

Monday, 01 August 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 South West Of, West Loch Farmhouse, Peebles, EH45 8QY
Planning Ref: 22/00933/FUL
Our Ref: DSCAS-0069816-TMM
Proposal: Erection of timber storage and processing facility with new access junction, yard area, landscaping, tree planting, SUDs and associated works and planning permission in principle for associated dwellinghouse with office for the timber processing facility

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.

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.

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: Archaeology Officer

From: Development Management

Date: 29th July 2022

Contact: Ranald Dods ☎ 01835 825239

Ref: 22/00933/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 19th August 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 19th August 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 Richard Spray

Agent: John Handley Associates Ltd

Nature of Proposal: Erection of timber storage and processing facility with new access junction, yard area, landscaping, tree planting, SUDs and associated works and planning permission in principle for associated dwellinghouse with office for the timber processing facility

Site: Land South West Of West Loch Farmhouse Peebles Scottish Borders

**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	29.07.2022	Consultee reference:
Planning Application Reference	22/00933/FUL	Case Officer: Ranald Dods
Applicant	Mr Richard Spray	
Agent	John Handley Associates Ltd	
Proposed Development	Erection of timber storage and processing facility with new access junction, yard area, landscaping, tree planting, SUDs and associated works and planning permission in principle for associated dwellinghouse with office for the timber processing facility	
Site Location	Land South West Of West Loch Farmhouse Peebles 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 proposes the construction of a new timber yard over the currently pasture ground to the southwest of West Loch Farmhouse, which is located between Eddleston and Leadburn of the Scottish Borders.</p> <p>This archaeological consultation has been triggered by the application lying in the general surroundings of a Medieval farmstead recorded as an entry in the Scottish Borders Historic Environment Record (HER).</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Location of the development proposed • Nature of the development proposed 	
Assessment	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known archaeological and historic findspots, sites and landscapes across the area that are known, recorded and mapped. This is supplemented by further resources, such as aerial photography, LiDAR and old Ordnance Survey map editions.</p> <p>There are few archaeological sites recorded in the immediate area of this application, but a Medieval farmstead is recorded by the name of W. Loch (Canmore ID 343670) somewhere in the area. This may lie beneath the current farmstead which is shown by old Ordnance Survey maps of the area, but further prehistoric lithic scatters are recorded more generally across the area.</p> <p>The surrounding ground is predominantly pasture which has precluded the creation of any cropmark evidence of archaeological sites and little work has been carried out previously. An exception is the Northern Archaeological Associates work carried out in 2016, which included the area of this application, but it failed to record anything of note for the area of this application.</p> <p>The pasture ground of this application area appears slightly higher than its surroundings, though not by much. The site lies within a notch of the historic designed landscape associated with Portmore House which lies to the south which</p>	

	<p>should be considered in the progression of this application. However, from the archaeological point of view it is suggested that archaeological evaluation is undertaken as this application is a significant area of groundworks and the slight ridge may have been the site of some monument or other.</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 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: Ranald Dods

Date: 21/09/2022

From: RD

Ref: 22/00933/FUL

PLANNING CONSULTATION

Subject: Land South of Westloch Farmhouse, Peebles

OBSERVATIONS OF: Ecology Officer

CONSULTATION REPLY

Relevant Local Development Plan (LDP) policies are EP1 International Nature Conservation Sites and Protected Species and EP2 National Nature Conservation and Protected Species and EP3 Local Biodiversity.

I have not visited the site to inform this consultation response. An assessment was made using desk survey data, aerial photography and details submitted by the applicant.

Protected species

The site appears to be semi-improved grassland – maybe rough grassland - that extends to nearly 2ha. Mature trees and young plantation woodland are located close to the site boundary. Ponds are also found close by. Based on the size of the site and prevailing habitat within and close to the site, the following species surveys should be carried out:

- Barn Owls and Raptors
- Waders
- Breeding Birds
- Badgers
- Amphibians

The survey area should extend a minimum of 30m beyond the site boundary.

Recommendations: Further information required

PLANNING CONSULTATION

To: Environmental Health

From: Development Management

Date: 29th July 2022

Contact: Ranald Dods ☎ 01835 825239

Ref: 22/00933/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 19th August 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 19th August 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 Richard Spray

Agent: John Handley Associates Ltd

Nature of Proposal: Erection of timber storage and processing facility with new access junction, yard area, landscaping, tree planting, SUDs and associated works and planning permission in principle for associated dwellinghouse with office for the timber processing facility

