



Bonchester Bridge

Contaminated Land Preliminary Risk Assessment

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1. Introduction

1.1 Project Background

- 1.1.1 A Contaminated Land desk study was undertaken of the site of a proposed development at the Land North West of Town O'Rule Farmhouse Bonchester Bridge Hawick Scottish Borders. The site location is shown on Figure 1.1.
- 1.1.2 This assessment is required to inform a planning application associated with the construction of a new dwellinghouse and associated outbuildings, including a revised access road to the farm buildings.
- 1.1.3 To assess the potential contamination of the site a desk study was carried out in addition to a walkover of the site which was undertaken on 16th March 2018.

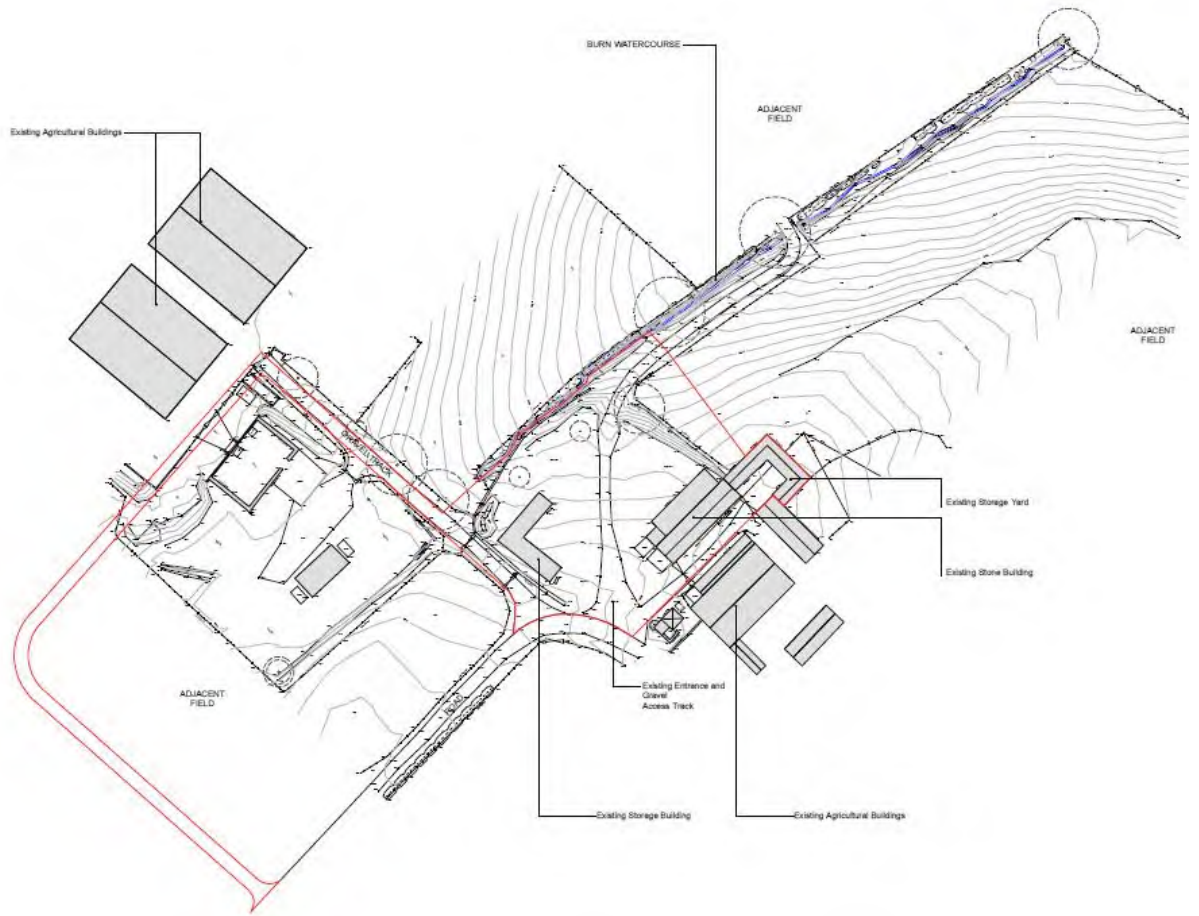
1.2 Information Sources

- 1.2.1 All information contained within this report has been compiled through a review of data gathered from the following sources:
- Regulatory and government bodies, e.g. Scottish Environment Protection Agency, British Geological Survey.
 - Historical mapping
 - Envirocheck environmental data
 - Site walkover observations

1.3 Scope of Works

- 1.3.1 The works which were undertaken to inform the preparation of this contaminated land preliminary risk assessment were as follows:
1. Review the development history of the site from the available historical maps, to identify previous uses which might result in contamination issues;
 2. Undertake an environmental database search to assess the environmental setting of the site;
 3. Undertake a site walkover survey of the site and its surroundings to assess existing conditions in terms of topography, ecology, evidence of surface water or groundwater, evidence of surface contamination, access issues and evidence of buried or overhead services, noting pertinent features identified from the Envirocheck report and historical review;
 4. Undertake an environmental database search to assess the environmental setting of the site. The report identifies potentially sensitive receptors and collates information on the environmental setting;
 5. Undertake a qualitative risk assessment of potential contamination issues at the site. The qualitative risk assessment includes the development of a conceptual model for the site and identifies any Significant Pollutant Linkages which may be present;
 6. Draw conclusions from the study and provide recommendations on further actions and investigations which are likely to be required.

Figure 1.1 Location Plan



2. Geographical Characteristics

2.1 Location

2.1.1 The study area, hereinafter referred to as 'the site', is approximately 0.58 hectares in size and is located approximately 7.4 miles to the east of Hawick town centre, in the Scottish Borders. The site is predominantly comprised of disused agricultural buildings, areas of grassland and agricultural machinery. There is an private, unadopted agricultural access track which provides access to the farm buildings from the D63. Hallrule Burn, a tributary of the River Teviot, runs parallel to the proposed development site and flows in a northerly direction. The approximate National Grid Reference for the site centre is 358710, 613550.

2.2 General Area Description and Adjacent Land Uses

2.2.1 The surrounding area is comprised majorly of residential and agricultural land uses. To the north of the site are areas of open grassland as well as small pockets of tree plantations that can also be seen in the distance in all cardinal directions. Agricultural operations associated with the site are located to the south and west of the proposed development and include agricultural fields and sheep barns. Two residential houses are located east of the site when exiting the site using the gravel access road onto the D63. The table below summarises the land use in each direction of the site.

Direction	Use
North	Sheep barns associated with Town O' Rule Farm. Open grasslands and plantations in the distance.
East	Small group of residential units.
South	Agricultural fields and access to a main road.
West	Agricultural fields associated with Town O' Rule Farm.

2.3 Walkover Survey

2.3.1 A site walkover was undertaken on the 16th March 2018 by Kayleigh Houlsby BSc MSc and Peter Gillan MA. The report has been Quality Assured by Allen Creedy MRTPI FIEMA. Photographs from the walkover are included in Appendix A.

2.3.2 The access track onto the site (Photograph 1) splits into three roads with one option leading to the proposed development site north east of the track. This area predominantly comprises of bare earth (Photograph 2) likely due to the use of the track by agricultural vehicles accessing into/ egressing from the site. The stone cottage, which will be retained, refurbished and converted as part of the proposed development, currently has a single-storey extension which is constructed of a mixture of stone and corrugated metal sheets (Photograph 3). The extension is in a state of disrepair, with numerous broken doors and windows observed. The extension is proposed to be demolished as part of the proposed development. Existing and proposed site plans are included at Figures 2.1 and 2.2, respectively. Various agricultural buildings and residential properties are located to the east of the site (Photograph 4). At the time of the site walkover, many of the agricultural buildings were either empty or were being used to store agricultural paraphernalia. To the

north of the site, the land levels there is a marked decrease in the downward slope in the topography of the land. The land to the north of the site comprises semi improved grassland (Photograph 5). To the west of the site there are two large barns with sheep present and an old storage tank which appeared to be disused (Photographs 6 and 7). Approximately 35m to the west of the site of the proposed dwelling is a watercourse known as Hallrule Burn (Photograph 8) which flows in a northerly direction.

2.3.3 To the southwest of the site is an agricultural field associated with Town O' Rule farm (Photograph 9). The wider surrounding landscape is a mix of agricultural land and woodland plantations with a small group of residential properties located to the east of the site.

