

John Hayward Planning & Development Standards Manager

Please ask for: (Julie Hayward 01835 825585

Our Ref: 21/00710/PPP

Your Ref: E-Mail: jhayward2@scotborders.gov.uk

Melrose Community Council Mr R Chisholm Ravensbourne Douglas Road Melrose TD6 9QT

Date: 10th May 2021

NAME OF APPLICANT: Mr N & Mrs C Cameron

NATURE OF PROPOSAL: Erection of dwellinghouse with access, landscaping and associated works

SITE: Land South And West Of Greywalls Gattonside Scottish Borders

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

REQUEST FOR OBSERVATIONS OF: Melrose Community Council Your observations are requested on the above noted planning application.

M&DCC have no objections in principle to this single application at this location.

Regards

Robin Chisholm for Melrose & District Community Council

Tuesday, 11 May 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 And West Of Greywalls, Gattonside
PLANNING REF: 21/00710/PPP
OUR REF: DSCAS-0039758-MR2
PROPOSAL: Erection of dwellinghouse with access, landscaping and associated works

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 Howden 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
General enquiry 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.



- ▶ 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."



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SW Public
General to the water and waste water supply visit:



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PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 10th May 2021

Contact: Julie Hayward ☎ 01835 825585

Ref: 21/00710/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 31st May 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 31st May 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 N & Mrs C Cameron

Agent: Ferguson Planning

Nature of Proposal: Erection of dwellinghouse with access, landscaping and associated works
Site: Land South And West Of Greywalls Gattonside 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	09.07.2021	Consultee reference:
Planning Application Reference	21/00710/PPP	Case Officer: Julie Hayward
Applicant	Mr N & Mrs C Cameron	
Agent	Ferguson Planning	
Proposed Development	Erection of dwellinghouse with access, landscaping and associated works	
Site Location	Land South And West Of Greywalls Gattonside 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>This application proposes the construction of a new house in the currently open ground to the south, and below, the house known as Greywalls in the land to the east of Gattonside village. This is currently open ground which at times been arable land; a series of archaeological cropmarks have been observed in the same ground further to the south.</p> <p>This archaeological consultation has been triggered by the nearby appearance of a number entries mapped in the Historic Environment Record (HER) for the area.</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Potential for archaeological sites to be encountered • Significance of those archaeological sites • Impact upon those archaeological sites 	
Assessment	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known, recorded and mapped across the area, be they Late Upper Palaeolithic lithic scatters and individual finds to more modern industrial complexes of buildings. Currently there are about 23300 entries in the record to date.</p> <p>The application area is clearly shown in the submitted documentation. This is located south of the wooded slopes and adjacent properties, especially that known as Greywalls to the north. The area is shown by the old Ordnance Survey map editions from the mid-19th century onwards and at the base of the wooded slopes that utilised for other earlier, larger, houses of architectural note.</p> <p>Google Maps aerial photography, as well as that undertaken by Historic Environment Scotland, show the area of the application to be alternately set aside and in arable cultivation. The likes of the field being in crop, then at times the cropmarks of a number of features have been identified. These include the cropmarks of pits, quarries as well as the furrows of rig and furrow (Canmore ID 361290); the nature of the pits is as yet unexplained. Additionally the lines of trackways have been digitised across the field to the south (Canmore IDs 343345, 343346 and 343347), one of which crossing the plot (and the area proposed for garden ground) of this development running north to south, as well as the find of a</p>	

	<p>Roman coin made from somewhere in the general area (Canmore ID 11119). There is thus a moderate potential that further archaeological finds, features and/or deposits might be located in the area.</p> <p>On the application itself this is in total a substantial application. It includes works for the house (with the likes of foundation and service trenches), also the landscaping for garden and access roads, together with screening in the proposed mature hedges as well. Whilst only the trackway is so far recorded as an HER entry crossing the area it would be recommended that some form of evaluation work be undertaken across the whole of the area, whether that be geophysical survey or trial trenching, to examine if there are any further archaeological finds, features or deposits to be encountered in this area. The ground-based impacts of trenching to progress would be clear enough for impact, but further the creation of the garden ground would also likely mean the cessation of cropmarking in this area also, so this too would also need to be considered if an acceptable loss.</p> <p>Therefore whilst not objecting to the development in principle, it would be recommended that an archaeological evaluation condition be attached to any granted planning permission should this be granted consent. This would be in line with Scottish Planning Policy.</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>ARCH02 Archaeology: Developer Funded Evaluation</p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation outlining an Archaeological Evaluation. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to conduct a programme of evaluation prior to development. This will include the below ground excavation of evaluation trenches and the full recording of archaeological features and finds. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered the nominated archaeologist(s) will contact the Archaeology Officer for further consultation. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority.</p> <p>Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p>			
Recommended Informatives				

From:Tharme, Andy
Sent:29 Jul 2021 14:58:18 +0100
To:Hayward, Julie
Subject:21/00710/PPP Gattonside

Julie

I am satisfied with the Preliminary Ecological Appraisal (The Wildlife Partnership, December 2020) and further climb and inspect survey (The Wildlife Partnership, April 2021).

