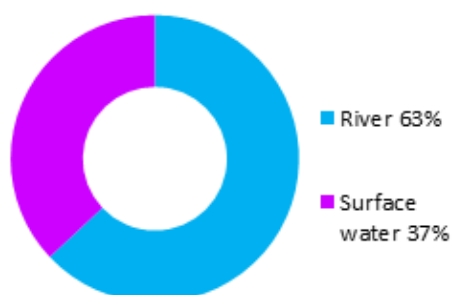


## Jedburgh (Potentially Vulnerable Area 13/10)

Local Plan District	Local authority	Main catchment
Tweed	Scottish Borders Council	River Tweed

### Summary of flooding impacts



#### At risk of flooding

- 130 residential properties
- 140 non-residential properties
- £720,000 Annual Average Damages

(damages by flood source shown left)

Summary of flooding impacts

### Summary of objectives to manage flooding

Objectives have been set by SEPA and agreed with flood risk management authorities. These are the aims for managing local flood risk. The objectives have been grouped in three main ways: by reducing risk, avoiding increasing risk or accepting risk by maintaining current levels of management.

Many organisations, such as Scottish Water and energy companies, actively maintain and manage their own assets including their risk from flooding. Where known, these actions are described here. Scottish Natural Heritage and Historic Environment Scotland work with site owners to manage flooding where appropriate at designated environmental and/or cultural heritage sites. These actions are not detailed further in the Flood Risk Management Strategies.

Objectives

### Summary of actions to manage flooding

The actions below have been selected to manage flood risk.

<i>Flood protection scheme/works</i>	<i>Natural flood management works</i>	<i>New flood warning</i>	<i>Community flood action groups</i>	<i>Property level protection scheme</i>	<i>Site protection plans</i>
Flood protection study	<i>Natural flood management study</i>	Maintain flood warning	Awareness raising	Surface water plan/study	Emergency plans/response
Maintain flood protection scheme	Strategic mapping and modelling	Flood forecasting	Self help	Maintenance	Planning policies

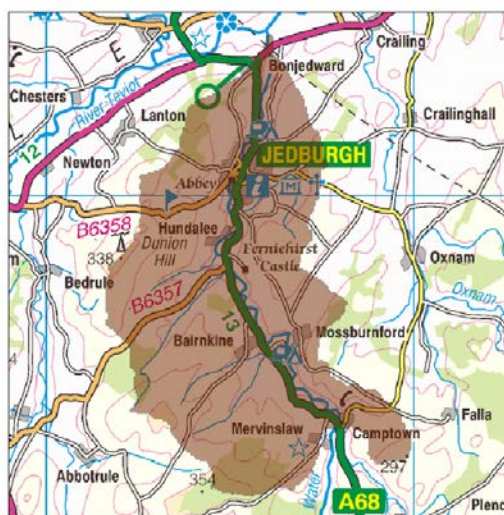
Actions

# Jedburgh (Potentially Vulnerable Area 13/10)

Local Plan District	Local authority	Main catchment
Tweed	Scottish Borders Council	River Tweed

## Background

This Potentially Vulnerable Area is 55km<sup>2</sup> and part of the River Teviot catchment (shown below). This is a moderately sized, rural area containing the town of Jedburgh. The main watercourse is the Jed Water which flows through the area before converging with the River Teviot just north of the boundary. There are a number of other smaller watercourses including the Skiprunning Burn, which is a tributary of the Jed Water.

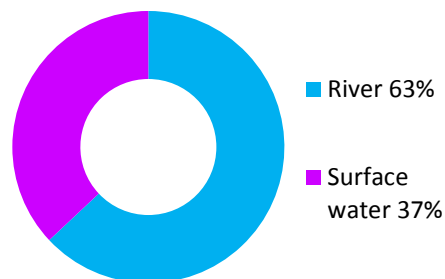


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The area has a risk of river and surface water flooding. The majority of damages in this Potentially Vulnerable Area are caused by river flooding.

There are approximately 130 residential properties and 140 non-residential properties at risk of flooding.

The Annual Average Damages are approximately £720,000.



**Figure 1:** Annual Average Damages by flood source

## Summary of flooding impacts

The highest risk of river flooding is from the Jed Water and Skiprunning Burn to Jedburgh. The highest risk of surface water flooding is also in Jedburgh.

