

Stuart Herkes
Planning & Economic Development
Scottish Borders Council
Newtown St Boswells
TD6 0SA

Date: 17 December 2018
Our ref: CNS/DC/SBC/CDM153597

Dear Stuart

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
18/01671/FUL: Erection of four dwelling houses.
River Tweed Special Area of Conservation and Site of Special Scientific Interest

Thank you for consulting SNH on the above planning proposal, dated 12 December 2018.

Summary

The proposal involves the construction of four houses, designed and built to a low-energy standard. The proposal site is on the banks of the River Teviot, which is part of the larger River Tweed SAC and SSSI.

The River Tweed SAC (including the Teviot) is designated for species of fish (brook, river and sea lamprey, as well as salmon), for otter, and for vegetation communities commonly associated with water crowfoot. The SSSI is further notified for communities of flies, beetles and vegetation, and for the range of aquatic habitats from upland to lowland. All of these features require the maintenance of excellent water quality.

The proposal could affect internationally important natural heritage interests and **we therefore object to this proposal until further information is obtained from the applicant**. This is set out in our appraisal below. Once this information has been provided we will be able to give this proposal further consideration.

Appraisal

In our view, there is insufficient information to determine whether the proposal is likely to have a significant effect on the River Tweed SAC and its qualifying interests.

Site Boundary

The proposal is within the mapped extent of the boundary of the SSSI and SAC, however, the site is currently garden ground, with limited ecological relevance to the river. We therefore raise no objections in relation to the location of the proposal.

Scottish Natural Heritage, Anderson's Chambers, Market Street, Galashiels TD1 3AF
Tel: 01896 661 710 www.nature.scot

Dualchas Nàdair na h-Alba, Seòmraichean Anderson, Sràid a' Mhargaidh, Galashiels TD1 3AF
Fòn: 01896 661 710 www.nature.scot

Contaminated Run-Off

The proposal site slopes downwards to a retaining wall on the banks of the Teviot. There is considerable potential for silt to be released during the construction process and for this to run downslope into the river. Accidental spills of oil or other liquids could similarly affect the river.

The applicant must provide a method statement showing clearly how silt run-off and other contaminants will be prevented from entering the river.

Retaining Wall and Balcony

The proposal includes a balcony extending about 1 m out from the river wall. We need to be assured that the balcony can be properly supported and that it will not weaken the structural integrity of the river wall. In this regard it is important to consider that the Teviot floods, bringing with it a significant mass of timber.

The proposal site is on the outward curve of the meander and we consider that the balcony could be hit and damaged by floating debris. The river wall would then also be damaged. Damage of this kind could cause masonry, soil or other garden material to enter the river channel.

The applicant must provide evidence to demonstrate that either: the balcony is above the height at which damage by floating debris could occur; or that the balcony and river wall could survive such a collision. This could, for example, include reference to the Hawick Flood Protection Scheme and a comparison of balcony height with the height to which bridges in Hawick will be raised.

Otter

It can be assumed that otters will be active along this stretch of river. As a feature of the SAC, and as a European Protected Species, the applicant should be mindful of potential disturbance to this species.

An otter survey should be provided to support the application, following Technical Advice Note No 2, produced by Scottish Borders Council. Thereafter, a method statement explaining how the balcony will be constructed, and any impacts or disturbance this may have on the riverbank and associated species should also be included, along with a species protection plan.

If the planning authority intends to grant planning permission against this advice without the requested information, you must notify Scottish Ministers. Hopefully the concerns are self-explanatory, but if further information or discussions are required please contact Stuart Macpherson in the Galashiels office.

Yours sincerely

[by email]

Niall Corbet

Operations Manager

Southern Scotland

Stuart Herkes
Planning & Economic Development
Scottish Borders Council
Newtown St Boswells
TD6 0SA

Date: 18 February 2019
Our ref: CNS/DC/SB/CDM154309

Dear Stuart

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
18/01671/FUL - Erection of four dwellings - Land West of Thornwood Lodge, Hawick
River Tweed Special Area of Conservation**

The initial comments from SNH objected to this application because of concerns about:

1. The balcony projecting over the River Teviot, part of the River Tweed SAC
2. Possible impacts on otter
3. Impacts on the River Tweed SAC through siltation, pollution or other construction-related activities.

The Balcony

I note submission of a site section showing removal of the balcony. SNH is content to remove its concern regarding the balcony.

