

# Consultation Reply



## ENVIRONMENT AND INFRASTRUCTURE

**To:** DEMOCRATIC SERVICES

**FAO:** Fiona Walling

**Your Ref:** 20/00005/RREF

**From:** HEAD OF ENGINEERING & INFRASTRUCTURE

**Date:** 11<sup>th</sup> June 2020

**Contact:** Ian Chalmers

**Ext:** 5035

**Our Ref:** B48/2815

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**Nature of Proposal:** Erection of dwellinghouse and detached garage

**Site:** Land south west of 3 Mill Lade, Blyth Bridge, Scottish Borders

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The previous response from the Flood and Coastal Management Technician, Lauren Addis, in November 2019 stated that the site was at risk of flooding within SEPA's 1 in 200 year indicative flood mapping and made a request for a full Flood Risk Assessment (FRA) to be submitted in support of the application.

A formal FRA was never submitted before the planning decision and flood risk was one of the reasons for refusal.

The applicant has appealed this decision and I note that they have submitted three drawings in support of their application with regards to flood risk. These drawings are referenced Drawing "20-001-FR 001", "Drawing 20-001-FR 002" and "Drawing 20-001-FR 003".

These drawings state that the FFL of the property is at a level higher than the 1 in 200 year flood extent. I acknowledge that the applicant is attempting to locate the FFL of the property above the 1 in 200 year flood extent plus a freeboard allowance of 600mm, this is what is required.

However, there is no indication of where the 1 in 200 year flood levels have been derived from, the hydrological parameters used or what methodology was used. Therefore, I cannot determine whether this flood level is accurate. No Flood Risk Assessment has been submitted in support of the application. I would require that 1 in 200 year flood levels are derived from a Flood Risk Assessment (and/or hydraulic modelling) to provide accurate flood levels on site.

Given the uncertainty as to the accuracy of the flood levels shown on the drawing and the lack of FRA, I cannot support this application and would maintain our objection on the grounds of flood risk.

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.

Ian Chalmers  
Engineer – Flood and Coastal Management