

[REDACTED]

Lieutenant Colonel N D Morrison OBE JP FCMI

Burnside, Broughton, By Biggar,
Scottish Borders, ML12 6HQ.

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Plans and Research Team,
Scottish Borders Council,
Council Headquarters,
Newtown St Boswells,
TD6 0SA.

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10 December 2013

D. Morrison

Site Code: zEL43

I write in response to a letter dated 2 December 2013 which I received from Mr Rob Dickson. The letter informed me that the Council intends to continue to allocate a site near my house within the Local Plan for business and industrial safeguarding.

I should say from the outset that I had no objection to this allocation before the 2001 Plan and I have none now. The purpose of this letter is to bring to your attention again the complete unsuitability for any development of a small portion of the land shown in the diagram in Mr Dickson's letter.

During 2005, a consultation for a Local Plan was held which included a proposed allocation for 30 houses in the 2 fields North East of the brewery and immediately to the West of the A701. In my response to Lesley Martin of your Plans and Research Team, I included the following paragraph:

- Flooding. The valley between Broughton and Biggar is a natural flood plain. During the relatively short period that I have lived in Broughton, I have noticed that flooding of the fields adjacent to the Biggar Burn seems to occur extremely readily after heavy rain. Indeed, provision appears to have been made to allow for flooding of some fields in order to prevent flood damage elsewhere in the village. The field between the brewery and the A701, which abuts the area designated for 30 houses, has 2 sluices let into it to allow water to enter it from the burn and then escape when the water level drops. The flooding of this field has, at times, spread into the southern part of the designated area and remedial action would be required if houses were built there. Such action would have a consequent effect elsewhere near the burn and I would hope that a thorough examination of the potential for damage to other properties, and the likely effect of Global Warming on such floods in the future, would be undertaken by the Council, and its report publicised to the appropriate owners, before the Plan was approved. [I enclose photographs of the flooding of the fields adjacent to the brewery in 1996.] Such flooding has occurred frequently since then.*

Sadly, I no longer have the photographs, but I can assure you that area of the field in question closest to the brewery access lane has flooded every year since, sometimes to a depth of over a foot. It is clear that this field was in the past a natural flood plain and that when the brewery lane was constructed it formed a de facto raised dyke. In order to protect other areas of the village, sluices were placed under the brewery lane in order to maintain the field's flood plain function. This sluice effect is doubly important since SEPA's maps show that properties close to the Biggar Burn are at flood risk and the field therefore has a crucial ameliorating effect as a flood defence to them – a topical subject!

After my letter in 2005, the proposal for housing allocation was withdrawn, and I am disturbed to see in Mr Dickson's letter that the area of the field that floods deepest has been reinstated for proposed development area. I suspect that this may simply be due to a straight line being drawn, but it would be imprudent to show on any Plan that this important flood defence measure is available for development.

I have included below a map with the whole site area outlined in black and the flood area shown in red (disregard the pink). I would be grateful if you would give this matter close consideration and I look forward to a reply confirming that the area in red has been removed from the site area.

Yours Sincerely,