Site: Land South West Of West Loch Farmhouse Peebles Scottish Borders

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Craig Wilson	Contact e-mail/number:		
	Environmental Health (Officer to fill in own name)			
Date of reply	22/9/22	Consultee reference: 22/02485/PLANCO		
Planning Application Reference	22/00933/FUL	Case Officer: Ranald Dods		
Applicant	Mr Richard Spray			
Agent	John Handley Associates Ltd			
Proposed Development	Erection of timber storage and processing facility with new access junction, yard area, landscaping, tree planting, SUDs and associated works and planning permission in principle for associated dwellinghouse with office for the timber processing facility			
Site Location	Land South West Of West Loch Farmhouse Peebles 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	Rural location with adjacent residential dwellings (existing and consented)			
Key Issues (Bullet points)	<ul style="list-style-type: none"> Noise 			
Assessment	<p>Environmental Health has concerns regarding the potential impact of this application on the existing and consented dwellings adjacent to the site. These concerns were shared by Environmental Health in Midlothian council when an application in principle for housing (22/02485/PLANCO) was proposed nearby the applicant's existing business. No information in relation to how noise generated by this proposal would impact the existing (or consented) dwellings adjacent has been submitted and it is the opinion of Environmental Health that the physical means of mitigation required to attenuate noise breakout from an industrial process in this area of low background noise would be prohibitive to the developer.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

Recommended Conditions	
Recommended Informatives	

**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	1 st September 2022	Consultee reference:		
Planning Application Reference	22/00933/FUL	Case Officer: Ranald Dods		
Applicant	Mr Richard Spray			
Agent	John Handley Associates Ltd			
Proposed Development	Erection of timber storage and processing facility with new access junction, yard area, landscaping, tree planting, SUDs and associated works and planning permission in principle for associated dwellinghouse with office for the timber processing facility			
Site Location	Land South West Of West Loch Farmhouse Peebles 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)	<ul style="list-style-type: none"> • Increased traffic movements • Road safety 			
Assessment	<p>The site is accessed by a minor public road with limited passing opportunities and with some tight horizontal geometry. I note there are a number of objections which highlight the suitability of the access for this type of development. It is also worth noting that this route from the A703 is a consultation route for timber transport due to its constraints.</p> <p>The supporting planning statement has some information on anticipated vehicle trips but I would like further information on this before I can make an informed recommendation and have a better understanding of how the business will operate.</p> <p>Given the above, I must seek a more detailed transport statement which includes details of the type, size and frequency of traffic movements and details of any mitigation measures proposed to reduce the impact of additional traffic movements on this road in particular the increase in HGV movements.</p> <p>Until I receive this additional information, I am unable to comment further on this proposal.</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				

Signed: DJI

From:Grigor, Paul
Sent:4 Oct 2022 17:29:37 +0100
To:Dods, Ranald
Subject:FW: Planning Application Ref: 22/00933/FUL

Ranald,

Further to the additional information submitted in relation to vehicular movements, I would comment as follows.

The numbers quoted for HGV movements appear to be one way movements, so in reality these numbers will be doubled. The proposal will significantly change the way this road operates due to the number of HGV movements, which are unlikely to be spread over the full year, so there will be periods of time where the frequency of movements will be greater. In addition there will be staff movements which may occur during peak hours depending on hours of operation.

Given the above I believe there will be some form of mitigation measures required to minimise the impact of the development. The most obvious form would be passing places at agreed locations.

At present, my response is neither in favour or against the proposal but further discussion will be required on mitigation measures required to gain a favourable response.

Kind regards

Paul Grigor

Roads Planning Officer

Planning, Housing & Related Services

Scottish Borders Council

Telephone: 01835 826663

Email address: pgrigor@scotborders.gov.uk

[Web](#) | [Twitter](#) | [Facebook](#) | [Flickr](#) | [YouTube](#)

How are you playing [#yourpart](#) to help us keep the Borders thriving?



**** Please note that I no longer work a Monday. Please email placeroadsplanning@scotborders.gov.uk should you need any assistance in my absence ****

From: John Handley <john.handley@johnhandley.co.uk>

Sent: 19 September 2022 19:37

To: Grigor, Paul <pgrigor@scotborders.gov.uk>

Cc: Dods, Ranald <Ranald.Dods@scotborders.gov.uk>; richard@pentlandbiomass.com

Subject: Planning Application Ref: 22/00933/FUL

CAUTION: External Email

Paul,

Planning Application Ref: 22/00933/FUL

Erection of timber storage and processing facility with new access junction, yard area, landscaping, tree planting, SUDs and associated works and planning permission in principle for associated

dwellinghouse with office for the timber processing facility on Land South West Of West Loch Farmhouse Peebles Scottish Borders

We refer to your consultation response dated 1st September 2022 in connection with the above planning application.

We are the applicant's agents and have reviewed your consultation response can provide the following additional information to address the queries raised.

Proposed Development

As set out in the Supporting Planning Statement submitted with the planning application, the primary purpose of the proposed development is to allow the applicants, Pentland Biomass, to relocate their existing timber storage yard from Pentland Mains Farm, Loanhead, Midlothian to this new location in the Scottish Borders.

The primary use of the new development will be for the long term, open storage of timber to allow the stacked timber to dry out. The drying process takes around 18 to 24 months. Despite some of the comments set out in the objection letters, the intention is not to create a busy industrial facility which generates a significant volume of traffic on a daily basis. This is not the case.

In addition to the primary purpose of the site as a timber storage yard, there will also be some ancillary processing of the air-dried timber to produce woodchip, logs and kindling. It should be noted that these will not be large scale industrial facilities and the total amount of floorspace being proposed on the site is 480 sqm (gross external). This is not a large scale industrial development.

