

[REDACTED]

email [REDACTED]
tel [REDACTED]

RECORDED DELIVERY & EMAIL

F.A.O. Mr Charlie Johnston
Lead Officer Plans and Research
Scottish Borders Council

08/11/2018

Dear Mr Johnston

Regarding the latest SCOTTISH BORDERS MAIN ISSUES REPORT (MIR):
CONSULTATION, that you have emailed to me received this evening.

We have looked at the plans for Ednam, which we are interested in, and we can see that there is NO MENTION [REDACTED] which an application was submitted to you in September 2017 when you confirmed you had received [REDACTED] for 6 properties south of Cliftonhill, Ednam, Kelso, TD5 7QE.

In your latest email received today we see [REDACTED] has not been included but you have included land on North side of Cliftonhill, [REDACTED] AEDNA011.

[REDACTED] more suitable than that you have proposed site which belongs to [REDACTED] for the following reasons:

If you look at the LIDAR maps you will see that the proposed site [REDACTED] larger than you think. [REDACTED] proposed the top half of the site, were the land is higher.

According to Sepa the top half of the land is not in the flood risk area, when you have totally written off the whole site. The top half of the land marked in Red is in the "Call for Sites" land application a copy enclosed .

[REDACTED] have a topographical survey done to verify this and would like to add that there are other benefits [REDACTED] site such as:

1. (Plan 1,2,3). You can see from the standard OS maps that the proposed land (call for sites land, marked in red) for 6 houses is on higher ground.
2. [REDACTED] has excellent road visibility from the access road, the splay can meet the SBC requirements, we have a good long straight stretch of road for entrance, with no obstacles like bus stops etc.
3. [REDACTED] would have a backdrop of land to camouflage the properties.

4. [REDACTED] is not visible on the skyline as your proposed site, AEDNA011.

5. (Plan 4) I enclose a copy of Sepa's report which states that to the west and south of our site could possibly be in the flood risk area, but not [REDACTED] "Call for Sites" land, a copy enclosed.

6. If the river was to flood then the farmland opposite would absorb the flood as it is much lower lying land than any [REDACTED] and water does not go up hill unless it is pumped up.

7. [REDACTED] is not food producing agricultural land and therefore, you would not be taking good farming land out of the food chain production, as you are with your proposed site AEDNA011.

8. You are proposing building 15 houses (AEDNA011) on the sky line when SBC have recently with a recent planning application made such a fuss about one house which is substantially lower, you made a fuss about it being visible, but it is not a silhouette on the sky line, sticking out like the 15 you have proposed would be.

9. All the infrastructure is in place for [REDACTED]

10. (Plan 5). At the planning meeting on 16th April 2018 the discussion was that the village boundary would be moved to the natural hedge marked on the enclosed plan, your solicitor was present at the time along with other members of the planning committee and I know that notes and minutes of the meeting were being taken, so you should have this on record. It was pointed out at the time in the meeting, with their laser pen on the large projected screen that the natural native hedge that bounds the land, the full length from the road to the river would be the new village boundary following the planning meeting, running North to South as they said, that as the new village boundary made sense, on plan 5 enclosed tree hedge marked in green dots.

We wonder if you can tell us **WHY [REDACTED] has not been included in the call for sites as it is a more suitable site?**

We would like to appeal against the occlusion [REDACTED] and we would like [REDACTED] to be included in the call for sites.

Can you inform us what we can do now? Who is your governing bodies that we should put our case to now?

Who is above you at SBC that we can bring this case to, would that be the Scottish Ministers?

