

From: Bruce Jackson [REDACTED]  
Sent: 05 January 2023 11:39  
To: DCConsultees  
Subject: 22/01824 Land south of Greywalls, Gattonside. Erection of dwelling house

CAUTION: External Email

The details of this application have been forwarded to the members of Melrose Community Council, and the following observations have been made.

It is noted that it is recommended that an archaeological assessment is made a condition of the application, and we would agree this is desirable. In addition it is not clear from the application what the visual impact of the proposed house will be, particularly from the south bank of the river, but presumably there will be a further application clarifying this and the more detailed drainage arrangements, and energy efficiency proposals.

Bruce Jackson

Vice-chair, Melrose Community Council

5 January 2023

Wednesday, 07 December 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](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Dear Customer,

**Land South And West Of Greywalls, , Gattonside, TD6 9LT**  
**Planning Ref: 21/00710/PPP**  
**Our Ref: DSCAS-0077627-YKC**  
**Proposal: 22/01824/PPP Erection of dwellinghouse with access, landscaping and associated works | Land South And West Of Greywalls Gattonside 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 Howden 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 Melrose 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.

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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-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](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,

Ruth Kerr  
**Planning Application Team**  
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."*

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 6th December 2022

Contact: Julie Hayward ☎ 01835 825585

Ref: 22/01824/PPP

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 27th 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 27th 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:** Mr & Mrs N & C Cameron

**Agent:** Ferguson Planning

**Nature of Proposal:** Erection of dwellinghouse with access, landscaping and associated works  
**Site:** Land South And West Of Greywalls Gattonside Scottish Borders

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b> Keith Elliott Archaeology Officer	<b>Contact e-mail/number:</b> <a href="mailto:Keith.Elliott@scotborders.gov.uk">Keith.Elliott@scotborders.gov.uk</a> 01835 824 000 ext 8886
<b>Date of reply</b>	06.12.2022	<b>Consultee reference:</b>
<b>Planning Application Reference</b>	22/01824/PPP	<b>Case Officer:</b> Julie Hayward
<b>Applicant</b>	Mr & Mrs N & C Cameron	
<b>Agent</b>	Ferguson Planning	
<b>Proposed Development</b>	Erection of dwellinghouse with access, landscaping and associated works	
<b>Site Location</b>	Land South And West Of Greywalls Gattonside 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>This application proposes the construction of a new house in the currently open ground to the south, and below, the house known as Greywalls in the land to the east of Gattonside village. This is currently open ground which at times been arable land; a series of archaeological cropmarks have been observed in the same ground further to the south.</p> <p>This archaeological consultation has been triggered by the nearby appearance of a number of entries mapped in the Historic Environment Record (HER) for the area.</p> <p>The application follows a previous application on which Archaeology Officer comments were earlier made last year (21/00710/PPP).</p>	
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Potential for archaeological sites to be encountered</li> <li>• Significance of those archaeological sites</li> <li>• Impact upon those archaeological sites</li> </ul>	
<b>Assessment</b>	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known, recorded and mapped across the area, be they Late Upper Palaeolithic lithic scatters and individual finds to more modern industrial complexes of buildings. Currently there are about 23559 entries in the record to date, but otherwise little change in the coverage of the immediate area of this application. My comments are, therefore, largely the same as for the previous application 21/00710/PPP.</p> <p>The application area is clearly shown in the submitted documentation. This is located south of the wooded slopes and adjacent properties, especially that known as Greywalls to the north. The area is shown by the old Ordnance Survey map editions from the mid-19<sup>th</sup> century onwards and at the base of the wooded slopes that utilised for other earlier, larger, houses of architectural note.</p> <p>Google Maps aerial photography, as well as that undertaken by Historic Environment Scotland, show the area of the application to be alternately set aside and in arable cultivation. The likes of the field being in crop, then at times the cropmarks of a number of features have been identified. These include the</p>	

	<p>cropmarks of pits, quarries as well as the furrows of rig and furrow (Canmore ID 361290); the nature of the pits is as yet unexplained. Additionally the lines of trackways have been digitised across the field to the south (Canmore IDs 343345, 343346 and 343347), one of which crossing the plot (and the area proposed for garden ground) of this development running north to south, as well as the find of a Roman coin made from somewhere in the general area (Canmore ID 11119). There is thus a moderate potential that further archaeological finds, features and/or deposits might be located in the area.</p> <p>On the application itself this is in total a substantial application. It includes works for the house (with the likes of foundation and service trenches), also the landscaping for garden and access roads, together with screening in the proposed mature hedges as well. Whilst only the trackway is so far recorded as an HER entry crossing the area it would be recommended that some form of evaluation work be undertaken across the whole of the area, whether that be geophysical survey or trial trenching, to examine if there are any further archaeological finds, features or deposits to be encountered in this area. The ground-based impacts of trenching to progress would be clear enough for impact, but further the creation of the garden ground would also likely mean the cessation of cropmarking in this area also, so this too would also need to be considered if an acceptable loss.</p> <p>Therefore whilst not objecting to the development in principle, it would be recommended that an archaeological evaluation condition be attached to any granted planning permission should this be granted consent. This would be in line with Scottish Planning Policy paragraph 150 and also the Scottish Borders Council Local Development Plan EP8 policy for archaeology for regional and local archaeological sites, as well as my previous recommendation to 21/007810/PPP.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	<p><b>ARCH02 Archaeology: Developer Funded Evaluation</b></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>			