There will also be no drying facility on this site as this will be undertaken at the company's existing drying shed at Loanhead, which adjoins the Pentland Garden Centre. Similarly, there will be no retail sale of timber products from this location and therefore no visiting members of the public to this new facility.

If it would be helpful, Pentland Biomass would be happy to arrange a visit of their existing facility at Pentland Mains Farm so you can see the extent and scale of the existing business operation.

Choice of site location

As set out in the Supporting Planning Statement, the Westloch application site has been selected following a lengthy site search process. One of the primary considerations was the availability of a suitable site access, which avoided taking access through built-up areas and residential areas. The site's location within the existing Westloch Forest Estate, which had recently been planted as a large scale commercial conifer forest, was considered to be a significant advantage in this respect.

As you will be aware, a new forest access route was also recently approved and constructed immediately to the west of the application site which further confirmed the suitability of this specific location for the proposed timber storage use.

As you have noted in your response, this location also benefits from its direct access to the A703 which is an Approved Route for Timber Transportation. From the A703, the application site is accessed via the unnamed minor public road which, whilst classified as a Consultation Route for timber transport, is not a restricted route and has no limits in terms of the type, weight or class of vehicles that can use this road.

In this respect, Pentland Biomass has been using this minor public road to access and transport existing timber stocks throughout this area for a number of years and have encountered no issues, constraints or difficulties with this route for their HGVs.

For all of these reasons, the access to the site was considered to be appropriate and suitable for the proposed timber storage yard. The site benefits from existing, direct access to approved timber transport routes. It is also located in an area noted for its major timber processing facilities. These are all significant benefits of the Westloch location.

Our clients have also worked out roughly what felling is expected to take place over the next 35 years in this location, and the volume of trucks expected to use this unnamed public road assuming they all head south which they do at present. This includes accessing the planted timber stocks at Portmore

Estate; Gladhouse; Rosbery/Huntly Cot, in addition to the Westloch Estate. In total across these areas there is at least 300,000 tonnes of timber that will require to be transported from this wider location. These areas will all utilise this same route.

The point being that this road is both an existing and established timber transport route; and one that will be used for transporting timber over the next 35 years. It is therefore considered to be an appropriate choice of location from an access perspective.

Sustainability Benefits

As noted in the Supporting Planning Statement, there also significant sustainability benefits in selecting this location for the replacement facility as the majority of the company's sources of timber are located within the Scottish Borders area and an accessible location close to existing timber stocks was an important consideration from a sustainability perspective and to reduce haulage costs.

The majority of the staff employed by the Biomass company also live in the local area and the selection of this site offered further advantages in terms of a reduction in staff commuting distances and travel costs.

Estimated Vehicle Trips

In terms of vehicle trips to the new facility, it is anticipated that this would match the current trips experienced at the company's current Loanhead facility which has a maximum of 20 car trips per day (10 into/out of the site) and an average of 4-6 lorry trips per week into/out of site.

As confirmed above, and in the Supporting Planning Statement, there will be no sales to the public from the site and therefore very few, if any, visitor trips are expected.

In response to your queries about how the business will operate, including details of the type, size and frequency of traffic movements, and in particular the increase in HGV movements, our clients have calculated that the new facility could hold, at its peak, up to 4,000 tonnes of stored timber. However,

and in reality and in practical terms, it is expected that the site will store at most around 2,500 tonnes of timber at any time, which would primarily be sourced from the Borders area.

Based on the maximum figure of 4,000 tonnes of stored timber on the site, the number of HGV trips would equate to 160 truck loads into the site and 120 truck loads out as processed dry chips on an annual basis.

On this basis, the maximum HGV trips would be 300 trucks on the road per year, which is an average of 6 HGVs per week.

On the basis that the site holds a total of 2,500 tonnes of stored timber, which is more realistic, that would equate to 100 truck loads in and 75 truck loads out, which is a total of 175 trucks on the road per year, or an average of under 4 HGVs per week.

As noted above, these are not large numbers of HGV trips accessing the site.

If it would be of further assistance to your consideration of this proposal, our clients would be happy to arrange a visit of their existing facility at Pentland Mains Farm so you can see the extent and scale of the existing business operation and the type and size of vehicles being used.

Mitigation Measures

In view of the limited number of anticipated vehicle trips, and the fact that the existing public road has no existing restrictions and is currently used as a timber access route, no mitigation measures are considered to be necessary.

This is on the basis that the impact of the expected additional traffic movements on this road is not considered to be excessive or significant.

However, and should it be considered necessary to provide mitigation measures, we can confirm that our clients would be happy to discuss these with you and consider and provide any reasonable measures which are directly related to the proposed new use of this site.

Summary

We trust the above additional information will be of further assistance to your consideration of this planning application and provides the details you have requested.

We would welcome the opportunity to discuss these points with you once you have had a chance to review this information, and have also copied this email to Ranald Dods for his information.

Kind regards

John

John Handley

BSc (Hons), MRTPI

Director

John Handley Associates Ltd

Chartered Town Planning Consultants

E: john.handley@johnhandley.co.uk

M: 07826 870806