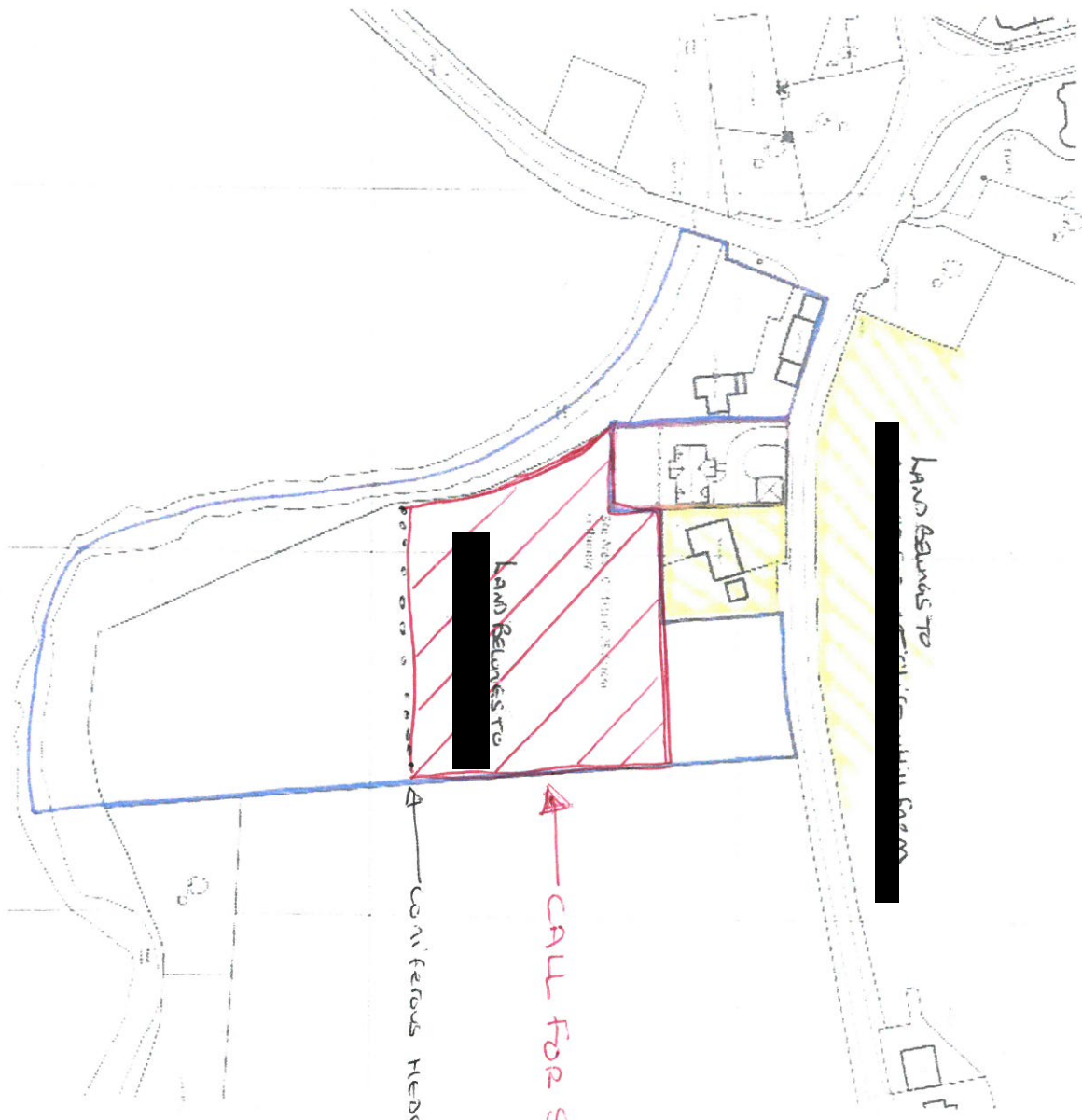
We wait to hear from you at your earliest opportunity.

Yours sincerely,

[REDACTED]

Attachments.

Numbered. 1,2,3,4,and 5.