<b>Recommended Informatives</b>	
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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	Flood & Coastal Management	<b>Contact e-mail/number:</b>
<b>Officer Name and Post:</b>	Flood Protection Officer - Duncan Morrison	<a href="mailto:dmorrison@scotborders.gov.uk">dmorrison@scotborders.gov.uk</a> 01835 826701
<b>Date of reply</b>	20 <sup>th</sup> December 2022	<b>Consultee reference:</b> 3370
<b>Planning Application Reference</b>	22/01824/PPP	<b>Case Officer:</b> Julie Hayward
<b>Applicant</b>	Mr & Mrs N & C Cameron	
<b>Agent</b>	Ferguson Planning	
<b>Proposed Development</b>	Erection of dwellinghouse with access, landscaping and associated works	
<b>Site Location</b>	Land South And West Of Greywalls Gattonside 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.***

<b>Background and Site description</b>	
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Assessment</b>	<p>In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water &amp; Coastal Hazard Map (Scotland) known as the “third generation flood mapping” prepared by SEPA indicates that the site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.</p> <p>The Indicative River &amp; Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given.</p> <p>Due to copyright restrictions I cannot copy the map to you however, if the applicant wishes to inspect the maps they can contact me to arrange a suitable time to view them.</p> <p>Review of the SEPA flood maps indicate that the Southern part of the house is partially within an area of medium to high risk of both fluvial and pluvial flooding. The indicated surface water flood risk covers 1:10 year and 1:200 year flood events. The fluvial flood risk is indicated for a 1:200 year flood event.</p> <p>Due to the indicated flood risk and the fact that the indicative mapping does not account for climate change, I would require that a Flood Risk Assessment (FRA) is undertaken and submitted with a detailed planning application.</p> <p>The FRA is required to establish a 1 in 200 year plus 59% climate change flood level on the site and to assess if the new development would be at risk of fluvial or pluvial flooding. The FRA should also show if and how much flood plain storage would be lost.</p>

	<p>Should the FRA show that compensatory storage is required the FRA should include measures to provide this.</p> <p>The FRA should provide details of the flood risk associated with a 1 in 200 year plus climate change flood event at this site and any level and survey information should be provided in metres Above Ordnance Datum.</p> <p>The FRA should include:</p> <ul style="list-style-type: none"> <li>• Flow velocities</li> <li>• Flood depths</li> <li>• Flow paths</li> <li>• Details of mitigation measures to reduce flood risk including details of compensatory storage</li> </ul> <p>Ideally a Finished Floor Level (FFL) above the 1 in 200 year plus climate change level should be developed with an appropriate allowance for freeboard.</p> <p>Alternatively, the dwellinghouse could be located further North on the site away from the indicative flooding extents, in which case a FRA may not be required.</p> <p>Please note that this information must be taken in the context of material that this Council holds in fulfilling its duties under the Flood Risk Management (Scotland) Act 2009.</p>			
<b>Recommendation</b>	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> Further information required
<b>Recommended Conditions</b>	<p>A Flood Risk Assessment shall be required as part of any subsequent detailed application. Reason: To ensure the Flood Risk is mitigated as far as possible.</p>			
<b>Recommended Informatives</b>				

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Roads Planning Service</b>		
<b>Officer Name, Post and Contact Details</b>	<b>Alan Scott Senior Roads Planning Officer</b>		<a href="mailto:ascott@scotborders.gov.uk">ascott@scotborders.gov.uk</a> <b>01835 826640</b>
<b>Date of reply</b>	13 <sup>th</sup> January 2023	<b>Consultee reference:</b>	
<b>Planning Application Reference</b>	22/01824/PPP	<b>Case Officer:</b> Julie Hayward	
<b>Applicant</b>	Mr Mrs Cameron		
<b>Agent</b>	Ferguson Planning		
<b>Proposed Development</b>	Erection of dwelling		
<b>Site Location</b>	Land at Greywalls, Gattonside		
<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>			
<b>Background and Site description</b>			
<b>Key Issues (Bullet points)</b>			
<b>Assessment</b>	<p>In terms of access on to the public road, I have no objections to this proposal. The existing junction is surfaced to an acceptable standard for a new dwelling and has adequate visibility where it meets the public road. There has been concerns raised by this section relating to pedestrian access from proposed development along this section of road and the village and whilst there is no formal footway serving this site, there is an informal path nearby which then ties in with the adopted footways within the village. A link will be required from the proposed access to the existing path which will assist with lowering the reliance on a motor vehicle for the residents. The main concern I have relates to the gradients of the access track. Any detailed application should include details of the access track which show the proposed gradients, surfacing and drainage.</p> <p>Given the previous concerns raised regarding pedestrian routes from the areas to the east of the current site, and the layout of existing paths, this may be an opportunity for all land owners to work together to provide a continuous route from the existing path to the west of the access, through the existing site to the properties to the east of the site.</p>		
<b>Recommendation</b>	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b> <input type="checkbox"/> Further information required
<b>Recommended Conditions</b>	<p>Parking and turning for a minimum of two vehicles, excluding any garages, must be provided within the curtilage of the property prior to occupation and be retained in perpetuity thereafter. Reason: To ensure the development hereby approved is served by an appropriate level of parking.</p> <p>Engineering details of the access track should be submitted to, and approved in writing by, the Planning authority prior to commencement of development.</p>		

	<p>Thereafter the approved details must be implemented prior to occupation of the dwelling. Reason: To ensure the development hereby approved is served by an appropriate form of access.</p> <p>Details of a pedestrian route from the junction of the access and the public road to the existing pedestrian route to the west of the access must be submitted to, and approved in writing by, the Planning authority prior to commencement of development. Thereafter the approved route to be constructed prior to occupation of the dwelling. Reason: To ensure the development hereby integrates with the existing pedestrian network accordingly.</p>
<b>Recommended Informatives</b>	<p>The gradients for the access should be 1 in 15 maximum for the initial 6m from where it meets the public road and for the parking turning area proposed and 1 in 8 for the intervening section.</p>

**Signed: DJI**