

Consultation Reply

To: LOCAL REVIEW BODY

Planning Ref: 21/01257/FUL

Appeal Ref: 21/00030/RREF

From: HEAD OF INFRASTRUCTURE AND ENVIRONMENT

Date: 24/01/2022

Contact: Raffaella Diesel

Ext: 6977

Our Ref: B48/3117 and 2970

Nature of Proposal: Garden Ground Of Kilknowe House East End, Earlston
Site: Erection of dwellinghouse

After reviewing the new plans for the proposed dwellinghouse, my previous comments and objections to the proposal, as stated in my responses to planning application 21/01257/FUL and 20/01334/PPP, remain valid.

The main street (High street and East End) is at risk of flooding to the East and West of the site and the proposed access/egress point. The indicated flood depths- as per the Earlston Flood Study- indicate that safe access/egress for vehicles, including emergency vehicles, would not be possible during a 1:200 year + climate change event.

I therefore consider the proposal to go against Scottish Planning Policy in relation to residential developments and 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.

Technician – Flood and Coastal Management