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**From:** Dods, Ranald  
**Sent:** 31 January 2023 08:52  
**To:** Planning & Regulatory Services  
**Subject:** FW: Re 11 Tweed Avenue Peebles Planning Application / Flood response

Could you log & acknowledge this letter of support please?

R.

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**From:** Begg, Drummond <Drummond.Begg@scotborders.gov.uk>  
**Sent:** 29 January 2023 09:42  
**To:** Dods, Ranald <Ranald.Dods@scotborders.gov.uk>  
**Subject:** Re 11 Tweed Avenue Peebles Planning Application / Flood response

Dear Ranald

I hope you are well and that you managed to get a bit of a break over the festive period.

Re application reference

Reference                      22/00788/FUL

I visited properties on Tweed Avenue on a number of occasions after the recent flood. Unfortunately the occupants of 11, Tweed Avenue, were flooded again.

I would like to strongly support the occupants proposal to develop the roof space of their house. There are a number of reasons for this given the unique issues that they face (being the lowest part of Tweed Avenue facing the greatest flooding)

1. The safety aspect. The flood water rises rapidly and unpredictably. In 2015, an occupant was trapped in the house whilst trying to protect contents. The emergency services had to rescue her and a pet via a side window. Upstairs would give a safe place to retreat to.
2. Having an upstairs would provide somewhere to sleep after a flood (the occupants have been moving between various short term lets and even sleeping in a van)
3. Having a suitable upstairs space would provide room to move contents too given a flood warning.
4. Flood events can no longer be considered '50 year' or '100 year' events. This property has been flooded 3 times since 2015.
5. Having walked the area on a number of occasions since the flood, raising the roof and refitting the existing slate roof with have very little impact on the look of the avenue/conservation area.
6. We want to encourage young people to lay down roots in Peebles. There isn't a significant supply of affordable family homes and what is a small alteration will provide suitable accommodation for a potential family.

I hope we can accommodate the modest changes that the occupants propose and that their neighbours support.

Best wishes  
Drummond

Drummond Begg  
Councillor  
Tweeddale West

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