

**From:**Milne, Alasdair  
**Sent:**Thu, 20 Feb 2020 09:04:12 +0000  
**To:**Dods, Ranald;DCConsultees  
**Subject:**RE: 19/00182/PPP, Kingsmeadows House

Ranald,

## PLANNING APPLICATION: 19/00182/PPP

### ERECTION OF RESIDENTIAL APARTMENTS (RENEWAL OF PREVIOUS CONSENT 15/00822/PPP) SITE IN GROUNDS OF KINGSMEADOWS HOUSE, KINGSMEADOWS ROAD, PEEBLES

I refer to the planning application detailed above, to SEPA□s objection dated 24 September 2019 and to the additional information submitted to us by way of your email of 29 January 2020. I am contacting you to update you on our position.

We are now in a position to **remove our objection** to the proposed development on flood risk grounds. Notwithstanding the removal of our objection, we would expect Scottish Borders Council to undertake their responsibilities as the Flood Risk Management Authority.

#### Technical Report

1. We previously advised that we would be unable to support new development within the functional floodplain due to the potential impact of flood risk elsewhere. We noted that a very small volume (0.39m<sup>3</sup>) was likely to be displaced but we strongly recommended that the building footprint was set back to prevent any floodwater encroaching within the building. There was confusion regarding the previous response in September 2019 as there appeared to be conflicting information over the location of the 1:200 year and 1:200 year including a climate change allowance flood extent
2. We have been supplied with an updated Flood Risk Assessment (FRA) dated November 2019. The resolution of the FRA makes review of the topographic drawings difficult. However, based on the Site Plan (dated February 2020), the development has been set back from the 1:200 year

flood extent, above the 158mAOD contour, compared with the original Site Plan (dated June 2015).

3. We would note that the development footprint is located within the 1:200 year including an allowance for climate change. The original 20% allowance for climate change has been increased to 33% in the latest FRA. The council should be satisfied with this and consider whether the development footprint should also be located out with the 1:200 year flood extent including an allowance for climate change.

### **Caveats & Additional Information for Applicant**

The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km<sup>2</sup> using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess, flood risk at the community level and to support planning policy and flood risk management in Scotland.

We refer the applicant to the document entitled: [□ Technical Flood Risk Guidance for Stakeholders □](#). This document provides generic requirements for undertaking Flood Risk Assessments. Please note that this document should be read in conjunction with Policy 41 (Part 2).

Our Flood Risk Assessment Checklist should be completed and attached within the front cover of any flood risk assessments issued in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist our review process.

Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

The flood risk advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Scottish Borders Council as Planning Authority in terms of the said Section 72 (1).

I trust these comments are of assistance  please do not hesitate to contact me if you require any further information.

Regards

Alasdair

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**From:** Dods, Ranald <[Ranald.Dods@scotborders.gov.uk](mailto:Ranald.Dods@scotborders.gov.uk)>

**Sent:** 29 January 2020 14:25

**To:** Lewis, Paul <[paul.lewis@sepa.org.uk](mailto:paul.lewis@sepa.org.uk)>

**Subject:** 19/00182/PPP, Kingsmeadows House

Dear Mr Lewis,

The applicant submitted an FRA on 11 November in respect of the above and in light of the objection from SEPA. It is available via the online file. Would you be able to give me your view on that document please?

Yours sincerely,

**Ranald Dods**

Planning Officer

Development Management

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