

Friday, 21 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 Of Stable Cottage (Plot 4), Westcote Farm, Hawick, TD9 8SX
PLANNING REF: 21/00706/FUL
OUR REF: DSCAS-0040607-384
PROPOSAL: Erection of dwellinghouse

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 ROBERTON 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.

[Please Note](#)



SW Public
Published
To find out more about connecting your
the water and waste water supply visit:



So, how are we doing?

We'd love to know what we're
doing well or could do better.
We promise we're listening,
[click here](#) to tell us...



- ▶ 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 launderettes. 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,

Pamela Strachan

Development Operations Analyst

Tel: 0800 389 0379

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."



SW Public
Published

To find out more about connecting your
the water and waste water supply visit:



So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening, [click here](#) to tell us...



PLANNING CONSULTATION



To: Access Officer

From: Development Management

Date: 20th May 2021

Contact: Brett Taylor ☎ X6628

Ref: 21/00706/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 10th June 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 10th June 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 Drew Glendinning

Agent: Aitken Turnbull Architects

Nature of Proposal: Erection of dwellinghouse

Site: Land South Of Stable Cottage (Plot 4) Westcote Farm Hawick Scottish Borders

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

Comments provided by	Officer Name and Post: Access Officer Susan Gray	Contact e-mail/number: outdooraccess@scotborders.gov.uk susangray@scotborders.gov.uk
Date of reply	2 nd June 2021	Consultee reference:
Planning Application Reference	21/00706/FUL	Case Officer: Brett Taylor
Applicant	Mr Drew Glendinning	
Agent	Aitken Turnbull Architects	
Proposed Development	Erection of dwellinghouse	
Site Location	Land South Of Stable Cottage (Plot 4) Westcote Farm Hawick Scottish Borders	

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.

Background and Site description

Rights of Way Details of the claimed right of way adjacent to the proposed site is as follows:

Rights of Way Code	Start (Approx. Grid Ref)	Finish (Approx. Grid Ref)	Length
BR127	NT535168 – A698 West Cote	NT538 159 Unclassified road Cavers Church	1km

Rights of Way are protected by law under the Countryside (Scotland) Act 1967 sec. 46 'It shall be the duty of a .planning authority to assert, protect, and keep open and free from obstruction or encroachment any public right of way which is wholly or partly within their area.'

