

**Johnston, Charles**

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**From:** John Swanson [REDACTED]  
**Sent:** 03 March 2014 12:41  
**To:** localplan  
**Subject:** Local Development Plan 2014 Consultation Response  
**Attachments:** Local Development Plan Consultation 2014 Response.docx  
  
**Importance:** High

Regards

John Swanson  
[REDACTED]

## Local Development Plan Consultation 2014 Response

Recent events have shown that flooding events are occurring more frequently, to greater extents, and are causing more damage economically, physically and psychologically. Sites that never flooded in the past are becoming prone to flooding caused by building in flood plains and the consequential effect of that building. The damage and suffering caused to people's livelihoods and the health and suffering of residents is at intolerable level for a developed nation.



SEPA have recently updated their flood risk maps and it is very noticeable that many of the sites proposed for development in Peebles in this plan are on sites that are designated high risk.

Developing on FLOOD PLAINS results in exacerbated flooding, which as I have stated is not only being repeated, but occurring more often and to a much greater extent. Whilst flood defences can mitigate the effect, manmade flood defences must be maintained to higher and higher levels at greater and greater costs. Many older flood defences are now unfit for purposes whilst other flood defences are being abandoned by the authorities as too expensive to maintain. It has also been shown by recent flooding that the current margins to prevent flooding occurring are insufficient to prevent properties being inundated. Developers will only build in the minimum safety margin permitted by the law and this has proved insufficient in recent times. Consequential flooding on other existing sites developments by manmade flood protection can just move the problem somewhere else.

For this reason I object to the following sites being included for development.

APEEB031. This is a poor site for a residential building. In the 6 instances of flooding in 2012 this site was under water on every occasion. Raising the land at the site and in the proximity of the site will only transfer the problem elsewhere.

In addition a tenement block close to this site had to be demolished due to subsidence as it is in the area of the site of the old town tip.

APEEB041 Partially in the High Risk Area

RPEEB002

SPEEB005.

On account of access and traffic generation along narrow twisting roads. I object to the following sites being developed.

APEEB021

RPEEB003

For the sites SPEEB03 & SPEEB004, a road connecting Glen Road and Kingsmeadows is again mentioned in the plan, yet there is no route safeguarded. The route needs to be defined now so that a proper by pass route can get traffic from the A72 across a new bridge to Kingsmeadows Road.

It is also important that efficient connectivity between a new bridge and a new road is made; ie the road and bridge should align from the A72 across the river to Kingsmeadows Road and on to Glen Road. This is important to persuade motorists to use the route and avoid the High Street / Tweed Bridge route at peak times.