Habitats within the site included rank neutral grassland with areas of scrub and are of low ecological value. Four ash trees of higher ecological value, including veteran ash trees were recorded in the survey (Tag no. 3494, 3495 , and 3497 from Tree survey (Caledon Tree Surveys, December 2020), plus a further untagged tree. All had potential bat roost features and were subject to the further aerial survey.

No evidence of bat roosts were found although suitable bat roost features were present in the ash trees.

A potential outlier badger sett was recorded. A licence from NatureScot would be required for any works within 30m of the potential sett. A badger protection plan will be required.

A barn owl roost was discovered in one of the surveyed trees. Habitats that could support nesting birds may be affected by the development. A barn owl box should be provided as part of the mitigation and works should avoid the breeding season or require checking surveys prior to commencement of works. A bird protection plan will be required.

No trees are identified for removal in the tree survey, although the ash trees surveyed were identified as category C. Should these trees be proposed for management or felling as part of the development, checking surveys for protected species will be required. A bat protection plan will be required.

Recommendation:

- Prior to commencement of development, a Species Protection Plan for bats, badger and birds shall be submitted to and approved in writing by the Planning Authority. The SPP shall

incorporate provision for a pre-development supplementary survey and a mitigation plan. No development shall be undertaken except in accordance with the approved in writing SPP.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP1, EP2 and EP3.

Regards

Andy

Andy Tharme

Ecology Officer

Heritage and Design

Economy & Corporate Improvement Department

Scottish Borders Council HQ

Newtown St Boswells

Scottish Borders

TD6 0SA

Tel: 01835-826514

atharme@scotborders.gov.uk

Consultation Reply

ASSETS AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Julie Hayward **Your Ref:** 21/00710/PPP

From: HEAD OF ASSETS AND INFRASTRUCTURE **Date:** 28/06/2021

Contact: Raffaella Diesel **Ext:** 6977 **Our Ref:** B48/3096

Nature of Proposal: **Erection of dwellinghouse with access, landscaping and associated works**
Site: **Land South and West of Greywalls, Gattonside**

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.

Review of the SEPA flood maps indicate that the Southern part of the house is partially within an area of medium to high risk of both fluvial and pluvial flooding. The indicated surface water flood risk covers 1:10 year and 1:200 year flood events. The fluvial flood risk is indicated for a 1:200 year flood event.

Due to the indicated flood risk and the fact that the indicative mapping does not account for climate change, I would require that a Flood Risk Assessment (FRA) is undertaken and submitted with a detailed planning application.

The FRA is required to establish a 1 in 200 year plus 35% climate change flood level on the site and to assess if the new development would be at risk of fluvial or pluvial flooding. The FRA should also show if and how much flood plain storage would be lost.

Should the FRA show that compensatory storage is required the FRA should include measures to provide this.

The FRA should provide details of the flood risk associated with a 1 in 200 year plus climate change flood event at this site and any level and survey information should be provided in metres Above Ordnance Datum.

The FRA should include:

- Flow velocities
- Flood depths
- Flow paths
- Details of mitigation measures to reduce flood risk including details of compensatory storage

Ideally a Finished Floor Level (FFL) above the 1 in 200 year plus climate change level should be developed with an appropriate allowance for freeboard.

Alternatively, the dwellinghouse could be located further North on the site away from the indicative flooding extents, in which case a FRA may not be required.

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

From:Diesel, Raffaella
Sent:10 Aug 2021 15:01:54 +0100
To:Hayward, Julie
Subject:RE: 21/00710/PPP: Land South And West Of Greywalls Gattonside

Hi Julie,

A Flood Risk Assessment would still be required.

For the benefit of the agent, the reasons for this are:

1. The SEPA flood maps we consider are of a much more detailed scale (up to 1:200) than the online version which only provide detail up to a 1:19000 scale
2. As stated in my previous response, the SEPA flood maps are indicative and therefore unlikely to be as accurate as a FRA
3. The SEPA flood maps only consider flooding up to 1:200 year events and do not consider an allowance for climate change. The current climate change allowance is 35%. This can considerably alter the extent of a 1:200 year flood envelope shown on the SEPA maps.

Kind regards

Raffaella

From: Hayward, Julie <JHayward2@scotborders.gov.uk>
Sent: 10 August 2021 13:13
To: Diesel, Raffaella <Raffaella.Diesel@scotborders.gov.uk>
Subject: 21/00710/PPP: Land South And West Of Greywalls Gattonside

Hi

I refer to your consultation response in respect of the above planning application.