Otter

Regarding impacts on otter, the submitted survey demonstrated that no holts or resting places will be affected by the proposal. I agree with the comments of the Ecology Officer regarding the need to prevent incidental disturbance to otter, and support the use of a planning condition to secure this. SNH is content to remove its concern over this aspect of the proposal.

Construction-related Activities

A construction statement has been submitted, describing use of pre-fabricated building elements. This will help to reduce the risk of slurry run-off from the site, however, basic construction operations are as much a concern as the release of specific pollutants.

Scottish Natural Heritage, Anderson's Chambers, Market Street, Galashiels TD1 3AF
Tel: 01896 661 710 www.nature.scot

Dualchas Nàdair na h-Alba, Seòmraichean Anderson, Sràid a' Mhargaidh, Galashiels TD1 3AF
Fòn: 01896 661 710 www.nature.scot

The site slopes downhill towards the River Tweed and soil disturbance from use of heavy machinery and other construction activities in wet weather could result in considerable siltation or release of other pollutants to the river.

SEPA's General Binding Rules 10 require that run-off from a construction site does not enter a watercourse. The applicant needs to submit a plan or report demonstrating how this will be done within the application site.

We will be happy to comment further when site-specific plans are submitted, however until then we must maintain our objection.

Yours sincerely

[by email]

Stuart Macpherson
Operations Officer
Southern Scotland

From:Stuart Macpherson
Sent:24 Apr 2019 14:29:43 +0100
To:Herkes, Stuart
Cc:DCConsultees
Subject:Four Houses at Thornwood Reach Planning Application Ref 18/01671/FUL - CEMP - SNH response

Stuart

Thank you for sending over the submitted Construction Environment Management Plan report and map. They are fairly basic but they do demonstrate an understanding by the applicant of the importance of preventing silt pollution to the river. The report makes reference to General Binding Rules, which are relevant. The map illustrates the presence of a drainage channel leading to a settlement pond with an outflow and sediment trap. Implementation of these measures should be secured by planning condition. Provided this is the case I am happy to **remove our objection** to this planning application.

If you have any queries please get in touch.

Regards

Stuart

Stuart Macpherson | Operations Officer

Scottish Natural Heritage | Anderson's Chambers | Market Street | Galashiels | TD1 3AF | t: 01896 661716

Dualchas Nàdair na h-Alba | Seòmraichean Anderson | Sràid a' Mhargaidh | Galashiels | TD1 3AF

[nature.scot](https://www.nature.scot) – *Connecting People and Nature in Scotland* – [@nature_scot](https://twitter.com/nature_scot)

From: Herkes, Stuart [mailto:SHerkes@scotborders.gov.uk]
Sent: 22 April 2019 11:44
To: Stuart Macpherson
Subject: FW: Four Houses at Thornwood Reach Planning Application Ref 18/01671/FUL - CONSTRUCTION ENVIRONMENTAL MANAGEMENT REPORT

Hi Stuart

I have today re-consulted Scottish Natural Heritage on this application but I must confess to having made a mistake: I had thought that the Applicant had contacted you directly because the email below is addressed to you, but I now notice that SNH were not in fact copied in directly. My sincere apologies for my oversight/my confusion. If you had had any ability to have looked at this sooner than the target date I would be very grateful. The details provided are intended to address SNH's one outstanding concern with respect to the Construction Environment Management Report.

Thanking you in anticipation

Regards

Stuart

Stuart Herkes MRTPI

Planning Officer

Development Management

Regulatory Services

Scottish Borders Council

Tel: 01835 825039

E-mail: sherkes@scotborders.gov.uk

To assist us with your enquiry, please quote the relevant Planning Reference Number in your correspondence.

[Web](#) | [Twitter](#) | [Facebook](#) | [Flickr](#) | [YouTube](#)

How are you playing [#yourpart](#) to help us keep the Borders thriving?



From: [REDACTED]
Sent: 04 March 2019 18:28
To: [REDACTED]
Cc: [REDACTED]
Subject: Four Houses at Thornwood Reach Planning Application Ref 18/01671/FUL - CONSTRUCTION ENVIRONMENTAL MANAGEMENT REPORT

Dear Stuart Macpherson

Following our recent telephone conversation and your second consultation response, please find attached the revised Construction Environmental Management Report and Construction Management Plan.

The report addresses all specific pollution prevention issues, including GBR 10.

It was prepared in accordance with The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) A Practical Guide, Version 8.3 February 2019.

If you have any questions please do not hesitate to let me know.

I would be grateful if you could confirm removal of SEPA's objection with Stuart Herkes at Scottish Borders Council Planning.

