2020

SCOTTISH BORDERS COUNCIL
STRATEGIC FLOOD RISK ASSESSMENT

BACKGROUNDDOCUMENT

Contents

Part 1: Strategic Flood Risk Assessment

Introduction

The Main Issues Report (MIR) and the Local Development Plan 2 preparation process requires to be informed and supported by a strategic overview of flood risk management issues in the form of a Strategic Flood Risk Assessment (SFRA).

A SFRA should provide a strategic overview of flood risk in the LDP area and support the identification of the sites most suitable for development and areas that should be safeguarded for sustainable flood management. The SFRA has been developed in liaison with the Scottish Environment Protection Agency (SEPA) and the Council's Flood Risk and Coastal Management team.

Aims and Objectives of the SFRA

The primary aim is to avoid locating new development in areas of flood risk by giving careful consideration to the implications of coastal/tidal and fluvial or river based flooding. The main objectives of the SFRA are to:

- Ensure development **does not take place in areas of flood risk** or contribute to flooding elsewhere;
- Provide the baseline for the Environmental Report;
- Identify the flood risk areas based on the risk framework in Scottish Planning Policy (SPP); and
- Provide an evidence-based report to inform the LDP.

Background

The Flood Risk Management (Scotland) Act 2009 sets in place a statutory framework for delivering a sustainable and risk-based approach to managing flooding. This includes the preparation of assessments of the likelihood and impacts of flooding, and catchment focused plans to address these impacts. In 2016, Local Flood Risk Management Plans were published, highlighting the actions and objectives to be carried out within each catchment. The Tweed, Solway and Forth Estuary LFRMP's should be taken into account when development plans are prepared.

A SFRA should provide a strategic overview of flood risk in the LDP area and support the identification of the area most suitable for development and areas that should be safeguarded for sustainable flood management.

Planning Policy

Scottish Planning Policy (SPP) suggests that land allocated for development should be located in areas with the lowest risk of flooding first and in areas of highest risk last. The document contains a Risk Framework which shows the return period and probability associated with the river and coastal flooding as shown in Table 1 below.

Table 1: Risk Framework

RISK FRAMEWORK
Little or No Risk – annual probability of watercourse, tidal or coastal flooding is less than 0.1% (1:1000 years) • No constraints due to watercourse, tidal or coastal flooding. **Low to Medium Risk Area** - annual probability of watercourse, tidal or coastal flooding in the range 0.1% - 0.5% (1:1000 - 1:200) • These areas will be suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%) or where the nature of the development or local circumstances indicate heightened risk. Water resistant materials and construction may be required depending on the flood risk assessment. Subject to operational requirements, including response times, these areas are generally not suitable for essential civil infrastructure such as hospitals, fire stations, emergency depots etc. Where such infrastructure must be located in these areas or is being substantially extended it should be capable of remaining operational and accessible during extreme flooding events. **Medium to High Risk** - annual probability of watercourse, tidal or coastal flooding greater than 0.5% (1:200) • Generally not suitable for essential civil infrastructure such as hospitals, fire stations, emergency depots etc., schools, care homes, ground-based electrical and telecommunications equipment unless subject to an appropriate long term flood risk management strategy. The policy for development on functional flood plains applies. Land raising may be acceptable. • If built development is permitted, appropriate measures to manage flood risk will be required and the loss of flood storage capacity mitigated to produce a neutral or better outcome. • Within built up areas, medium to high risk areas may be suitable for residential, institutional, commercial and industrial development provided flood prevention measures to the appropriate standard already exist, are under construction or are planned as part of a long term development strategy. In allocating sites, preference should be given to those areas already defended to required standards. Water resistant materials and construction should be used where appropriate. • In undeveloped and sparsely developed areas, medium to high risk areas are generally not suitable for additional development. Exceptions may arise if a location is essential for operational reasons, e.g. for navigation and water based recreation uses, agriculture, transport or some utilities infrastructure and an alternative lower risk location is not achievable. Such infrastructure should be designed and constructed to remain operational during floods. These areas may also be suitable for some recreation, sport, amenity and nature conservation uses provided adequate evacuation procedures are in place. Job-related accommodation (e.g. caretakers and operational staff) may be acceptable. New caravan and camping sites should not be located in these areas. If built development is permitted, measures to manage flood risk are likely to be required and the loss of flood storage capacity minimised. Water resistant materials and construction should be used where appropriate.

Scottish Borders Council's (SBC) policies on flooding (Strategic Development Plan Policy 15: Water and Flooding and Scottish Borders Local Development Plan 2016 Policy IS8: Flooding) comply with the national policy and discourage development from taking place in areas which are, or may

become, subject to flood risk. The Strategic Development Plan (June 2013) requires that Local Development Plans consider flood risk at the catchment-scale, identify areas where there is a degree of flood risk, and include policies to reduce that overall risk by avoiding new allocations which are at risk of flooding.

Assessment Process

The Main Issues Report (MIR) sought to allocate land for housing for 10 years post the adoption of the plan (2030/31) and land for a range of other types of development including business and industrial land and redevelopment to take forward to the LDP. The assessment of land includes the consideration of potential flood risk at both strategic and detailed level. The strategic assessment included in this report consists of information from SEPA and the Council's Flood Risk and Coastal Management team available at the time of preparation of the SFRA. The SFRA also includes relevant planning policy at national and local level and how the Council complies with these policies. The SFRA includes Areas Potentially Vulnerable to Flood Risk and Indicative Flood Risk Maps from SEPA as well as data on historic flood events and existing and planned flood defence in the region. Part 2 of the SFRA details the detailed assessment process for land considered for development.

Sources of Flooding

This SFRA covers the SBC area, which includes parts of three Local Plan Districts (LPDs) identified by SEPA, namely Tweed, Solway and Forth Estuary. The main source of flood risk in the Borders is from rivers, with flooding from surface water run off after intense rain fall and coastal flooding along the coastline also affecting the area. Sewer, groundwater and reservoir flooding could also impact the area. A large proportion of all households in the Borders fall within Potentially Vulnerable Areas identified by SEPA and as such are included within a Local Flood Risk Management Plan at LPD level.

Scottish Borders Council Flood Risk Strategy

The Flood Risk Management (Scotland) Act 2009 set out a new way of managing flood risk in Scotland and in 2016, Scotland began the first of the new Flood Risk Management six-year cycles, which are a new approach to managing flood risk in a more plan-led, sustainable way. In anticipation of this, SEPA developed 14 Local Plan Districts (including the Tweed LPD) and 243 Potentially Vulnerable Areas in Scotland, of which 15 are located in the Scottish Borders. SEPA's Flood Risk Management Strategies were developed for each of the 14 LPD's and this document fed into the publication of Local Flood Risk Management Plans by Local Authorities.

In 2016, 14 Local Flood Risk Management Plans (LFRMP's) were produced within Scotland to cover the 2016-22 cycle. Scottish Borders Council acted as the Lead Local Authority (LLA) in producing the Tweed Local Flood Risk Management Plan, outlining the plans for each of the areas identified as being at risk (PVA's). There are small areas of the Scottish Borders included within the Forth Estuary and Solway LFMRP's.

Within the LFRMP's, statutory actions which must be delivered between 2016-22 by Scottish Borders Council in each of the 15 PVA's are outlined, these include actions such as Flood Protection Schemes, flood studies, natural flood management studies and awareness raising, amongst others. Within the 2016-22 cycle, Scottish Borders Council are responsible for delivering the Hawick Flood Protection Scheme and delivering five fluvial flood studies, these are in Peebles, Innerleithen, Broughton, Earlston and Newcastleton. These flood studies outline the flood risk to the town and identify the most sustainable mitigation option to protect the area against flooding.

Within 2019, Scottish Borders Council had completed all of the five studies and identified three of the study areas as suitable to progress to the national prioritisation phase whereby all Local Authorities submit flood protection scheme proposals for Scottish Government funding within the 2022-28 cycle. Scottish Borders Council has taken forward proposals from Peebles, Broughton and Newcastleton, as well as Crowbyres (Hawick) and Lindean to this prioritisation phase – it is proposed that this will be decided and published in Summer 2020. This process uses a series of metrics to rank schemes and prioritises how Scottish Government funding is allocated; £42 million per year is allocated to flood protection, split between all 32 Local Authorities. If any of the SBC proposals are funded, they will be taken forward as a formal flood protection scheme in the 2022-28 cycle. Furthermore, the 2022-28 Local Flood Risk Management Plans will include areas that require delivery of a flood study – these will be identified by Scottish Borders Council before 2022.

Flood Defence

This section includes flood prevention schemes, flood protection works and community resilience. Flood defences reduce the risk of flooding but are only designed to protect for a flood of a given size. This means flooding can happen in areas with flood defences if the flood exceeds the level of flood the defence is designed for.

Flood Protection/Prevention Schemes:

Planned Flood Protection Schemes:

- Hawick Flood Protection Scheme. This scheme is being taken forward under the Flood Risk Management (Scotland) Act 2009. The scheme's detailed design has been approved, advanced works are ongoing and construction was due to commence in March 2020. However, commencement has been delayed due to COVID-19.

Existing Flood Protection Schemes:

Table 2: Existing flood protection/prevention schemes

Name	Watercourse	Town	Length of scheme (km)	Description
Galashiels - Netherdale Flood Prevention Scheme 1987	Gala Water	Galashiels	0.572	The flood defence works comprising the Galashiels Netherdale Flood Prevention Scheme consist of earth embankments, reinforced concrete floodwalls and gabion protection.
Ettrick Water and Yarrow Water Flood Prevention Scheme 1979	Yarrow Water	Ettrick	0.738	Flood embankment.
Lauder Station Yard Flood Prevention Scheme 1990	Tributary of Washing Burn	Lauder	0.645	Some localised flooding in 1987 and 1988 caused investigation of measures to alleviate flooding. Culvert improvements were made to upgrade the capacity to carry the 25mm rainfall event,

				which is close to a 100 year event. A 48 ha site drains to 2 culverts. The culverts collect the upper catchments and the drainage from the new industrial estate constructed on the station yard. Flows then pass to the Washing Burn in a 600mm culvert.
Galashiels – Plumtree/Wilder haugh Flood Prevention Scheme 1987	Gala Water	Galashiels	0.559	The flood defence works consist of earth/rock embankments, brick and masonry floodwalls, gabion floodwalls and some gabion protection next to the retail park access bridge.
Peebles – Southpark Area Flood Prevention Scheme 1987	Edderston Burn and surface run-off from fields	Peebles	0.436	The purpose of the scheme is to mitigate the flooding of Caledonian Road, Southpark Drive and Southpark West areas of Peebles by surface run-off from the fields to the south-west of Southpark and overflows from Edderston Burn. Construction of a diversion channel and weir on the Edderston Burn, a screen at Southpark Road connected by culvert to an outfall into the River Tweed, a protective embankment over the culvert and regarding of the existing open channel.
Innerleithen Hall Street Flood Prevention Scheme 1998	Chapmans Burn and field run-off	Innerleithen	1.288	The scheme was designed to mitigate the flooding of St Ronan's Terrace, Hall Street and High Street. The source of flooding is from surface-runoff and watercourses upstream of Hall Street. Flooding occurs during periods of prolonged and heavy rain. Construction of pipes and drains, intakes and outfalls to divert water from the Chapmans Burn and field run-off through the town of Innerleithen to the River Tweed.
Jed Water Flood Prevention Scheme 1987	Jed Water	Jedburgh	0.065	The scheme is designed to mitigate flooding of Richmond Row, Duck Row and Bankend areas of Jedburgh by the Jed Water. The scheme consists of flood embankment, floodgate

				and wall at Richmond Row and scrub clearance downstream at Bankend. The floodwall has 2 windows.
Denholm Flood Prevention Scheme 1985	Runoff from hill slopes causes flooding	Denholm	1.117	The scheme is designed to divert surface runoff from surrounding fields into a culvert system that runs through the town and outfalls into the River Teviot adjacent to the sewage works. At the upstream extent of the scheme surface runoff is diverted into two culvert inlets via an embankment, french drain and ditch. The purpose of the scheme is to mitigate flooding of the Ashloaning, The Loaning, Eastgate and Eastlea Drive.
Turfford Burn Flood Prevention Scheme 1967	Turfford Burn	Earlston	1.502	The scheme operations include the construction of a diversion channel and culvert, main channel regarding and the construction of flood embankments. The diversion intake, channel and culvert upgraded in 1994.
Jedburgh – Skiprunning Burn Culvert Flood Prevention Scheme 1985	Skiprunning Burn	Jedburgh	0.5	The purpose of the scheme is to mitigate the flooding of Exchange Street, Friars and Pleasance areas of Jedburgh. The operations are located at Exchange Street, Friars and Pleasance and include reconstruction of the culvert. There is a trash screen on the culvert inlet and additional gullies to prevent overland flow. Also 2 primary screens in the burn. Parts of culvert were upgraded and telemetry installed on the inlet.
Galashiels Flood Prevention Scheme 2010	Gala Water	Galashiels		The purpose of the scheme is to mitigate the flooding from the Gala Water. The scheme provides a 1 in 200 year + climate change level of protection in the Netherdale area and a 1 in 75 year level of protection in the Plumtree and Wilderhaugh areas. The scheme consists of walls and embankments, bridge raising at Plumtree, improvements to the

				Mill Lade intake and three flood gates.
Jedburgh (Skiprunning Burn) Flood Protection Scheme 2014	Skiprunning Burn	Jedburgh		The purpose of the scheme is to mitigate the flooding of Exchange Street and the Friars and Pleasance areas of Jedburgh. The operations included works and re-configuration to the trash screen at Burn Wynd culvert inlet, the screen 50m upstream of this and the provision of a bypass channel at this culvert inlet. Debris traps, parapet improvements and the setup of a CCTV camera were also included within the works.
Selkirk Flood Protection Scheme – Completion 2017	Ettrick Water, Long Philip Burn, Shaw Burn and Yarrow Water	Selkirk		The purpose of the scheme is to provide at least a 1 in 200 year + climate change level of protection to the Riverside and Bannerfield areas of Selkirk, and a 1 in 100 year + climate change level of protection to the Philiphaugh area. Over 3,400m of walls, 3,100m, 6,000m of paths and walkways, 5 footbridges and a flood gate were installed. An intelligent water management system was also installed at St Marys Loch. This schemes protects over 600 properties.

Source: Scottish Borders Council

Flood Studies

During the 2016 – 2022 flood risk management planning cycle, Scottish Borders Council have delivered the Peebles Flood Study, Broughton Flood Study, Innerleithen Flood Study, Newcastleton Flood Study, Earlston Flood Study and Surface Water Management Plans for Peebles, Galashiels and Newcastleton. The Council will also deliver the Berwickshire Coast Shoreline Management Plan, Eyemouth Coastal Study, Hawick Natural Flood Management Study, Galashiels Natural Flood Management Study and Hawick Surface Water Management Plans within this cycle.

Community Resilience

The Council's Emergency Planning team and the Flood Risk and Coastal Management team work closely together to deliver measures aimed at improving community resilience in relation to flooding. The aim is to raise awareness for those at risk of flooding and to assist in their preparation for a flood event. Examples include a subsidised flood product scheme, a resilient communities' initiative, provision of sandbags and support to self-help groups.

Natural Flood Risk Management

Scottish Borders Council has a desire to move to more sustainable solutions in the implementation of flood protection and is co-operating with other agencies to take forward studies, research and demonstration projects to help establish suitable measures for natural flood management and to determine the evidence for the benefits of these measures.

The Council's Flood and Coastal Management team assist and fund projects that are primarily taken forward by Tweed Forum through negotiation with farmers and landowners, these works include measures such as upland planting and re-meandering of watercourses. Table 3 includes planned and recently implemented projects to reduce flood risk in Borders settlements.

Table 3 Natural Flood Risk Management

Catchment	Location	Management	Planned / Implementation
Upper Teviot (to augment Hawick Flood Protection Scheme)	Bowanhill	8.64ha Riparian & Native Woodland. 10 leaky barriers.	Implemented 2019
Upper Teviot	Broadhaugh	10.88ha Riparian & Native Woodland	Implemented 2019
Upper Teviot	Lymiecleuch	5.43ha Riparian & Native Woodland	Implemented 2019
Upper Teviot	Whitchesters	16.04ha Riparian & Native Woodland	Implemented 2019
Upper Teviot	Northhouse	4.20ha Riparian & Native Woodland	Implemented 2019
Upper Teviot	Commonside	29.44ha Riparian & Native Woodland	Planned 2020
Upper Teviot	Braxholmebraes	2.34ha Riparian & Native Woodland. 10 leaky barriers.	Planned 2020
Eddleston Water	Ruddenleys	40ha	Implemented 2019
Eddleston Water	Darnhall	4ha Riparian & Native Woodland	Implemented 2019
Gala Water	Glendearg	48ha Riparian & Native Woodland	Implemented 2019
Gala Water	Ladhope	12ha Riparian & Native Woodland	Implemented 2019
Gala Water	Colmsliehill	6ha Riparian & Native Woodland	Implemented 2019

Source: Tweed Forum

Historical Flooding

Flooding is a significant issue in the Scottish Borders and there is a long history of flooding events. The table below (Table 4) and Map 1 provide information on flooding events over the last 5 years.

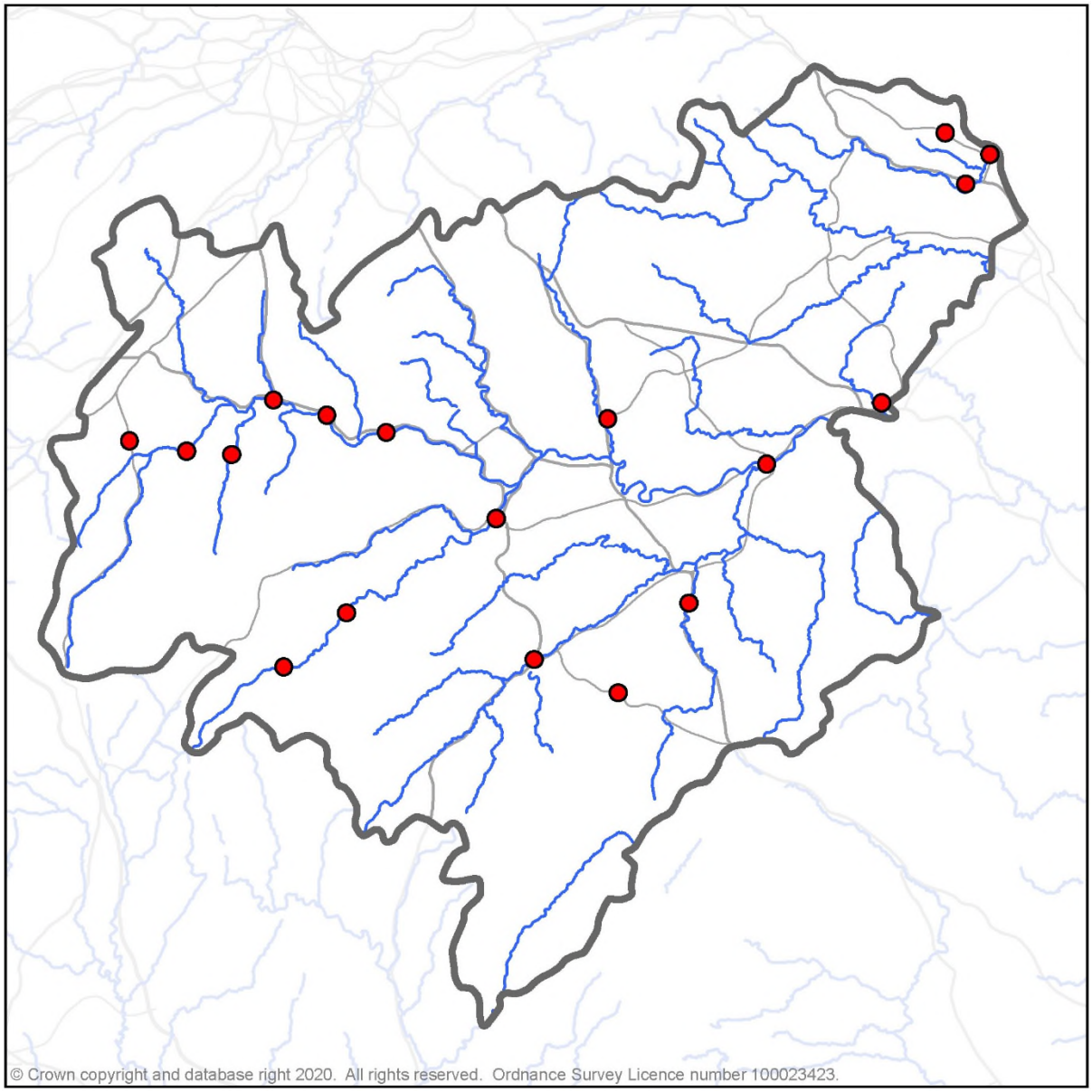
Table 4 Historic Flooding Events

List of Flood Events in the Borders 2015 - 2020		
Date	**Settlement**	**Event (refer to definitions below)**
2020 - January 11th	Ettrick Valley	Flooding (Roads)
2019 - October 6th	Earlston	Flooding (Roads)
2019 - August 10th	Earlston	Flooding (Roads)
2019 - July 11th	Coldingham	Flooding
2018 - July 31st	Eyemouth	Flooding (Sewer)
2018 - March 12th	Ettrick Valley	Flooding (Roads)
2018 - March 6th	Ayton, Coldingham, Eyemouth	Flooding (Roads)
2018 - January 24th	Jedburgh	Flooding
2018 - January 24th	Peebles	Near Miss
2016 - January 27th	Bonchester Bridge & Jedburgh	Flooding
2016 - January 26th	Ettrick Valley	Flooding (Roads)
2015 - December 30th	Borders Wide - Broughton, Dawyck, Ettrick, Jedburgh, Manor, Peebles & Walkerburn	Flooding
2015 – December 30th	Cardrona, Coldstream, Kelso, Selkirk	Near Miss
2015 - December 26th	Jedburgh	Flooding
2015 - December 6th	Peebles	Near Miss
2015 - December 5th/6th	Borders Wide - Cardrona, Coldstream, Earlston, Hawick, Jedburgh, Peebles & Walkerburn,	Flooding

Source: Scottish Borders Council

Flooding – Water overtopped riverbanks with serious impacts including flooding to property and/or surface water run-off flooded a property.
Flooding – Roads – Water overtopped riverbanks and flooded a key road and/or surface water run-off flooded a key road.
Flooding – Sewer – Water from the sewer system flooded property and/or roads.
Near Miss – Water overtopped riverbanks but had no serious impacts including flooding to property or river was very close to overtopping banks.

