

Thursday, 10 November 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 West Of Greenburn Cottage, Auchencrow, Scottish Borders, TD14 5LS
Planning Ref: 22/01666/PPP
Our Ref: DSCAS-0076110-L3R
Proposal: 22/01666/PPP | Erection of 4 no dwellinghouses | Land West Of Greenburn Cottage Auchencrow Scottish Borders

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 Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the RAWBURN 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

- ▶ This proposed development will be serviced by AUCHENCROW Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

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.

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](#).
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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

▶ Trade Effluent Discharge from Non-Domestic 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 laundrettes. 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,

Ruth Kerr
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."

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Keith Elliott Archaeology Officer	Contact e-mail/number: Keith.Elliott@scotborders.gov.uk 01835 824 000 ext 8886
Date of reply	22.12.2022	Consultee reference:
Planning Application Reference	22/01666/PPP	Case Officer: Paul Duncan
Applicant	W A Mole & Son	
Agent	Richard Amos Ltd	
Proposed Development	Erection of 4 no dwellinghouses	
Site Location	Land West of Greenburn Cottage Auchencrow Scottish Borders	
<p><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></p>		
Background and Site description	<p>This application seeks to establish the principle of development for a series of four new, detached, houses on the western side of Auchencrow, within the northeastern parts of the Scottish Borders.</p> <p>This archaeological consultation response has been carried out at the request of the planning officer dealing with the case, the site having been identified as possessing archaeological potential for evidence of the more extensive Medieval and Post-Medieval village.</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Archaeological and historic settlement of Auchencrow • Documentary evidence of historic buildings across the site • Potential and significance of archaeological remains 	
Assessment	<p>This application has been assessed the coverage of the Scottish Borders Historic Environment Record (HER) and its further resources. The village of Auchencrow is noted as a Medieval settlement of some note, with an extensive documentary record. The application itself has noted the historic nature of the building and records the village from the 13th century. The Village of Auchencrow plan by David Dowie of 1715 (NAS RHP 14788/1, reproduced most accessibly in J Donnelly's 2000 <i>Proceedings of the Society of Antiquaries of Scotland</i> 130, 743-772 Illustration 2 [130_743_772.pdf (archaeologydataservice.ac.uk)]) shows the village to have been more extensive in the past with a scatter of buildings on the southern side of the Auchencrow triangle, complete with the contemporary field system strips running to the south. Two loose clusters of buildings are shown in the area.</p> <p>By the time of the Ordnance Survey first edition of mid-19th century date, about a century and a half later, many of these buildings have disappeared, and it would appear the area taken into use as a small field, though with the southern and western field boundaries retaining the likely Medieval plot divisions that remain to the east. There appears to be some regularity of the width of the plots on the southern side of the road, and this may hint at some layout of the village in the Medieval period.</p> <p>There has been no subsequent building work across this plot, which has allowed</p>	

	<p>Historic Environment Scotland to have identified possible building traces (Canmore ID 366399) within part of the plot proposed in this application. The lack of development between the early 18th century and the present is of some note for what archaeological finds, features and/or deposits that may remain. There is no information without a more extensive documentary evidence trawl of the records how old the buildings shown by the 1715 plan may be, but these could be of Medieval construction and significance as elsewhere change only happening with the Agricultural Revolution.</p> <p>The Scottish Archaeological Research Framework has recorded the paucity of archaeological evidence as to the origins and operations of Medieval villages, and this is especially true of the southeast of Scotland. No previous archaeological work seems to have occurred in this plot according to the HER information, nor any previous opportunity for archaeological investigations. Within the plot would be expected some archaeological remains of the various buildings, as well as associated craft, industry and settlement practices of the area.</p> <p>This application would have the potential for groundworks disturbance across the site in the likes of foundations, service trenches and also any associated landscaping that would affect any archaeological finds, features and/or deposits present. The layout of the site proposed fails to respect the earlier southern backland boundary of the plot, whilst the northern boundary has the appearance of some antiquity as a hollow way.</p> <p>Therefore evaluation trenching work would be recommended across this area. This would seek to establish the date, survival and extent of any archaeological remains, but should any remains of significance be found these would likely require fuller excavation and recording work to be carried out. This work would also require any post-excavation work and reporting, but may be only as a prelude to more extensive archaeological work such as full excavation or strip, map and record work should a full application be proposed.</p> <p>The application of such a condition would be in line with Scottish Planning Policy paragraph 150 and the assessment of the site and its potential for archaeological remains at the local and regional level as per the Scottish Borders Council Local Development Plan EP8 policy for archaeology. My predecessors as Archaeology Officers have previously recommended evaluation trenching to be carried out to previous planning applications in the village.</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>ARCH02 Archaeology: Developer Funded Evaluation</p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation outlining an Archaeological Evaluation. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to conduct a programme of evaluation prior to development. This will include the below ground excavation of evaluation trenches and the full recording of archaeological features and finds. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered the nominated archaeologist(s) will</p>			