2.4 Site Topography and Drainage

2.4.1 The current land for the proposed development is predominantly bare ground, clearly used by vehicles. Directly north of the proposed development is a watercourse, known locally as Hallrule Burn, flowing in a northerly direction. The area upon which the proposed dwelling would be situated is relatively flat. The land to the north of the site slopes downward steeply. There is timber post fencing around the slopes presumably to mark their presence.

2.4.2 Manholes were not observed during the site walkover but could have been obscured by patches of overgrown vegetation or in areas where there was no access. Surface water and groundwater flow is likely to follow topography to the north in the direction of both Hallrule Burn and the River Tweed.

Figure 2.1 Existing Site Plan

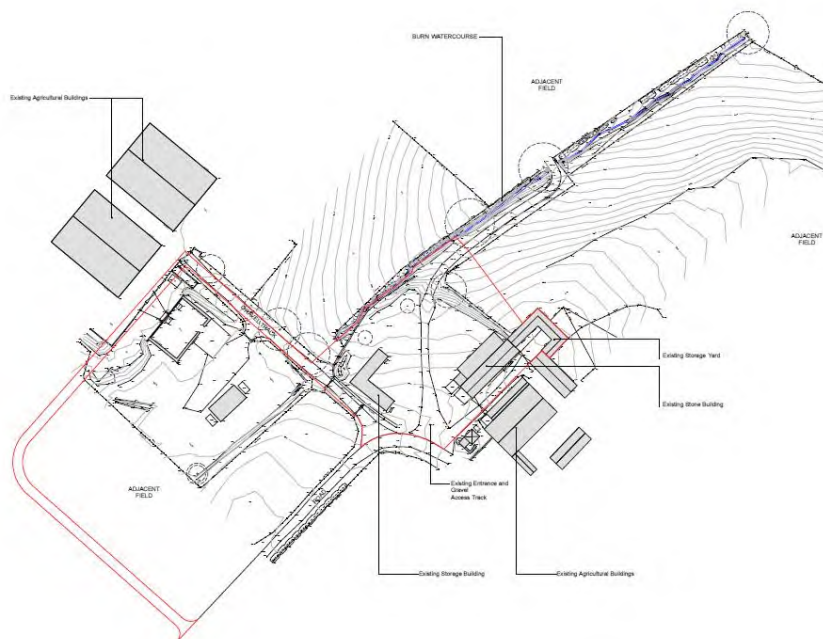
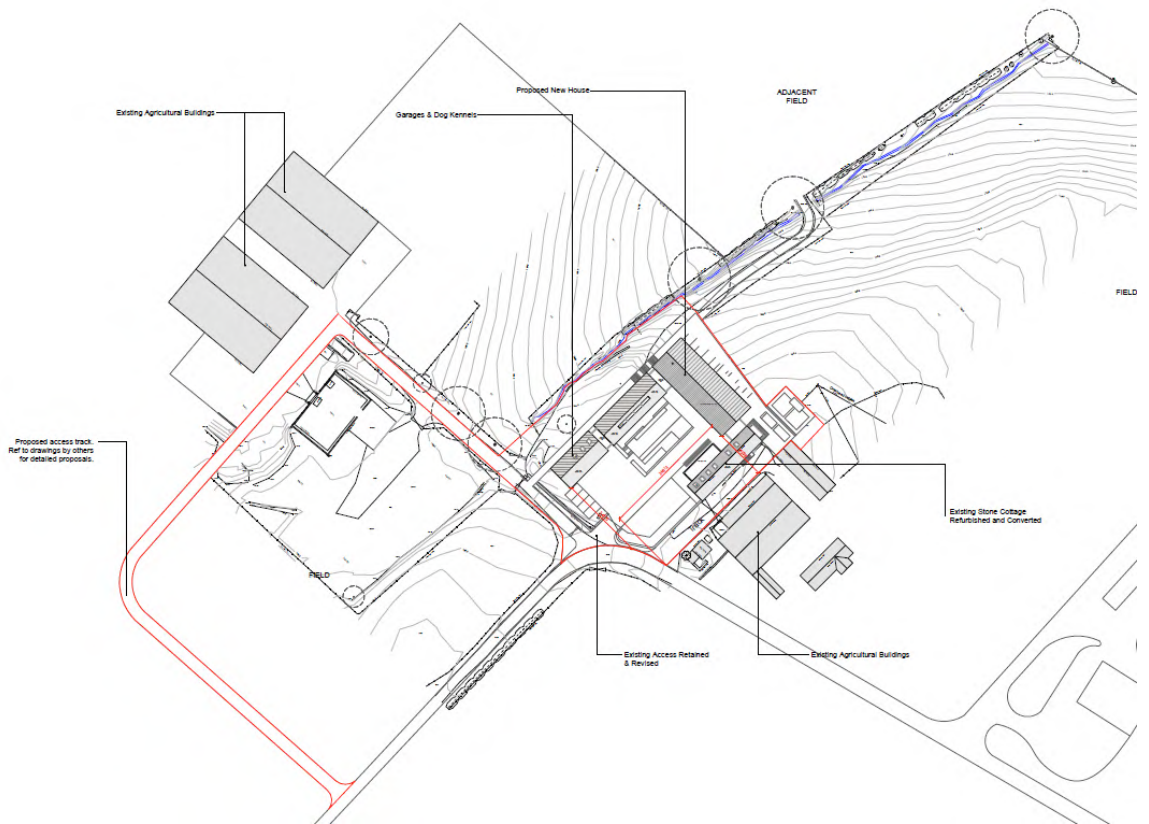


Figure 2.2 Proposed Site Plan



3. Site History

3.1 General

3.1.1 In order to establish the site history an inspection was made of historical maps, dating between 1863 and 2018. A summary of the information is provided below and a copy of the maps is included as Appendix 2. It is not the intention of this report to describe in detail all of the changes that have occurred on or adjacent to the site, only those pertinent to the proposed development.

Map Dates	On-site Features	Relevant off-site features
1863	The site is largely undeveloped with some buildings.	Large areas of woodland and open space surrounding the site. Hallrule house and farm is situated north East of the site. Hallrule mill is located in an easterly direction of the site. Weens Cottages situated South of the site. Hallrule Burn River flows north of the site whilst the River Tweed flows south east of the site. There is a dam built on the Hallrule Burn River North East of the site.
1899	Town O'Rule Cottages have been constructed near the Southern portions of the site. A tank has also been developed on site.	Reservoir has been constructed South of the site along with several plantations and a post office. There is a well North of the site.
1923	Little to no change has occurred within the site.	Several tanks have been developed North of the site. Two Quarries have been labelled South of the site.
1951	Little to no change has occurred within the site.	Little to no change has occurred within the surrounding areas of the site.
1957	Little to no change has occurred within the site.	One Quarry South of the site is no longer labelled on the map.
1970	Little to no change has occurred within the site.	Both quarries South of the site are now no longer marked on the map.
1990	Little to no change has occurred within the site.	Little to no change has occurred within the surrounding areas of the site.
2001	Two buildings have been erected just North West off the site boundary.	Little to no change has occurred within the surrounding areas of the site.
2006	Little to no change has occurred within the site.	Little to no change has occurred within the surrounding areas of the site.
2018	Little to no change has occurred within the site.	Little to no change has occurred within the surrounding areas of the site.

3.2 Summary of Site History

- 3.2.1 The site is situated in a predominantly rural environment with little change to its land use historically. The site has remained largely unchanged with the exception of the erection of Town O’Rule cottages approximately 195m to the southeast of the site and a storage tank being developed directly on site in 1899. The site then went unchanged until 2001 where historical mapping shows the erection of two further buildings.
- 3.2.2 The areas surrounding the site in all directions have mainly been associated with large vegetation plantations, isolated dwellings and infrastructure associated with rural residential living and agricultural uses such as storage tanks, farms and mills. The site shows signs of small industrial and residential expansion such as the erection of a post office, reservoir and quarries between 1899 and 1923 but has otherwise remained largely unchanged.

3.3 Potential Contamination Sources

- 3.3.1 Based on the historical maps, available environmental data and the site walkover survey, the following potential on-site historical contamination sources have been identified within the site boundary:
- Possible made ground associated with the construction of properties located on site.
 - Activities associated with residential and farm use of the site, e.g. storage tanks, slurries, sewage discharge, agricultural chemicals.
- 3.3.2 Based on the historical maps, available environmental data and the site walkover survey, the following potential sources of off-site contamination have been identified:
- Old quarries
 - Mill
 - Industrial land usage associated with agriculture such as storage tanks and adjacent farms.
- 3.3.3 Through consideration of industry types, proximity to the study site, history of features, local topography, and direction of surface and groundwater flow, only potential made ground associated with previous constructions and activities associated with agricultural use on site will be considered within this Preliminary Risk Assessment as a potential source for contamination.