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

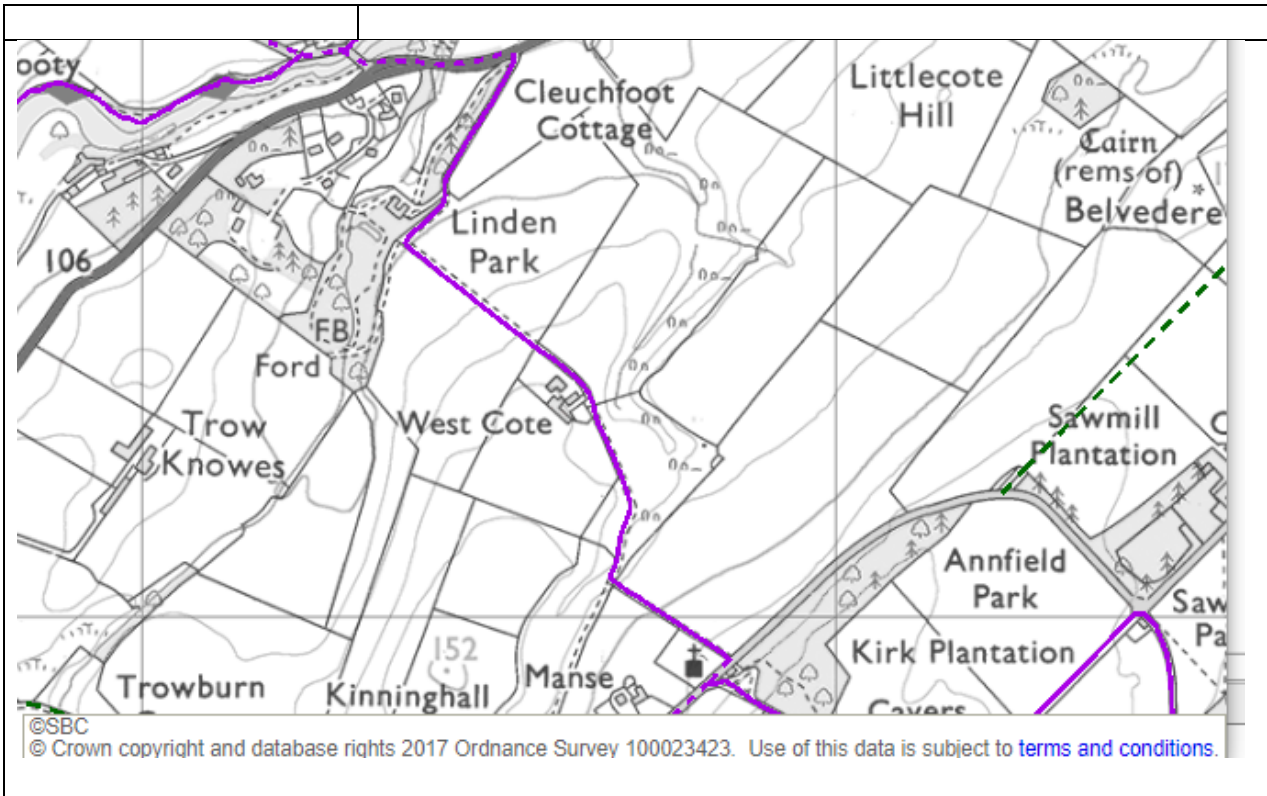
Promoted path

The path Core path 128 on the track adjacent to the proposed dwellinghouse is promoted in a booklet "Paths around Hawick" . Route 4 Hornshole, Ormiston and Cavers. The route can be viewed online on the council website www.scotborders.gov.uk/walking

Key Issues (Bullet points)

- Safeguard of public non-vehicular access along Core Path 128 (walkers, cyclists and horse riders) Also farm vehicle access on this route.
- Boundary treatment alongside Core path 128
- Surface drainage from the site in relation to Core path 128

Assessment				
<p>The development has implications for the ability of the public to exercise rights of access along existing path Core path 128 It is essential that these rights are not obstructed by the development and that the public shall continue to enjoy access to the paths without risk from machinery, ground disturbance or any other aspect of development works.</p> <p>Cars or agricultural vehicles parked on or alongside the track has the potential to be an issue for public access and agricultural use of the track. Adequate parking for vehicles connected to the proposed dwelling-house is required.</p> <p>It is possible that boundary fencing, if constructed, depending on location and design etc may affect path users and other users of track Core Path 128. The boundary treatment of the development could define the edge of the access route and if this is planned then appropriate width for use by all users including farm vehicles should be allowed.</p> <p>Surface drainage from the site could impact Core path 128 below the site. Measures to design drainage could safeguard adjacent track and Core path for ongoing use by walkers, cyclists and horse riders and access by farm vehicles to farmland.</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>AR10 Rights of Way The path indicated Core Path 128 must be maintained open and free from obstruction in the course of development and shall not form part of the curtilage of the property.</p> <p>No additional stiles, gates steps or barriers to access may be erected that could deter potential future use.</p> <p><u>Reason:</u> To protect general rights of responsible access.</p>			
Recommended Informatives	<p>Please also note Land Reform (Scotland) Act 2003 There is land and other tracks in this area that the public have a 'right of responsible access' to under the Land Reform (Scotland) Act 2003. This right also extends to most open land and inland water in Scotland.</p> <p>This application lies outwith the settlement boundary of neighbouring Hawick and Denholm where there is parkland or similar public land. It should be expected that if this planning permission is granted that additional to the existing use that the occupants and visitors of the new dwelling house would exercise their rights of responsible access in the surrounding area. This would include on the Core path and also on the adjacent land, for walking and possibly dog walking, cycling or horse riding and other activities. Reference by residents and land managers should be made to the Scottish Outdoor Access Code www.outdooraccess-scotland.scot</p>			



**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	11 th June 2021	Consultee reference:		
Planning Application Reference	21/00706/FUL	Case Officer: Brett Taylor		
Applicant	Mr Drew Glendinning			
Agent	Aitken Turnbull Architects			
Proposed Development	Erection of dwellinghouse			
Site Location	Land South Of Stable Cottage (Plot 4) Westcote Farm 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>				
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Access 			
Assessment	This plot would represent the fourth new house, excluding conversions, served by this private track which is the maximum permitted under current planning policy. As part of a previous application for Plot 3 (17/00857/FUL), certain junction improvements were to be carried out at the junction with the A698. To date these works have yet to be agreed and undertaken. As a result I will require a similar condition to be attached to any subsequent approval of this application. Providing the conditions listed below, or similarly worded, are attached to any subsequent approval, I shall have no objections.			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions	<p>No development hereby approved shall commence until a scheme of details for the upgrading of the access from the A698 have first been submitted to, then approved by the Council. Scheme of details to include upgrading the surface course of the junction area where it meets the A698, drainage measures to prevent the flow of surface water onto carriageway and the infill of any potholes on the private track leading to the development site. Thereafter the approved scheme of details to be fully implemented prior to occupation of the dwelling.</p> <p>Reason: In the interests of road safety, appropriate arrangements for the upgrade of vehicular access to the site require to be completed before the dwellinghouse hereby consented is occupied.</p> <p>Construction specification for the new private access track serving the development to be submitted in writing to the Council for approval. Once approved the access track to fully formed as per the agreed specification prior to occupation of the dwelling.</p> <p>Reason: To ensure appropriate access to the dwelling is provided.</p> <p>Parking and turning, excluding any garages, is to be provided within the curtilage of the plot prior to occupation and thereafter be retained in perpetuity.</p> <p>Reason: To ensure the development hereby approved is served by an appropriate level of parking at all times.</p>			
Recommended Informatives	All work within the public road boundary must be undertaken by a contractor first approved by the Council.			

AJS