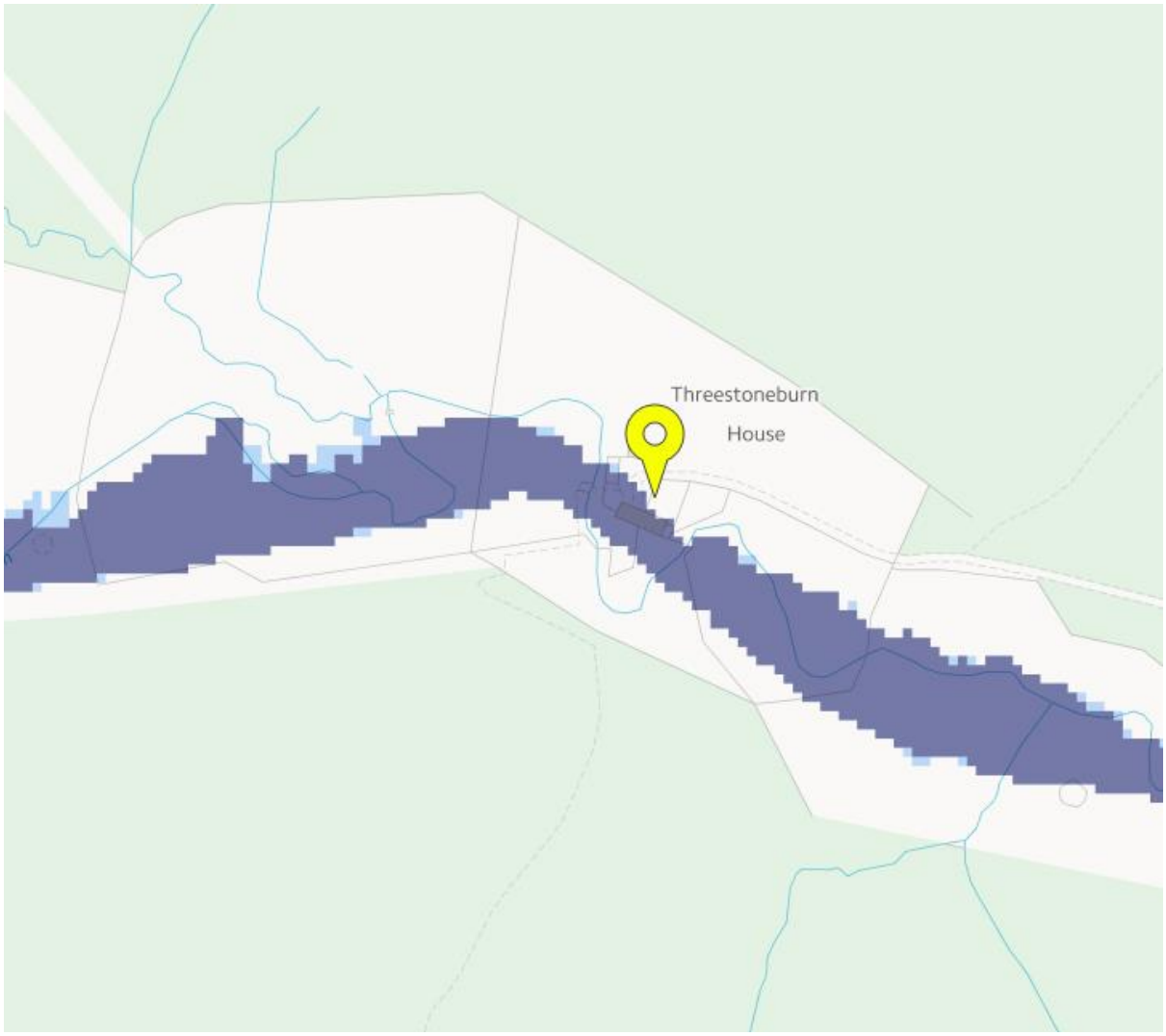
Flood Risk Report

We have been asked to provide a Flood risk report as part of our planning application. This would typically be carried out by a professional flood risk consultant. We have decided to provide this ourselves because the cost was prohibitive and we deemed that it would not be of benefit as the results are already known. Planning permission was previously granted to a virtually identical building envelope on the grounds that flood mitigation was carried out. These recommendations were provided by a professional flood risk consultant and engineer in the last planning application circa 8 years ago. These recommendations are listed in "Appendix A – Flood Mitigation for Threestoneburn". The mitigations have been completed

Environment Agency (EA) Status



The above map shows the EA theoretical flood risk. Which as you can see covers the Threestoneburn property. It is taken from the Opendata section of the EA site https://flood-map-for-planning.service.gov.uk/summary/397505/620421 This report will show that:

- This level of flooding has only happened in the past when the drainage and ditches have been incorrectly maintained

- In the event of 100 Year flood we have already implemented the mitigations and they have proved effective

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The Turnbulls lived in Threestoneburn from the 1950's to the 1970's. We have spoken to Rosanna Turnbull who explained that the James Wright sought her and her father's advice about the flood risk during the previous planning process. Essentially, Threestoneburn had never flooded, and their experience was that it would only flood if the ditches around the property were not maintained and if the burn got too shallow. This is only background information, but it goes a long way to explaining why a property known not to have a flood risk flooded in the 1980's, but has not since the burn depth and ditches have been.

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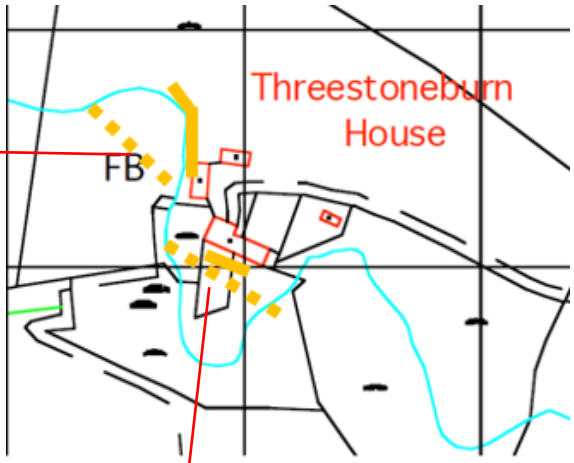
We had some recent flooding on 7th June 2017 that was some of the highest water we have had at the property so we wanted to show how the mitigations were working successfully

The bank and bend that is up stream running behind the barn, where there was apparently water ingress in 80's, has now been built up several feet where the water barrels round. The increased height bank has been secured with tree growth and established vegetation and has been constructed from large rocks place there by heavy machinery

As well as the raising of the bank. We have also constructed a relief ditch that ensures flood water has a straight path through the property when it is in flood. This picture shows these ditches diverting the flow

New ditches represented by dotted line act as overflow to "straighten out" the path of the flood water so it avoids the S-bends



Even in the above extreme conditions there is still no less than 3ft of additional height "capacity" before it reaches the house, including the remaining height on the ditch and the fall off from the house.

There was no additional run off from the hill in the new French drain network or we would provide pictures of these working