4. Environmental Setting

4.1 Introduction

4.1.1 Public register information was obtained through the Envirocheck Report Datasheets provided by the Landmark Information Group. Anticipated geological, hydrogeological and mining conditions within the site were established using information from the British Geological Survey (BGS) 1:50,000 scale online geological map, data supplied in the Envirocheck Report and the Hydrogeological Map of Scotland (1:625,000). The main data included within the Envirocheck Report is listed below:

1. Agency & Hydrological: records of environmental agency and local authority consents or authorised processes particularly specific to the water environment;
2. Geological: potential ground stability hazards and available records of mining or quarrying, not a full Coal Authority Mining Report;
3. Waste: local authority recorded and registered waste disposal, transfer or management sites;
4. Industrial Land Use: a record of contemporary trade and fuel station entries;
5. Sensitive Land Use: a record of designated sites such as NVZs, Ramsar sites and SSSIs.

4.1.2 As the information collated within the Envirocheck report is extensive, only relevant site-specific information is summarised within the following sections of the report. All information provided is either on site or within a 1000m buffer from the specified site.

4.2 SEPA Consultation

4.2.1 The Scottish Environment Protection Agency (SEPA) was asked to provide any information on the following at or within 1km of the site:

- any authorisations or enforcement notices under the Groundwater Regulations;
- any pollution incidents to the Water Environment;
- any contaminated land uses at or in the site vicinity;
- any former or existing landfills.

4.2.2 The response from SEPA (dated 7th March 2018) did not identify any records of any incidents pertaining to the above, but did recommend that the local authority was contacted regarding contaminated land uses on or adjacent to the site. The response from SEPA is provided within Appendix 3.

4.3 Local Authority

4.3.1 In preparing this report the Scottish Borders Council Contaminated Land Officer (CLO) was consulted to request available information on potential contamination issues in the vicinity of the site. Agricultural operations were acknowledged and this may have resulted in the contamination of the land, however, it is noted that the main operations are east of the study area and that there was no information on the operations directly onsite available through the local authority. The response from the local authority is provided within Appendix 3.

4.4 Sensitive Land Use

- 4.4.1 The Envirocheck report identified a Special Area of Conservation (SAC), associated with the River Tweed, approximately 500m offsite. Details are limited but an entry included within the Scottish National Heritage website indicates that the designation is associated with the protection of freshwater fish and mammals.

4.5 Geology and Mining

- 4.5.1 The Envirocheck Report Datasheets describe the site as being “in an area that might not be affected by coal mining”. Mining within the surrounding area to the site is not evident on the geological or historical maps therefore it was not considered that contamination arising from the winning and mining of coal is unlikely to have occurred at the site.
- 4.5.2 The historical map review (Section 3) identified two quarries to have been worked over 1000m south of the site between 1923 and 1957, which are no longer identified on the historical maps by 1970. The nature of the materials which were quarried is not known.
- 4.5.3 Available mapping shows the site to compose of low permeability drift deposits which include till, head, peat, lacustrine deposits, clay-with-flints and brick earths. Superficial Deposits formed up to 3 million years ago in the Quaternary Period where the local environment was previously dominated by ice age conditions. These rocks were formed in cold periods with Ice Age glaciers scouring the landscape and depositing moraines of till with outwash sand and gravel deposits from seasonal and post glacial meltwaters. Geological mapping indicates the solid geology beneath the site to comprise of Carboniferous Igneous rocks.

4.6 Hydrology and Hydrogeology

- 4.6.1 There is a small watercourse known locally as the Hallrule Burn which runs parallel to the western boundary of the proposed development and flows in a northerly direction and two larger watercourses are located running either side of the site; to the first is located approximately 345m to the west of the site; the other is located approximately 650m to the east of the site. The online Scottish Environmental Protection Agency (SEPA) flooding map indicates the site does not lie in an area considered to be at risk of flooding from the fluvial or surface water flooding.
- 4.6.2 The Hydrogeological map of Scotland indicates that the site has a geological classification of a Major or Highly Permeable Aquifer - Highly permeable strata usually with a known or probable presence of significant fracturing of rocks. The soil classification indicates that there is Soils of high Leaching Potential on site - Soils with little ability to attenuate diffuse source pollutants and in which non-absorbed diffuse source pollutants and liquid discharges will percolate rapidly.
- 4.6.3 Neither SEPA or the Envirocheck report identified any groundwater abstraction points within 1km of the site.
- 4.6.4 There are three discharge consents held by various parties with the closest located approximately 591m away from site. These were also acknowledged by SEPA in their consultation response.

4.7 Landfill Sites and Waste Management

- 4.7.1 The Scottish Borders Council had no available landfill data to supply regarding the site. The Envirocheck report did identify an area of potentially infilled land located

approximately 916m southwest of the site. This was also identified during the consultation with the local authority and was identified to be a pond. The infill materials are unknown.

4.8 Industrial Land Use

4.8.1 A number of points of interest were highlighted in the Envirocheck report regarding public infrastructure and manufacturing and production with features such as tanks, weirs and two sluices. The features which are nearest to the site include storage tanks and a slurry, approximately 100m to the west of the site.

4.9 Soil Chemistry

4.9.1 The Envirocheck Report identified the British Geological Survey estimated soil chemistry to be <15 mg/kg for arsenic concentrations, <1.8 mg/kg for cadmium concentrations, 60 – 90 mg/kg for chromium concentrations, <100 mg/kg for lead concentrations and 15 – 30 mg/kg for nickel concentrations.

4.10 Radon

4.10.1 The Envirocheck Report identified that no radon protective measures are necessary in the construction of new dwellings or extensions as “the property is in a lower probability radon area, as less than 1% of homes are above the action level”.

5. Site Conceptual Model

5.1 Introduction

5.1.1 In order for a site to constitute Contaminated Land, as is defined in the 1990 Environmental Protection Act, a significant pollutant linkage must be identified between the source of contamination and a sensitive receptor via an appropriate environmental pathway. The degree of significance of a pollutant linkage depends on a number of factors including the hazardous nature of the source, the type of pathway (such as direct contact with contaminants), and the sensitivity of the receptor. A detailed consideration of all the potential pollutant linkages at a site is commonly known as a Conceptual Model.

5.2 Sources of Contamination

5.2.1 Potential sources of contamination at or in the vicinity of the site have been identified as:

- Possible made ground associated with the construction of properties located on site.
- Activities associated with residential and farm use of the site, e.g. storage tanks, slurries, sewage discharge, agricultural chemicals.
- Off-site sources of contamination from potentially contaminative sources which have historically operated in the surrounding area (e.g. former Quarry pits). Given the surrounding area has predominantly been residential, the risk to the site from off-site sources is considered to be low and will not be evaluated in the risk assessment.

5.3 Pollution Pathways

5.3.1 The key pathways and receptors considered for the remainder of this section have been identified on the basis that no remedial measures are to be carried out (in order to determine the likely risks without remediation). The principal exposure pathways on the site are considered to be:

- Exposure of site users to near-surface contamination (through ingestion, inhalation and dermal routes).
- Aquifer - leaching and vertical migration of contamination.
- Uptake of contamination by plant roots.
- Surface Water Runoff.
- Vertical and lateral migration of ground gas into buildings and service entries such as manholes.

5.4 Key Receptors

5.4.1 Potential receptors at the site are as follows:

- Humans: The site currently comprises of residential buildings and farming. Site visitors, construction workers and residents are therefore considered to be potential receptors.

- **Surface Water:** There is a small surface water body located just North of the site (online Scottish Environmental Protection Agency Flooding Map) and two rivers located off-site.
- **Aquifer:** The site is in close proximity to both the river Tweed and the Hallrule Burn River. The Hydrogeological map of Scotland indicates that the site has a geological classification of a Major or Highly Permeable Aquifer. In consideration of the location of the site and the local geology, it is likely that any groundwater flow within the bedrock and localised sands and gravels will be in the direction of the Hallrule Burn River located north west of the site. No groundwater abstraction points have been identified within 1km of the site.
- **Fauna and Vegetation:** The site is rurally located and predominantly surrounded by a mix of arable fields and woodland plantations.
- **Buildings and Services:** The site is mainly residential with surrounding farmland. Associated services and a drainage network are likely to be present within the site in addition to the area adjacent to the north east and south associated with nearby residential properties and farming.
- **Adjacent land uses:** The surrounding site is again very rural with residential areas and farmland.

