

Friday, 13 January 2023



Local Planner
Development Management
Scottish Borders Council
Newtown St. Boswells
TD6 0SA

Development Operations
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Cumbernauld Road
Stepps
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G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

Land North Of Belses Cottage, Jedburgh, Borders, TD8 6UR
Planning Ref:
Our Ref: DSCAS-0079046-Z2M
Proposal: 23/00034/PPP | Erection of dwellinghouse | Land North Of Belses Cottage Jedburgh 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 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.

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	Roads Planning Service	Contact e-mail/number:
Officer Name and Post:	Craig Johnston Roads Planning Officer	Craig.johnston@scotborders.gov.uk 01835 826856
Date of reply	27/02/2023	Consultee reference:
Planning Application Reference	23/00034/PPP	Case Officer: Alla Hassan
Applicant	Mr Kenneth Short	
Agent	Aitken Turnbull Architects Ltd	
Proposed Development	Erection of dwellinghouse	
Site Location	Land North Of Belses Cottage Jedburgh Scottish Borders	

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.

Background and Site description	
Key Issues (Bullet points)	
Assessment	<p>The submitted application discusses the possibility of the site taking access via the existing field access or via a new junction onto the B6400. I have concerns regarding these access options, but my overriding concern is on the principle of further development at Belses.</p> <p>There is a community to some extent in the wider Belses area, with sporadic groups of development along the B6400. There will no doubt be a desire for pedestrians to travel between these building groups, but there is no infrastructure in place to support this such as a footway or street lighting. The absence of a proper village environment means there is no justification for a local speed limit. These factors do not bode well for pedestrian movement between the groups and so I am not generally in favour of additions to the groups.</p> <p>When considering the access options for the dwelling, I have further concerns. The primary function of a derestricted 'B' class road such as the B6400 is to provide for the safe and expeditious movement of traffic and, as such, the number of direct accesses onto such roads should be limited. Therefore, I am opposed to the principle of new accesses onto the B6400 at this location.</p> <p>The alternative access proposal, utilising the existing field gate, has its own issues. The junction of the B6400 and the 'C' Class road, which this access is adjacent to, has restricted visibility due to its alignment when considering a vehicle waiting to turn right off the B6400. With the site access location so close to the public road junction it means fellow drivers are likely to be caught out by the manoeuvre of a car turning into the private access which could result in a minor collision. For a vehicle waiting to make a right turn out of the site, the visibility available to the driver is restricted by the fact he/she would have to look over their right shoulder to see any vehicle travelling west on the B6400. This is not a manoeuvre I am able to endorse.</p>

	<p>The applicant's Access Technical Note has indicated that the 85th percentile speeds at this location are 34.4 mph and 37.5 mph and then goes on to work out the visibility splay based on a pro-rata calculation. I would look for the splay to be based on the next standard speed up which is 70 kph (43 mph). This would result in a distance of 120m being required based on these results.</p> <p>Notwithstanding whether an acceptable access can be achieved, I must object to this application on the grounds that it would result in additional development within an area that does not have the appropriate road infrastructure to cater for it, particularly when considering pedestrians.</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
Reason for Objection:	<p>I object to this proposal, as it does not comply with the Council's Local Development Plan Policy PMD2, which seeks to ensure that a development has no adverse impact on road safety.</p>			

AJS