The risk of flooding to people, property, as well as to community facilities, utilities, the transport network, designated sites and agricultural land is summarised in Table 1.

The damages associated with floods of different likelihood are shown in Figure 2. For this Potentially Vulnerable Area the highest damages are to non-residential properties followed by damages to residential properties.

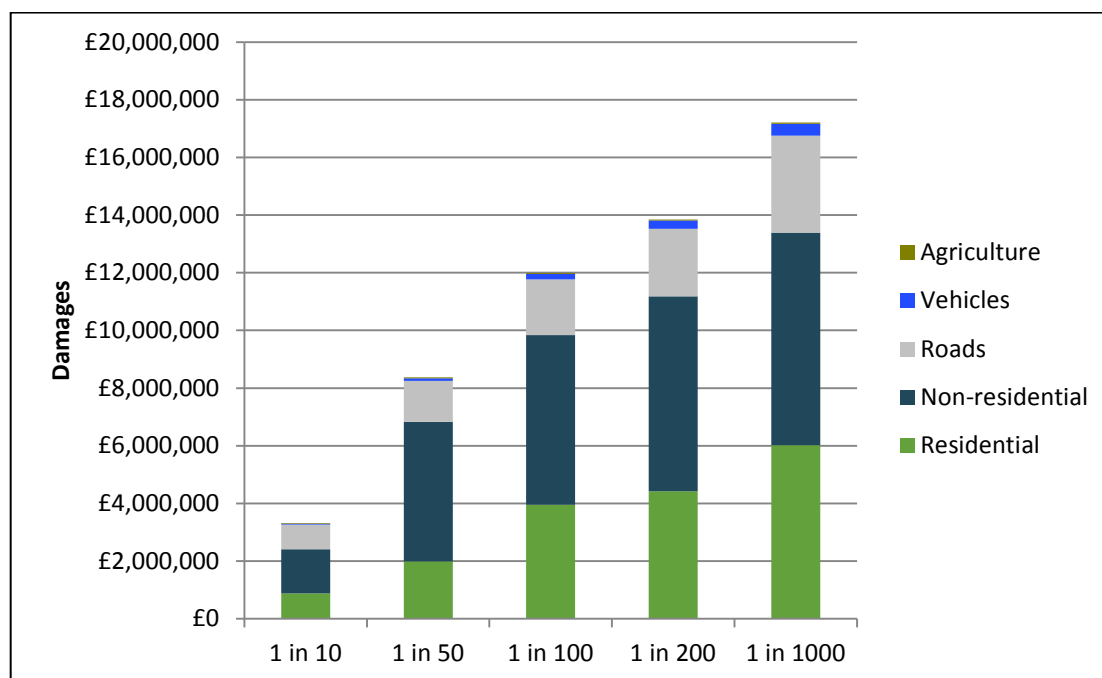
The location of the impacts of flooding is shown in Figure 3.

The figures presented for Annual Average Damages include damages to residential properties, non-residential properties, transport and agriculture.

The risk of flooding to utilities in Table 1 does not include Scottish Water data. Scottish Water undertook a national assessment of above ground assets at medium likelihood of flooding (including water treatment works, wastewater treatment works and pumping stations). Within this Potentially Vulnerable Area there is one asset identified as being at risk of flooding.

	1 in 10 High likelihood	1 in 200 Medium likelihood	1 in 1000 Low likelihood
Residential properties (total 2,300)	20	130	170
Non-residential properties (total 360)	70	140	150
People	40	280	370
Community facilities	<10 Emergency services	<10 Emergency services	<10 Emergency services
Utilities	<10	<10	<10
Transport links (excluding minor roads)	2 A roads, 2 B roads at 39 locations	2 A roads, 2 B roads at 39 locations	2 A roads, 2 B roads at 39 locations
Environmental designated areas (km <sup>2</sup> )	0.1	0.1	0.1
Designated cultural heritage sites	7	8	8
Agricultural land (km <sup>2</sup> )	0.6	0.9	1.0