5.5 Risk Assessment

5.5.1 A qualitative risk assessment has been made of the likelihood of any pollutant linkage operating and its potential significance and the potential environmental risk has been assessed based on the 'source-pathway target' pollutant linkages identified.

- **Low risk** – it is unlikely that an issue will arise with respect to causing significant harm to human health or controlled waters.
- **Medium risk** – it is possible that an issue could arise with respect to causing significant harm to human health or controlled waters.
- **High risk** – it is likely that an issue will arise with respect to causing significant harm to human health or controlled waters.

Source	Pathway	Receptor	Severity of Pollutant Linkage	Probability of Pollutant Linkage	Risk Classification
Possible made ground associated with the construction of properties located on site.	1. Direct Contact (ingestion, inhalation and dermal)	Humans (1)	Medium	Low	Low
	2. Aquifer (leaching and migration into groundwater)	Aquifer (2, 3)	Medium	Low	Low/ Moderate
	3. Surface Water Runoff	Adjacent Land Uses (1, 2, 3)	Medium	Low	Low
	4. Plant Root Uptake 5. Migration of ground gas	Fauna and Vegetation (4)	Low	Low	Low

	into buildings and service entries 6. Surface Contact to buildings and service entries	Buildings and Services (5, 6)	Low	Low	Low/ Moderate
		Surface Water (2, 3)	Medium	Low	Low
Activities Associated with residential and farm use of the site e.g. storage tanks, slurries, sewage discharge, agricultural chemicals	1. Direct Contact (ingestion, inhalation and dermal) 2. Aquifer (leaching and migration into groundwater) 3. Surface Water Runoff 4. Plant Root Uptake 5. Migration of ground gas into buildings and service entries 6. Surface Contact to buildings and service entries	Humans (1)	Medium	Low	Low
		Aquifer (2, 3)	Medium	Low	Low/Moderate
		Adjacent Land Uses (1, 2, 3)	Medium	Low	Low
		Fauna and Vegetation (4)	Low	Low	Low
		Buildings and Services (5, 6)	Low	Low	Low
		Surface Water (2, 3)	Medium	Low	Low/Moderate

5.5.3 At this stage, considering the sites operations to have been consistent and the likely characteristics of any made ground present, the risk of contamination associated with the site is generally considered to be low.

6. Conclusions and Recommendations

6.1 Conclusions

- 6.1.1 The purpose of this Desk Study was to consider a potential development site at Town O' Rule farm, located in the Scottish Borders, with respect to Part IIa of the Environmental Protection Act 1990 and its potential to constitute contaminated land.
- 6.1.2 Outline recommendations for works required to address areas of contamination risk have been made and are detailed in Section 6.4 below.

6.2 Environmental Protection Act (1990) Part IIa

- 6.2.1 A review of the data presented within this report has identified the potential presence of contamination within the site, associated with the agricultural use of the site.
- 6.2.2 Considering the site to be largely undeveloped and the likely characteristics of any made ground present, the risk associated with the site is generally considered to be low, although there is considered to be a Low/Moderate risk associated with the potential for contamination to enter the water environment, given that the proposed development is located adjacent to a small stream and the aquifer having been identified as highly permeable. It is considered unlikely that the site would constitute Contaminated Land, as defined in Part IIa of the Environmental Protection Act.

6.3 Proposed Use

- 6.3.1 The proposed use of the site is consistent with the current residential and agricultural operations that are undertaken currently on and adjacent to the site. The risk associated with the site is considered to be Low/Moderate, associated with risks to the water environment, and the current agricultural use. This is mainly due to the geological characteristics on site in addition to the close proximity of the development to a small flowing water body.

6.4 Recommendations

- 6.4.1 It is recommended that all works and future development should be undertaken in accordance with best practice, e.g. NetRegs Guidance for Pollution Prevention (GPPs) to ensure that the waterbodies and watercourses within the site area are not adversely impacted by the proposed works.