Regards

David Anderson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

***** This email and any files transmitted with it are privileged, confidential and subject to copyright. Any unauthorised use or disclosure of any part of this email is prohibited. If you are not the intended recipient please inform the sender immediately; you should then delete the email and remove any copies from your system. The views or opinions expressed in this communication may not necessarily be those of Scottish Borders Council. Please be advised that Scottish Borders Council's incoming and outgoing email is subject to regular monitoring and any email may require to be disclosed by the Council under the provisions of the Freedom of Information (Scotland) Act 2002 .

--

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager or the sender.

Please note that for business purposes, outgoing and incoming emails from and to SNH may be monitored.

Tha am post-dealain seo agus fiosrachadh sam bith na chois

dìomhair agus airson an neach no buidheann ainmichte a-mhàin. Mas e gun d' fhuair sibh am post-dealain seo le mearachd, cuiribh fios dhan manaidsear-siostaim no neach-sgrìobhaidh.

Thoiribh an aire airson adhbharan gnothaich, 's dòcha gun tèid sùil a chumail air puist-dealain a' tighinn a-steach agus a' dol a-mach bho SNH.

Our Ref: PCS/162821
Your Ref: 18/01671/FUL

If telephoning ask for:
Alasdair Milne

14 January 2019

Stuart Herkes
Scottish Borders Council
Planning & Economic Development
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

By email only to: [REDACTED]

Dear Sir

**Planning application: 18/01671/FUL
Erection of four dwellinghouses
Land West Of Thornwood Lodge, Weensland Road, Hawick**

Thank you for your consultation email which SEPA received on 12 December 2018.

Advice for the planning authority

We have **no objection** to this planning application. Please note the advice provided below.

1. Flood Risk

- 1.1 We have **no objection** to the proposed development on flood risk grounds. Notwithstanding this we would expect Scottish Borders Council to undertake their responsibilities as the Flood Prevention Authority.

Technical Report

- 1.2 Review of the SEPA Flood Map indicates that the site, or parts thereof, are within the 0.5% annual probability (1 in 200-year) flood extent and may therefore be at medium to high risk of flooding from the River Teviot. Detailed flood studies have been carried out on behalf of Scottish Borders Council for the design of the Hawick Flood Prevention Scheme (FPS) and the information contained within these reports indicate that the northern boundary of the site, adjacent to the River Teviot, is at risk of flooding during the 1 in 200-year event and that the majority of the site is outwith this flood extent. Review of the topographic information provided by the applicant shows that the site rises from a level of around 94m AOD in the northeast corner to around 99.5m AOD at Weensland Road.

continued.....

- 1.3 The applicant has provided information that finished floor levels will be a minimum of 97.1mAOD and as such a freeboard in excess of 600mm is provided above the predicted 1 in 200-year flood level.
- 1.4 We have no objection to this application given the majority of the site is outwith the functional floodplain, finished floor levels provide in excess of 600mm freeboard above the predicted flood level and safe access can be provided directly to Weensland Road which lies at a higher elevation. We would highlight that parts of the garden area may become inundated with flood water and Scottish Borders Council should satisfy themselves that this is an acceptable risk.

Caveats & Additional Information for Applicant

- 1.5 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit <http://www.sepa.org.uk/environment/water/flooding/flood-maps/>
- 1.6 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.
- 1.7 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Scottish Borders Council as Planning Authority in terms of the said Section 72 (1).

Regulatory advice for the applicant

2. Regulatory requirements

- 2.1 Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).
- 2.2 Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012.

continued.....

- 2.3 A Controlled Activities Regulations (CAR) construction site licence will be required for management of surface water run-off from a construction site, including access tracks, which:
- is more than 4 hectares,
 - is in excess of 5km, or
 - includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25°

See SEPA's [Sector Specific Guidance: Construction Sites \(WAT-SG-75\)](#) for details. Site design may be affected by pollution prevention requirements and hence we strongly encourage the applicant to engage in pre-CAR application discussions with a member of the regulatory services team in your local SEPA office.

- 2.4 Below these thresholds you will need to comply with [CAR General Binding Rule 10](#) which requires, amongst other things, that all reasonable steps must be taken to ensure that the discharge does not result in pollution of the water environment. The detail of how this is achieved may be required through a planning condition.
- 2.5 Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory services team in your local SEPA office at:

Burnbrae, Mossilee Road, Galashiels, TD1 1NF, tel 01896 754797

If you have any queries relating to this letter, please contact me by telephone on 01786 452537 or e-mail at planning.se@sepa.org.uk

Yours faithfully

Alasdair Milne
Senior Planning Officer
Planning Service

ECopy to: [REDACTED]

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).