Map 1: Historic Flood Events in the Borders 2015 - 2020



Climate Change

It is expected that flooding will become a greater problem in the future due to the impact of climate change. The effect of climate change results in new areas becoming at risk of flooding.

SEPA guidance released in 2019 set out new recommended climate change allowances that are to be used in support of both planning applications and the spatial strategy of development plans; these predictions vary throughout Scotland but predict an increase in rainfall and flows that will proportionately increase in flood risk in the Borders.

Within the Borders, the following climate change uplifts should be used:

- A peak river flow uplift/allowance of 33% for the Tweed catchment (44% for Solway catchment)
- A peak rainfall intensity uplift/allowance of 35% for the East of Scotland (55% for West of Scotland)

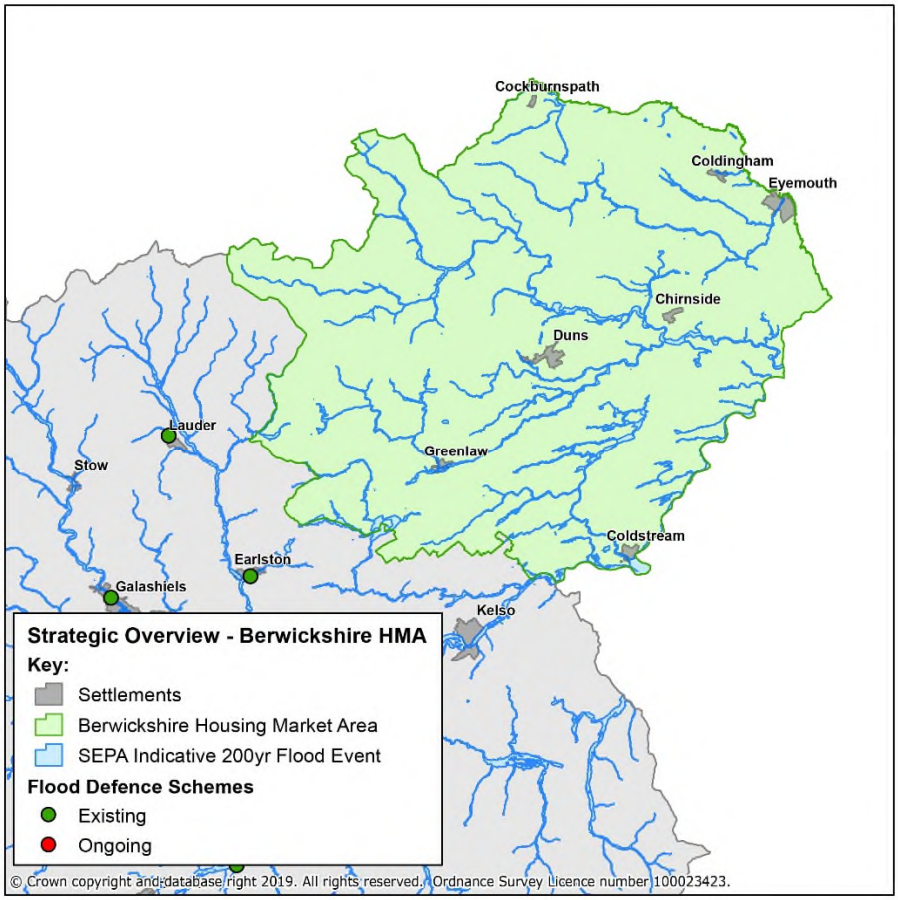
- A sea level rise uplift/allowance of 0.89m (between 2017 – 2100) + 0.15m for every decade beyond 2100 where the design life is known to extend beyond 2100.

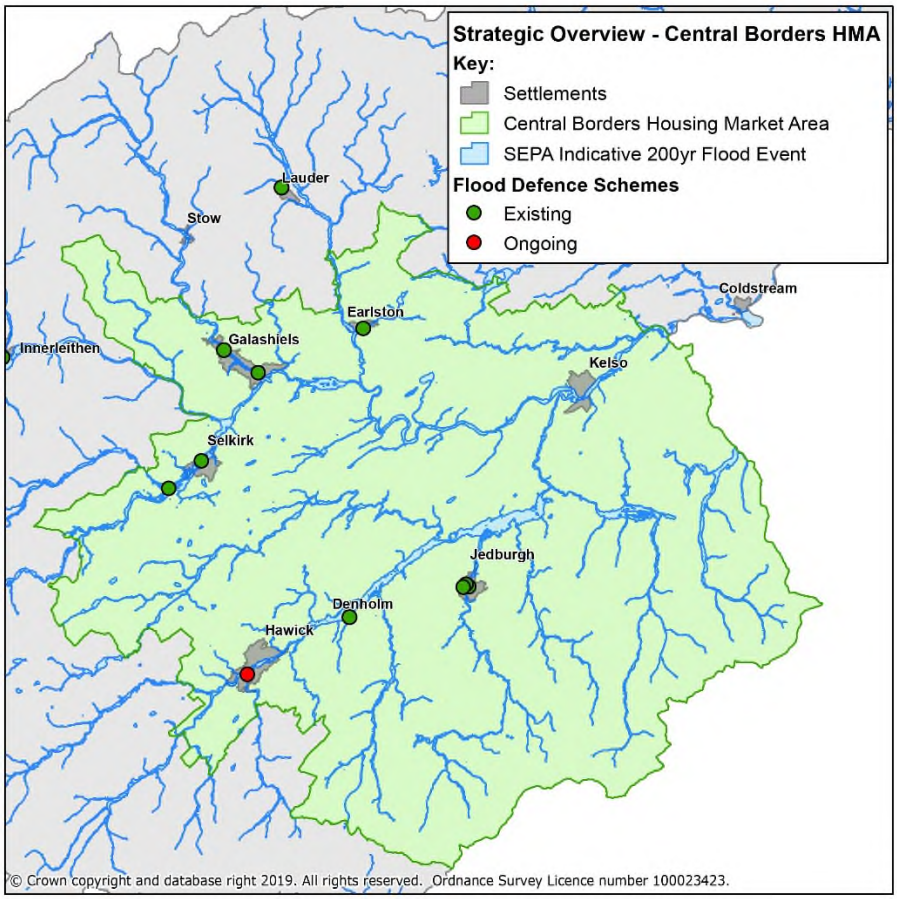
The type of allowances to be used are dependent on the type of flooding and catchment size. Fluvial (river) flooding should use peak river flow uplift for catchments >50km2, peak rainfall intensity uplifts for catchments <30km2 and a hybrid of the two when catchments are between 30-50km2. Pluvial (surface water) flooding should use peak rainfall intensity uplifts and coastal flooding should use sea level rise.

Strategic Overview

The maps below show areas at risk of flooding on a strategic level. The maps show the Indicative Flood Risk (SEPA) and existing and planning flood defences. The information is presented per Housing Market Area. Many Borders towns were located close to the rivers to take advantage of the water for mills. The historic location creates difficulties in finding suitable land for development and the importance of the site assessment process.

Map 2 Strategic Overview




Strategic Overview - Central Borders HMA
Key:
Settlements
Central Borders Housing Market Area
SEPA Indicative 200yr Flood Event
Flood Defence Schemes
Existing
Ongoing
Lauder
Stow
Coldstream
Earlston
Galashiels
Innerleithen
Kelso
Selkirk
Jedburgh
Denholm
Hawick
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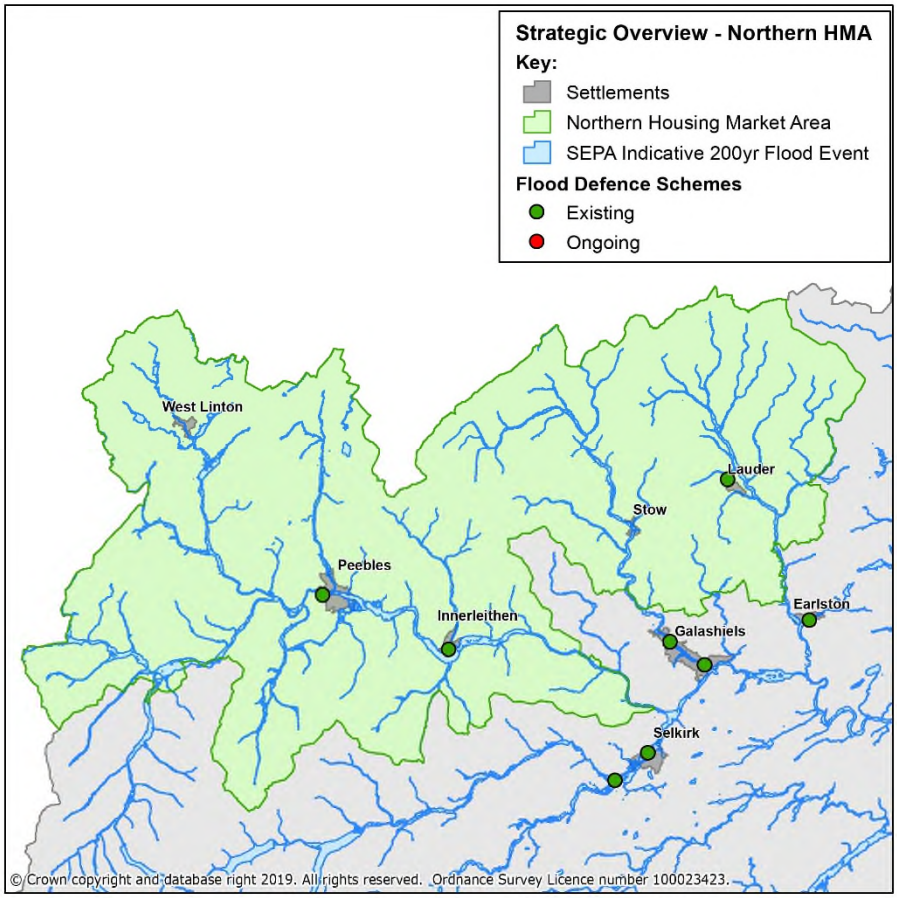
Strategic Overview - Northern HMA
Key:
Settlements
Northern Housing Market Area
SEPA Indicative 200yr Flood Event
Flood Defence Schemes
Existing
Ongoing
West Linton
Lauder
Stow
Peebles
Earlston
Innerleithen
Galashiels
Selkirk
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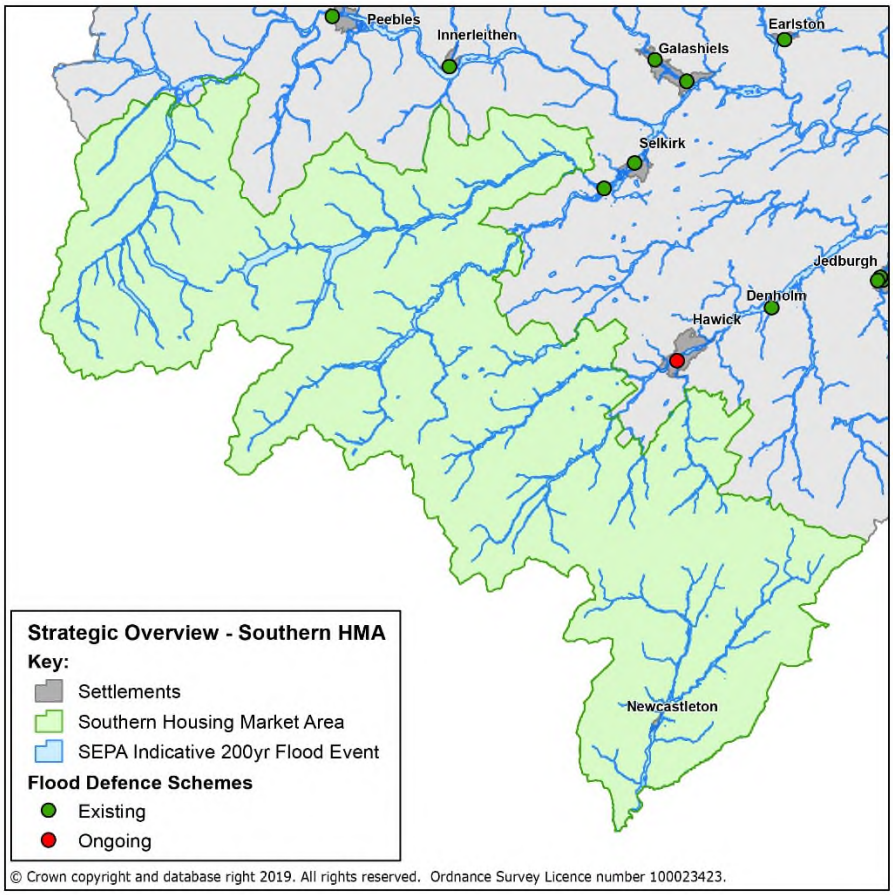


Part 2: Site Assessments

Detailed Assessment Process

The assessment process undertaken to identify suitable land for development to include in the MIR and LDP2 includes a call for sites, desktop exercise and site visits, and where required consultation with key experts within the Council and externally, for example with stakeholders such as SEPA. After the Council's assessment, the proposed sites go through a wider consultation as part of the public consultation on the MIR and Proposed Plan.

The site assessment methodology was included in the SEA scoping report which involved consultation with SEPA, Historic Environment Scotland and Scottish Natural Heritage.

In the assessment of flood risk, SEPA's Indicative Flood Risk Maps are used together with observations from site visits and where required comments from the Flood Risk and Coastal Management team and SEPA.

There are a number of small watercourses not included in SEPA's Indicative Flood Risk Maps. These watercourses can be the cause of flooding and will be included in the assessment of sites through site visits and detailed information from the Council's Flood Risk and Coastal Management team.

Table 5 includes sites assessed in the process of identifying land to include within the MIR and a commentary relating to flood risk. Map 3 is a series of maps including preferred and alternative sites identified within the MIR, intersected by or in the proximity of 1:200 year flood risk.

Table 6 includes sites assessed in the process of identifying land to include in the Proposed Plan and a commentary relating to flood risk. Map 4 is a series of maps identified within the Proposed Plan, intersected by or in the proximity of 1:200 year flood risk.

TABLE 5

SITES ASSESSMENTS

SITES ASSESSED FOR INCLUSION IN MAIN ISSUES REPORT

BY HOUSING MARKET AREA

Table 5: Sites assessed for inclusion in Main Issues Report

Berwickshire HMA

Site reference	HMA	Proposed Use	Settlement	MIR Site Status	Floodrisk	Initial assessment summary
AALLA003	Berwickshire	Housing	Allanton	Excluded	FRA required to assess risk from any small watercourses.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: Require a Flood Risk Assessment (FRA) which investigates the presence of any small watercourses on or adjacent to the site. Historic maps indicate the presence of a small watercourse, identified as Gold Nick may be culverted near the site. Consideration will need to be given to any culverts/bridges and we do not support development over any culverted watercourses. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/ adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential the allocation of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified at the site.

AALLA001	Berwickshire	Housing	Allanton	Excluded	FRA required to assess risk from any small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extent. No objection to the proposal on the grounds of flood risk. SEPA: In respect of flood risk, SEPA require a Flood Risk Assessment (FRA) which investigates the presence of any small watercourses on or adjacent to site. Historic maps indicate the presence of a small watercourse, identified as Gold Nick may be culverted to the south of the site. Consideration will need to be given to any culverts/bridges and we do not support development over any culverted watercourses. Site is sufficiently elevated above the Blackadder/Whiteadder Water confluence. There is the potential that the development of this allocation would increase the probability of flooding elsewhere. There is a body of water, within, forming part of the site boundary, or immediately adjacent to the site. SEPA therefore request that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and the built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AALLA002	Berwickshire	Housing	Allanton	Excluded	FRA required to assess risk from any small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

						SEPA: Require a Flood Risk Assessment (FRA) which investigates the presence of any small watercourses on or adjacent to the site. Historic maps indicate the presence of a small watercourse, identified as Gold Nick may be culverted near the site. Consideration will need to be given to any culverts/bridges and we do not support development over any culverted watercourses. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to site. This should be investigated further and it is recommended that contact is made with the Flood Prevention Officer. There is the potential that development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified at the site.
AAUCH001	Berwickshire	Housing	Auchencrow	Excluded	FRA required to assess risk from Auchencrow Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Auchencrow Burn runs to the North of the site and it would have to be ensured that any flows are to be routed around housing. SEPA: In respect of flood risk, SEPA require a Flood Risk Assessment (FRA), which assesses the risk from the Auchencrow Burn. Consideration will need to be given to any culverts/bridges which may exacerbate flood risk. The site may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to the site. This should be investigated further and it is recommended that

						contact is made with the Flood Prevention Officer. There is the potential that development of the allocation could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified at the site. There is a body of water within, forming part of the boundary, or immediately adjacent to the site. SEPA therefore request that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and the built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AAUCH002	Berwickshire	Housing	Auchencrow	Excluded	FRA required to assess risk from Auchencrow Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Auchencrow Burn runs to the North of the site and it would have to be ensured that any flows are to be routed around housing. SEPA: Require a Flood Risk Assessment (FRA) which assesses the risk from the Auchencrow Burn. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Site may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/ adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that development of this site could increase the probability of flooding elsewhere. There is a Surface

						Water Hazard identified at the site. There is a water body immediately adjacent to the site. SEPA therefore request that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and the built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AAUCH003	Berwickshire	Housing	Auchencrow	Excluded	FRA required to assess risk from Auchencrow Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Auchencrow Burn runs to the North of the site and it would have to be ensured that any flows are to be routed around housing. SEPA: We require a Flood Risk Assessment (FRA) which assesses the risk from the Auchencrow Burn. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Site may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/ adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard within the site. There is a body of water, within, forming part of the site boundary, or immediately adjacent to the site. SEPA therefore request that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse

						and the built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AAYTO004	Berwickshire	Housing	Ayton	Retain LDP Site	Not applicable	The site is already allocated for the proposed use within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2.
ABIRG005	Berwickshire	Housing	Birgham	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: In respect of flood risk, review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that the development could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified at the site.
ABURN005	Berwickshire	Housing	Burnmouth	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: In respect of flood risk, the surface water map is picking up low point along railway. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff

						issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. Surface Water Hazard identified within the site.
ACOPA006	Berwickshire	Housing	Cockburnspath	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: In respect of flood risk, due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. There is the potential that development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard within the site.
ACOPA007	Berwickshire	Housing	Cockburnspath	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. No objections on the grounds of flood risk.
ACOPA008	Berwickshire	Housing	Cockburnspath	Not Applicable	SEPA Flood Hazard – Surface Water Flood Extents Probability –	SEPA: There is surface water adjacent to the site. SEPA note that the Railway line flooded at Cockburnspath in 2002 but it sits in a deep cut adjacent to the site. Note that waste water drainage from the site would exacerbate an existing point source sewage, private drainage in this instance.

					Low (1 in 200 year + CC)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. There is a very small pocket of potential surface water impact shown on the South Western side of the site at a 1 in 200 year pluvial flood event. I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.
SBCOP001	Berwickshire	Development Boundary	Cockburnspath	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. No objections on the grounds of flood risk. SEPA: The site is on the edge of the sewered catchment and hence must connect to the public foul sewer.
MCOPA002	Berwickshire	Mixed Use	Cockburnspath	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: Surface water Flood Map adjacent to site is picking up low point of railway. Site elevated above the railway line. There would also appear to be water ponding at Cockburnpath's Burn behind the A1. This may require further information at the detailed design stage. In respect of foul drainage, there may be sewerage network capacity issues.

						Foul water must connect to the existing SW foul network. For a development of this scale there may be issues with the pumping station capacity. SW should confirm.
ACOLH005	Berwickshire	Housing	Coldingham	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial, surface water and coastal 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Contours and SEPA Surface Water Flood Map indicates a flow-path through the site but there is no evidence of a small watercourse on OS Maps or historic maps. Site layout may need careful consideration to ensure surface water runoff is managed (from both off-site and on-site sources) and site may be constrained due to flood risk. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified within the site.
ACOLH006	Berwickshire	Housing	Coldingham	Excluded	FRA required to assess risk from St Andrew's Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial, surface water and coastal 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Recommend that surface water runoff is considered at this site. SEPA: Require an FRA which assesses the risk from the St Andrew's Burn which flows along the northern perimeter. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding

						issues within/ adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that this development could increase the probability of flooding elsewhere. There is an identified surface water hazard at the site. There is a water body within, forming part of the site boundary, or immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
ACOLH007	Berwickshire	Housing	Coldingham	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial, surface water and coastal 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: No comments in respect of flood risk.
ACOLH008	Berwickshire	Housing	Coldingham	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial, surface water and coastal 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: No comments in respect of flood risk.

