

**ENVIRONMENT AND INFRASTRUCTURE****To:** HEAD OF PLANNING AND REGULATORY SERVICE**FAO:** Andrew Evans**Your Ref:** 17/00472/FUL**From:** HEAD OF ENGINEERING & INFRASTRUCTURE**Date:** 5<sup>th</sup> April 2017**Contact:** Lauren Addis**Ext:** 6517**Our Ref:** B48/2311

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**Nature of Proposal:** Alterations and extension to dwellinghouse  
**Site:** Glenkinnon, Ashiestiel Bridge, Clovenfords, Scottish Borders

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In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & 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.

The Indicative River & 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.

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 come in and view them.

Review of the application shows that the proposed site is located within the 1 in 200 year (0.5% annual probability) flood extent of the River Tweed and may be at medium to high risk of flooding. Notwithstanding the above this is a small scale development that is unlikely to have a significant effect on the storage capacity of the functional flood plain or affect local flooding problems and I would not oppose it on flooding grounds.

I would recommend that the applicant adopts water resilient materials and construction methods as appropriate in the development and the applicant review the Online Planning Advice on Flood Risk.

I would also recommend that, to receive flood warnings for 'The Tweed from Peebles to Yair Bridge' from SEPA, the applicant signs up to FLOODLINE at [www.sepa.org.uk](http://www.sepa.org.uk) or by telephone on 0845 988 1188. It would also be advisable for the applicant to develop an evacuation plan for the building during times of flood warning.

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.

Lauren Addis  
Technician, Flood Risk and Coastal Management