PLANNING CONSULTATION

To: Ecology Officer

From: Development Management

Date: 12th December 2018

Contact: Stuart Herkes ☎ 01835 825039

Ref: 18/01671/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 2nd January 2019, 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 2nd January 2019, 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: Borders Low Carbon Developments Ltd

Agent: N/A

Nature of Proposal: Erection of four dwellinghouses

Site: Land West Of Thornwood Lodge Weensland Road Hawick Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:
	Dr Andy Tharme, Ecology Officer	atharme@scotborders.gov.uk T: 01835-826514
Date of reply	09 January 2019	Consultee reference:
Planning Application Reference	18/01671/FUL	Case Officer: Stuart Herkes
Applicant	Borders Low Carbon Developments Ltd	
Agent	N/A	
Proposed Development	Erection of four dwellinghouses	
Site Location	Land West Of Thornwood Lodge Weensland Road Hawick 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	The proposed development site for a small scale housing development is adjacent to and partly within the boundaries of a designated site, the River Teviot, part of the River Tweed SAC/SSSI. The site is said to be the former kitchen garden of the property that is now Mansfield House hotel, containing some fruit trees and vegetable beds. Part so the site were subject to an earlier planning consent 09/00547/OUT.	
Key Issues (Bullet points)	<ul style="list-style-type: none">• Potential impacts on a Natura Site, Protected Species and Local Biodiversity interest.•	
Assessment	<p>Relevant Local Development Plan policies are Relevant Local Development Plan (LDP) policies are <i>EP1 International Nature Conservation Sites and Protected Species</i> and <i>EP2 National Nature Conservation and Protected Species</i> and <i>EP3 Local Biodiversity</i></p> <p>I have not visited the site to inform this consultation response, a desk-top assessment has been made using the Council's biological records, aerial imagery and information submitted by the applicant.</p> <p><u>Designated Sites</u></p> <p>The development has potential to have a direct and indirect impact on the River Tweed SAC/SSSI. Impacts may arise through sediment and pollution run-off during construction, encroachment into the designated site (propose platforms) and disturbance to qualifying interest (otter).</p> <p>I note SNH's response of 17/12/2018, who object to the proposal until further information is provided for their consideration regarding:</p> <ul style="list-style-type: none">• A construction method statement detailing how silt and contamination run-off will be mitigated.• Information to demonstrate that the proposed balconies are either i) above the height of potential floating debris or ii) are able to withstand collisions by	

	<p>potential floating debris.</p> <ul style="list-style-type: none"> • A survey for otter • A Species Protection Plan for otter and other relevant species. <p>SNH advise that there is insufficient information to determine whether the proposal is likely to have a significant effect on the River Tweed SAC and its qualifying interest.</p> <p>If a likely significant effect is identified, an appropriate assessment will be required to determine whether the development will have an adverse effect on the integrity of the site (River Tweed SAC).</p> <p><u>Protected Species</u></p> <p>The proposed development has potential to affect otters through construction impacts on riparian habitats, sediment and pollution run-off on their prey and disturbance during construction and operation. In accordance with the Council's guidance https://www.scotborders.gov.uk/downloads/file/2961/otters_technical_advice_note, the Planning Application should be supported by an otter survey (for small schemes), the report should meet the requirements set out in <i>section 4. Otter Survey Reports</i> of the Technical Advice Note, including details on how impacts on otter may be avoided or mitigated.</p> <p>The proposed development may effect breeding birds using vegetation, trees, scrub and the retaining wall within the development boundary. Impacts may arise during construction through killing and injury, destruction of nests, eggs or young and disturbance.</p> <p>A Species Protection Plan is required (see above) to detail construction methods and measures adopted to avoid and mitigate impacts on breeding birds.</p> <p><u>Local Biodiversity</u></p> <p>There are biological records of very local wild onion (<i>Allium vineale</i>) and local goldilocks buttercup (<i>Ranunculus auricomus</i>) on the riverbank at or near the development site. Further details can be obtained from The Wildlife Information Centre, TWIC http://www.wildlifeinformation.co.uk/ An assessment of impacts on these species should be included, identifying how impacts can be avoided or mitigated.</p> <p><u>Conclusion:</u></p> <p>Further information is required prior to determination as set out above and in SNH's response (17/12/18).</p> <p>I will provide a further response once the required information is submitted for the Planning Authorities consideration.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required

Recommended Conditions	
Recommended Informatives	

From:Herkes, Stuart
Sent:Thu, 7 Feb 2019 15:47:44 +0000
To:DCConsultees
Subject:FW: 18/01671/FUL Otter Survey- Thornwood Reach, Hawick

Hi

For file. Thanks very much

Regards

Stuart

Stuart Herkes MRTPI

Planning Officer

Development Management

Regulatory Services

Scottish Borders Council

Tel: 01835 825039

E-mail: sherkes@scotborders.gov.uk

To assist us with your enquiry, please quote the relevant Planning Reference Number in your correspondence.