ACOLD012	Berwickshire	Housing	Coldstream	Excluded	SEPA Flood Hazard – Surface Water Flood Extents Probability – High (1 in 10 year)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the surface water 1 in 200 year flood extent and in close proximity to the fluvial flood extent. Require that surface water runoff is considered and that any flows are routed around any development. Drainage Assessment/SUDS. SEPA: Review of LiDAR shows the lowest point of the site as 26mAOD and the adjacent River Tweed is 15mAOD. As such we are satisfied there is sufficient height between the site and the River Tweed. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is potential that development of the allocation could increase the probability of flooding elsewhere. Surface water hazard has been identified within the site.
ACOLD013	Berwickshire	Housing	Coldstream	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies out with the fluvial and surface water 1 in 200 year flood extent. I would require that surface water runoff is considered and that any flows are routed around any development. Drainage Assessment/SUDS. SEPA: Review of historic maps does not show the presence of any small watercourses on site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood

						prevention officer. There is an identified Surface Water Hazard at the site.
ACOLD014	Berwickshire	Housing	Coldstream	Alternative	SEPA Flood Hazard – Surface Water Flood Extents Probability – Low (1 in 10 year)	The site is currently identified for longer term housing potential within the LDP. The site directly to the south was brought forward as part of the Housing SG (ACOLD011), for 100 units. SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial (river) 1 in 200 year flood extents but there are small pockets of potential surface water impacts on the Eastern side of the site at a 1 in 200 year flood event. No objections on the grounds of flood risk. However, would require that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. In addition, the surface water flood map indicates a potential flow path which can indicate a potential small

						watercourse. Review of Scottish Water information and historic maps does not indicate the presence of a small watercourse. This should be explored further during site investigations. There is the potential that development on this site could increase the probability of flooding elsewhere. There is a surface water hazard within the site. SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.
ADUNS024	Berwickshire	Housing	Duns	Excluded	FRA required to assess risk from small watercourses.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is within the surface water 1 in 200 year flood extent. No objection to this proposal on the grounds of flood risk. Would, however, ask that due to the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. Drainage Impact Assessment/SUDS. SEPA: Require an FRA which assesses the risk from the small watercourses which flows through/adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. There would appear to be multiple Scottish water assets through the site which should be investigated further and may act as a constraint. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site or immediately adjacent. This

						should be investigated further and it is recommended that contact is made with the flood prevention officer. The site does fall within an area where a surface water hazard has been identified. The potential development of this site could increase the probability of flooding elsewhere. There is a waterbody within, forming part of the site boundary, or immediately adjacent to the site. Therefore, SEPA require that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
ADUNS027	Berwickshire	Housing	Duns	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is the potential that the development could increase the probability of flooding elsewhere. The site falls within surface water hazards.
MDUNS003	Berwickshire	Mixed Use	Duns	Excluded	FRA required to assess risk from small watercourse.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is within the surface water 1 in 200 year flood extent. No objection to this proposal on the grounds of flood risk. However, ask that due to the size of the development that surface water flooding

						is considered and it is ensured that any water would be routed around the housing. Drainage Impact Assessment/SUDS. SEPA: We require an FRA which assesses the risk from the potentially culverted small watercourse which is identified as being located along the northern boundary. We do not support development over culverts that are to remain active. We would note that the OS Map identifies this area as boggy which may constrain development. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There are Surface Water Hazards within the site.
MDUNS004	Berwickshire	Mixed Use	Duns	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within the surface water 1 in 200 year flood extent. Would have no objection to the proposal on the grounds of flood risk. Would however ask that due to the size of the development that surface water flooding is considered and it is ensured that water would be routed around housing. Drainage Impact Assessment/SUDS. SEPA: Require an FRA which assesses the risk from the potentially culverted small watercourse which is identified as being located along the northern boundary. SEPA do not support development over

						culverts that are to remain active. SEPA would note that the OS Map identifies this area as boggy which may constrain development. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that development on this site could increase the probability of flooding elsewhere. A Surface Water Hazard has been identified at this site.
MDUNS005	Berwickshire	Mixed Use	Duns	Alternative	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within the surface water 1 in 200 year flood extent. No objection to the proposal on the grounds of flood risk. However ask that due to the size of the development that surface water flooding is considered and it is ensured that water would be routed around housing. SEPA: We require an FRA which assesses the risk from the potentially culverted small watercourse which is identified as being located along the northern boundary. SEPA do not support development over culverts that are to remain active. We would note that the OS Map identifies this area as boggy which may constrain development. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that development of this site could increase the probability of flooding elsewhere.

						There are also identified surface water hazard within the site. SEPA (MIR Consultation additional comments): In addition to the comments above, SEPA offer the following comments. They advise that recent studies have not identified the exact location of the culvert. SEPA also understand that land-raising done as part of the high school development may have alter flooding and flow-paths.
AEYEM001	Berwickshire	Housing	Eyemouth	Excluded	FRA required to assess risk from Biglaw Burn and tributary	SBC FLOOD AND COASTAL MANAGEMENT OFFICER: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development it is recommended that surface water runoff, drainage and SUDS be considered. DIA/SUDS. SEPA: Require a FRA which assesses the risk from the Biglaw Burn (and tributary) which flows on the boundary of the site. Consideration should also be given to the interaction with the Eye Water as well as bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There are surface water hazards identified

						within the site. There is the potential that development on this site could increase the probability of flooding elsewhere. There are Surface Water Hazards within the site. There is a water body within, forming part of the site boundary, or immediately adjacent to the site. Therefore, SEPA request that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
MEYEM002	Berwickshire	Mixed Use	Eyemouth	Excluded	FRA required to assess risk from North Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to the proposal on the grounds of flood risk. Due to the size of the development, would recommend that surface water runoff, drainage and SUDS are considered. Would request a Drainage Assessment for this site and also SUDS to be included. SEPA: Part of adjacent site was built without SEPA consultation. For any further development we require a detailed FRA which assesses the risk from the North Burn. We would not support any further development which increases the flood risk to existing/proposed development. Any further development will likely be heavily constrained as a result of the current development. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is

						implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified within the site. There is a water body within, forming part of the site boundary, or immediately adjacent to the site. Therefore, SEPA request that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. Any surface water discharging into the North burn should be carefully treated (enhanced SUDS) to ensure protection of the bathing water (north burn discharges onto the bathing beach).
REYEM007	Berwickshire	Redevelopment	Eyemouth	Redevelopment	FRA required to assess risk from coastal still water and any interactions with Eye Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. No objections on the grounds of flood risk. SEPA: Require a FRA which assesses the risk from coastal still water as well as overtopping processes and any interactions with the Eye Water. Redevelopment to a similar or less sensitive use would be supported by SEPA. An increase in vulnerability would only be supported if a detailed FRA can demonstrate the site is free from flood risk and there is safe access/egress available. Sewer flooding will also require consideration. Site may be

						constrained due to flood risk. There is a surface water hazard within the site. There is fluvial/coastal risk of flooding adjacent to the site. Potential development of the allocation could increase the probability of flooding elsewhere. SEPA advise that flooding along Church Street in 2009, 2013 and 2015 due to inadequate sewer capacity. There is a photo of flooding to Church Street in the Borders Advertiser (https://www.berwick-advertiser.co.uk/news/flood-investigation-works-in-eyemouth-1-4794741). Albert Road affected as well. There has been a coastal overtopping study for Eyemouth commissioned by SBC and undertaken by Royal Haskoning. The 1:200 year coastal flood outline has flooding along Church Street. There was an extreme fluvial event which affected large areas of the Borders in 1948. There is mention of flood waters reaching the second floor of Dundee House which is at the very end of Church Street. SEPA (MIR Consultation comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.
AGAVI002	Berwickshire	Housing	Gavinton	Not Applicable	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. SEPA's 1:200 year surface water flood map indicates there is a risk of surface water flooding at the south east boundary of the site. No objections on the grounds of flood risk. However, would ask that due to surface water risk and the capacity of the development that surface water flooding is considered in a drainage & SuDS

						assessment and it is ensured that any water would be routed around the housing. SEPA: There is surface water in a small part of the site. There is a watercourse catchment less then 3km2 on the boundary. We require an FRA which assesses the risk from the small watercourse along the southern boundary. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is a water body, within, forming part of the site boundary, or immediately adjacent to the site. SEPA recommend that a development requirement is attached to the site to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. There are potential de-culverting opportunities.
AGORD004	Berwickshire	Housing	Gordon	Preferred	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. Due to the size of the development it is recommended surface water runoff be considered. SEPA: No comments in respect of flood risk.

AGORD005	Berwickshire	Housing	Gordon	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. Due to the size of the development it is recommended surface water runoff be considered. SEPA: No comments in respect of flood risk.
AGRAN004	Berwickshire	Housing	Grantshouse	Preferred	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: Based on OS Map there is sufficient height difference between site and the Eye Water. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is the potential that development on this site could increase the probability of flooding elsewhere. A Surface Water Hazard has been identified within the site. Foul water must connect to the existing SW foul network. SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

AGREE008	Berwickshire	Housing	Greenlaw	Alternative	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. Due to the size of the development the applicant should consider surface water runoff, drainage and SUDS. Drainage Impact Assessment/SUDS. SEPA: Based on OS Map there is sufficient height difference between site and the Blackadder Water. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is potential fluvial risk of flooding adjacent to the site. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard within the site. SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.
AGREE009	Berwickshire	Housing	Greenlaw	Preferred	SEPA Flood Hazard – River Flood Extents Probability – Medium (1:200 year). FRA required	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The southern boundary of the site is at risk of flooding from the Blackadder Water at a 1 in 200 year flood event. The Officer would require that a Flood Risk Assessment is undertake for this site. SEPA: Should planning application differ from what was previously agreed we would require an FRA

					to assess risk from Blackadder Water	which assesses the risk from the Blackadder Water which flows to the south of the site. In addition there is a small watercourse which flows along the eastern perimeter of the site. There are bridges/culverts along the small watercourse which could potentially exacerbate flooding. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. There is the potential that development of this site could increase the probability of flooding elsewhere. Surface Water Hazard identified within the site. Foul waste must connect to SW foul network. SEPA (MIR Consultation additional comments): In addition to the comments above, SEPA offer the following comments. The location next door to the STW is unlikely to be any issue from SEPA's perspective, but any odour complaints would be dealt with by SBC Environmental Health. Should the layout or land-use differ from what was previously agreed SEPA would require an FRA which assesses the risk from the Blackadder Water and small watercourse along the eastern boundary. Due to the steepness of the adjacent hill slopes they also recommend that consideration is given to surface water runoff to ensure that the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.
BGREE005	Berwickshire	Business and Industrial	Greenlaw	Preferred	Not applicable	SBC COASTAL AND MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200

						year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to the above.
MGREE004	Berwickshire	Mixed Use	Greenlaw	Excluded	FRA required to assess risk from Blackadder Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. Would, however, ask that potential surface water is considered during development due to the large capacity of the site. SEPA: Should the layout or land-use differ from what was previously agreed we would require an FRA which assesses the risk from the Blackadder Water and small watercourse along the eastern boundary. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. There is the potential that development on this site could increase the probability of flooding elsewhere.

						There is a surface water hazard identified within the site.
SBGRE001	Berwickshire	Development Boundary	Greenlaw	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk if this were to be a small-scale development. SEPA: OS Map indicates a sufficient height difference between site and Blackadder Water. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. Potential surface water/fluvial flood risk adjacent to the site. A Surface Water Hazard has been identified within the site.
AHUTT003	Berwickshire	Housing	Hutton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk. SEPA: Foul water must connect to the existing SW foul network. There may be capacity issues at the STW. SW should confirm the position.
AHUTT004	Berwickshire	Housing	Hutton	Excluded	SEPA Flood Hazard – Surface Water Flood extents	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site in places within the 1 in 200 year surface water flood extent. There also appears to be a drain/small watercourse running through the site. Would require a Flood Risk Assessment to be

					Probability - Medium (1 in 200 year). FRA required to assess risk from Netherlough Burn	undertaken for this site. FRA required. SEPA: Require an FRA which assesses the risk from the Netherlough Burn which would appear to be culverted through the site. Site may be constrained due to flood risk. We do not support development over any culverted watercourses. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that development of this site could increase probability of flooding elsewhere. There are identified Surface Water Hazards within the site. There is a water body within, forming part of the site boundary, or immediately adjacent to the site. Therefore, SEPA have requested a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
APRES004	Berwickshire	Housing	Preston	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk. SEPA: Foul water must connect to the existing SW foul network however it is likely that this would

						require upsizing for any new development.
APRES005	Berwickshire	Housing	Preston	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk but considering "APRES004" is next to the site and likely to be the same developer, an assessment would require to be undertaken to ensure that surface water flooding is managed. SEPA: Site is elevated above adjacent small watercourse. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. Surface Water Hazard identified within the site.
AREST005	Berwickshire	Housing	Reston	Alternative	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk. SEPA: Sufficient height difference between the site and the Eye Water and lade. There is potential fluvial flood risk adjacent to the site. SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

ASTAB001	Berwickshire	Housing	St Abbs	Excluded	FRA required to assess risk from Starney Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Site is adjacent to the Starney Burn which is not included within SEPA's Flood Maps. I would expect the applicant to consider this and an FRA may be requested. SEPA: Require an FRA which assesses the risk form the Starney Burn which flows adjacent to site. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. There is the potential that the allocation of this development could increase the probability of flooding elsewhere. Surface Water Hazard identified within the site. There is a water body immediately adjacent to the site. Therefore SEPA request that a maintenance buffer strip of at least 6 metres is provided between the watercourses and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. Private foul drainage would be required as no SW foul network in vicinity. This may be problematic as the Starney burn is the only available watercourse and it appears to have a small catchment and thus likely low flows. The site appears to be very close to the Starney burn at the east side and hence opportunities to protect

						and enhance the watercourse should be taken as part of any development.
ASTAB002	Berwickshire	Housing	St Abbs	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial, surface water and coastal 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Foul water must connect to the existing SW foul network.
ASTAB003	Berwickshire	Housing	St Abbs	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial, surface water and coastal 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk but would require that surface water management is considered. SEPA: OS Map indicates site is above 10mAOD. Council should be satisfied there is no erosion issues along the cliff in St Abbs.
RSTAB001	Berwickshire	Redevelopment	St Abbs	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial, surface water and coastal 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff.

ASWIN002	Berwickshire	Housing	Swinton	Excluded	FRA required to assess risk from Leet Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial, surface water and coastal 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Require a FRA which assesses the risk from the Leet Water. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Site may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There are surface water hazards identified within the site.
AWESR002	Berwickshire	Housing	Westruther	Preferred	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Require an FRA which assesses the risk from the small watercourse adjacent to the site. Site is relatively flat and hydrology would appear complicated at site. Consideration should be given to bridge and culvert structures which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Potential development of allocation could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified within the site.

						SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.
AWESR009	Berwickshire	Housing	Westruther	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: No comments in respect of flood risk.
AWESR010	Berwickshire	Housing	Westruther	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Require an FRA which assesses the risk from the small watercourse to the north of the site. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is an identified Surface Water Hazard within the site.
AWESR011	Berwickshire	Housing	Westruther	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Require an FRA which assesses the risk from the small watercourse adjacent to the site. Site is

						relatively flat and hydrology would appear complicated at site. Consideration should be given to bridge and culvert structures which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that development on this site could increase the probability of flooding elsewhere. There are Surface Water Hazards identified within the site.
AWESR012	Berwickshire	Housing	Westruther	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Site is located >80 metres away from culverted small watercourse and no other evidence of nearby watercourses.
BWESR001	Berwickshire	Business and Industrial	Westruther	Preferred	FRA is required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Require an FRA which assesses the risk from the small watercourse adjacent to the site. Site is relatively flat and hydrology would appear complicated at site. Consideration should be given to bridge and culvert structures which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be

						investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified within the site. SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.
AWHIT004	Berwickshire	Housing	Whitsome	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: There is no SW foul sewer network in this location. There are however two private systems one serving the cottages and one serving the new housing development across the road. Unless this development is able to connect to one of these systems finding a private drainage option may be difficult.
AWHIT003	Berwickshire	Housing	Whitsome	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: No comments in respect of flood risk.

Central HMA

Site reference	HMA	Proposed Use	Settlement	MIR Site Status	Floodrisk	Initial assessment summary
AANCR002	Central	Housing	Ancrum	Alternative	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that due to the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. There is a surface water hazard identified within the site.
ACHAR004	Central	Housing	Charlesfield	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability -	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is within the surface water 1 in 200 year flood extent. No objection to this proposal on the grounds of flood risk. Would, however, ask that due to the size of the development that drainage, SUDS and surface water flooding is considered and it is

					High (1 in 10 year).	ensured that any water would be routed around the housing. SEPA: Review of historic maps does not show the presence of any small watercourses on site. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
ACLOV004	Central	Housing	Clovenfords	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. It is required that due to the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. A Drainage Assessment and information in respect of SUDS would be required. SEPA: Require a FRA which assesses the risk from the small watercourse which flows through the site. There would appear to be a reservoir within/ adjacent to the site. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. Site may be constrained due to flood risk.

ACRAI004	Central	Housing	Crailing	Alternative	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies out with the fluvial and surface water 1 in 200 year flood extent. No objections to this development on the grounds of flood risk. SEPA: Require an FRA which assesses the risk from the small watercourse which would appear to be culverted either through or immediately adjacent to the site. We do not support development over culverts that are to remain active.
ADARN003	Central	Housing	Darnick	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies outwith the fluvial and surface water 1 in 200 year flood extent. Would require that surface water runoff is considered and that any flows are routed around any development. SEPA: OS Map indicates a sufficient height difference between site and River Tweed.
ADARN005	Central	Housing	Darnick	Preferred	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk. SEPA: No comments in respect of flood risk.

ADENH006	Central	Housing	Denholm	Preferred	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. However, there is a ditch running through the grounds that has come close to flooding property in the past. This has, to our knowledge, not spilled onto this field but would still require a Flood Risk Assessment to show the risk to this development. At present, SBC Flood Team are considering work such as culverting this ditch. SEPA: Require an FRA which assesses the risk from the small watercourses which flow along the boundary of the site. These watercourses then enter a FPS which will require careful consideration to ensure there is no increase in flood risk due to site development. The study undertaken by JBA indicates that part of the site is at risk of flooding but it does not appear to fully modelled the adjacent watercourse. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Site may be constrained due to flood risk. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

MEARL004	Central	Mixed Use	Earlston	Excluded	FRA required to assess risk from Turfford Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within the surface water 1 in 200 year flood extent. Would have no objection to the proposal on the grounds of flood risk. I would however ask that due to the size of the development that surface water flooding is considered and it is ensured that water would be routed around housing. SEPA: Require an FRA which assesses the risk from the Turfford Burn and small watercourses which flow through or adjacent to the site. Consideration should be given to whether there are any culverted watercourses within/ near the site which can exacerbate flood risk. Areas adjacent to the Turfford Burn will likely be constrained due to flood risk. Review of the surface water 1 in 200 year flood map and steep topography shows that there may be flooding issues on the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
AECKF002	Central	Housing	Eckford	Alternative	FRA required to assess risk from culverted watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk. SEPA: Review of OS Map indicates a potentially culverted watercourse along the eastern boundary of the site. We would recommend that this is

						investigated as part of an FRA. We do not support development over culverts that are to remain active.
RECKF002	Central	Redevelopment	Eckford	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. However, there are several small burns in close proximity and I would require that surface water runoff is considered and that any flows are routed around any development. SEPA: The OS Map indicates the site is set back from the Moses Burn and tributary. It also indicates the 90m contour though the site and 80m contour adjacent to the watercourse. Due to steep topography adjacent to the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
AEDNA011	Central	Housing	Ednam	Alternative	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the small watercourse which flows adjacent to the site and enters the Eden Water. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review

						of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. Note: Surface water flood map is offset from burn suggesting an error within the flood map.
AEDNA012	Central	Housing	Ednam	Excluded	FRA required to assess risk from Eden Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Require an FRA which assesses the risk from the Eden Water. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
AEDNA013	Central	Housing	Ednam	Alternative	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood

						risk. Due to the size of the development it is recommended surface water runoff be considered. SEPA: No detailed comments on flood risk.
AGALA029	Central	Housing	Galashiels	Alternative	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). FRA required to assess risk from River Tweed.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so would expect the applicant to consider this as well as drainage and SUDS. SEPA: Require an FRA which assesses the risk from the River Tweed. Review of the surface water 1 in 200 year flood map and steep topography nearby indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
AGALA038	Central	Housing	Galashiels	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. Due to the size of the development it is recommended that surface water runoff be considered. A Drainage Impact Assessment/SUDS would be required. SEPA: Small watercourse adjacent to site but topography indicates they will flow away from the site. Review of the surface water 1 in 200 year flood

						map and steep topography nearby indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
AGALA039	Central	Housing	Galashiels	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). FRA required to assess risk from River Tweed.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so the applicant would be expected to show how this would be mitigated. Drainage Impact Assessment and SUDS would be required. SEPA: Require an FRA which assesses the risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
MGALA007	Central	Mixed Use	Galashiels	Not Applicable	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD RISK AND COASTAL MANAGEMENT: The majority of this site does not lie within the SEPA 1 in 200 year flood risk extent. There is a small section next to the Allan Water on the East of the site that does appear to be at risk during the 1 in 200 year flood event. There are issues/ditches shown throughout the site, therefore require that surface water management is assessed on site and

					SEPA Flood Hazard – River Flood Extents Probability – Medium (1 in 200 year). FRA required to assess risk from Allan Water and small watercourses.	submitted to the Council. SCOTTISH ENVIRONMENT PROTECTION AGENCY: Require an FRA which assesses the risk from the Allan Water and small watercourses which flow through the site. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and steep slopes indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the Flood Prevention Officer.
BGALA005	Central	Business and Industrial	Galashiels	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year). SEPA Flood Hazard – River Flood Extents Probability – Medium (1 in 200 year). FRA required to assess risk from Allan Water and	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The majority of this site is outwith both the fluvial and surface water 1 in 200 year flood extents. However, a small section on the North East point (Avenel Haugh) is at risk of flooding at a 1 in 200 year flood. Also, there are a few small pockets of surface water risk throughout the area highlighted. No major objections on the grounds of flood risk but would require surface water management to be considered for a site this large. SEPA: Require an FRA which assesses the risk from the Allan Water and small watercourses which flow through the site. Consideration should be given to whether there are any culverted watercourses within/ near the site. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Due to the steep topography surrounding the allocation site, consideration should be given to surface runoff

					small watercourses.	issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff.
BGALA006	Central	Business and Industrial	Galashiels	Preferred	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). FRA required to assess risk from River Tweed.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so it would be expected that the applicant shows how this would be mitigated. SEPA: SEPA have post flood survey levels for nearby area after the 2005 flood event. A flood level of 92.86mAOD recorded 30m downstream of bridge on right bank. SEPA require a FRA which assesses the risk from the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
EGL17B	Central	Housing	Galashiels	Retain LDP Site	Not applicable	This is an existing housing allocation within the LDP, which was subject to a review as part of the MIR process.
EGL200	Central	Housing	Galashiels	Retain LDP Site	Not applicable	This is an existing housing allocation within the LDP, which was subject to a review as part of the MIR process.

RGALA007	Central	Redevelopment	Galashiels	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Due to the steep topography to the north of the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff.
AGATT013	Central	Housing	Gattonside	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. As this site is relatively steep the applicant would be expected to consider how surface water runoff would be mitigated. SEPA: Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is a well and a spring identified on the southern boundary of the site which may require further investigation at the detailed stage.

AGATT016	Central	Housing	Gattonside	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. As this site is relatively steep the applicant would be expected to consider surface water mitigation. SUDS and Drainage Impact Assessment required. SEPA: Surface water/fluvial adjacent to site. Based on OS Map there is sufficient height difference between site and River Tweed. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
SBGAT002	Central	Development Boundary	Gattonside	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. No objections on the grounds of flood risk. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. The potential development of the allocation could increase the probability of flooding elsewhere.

