

Friday, 21 July 2023



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,

Garden Ground Of Glenbield, Redpath, Earlston, TD4 6AD
Planning Ref: 23/01014/FUL
Our Ref: DSCAS-0090961-GYG
Proposal: Erection of dwellinghouse

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.

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 5kg 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,

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."

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

Comments provided by	SR Heritage & Design Officer	
Date of reply	03/08/23	
Planning Application Reference	23/01014/FUL	Case Officer: JH
Proposed Development	Erection of dwellinghouse	
Site Location	Garden Ground of Glenfield, Redpath	
<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 and on the basis of the information provided. 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	The site is located in Redpath Conservation Area. Redpath Village Hall is set relatively close to the application site, and is the only listed building in the conservation area.	
Principal Issues (not exhaustive)	<p>The principal legislative and policy considerations from a heritage perspective in this case are;</p> <ul style="list-style-type: none"> • Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that local planning authorities ensure that, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of any buildings or other land in a conservation area in fulfilling its planning functions. • Scotland’s rich heritage, culture and outstanding environment are national assets which support our economy, identity, health and wellbeing (NPF4). • Policy 7 of the NPF4 seeks to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. It recognises the social, environmental and economic value of the historic environment, to our economy and cultural identity. • Policy 7 (a) indicates that proposals should be informed by national policy and guidance on managing change in the historic environment. The Managing Change documents are available from Historic Environment Scotland’s website. • Part (d) indicates that proposals in or affecting conservation areas will only be supported where the character of appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the: architectural and historic character of the area; existing density, built form and layout; and context and siting, quality of design and suitable materials. • Historic Environment Policy for Scotland sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. Relevant policies include: <ul style="list-style-type: none"> ○ HEP4: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where 	

	<p>appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.</p> <ul style="list-style-type: none"> • The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes (Policy EP9). • Design Statements will be required for all applications for alterations, extensions, or for demolition and replacement which should explain and illustrate the design principles and design concepts of the proposals (Policy EP9). <p>Therefore, the principal consideration(s) from a heritage perspective from this case are;</p> <ul style="list-style-type: none"> • Whether the proposed works would preserve or enhance the historic character and appearance of the Conservation Area 			
Assessment	<p>The density of development within Redpath conservation area varies, although overall it retains a spacious, rural character. High density sections tend to be comprised of row houses / attached properties rather than detached properties. The area is generally characterised by houses set parallel to the street; the few gables fronting the road are garages/ancillary buildings rather than dwellings.</p> <p>The proposed property is detached and set very close to another detached property in the conservation area. It is set at right angles to the road and extends significantly into the plot. The density, layout, form and design of development that would be created would therefore not be characteristic of the conservation area.</p> <p>The area to the front of the property is characterised by high levels of vegetation which give a sylvan and rural character to the conservation area. The space available for parking and necessary access to the proposed property would significantly impact this.</p> <p>A path runs to the side of the property. This path/track is shown on historic maps from at least the first OS map (1843-1882). The width of the track would be reduced by the proposal. The proposed fence and the depth of the property would be apparent in the public realm.</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	
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**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Roads Planning Service		
Officer Name, Post and Contact Details	Alan Scott Senior Roads Planning Officer		ascott@scotborders.gov.uk 01835 826640
Date of reply	24 th August 2023	Consultee reference:	
Planning Application Reference	23/01014/FUL	Case Officer: Julie Hayward	
Applicant	Mr K Robertson		
Agent	Stuart Davidson Architecture		
Proposed Development	Erection of dwelling		
Site Location	Glenbield, Redpath		
<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>Whilst I have no objections to the principle of a dwelling in the garden ground of this property, I have concerns regarding the layout proposed. It is our policy to look for two parking spaces to be provided for new build dwellings such as this and whilst the layout indicates two, I am not satisfied these will operate satisfactorily due to the constrained nature of the layout and site. The bay immediately adjacent to the access has no room for vehicular manoeuvrability due to the adjacent hedging and PU apparatus. The bay in front of the house is in such a location it is unlikely a car will get into it as shown, the result being it will not allow a second vehicle into the area in front of the access.</p> <p>Until it can be demonstrated that parking for two vehicles can be accommodated, I will not be able to support the proposal. To provide these bays may require the dwelling to be moved back further into the plot, thus allowing more room at the front to accommodate the parking.</p>		
Recommendation	<input checked="" 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
Reason for refusal	The development proposed does not comply with Policies PMD2 and IS7 with regards access safety and parking.		

Signed: DJI