The agent has queried the flooding response (below). I would welcome any further comments that you have on the proposal or the agent's comments.

Many thanks

Julie

Julie Hayward

Team Leader

Development Management

Planning, Housing and Related Services

Corporate Improvement and Economy

Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

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From: Ruaraidh Thompson <Ruaraidh@fergusonplanning.co.uk>

Sent: 28 July 2021 15:20

To: Hayward, Julie <JHayward2@scotborders.gov.uk>

Subject: RE: [OFFICIAL] 21/00710/PPP: Land South And West Of Greywalls Gattonside

CAUTION: External Email

Afternoon Julie,

Thank you for your email and the information contained therein.

I would be very grateful if you could have the Flood Protection Officer check his/her work. Review of SEPA's Flood Map was the first thing I did upon instruction of this project and while it is possible that a slight slither along the south boundary is vulnerable to flooding, I am almost entirely certain that the at-risk area does not extend as far into the site as the footprint of the proposed dwelling. While I am sure that an FRA would confirm this point, I'm sure you will agree that an accurate interpretation of the Flood Map is of primary importance.

I have attached an extract of the Flood Map for reference. The site can be made out between the existing private way to the north and east and the bank of trees (shaded light grey) to the west. It is helpful to turn the sources of flooding off to accurately locate the site first before turning the sources back on to interpret the data.

You will not be surprised that I don't agree with the rationale you have set out in relation to the principle of development. I would be grateful if you would take cognisance of the areas at higher risk of flooding which extend as far as the south boundary of the site. Clearly this designation would provide an insurmountable obstacle to any further development south of the application site. Similarly all land to the west of the site is part of a large field in arable production which does not and could not conceivably ever form part of the existing Building Group at Friarshaugh. The preclusion of further development to the west is reinforced by the Local Review Body's recent refusal to accept the principle of biting slices off large agricultural fields in a piecemeal fashion (Application 20/00956/PPP).

Thank you.

Kind regards,

Ruaraidh

Ruaraidh Thompson MRTPI

Senior Planner



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From: Hayward, Julie <JHayward2@scotborders.gov.uk>

Sent: 27 July 2021 12:19

To: Ruaraidh Thompson <Ruaraidh@fergusonplanning.co.uk>

Subject: RE: [OFFICIAL] 21/00710/PPP: Land South And West Of Greywalls Gattonside

Good morning

Thank you for the additional tree information and site photos and I apologise for the delay in responding.

Since I wrote to you last I have received the consultation response from our Archaeology Officer, who recommends that an archaeological evaluation condition be attached to any granted planning permission.

I have a meeting with our Ecology Officer on Thursday 29th July to discuss the findings of the Ecological Appraisal.

I have also received the response from our Flood Protection Officer, who advises that the SEPA flood maps indicate that the southern part of the house is partially within an area of medium to high risk of both fluvial and pluvial flooding. The indicated surface water flood risk covers 1:10 year and 1:200 year flood events. The fluvial flood risk is indicated for a 1:200 year flood event. They request that either a Flood Risk Assessment is submitted or the dwellinghouse could be located further north on the site away from the indicative flooding extents.

Having looked at the photos and further information I am still of the view that the proposed development would not be well related to the Friarshaugh building group and would not be an appropriate addition to it. The other houses within the building group are served by two existing accesses from the public road and the site would have no relationship with these access roads or access onto it and the house would have to be served by a new, long access road formed through the field from the public road to the west. The proposal would constitute development within an undeveloped field some distance to the west of the existing houses. The proposed house would not share a sense of place with other houses within the building group. The boundary of Greywalls and the protected woodland to the north east appear to define the edge of the building group. I still consider that the proposal does not comply with policy HD2 of the Local Development Plan.

In addition, the proposal would result in the building group expanding towards Gattonside and the proposed access road would potentially provide the opportunity for further housing development, resulting in the building group becoming part of Gattonside and the loss of the individual identity of the building group over time and so the proposal fails to comply with policy EP6 (Countryside Around

Towns). My recommendation would therefore be for refusal. Your client could then appeal the decision to the Local Review Body.

The position of the house could be dealt with at the Approval of Matters Specified in Conditions application stage, should any appeal be upheld by the Local Review Body, or your client is at liberty to address this issue as part of this application. Moving the proposed house further north may have implications for the trees on the northern part of the site. I will wait to hear from you on this point and will forward the comments of our Ecology Officer following our discussion.

I attach a revised Planning Processing Agreement for your records.

Thanks

Julie

Julie Hayward

Team Leader

Development Management

Planning, Housing and Related Services

Corporate Improvement and Economy

Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

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From: Ruaraidh Thompson <Ruaraidh@fergusonplanning.co.uk>

Sent: 02 July 2021 17:33

To: Hayward, Julie <JHayward2@scotborders.gov.uk>

Subject: RE: [OFFICIAL] 21/00710/PPP: Land South And West Of Greywalls Gattonside

CAUTION: External Email

Afternoon Julie,

I confirm we are happy to target 24th July as the determination date for this application.