AHAWI019	Central	Housing	Hawick	Excluded	SEPA Flood Hazard –River Flood Extents Probability - Medium (1 in 200 year). FRA required to assess risk from River Teviot.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The northern portion of the site is within the 1:200 year flood extent of the River Teviot. A flood risk assessment would require to be undertaken for the site. SEPA: Require an FRA which assesses the risk from the River Teviot. Access/ egress should also be considered. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
AHAWI024	Central	Housing	Hawick	Excluded	Further investigation required in respect of surface water flooding	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within the surface water 1 in 200 year flood extent. No objection to the proposal on the grounds of flood risk. Surface water flooding would require to be considered and it is ensured that water would be routed around housing. SEPA: Review of OS Maps indicates a sufficient height difference between the Slitrig Water and the site. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere

						and proposed housing is not affected by surface runoff.
AHAWI027	Central	Housing	Hawick	Preferred	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from culverted watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith the fluvial (river) 1 in 200 year flood extents but there are small pockets of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event. No objections on the grounds of flood risk. However, would require that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: Historic maps shows a watercourse flowing through the middle of the site which may now be culverted. SEPA require an FRA which assesses the risk from this culverted watercourse. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes SEPA would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

AHAWI028	Central	Housing	Hawick	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Boonraw Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The northern boundary of this site is at risk of flooding at a 1 in 200 year flood event. There may be issues with ensuring flood free access and egress to the site. An FRA is therefore required to be undertaken for this site. SEPA: Require an FRA which assesses the risk from the Boonraw Burn. Access/ egress will potentially be difficult and should be investigated at an early stage. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/ adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
AHAWI029	Central	Housing	Hawick	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The north/eastern boundaries of the site are within the 1:200 year flood extent of the Boonraw Burn. A flood risk assessment is required to be undertaken for this site. SEPA: Require an FRA which assesses the risk from the Boonraw Burn. Access/ egress will potentially be difficult and should be investigated at an early stage as this may affect the viability of the development. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Site will likely be constrained due to flood risk.

					200 year). FRA required to assess risk from Boonraw Burn	Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/ adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
AHAWI030	Central	Housing	Hawick	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. Due to the size of the development it is recommended surface water runoff be considered. SEPA: Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
BHAWI003	Central	Business and Industrial	Hawick	Preferred	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

BHAWI004	Central	Business and Industrial	Hawick	Preferred	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the North Western side of the site at a 1 in 200 year flood event. No objections on the grounds of flood risk. However, would ask that due to surface water risk and the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: There does appear to be a surface water/ combined drains through the site but no evidence of a culverted watercourse can be found. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
RHAWI017	Central	Redevelopment	Hawick	Redevelopment	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability -	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Part of the site (SE and S side) has been approved by Council in planning app 18/00498/FUL. A Flood Risk Assessment was submitted in support of this site. The other part of the site, the Northern section, is shown to be at higher risk due to its closer proximity to the River Teviot. In both SEPA's Flood Mapping and our Hawick FPS Flood Mapping, the building is shown to be at risk during a 1 in 200 year flood event. Therefore, would require a Flood Risk Assessment to support this application.

					Medium (1 in 200 year).	SEPA: As the area is at significant flood risk from the River Teviot and Slitrig Water, it is essential that any new development will have a neutral impact on flood risk. We would only support redevelopment of a similar use in line with our land use vulnerability guidance. The FRA is required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials should be used. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will be heavily constrained as a result.
RHAWI018	Central	Redevelopment	Hawick	Redevelopment	FRA required to assess risk from River Teviot.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is not shown to be at risk of flooding within the SEPA or Hawick FPS flood mapping at a 1 in 200 year event. I would therefore have no objections to this re-development on the grounds of flood risk. SEPA: Require an FRA which assesses the risk from the River Teviot. Redevelopment to a similar or less sensitive use would be supported by SEPA. An increase in vulnerability would only be supported if a detailed FRA can demonstrate the site is free from flood risk and there is safe access/egress available. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood

						prevention officer. Site will likely be constrained due to flood risk.
AHEIT003	Central	Housing	Heiton	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. Due to the size of the development and the ditches running within and next to the site, surface water runoff would require to be considered. SEPA: Require an FRA which assesses the risk from the small watercourse which flows through/ adjacent to the site. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Majority of site is likely to be developable.
RHE2B	Central	Housing	Heiton	Retain LDP Site	Not applicable	The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.
RHE3B	Central	Housing	Heiton	Retain LDP Site	Not applicable	The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.
AJEDB017	Central	Housing	Jedburgh	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and

						it is recommended that contact is made with the flood prevention officer.
AJEDB018	Central	Housing	Jedburgh	Preferred	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I'd recommend surface water runoff be considered. SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
MJEDB003	Central	Mixed Use	Jedburgh	Not Applicable	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is located within SEPA's 1:200 year flood map and is at risk of flooding from the Jed Water. Would require that a Flood Risk Assessment is undertaken to allow us to fully assess the flood risk of the site. SEPA: There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A surface water hazard has been identified at the site. According to SEPA records this site includes or is immediately adjacent to a baseline waterbody (Jed Water (waterbody 5231) – MODERATE status). As the area is at

						significant flood risk, it is essential that any new development will have a neutral impact on flood risk. We would only support redevelopment of a similar use in line with our land use vulnerability guidance. The FRA is required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials should be used. Site will likely be heavily constrained as a result. Consider removing from the LDP.
MJEDB002	Central	Mixed Use	Jedburgh	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). FRA required to assess risk from Tower Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site in places within the 1 in 200 year surface water flood extent. No objections on the grounds of flood risk however due to the size of the development would require that surface water and SUDS is considered. SEPA: Require an FRA which assesses the risk from the Tower Burn and tributaries that flow through/ adjacent to the site. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed development is not affected by surface runoff.

RJEDB003	Central	Redevelopment	Jedburgh	Redevelopment	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Small sections of the site lie within the surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk. However, due to the potential size of the development I'd require surface water runoff be considered. SEPA: Have reviewed historic maps and cannot find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
RJEDB004	Central	Redevelopment	Jedburgh	Redevelopment	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Small sections of the site lie within the surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk. However, due to the potential size of the development I'd require surface water runoff be considered. SEPA: We have reviewed historic maps and cannot find any evidence of a small watercourse. Site is sufficiently elevated above the Jed Water. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

RJEDB005	Central	Redevelopment	Jedburgh	Redevelopment	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Jed Water, Skiprunning Burn and small watercourses.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the 1 in 200 year flood extent for the Jed Water. I would require a Flood Risk Assessment for this site. SBC has undertaken a recent FRA in this area so much of this information could potentially be used. SEPA: Redevelopment is noted as the land use type. We would not support development where there is an increase in vulnerability at this site. For other uses, we require an FRA which assesses the flood risk from the Jed Water, Skiprunning Burn, and small watercourses which flow through/ adjacent to the site. The flood risk is very complex at this location. Consideration should be given to any upstream and downstream structures and culverts which may exacerbate flood risk. It is important to consider sensitivity of use in line with our land use vulnerability guidance. Site will be heavily constrained due to flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Given clear risk to site, the most sustainable solution here would be to revert this area to open space.

RJEDB006	Central	Redevelopment	Jedburgh	Redevelopment	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Jed Water, Skiprunning Burn and small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I'd recommend surface water runoff be considered. If "RJEDB005"and "RJEDB007" progresses it would be prudent to undertake a joint FRA for both sites to ensure any surface water runoff is highlighted. SEPA: Redevelopment is noted as the land use type. We require an FRA which assesses the flood risk from the Jed Water, Skiprunning Burn, and small watercourses which flow through/ adjacent to the site. The flood risk is complex at this location. Consideration should be given to any upstream and downstream structures and culverts which may exacerbate flood risk. It is important to consider sensitivity of use in line with our land use vulnerability guidance. Site will be constrained due to flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development. It appears that Meikle cleugh may be culverted through this development site. Opportunities should be taken to de-culvert this as part of any development.
RJEDB007	Central	Redevelopment	Jedburgh	Retain LDP Site	SEPA Flood Hazard –	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the 1 in 200 year flood extent for

					Surface Water Flood extents Probability - Medium (1 in 200 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Jed Water, Skiprunning Burn and small watercourses	the Jed Water. Would require a Flood Risk Assessment for this site. SBC has undertaken a recent FRA in this area so much of this information could potentially be used. SEPA: Redevelopment is noted as the land use type. We would not support development where there is an increase in vulnerability at this site. For other uses, we require an FRA which assesses the flood risk from the Jed Water, Skiprunning Burn, and small watercourses which flow through/ adjacent to the site. The flood risk is very complex at this location. Consideration should be given to any upstream and downstream structures and culverts which may exacerbate flood risk. It is important to consider sensitivity of use in line with our land use vulnerability guidance. Site will be heavily constrained due to flood risk. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Given clear risk to site, the most sustainable solution here would be to revert this area to open space. Foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development. The site is close to the Jed water - care should be taken to protect the watercourse during development.

AKELS024	Central	Housing	Kelso	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Review of OS Map indicates a very small drain located approximately 30m away from the site. The drain has limited catchment area and flow paths are likely to be away from the site. However, this may require additional consideration during the detailed design.
AKELS029	Central	Housing	Kelso	Retain LDP Site	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year).	The site is already allocated for the proposed use within the adopted Local Development Plan (Phase 1) (AKELS021) and the Adopted Supplementary Guidance on Housing (Phase 2) (AKELS026). It is the intention of the Council to retain these allocations within the Local Development Plan 2. It should be noted that the site capacities included within the LDP are only indicative, any increased capacity would be tested through the development management process at that time.
BKELS006	Central	Employment	Kelso	Not Applicable	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). FRA required to assess risk from	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the SEPA's 1 in 200 year pluvial (surface water) flood extent. There is a small ditch that runs along the North Western border of the site and may flood along that border. Any flood risk from this ditch should be considered within any application for this site. If the applicant cannot suitably show there is no flood risk to buildings on the site from this ditch/ burn then a FRA may be required. Please note that the adjacent new industrial development has been affected by sewer flooding – it is unknown whether this is due to poor

					Woodend Burn	drainage installation or lack of maintenance. Foul water would have to be suitably planned before any proposal was approved. SEPA: Require an FRA which assesses the risk from the Woodend Burn and tributary. Consideration should be given to any culverts/bridges which may exacerbate flood risk. Due to the steepness of the site we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
RKIRK001	Central	Housing	Kirkhope (Nr Ettrickbridge)	Excluded	FRA required to assess small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Based on LiDAR, site is approximately 188-190mAOD. The Ettrick Water is approximately 173-175mAOD. As such site is sufficiently elevated above the Ettrick Water. There are small watercourses adjacent to the site and it is unclear whether these flow through or adjacent to the site. As such, SEPA would recommend an FRA to assess the risk from these sources.
ALANT002	Central	Housing	Lanton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: A tributary of the Red Sheuch issues adjacent to the site but review of historic maps does not

						show the presence of any small watercourses on site. But there are two wells. May require additional investigation during detailed design stage.
ELI6B	Central	Housing	Lilliesleaf	Retain LDP Site	Not applicable	The site is already allocated for the proposed use within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2. The proposal seeks to increase the indicative capacity of the site from 7 units to 20 units. SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: No known flood risk.
AMAXT003	Central	Housing	Maxton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: A very small portion of the site is within the 1:200 year surface water flood map however would have no objection to this proposal on the grounds of flood risk. SEPA: No detailed comments on flood risk. Foul water must connect to the existing SW foul network however it is likely that this would require upsizing for any new development. SW should confirm.

AMELR008	Central	Housing	Melrose	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Malthouse Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within SEPA 1:200 year surface water flood map and is adjacent to the Malthouse Burn. A Flood Risk Assessment would require to be undertaken for this site as the burn is not included within SEPA's fluvial flood map. SEPA: Require an FRA which assesses the risk from the Malthouse Burn and tributaries. The Surface Water Flood Map indicates a potential flow path through the site from the Malthouse Burn which will require investigation. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed development is not affected by surface runoff.
AMELR012	Central	Housing	Melrose	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the fluvial and surface water 1 in 200 year flood extent and a small ditch/drain is shown to be running through the middle of the site. A Flood Risk Assessment for this site would be required. SEPA: Require an FRA which assesses the risk from the Huntly Burn and the interaction with the River Tweed. There would also appear to be a culverted watercourse through the site which will require

					Probability - Medium (1 in 200 year). FRA required to assess risk from Huntly Burn/River Tweed	further investigation. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be constrained due to flood risk.
AMELR013	Central	Housing	Melrose	Alternative	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from River Tweed	SBC FLOOD AND COASTAL MANAGEMENT: A portion of this site it within SEPA's 1 in 200 year flood map of the River Tweed. A Flood Risk Assessment would require to be undertaken. SEPA: Require an FRA which assesses the risk from the River Tweed. There was previously a mill lade which flowed along the northern boundary which will also require consideration.
AMIDL003	Central	Housing	Midlem	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: No known flood risk.
AMIDL004	Central	Housing	Midlem	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Due to steep topography above the allocation site, consideration should be given to surface runoff

						issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
AMORE002	Central	Housing	Morebattle	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: OS Map indicates a sufficient height difference between site and Kale Water.
AMORE003	Central	Housing	Morebattle	Not Applicable	FRA required to assess risk from Kale Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, there are no objections to this site on the grounds of flood risk. SEPA: We require an FRA to assess the flood risk to the site from the Kale Water. There are potential uncertainties in the flood map here and hence lower parts of the site may be at risk of flooding. This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer.
RNEWM001	Central	Housing	Newmill (Nr Hawick)	Excluded	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Parts of the North Eastern side of this site are at risk of flooding at a 1 in 200 year flood event. The River Teviot is shown to come out of bank upstream of this site and the Newmill Burn runs very close to the site. Therefore, a Flood Risk Assessment would require to be undertaken for this site.

					to assess risk from River Teviot and Newmill Burn.	SEPA: Require an FRA which assesses the risk from the River Teviot and the Newmill Burn. Based on historic maps, there is potentially a mill lade/ lead through the site which should be investigated further. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. Site may be constrained due to flood risk.
ANEWS005	Central	Housing	Newstead	Retain LDP Site	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year).	The site is already allocated for the proposed use within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2. The proposal seeks to increase the indicative capacity of the site from 6 units to 18 units.
ANEWS007	Central	Housing	Newstead	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is within the surface water 1 in 200 year flood extent. No objection to this proposal on the grounds of flood risk. Would, however, ask that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: There is a watercourse immediately downstream of the site and a surface water flow path through the site. There may be a culverted watercourse through the site which should be investigated further. Review of the surface water 1

						in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk.
ANEWS008	Central	Housing	Newstead	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: Contours indicate a sufficient height difference between site and River Tweed.
ANEWT010	Central	Housing	Newtown St Boswells	Retain LDP Site	Not applicable	The site is already allocated (part of ANEWT005) for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.
ANISB002	Central	Housing	Nisbet	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within SEPAs 1 in 200 year flood extent. A Flood Risk Assessment would be required. SEPA: Would require an FRA which assesses the risk from the small watercourse which is potentially culverted through the site. SEPA does not support development located over a culvert that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. General Comments: Approximately one third of the site is at risk of flooding of a 1:200 year event. This

					from small watercourse.	significantly reduces the developable area of the site.
AOXNA002	Central	Housing	Oxnam	Excluded	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Oxnam Water.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Parts of the Eastern part of this site are shown to be at risk of flooding at a 1 in 200 year fluvial flood event. Therefore, a Flood Risk Assessment is required to be undertaken for this site. SEPA: Require a FRA which assesses the risk from the Oxnam Water and small tributary which flows along the boundary. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff.

SBOXN001	Central	Development Boundary	Oxnam	Included	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Oxnam Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site covers the majority of Oxnam. The Oxnam Water extends through the middle of Oxnam. Dependent on where and what type of development, a Flood Risk Assessment could be required. However, large parts of the site do not lie within the SEPA 1 in 200 year flood extents so the requirement of a FRA would, as above, be dependent on where and what type of development. SEPA: There is a water body within/immediately adjacent to this site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration. SEPA require a FRA which assesses the risk from the Oxnam Water and tributaries. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the

						adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Development boundary may be constrained due to flood risk. A surface water hazard has also been identified at the site. According to SEPA records this site includes or is immediately adjacent to a baseline waterbody (Oxnam Water (River Teviot to Newbigging Burn) (waterbody 5228) – MODERATE status). Any development would need to connect to the SW foul sewer network. Any sites near watercourses would need to ensure that the watercourse is protected as part of any development.
ASELK030	Central	Housing	Selkirk	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance. SEPA: Selkirk FPS recently completed. Standard of protection to Bannerfield and Philiphaugh area in 1:200 plus CC. Remeandering and upstream gravel extraction and bypass channel in operation on the Long Philip Burn offering protection to 1:100 plus CC. This may be uncertain due to the volume of debris that is mobilised during high flows. Site

						outwith area at risk from 1:200 year flood event regardless of the presence of defences on the Ettrick Water or Long Philip Burn. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
ASELK031	Central	Housing	Selkirk	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance. SEPA: Site is adjacent to fluvial Flood Map however OS Map contours indicate a sufficient height difference between the site and the Ettrick and Linglie Burn. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff.

ASELK032	Central	Housing	Selkirk	Excluded	SEPA Flood Hazard – River Flood extents Probability - Low (1 in 1000 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance. SEPA: Due to the site being in an undeveloped/sparsely developed area we do not consider that it meets with the requirements of Scottish Planning Policy and our position is unlikely to change. SEPA have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we require that this site is removed from the Local Development Plan. SEPA have reviewed the information provided in this consultation and it is noted that the application site lies adjacent to the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding. SEPA previously commented on the ASELK032 allocation during the Local Development Plan (LDP) consultation process in July 2016. Due to the extent of the flooding experienced in 2003 and the residual risk from the Long Philip Burn SEPA recommended this allocation was removed from the LDP. SEPA reiterate their previous response below for completeness, updated to take account of our latest

						guidance and the completion of the Flood Protection Scheme (FPS). In May 2003, there was an intense thunderstorm event over the Broadmeadows, Yarrowford, and Selkirk area. In Selkirk, there was extensive flooding to the Bannerfield Estate as well as the allocation site, local infrastructure, and neighbouring sports pitches. Plates 1-3 demonstrate the volume of material that was scoured and deposited through the site during this flood event. The allocation is split into two distinct areas which are referred to in this report as the western or eastern part. The 1977 Ettrick Water flood outline produced by Crouch and Hogg (1979) indicates that flood water extended along the boundary of the site. A detailed Flood Risk Assessment undertaken by Halcrow as part of the Selkirk Flood Protection Scheme indicates that the majority of the western site is within the 1:200 year flood extent of the Ettrick Water. This study also indicates that the entire western area is at risk of flooding from the Long Philip Burn during a 1:200 year flood event including a climate change allowance and bridge blockage scenario. A Flood Protection Scheme has been completed for Selkirk providing a 1:200 year standard of protection including a sufficient allowance for climate change from the Ettrick Water to the area. In addition, the general area is afforded protection from the Long Philip Burn up to and including a 1:100 year event

						including an allowance for climate change. The risk from the Long Philip Burn has been mitigated as far as possible by the creation of upstream detention basins, which encourage the deposition of sediment and larger rocks/ boulders as well as re-meandering adjacent to the site and modifications made to the bridges. The motivation for these works was due to frequent flood events which resulted in rapid blockage of the channel from large volumes of coarse alluvial deposits. However, these works will only reduce the volume of mobile sediment, gravel, and rocks being conveyed downstream but not completely prevent material being conveyed beyond the detention basins. The catchment still has the potential to provide large volumes of loose material that can block bridges and direct flood water through the site hence the standard of protection is uncertain. SEPA do not hold any records of the eastern part of the site flooding during the 2003 flood event. However, this area is immediately adjacent to the Long Philip Burn and as such may have also been flooded. We would recommend contacting the Flood Prevention Team within the council who may be able to provide additional details on the flooding to this site in 2003. The Selkirk Weekend Advertiser published a photo of flooding to the adjacent pitches in 2012 which required sandbags to protect the pitches from the Long Philip Burn. The latest development planning/ management guidance published by SEPA (https://www.sepa.org.uk/media/162837/lups-bp-

						gu2a-land-use-planning-background-paper-on-flood-risk.pdf) on development behind defences clearly states that a precautionary approach should be taken to proposed allocations in areas protected by a flood protection scheme. Defences can be breached or overtopped leading to a scenario that can be significantly worse than if there are no defences present as flooding can be sudden, unexpected, and floodwater trapped behind defences can extend the period of inundation which can lead to greater damage. FPS have a finite design life, which may be less than that of the proposed and future development. Scottish Planning Policy (paragraph 263) states that in medium to high risk areas (greater than 0.5% annual probability of coastal or watercourse flooding); "May be suitable for residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan." We consider this site to be within a sparsely developed area and based on the risk framework, these areas are generally not suitable for additional development unless a location is essential for operational reasons. SEPA FRH acknowledges that the Selkirk Flood Prevention Scheme will reduce the risk of flooding to Selkirk, including to site ASELK032 Philiphaugh Nursery. However, the primary purpose of a flood

						protection scheme is to protect existing development from flooding rather than facilitate new development. Protection from flooding from the Long Philip Burn is formally only up to a 1:100 plus climate change standard which does not meet with the requirements of our current development planning guidance for new development. In summary, as the housing allocation is located on undeveloped land, and the flood risk from the Long Philip Burn cannot be fully prevented, we require that this site is removed from the Local Development Plan. As demonstrated by Plate 1-3, development in this area would likely result in loss of floodplain conveyance and storage which could result in the increase risk of flooding elsewhere. Any land-raising, which should only be considered during exceptional circumstances would require compensatory storage which does not appear to be feasible at this location. In line with our SEPA position on development behind formal FPSs, development in this area would add to the overall area at risk and would therefore be contrary to the policy principles of Scottish Planning Policy and the aspirations of the Flood Risk Management (Scotland) Act.

ASELK033	Central	Housing	Selkirk	Retain LDP Site	SEPA Flood Hazard – River Flood extents Probability - High (1 in 200 year). SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year).	The site is already allocated for the proposed use within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2. SBC FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance. SEPA: As the housing allocation for 30 units is located on undeveloped land, and the flood risk from the Long Philip Burn cannot be fully prevented, SEPA require that this site is removed from the Local Development Plan. Development in this area would likely result in loss of floodplain conveyance and storage which could result in the increase risk of flooding elsewhere. Any land-raising, which should only be considered during exceptional circumstances would require compensatory storage which does not appear to be feasible at this location. In line with our SEPA position on development behind formal FPSs, development in this area would add to the overall area at risk and would therefore be contrary to the policy principles of Scottish Planning Policy and the aspirations of the Flood Risk Management (Scotland) Act.