7. Appendix 1: Site Walkover Photographs

7.1 Photograph 1



7.2 Photograph 2



7.3 Photograph 3



7.4 Photograph 4



7.5 Photograph 5



7.6 Photograph 6



7.7 Photograph 7



7.8 Photograph 8

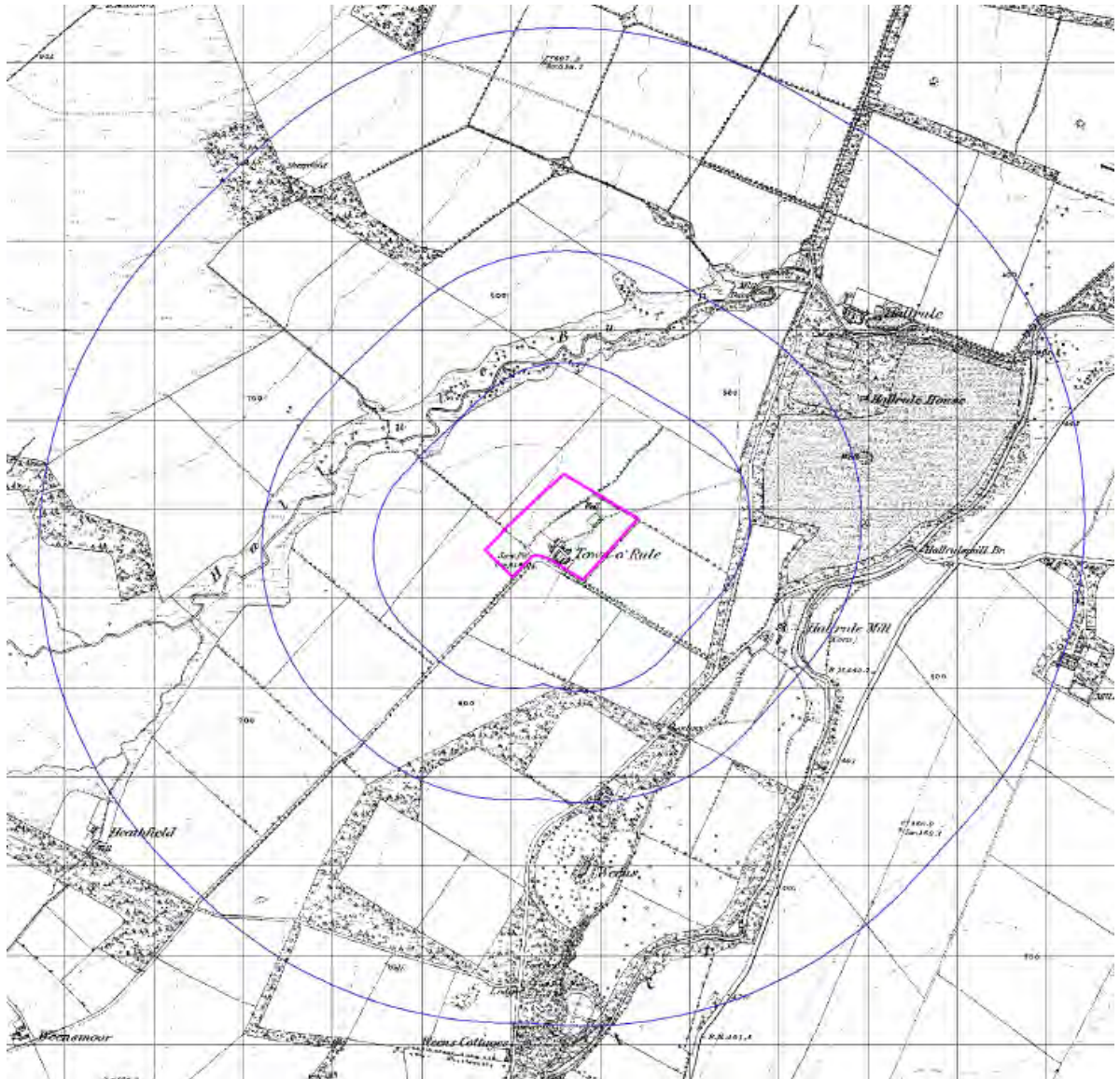


7.9 Photograph 9

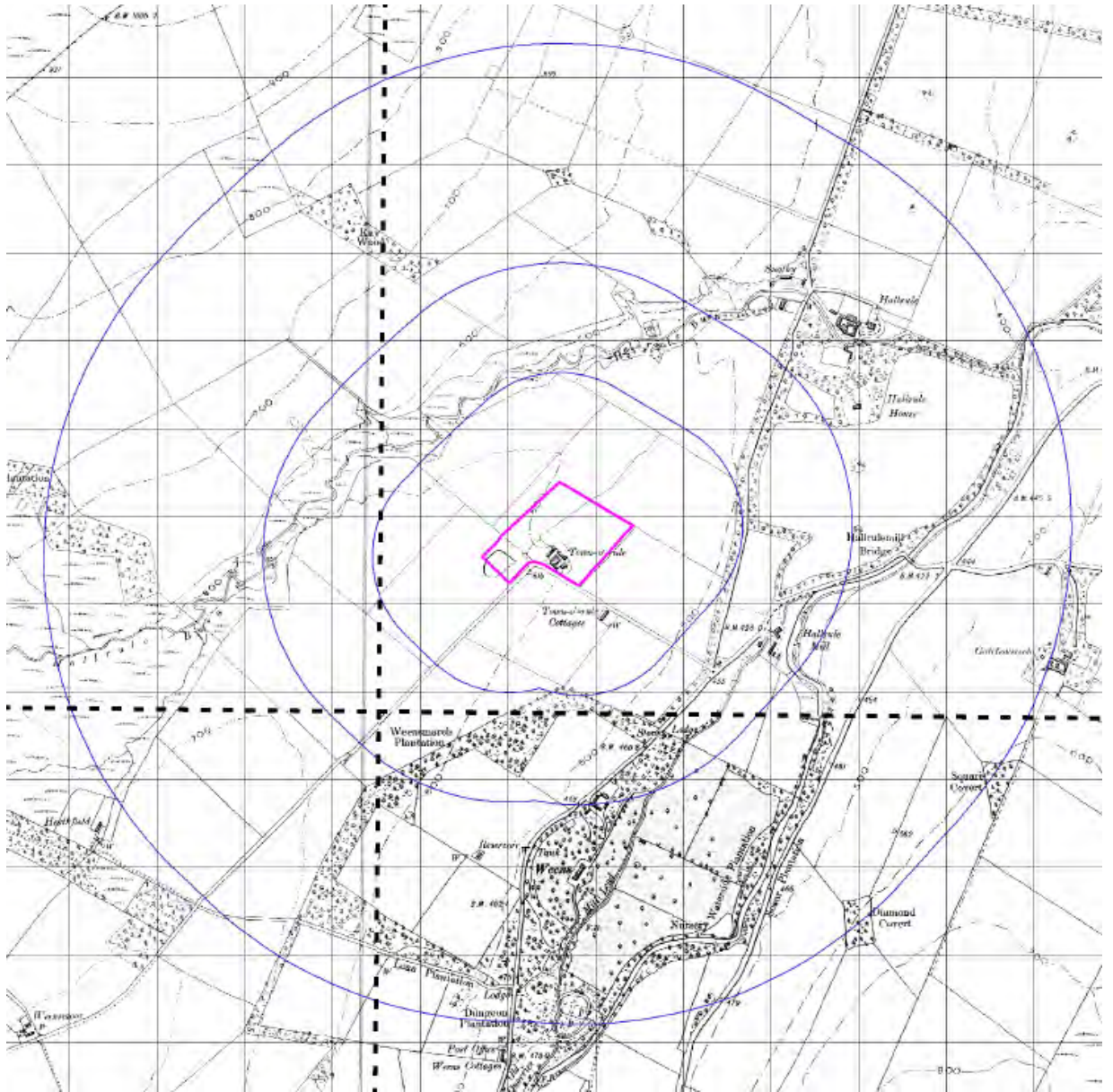


8. Appendix 2: Historical Maps

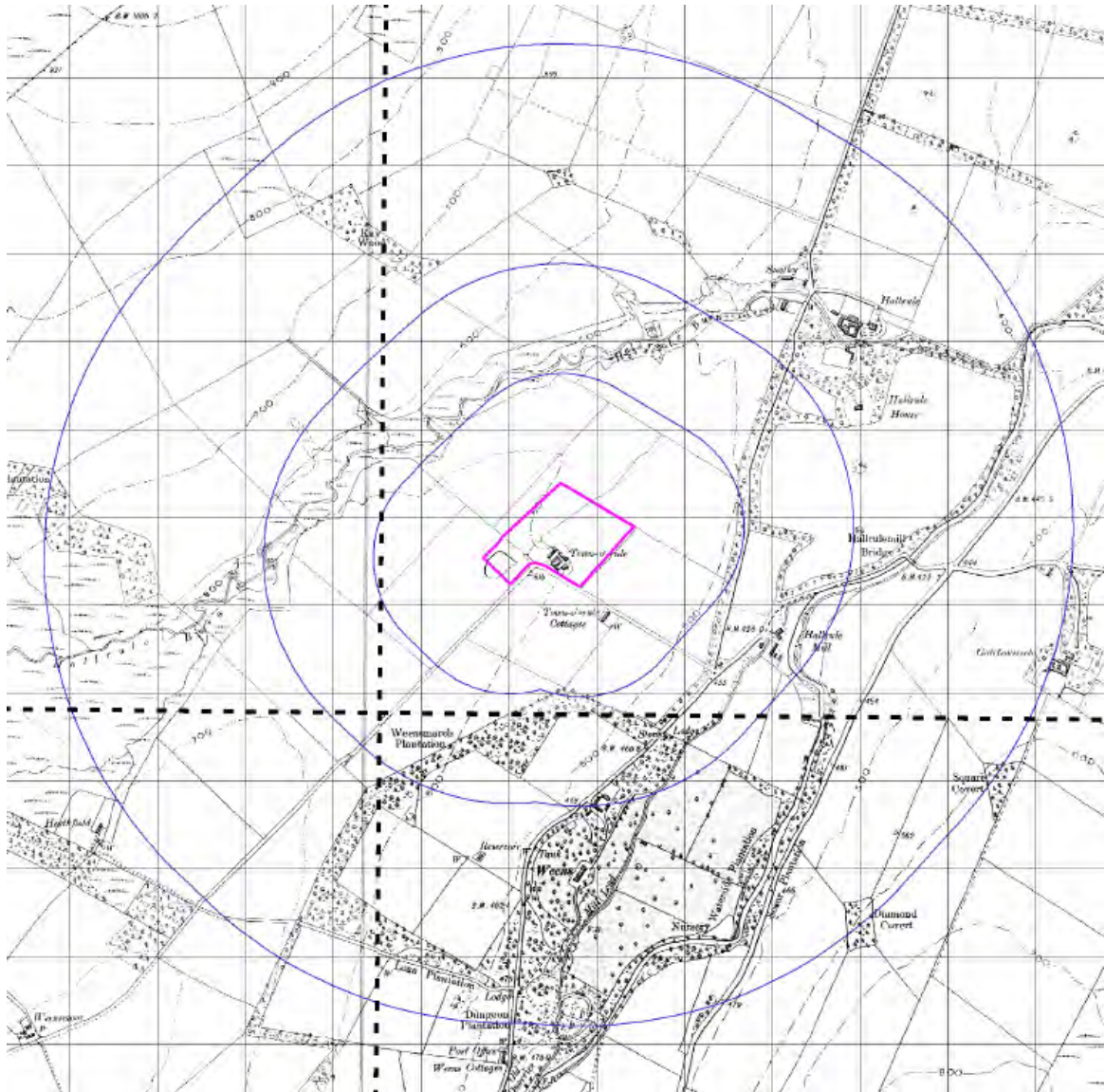
8.1 Roxburghshire (1863)



