

Planning Feedback - Damhead District Community Council

Status Key:	Action Outstanding	
	Action Responded	
	Action Complete	
	Action Required after planning consent given	

Informative Item	Pre-Application Enquiry Feedback	Action Required	Status	Consultant Response / Action	Action By	Planning Comments	Target Date For Response to MLC Planning	Date Response Issued
01: Overview	13/8/24 In principle the DDCC supports the plans for the Beeslack Replacement High School, however this is contingent on further consideration being given to the serious concerns that we have regarding the potential flooding that is likely to result from the current planned developments and the increased risk as a result of this flooding on Bilston, particularly Bilston Primary School and neighbouring houses.	N						
	The DDCC is concerned that the following requirements have not yet been met:							
02: Flood Risk	13/8/24 -All risks of flooding are understood and addressed. In particular, we are concerned that the model used underestimates the frequency of flooding events.	Y		30/9/24. ART coordinating with Planning Officer, SEPA, KAY and ETV to agree meeting to discuss item. ETV leasing with KAY on additional modelling	ETV/KAY		01/11/2024	
	13/8/24 -The development remains safe and operational during flooding. In particular, concerns relate to access to the site and flooding of surrounding roads; see attached recent footage	Y		30/9/24. ART coordinating with Planning Officer, SEPA, KAY and ETV to agree meeting to discuss item. ETV leasing with KAY on additional modelling	ETV/KAY		01/11/2024	
	13/8/24 -Future adaptations can be made to accommodate the effects of climate change. Footage is attached of local flooding that is currently happening on a regular basis, and therefore is only likely to be exacerbated as a result of the proposed development plus anticipated climate change. There is no evidence that this has been considered.	Y		30/9/24. ART coordinating with Planning Officer, SEPA, KAY and ETV to agree meeting to discuss item. ETV leasing with KAY on additional modelling	ETV/KAY		01/11/2024	
	13/8/24 In relation to the technical Flood Risk Assessment (FRA) that has been undertaken, specific concerns are that:	N						
	1) there has not been any combined modelling of surface water and fluvial flood risk. We note that sections of Easter Bush Burn close to the site suggest flooding in 200 yr events (sections: 45,47,48,49,50, at the southern side of the West site; as well as 58 & 59 in Bilston).	Y		30/9/24. ART coordinating with Planning Officer, SEPA, KAY and ETV to agree meeting to discuss item. ETV leasing with KAY on additional modelling	ETV/KAY		01/11/2024	
	2) there is a lack of clarity in relation to the distance suggested by SEPA in the following statement: "It is recommended that access is provided to the watercourse for maintenance and SEPA recommend a buffer between the channel and development."	Y		30/9/24. ART coordinating with Planning Officer, SEPA, KAY and ETV to agree meeting to discuss item. ETV leasing with KAY on additional modelling	ETV/KAY		01/11/2024	
	3) the impact of the proposed outlet from the West site into Easter Bush Burn (Drawing BHS-ETV-XX-XX-D-C-52002 Rev P02 1:500) has not been modelled by Kaya in addition to the 200 year FRA.	Y		30/9/24. ART coordinating with Planning Officer, SEPA, KAY and ETV to agree meeting to discuss item. ETV leasing with KAY on additional modelling	ETV/KAY		01/11/2024	
	13/8/24 We therefore request that Midlothian Council seeks evidence that the following requirements are being met by developers with respect to flood risk:	N						
	1) That the development should take all efforts to avoid/reduce the risk of inundation of Seafield Moor Road (A703), to permit dry access/egress in all weathers.	Y		30/9/24. ART coordinating with Planning Officer, SEPA, KAY and ETV to agree meeting to discuss item. ETV leasing with KAY on additional modelling	ETV/KAY		01/11/2024	
	2) That the artificial pitch and car parks in the West site are built to the specialist specifications for integrated drainage/storage, to maintain the predicted increase in flood storage. Further that the finishing levels of the playing pitches in the East site be finished at a height equivalent to or less than the current ground level, to reduce the risk of flooding to the neighbouring houses and primary school.	Y			ETV/WAS		01/11/2024	
	3) That any development in the area to the north of the east site, between that site and Seafield Road, should be prohibited if it results in sealing of the land i.e. only gardens or allotments, to maintain the predicted increase in flood storage.	Y			ETV/WAS		01/11/2024	
	4) That the developers actively work with Scottish Water to remove the blockages noted on to the sewers which may increase the risk of water flow from Easter Bush (D - Surface Water Management Plan, 24_00415_DPP-D - _Surface_Water_Management_Plan--P01_Part2-884930.pdf, Page 10), and to reduce the run off on Seafield Road and Seafield Moor Road noted from the Easter Bush campus during recent flood events; to permit dry access/egress in all weathers.	Y			ETV		01/11/2024	
	13/8/24 In addition, a general point is that we would welcome Midlothian Council identifying a specified Flood Risk Officer within Midlothian Council to whom flood risk events can be reported. SEPA is unaware of any such officer for Midlothian, although it has a list for other Scottish councils, and this would also provide dedicated resource to ensure an ongoing focus on ensuring adaptations can be made to developments to accommodate the effects of climate change.	N		1/10/24 Midlothian Council do not have a specific Flood Risk Officer. Flood Risks for this development are being managed by the appointed consultant design team and they are in regular consultation with SEPA."	MLC/ ATR			03/10/2024
	13/8/24 Other concerns about the proposed plans for this development raised with the DDCC by the local community following a recent engagement session run by Midlothian Council are as follows:	N						