

Tuesday, 05 April 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,

Townfoot Hill, Land North West Of Cunzierton House, Jedburgh, TD8 6BF
Planning Ref: 22/00464/FUL
Our Ref: DSCAS-0062010-LDF
Proposal: Erection of residential holiday let with associated facilities

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. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private options.

Foul 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.
-

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

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 Services Analyst

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."

PLANNING CONSULTATION

To: Access Officer

From: Development Management

Date: 31st March 2022

Contact: Euan Calvert ☎ 01835 826513

Ref: 22/00464/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st April 2022, 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 21st April 2022, 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 Peter Hedley

Agent: Stuart Davidson Architecture

Nature of Proposal: Erection of residential holiday let with associated facilities

Site: Townfoot Hill Land North West Of Cunzierton House Oxnam Jedburgh
Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

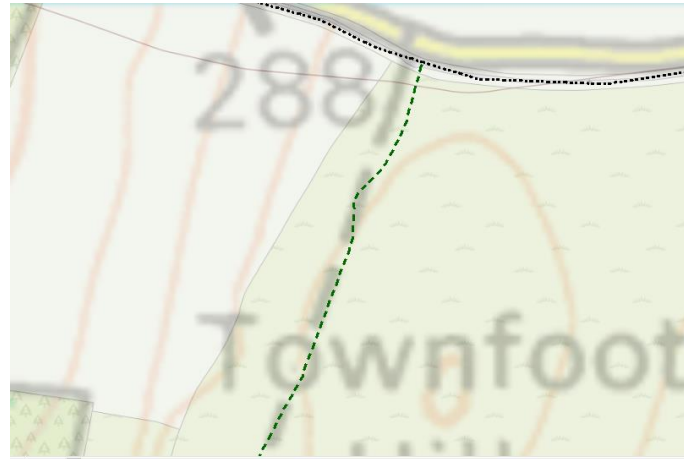
Comments provided by	Officer Name and Post:		Contact e-mail/number:	
	Access Officer Susan Gray		susangray@scotborders.gov.uk	
Date of reply	23 June 2022		Consultee reference:	
Planning Application Reference	22/00464/FUL		Case Officer: Euan Calvert	
Applicant	Mr Peter Hedley			
Agent	Stuart Davidson Architecture			
Proposed Development	Erection of residential holiday let with associated facilities			
Site Location	Townfoot Hill Land North West Of Cunzieron House Oxnam Jedburgh 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 location at the public road is a junction with the public road dere Streetm which is also used by walkers cyclists and horse riders , Public right of way BR191 is in this area on an undefined route from the gate at the public road.			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Roads planning matters in relation to shared access at the road junction with Dere street. To include reference to walkers cyclists and horse riders that use this route. • Outdoor Access BR191 is in the vicinity of the access junction, the access track and the proposed development. 			
Assessment	<i>Further information is required to assess this application in relation to the public right of way BR191 and to assess how public access on the route and junction with Dere Street would be managed. BR191 is an unsurfaced route over open hillside. Some clarification of the route would be required on plans to allow impact to be assessed.</i>			
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**

BR191 is a public right of way in this area. Public rights of responsible access apply to this route and other tracks and land in this area. Further information is available on the Land Reform (Scotland) Act 2003. Land managers and residents and visitors are expected to follow the Scottish Outdoor Access Code

www.outdooraccess-scotland.scot

Below shows the mapping which can be seen on OSmaps.



From: Andrews, Catherine
Sent: 16 June 2022 18:12
To: Calvert, Euan
Subject: 22/00464/FUL - Swinside, TownfootHill, Oxnam

Euan

The proposed development is situated on an area of rough pasture on a steeply sloping, west facing open hillside of the upland fringe. The area is classified as Landscape Character Type 99, Rolling Farmland – Borders as described in the SNH (nature.scot) National Landscape Character Assessment and is characterized by undulating topography and ‘constant gentle gradients giving wide horizons and skylines’. The higher ground of this landscape is described as being ‘open in character with distant views often gained over the regular geometric field pattern on lowland farmlands and to the adjacent upland areas’.

The proposal is for one luxury holiday property within a depression (former quarry) just below the ridge on the western side of Townfoot Hill (295 AOD) with landform to roof height immediately rear of the property, sweeping around the sides to provide a degree of visual containment. The building includes a partially sloping green roof and glazed western elevation, stone walls to North and South and a hand rail and fencing to an external stair and roof terrace. An existing access from the Oxnam/Hownam road (Dere Street) will lead across the open hillside to a parking area set into the hillside with a further path to the building.

There are no landscape related designations on this site and as such it might not be considered to have high visual sensitivity. However the site is in an open an exposed location on a bare hillside with potential for views from the upland foot paths, Dere Street and the Oxnam to Swinside Rd albeit at some distance.

Whilst I consider that the contemporary design of the building has given thought to minimising the visual impact on the setting, I remain concerned that the glazed front elevation may draw attention in distant views, during the day and when lit at night, appearing incongruous in the landscape. There are concerns too that the roof line and chimney flue have the potential to breach the skyline. The possible addition of overhead services as well as the 400m long access track, visibility splays, associated fencing and a change in maintenance regime of the area within the fencing may also contribute to adverse landscape and visual impacts. A visual impact assessment (VIA) would have been valuable in this regard.

In addition I question whether the introduction of any building is appropriate in this upland fringe setting at an elevation above all other development in the locality and at considerable distance from it. Therefore on landscape and visual grounds I cannot support this proposal.

Catherine

*Catherine Andrews
Landscape Architect
Heritage and Design
Regulatory Services
Scottish Borders Council HQ
Newtown St. Boswells
Melrose
TD6 OSA*

*Tel: 01835 824000 x 8121
Email: candrews@scotborders.gov.uk*

**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	21 st April 2022	Consultee reference:		
Planning Application Reference	22/00464/FUL	Case Officer: Euan Calvert		
Applicant	Mr Peter Hedley			
Agent	Stuart Davidson Architecture			
Proposed Development	Erection of residential holiday let with associated facilities			
Site Location	Townfoot Hill Land North West Of Cunzieron House Oxnam Jedburgh 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	I have no objections in principle to this proposal, however I shall require some further information before I am able to comment fully. I shall require photographs of the location of the proposed access from the public road and I shall also require an amended plan showing a larger turning area for vehicles at the end of the access. The current proposal is too restrictive and will not allow vehicles to enter and exit in a forward gear.			
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