

# Malcolm McEwen Designs

2 The Old Bowling Green,  
Bonchester Bridge  
Borders, Scotland. TD9 8JS



12<sup>th</sup> Jan 2022

RE; 20/00796/FUL Land West of Causewayfoot Cottage, Wolflee, Hawick

Dear Sir/Madam

Having discussed the recent planning refusal for the above project with the clients, they have asked me to request a Local Review of the decision. They feel that because the Wolflee estate has five existing cottages there is a physical link with the proposed site which is directly across the minor road from Causewayfoot cottage and Gardners Cottage just up the lane.

We have again looked at, and taken levels of the site with regards to the flood risk from the Catlee Burn. The ground level at the proposed dwelling would be 3.5M above the burn's winter water level. If, during a flood, the bridge gets blocked the road either side of the bridge is at least 1.5M lower than the site which would allow any flood water to cross the road and drop down into the burn on the other side which is considerably lower. The fields on both sides of the burn to the west of the site are of a considerable area and are at least 1.5M below the site with a substantial area next to the burn being 2.0M below and normal water level 3.2M below. This creates a very large flood plain for what is a relatively small burn. The client would be happy to consider supplying a more detailed FRA if other matters concerning the Policy HD2 of the Local Development Plan were resolved. The client is also very happy to change the proposed design to a integrate with the architectural style of the location. The additional cost of a more detailed FRA is prohibitive if the other two reasons for refusal are confirmed by the review. We have attached photos of the site and burn the show in more detail the relative positions of the other cottages and the burn.

Yours sincerely

Malcolm McEwen