**Table 1:** Summary of flooding impacts



**Figure 2:** Damages by flood likelihood

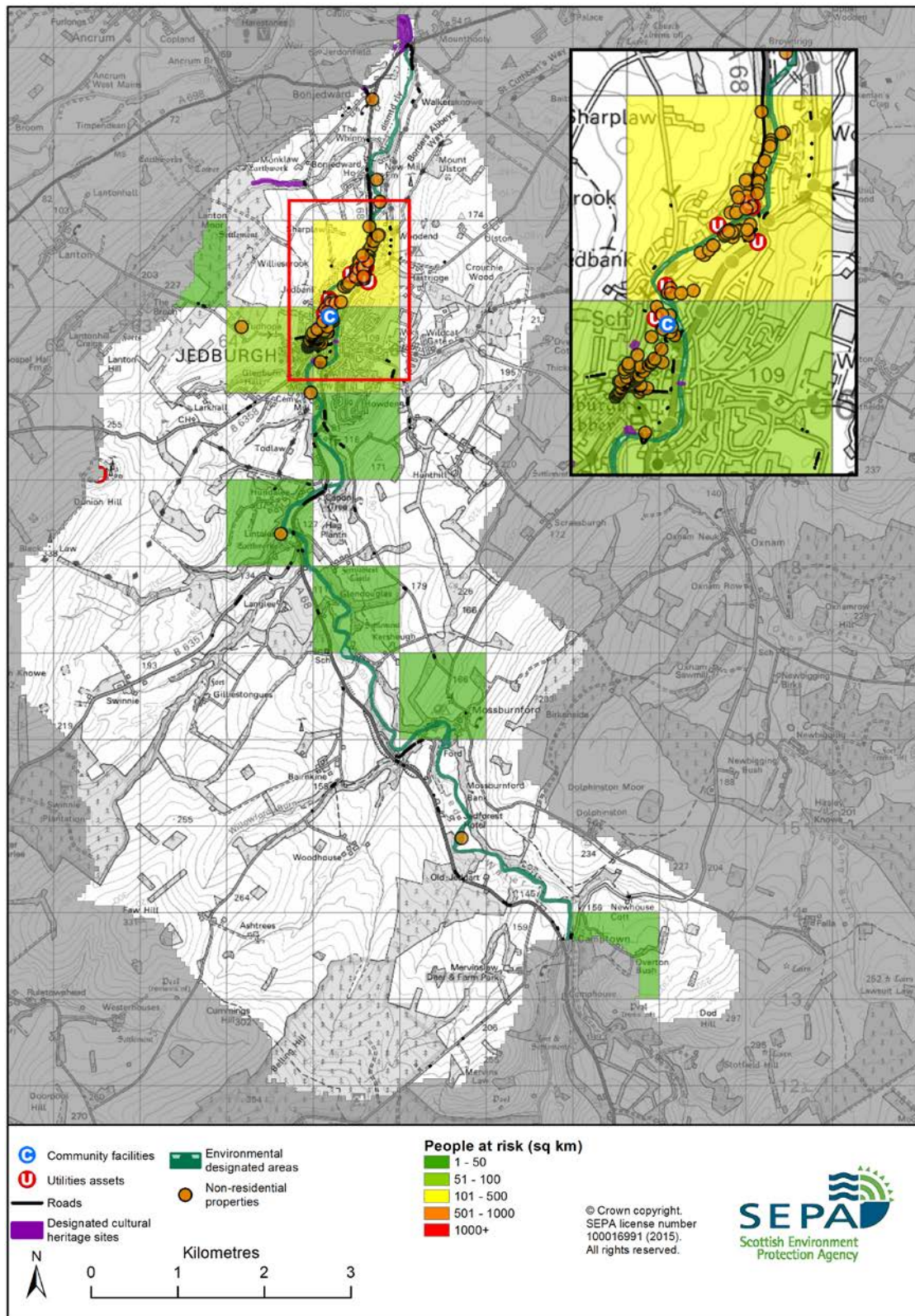


Figure 3: Impacts of flooding



## History of flooding

Jedburgh has a long history of flooding. Recorded significant floods include:

- 21 December 2013: Heavy rainfall led to surface water flooding of Naggs Head Close, Exchange Street, Castlegate, Canongate and the High Street, Jedburgh.
- 2-5 August 2012: Heavy rainfall led to surface water flooding of Naggs Head Close, Exchange Street, Castlegate, Canongate and the High Street, Jedburgh.
- 3 November 1984: Highest recorded flood level on the Jed Water at Jedburgh gauge. Flooding to properties in the Bankhead Industrial Estate.
- 4 January 1982: Serious surface water flooding of Exchange Street, Jedburgh.
- 1968: Peak flow recorded as 133 m<sup>3</sup>/s on Jed Water in Jedburgh.
- 1948: It was suggested that this flood in Jedburgh caused flooding at Richmond Row, Duck Row and Bankend. Flood levels were generally a little lower than the 1926 event.
- 1926: 'The Great Flood' in Jedburgh with peak flows estimated to be similar to 1968 at 133 m<sup>3</sup>/s.

The above surface water floods were a result of overbank flow in the Skiprunning Burn due to a blocked culvert.

## Objectives to manage flooding in Potentially Vulnerable Area 13/10

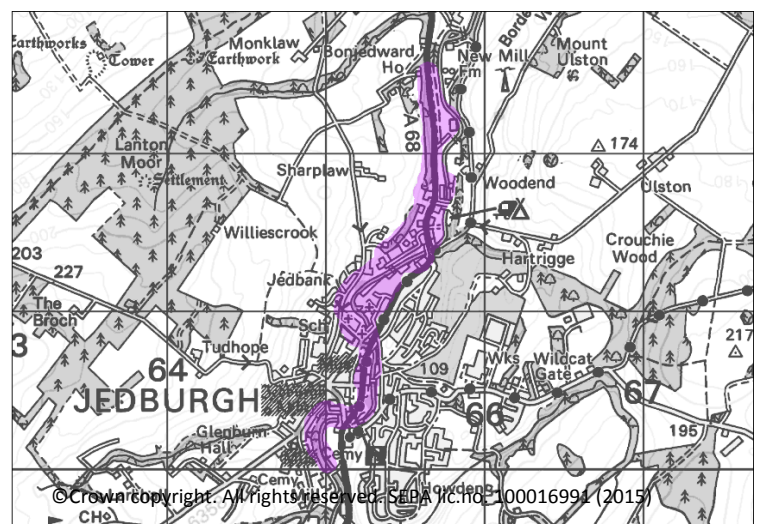
Objectives provide a common goal and shared ambition for managing floods. These objectives have been set by SEPA and agreed with flood risk management authorities following consultation. They were identified through an assessment of the underlying evidence of the causes and impacts of flooding. Target areas have been set to focus actions; they do not necessarily correspond to areas at risk in SEPA's flood map. The objectives below have been set for Jedburgh Potentially Vulnerable Area.

### Reduce economic damages to residential and non-residential properties and flood risk to community facilities in Jedburgh caused by flooding from the Jed Water and Skiprunning Burn

Indicators:

Target area:

- £86,000 Annual Average Damages from residential properties
- £260,000 Annual Average Damages from non-residential properties
- One emergency service



Objective ID: 13026

Target area	Objective	ID	Indicators within PVA
Jedburgh	Reduce economic damages and number of residential properties at risk of surface water flooding in Jedburgh as far as practical	13024	* See note below
Applies across Tweed Local Plan District	Avoid an overall increase in flood risk	13001	<ul style="list-style-type: none"> <li>• 130 residential properties</li> <li>• £720,000 Annual Average Damages</li> </ul>
Applies across Tweed Local Plan District	Reduce overall flood risk	13033	<ul style="list-style-type: none"> <li>• 130 residential properties</li> <li>• £720,000 Annual Average Damages</li> </ul>
Applies across Tweed Local Plan District	Organisations such as Scottish Water, energy companies and Historic Environment Scotland actively maintain and manage their own assets, including the risk of flooding. These actions are not detailed further in the Flood Risk Management Strategies.		

\* This objective will be monitored using surface water flood risk across the Potentially Vulnerable Area. For 13/10 there are 50 residential properties at risk and Annual Average Damages of £270,000.

## Actions to manage flooding in Potentially Vulnerable Area 13/10

Actions describe where and how flood risk will be managed. These actions have been set by SEPA and agreed with flood risk management authorities following consultation. Selection of actions to deliver the agreed objectives was based on a detailed assessment and comparison of economic, social and environmental criteria. The actions shaded and then described below have been selected as the most appropriate for Jedburgh Potentially Vulnerable Area.

