only exception is the south-west corner of the Steading where FFL are below the required 141.9mAOD.

We would therefore ask for changes to be made to achieve the required floor level at the south-west corner of the Steading building.

As for point B, the flood risk letter by JBA includes the expected post-development overland flow paths for the site. It appears that all flow paths are directed away from the proposed buildings.

As regards point C, no vents, or similar, are shown in the solum of either building. We would therefore require that groundwater flooding (flooding of the ground under the void) is considered by the applicant and that the underfloor is built appropriately to prevent water raising through the floors as a result of flood water seepage/ground saturation.

Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.

Technician – Flood and Coastal Management

**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	1 st October 2021	Consultee reference:	
Planning Application Reference	21/01422/FUL	Case Officer: Carlos Clarke	
Applicant	Mr William, Brenda and Sarah Glennie		
Agent	Ferguson Planning		
Proposed Development	Demolition of steading and farmhouse and erection of two dwellinghouses		
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Background and Site description			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access 		
Assessment	<p>The principle of redeveloping the steading has previously been considered and raised no objections from Roads Planning subject to some improvements to the access. The demolition of the farmhouse and erection of replacement dwelling raises no objections in principle subject to access improvements.</p> <p>The proposed site plan shows appropriate parking for each dwelling but the turning requires the use of a communal area between the two parking areas. This communal area should be clearly defined as communal to ensure turning within the development site is always maintained and ensures vehicles re-join the public road in forward gear.</p> <p>Providing the following condition, or similarly worded, is attached to any subsequent approval, is 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
Recommended Conditions	<input type="checkbox"/> Further information required		
Recommended Informatives	<p>No development hereby approved shall commence until the precise means of access, parking and turning have been submitted to the Planning Authority for approval. Thereafter, the approved details shall be fully implemented prior to occupation of the first dwelling unless otherwise agreed in writing. The details shall include the definition of the communal turning area, construction specifications and visibility splays of 2 by 90 metres in either direction onto the public road. Reason: To ensure appropriate means of access, parking and turning are provided for this residential development.</p> <p>All work within the public road boundary must be undertaken by a contractor first approved by the Council.</p>		

AJS