ASELK040	Central	Housing	Selkirk	Alternative	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance. SEPA: Due to the site being in a sparsely developed area and a proposed increase in sensitivity from commercial to residential we do not consider that it meets with the requirements of Scottish Planning Policy and our position is unlikely to change. We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we require that this site is removed from the Local Development Plan. SEPA previously required the removal of this site during the LDP consultation process in February 2014 and July 2016. Prior to the 2008 Local Plan, SEPA had indicated that the site was unsuitable for residential development. Therefore, SEPA has always had a consistent view regarding this site. SEPA attended a meeting with Scottish Borders Council representatives in November 2015 to discuss the Scottish Government Reporter findings. The Reporter had agreed with SEPA and recommended removal of this allocation. The 2013 Proposed Plan which was adopted in May 2016, included the Philiphaugh Mill redevelopment site, which was contrary to SEPA's and the Scottish Governments Reporter's recommendations. The

						previous Proposed Plan made no mention of flood risk within the Site Requirements. The Site Requirements did state that "The Redevelopment opportunity at Philiphaugh Mill is for housing use". As part of the November 2015 meeting, SBC pointed out that for the site at Philiphaugh Mill (then Zro200) SEPA could have objected to the housing part of the proposal rather than ask for the removal of the site. The allocation is consistently being promoted as housing and as such the council have not altered the land use. Review of the SEPA Flood Map shows that the entire site boundary of ASELK040 lies entirely within the estimated 1 in 200 year functional floodplain of the Ettrick Water. In addition, there is a mill lade which flows through the site which poses an additional flood risk to the site. The Ettrick Water has a well-documented history of flooding. It is also well documented that the site flooded on the 31st of October 1977 in the book "Troubled Waters – Recalling the Floods of '77". "At the top of Ettrickhaugh Road, Kendal Fish Farm was flooded out and subsequently many thousands of rainbow trout were released into the river. The following day was a boom time for the local anglers". "Many houses in Ettrickhaugh Road, opposite Selkirk RFC, had to be abandoned and the only escape route for one unfortunate man trapped upstairs in the rugby club premises was via a rowing boat! A short distance away, the swollen waters meant the loss of 70,000 rainbow trout from Kendal

						Fish Farm, valued at £20,000." Philip Edgar, the former manager at Kendal Fish Farm is quoted as saying "A couple of thousand fish were lost from the farm. It was mainly the big fish that got washed away into people's gardens and the rugby pitch – they were everywhere". The site is also within the flood envelope of the 1977 flood as produced by Crouch & Hogg on behalf of Borders Regional Council. SEPA acknowledge that the Selkirk Flood Prevention Scheme will reduce the risk of flooding to Selkirk, including to site ASELK040 Philiphaugh Mill. However, the primary purpose of a flood protection scheme is to protect existing development from flooding rather than facilitate new development. The latest development planning/ management guidance published by SEPA (https://www.sepa.org.uk/media/162837/lups-bp-gu2a-land-use-planning-background-paper-on-flood-risk.pdf) on development behind defences clearly states that a precautionary approach should be taken to proposed allocations in areas protected by a flood protection scheme. Defences can be breached or overtopped leading to a scenario that can be significantly worse than if there are no defences present as flooding can be sudden, unexpected and floodwater trapped behind defences can extend the period of inundation which can lead to greater damage. FPS have a finite design life, which may be less than that of the proposed and future development.

						Scottish Planning Policy (paragraph 263) states that in medium to high risk areas (greater than 0.5% annual probability of coastal or watercourse flooding); “May be suitable for residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction, or are a planned measure in a current flood risk management plan.” We consider this site to be within a sparsely developed area and based on the risk framework, these areas are generally not suitable for additional development unless a location is essential for operational reasons. In summary, the housing allocation for 19 units is in a sparsely developed area and as the proposed development would be an increase in sensitivity from commercial to residential. In line with our SEPA position on development behind formal FPSs, development in this area would add to the overall area at risk and would therefore be contrary to the policy principles of Scottish Planning Policy and the aspirations of the Flood Risk Management (Scotland) Act. However, SEPA would be supportive of redevelopment of the site for a similar commercial use.

ASELK042	Central	Housing	Selkirk	Retain LDP Site	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance. SEPA: The information provided in the SBC FPS website shows the majority of site at risk during a 1:200 year including an allowance for climate change flood extent. This area experienced extensive flooding in 2003 from the Long Philip Burn. This area may also have been flooded in 1977. The information available on the Long Philip Burn scheme shows the Bannerfield area is protected to a 1:100 year RP including an allowance for climate change. There will be uncertainty associated with this scheme due to the volume of debris that can be mobilised during a flood. SEPA require an FRA which assesses the risk from the Long Philip Burn. SEPA are aware that significant earth works have been undertaken on this site which should be taken into account during any future assessment. Consideration will need to be given to bridges and culverts which are known to block in this area due to volume of debris that the burn can transport during high flows. Based on the information available as part of the Flood Scheme works, the site will likely be heavily constrained due to flood risk. The council may wish to consider removal or reduction in the number of housing or sensitivity of use. Due to steep topography above the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere

						and proposed housing is not affected by surface runoff.
MSELK002	Central	Mixed Use	Selkirk	Retain LDP Site	SEPA Flood Hazard –River Flood extents Probability - Medium (1 in 200 year). SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year).	The site is already allocated for the proposed use within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2.
MSELK003	Central	Mixed Use	Selkirk	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance. SEPA: Selkirk FPS is completed and offers protection to 1:200 year return period including an allowance for climate change. This proposed change to the land use is understood to be an increase in vulnerability and is reliant on the FPS to protect the site from the Ettrick Water. In line with our current guidance, the allocation is in a built-up area and protected to events greater than a 1:200 year including sufficient climate change allowance. There is a residual risk from surface water ponding behind defences. Council should be mindful that allocating land for housing will increase the number of persons

						reliant on a FPS to protect them from flooding. SEPA would stress that FPSs have a finite design life. SEPA would be more supportive of a land use type that is similar to the current land use.
MSELK004	Central	Mixed Use	Selkirk	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance. SEPA: Selkirk FPS is completed and offers protection to 1:200 year return period including an allowance for climate change. This proposed change to the land use is understood to be an increase in vulnerability and is reliant on the FPS to protect the site from the Ettrick Water. In line with our current guidance, the allocation is in a built-up area and protected to events greater than a 1:200 year including sufficient climate change allowance. There is a residual risk from surface water ponding behind defences. Council should be mindful that allocating land for housing will increase the number of persons reliant on a FPS to protect them from flooding. SEPA would stress that FPSs have a finite design life. SEPA would be more supportive of a land use type that is similar to the current land use.
ASELK043	Central	Housing	Selkirk	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, the Officer would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and routing of overland flow should be considered. SEPA: Due to the steepness of the adjacent hill

						slopes SEPA would recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
ASMAI001	Central	Housing	Smailholm	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. SEPA: No detailed flood risk comments.
ASMAI002	Central	Housing	Smailholm	Preferred	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. However, dependent on the amount of properties, we may want to see surface water runoff managed on site. SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
RSP2B	Central	Housing	Sprouston	Retain LDP Site	SEPA Flood Hazard – Surface Water extents Probability - High (1 in 10 year).	The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2. It should be noted that the site capacity included within the LDP are only indicative, ultimately any proposal would be assessed throughout the development management process.

MSTBO001	Central	Mixed Use	St Boswells	Excluded	FRA required to assess risk from West Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that due to the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: Require an FRA which assesses the risk form the West Burn which flows adjacent to site. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk.
RSTBO001	Central	Redevelopment	St Boswells	Excluded	FRA required to assess risk from West Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk. I would, however, ask that due to the size of the development that surface water flooding is considered. SEPA: Require an FRA which assesses the risk form the West Burn which flows adjacent to site. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk.
ASTIC003	Central	Housing	Stichill	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that due to the size of the development that surface water flooding is considered.

						SEPA: No detailed flood risk comments.
MTWEE003	Central	Mixed Use	Tweedbank	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is shown to be within SEPA's 1:200 year fluvial and surface water flood map. The team would require that a Flood Risk Assessment is undertaken to assess the flood risk from the River Tweed and demonstrate how surface water flooding would be mitigated. A drainage assessment and SUDS will also be required. SEPA: Require an FRA which assesses the risk from the River Tweed, Allan Water and small watercourse which flows along the boundary of the northern allocation. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will likely be constrained due to flood risk.
BYETH001	Central	Business and Industrial	Yetholm	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: The OS Map indicates a sufficient height difference between the site and The Stank Burn.

Northern HMA

Site reference	HMA	Proposed Use	Settlement	MIR Site Status	Floodrisk	Initial assessment summary
ABROU002	Northern	Housing	Broughton	Excluded	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from small watercourses and Broughton Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is within the fluvial 1 in 200 year flood extents on the south western boundary. The Broughton Burn runs adjacent to this site and there are shown to be drains/ditches running through the site. Therefore, I would require a Flood Risk Assessment (FRA) be undertaken for this site. SEPA: Should the agreed layout or development type differ from what was previously agreed we would require an updated FRA which considers our previous responses. The FRA should assess the risk from the small watercourses and Broughton Burn which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. Foul water must connect to the existing SW foul network. The

						site appears to run alongside the Broughton burn and also another burn is shown to run through the site. These should be protected and enhanced as part of any development. No watercourses should be culverted for land gain as part of this development. SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
ABROU003	Northern	Housing	Broughton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff.

ABROU004	Northern	Housing	Broughton	Excluded	FRA required to assess risk from Broughton Burn/Biggar Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: Require an FRA which assesses the risk from Broughton Burn/ Biggar Burn. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.
ABROU005	Northern	Housing	Broughton	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability -	SBC FLOOD AND COASTAL MANAGEMENT TEAM: A small portion on the north-east side lies within the fluvial 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk but would encourage the housing to be built away from the North East side of the site. SEPA: Require an FRA which assesses the risk from the Broughton Burn. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Site may be constrained due to flood risk. Review of the surface water 1 in 200 year flood map

					Medium (1 in 200 year). FRA required to assess risk from Broughton Burn.	indicates that there may be flooding issues within/ adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Also, due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.
ACARD001	Northern	Housing	Cardrona	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that due to the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: Site is sufficiently elevated above the River Tweed. However, due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface

						runoff. Foul water must connect to the existing SW foul network.
ACARD002	Northern	Housing	Cardrona	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water). I would have no objections on the grounds of flood risk. Due to the size of the site and number of units proposed SuDS should be incorporated into the development. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Extensive flooding to Cardrona occurred in 2005 and 2009.
ACARD003	Northern	Housing	Cardrona	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. I would have no objections on the grounds of flood risk. Due to the size of the site and number of units proposed. SuDS should be incorporated into the development. SEPA: Site is sufficiently elevated above the River Tweed. Setting a buffer between lowest part of site and development will mitigate any residual fluvial flood risk. However, due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk

						elsewhere and proposed housing is not affected by surface runoff. Extensive flooding to Cardrona occurred in 2005 and 2009.
SCARD002	Northern	Longer Term Mixed Use	Cardrona	Preferred	FRA required to assess risk from small watercourses and the River Tweed.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial 1 in 200 year flood extents. This site is shown to be affected by surface water flooding in some small areas in the North of the site. I would have no objection to this proposal on the grounds of flood risk but would ask that surface water runoff be considered. SEPA: We require an FRA which assesses the risk from the small watercourses which flow through and adjacent to the site as well as the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk. There are multiple watercourses throughout the site. There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site. SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built

						development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
ADOLP004	Northern	Housing	Dolphinton	Preferred	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial 1 in 200 year flood extents but small parts of the site are within the 1 in 200 year surface water flood extents. I would require that surface water runoff is considered before development. SEPA: Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues within/adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a surface water hazard identified at this site.
AEDDL006	Northern	Housing	Eddleston	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Parts of the North Eastern side of this site are at risk of flooding at a 1 in 200 year flood event. I would require that a Flood Risk Assessment is undertaken for this site. SEPA: We require an FRA which assesses the risk from the Longcote Burn which flows along the boundary of the site. Access/ egress will potentially

					– River Flood extents Probability – Medium (1 in 200 year).	be difficult and should be investigated at an early stage. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within/ adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AEDDL007	Northern	Housing	Eddleston	Excluded	FRA required to assess risk from Eddleston Water.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that potential surface water is considered during development due to the large capacity of the site.

						SEPA: We require an FRA which assesses the risk from the Eddleston Water. Due to the gradients on site, the majority of the site will likely be developable. Consideration should be given to the lower parts of the site adjacent to the A703. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified at the site.
AEDDL008	Northern	Housing	Eddleston	Alternative	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that potential surface water is considered during development due to the large capacity of the site. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. There is the potential that development of this allocation would increase the probability of flooding elsewhere. There is a surface water hazard identified at the site.

AEDDL009	Northern	Housing	Eddleston	Alternative	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Eddleston Water.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site may be at risk of flooding from the Eddleston Water during a 1 in 200 year flood. The South part of this site is expected to flood so dependent on the outline drawings, I may require a Flood Risk Assessment (FRA). However, if properties were located out with the Southern side, there would be scope for approval. I would ask that potential surface water is considered during development due to the large capacity of the site. SEPA: We require an FRA which assesses the risk from the Eddleston Water. Any nearby small watercourses should be investigated as there was a mill dam upslope of the site in the past to ensure there are no culverted watercourses through the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

AEDDL010	Northern	Housing	Eddleston	Alternative	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Eddleston Water.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site may be at risk of flooding from the Eddleston Water during a 1 in 200 year flood. The South part of this site is expected to flood so dependent on the outline drawings, I may require a Flood Risk Assessment (FRA). However, if properties were located out with the Southern side, there would be scope for approval. I would ask that potential surface water is considered during development due to the large capacity of the site. SEPA: We require an FRA which assesses the risk from the Eddleston Water. Any nearby small watercourses should be investigated as there was a mill dam upslope of the site in the past to ensure there are no culverted watercourses through the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

SEDDL001	Northern	Longer Term Housing	Eddleston	Preferred	FRA required to assess risk from Eddleston Water.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that potential surface water is considered during development due to the large capacity of the site. SEPA: We require an FRA which assesses the risk from the Eddleston Water. Due to the gradients on site, the majority of the site will likely be developable. Consideration should be given to the lower parts of the site adjacent to the A703. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified at the site.
MESHI001	Northern	Mixed Use	Eshiels	Preferred	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Linn Burn and	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the pluvial 1 in 200 year flood extents but there is a small section at the SE side (next to the road) that is shown to flood from the River Tweed. It is unlikely that a Flood Risk Assessment would be required but this would be dependent on the layout of the development. I would ask that due to the size of the development that surface water flooding is considered. I would recommend dealing with MESHI001 and MESHI002 at the same time from a flood risk perspective.

					small watercourses.	SEPA: We require an FRA which assesses the risk from the Linn Burn and any small watercourses which flow through and adjacent to the site. The River Tweed may also require consideration. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. There is the potential that development on this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the site. There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
MESHI002	Northern	Mixed Use	Eshiels	Preferred	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Linn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the pluvial 1 in 200 year flood extents but there is a small section at the south side that is shown to flood from the River Tweed. It is unlikely that a Flood Risk Assessment would be required but this would be dependent on the layout of the development. I would ask that due to the size of the development that surface water flooding is considered. I would recommend dealing with

					Burn, Eshiels Burn and small watercourses.	MESHI001 and MESHI002 at the same time from a flood risk perspective. SEPA: Require an FRA which assesses the risk from the Linn Burn, Eshiels Burn and small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk as well as any transfer of water between catchments. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. Site may be constrained due to flood risk. There is the potential that development on this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the site. There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AHERI003	Northern	Housing	Heriot Station	Not Applicable	FRA required to assess risk from Gala Water.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: We require an FRA which assesses the risk

						from the Gala Water. Consideration should be given to any culverts/bridges might may exacerbate flood risk and blockage scenarios will require investigation. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Site may be heavily constrained due to flood risk and may not be suitable for housing.
AINNE004	Northern	Housing	Innerleithen	Retain LDP Site	Not applicable	The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.
AINNE008	Northern	Housing	Innerleithen	Excluded	SEPA Flood Hazard – Surface Water Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from River Tweed	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site in places within the 1 in 200 year surface water flood extent. I would have no objections on the grounds of flood risk however due to the size of the development I would require that surface water and SUDS is considered. SEPA: We require an FRA which assesses the risk from the River Tweed. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and

						that the findings are used to inform the scale, layout and form of development.
AINNE009	Northern	Housing	Innerleithen	Excluded	FRA required to assess risk from small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. For this size of development I would request that surface water and SUDS be considered especially as this site is extremely steep. SEPA: We require an FRA which assesses the risk from the small watercourses which flow on the northern and southern boundaries of the site. Consideration should also be given to the interaction with the Leithen Water (and the adjacent mill lade) as well as bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.

						There are 2 small tribs running across the site along the northern and southern boundaries. These should be protected and enhanced and there should be no culverting for land gain. SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. Foul water must connect to the existing SW foul network. SW should confirm the position with capacity.
AINNE010	Northern	Housing	Innerleithen	Excluded	FRA required to assess risk from small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. For this size of development I would request that surface water and SUDS be considered especially as this site is extremely steep. SEPA: We require an FRA which assesses the risk from the small watercourse which flows along the boundary of the site. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to

						be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. There is a small trib running across the site along the northern boundary. This should be protected and enhanced and there should be no culverting for land gain. The southern boundary of the site is also close to a well - this should be protected. SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
MINNE002	Northern	Mixed Use	Innerleithen	Excluded	SEPA Flood Hazard –River Flood extents Probability - Medium (1 in 200 year). FRA required.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is located within the fluvial 1:200 year flood map. I would require that a flood risk assessment is undertaken for this site. SEPA: As the area is at significant flood risk, it is essential that any new development will have a neutral impact on flood risk. We would only support redevelopment of a similar use in line with our land use vulnerability guidance. The FRA is required to investigate all sources of flooding to the site and be used to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement

						prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.
MINNE003	Northern	Mixed Use	Innerleithen	Preferred	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). FRA required to assess risk from River Tweed.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial 1 in 200 year flood extents. This site is shown to be affected by surface water flooding in some small areas in the South of the site. I would have no objection to this proposal on the grounds of flood risk but would require that surface water runoff be considered. SEPA: We require an FRA which assesses the risk from the River Tweed. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. In addition, surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.
RINNE003	Northern	Redevelopment	Innerleithen	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with SEPA's flood map. Innerleithen Flood Study also shows this site to be out with the 1:200 year flood extent for fluvial and surface water flooding. I have no objections to the proposal on the grounds of flood risk. SEPA: Due to steep topography through the allocation site and residual risk from Chapman's Well/ Burn, consideration should be given to surface

						runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.
TI200	Northern	Housing	Innerleithen	Retain LDP Site	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year).	The site is already included for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.
ALAMA001	Northern	Housing	Lamancha	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: There is a field drain down slope of the A701 and site. Review of historic maps does not show any watercourses on site. However this may require investigation during site investigation. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of

						flooding and nearby development and infrastructure are not at an increased risk of flooding.
MLAMA001	Northern	Mixed Use	Lamancha	Not Applicable	SEPA Flood Hazard – Surface Water Flood extents Probability - High (1 in 10 year).	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. The 1:200 year pluvial (surface water) flood map indicates there is a risk of surface water flooding at the north/east boundary of the site. I do not expect this risk to cause significant issue and would not object to this proposal on the grounds of flood risk. I would ask the applicant to consider surface water runoff issues on site and ensure no properties are at risk of this type of flooding. SEPA: A small watercourse issues from adjacent to the site on the other side of the A701. There is no historic evidence of a small watercourse on site. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
ALAUD008	Northern	Housing	Lauder	Excluded	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). SEPA Flood Hazard –	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the 1 in 200 year flood extent for the Lauder Burn and there is also a large pond on site. I would require a Flood Risk Assessment for this site. SEPA: We require an FRA which assesses the risk from the Lauder Burn. Consideration will need to be given to bridge and culvert structures within and

					Surface Water Flood extents Probability - High (1 in 10 year). FRA required to assess risk from Lauder Burn.	adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is a pond located on site. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. Foul water must connect to the existing SW foul network. SW should confirm the position with capacity/network issues. The Lauder burn runs along the southern boundary of the site - this should be protected as part of any development. There is also a pond shown within the development site which should be protected and enhanced as part of any development. Any development at this site should not utilise the pond in order to treat surface water. SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

BLAUD008	Northern	Employment	Lauder	Not Applicable	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Harry Burn.	FLOOD AND COASTAL MANAGEMENT TEAM: A very small portion of this site is shown to lie within SEPA's 1 in 200 year fluvial (river) flood extents on the North of the site, where the Harry Burn runs through. If the applicant locates buildings away from the North of the site and the Harry Burn (approx. a 30m buffer) then I would have no objections to this proposal – this buffer appears to be very achievable. SEPA: We require an FRA which assesses the risk from the Harry Burn. Consideration should be given to any culverts/bridges which may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.

MLAUD002	Northern	Mixed Use	Lauder	Not Applicable	FRA required to assess risk from small watercourse.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. However, there is a small burn/ditch running on the South Western boundary of the site that is not picked up within the SEPA mapping. Within any proposal, the risk from this burn/ditch should be considered. If this cannot be achieved, a FRA may be required. SEPA: Watercourse catchment less than 3km2 on the boundary of the site. The development of the allocation could increase the probability of flooding elsewhere. There is a watercourse within or immediately adjacent to the site. SEPA therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. There are potential de-culverting opportunities. We require an FRA which assesses the risk from the small watercourse which flows along the boundary of the site. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and

						infrastructure are not at an increased risk of flooding. Waste water drainage from the site would exacerbate an existing point source, private drainage in this instance. This site is not within the existing sewered catchment and hence unless the sewered catchment were to be extended the site would require private foul drainage arrangements. However there is no immediately obvious watercourse for any foul discharge to be made into as the trib of Washing burn which runs through the site is likely to be too small to receive any discharge. Hence the site may prove to be challenging from a drainage perspective. The trib of Washing Burn which runs through the site must be protected as part of any development - SEPA has a policy against culverting for land gain. Depending on the intended future use of the site certain activities/ industrial type processes may require additional permissions from SEPA to operate.