	<p>contact the Archaeology Officer for further consultation. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority</p> <p>Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p>
Recommended Informatives	

PLANNING CONSULTATION

To: EVH - Contaminated Land Officer

From: Development Management

Date: 30th November 2022

Contact: Paul Duncan ☎ 01835 825558

Ref: 22/01666/PPP

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 21st December 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 December 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: W.A Mole & Son

Agent: Richard Amos Ltd

Nature of Proposal: Erection of 4 no dwellinghouses

Site: Land West Of Greenburn Cottage Auchencrow Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:	Contact e-mail/number:		
	EVH - Contaminated Land Officer			
Date of reply	7 th December 2022	Consultee reference: 22/03033/PLANCO		
Planning Application Reference	22/01666/PPP	Case Officer: Paul Duncan		
Applicant	W.A Mole & Son			
Agent	Richard Amos Ltd			
Proposed Development	Erection of 4 no dwellinghouses			
Site Location	Land West Of Greenburn Cottage Auchencrow Scottish Borders			
<p><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></p>				
Background and Site description	<p>The above application appears to be proposing the redevelopment of land which was previously housed a saw pit, and a gravel pit. The use of surrounding buildings is unclear however these features may suggest a commercial use.</p> <p>This land use is potentially contaminative and it is the responsibility of the developer to demonstrate that the land is suitable for the use they propose.</p>			
Key Issues (Bullet points)				
Assessment	<p>It is recommended that planning permission should be granted on condition that development is not be permitted to start until a site investigation and risk assessment has been carried out, submitted and agreed upon by the Planning Authority.</p> <p>Any requirement arising from this assessment for a remediation strategy and verification plan would become a condition of the planning consent, again to be submitted and agreed upon by the Planning Authority prior to development commencing.</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

<p>Recommended Conditions</p>	<p>Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.</p> <p>The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-</p> <ul style="list-style-type: none"> a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition. <p>and thereafter</p> <ul style="list-style-type: none"> b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents. c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan). d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council. e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council. <p>Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.</p> <p>Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.</p>
<p>Recommended Informatives</p>	

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:		Contact e-mail/number:	
Roads Planning Service	Craig Johnston Roads Planning Service		Craig.johnston@scotborders.gov.uk 01835 826856	
Date of reply	29/11/2022		Consultee reference:	
Planning Application Reference	22/01666/PPP		Case Officer: Paul Duncan	
Applicant	W.A Mole & Son			
Agent	Richard Amos Ltd			
Proposed Development	Erection of 4 no dwellinghouses			
Site Location	Land West Of Greenburn Cottage Auchencrow 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>In order to fully consider this application, I require a drawing showing the maximum visibility splays which can be achieved at the site access.</p> <p>As per Designing Streets, given the site access is located within the 20mph speed limit, I would look to ensure that visibility splays of 2.4m x 25m are achievable in both directions at the junction with the public road. Any revised drawings should also address the following matters :-</p> <ul style="list-style-type: none"> • Allowance to be made for bin storage/standing at the access as the effuse vehicle will not be able to access and leave the site appropriately. • The site currently sits higher than the road. Levels should be included to indicate the access gradient is acceptable. It should ideally be 1 in 15 maximum. • Details of how surface water run-off from the access area is to be dealt with. 			
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