

Resources,
Council Headquarters,
Newtown St Boswells,
Melrose,
TD6 0SA

By e-mail only

Date: 6th February 2018

Dear Sir / Madam,

PLANNING APPLICATION APPEAL
PLANNING REF: 17/00479/FUL
APPEAL REF: 17/00037/RREF
ERECTION OF DWELLINGHOUSE FOR AUSTON TRAVEL
J RUTHERFORD WORKSHOP AND LAND NORTH EAST OF J RUTHERFORD
WORKSHOP, RHYMERS MILL, EARLSTON, SCOTTISH BORDERS

Introduction

Following on from the Planning Appeal held on 22nd January 2017 and a subsequent letter dated 23rd January from the Clerk to the Local Review Body we are pleased to provide the additional information relating to the above proposal as requested.

We have received elements of the Earlston Flood Study (EFS) Report from the Scottish Borders Council. This report has been prepared by Messrs JBA Group for the Council (Ref: S4-P01) and is dated October 2017. It is understood that the report is currently being reviewed by SEPA.

The EFS assessment covers the Leader Water and the Turfford Burn using a 1D/2D computer software methodology. The report is based on a suitable assessment of peak flow during the design storm event and robust topographic cross sections and LiDAR data of the general area. The report provides peak water levels for the design 1 in 200-year storm event.

We have reviewed the above report and conclude that it generally agrees with our earlier flood risk assessment for the Leader Water. By the use of robust topographic data, we agree that the Earlston Flood Study provides the best available estimate of fluvial flood risk.

Proposed Final Floor Level

As agreed with Ms Lauren Addis of the Council Flood and Coastal Management the EFS section LEAD_1354, placed just upstream of the Clatteringford Bridge provides a suitable reference point with respect to the proposed development site. The 1 in 200-year peak water level at this section is reported in the EFS to be 102.04m above Ordnance Datum (AOD).

In agreement with the Council the Final Floor Level (FFL) for the development should provide at least 600mm as a suitable 'freeboard' above this peak water level. The proposed FFL is therefore 102.64m AOD.

From the available LiDAR data, the existing ground level at the proposed plot is 101.4m AOD. The proposed FFL will therefore be approximately 1.24m above the existing ground level.

Flood Plain Storage

The EFS reports that the site is not inundated directly from the Leader Water during the design 1 in 200-year storm event but is affected by overland flow from the land to the north of the site. A review of the LiDAR data indicates that any overland flow along Mill Road will tend to be constrained by the road and provide a principle flow path along the front of the former mill to re-enter the Leader Water immediately downstream of the Clatteringford Bridge (see Drawing 1601-205-005 provided in the Appendix to this letter).

It is concluded that the principle risk to the site is from surface water / overland flow and that the proposed development will have an insignificant impact on the flood plain storage. The principle mitigation measure with respect to the risk of flooding as a result of the proposed development is one of flood routing.

Flood Routing

The existing flood route paths in the vicinity of the site are provided in Drawing 1601-205-005 in the Appendix to this letter. As noted above, the available LiDAR topographic data indicates that existing overland flow during the design 1 in 200-year storm event will pass along Mill Road to re-enter the Leader Water immediately downstream of the Clatteringford Bridge.

Should, as is proposed, an element of the former mill be demolished, this will provide an improved flow path along Mill Road to the Leader Water. Such work will therefore reduce the risk of flooding in the general vicinity (see Drawing 1601-202-006 in the Appendix).

The impact of the proposed development on the overland flow routes is shown on Drawing 1601-205-007 in the Appendix. In order to improve the movement of water the garden area of the proposed development will be profiled in order to facilitate the movement of water from Rhymers Ave to the south. Such land profiling will be modest and involve a soil scrape of less than 400mm and will result in an improved movement of water when compared with the existing land profile.

Safe access and egress is provided from the proposed development to the east and the existing car park and petrol station.

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It is concluded that the proposed development will entail improved flood routing in the local area and will thus reduce the risk of local flooding. The loss of flood plain storage is insignificant with the proposed Final Floor Level providing a suitable freeboard above the design storm event.

Yours Sincerely,

William Hume
Director
Terrenus Land & Water Ltd

Appendix