MLAUD003	Northern	Mixed Use	Lauder	Not Applicable	FRA required to assess risk from tributary of the Washing Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is not located within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. I would have no objections to this site on the grounds of flood risk. SEPA: Watercourse catchment less than 3km2 on the boundary of the site. Potential development of the allocation could increase the probability of flooding elsewhere. Localised flooding in 1987 and 1988 resulted in a flood scheme being built. Lauder Station Yard FPS 1990 is located adjacent to the site. Low standard of protection provided. We require an FRA which assesses the risk from the tributary of the Washing Burn. As there is a scheme downstream, discharge from the site will need carefully managed. There can be no increase in flood risk from the development. There is possibly a small burn/drain on the southern side of the site leading to 'sks' marked on the map. The site is within the sewered catchment and must discharge foul effluent into the foul sewer. There may be a small burn/drain along the southern edge of the development which must be protected as part of any development. Depending on the intended future use of the site certain activities/ industrial type processes may require additional permissions from SEPA to operate. There is a water body within, forming part of the site boundary, or immediately adjacent to the site. SEPA recommend that a development requirement is attached to the site to ensure that a maintenance

						buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. We require an FRA which assesses the risk from the tributary of the Washing Burn. As there is a scheme downstream, discharge from the site will need carefully managed. There can be no increase in flood risk from the development.
ANETH002	Northern	Housing	Nether Blainslie	Excluded	FRA required to assess risk from small watercourses (Kitty Burn tributaries)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the small watercourses (Kitty Burn tributaries) which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. Foul water must connect to the existing SW foul network however it is likely that this would require upsizing for any new development. There is a small trib that runs through the south of the site. This should be protected and

						enhanced as part of any development. There should be no culverting for land gain. SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AOXTO009	Northern	Housing	Oxton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: No comments in respect of flood risk.
AOXTO010	Northern	Housing	Oxton	Preferred	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: OS Map indicates a sufficient height difference between site and Leader Water. Surface Water Flood Map is picking up the low point of the dismantled railway.
AOXTO011	Northern	Housing	Oxton	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk.

						SEPA: Part of the site appears to be on an old inert landfill site, therefore this land may or may not be suitable for development. Further site investigations would be required. A surface water hazard has been identified at the site, review of the surface water map shows it is following a historic railway line cut. No evidence of a watercourse has been found.
AOXTO012	Northern	Housing	Oxton	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: No comments in respect of flood risk.
AOXTO013	Northern	Housing	Oxton	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and the routing of overland flow should be considered within the placement of housing. SEPA: No comments in respect of flood risk.
AOXTO014	Northern	Housing	Oxton	Not Applicable	FRA required to assess risk from Clora Burn and tributary	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. However, the Clora Burn runs through this site on the Northern boundary. I would require that there is no development on, or within close proximity to this burn. The applicant should consider any surface water runoff issues.

						SEPA: There is a water body within/immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration. We require an FRA which assesses the risk from the Clora Burn and tributary. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Site may be constrained due to flood risk. The Clora burn runs through the northerly part of the site and must be protected as part of any development - SEPA has a policy against culverting for land gain.
AOXTO015	Northern	Housing	Oxton	Not Applicable	FRA required to assess risk from Clora Burn and tributary	SEPA: We require an FRA which assesses the risk from the Clora Burn and tributary. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby

						development and infrastructure are not at an increased risk of flooding. Site may be constrained due to flood risk. SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk.
AOXTO016	Northern	Housing	Oxton	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and routing of overland flow should be considered. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
AOXTO017	Northern	Housing	Oxton	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. However, due to the size of the site, surface water flooding should be considered by the applicant. SEPA: There is sufficient height between site and the Leader Water. Due to the steepness of the adjacent

						hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
AOXTO018	Northern	Housing	Oxton	Not Applicable	FRA required to assess risk from Clora Burn and tributary	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. The majority of the site does not lie within the pluvial (surface water) flood extent but a very small part on the East side boundary does. As such, I would have no objections to this site on the grounds of flood risk. However, due to the size of the site, surface water flooding should be considered by the applicant. SEPA: There is a water body within/immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.

						We require an FRA which assesses the risk from the Clora Burn. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk. The Clora burn runs through the site and must be protected as part of any development - SEPA has a policy against culverting for land gain.
MOXTO001	Northern	Mixed Use	Oxton	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and routing of overland flow should be considered. SEPA: The site is immediately adjacent to the foul sewer network and hence must connect to the public foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW Depending on the intended future use of the site certain activities/ industrial type processes may require additional permissions from SEPA to operate.
APEEB038	Northern	Housing	Peebles	Excluded	SEPA Flood Hazard – River Flood extents Probability -	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within SEPA's 1:200 year surface water flood map. I would have no objection to the proposal on the ground of flood risk however due the size is relatively steep so I would request that

					Medium (1 in 200 year). FRA required to assess risk from small watercourse.	surface water runoff and drainage are considered for a development of this size. SEPA: We require a FRA which assesses the risk from the small watercourse which flows along the northern boundary. There may also be a watercourses to the south that requires further investigation. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. Foul water must be connected to the existing SW foul network. SW should confirm any capacity/network issues. There is a small trib running along the northern boundary of the site which should be protected and enhanced as part of any development. There may be spring/issue at the southern end of the site running through the site. Any culverts should be de-culverted.
APEEB044	Northern	Housing	Peebles	Retain LDP Site	SEPA Flood Hazard – River Flood extents	The site is allocated within the Local Development Plan. It is the intention of the Council to retain this allocation within the LDP2.

					Probability - High (1 in 10 year).	
APEEB045	Northern	Housing	Peebles	Excluded	FRA required to assess risk from small watercourses.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: Should the application differ from what was previously agreed we would require an FRA which assesses the risk from the small watercourses which flows adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.
APEEB047	Northern	Housing	Peebles	Excluded	SEPA Flood Hazard – River Flood extents Probability - High (1 in 10	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within SEPA's 1:200 year surface water flood map, the Edderston Burn and unnamed watercourse run along the east and west boundaries of the site respectively . I would therefore request that a Flood Risk Assessment is undertaken for this

					year). FRA required to assess risk from the Edderston Burn and tributaries.	site. Due to the size of the development and topography of the size I would also request that surface water runoff, drainage assessment and SUDS are considered. SEPA: We require an FRA which assesses the risk from the Edderston Burn and tributaries which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. The applicant would need to be mindful of the FPS to ensure there is no increase in risk elsewhere. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. The 2 burns running through the site should be protected and enhanced as part of any development. There should be no culverting for land gain.

APEEB049	Northern	Housing	Peebles	Excluded	FRA required to assess risk from Haystoun Burn and small drain.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the Haystoun Burn and small drain which is identified as flowing adjacent to the site. There is potentially a mill lade to the south of the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues adjacent to this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. A holistic approach to development within this area of Peebles is recommended to ensure flood risk is not increased, or developable area reduced, as a result of piecemeal development. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. There may be a culverted watercourse running through the site however this is not shown or is not clear on the map. If so, the watercourse should preferably be de-culverted.
APEEB052	Northern	Housing	Peebles	Excluded	SEPA Flood Hazard – River Flood extents Probability -	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within SEPA 1:200 year surface water flood map and there a number of drains within the site I would therefore require that a Flood Risk Assessment is undertaken for the site. The site is

					High (1 in 10 year). FRA required to assess risk from Edderston Burn and tributaries.	also relatively steep so I would expect surface water flooding, runoff pathways and SUDS and drainage assessment to be considered also. SEPA: We require an FRA which assesses the risk from the Edderston Burn and tributaries as well as any small watercourses which flow through and adjacent to the site. Site would appear to be sufficiently elevated above the River Tweed. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. The applicant would need to be mindful of the FPS to ensure there is no increase in risk elsewhere. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.

APEEB053	Northern	Housing	Peebles	Excluded	SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from GIll Burn and tributaries.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within SEPA's 1:200 year surface water flood map. There are a number of drains/small watercourses running though the site which the applicant will have to consider and mitigate. Drainage and SUDS should also be considered. SEPA: We require an FRA which assesses the risk from the Gill Burn and other small watercourses which flow around and through the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and steep topography shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. There are 2 unnamed tribs running through the site which should be protected as part of any development. There should be no culverting for land gain.

APEEB054	Northern	Housing	Peebles	Excluded	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). SEPA Flood Hazard – River Flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Haystoun Burn and tributaries.	It is noted that part of this site is identified within the LDP as a potential Longer Term Mixed Use site. However, since the identification of the site within the Proposed LDP 2013, the 2014 SEPA maps show the site to be substantially at risk of flooding. SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is within SEPA's 1:200 year flood map for both fluvial and surface water flooding. I would require that a Flood Risk Assessment is undertaken for the Haystoun Burn. I would note that the Haystoun Burn burst its banks in 2015/2016 winter. For a development of this size I would also require that a drainage assessment is undertaken. SEPA: Due to the site being in an undeveloped area we do not consider that it meets with the requirements of Scottish Planning Policy and our position is unlikely to change. We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we require that this site is removed from the Local Development Plan. Site bounded by Glensax/Haystoun burn and a drain on the south side of the site. These watercourses should be protected. Foul water must be connected to the SW foul network. SW should confirm any capacity issues. There should be no culverting for land gain.

APEEB055	Northern	Housing	Peebles	Excluded	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). FRA required to assess risk from Gill Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within SEPA's 1:200 year surface water flood map, the Gill Burn runs along the southern boundary of the site. I would therefore request that a Flood Risk Assessment is undertaken for this site. Due to the size of the development, I would also request that surface water runoff, drainage and SUDS are considered. SEPA: We require a FRA which assesses the risk from the Gill Burn which flows through the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and steep topography shows that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.

APEEB056	Northern	Housing	Peebles	Preferred	SEPA Flood Hazard – Surface water flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Eddleston Water.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event. I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: We require an FRA which assesses the risk from the Eddleston Water and small watercourses which flow along the southern and north eastern boundary. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.
MPEEB006	Northern	Mixed Use	Peebles	Retain LDP Site	SEPA Flood Hazard –	The site is already allocated for mixed use development within the LDP, with an indicative site

					Surface water flood extents Probability - Low (1 in 200 year + CC).	capacity for 30 units. The proposal is now to increase this to 100 units.
SBPEE001	Northern	Development Boundary	Peebles	Excluded	FRA required to assess risk from small watercourses.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: There are small ditches and drains running directly around the whole of this site. I would require that these are investigated. It is likely that a Flood Risk Assessment would be required dependent on the scale and the further information provided on these drains. FRA likely. SEPA: We require a FRA which assesses the risk from the small watercourses which flow along the northern and southern boundaries. Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.

SPEEB007	Northern	Longer Term Housing	Peebles	Excluded	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). SEPA Flood Hazard –River flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Haystoun Burn, Crookston Burn and small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The Crookston Burn runs between the three sites and has an impact on small areas of all three sites. In all three of the sites, small parts of the site are shown to be at both fluvial and pluvial flood risk. It would be dependent on the layout of the development and the proposed access and egress as to whether a Flood Risk Assessment (FRA) would be required. I would, however, definitely require that potential surface water is considered during development due to the large capacity of the site. SEPA: We require an FRA which assesses the risk from the Haystoun Burn and Crookston Burn and small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. There are multiple watercourses throughout the site. There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the

						site. SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
SPEEB008	Northern	Longer Term Mixed Use	Peebles	Preferred	SEPA Flood Hazard – Surface water flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Edderston Burn and tributaries.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event. I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the potential capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: We require an FRA which assesses the risk from the Edderston Burn and tributaries which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The applicant would need to be mindful of the FPS to ensure there is no increase in risk elsewhere. There have been discussions regarding additional flood prevention works here which may restrict development. Due to steep topography through the allocation site,

						consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further as and it is recommended that contact is made with the flood prevention officer. Discussions should also take place with the flood prevention officer regarding the additional flood protection works that are considered in the future to ensure a holistic approach. There is the potential that development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site. There is a watercourse going through the site. There is the potential that development on this site could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site. SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

SPEEB009	Northern	Longer Term Housing	Peebles	Preferred	SEPA Flood Hazard – River flood extents Probability - Medium (1 in 200 year). FRA required to assess risk from Gill Burn. SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). FRA required to assess risk from Haystoun Burn and Crookston Burn.	The comments from SEPA and the Flood and Coastal Management Team were based on the original consultation for all 3 parcels of land (SPEEB007). SBC FLOOD AND COASTAL MANAGEMENT TEAM: The Crookston Burn runs between the three sites and has an impact on small areas of all three sites. In all three of the sites, small parts of the site are shown to be at both fluvial and pluvial flood risk. It would be dependent on the layout of the development and the proposed access and egress as to whether a Flood Risk Assessment (FRA) would be required. I would, however, definitely require that potential surface water is considered during development due to the large capacity of the site. SEPA: We require an FRA which assesses the risk from the Haystoun Burn and Crookston Burn and small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. Development on this site, has the potential to increase the probability of flooding

						elsewhere. There is a surface water hazard identified within the site.
APEEB057	Northern	Housing	Peebles	Not Applicable	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). FRA required to assess risk from Gill Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent however the Gill Burn follows the northern boundary of the site. SEPA's 1 in 200 year pluvial (surface water) flood map shows a number of surface water pathways through the site. I have no objections to the site however we would require that topographic information is submitted to assess the risk of the Gill Burn to the site. Due to the size of the development and indicated risk of surface water flooding we would require that the applicant consider surface water mitigation which may require undertaking an FRA. Due to the size of the development a SuDS and drainage strategy should be submitted and site designed appropriately to route surface waters away from proposed dwellings. SEPA: We require an FRA which assesses the risk from the Gill Burn and other small watercourses which flow through and adjacent to the site.

						Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. Peebles experiences regular and extensive flooding but no record of flooding on-site. We note that there is a watercourse within this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.

APEEB058	Northern	Housing	Peebles	Not Applicable	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). FRA required to assess risk from small watercourse and the interaction with Eddleston Water.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. The majority of the site does not lie within the pluvial (surface water) flood extent with the exception of the northern boundary of the site. As such, I would have no objections to this site on the grounds of flood risk. However, due to the size of the site, surface water flooding should be considered by the applicant. SEPA: We require an FRA which assesses the risk from the small watercourse and the interaction with the Eddleston Water. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.
AROMA004	Northern	Housing	Romanobridge	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. Due to the size of the

						development, surface water runoff and routing of overland flow should be considered. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
ASKIR002	Northern	Housing	Skirling	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. The Skirling Burn does run to the West of the site but the site is expected to be significantly higher than the burn and not at flood risk. As such, I would have no objections to this site on the grounds of flood risk. SEPA: There is sufficient height difference between the site and the adjacent small watercourse. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Main road (A72) through Skirling was flooded in 2014. The source could be surface water or fluvial as the watercourse follows the road. There is sufficient height difference between the site and the adjacent small watercourse. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of

						flooding and nearby development and infrastructure are not at an increased risk of flooding.
SBSKI001	Northern	Development Boundary	Skirling	Not Applicable	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). FRA may be required.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does lies within the SEPA 1 in 200 year pluvial (surface water) flood extent but not the fluvial (river) extent. The South side of the site is anticipated to be affected by surface water. I would require that the applicant considers surface water mitigation and this may require undertaking an FRA. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Main road (A72) through Skirling was flooded in 2014. The source could be surface or fluvial from as the watercourse follows the road.

ASTOW029	Northern	Housing	Stow	Excluded	FRA required to assess risk from Crunzie Burn.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is adjacent to the Crunzie Burn which is not within SEPA's Flood Map. I would expect the applicant to consider this. An FRA may be requested. SEPA: We require an FRA which assesses the risk from the Crunzie Burn. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

AWALK009	Northern	Housing	Walkerburn	Not Applicable	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: Based on OS map contours, there is sufficient height difference between the site and the River Tweed. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Walkerburn is susceptible to flooding but no records for site. This site is on the edge of the sewered catchment so must connect to the public foul sewer.
SBWAL001	Northern	Development Boundary	Walkerburn		Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: Walkerburn is susceptible to flooding but no records for site. Based on OS map contours, there is sufficient height difference between the site and the River Tweed. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. This site is on the edge of

						the sewered catchment so must connect to the public foul sewer.
AWEST019	Northern	Housing	West Linton	Excluded	FRA required to assess risk from small watercourse.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the small watercourse (potentially called The Dean) which is potentially culverted through the site and other small watercourses which are within or adjacent to the site. We do not support development located over a culvert that is to remain active. Consideration may also have to be given to the interaction of these small watercourses with the Cairn Burn. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. There appears to be a drain and an issue just to the south of the development area. These should be protected and enhanced as part of any

						development. There may be some culverts running through the site in which case the opportunity should be taken to de-culvert these.
AWEST020	Northern	Housing	West Linton	Excluded	FRA required to assess risk from small watercourse.	Small area shown to be at risk of flooding on SEPA Maps. The Dean Burn also flows through the site. SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents however The Dean Burn flows through the extent of the site which I would expect the applicant to consider. We may request an FRA. SEPA: We require an FRA which assesses the risk from the small watercourse (potentially called The Dean) which flows through the site. Review of the surface water 1 in 200 year flood map and nearby steep topography indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any

						development occurring on the site, and that the findings are used to inform the scale, layout and form of development. There is a burn running through the site which should be protected and enhanced as part of any development. There should be no culverting for land gain. SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AWEST021	Northern	Housing	West Linton	Excluded	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). FRA required to assess risk from small watercourse.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is within SEPA's 1 in 200 year surface water flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that due to the size of the development that surface water flooding is considered as well as Drainage Assessment and SUDS. SEPA: We require an FRA which assesses the risk from the small watercourse (potentially called The Dean) which flows adjacent to the site. Review of the surface water 1 in 200 year flood map and nearby steep topography indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

						Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface run-off. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development.
AWEST022	Northern	Housing	West Linton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: There is a pond adjacent to the site but review of historic maps does not show any small watercourses through or adjacent to the site. It may be linked to this area previously being a quarry. Review of the surface water 1 in 200 year flood map and nearby steep topography indicates that there may be flooding issues within this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

BWEST003	Northern	Business and Industrial	West Linton	Preferred	FRA required to assess risk from small watercourse.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents however The Dean Burn flows through the extent of the site which I would expect the applicant to consider. We may request an FRA. SEPA: We require an FRA which assesses the risk from the small watercourse (potentially called The Dean) which flows through the site. Consideration should be given to bridge and culvert structures which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and nearby steep topography indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site. There is a burn running through the site which should be protected and enhanced as part of any development. There should be no culverting for land gain. There may be a requirement for enhanced SUDS for any industrial uses.

AWEST023	Northern	Housing	West Linton	Not Applicable	FRA required to assess risk from small watercourse.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the small watercourse which flows through the golf course and along the boundary of the site. Based on SEPA maps, majority of site appears to be developable.
AWEST024	Northern	Housing	West Linton	Not Applicable	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). FRA required to assess risk from small watercourse.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the SEPA 1 in 200 year fluvial (river) flood extent and has very small pockets of pluvial (surface water) flooding predicted during a 1 in 200 year flood event. Due to the capacity of the site, I would require that surface water flooding is assessed by the applicant and flows routed away from property. SEPA: We require an FRA which assesses the risk from the small watercourse adjacent to the site on the A702. There is also ponds on-site which will require consideration. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an

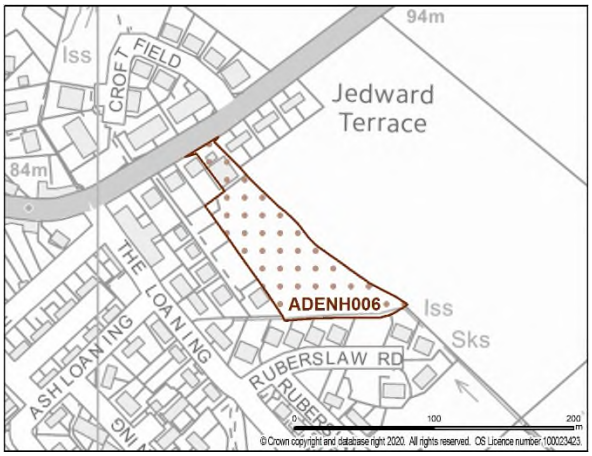
						increased risk of flooding. We note that there is a watercourse within this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

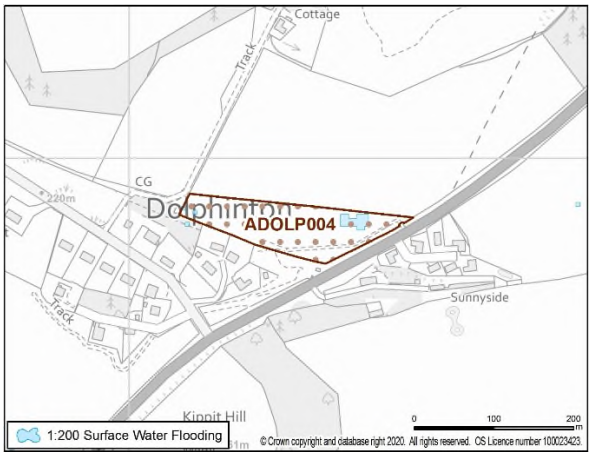
Southern HMA

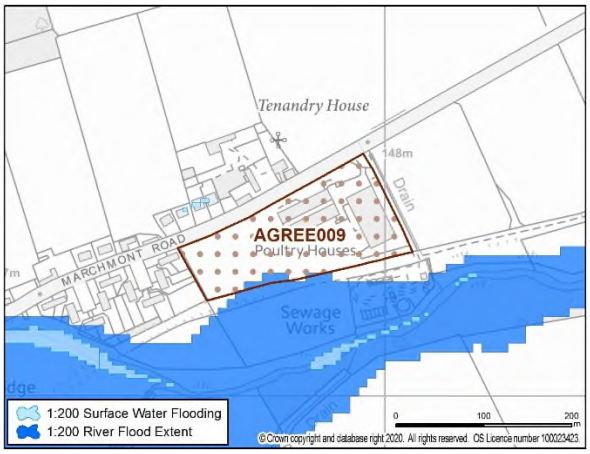
Site reference	HMA	Proposed Use	Settlement	MIR Site Status	Floodrisk	Initial assessment summary
ANEWC004	Southern	Housing	Newcastleton	Excluded	SEPA Flood Hazard – Surface water flood extents Probability - High (1 in 10 year). FRA required to assess risk from small watercourse.	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is outwith the SEPA flood maps however SBC is aware of issues with the Coulter Sike and would require a Flood Risk Assessment and Drainage Assessment to ensure this is fully considered. SBC is currently undertaking a flood study in Newcastleton which would be able to provide some information. SEPA: Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.
ANEWC012	Southern	Housing	Newcastleton	Excluded	SEPA Flood Hazard – Surface water flood extents	SBC FLOOD AND COASTAL MANAGEMENT TEAM: In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the “third generation flood mapping”

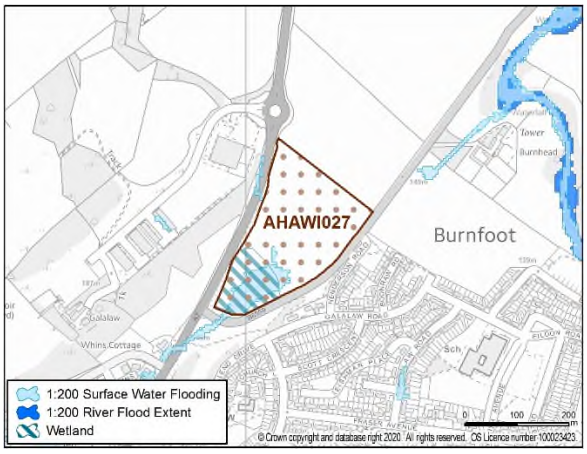
					Probability - High (1 in 10 year). SEPA Flood Hazard – River flood extents Probability - High (1 in 200 year).	prepared by SEPA indicates that the site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year. The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given. Due to copyright restrictions I cannot copy the map to you however, if the applicant wishes to inspect the maps they can contact me to arrange a suitable time to come in and view them. Furthermore, Hydraulic modelling was produced as part of the Newcastleton Flood Study in 2018 which demonstrates that the proposed development lies within the 1 in 200 year (0.5%) flood extent and is anticipated to flood to depths of up to 1m at the site. This study is anticipated to be more accurate than the indicative mapping although no warranty is given. I would note that this is one of the most at-risk sites in Newcastleton and is situated in an area defined as "The Lakes". If a residential or business proposal was to be situated here, I would reject the proposal on the grounds of flood risk. SEPA: Fully within the 1 in 200 year floodplain of the Liddel Water. New development within this area is therefore viewed as unacceptable.