Aidan Hume Design have plotted the route of the access track on the Root Protection Areas Plan from the AIA (attached).

I have also attached zipped file with photographs of the site's access, views across the site, and views to nearby dwellings.

Thank you.

Kind regards,

Ruaraidh

Ruaraidh Thompson MRTPI

Senior Planner



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t. @fergplan

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From: Hayward, Julie <JHayward2@scotborders.gov.uk>

Sent: 24 June 2021 15:30

To: Ruaraidh Thompson <Ruaraidh@fergusonplanning.co.uk>

Subject: [OFFICIAL] 21/00710/PPP: Land South And West Of Greywalls Gattonside

Good afternoon

I refer to the above application submitted on behalf of Mr N and Mrs C Cameron.

I still have the same reservation regarding the proposal as set out in my pre-application response. However, as you point out in your planning statement, I had not visited the site. Unfortunately, I am still

unable to visit the site due to the Council's COVID restrictions. Therefore it would be really useful to have photos of the site, its context in relation to Greywalls and, if possible, photos of other properties within the building group.

I have not yet had a response from our Flood Protection Officer or Ecology Officer and so I will chase these up.

I have read the tree survey and Arboricultural Impact Assessment. This contains no assessment of the development on the trees on the boundary of the site. It would be useful if the indicative house position and location of the access road could be plotted on a plan with the root protection areas of the trees. The plot is large enough to accommodate the house and parking but it seems that the access road would go through the trees on the western boundary and it would be useful if this could be shown, together with the anticipated tree removals.

I attach a Planning Processing Agreement for your records.

Thanks

Julie

Julie Hayward

Team Leader

Development Management

Planning, Housing and Related Services

Corporate Improvement and Economy

Scottish Borders Council

Tel: 01835 825585

E-mail: jhayward2@scotborders.gov.uk

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Consultation Reply

ASSETS AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Julie Hayward

Your Ref: 21/00710/PPP

From: HEAD OF ASSETS AND INFRASTRUCTURE

Date: 01/11/2021

Contact: Raffaella Diesel

Ext: 6977

Our Ref: B48/3096

Nature of Proposal: Erection of security fence and gates

Site: Land South and West of Greywalls, Gattonside

I last commented on this proposal on 28th June 2021.

As this application is for Planning Permission in Principle we advise that this is not the best location for a residential building.

This is because the proposed dwellinghouse is located at the edge of the indicative 1:200 year flood envelope of the river Tweed, with additional areas at risk of surface water flooding also indicated at the edge of the proposed building.

At this moment in time a Flood Risk Assessment (FRA) is not required.

However, this may be subject to change depending on the plans and details which are submitted when/if full planning permission is sought.

If full planning permission is sought- initially- 3 sections through the site (north to south) to determine ground levels would need to be submitted. These would be needed and used to determine if a FRA is required.

As part of a full planning application we would also require spot levels for the entire site to determine if the currently proposed Finished Floor Levels of 85.3mAOD are suitable.

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 & Coastal Management

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	18 th May 2021	Consultee reference:	
Planning Application Reference	21/00710/PPP	Case Officer: Julie Hayward	
Applicant	Mr & Mrs Cameron		
Agent	Ferguson Planning		
Proposed Development	Erection of dwelling and formation of access track		
Site Location	Land at Greywalls, Gattonside		
<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)			
Assessment	I have no objections to the principle of this application. The existing access is surfaced to an acceptable standard and has appropriate visibility. The main issue I have is that the track, once it is beyond the initial section, is of a gradient which I would normally deem unacceptable. As such, the levels of the track beyond 6m from the existing public carriageway should be amended to provide a gradient of not steeper than 1 in 8 and this appears to be accounted for in McKay & Partners drawing 21/011/02. Provided the driveway is constructed as per the submitted drawings, I will not object. Given the proposed levels, the applicant should satisfy themselves that any surface water run-off from the public road does not have a detrimental impact on the driveway.		
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>Parking and turning, excluding any garages, for a minimum of two vehicles must be provided within the curtilage of the plot prior to the dwelling being occupied and retained in perpetuity thereafter. Reason: To ensure the development hereby approved is served by appropriate parking levels.</p> <p>The access track must be constructed as per the approved drawings prior to the dwelling being occupied. Reason: To ensure the development hereby approved is served by an appropriate form of access.</p> <p>The existing footway in the road verge on the south side of the B6360 to be extended to the site access. Reason: To provide proper pedestrian connectivity between the site and the village.</p>		

Recommended Informatives	
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Signed: DJI