Selected actions					
<i>Flood protection scheme/works</i>	<i>Natural flood management works</i>	<i>New flood warning</i>	Community flood action groups	Property level protection scheme	<i>Site protection plans</i>
Flood protection study	<i>Natural flood management study</i>	Maintain flood warning	Awareness raising	Surface water plan/study	Emergency plans/response
Maintain flood protection scheme	Strategic mapping and modelling	Flood forecasting	Self help	Maintenance	Planning policies

<b>Action (ID):</b>	<b>FLOOD PROTECTION STUDY (130260005)</b>		
<b>Objective (ID):</b>	Reduce economic damages to residential and non-residential properties and flood risk to community facilities in Jedburgh caused by flooding from the Jed Water and Skiprunning Burn (13026)		
<b>Delivery lead:</b>	Scottish Borders Council		
<b>Priority:</b>	National:	Within local authority:	
	<b>43 of 168</b>	<b>3 of 6</b>	
<b>Status:</b>	<b>Not started</b>	Indicative delivery:	<b>2022-2027</b>
<b>Description:</b>	A flood protection study has been recommended for Jedburgh to assess whether modification of conveyance, installation / modification of fluvial control structures, flood defences, sediment management and natural flood management could further reduce flood risk. The study should also consider the viability of property level protection. Natural flood management options that should be considered include run off control and sediment management. The assessment should consider these actions in combination and the impacts on flood risk upstream and downstream of each action. Flooding in Jedburgh is being addressed by the Skiprunning Burn flood protection scheme; this study will consider residual risk from the Jed Water and is to be carried out in the second flood risk management cycle.		
<b>Potential impacts</b>			
<b>Economic:</b>	The study could benefit 59 residential properties and 69 non-residential properties at risk of flooding in this location, with potential damages avoided of up to £11 million.		
<b>Social:</b>	Social impacts will depend on the outcome of the study and recommended actions. A reduction in flood risk would have a positive benefit to the health and wellbeing of the community. In addition the		



<b>Social:</b>	study could benefit one educational building and one emergency service located within the study area. Natural flood management actions can restore and enhance natural environments and create opportunities for recreation and tourism.
<b>Environmental:</b>	Flood protection studies should consider the positive and negative impacts of proposed actions on the ecological quality of the environment and designated sites. Where possible opportunities to enhance and restore the environment should be sought, for example through natural flood management. To be in accord with the FRM Strategy, the responsible authority should seek to ensure as part of the study that the action will not have an adverse effect on the integrity of the River Tweed Special Area of Conservation. Conservation areas and listed buildings are also present in the study area and could be positively or negatively impacted.

<b>Action (ID):</b>	<b>SURFACE WATER PLAN/STUDY (130240018)</b>		
<b>Objective (ID):</b>	Reduce economic damages and number of residential properties at risk of surface water flooding in Jedburgh as far as practical (13024)		
<b>Delivery lead:</b>	Scottish Borders Council		
<b>Status:</b>	<b>Not started</b>	Indicative delivery:	<b>2022-2027</b>
<b>Description:</b>	The area must be covered by a surface water management plan or plans that set objectives for the management of surface water flood risk and identify the most sustainable actions to achieve the objectives.		

<b>Action (ID):</b>	<b>STRATEGIC MAPPING AND MODELLING (130330019)</b>		
<b>Objective (ID):</b>	Reduce overall flood risk (13033)		
<b>Delivery lead:</b>	Scottish Water		
<b>Status:</b>	<b>Not started</b>	Indicative delivery:	<b>2016-2021</b>
<b>Description:</b>	Scottish Water will carry out an assessment of flood risk within the highest risk sewer catchments to improve knowledge and understanding of surface water flood risk.		

<b>Action (ID):</b>	<b>MAINTAIN FLOOD PROTECTION SCHEME (130260017)</b>		
<b>Objective (ID):</b>	Reduce economic damages to residential and non-residential properties and flood risk to community facilities in Jedburgh caused by flooding from the Jed Water and Skiprunning Burn (13026)		
<b>Delivery lead:</b>	Scottish Borders Council		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	Continue to maintain the existing flood defences along the Jed Water including the Jed Water Flood Protection Scheme and Jedburgh Skiprunning Burn Culvert Flood Protection Scheme.		