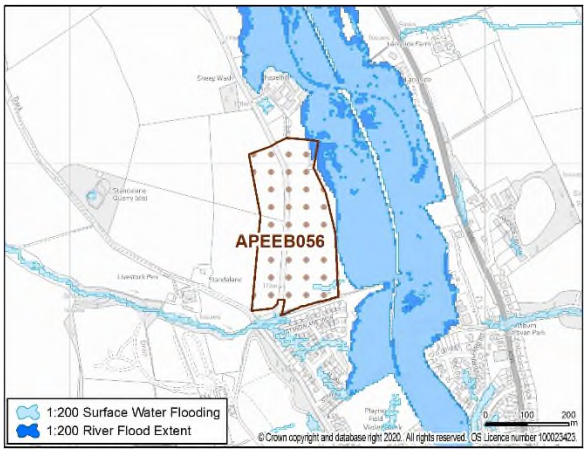
Map 3 - Main Issues Report – Preferred Sites which require Flood Risk Assessment

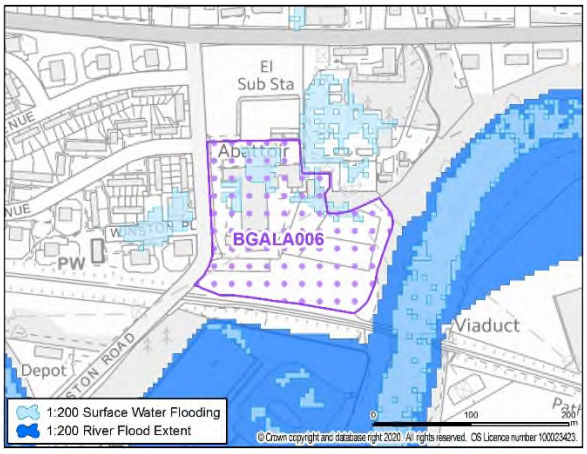


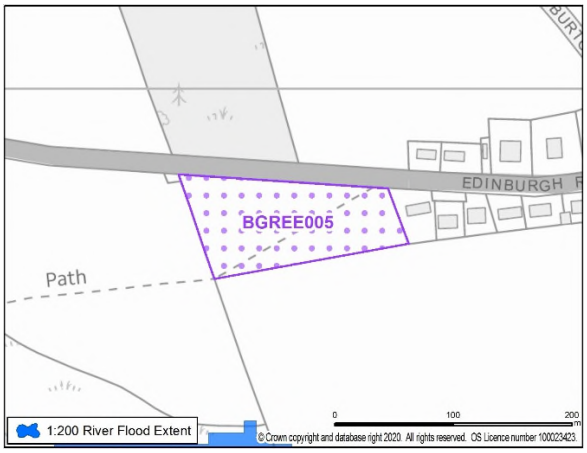








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BGREE005
Path
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200
m
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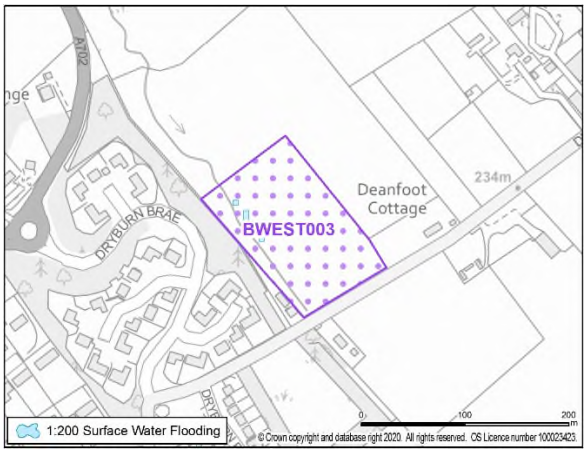
A702
DRYBURN BRAE
BWEST003
Deanfoot
Cottage
234m
1:200 Surface Water Flooding
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100
200
m
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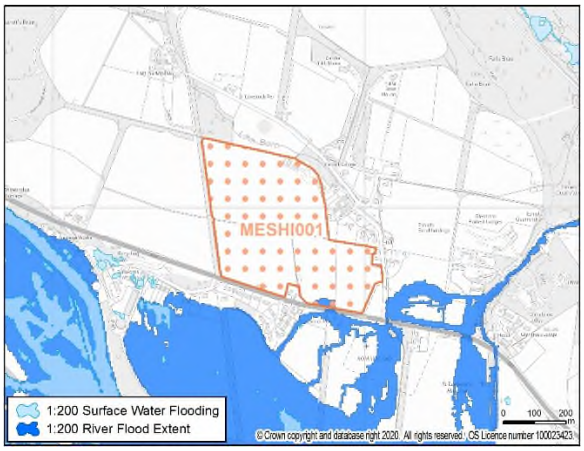
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1:200 River Flood Extent
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100
200
m
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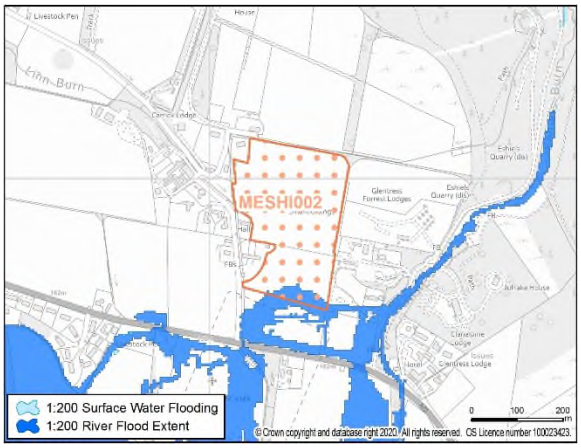
Linn Burn
MESHI002
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100
200
m
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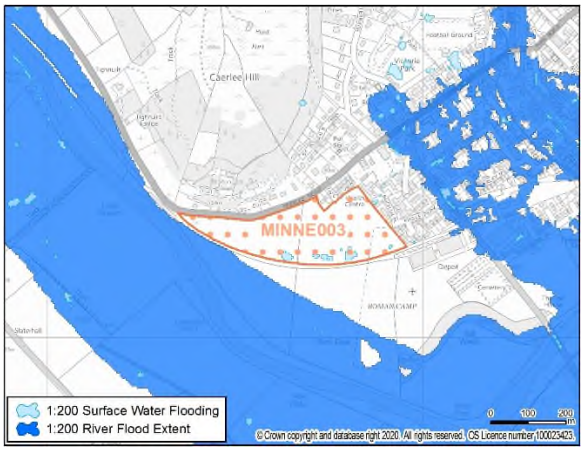
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MINNE003
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1:200 River Flood Extent
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100
200
m
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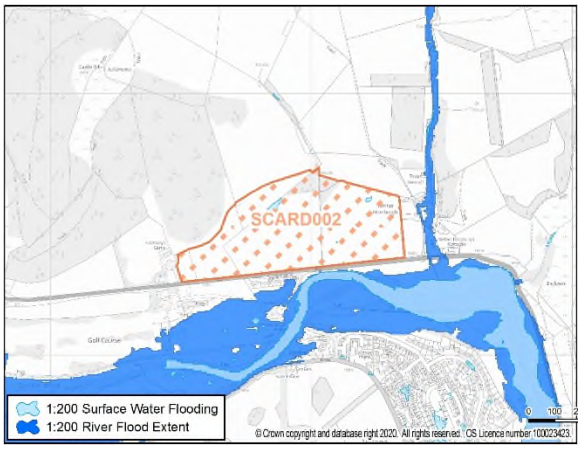
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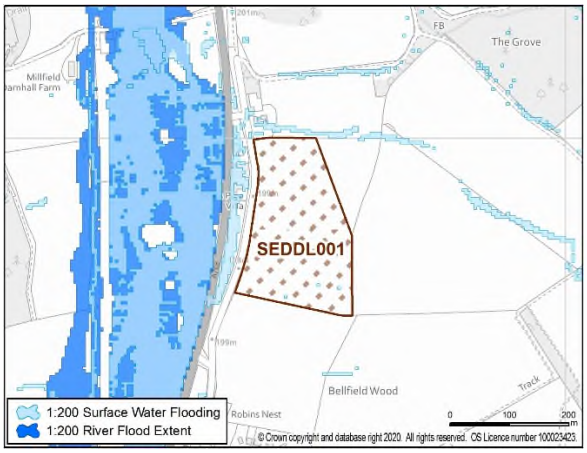
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Bellfield Wood
Robins Nest
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1:200 River Flood Extent
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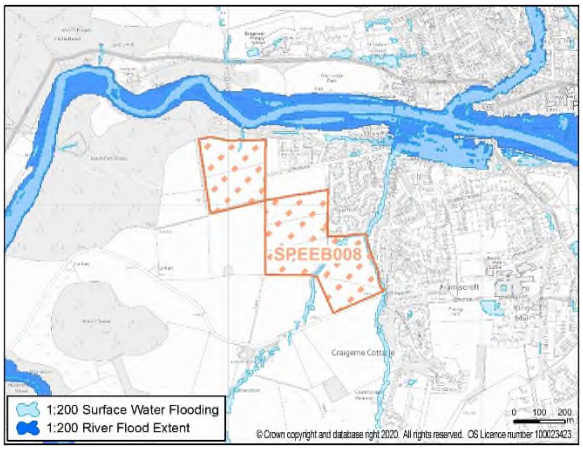
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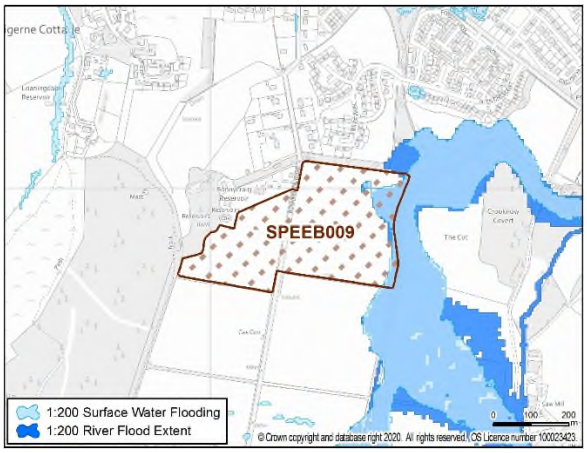
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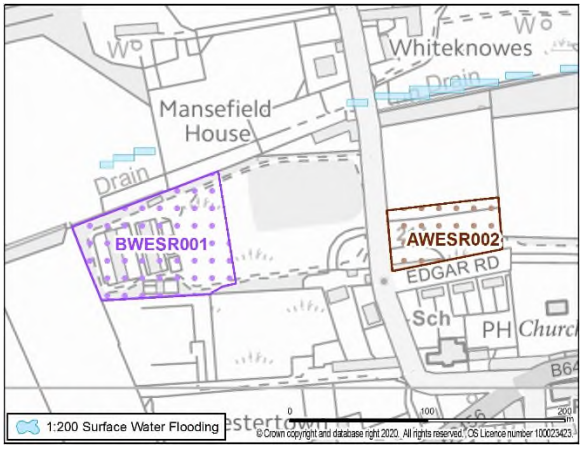
Whiteknowes
Mansefield House
BWESR001
AWESR002
EDGAR RD
Sch
PH
1:200 Surface Water Flooding
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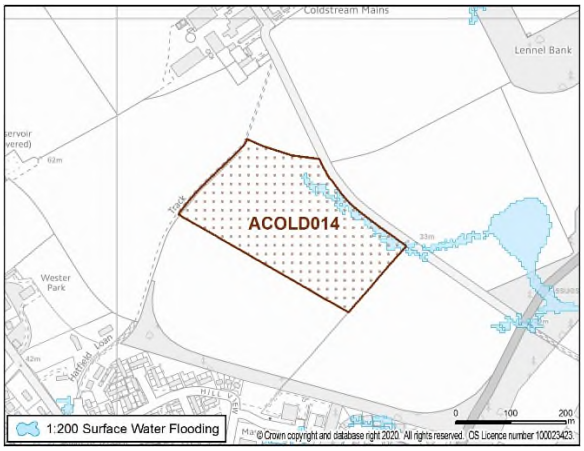
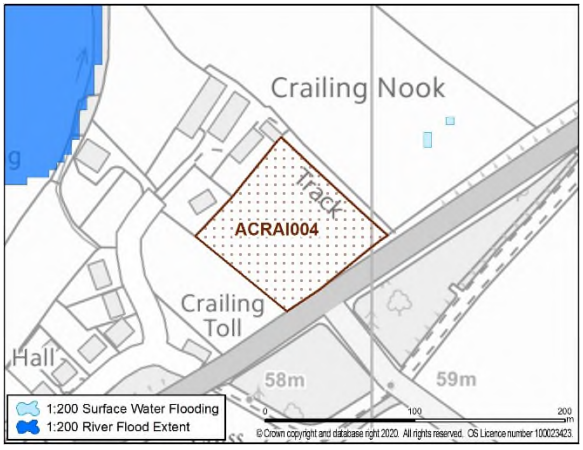
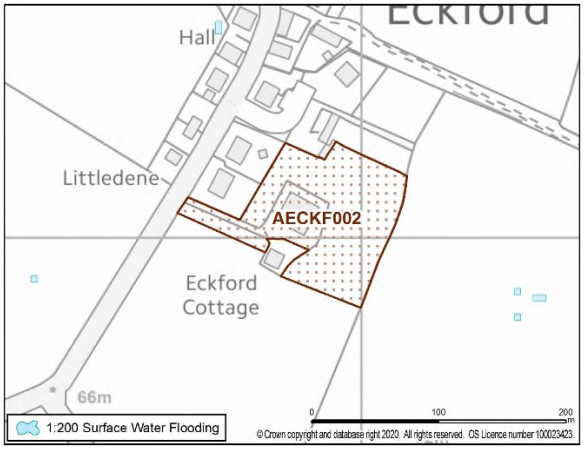
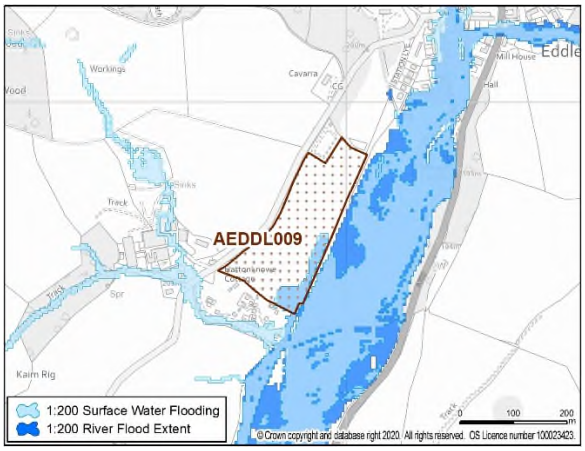
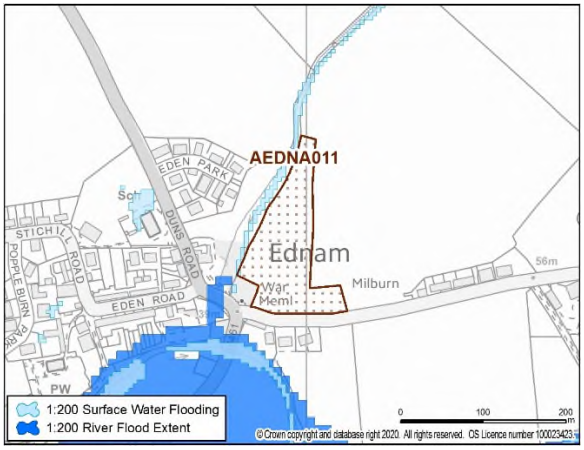
Map 3 - Main Issues Report – Alternative Sites which require Flood Risk Assessment

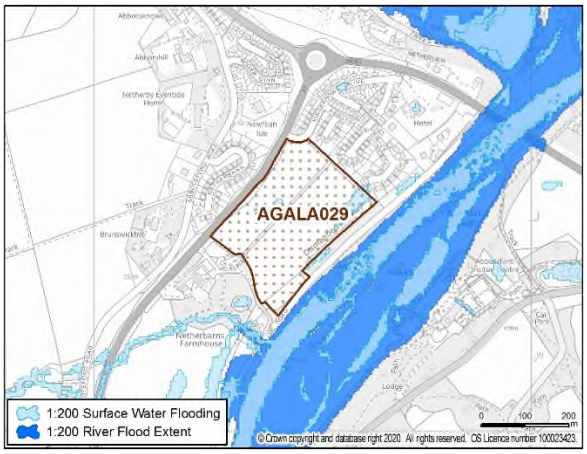


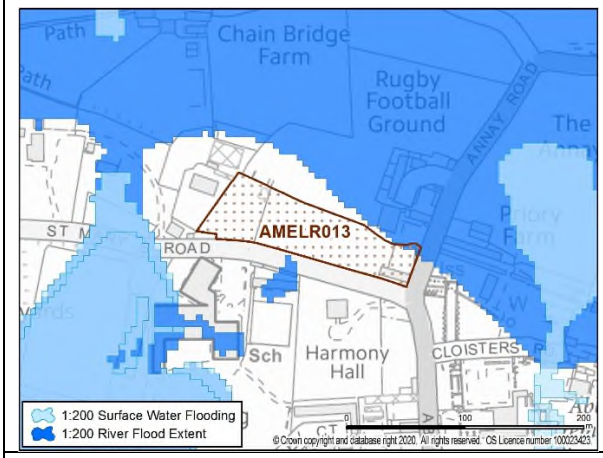











Chain Bridge Farm
Rugby Football Ground
AMELR013
ROAD
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CLOISTERS
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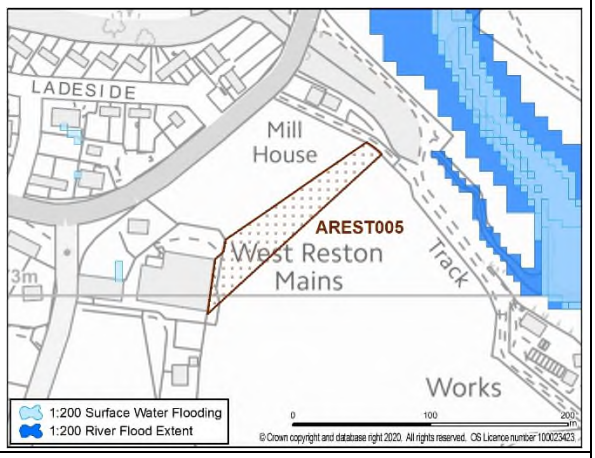
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Mill House
AREST005
West Reston Mains
Track
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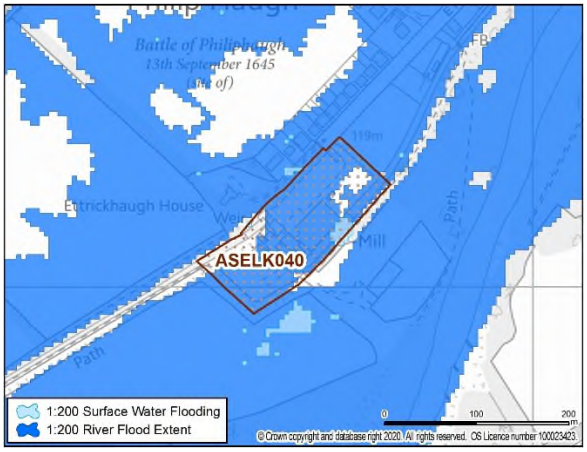
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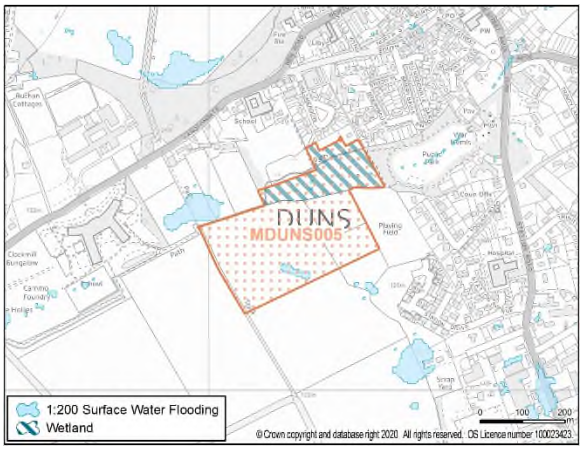
DUNS
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Wetland
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TABLE 6

SITE ASSESSMENTS

ADDITIONAL SITES ASSESSED IN PREPARATION OF PROPOSED PLAN

BY HOUSING MARKET AREA

Table 6: Sites assessed for inclusion in Proposed Plan

Berwickshire

Site reference	HMA	Proposed Use	Settlement	PP Status	Floodrisk	Initial assessment summary
ACOPA007	Berwickshire	Housing	Cockburnspath	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. I would have no objections on the grounds of flood risk. SEPA: The site is immediately adjacent to the public foul sewer network and as such foul water must connect into this network.
ACOPA008	Berwickshire	Housing	Cockburnspath	Excluded	SEPA Flood Hazard – Surface Water Flood Extents Probability – Low (1 in 200 year + CC)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. There is a very small pocket of potential surface water impact shown on the South Western side of the site at a 1 in 200 year pluvial flood event. I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing. SEPA: There is surface water adjacent to the site. SEPA note that the Railway line flooded at Cockburnspath in 2002 but it sits in a deep cut adjacent to the site. Note that waste water drainage from the site would exacerbate an existing point source sewage, private drainage in this instance. The development appears to be outwith the Scottish Water foul sewer catchment. There do not appear to be any private drainage options either as the site is not located near to any

						watercourses. It appears unlikely therefore that the development could proceed on lack of foul drainage options.
SBCOP001	Berwickshire	Development Boundary	Cockburnspath	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. I would have no objections on the grounds of flood risk. SEPA: The site is on the edge of the sewered catchment and hence must connect to the public foul sewer.
AGAVI002	Berwickshire	Housing	Gavinton	Excluded	SEPA Flood Hazard – Surface Water Flood Extents Probability – Medium (1 in 200 year)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. SEPA's 1:200 year surface water flood map indicates there is a risk of surface water flooding at the south east boundary of the site. I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the capacity of the development that surface water flooding is considered in a drainage & SUDS assessment and it is ensured that any water would be routed around the housing. SEPA: There is surface water in a small part of the site. There is a watercourse catchment less then 3km2 on the boundary. We require an FRA which assesses the risk from the small watercourse along the southern boundary. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is a water body, within, forming part of the site boundary, or immediately adjacent to the site. SEPA recommend that a development requirement is attached to the site to ensure that a maintenance buffer strip of at least 6m wide is provided

						between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. There are potential de-culverting opportunities. Waste water drainage from the site would exacerbate an existing point source sewerage, sewerage network in this instance. The site is just adjacent to the area served by the public foul sewer and thus the site must connect to the public foul sewer network. There is a small burn to the south of the development site which must be protected as part of any development.