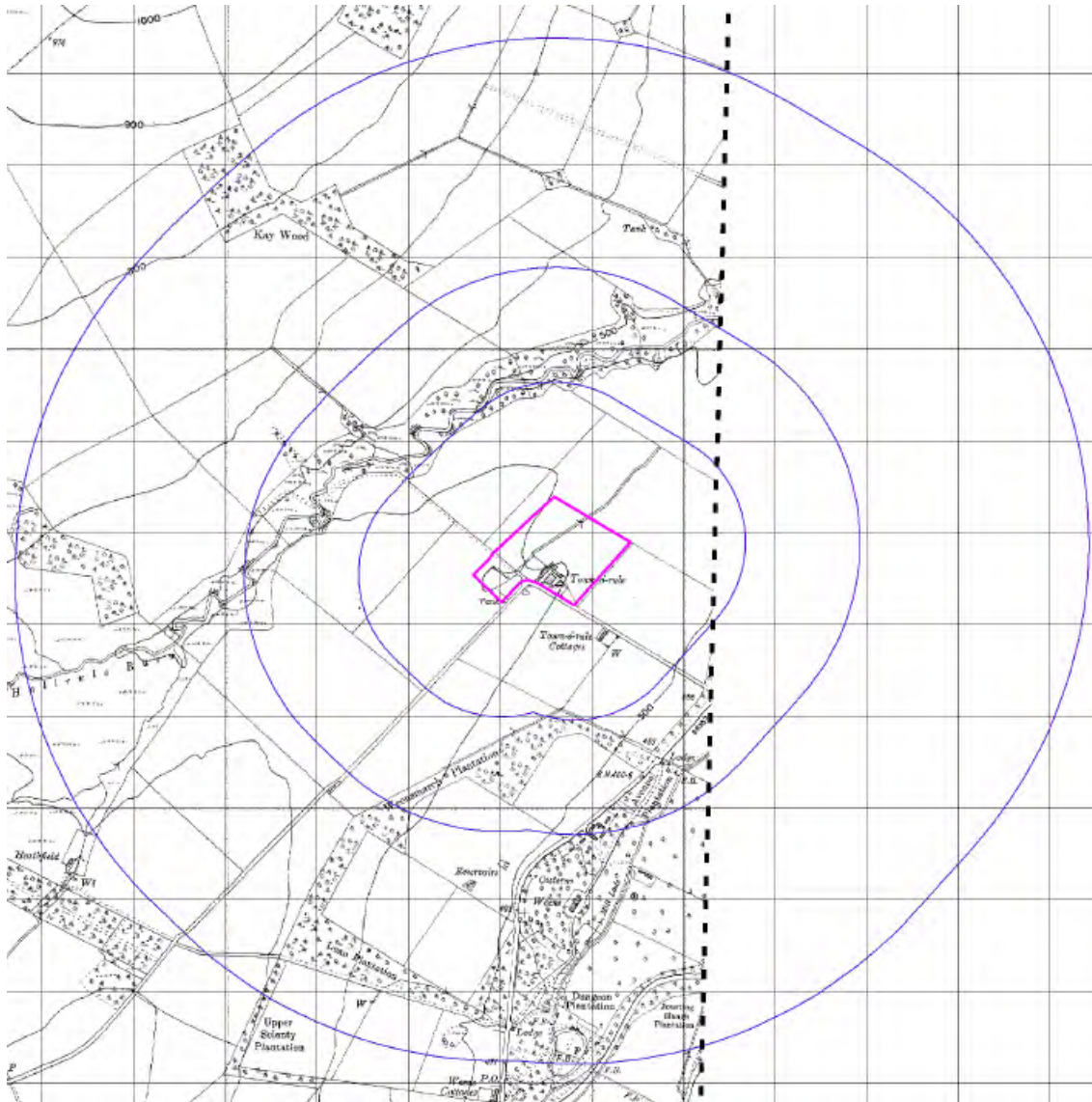
8.2 Roxburghshire (1899)



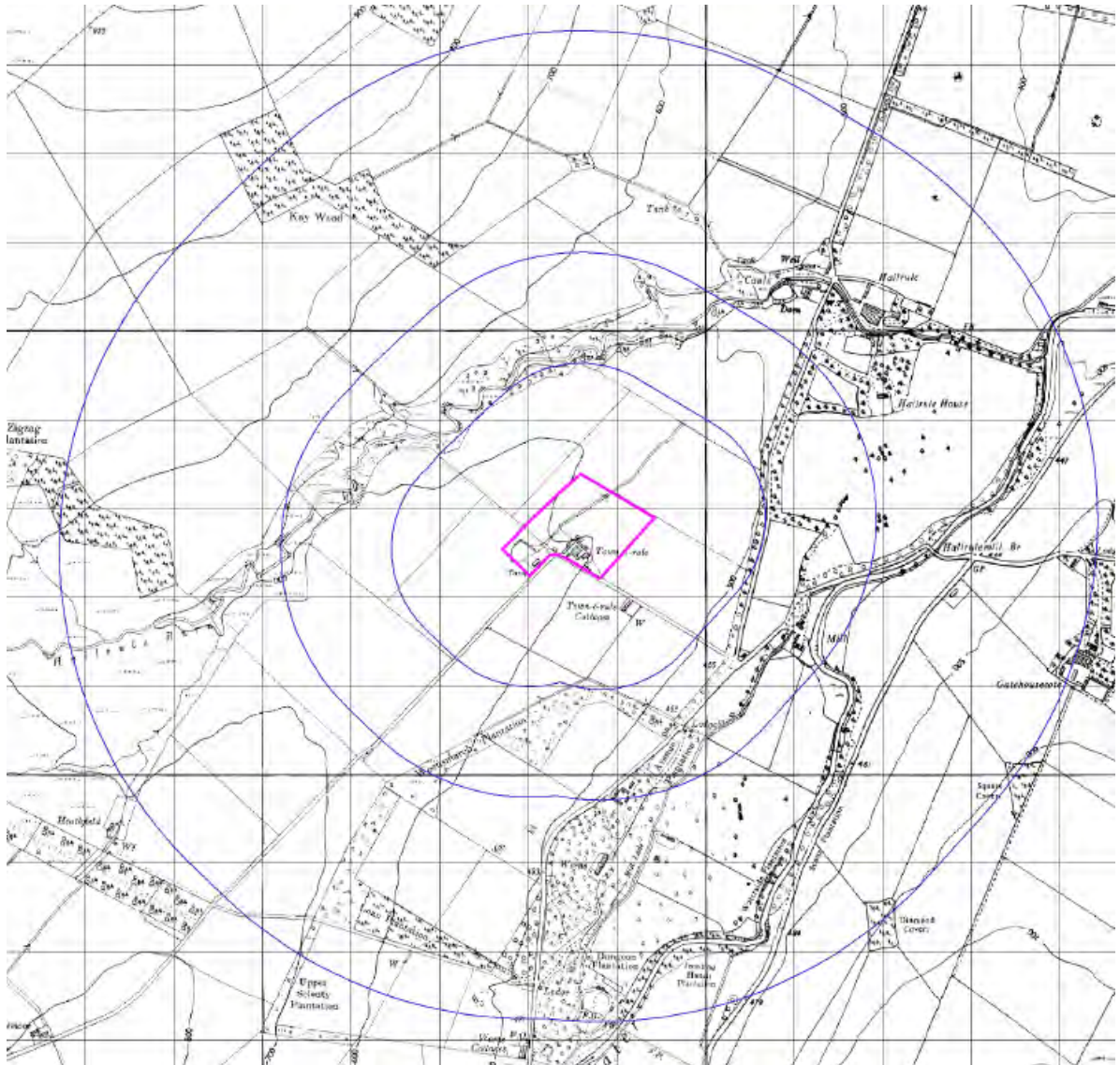
8.3 Roxburghshire (1923 – 24)