[Web](#) | [Twitter](#) | [Facebook](#) | [Flickr](#) | [YouTube](#)

How are you playing [#yourpart](#) to help us keep the Borders thriving?



Click here to make your planning application and building standards submissions through the Scottish Government's online portal

From: Tharme, Andy
Sent: 07 February 2019 15:46
To: Herkes, Stuart <SHerkes@scotborders.gov.uk>
Subject: 18/01671/FUL Otter Survey- Thornwood Reach, Hawick

Stuart

Re-consultation: Otter survey, Thornwood Reach, Hawick 18/01671/FUL

Otter survey

I am satisfied with the otter survey (*Otter Survey, Thornwood Reach, Weensland road, Hawick, Tweed Ecology, January 2019*).

Evidence of otter resting places including two holts and one hover was identified in the survey area. None of the resting places are in locations likely to be affected by the development. The evidence presented shows that otter regularly forage and commute along the River Teviot in the general location of the development site.

Temporary disturbance to otter during construction is unlikely to be significant. Mitigation is recommended including light pollution measures during construction and operation to avoid light spill (temporary and permanent) onto the River Teviot, and timing of works restricted to daylight hours.

- A Planning Condition for a sensitive lighting scheme to protect otter and other ecological interest along the River Teviot will be required.

Timing of works should be included in a Construction Methods Statement (see below)

The otter survey report noted presence of dipper and grey wagtail along the watercourse. The report included a description of habitats within the site.

River Tweed SAC

I note that amended drawings show that the proposed platforms extending into the River Teviot have now been removed from the proposal.

As identified in my earlier response (9th January 2019), SNH (17th December 2018) object to the proposal, requiring further information on:

- A construction method statement detailing how silt and contamination run-off will be mitigated.
- Information to demonstrate that the proposed balconies are either i) above the height of potential floating debris or ii) are able to withstand collisions by potential floating debris.
- A survey for otter
- A Species Protection Plan for otter and other relevant species.

I note that a Construction Impact Statement has been submitted and lodged on IDOX. In my opinion, this does not adequately meet the requirements of a Construction Method Statement. As referred to in SEPA's response (14 January 2019), compliance with CAR General Binding rules (GBR) GBR10 will be required, the detail of which may be required through a planning condition.

This can be further informed by good practice guidance, *Guidance for Pollution Prevention 5: Works and maintenance in or near water* and *BS: 42020 Biodiversity- Code of practice for planning and development*. The Construction Method Statement should be produced by a suitable qualified person, e.g. consultant ecologist, hydrologist or engineer.

I recommend that SNH should be re-consulted on the further information submitted including the otter survey.

Other Protected Species

A Species Protection Plan for birds will be required as a Planning Condition of any consent.

Local Biodiversity

Based on the habitat information provided, no further assessment is required regarding locally scarce plants.

Regards

Andy

Andy Tharme BSc, PhD MCIEEM

Ecology Officer

Heritage and Design

Regulatory Services

Scottish Borders Council

Newtown St Boswells

Scottish Borders TD6 0SA

tel: 01835-826514

fax: 01835-825158

mob: 07929-926929

Please do not print this e-mail unless absolutely necessary-SAVE PAPER

Consultation Reply



ENVIRONMENT AND INFRASTRUCTURE

To: HEAD OF PLANNING AND REGULATORY SERVICE

FAO: Stuart Herkes

Your Ref: 18/01671/FUL

From: HEAD OF ENGINEERING & INFRASTRUCTURE

Date: 10th January 2019

Contact: Ian Chalmers

Ext: 5035

Our Ref: B48/2639

Nature of Proposal: Erection of four dwellinghouses
Site: Land West Of Thornwood Lodge Weensland Road Hawick

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 may be 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 come in and view them.

Hydraulic modelling was produced for the Hawick Flood Protection Scheme which demonstrates that the proposed development lies out with the 1 in 200 year (0.5%) inundation outlines for the River Teviot, other than a small section on the North side, closest to the river. This study is anticipated to be more accurate than SEPA's indicative mapping although no warranty is given.

