



KELSO COMMUNITY COUNCIL

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8 February 2022

Planning Office
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose TD6 0SA

Dear Sirs

The following plans has been considered by the Kelso Community Council this evening -

21/01849/FUL and 21/01850/LBC – Mr and Mrs Hancox – change of use from office to dwelling house – FBR Limited, Abbey Row, Kelso TD5 7JF. The Community Council supported this application.

22/00061/FUL – Mrs Ramsay – change of use of garage and alterations to form holiday let – garage north of 51 Roxburgh Street, Kelso TD5.
The Community Council supported this application.

22/00093/PPP = Mr Hewitt – erection of dwellinghouse and associated works – land easts of 16 Hendersyde Avenue, Kelso TD5. The Community Council supported this application.

Yours sincerely

Mrs S A Redgrave
Secretary

Thursday, 27 January 2022



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,

Land East Of 16 Hendersyde Avenue, Kelso, TD5 7TZ
Planning Ref: 22/00093/PPP
Our Ref: DSCAS-0057072-W9N
Proposal: Erection of dwellinghouse 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 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

- ▶ There is currently sufficient capacity for a foul only connection in the KELSO Waste 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.

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

According to our records, the development proposals impact on existing Scottish Water assets.

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via [our Customer Portal](#) to apply for a diversion.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

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 Services Analyst

Tel: 0800 389 0379

planningconsultations@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."

From: DevelopmentOperations
<DevelopmentOperations@scottishwater.co.uk>
Sent: 01 February 2022 08:21
To: DCConsultees
Cc: David Purse
Subject: Scottish Water Ref No-DSCAS-0057072-W9N, Planning Reference
Attachments: Screenshot 2022-02-01 075020.png

CAUTION: External Email

Hello Local Planner

The above project has come for review to the Asset Impact/Service Relocation Team due to existing Scottish Water apparatus within/near the site. I make the following comment.

Existing Water & Sewer Infrastructure within Site.

Scottish Water Records indicate that there are a number of water and sewer assets within the site. Please note that Scottish Water records are indicative only and your attention is drawn to the disclaimer at the bottom of this email. It is your responsibility to accurately locate the position of the pipe on site to ensure that it is not damaged during these works. All due care must be taken when working in the vicinity of Scottish Water assets, you should seek our support accordingly prior to any excavation works.

WATER

The GIS records indicate a 90mm HPPE diameter distribution water main close to the site. There are two critical issues relating to how close you can build to the above water main:-

1. Access Distance

The Access Distance is the legally supported distance, required to facilitate future SW access to allow repair, maintenance or renewal of the water main in every direction (e.g. at the end of a water main or at changes of direction). The Access Distance will be measured from the extreme

edge of the pipe.

No development that will restrict our access or put at risk the integrity of our assets is permitted within the Access Distance.

2. Stand-off Distance

a. This is the recommended distance to minimise the risk of damage to adjacent properties and structures in the event of a water main failure.

b. It is suggested that this distance may include garden areas but should not include inhabited structures.

The Access Distance for the 90mm diameter pipe is 3.0 metres either side from the outside edge for the pipe.

No buildings, structures, private gardens, suds ponds or other obstruction should be located within the 3.0 metre Access Distance.

With respect to the Stand-off distance as described above Scottish Water requires developers to seriously consider the consequences of a possible mains failure. The Stand-off distance is calculated using WSSC guidelines and is dependent on the water pressure in the main.

No parking areas are permitted above the existing pipe due to possible contamination by hydrocarbons. If you need to divert this water main then please contact Scottish Water.

To divert a potable water main you will have to employ a Lloyds registered WIRS accredited designer to design your diversion to 'Water for Scotland v4.0' standards and to Scottish Water Specifications and Standards. You will also need to employ a Lloyds registered WIRS accredited contractor to divert the water main.

SEWERS

The GIS records indicate that there is a 100mm and a 300mm diameter surface water sewer within the site boundary.

You should note that no buildings, structures or other obstructions should be located within the access distance of a public sewer. No public sewers are to be within private garden areas. No trees are to be planted directly over sewers or where excavation onto the sewer would require removal of the tree. The access distance is the minimum clearance required in every direction in the horizontal plane. For sewers of this size and depth a 3.0m access is required both sides of the pipe. This is for future access for maintenance, repair or renewal of the pipes. The site plan should indicate the required access distances. If a diversion is required please contact Scottish Water.

Private infrastructure

Scottish Water records appear to show a private foul drain 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. You should contact the owner(s) to establish their requirements for building in the vicinity of this asset.

Regards

David Purse

Scottish Water
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Mobile 07484 085 791

+44 (20) 33215205

Email Direct: David.Purse@scottishwater.co.uk

Customer Call Centre : 0800 0778778

Dedicated Freephone Helpline : 0800 389 0379

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Available for domestic service connections onto new mains carried out by UCP's only.



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<https://survey.rantandrave.com/scottishwater-signature/en?V1=David%20Purse&V2=DevelopmentOperations>

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developmentoperations@scottishwater.co.uk

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Scottish Water

www.scottishwater.co.uk

Consultation Reply

INFRASTRUCTURE AND ENVIRONMENT

To: Chief Planning Officer

FAO: Euan Calvert

Your Ref: 22/00093/PPP

From: Head of Infrastructure and Environment

Date: 29th March 2022

Contact: Ian Chalmers

Ext: 5035

Our Ref: 3227

Nature of Proposal: Erection of dwellinghouse and associated works
Site: Land East Of 16 Hendersyde Avenue Kelso

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

The key flood risk on the site is the existing drain/stream that is shown to run at the Southern end of the site – this also has a pumping station next to it. At this point, SEPA’s mapping shows that the site is estimated to be flooded from surface water flooding at a 1 in 200 year flood event.

As such, I would require that the applicant submit a Flood Risk Assessment (FRA) and/or Drainage Impact Assessment (DIA) to show the flood risk on the site and to the proposed property and how this flood risk would be mitigated.

Ideally, this should develop a 1 in 200 year plus climate change flood level, assess if the new development is at risk of flooding and if appropriate how much flood plain storage is lost. Should the FRA show that compensatory storage is required the FRA should include measures to provide this.

The FRA/DIA should also include:-

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

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

Ian Chalmers
Engineer – 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:	Keith Patterson Roads Planning Officer	kpatterson@scotborders.gov.uk 01835 826637		
Date of reply	18 th February 2022	Consultee reference:		
Planning Application Reference	22/00093/PPP	Case Officer: Euan Calvert		
Applicant	Mr James Hewitt			
Agent	Ferguson Planning			
Proposed Development	Erection of dwellinghouse and associated works			
Site Location	Land East Of 16 Hendersyde Avenue Kelso Scottish Borders			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description				
Key Issues (Bullet points)				
Assessment	<p>I have no objections in principle to this proposal, however before I am able to offer full support, I shall require a more detailed site plan which adequately shows the existing situation, in particular the footway around the turning head. The proposed access and parking for the plot should ensure that it does not result in a vehicle reversing along the public footway to exit the site.</p> <p>Confirmation is also required that the applicant has control/agreement to provide the replacement parking for No 16 which is out with the site boundary and to take access over what appears to be their land.</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				

AJS