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ROWAN COURT CAVALRY PARK PEEBLES EH45 9BU



ASP/LAH  
28<sup>th</sup> February 2014

Director of Environment & Infrastructure  
SCOTTISH BORDERS COUNCIL  
Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 0SA

Dear Sirs,

**SCOTTISH BORDERS COUNCIL : PROPOSED LOCAL DEVELOPMENT PLAN  
POLICY IS8 : FLOODING - POTENTIAL REALLOCATION OF ALLOCATED SITES SUSCEPTIBLE TO FLOODING**

I welcome the Council's policy on flooding particularly the short/medium term projects to safeguard Galashiels, Selkirk and Hawick and the medium term policy to protect my hometown of Peebles.

The Scottish Environmental Protection Agency has recently published Flood Maps of areas susceptible to flooding within a 1 in 200 year event in Scotland. I understand these maps were released after the issue of the Proposed Local Development Plan.

In this regard, the undernoted sites contained within the proposed LDP fall within SEPA's recorded flood catchment area in Peebles:

- APEEB031 George Place, 0.3 Hectares, 36 Units
- RPEEB002 George Street, 0.1 Hectares, TBC
- PPEEB003 Tweedbridge Court, 0.5 Hectares, 50 Units

Furthermore in recent years, a planning application for housing on the site at George Place was rejected on the basis of flooding.

It would therefore appear that there is a risk that 3 potential development sites with combined capacity of around 100 units could become an ineffective allocation of land for housing until such times as a Flood Prevention Scheme is implemented in Peebles and I would respectively suggest that additional sites are considered in the proposed Local Development Plan to ensure a generous supply of housing land remains available in Peebles.

Yours faithfully,



Andrew S. Pearson  
Managing Director