As flooding is not anticipated to affect the majority of the site and specifically the buildings as per the Site Plan (Drawing 9373.1.01), I would have no objections to the proposal on the grounds of flood risk.

Furthermore, there is suitable access and egress from Weensland Road.

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.

Ian Chalmers
Engineer – Flood and Coastal Management

PLANNING CONSULTATION

To: Landscape Architect

From: Development Management

Date: 12th December 2018

Contact: Stuart Herkes ☎ 01835 825039

Ref: 18/01671/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 2nd January 2019, 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 2nd January 2019, 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: Borders Low Carbon Developments Ltd

Agent: N/A

Nature of Proposal: Erection of four dwellinghouses

Site: Land West Of Thornwood Lodge Weensland Road Hawick Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: S McDermott		Contact e-mail/number:	
	Landscape Architect			
Date of reply			Consultee reference:	
Planning Application Reference	18/01671/FUL		Case Officer: Stuart Herkes	
Applicant	Borders Low Carbon Developments Ltd			
Agent	N/A			
Proposed Development	Erection of four dwellinghouses			
Site Location	Land West Of Thornwood Lodge Weensland Road Hawick Scottish Borders			
<p>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.</p>				
Background and Site description	The site has a lapsed outline planning consent for 3no dwellinghouses (2010)			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Impact on the trees and hedges on and adjacent to the site. • The visual impact of the development on the immediate area • Effective assimilation of the development into the surrounding area. 			
Assessment	<p><i>The submitted plans do not appear to include a site plan showing the location of the houses within the site, the access(es) from Weensland Road or trees and hedges retained/removed. This would have helped to inform my assessment. While a good proportion of the site is a grassed slope, there are trees towards the south west boundary. A simple tree survey accurately locating the trees with Root Protection Areas shown (in accordance with BS5837:2012 – Section 4.6) should be submitted, ideally incorporated into the Site Plan so that the implications for tree retention/ removal will be clearly shown.</i></p> <p><i>In principle, I do not have any serious issues with the development of this site but have a few queries that should be addressed with further detail:-</i></p> <ul style="list-style-type: none"> • <i>How much of the hedge along Weensland Road will require removal and is there scope to replant it behind the visibility splays?</i> • <i>What is the detail of the moss roof construction, species etc?</i> • <i>Will the northwest facing solar panels be effective – should the line on the rear of the roof be orientated towards the south or orientated in a series of smaller ranks, behind the SE facing line, towards the south west?</i> • <i>What ratio of front parking court will be hard surfaced/ planting?</i> 			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required

Recommended Conditions	LA01 Hard and Soft Landscaping – Submission of Details LA03 Landscaping – Commencement LA15 Landscaping Works – Notice of Completion LA08 Existing Trees to be Retained - Details to be Submitted (As required) LA10 Protection of Hedges to be Retained
Recommended Informatives	BS 5837:2012 -Trees in relation to design, demolition and construction – Recommendations

**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	29th January 2019	Consultee reference:		
Planning Application Reference	18/01671/FUL	Case Officer: Stuart Herkes		
Applicant	Borders Low Carbon Developments Ltd			
Agent	N/A			
Proposed Development	Erection of four dwellinghouses			
Site Location	Land West Of Thornwood Lodge Weensland Road Hawick 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	The principle of housing on this site was previously approved via application 09/00547/OUT.			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access • Parking and turning 			
Assessment	<p>In principle I have no objections to the proposed development. However there are two site plans with different information on each. Should the Council be minded to support this application, I will require a scheme of details to be submitted which covers access and parking.</p> <p>Any approval should include the condition shown below or a similarly worded condition covering access and parking.</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>A scheme of details, including the information below, to be submitted to the Council for approval prior to works commencing on site. Thereafter the approved scheme of details to be fully implemented prior to occupation of the first dwelling unless otherwise agreed.</p> <ul style="list-style-type: none"> • Access points to be constructed as per DC-10, with the width of the access to be widened to suit. • Visibility splays of 2.4 by 43 metres to be provided in both directions from each access point. • Construction specification for the parking areas to be detailed. • Dimensions of the parking bays and turning space to be detailed. <p>Reason: To ensure satisfactory form of access and adequate parking and turning provision, in the interests of road safety.</p>			
Recommended Informatives	All work within the public road boundary must be undertaken by a contractor first approved by the Council.			

Signed: Alan Scott