

PP0840

From: [REDACTED]
To: [LDP:](#) [REDACTED]
Subject: Auchnagatt LDP site OP1 Land at North of Braemo
Date: 30 July 2020 09:10:41
Attachments: [REDACTED]

Hi [REDACTED]

Further to our recent discussions I would like to make a progress update on the above site in response to what was stated in the proposed LDP. (local development plan). We are aware that this site is currently within the LDP and has also been allocated in the new proposed LDP which is good as we intend to develop this site as soon as possible.

With regards comments made in the proposed new LDP for OP1: Land at North of Braemo it mentions that a flood risk assessment may be required. We are aware that there may be some local issues with regards to a culvert that has blocked probably as a result of a lack of maintenance. We have investigated this and believe that these issues can be addressed by proper maintenance of the culvert or alternatively, if this was not possible due to any unforeseen reasons, then we would still have the option to divert the culvert over neighbouring land with the permission from that land owner.

With regards possible general flooding concerns due to the village having the Ebrie burn flowing thro it, we would investigate if there are any flooding issues associated with this burn and design the proposal accordingly however taking into consideration the contours of the site in relation to adjacent watercourses etc, we are satisfied we can satisfactorily address this. We have had positive discussions with the planning department on the way forward to develop this site and have also had a developer showing interest in taking this forward so we are pleased that OP1 remains in the new LDP.

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Kind Regards

Philip G Baxter MCIAT

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