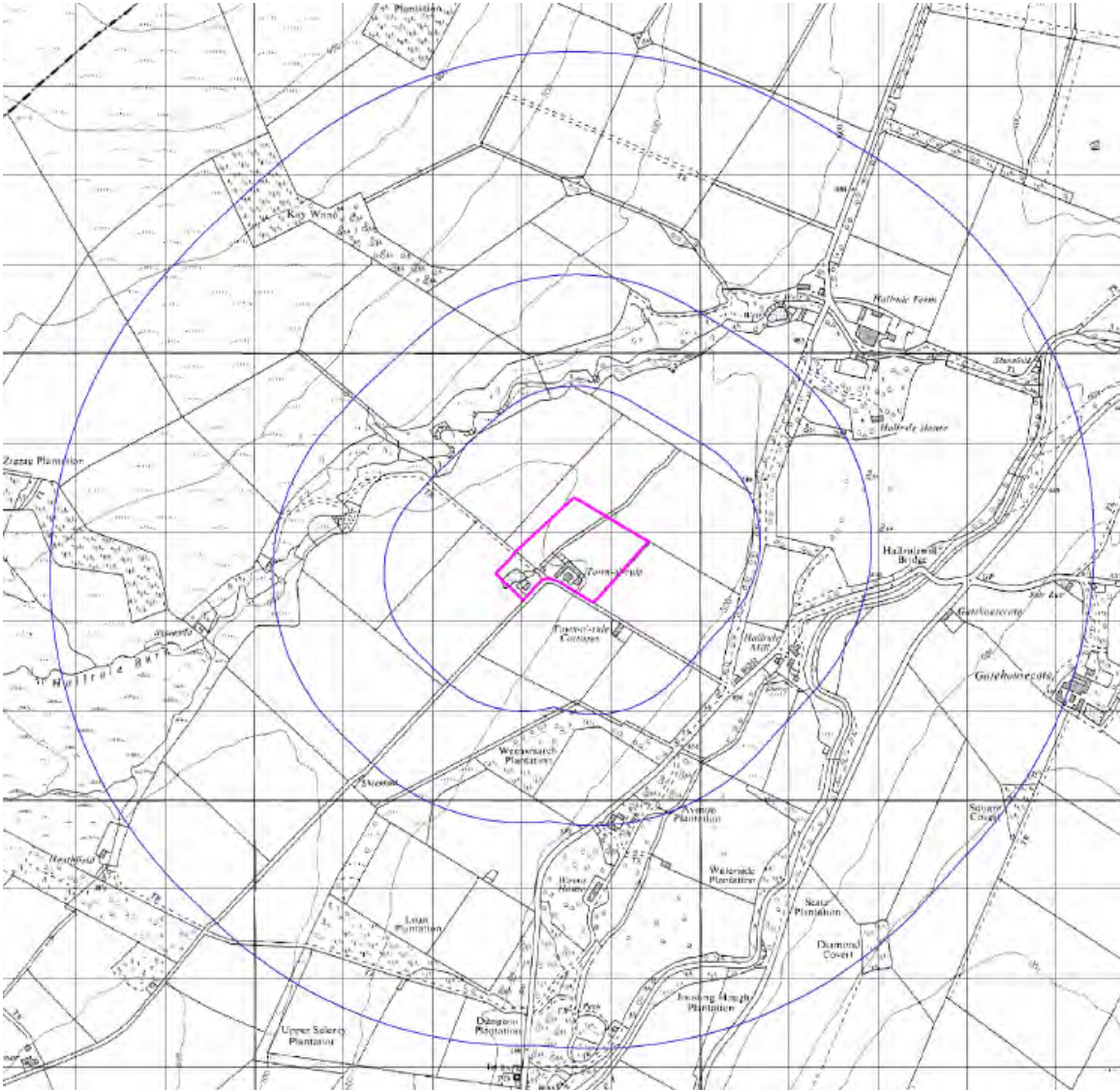
8.4 Roxburghshire (1951)



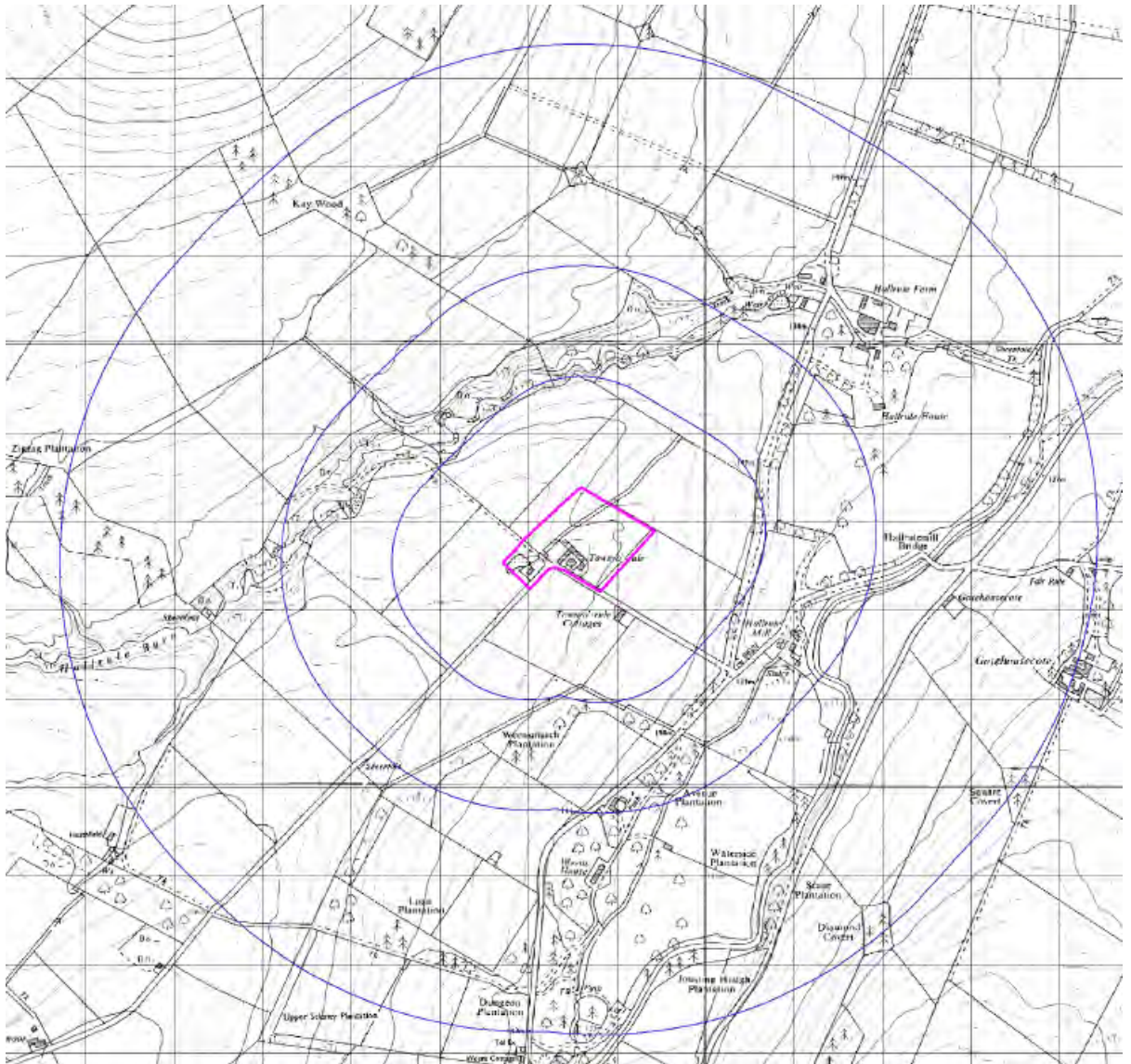
8.5 Ordnance Survey (1957)



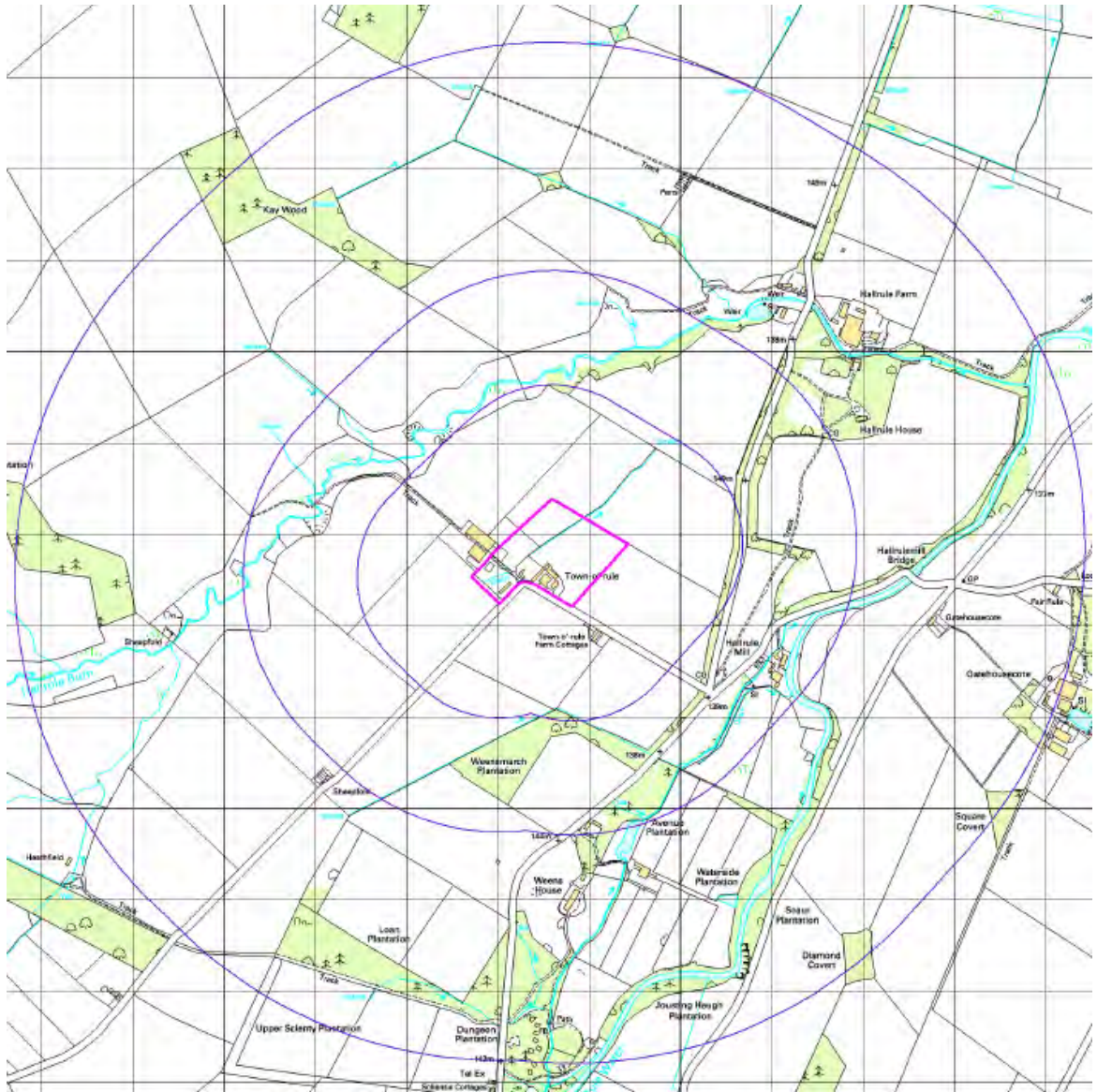
8.6 Ordnance Survey (1970 – 75)



