

Friday, 11 February 2022



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

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Buchanan Gate Business Park  
Cumbernauld Road  
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G33 6FB

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Dear Customer,

**Barn, Land North Of Carterhouse, Jedburgh, TD8 6PS**  
**Planning Ref: 22/00207/FUL**  
**Our Ref: DSCAS-0058144-K3Z**  
**Proposal: Change of use of barn and alterations and extension to form dwellinghouse**

**Please quote our reference in all future correspondence**

### **Audit of Proposal**

I have carried out an audit of the below listed drawings and I'm pleased to confirm that Scottish Water has no objection to the development proceeding.

### **Please Note**

No new connections will be permitted to the public infrastructure. The additional surface water will discharge to the existing private pipework within the site boundary.

### **General Notes**

For all extensions that increase the hard-standing area within the property boundary, you must look to limit an increase to your existing discharge rate and volume. Where possible we recommend that you consider alternative rainwater options. All reasonable attempts should be made to limit the flow.

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This response is in relation to the information you have provided. If there are any changes to your proposed development, you may be required to submit the proposed amendments for review.

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.

Yours sincerely,

**Pamela Strachan**

Planning Team Analyst

[planningconsultations@scottishwater.co.uk](mailto: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: EVH - Contaminated Land Officer

From: Development Management

Date: 15th March 2022

Contact: Scott Shearer ☎ 01835 826732

Ref: 22/00207/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 5th April 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 5th April 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 C & J Stephens

**Agent:** Ferguson Planning

**Nature of Proposal:** Change of use of barn and alterations and extension to form dwellinghouse  
**Site:** Barn Land North Of Carterhouse Jedburgh Scottish Borders TD8 6PS

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b>		<b>Contact e-mail/number:</b>	
	EVH - Contaminated Land Officer			
<b>Date of reply</b>	17 <sup>th</sup> March 2022		<b>Consultee reference:</b> 22/00316/PLANCO	
<b>Planning Application Reference</b>	22/00207/FUL		<b>Case Officer:</b> Scott Shearer	
<b>Applicant</b>	Mr & Mrs C & J Stephens			
<b>Agent</b>	Ferguson Planning			
<b>Proposed Development</b>	Change of use of barn and alterations and extension to form dwellinghouse			
<b>Site Location</b>	Barn Land North Of Carterhouse Jedburgh Scottish Borders TD8 6PS			
<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>	There is an indication within the application that the site has had agricultural use. The specific uses and activities undertaken at the application site are not currently known.			
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	<p>I therefore recommend that the Applicant complete and return the attached questionnaire providing information relating to the previous use of the site. The applicant has been sent the questionnaire directly with instruction to return it to Environmental Health</p> <p>Once the questionnaire has been returned it will be put on the IDOX system and I will advise you on whether further assessment of potential contamination issues at the site is necessary.</p> <p>If the Applicant does not return the questionnaire, it is important that the potential for contamination is considered when issuing the Planning Permission. I recommend that if the questionnaire is not returned, the following condition is attached to the Planning Permission in order to ensure that the development is suitable for its proposed use.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input checked="" type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	<p><i>Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site.</i></p> <p><b><i>No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.</i></b></p> <p><i>The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s)</i></p>			

	<p>to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-</p> <p>a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council <b>prior to</b> addressing parts b, c, d, and, e of this condition.</p> <p>and thereafter</p> <p>b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.</p> <p>c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).</p> <p>d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.</p> <p>e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.</p> <p><b>Written confirmation from the Council</b>, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, <b>shall be required by the Developer before any development hereby approved commences</b>. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.</p> <p><i>Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.</i></p>
<p><b>Recommended Informatives</b></p>	

**Scottish Borders Council**  
**Redevelopment of Agricultural & Other Buildings Questionnaire**

<b>Planning Application Number:</b>	<b>Yes/No</b>
Is asbestos known or suspected to be present in the fabric of any buildings present?	
Has any part of the site been used for the storage of liquid fuel, such as petrol, diesel, DERV, kerosene?	
Has any part of the site been used for the storage or use of agricultural chemicals, such as preservatives or pesticides?	
Has any part of the site been used for sheep dipping, storage or disposal of sheep dip chemicals?	
Has any part of the site been used for disposal of solid farm waste?	
Has any part of the site been used for the disposal of liquid wastes or washings other than to an approved drainage system?	
Has the site been used to store/maintain vehicles?	
Has there been any building fires or bonfires onsite?	

Please give the source of all available information used to answer these questions and an indication of the time period which it covers (continue on separate sheet/reverse side if required):	
Source e.g. Previous farmer/operator	Time Period Covered e.g. 1975-1990

Please provide a description of the use of the agricultural land (*continue overleaf if necessary*):

If you have answered yes to any of the above questions please give details below (*continue overleaf if necessary*):

**PLEASE NOTE – YOUR RESPONSE WILL BE PLACED IN THE PUBLIC DOMAIN**

Signed \_\_\_\_\_ Date \_\_\_\_\_

Name  
 (Block Capitals) \_\_\_\_\_

Thank you for completing this questionnaire, please return it to :-

Gareth Stewart, Contaminated Land Officer, [Gareth.stewart@scotborders.gov.uk](mailto:Gareth.stewart@scotborders.gov.uk)

**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	Roads Planning Service	<b>Contact e-mail/number:</b>		
<b>Officer Name and Post:</b>	Paul Grigor Roads Planning Officer	<a href="mailto:pgrigor@scotborders.gov.uk">pgrigor@scotborders.gov.uk</a> 01835 826663		
<b>Date of reply</b>	11 <sup>th</sup> March 2022	<b>Consultee reference:</b>		
<b>Planning Application Reference</b>	22/00207/FUL	<b>Case Officer:</b> Scott Shearer		
<b>Applicant</b>	Mr & Mrs C & J Stephens			
<b>Agent</b>	Ferguson Planning			
<b>Proposed Development</b>	Change of use of barn and alterations and extension to form dwellinghouse			
<b>Site Location</b>	Barn Land North Of Carterhouse Jedburgh Scottish Borders TD8 6PS			
<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>Background and Site description</b>				
<b>Key Issues (Bullet points)</b>				
<b>Assessment</b>	Should the planning officers be minded to support this application, I shall have no objections. There is sufficient space to accommodate two parking spaces.			
<b>Recommendation</b>	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
<b>Recommended Conditions</b>				
<b>Recommended Informatives</b>				

**AJS**