Central

Site reference	HMA	Proposed Use	Settlement	PP Status	Floodrisk	Initial assessment summary
AGALA040	Central	Housing	Galashiels	Excluded	SEPA Flood Hazard – Surface Water Flood Extents Probability – High (1 in 10 year)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. There is a very small pocket of potential surface water impact shown on the North Western side of the site at a 1 in 200 year pluvial flood event. This risk is not expected to cause a significant issue and would not object to this proposal on the grounds of flood risk. However, the applicant would be asked to consider surface water runoff issues on site and ensure no properties are at risk of this type of flooding. SEPA: Based on OS Map and LiDAR there is sufficient height difference between site and Gala Water. Consideration could be given to providing a buffer between the development and the Gala Water to mitigate the residual fluvial flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby

						development and infrastructure are not at an increased risk of flooding. There is a surface water hazard at the site and water environment issues.
MGALA007	Central	Mixed Use	Galashiels	Excluded	SEPA Flood Hazard – River Flood Extents Probability – Low (1 in 200 year) & SEPA Flood Hazard – Surface Water Flood Extents Probability – High (1 in 10 year)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The majority of this site does not lie within the SEPA 1 in 200 year flood risk extent. There is a small section next to the Allan Water on the East of the site that does appear to be at risk during the 1 in 200 year flood event. There are issues/ditches shown throughout the site, therefore require that surface water management is assessed on site and submitted to the Council. SEPA: Require an FRA which assesses the risk from the Allan Water and small watercourses which flow through the site. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and steep slopes indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
SBGAT002	Central	Development Boundary	Gattonside	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. I would have no objections on the grounds of flood risk. SEPA: Due to the steepness of the adjacent hill slopes we would recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. The potential development of the allocation could increase the probability of flooding elsewhere. The site is on the edge of the sewered catchment and hence must connect to the public foul sewer.

RHOBK001	Central	Redevelopment	Hobkirk	Excluded	SEPA Flood Hazard – River Flood Extents Probability – Medium (1 in 200 year)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. I would have no objections on the grounds of flood risk. This site lies within the SEPA 1 in 200 year fluvial (river) flood extent. If this site is to be re-developed to residential property, a Flood Risk Assessment would require to be undertaken to assess whether the property is at risk and how to mitigate this risk. If this is to be a change of use to business use, the Officer would be unlikely to object. SEPA: Require an FRA which assesses the risk from the Rule Water. Due to the steepness of the adjacent hill slopes SEPA would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Site will likely be heavily constrained due to flood risk. There are water environment issues.
MJEDB003	Central	Mixed Use	Jedburgh	Excluded	1:200	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. I would have no objections on the grounds of flood risk. This site is located within SEPA's 1:200 year flood map and is at risk of flooding from the Jed Water. We would require that a Flood Risk Assessment is undertaken to allow us to fully assess the flood risk of the site. SEPA: There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. The site is within the public foul sewer network and hence must connect to the public foul sewer. The site is also immediately adjacent

						to the Jed water so care must be taken that any development does not impact on the watercourse. Depending on the intended future use of the site certain activities/ industrial type processes may require additional permissions from SEPA to operate. A surface water hazard has been identified at the site. According to SEPA records this site includes or is immediately adjacent to a baseline waterbody (Jed Water (waterbody 5231) – MODERATE status). As the area is at significant flood risk, it is essential that any new development will have a neutral impact on flood risk. We would only support redevelopment of a similar use in line with our land use vulnerability guidance. The FRA is required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials should be used. Site will likely be heavily constrained as a result. Consider removing from the LDP.
BKELS006	Central	Business & Industrial	Kelso	Included	FRA required. SEPA Flood Hazard – Surface Water Flood Extents Probability – High (1 in 10 year)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the SEPA's 1 in 200 year pluvial (surface water) flood extent. There is a small ditch that runs along the North Western border of the site and may flood along that border. Any flood risk from this ditch should be considered within any application for this site. If the applicant cannot suitably show there is no flood risk to buildings on the site from this ditch/ burn then a FRA may be required. Please note that the adjacent new industrial development has been affected by sewer flooding – it is unknown whether this is due to poor drainage installation or lack of maintenance. Foul water would have to be suitably planned before any proposal was approved. SEPA: We require an FRA which assesses the risk from the Woodend Burn and tributary. Consideration should be given to

						any culverts/bridges which may exacerbate flood risk. Due to the steepness of the site we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
AMELR014	Central	Housing	Melrose	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is not located within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. I would have no objections to this site on the grounds of flood risk. SEPA: Do not hold any records or evidence of flooding to the site. Elevated finished floor levels may reduce any residual flood risk. There is surface water adjacent to the site. SEPA advise that flooding to Highcross Avenue recorded however it is understood that flooding occurs to the west of the development. The surface water flow path to the west has been observed from the adjacent Huntly Burn. This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer.
AMORE003	Central	Housing	Morebattle	Excluded	Not applicable (due to uncertainties relating to Kale Water, FRA required)	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: We require an FRA to assess the flood risk to the site from the Kale Water. There are potential uncertainties in the flood map here and hence lower parts of the site may be at risk of flooding. This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer.
BNEWT002	Central	Employment	Newtown St Boswells	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or

					(FRA required to assess risk from Howden Burn)	pluvial (surface water) flood extents. The Holmes Burn lies to the South East of the site but appears to lie higher than this burn. The applicant should show the heights of the burn within their topographical survey to outline that there is no significant flood risk from this burn. SEPA: Require an FRA which assesses the risk from the Howden Burn and tributary which flows adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site.
ASELK043	Central	Housing	Selkirk	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, the Officer would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and routing of overland flow should be considered. SEPA: Due to the steepness of the adjacent hill slopes SEPA would recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
ANEWTOO9	Central	Housing	Newtown St Boswells	Excluded	SEPA Flood Hazard – Surface Water Flood Extents Probability – High (1 in 10 year); FRA required to assess risk from West	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. The West Burn lies to the South East of the site but does not appear to be of risk to the site. The applicant should provide topographical information showing the height of the burn with respect to the site to confirm that there is no significant flood risk from the burn. Due to the size of the site, surface water runoff will require to be considered. SEPA: Require an FRA which assesses the risk from the West

					Burn and Holmes Burn	Burn and Holmes Burn which flow through the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.
ASELK041	Central	Housing	Selkirk	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: Strongly refutes SEPA's position in relation to this site, and furthermore how sites that will now fall behind the protection provided by one of the most comprehensive flood protection schemes delivered to date in Scotland should be evaluated / assessed (from a planning perspective) further to the precedent set by SEPA in relation to this site. The Selkirk Flood Protection Scheme was not provided to allow development or to provide protection to undeveloped land, however the Scheme is now delivered and operational in this area and thus flooding from the 0.5% AEP Event will not occur. SEPA: We have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, we recommend that this site is removed from the Housing SG. We have reviewed the information provided in this consultation and it is noted that the entire application site lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding. The Selkirk FPS is currently being constructed and will offer protection to existing development along Ettrickhaugh Road. With the scheme in place, Ettrickhaugh

						Road and adjacent properties will be protected to a 1:200 year event with an allowance for climate change incorporated into the scheme design. As the housing allocation is located on Greenfield land, and has been flooded in the past, we strongly recommend that this site is removed from the Housing SG. In line with our SEPA position on development behind formal FPSs, development in this area would add to the overall area at risk and would therefore be contrary to the policy principles of Scottish Planning Policy and the aspirations of the Flood Risk Management (Scotland) Act. As such we do not support housing in this area.
BYETH001	Central	Business & Industrial	Yetholm	Included	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. SEPA: The OS Map indicates a sufficient height difference between the site and The Stank Burn.

Northern

Site reference	HMA	Proposed Use	Settlement	Proposed Plan Status	Floodrisk	Initial assessment summary
ABLYT004	Northern	Housing	Blyth Bridge	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. I would have no objections on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the small watercourse. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also

						recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Flooding from a major water main serving Edinburgh burst and flooded parts of Blyth Bridge in 2007. Cannot attach a probability to this type of flooding. We note that there is a watercourse immediately adjacent to this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.
ABLYT005	Northern	Housing	Blyth Bridge	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. I would have no objections on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the small watercourses. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an

						increased risk of flooding. Flooding from a major water main serving Edinburgh burst and flooded parts of Blyth Bridge in 2007. Cannot attach a probability to this type of flooding. We note that there is a watercourse immediately adjacent to this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.
SBBLY002	Northern	Development Boundary	Blyth Bridge	Excluded	SEPA Flood Hazard – Surface Water Flood Extents Probability – Medium (1 in 200 year); FRA required to assess risk from small watercourse/Tarth Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: The South West side of the site (next to the Tennis Courts) lies within the SEPA 1 in 200 year fluvial and pluvial flood extent. Dependent on the development and the location of the housing, this may require a Flood Risk Assessment. If there are no properties to be located in the “add-on” area, I would have no objections, as in the response to “ABLYT004” SEPA: We require an FRA which assesses the risk from the small watercourse and the Tarth Water. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at

						risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. We note that there is a watercourse immediately adjacent to this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.
ACARD003	Northern	Housing	Cardrona	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. I would have no objections on the grounds of flood risk. Due to the size of the site and number of units proposed. SuDS should be incorporated into the development. SEPA: Site is sufficiently elevated above the River Tweed. Setting a buffer between lowest part of site and development will mitigate any residual fluvial flood risk. However, due to steep topography through the allocation site, consideration should be given to surface runoff issues

						to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. Extensive flooding to Cardrona occurred in 2005 and 2009.
AESHI001	Northern	Housing	Eshiels	Excluded	FRA required to assess risk from small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. However, there are two small burns / ditches that run to the South and West of the sites that are not modelled within SEPA's flood mapping due to their small size. I would require that the applicant considers the potential surface water flood risk from these two burns. If the applicant cannot suitably show there is no flood risk to the site from these burns / ditches then a FRA may be required. SEPA: We require an FRA which assesses the risk from the small watercourses which bound the site. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. We note that there is a watercourse immediately adjacent to this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There

						may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.
BESHI001	Northern	Business & Industrial	Eshiels	Included	FRA required to assess risk from Linn Burn and any small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the pluvial 1 in 200 year flood extents but there is a small section at the SE side (next to the road) that is shown to flood from the River Tweed. It is unlikely that a Flood Risk Assessment would be required but this would be dependent on the layout of the development. I would ask that due to the size of the development that surface water flooding is considered. I would recommend dealing with MESHI001 and MESHI002 at the same time from a flood risk perspective. SEPA: We require an FRA which assesses the risk from the Linn Burn and any small watercourses which flow through and adjacent to the site. The River Tweed may also require consideration. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. There is the potential that development on this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the site. There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is

						provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. There is no public foul sewer in the vicinity and if this site was to be developed this would be an opportunity to provide first time sewerage provision to Eshiels, picking up existing properties also. Any private sewage provision would be likely to require to discharge to the River Tweed rather than the Linn burn. The watercourse that runs through/adjacent to the site should be protected and enhanced as part of any development. Std comments for SUDS. Depending on the use of the proposed site there may be a requirement for permissions to be sought for certain activities from SEPA. There are co-location issues regarding this site. Peebles STW (CAR) and Eshiels community recycling centre (WML) are located across the road and to the west of the site. These sites are however unlikely to have an impact on the site from SEPA's perspective. Possible odour issues from the STW would be dealt with by SBC Env health.
AHERI003	Northern	Housing	Heriot Station	Excluded	FRA required to assess risk from Gala Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the Gala Water. Consideration should be given to any culverts/bridges might may exacerbate flood risk and blockage scenarios will require investigation. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and

						nearby development and infrastructure are not at an increased risk of flooding. Site may be heavily constrained due to flood risk and may not be suitable for housing.
ALAMA001	Northern	Housing	Lamancha	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: There is a field drain down slope of the A701 and site. Review of historic maps does not show any watercourses on site. However this may require investigation during site investigation. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
MLAMA001	Northern	Mixed Use	Lamancha	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. The 1:200 year pluvial (surface water) flood map indicates there is a risk of surface water flooding at the north/east boundary of the site. I do not expect this risk to cause significant issue and would not object to this proposal on the grounds of flood risk. I would ask the applicant to consider surface water runoff issues on site and ensure no properties are at risk of this type of flooding. SEPA: A small watercourse issues from adjacent to the site on the other side of the A701. There is no historic evidence of a small watercourse on site. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water

						runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
MLAUD002	Northern	Mixed Use	Lauder	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. However, there is a small burn/ditch running on the South Western boundary of the site that is not picked up within the SEPA mapping. Within any proposal, the risk from this burn/ditch should be considered. If this cannot be achieved, a FRA may be required. SEPA: Watercourse catchment less than 3km2 on the boundary of the site. The development of the allocation could increase the probability of flooding elsewhere. There is a watercourse within or immediately adjacent to the site. SEPA therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. There are potential de-culverting opportunities. We require an FRA which assesses the risk from the small watercourse which flows along the boundary of the site. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Waste water drainage from the site would exacerbate an existing point source,

						private drainage in this instance. This site is not within the existing sewered catchment and hence unless the sewered catchment were to be extended the site would require private foul drainage arrangements. However there is no immediately obvious watercourse for any foul discharge to be made into as the trib of Washing burn which runs through the site is likely to be too small to receive any discharge. Hence the site may prove to be challenging from a drainage perspective. The Trib of Washing burn which runs through the site must be protected as part of any development - SEPA has a policy against culverting for land gain. Depending on the intended future use of the site certain activities/ industrial type processes may require additional permissions from SEPA to operate.
MLAUD003	Northern	Mixed Use	Lauder	Excluded	FRA required to assess risk from tributary of the Washing Burn	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is not located within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. I would have no objections to this site on the grounds of flood risk. SEPA: Watercourse catchment less than 3km2 on the boundary of the site. Potential development of the allocation could increase the probability of flooding elsewhere. Localised flooding in 1987 and 1988 resulted in a flood scheme being built. Lauder Station Yard FPS 1990 is located adjacent to the site. Low standard of protection provided. We require an FRA which assesses the risk from the tributary of the Washing Burn. As there is a scheme downstream, discharge from the site will need carefully managed. There can be no increase in flood risk from the development. There is possibly a small burn/drain on the southern side of the site leading to 'sks' marked on the map. The site is within the sewered catchment and must discharge foul effluent into the foul sewer. There may be a

						small burn/drain along the southern edge of the development which must be protected as part of any development. Depending on the intended future use of the site certain activities/ industrial type processes may require additional permissions from SEPA to operate. There is a water body within, forming part of the site boundary, or immediately adjacent to the site. SEPA recommend that a development requirement is attached to the site to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. We require an FRA which assesses the risk from the tributary of the Washing Burn. As there is a scheme downstream, discharge from the site will need carefully managed. There can be no increase in flood risk from the development.
AOXTO011	Northern	Housing	Oxton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: Part of the site appears to be on an old inert landfill site, therefore this land may or may not be suitable for development. Further site investigations would be required. A surface water hazard has been identified at the site, review of the surface water map shows it is following a historic railway line cut. No evidence of a watercourse has been found. This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer. With

						this and the other proposed sites in Oxton there is likely to be capacity issues at the STW.
AOXTO012	Northern	Housing	Oxton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW.
AOXTO013	Northern	Housing	Oxton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and the routing of overland flow should be considered within the placement of housing. SEPA: This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW.
AOXTO014	Northern	Housing	Oxton	Excluded	FRA required to assess risk from Clora Burn and tributary	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. However, the Clora Burn runs through this site on the Northern boundary. I would require that there is no development on, or within close proximity to this burn. The applicant should consider any surface water runoff issues.

						SEPA: There is a water body within/immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration. We require an FRA which assesses the risk from the Clora Burn and tributary. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Site may be constrained due to flood risk. This site is within/immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW. The Clora burn runs through the northerly part of the site and must be protected as part of any development - SEPA has a policy against culverting for land gain.
AOXTO015	Northern	Housing	Oxton	Excluded	FRA required to assess risk from Clora Burn and tributary	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the Clora Burn and tributary. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also

						recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Site may be constrained due to flood risk. This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW.
AOXTO016	Northern	Housing	Oxton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and routing of overland flow should be considered. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW.
AOXTO017	Northern	Housing	Oxton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. However, due to the size of the site, surface water flooding should be considered by the applicant.

						SEPA: There is sufficient height between site and the Leader Water. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. This site is immediately adjacent to the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW.
AOXTO018	Northern	Housing	Oxton	Excluded	FRA required to assess risk from Clora Burn and tributary	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. The majority of the site does not lie within the pluvial (surface water) flood extent but a very small part on the East side boundary does. As such, I would have no objections to this site on the grounds of flood risk. However, due to the size of the site, surface water flooding should be considered by the applicant. SEPA: There is a water body within/immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration. We require an FRA which assesses the risk

						from the Clora Burn. Consideration should be given to any culverts/bridges might may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site may be constrained due to flood risk. This site is within the Scottish Water foul sewer network and as such foul drainage must connect to the foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW. The Clora burn runs through the site and must be protected as part of any development - SEPA has a policy against culverting for land gain.
MOXTO001	Northern	Mixed Use	Oxton	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and routing of overland flow should be considered. SEPA: The site is immediately adjacent to the foul sewer network and hence must connect to the public foul sewer. With this and the other proposed sites in Oxton there is likely to be capacity issues at the STW Depending on the intended future use of the site certain activities/ industrial type processes may require additional permissions from SEPA to operate.
APEEB057	Northern	Housing	Peebles	Excluded	FRA required to assess risk from Gill Burn and other small watercourses	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent however the Gill Burn follows the northern boundary of the site. SEPA's 1 in 200 year pluvial (surface water) flood map shows a number of surface water pathways through the site. I have no objections to the site

						however we would require that topographic information is submitted to assess the risk of the Gill Burn to the site. Due to the size of the development and indicated risk of surface water flooding we would require that the applicant consider surface water mitigation which may require undertaking an FRA. Due to the size of the development a SuDS and drainage strategy should be submitted and site designed appropriately to route surface waters away from proposed dwellings. SEPA: We require an FRA which assesses the risk from the Gill Burn and other small watercourses which flow through and adjacent to the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. Peebles experiences regular and extensive flooding but no record of flooding on-site. We note that there is a watercourse within this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore

						recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.
APEEB058	Northern	Housing	Peebles	Excluded	FRA required to assess risk from small watercourse and interaction with Eddleston Water	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) flood extent. The majority of the site does not lie within the pluvial (surface water) flood extent with the exception of the northern boundary of the site. As such, I would have no objections to this site on the grounds of flood risk. However, due to the size of the site, surface water flooding should be considered by the applicant. SEPA: We require an FRA which assesses the risk from the small watercourse and the interaction with the Eddleston Water. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. We note that there is a watercourse within this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore

						recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.
AROMA004	Northern	Housing	Romanobridge	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. Due to the size of the development, surface water runoff and routing of overland flow should be considered. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
ASKIR002	Northern	Housing	Skirling	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. The Skirling Burn does run to the West of the site but the site is expected to be significantly higher than the burn and not at flood risk. As such, I would have no objections to this site on the grounds of flood risk. SEPA: There is sufficient height difference between the site and the adjacent small watercourse. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Main road (A72) through Skirling was flooded in 2014. The source could be surface water or fluvial as the watercourse follows the road. There is sufficient height difference

						between the site and the adjacent small watercourse. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.
SBSKI001	Northern	Development Boundary	Skirling	Excluded	SEPA Flood Hazard – Surface Water Flood Extents Probability – High (1 in 10 year);	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the SEPA 1 in 200 year pluvial (surface water) flood extent but not the fluvial (river) extent. The South side of the site is anticipated to be affected by surface water. I would require that the applicant considers surface water mitigation and this may require undertaking an FRA. SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Main road (A72) through Skirling was flooded in 2014. The source could be surface or fluvial from as the watercourse follows the road.
AWALK009	Northern	Housing	Walkerburn	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: Based on OS map contours, there is sufficient height difference between the site and the River Tweed. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water

						runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. Walkerburn is susceptible to flooding but no records for site. This site is on the edge of the sewered catchment so must connect to the public foul sewer.
SBWAL001	Northern	Development Boundary	Walkerburn	Excluded	Not applicable	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: Walkerburn is susceptible to flooding but no records for site. Based on OS map contours, there is sufficient height difference between the site and the River Tweed. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. This site is on the edge of the sewered catchment so must connect to the public foul sewer.
AWEST023	Northern	Housing	West Linton	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extents. As such, I would have no objections to this site on the grounds of flood risk. SEPA: We require an FRA which assesses the risk from the small watercourse which flows through the golf course and along the boundary of the site. Based on SEPA maps, majority of site appears to be developable. We note that there is a watercourse within this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of

						at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.
AWEST02	Northern	Housing	West Linton	Excluded	FRA required to assess risk from small watercourse	SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the SEPA 1 in 200 year fluvial (river) flood extent and has very small pockets of pluvial (surface water) flooding predicted during a 1 in 200 year flood event. Due to the capacity of the site, I would require that surface water flooding is assessed by the applicant and flows routed away from property. SEPA: We require an FRA which assesses the risk from the small watercourse adjacent to the site on the A702. There is also ponds on-site which will require consideration. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. We note that there is a watercourse within this site. We therefore recommend that a development requirement is attached to these sites to ensure that a maintenance buffer strip of at least 6m wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

Map 4 - Proposed Local Development Plan – Included sites which require Flood Risk Assessment