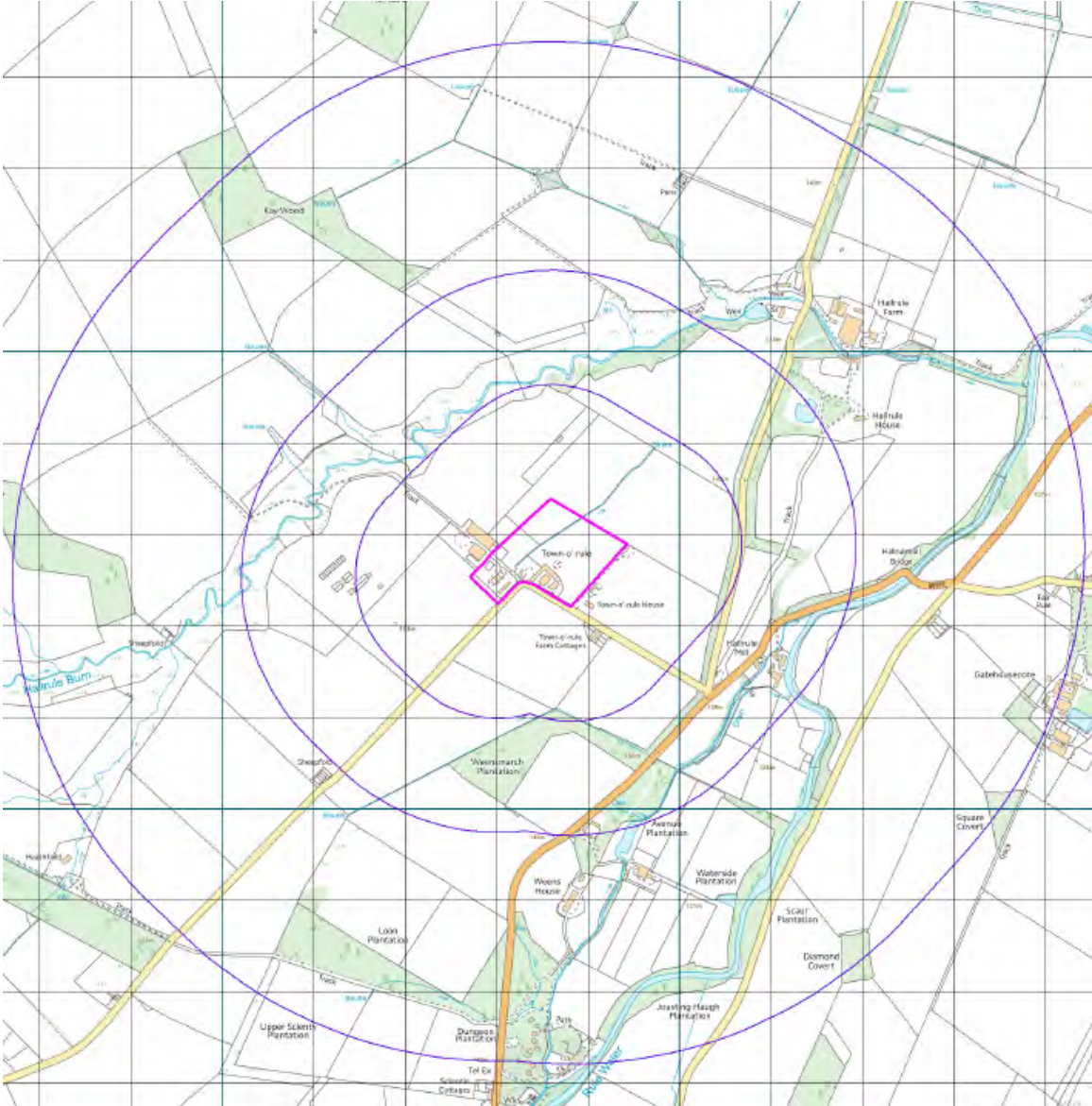
8.7 Ordnance Survey (1990)



8.9 10k Raster Mapping (2006)



8.10 VectorMap Local (2018)



9. Appendix 3: Consultee Responses

9.1 SEPA Response

Good Afternoon,

I have received a response from our Evidence and Flooding Advice Team and our Local Team regarding your request for the site of Town O'Rule Farmhouse. Please see below and attached:

- any authorisations or enforcement notices under the Groundwater Regulations; - **None**
- any pollution incidents to the Water Environment; - **None in the last 5 years**
- any contaminated land uses at or in the site vicinity; - **The enquirer must contact the local authority for this info.**
- any former or existing landfills; - **There are no current or surrendered landfill permits. The enquirer must contact the local authority for any pre-SEPA records.**

We have found three small scale point source sewage authorisations as below. Authorisation 5/1705 is attached as it is not available electronically.

Licence Number	Site Name	NGR	Description
CAR/R/1031031	Easter Weens, by Hawick	NT 58890 12960	Septic tank effluent to Unnamed Tributary of Rule Water, Bonchester Bridge
CAR/R/1018441	1 Hallrule Farm Cottages	NT 59210 14116	Septic tank effluent to Hallrule Burn, Hawick
5/1705	Town O'Rule Cottages (3) Bonchester Bridge	NT 5870 1350	Combined effluent is treated in septic tank before discharging to a small burn

The request has now been responded to in full, so I can now close this request.

If you have any further queries regarding this email, please do not hesitate to contact us – DataRequests@sepa.org.uk

Kind regards,

Jamie Reid
Administration Officer
Inverdee House|Baxter Street|Aberdeen|AB11 9QA
Monday-Friday 09.00-17.00
jamie.reid@sepa.org.uk

9.2 Local Authority Response

Kayleigh,

I have reviewed the site identified by the red boundary on the aerial image you provided.

Limited information is held on the subject site. The land appears to be associated with the Town-o'-rule farm steading however the precise agricultural operations with the site boundary are not known.

The main development of the farm steading was located to the east of the subject site. To the south-west of the site a pond was previously present, this appears to have subsequently been infilled, the infill materials are not known. This may also indicate an element of mill operation at the steading

A number of planning applications have been submitted for the site, or part of it (12/01209/FUL, 12/01210/PPP, 15/01113/PPP). These include some photographs which indicate the presence of general agricultural material as well as tanks. In undertaking further researches it would be recommended these are considered.

I am not aware of any site investigation having previously been undertaken at the site.

Please contact me should you require any other specific information.

Kind Regards

Gareth Stewart | Contaminated Land Officer |
Planning & Regulatory Services
Scottish Borders Council
T: 01896 661384
E: gareth.stewart@scotborders.gov.uk

Document ends