

Friday, 18 June 2021



Local Planner  
Development Management  
Scottish Borders Council  
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TD6 0SA

Development Operations  
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Development Operations  
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[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Sir/Madam

**SITE: Plot 1, Land North Of Belses Cottage, Jedburgh, TD8 6UR**  
**PLANNING REF:**  
**OUR REF: DSCAS-0042640-3PW**  
**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.

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### Please Note



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- ▶ 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.

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## 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](mailto:sw@sisplan.co.uk)
  - ▶ [www.sisplan.co.uk](http://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](#).
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## 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](http://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](mailto: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](http://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](mailto:planningconsultations@scottishwater.co.uk).

Yours sincerely,

**Pamela Strachan**

Development Operations Analyst

Tel: 0800 389 0379

[developmentoperations@scottishwater.co.uk](mailto: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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**From:**McDermott, Siobhan  
**Sent:**6 Oct 2021 13:24:47 +0100  
**To:**Taylor, Brett  
**Subject:**21/00992/PPP &21/00993/PPP Plots 1 &2, Land N of Belses Cottage, Jedburgh

Brett,

This is a response to a consultation request from the early summer.

On landscape and visual grounds, I would not support development in this location. I do not recognise a building group in the immediate area so I feel it would be contrary to Policy HD2 – Housing in the Countryside, the aim of which is to restrict isolated new housing in the countryside in order to protect the environment from inappropriate and sporadic new housing. I do not think two detached properties located on large plots, set back from the road would reflect or complement the existing pattern of development in the area.

*Siobhan McDermott*

*Landscape Architect*

*Heritage and Design*

*Regulatory Services*

*Scottish Borders Council  
Newtown St Boswells, Melrose TD6 0SA*

*tel: 01835 824000 ext 5425  
fax: 01835 825071*

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Roads Planning Service</b>	<b>Contact e-mail/number:</b>
<b>Officer Name and Post:</b>	Craig Johnston Roads Planning Technician	<a href="mailto:Craig.johnston@scotborders.gov.uk">Craig.johnston@scotborders.gov.uk</a> 01835 826856
<b>Date of reply</b>	13/07/2021	<b>Consultee reference:</b>
<b>Planning Application Reference</b>	21/00992/PPP	<b>Case Officer:</b> Brett Taylor
<b>Applicant</b>	Phen Farms	
<b>Agent</b>	Smith And Garratt Rural Asset Management	
<b>Proposed Development</b>	Erection of dwellinghouse	
<b>Site Location</b>	Plot 1 Land North Of Belses Cottage Jedburgh Scottish Borders	
<p><b><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></b></p>		
<b>Background and Site description</b>	<p>The site was the subject of previous application 20/00411/PPP, which raised objections from the Roads Planning Service (RPS) at the time. During consideration of the previous application, discussions took place between the RPS and the agent after the original consultation response and, the current application takes into account some elements of these discussions with an amended site plan and road layout.</p>	
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Access onto public road</li> <li>• Pedestrian movement within locality</li> </ul>	
<b>Assessment</b>	<p>The 2020, application was objected to on the basis that the Roads Planning Service look to avoid the creation of new accesses onto A and B class roads outwith settlements. Furthermore, it was felt that the rural nature and feel of the road would cause a new access to be unexpected to an approaching driver. It was also the opinion previously that the approval of such an application would add to the level of sporadic development within the vicinity without the appropriate road infrastructure, such as a footway and street lighting being in place to support it.</p> <p>During discussions regarding the 2020 application, it was suggested that by moving the access to the position shown in the current submission and closing the existing access to New Belses, a forthcoming application could offer road safety improvements and achieve adequate visibility splays for the new junction. However, it was also intimated that even if the access was moved to an improved location, the Roads Planning Service would still likely object due to the principle of sporadic development between Old Belses and New Belses without the proper road infrastructure to support it.</p> <p>It should be noted that whilst the submission shows the access as being moved, it does not propose to stop-up the existing access at new Belses and instead, only looks to restrict access which would be unenforceable.</p> <p>Notwithstanding the above, the current application would still create additional development in an area where there is insufficient infrastructure for pedestrians,</p>	

	<p>and the proposed access arrangement may encourage further development in the land surrounding the site.</p> <p>In summary, I must object to this application, as it would contribute towards sporadic development in the Belses community without the appropriate road infrastructure being in place to justify it. Furthermore, it is good practice to restrict the number of accesses onto A and B class roads outside settlements. The existing access to New Belses is proposed for restricted use rather than closure so that there would be an additional access overall.</p> <p><b>It should be noted due to the restrictions on travel as a result of the Covid-19 pandemic at the time of writing, no site visit has been undertaken and the comments made above are based purely on the information submitted with this application and local knowledge.</b></p>			
<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
<b>Reason for Refusal</b>	<p>I object to this proposal as it does not comply with the Council's Local Development Plan Policy PMD2 which ensures that a development has no adverse impact on road safety, including but not limited to the site access.</p>			

AJS