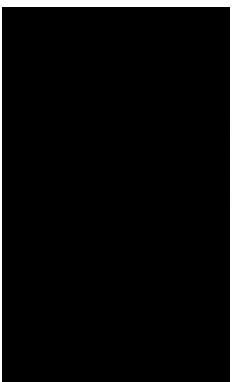


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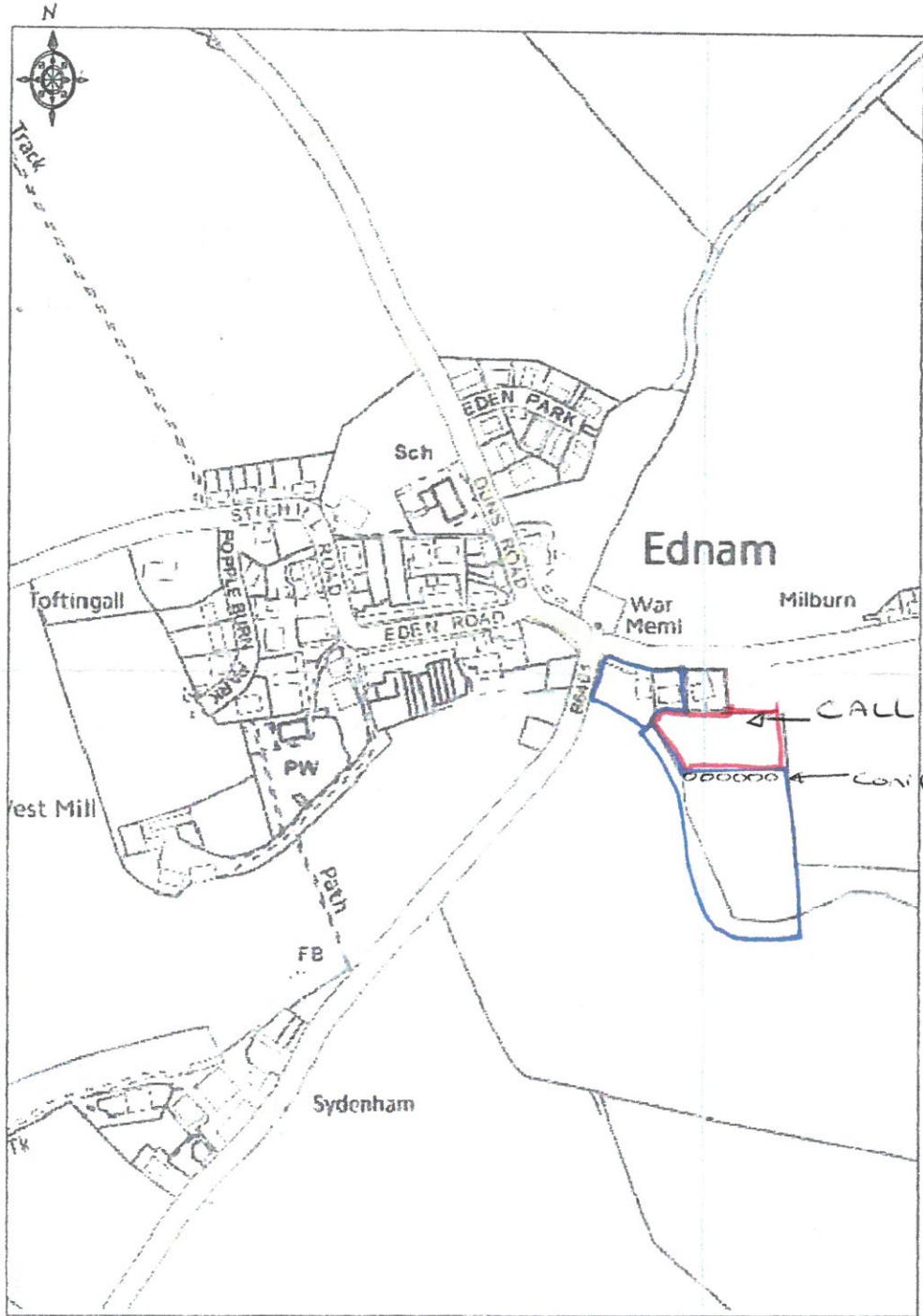
Ordnance Survey
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Fig. 2



Ordnance Survey
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Promap
LANDMARK RECONSTRUCTION GROUP

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Licence number 100027432. Final Scale - 1:5000

Fig.1

LIDAR

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From: Evidence & Flooding Advice Helpdesk advice@sepa.org.uk
Subject: Your SEPA E&F Advice Enquiry has been closed. Call Ref: [G:0170965]
Date: 26 November 2018 at 19:57
To: susansoar@aol.com



[Redacted]

This confirms your enquiry - **Risk assessment for land at the rear of Oaklands** has now been closed.

The final note added to the call was:

Flood Risk Information for [Redacted]

Further to your enquiry, I would comment that unfortunately we are unable to undertake site specific flood risk enquiries. However, I can provide any flood information we have which will provide a first indication of potential flood risk.

Review of the SEPA Flood Map 200-year flood outline (i.e. the flood with a 0.5% chance of occurring in any single year) indicates that the larger site which extends to the River Eden to the west and south lies within the outline and as such may be at medium to high risk of fluvial flooding. The red line boundary for the proposed house in planning application 17/01613/PPP lies outwith this extent on higher ground. We do not hold LiDAR topographic information at this location so the extent of this elevation difference is unknown.

The only record we hold of flooding in this area dates back to 1846 when the River Eden flooded the Toll House and other properties in Ednam.

I would also recommend that you contact the Roads Department of Scottish Borders Council who, as Flood Prevention Authority, should be able to provide further information regarding flooding and flood alleviation in the area.

The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

If you do not consider that your enquiry has been resolved, please respond to this email and your call will be re-opened.

If your request was in relation to data, please be aware of our terms and conditions for data reuse.

[Data Re-Use Statement](#)

Thank you.

SEPA Evidence & Flooding Advice

Responding to this email will reopen the call:
Please rate your call, and leave a comment.

In order to improve our performance, we would welcome your feedback.
To rate your experience using our service please select one of the icons below.



SEPA will actively use this feedback to improve the service we provide to our customers.

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Handwritten notes and stamps at the bottom right of the page.