<b>Action (ID):</b>	<b>MAINTAIN FLOOD WARNING (130330030)</b>		
<b>Objective (ID):</b>	Reduce overall flood risk (13033)		
<b>Delivery lead:</b>	SEPA		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	Continue to maintain the Camptown to Jedburgh and the Jedburgh to Jedfoot Bridge flood warning areas which are part of the Jed Water river flood warning scheme.		

<b>Action (ID):</b>	<b>FLOOD FORECASTING (130330009)</b>		
<b>Objective (ID):</b>	Reduce overall flood risk (13033)		
<b>Delivery lead:</b>	SEPA		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	The Scottish Flood Forecasting Service is a joint initiative between SEPA and the Met Office that produces daily, national flood guidance statements which are issued to Category 1 and 2 Responders. The service also provides information which allows SEPA to issue flood warnings, giving people a better chance of reducing the impact of flooding on their home or business. For more information please visit SEPA's website.		

<b>Action (ID):</b>	<b>PROPERTY LEVEL PROTECTION SCHEME (130260008)</b>		
<b>Objective (ID):</b>	Reduce economic damages to residential and non-residential properties and flood risk to community facilities in Jedburgh caused by flooding from the Jed Water and Skiprunning Burn (13026)		
<b>Delivery lead:</b>	Scottish Borders Council		
<b>Status:</b>	<b>Not started</b>	Indicative delivery:	<b>2016-2021</b>
<b>Description:</b>	Scottish Borders Council has agreed with residents and housing associations in Jedburgh that flood resilient doors will be fitted to the most vulnerable properties.		

<b>Action (ID):</b>	<b>COMMUNITY FLOOD ACTION GROUPS (130260012)</b>		
<b>Objective (ID):</b>	Reduce economic damages to residential and non-residential properties and flood risk to community facilities in Jedburgh caused by flooding from the Jed Water and Skiprunning Burn (13026)		
<b>Delivery lead:</b>	Community		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	Jedburgh Skiprunning Burn Flood Warning Group operates in this area. The group is supported by Scottish Borders Council and aims to increase community resilience to flooding.		

<b>Action (ID):</b>	<b>SELF HELP (130330011)</b>		
<b>Objective (ID):</b>	Reduce overall flood risk (13033)		
<b>Delivery lead:</b>	—		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	Everyone is responsible for protecting themselves and their property from flooding. Property and business owners can take simple steps to reduce damage and disruption to their homes and businesses should flooding happen. This includes preparing a flood plan and flood kit, installing property level protection, signing up to Floodline and Resilient Communities initiatives, and ensuring that properties and businesses are insured against flood damage. Scottish Borders Council offers discounted flood protection products to homes and businesses at risk in the Scottish Borders.		

<b>Action (ID):</b>	<b>AWARENESS RAISING (130330013)</b>		
<b>Objective (ID):</b>	Reduce overall flood risk (13033)		
<b>Delivery lead:</b>	Responsible authorities		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	SEPA and the responsible authorities have a duty to raise public awareness of flood risk. Improved awareness of flood risk and actions that prepare individuals, homes and businesses for flooding can reduce the overall impact. SEPA will engage with communities through the Scottish Borders Council Resilient Communities initiative. Local authorities will be undertaking additional awareness raising activities. Further details will be set out in the Local FRM Plan.		

<b>Action (ID):</b>	<b>MAINTENANCE (130330007)</b>		
<b>Objective (ID):</b>	Reduce overall flood risk (13033)		
<b>Delivery lead:</b>	Scottish Borders Council, asset / land managers		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	Local authorities have a duty to assess watercourses and carry out clearance and repair works where such works would substantially reduce flood risk. They produce schedules of clearance and repair works and make these available for public inspection. Scottish Water undertake inspection and repair on the public sewer network. Asset owners and riparian landowners are responsible for the maintenance and management of their own assets including those which help to reduce flood risk.		

<b>Action (ID):</b>	<b>EMERGENCY PLANS/RESPONSE (130330014)</b>		
<b>Objective (ID):</b>	Reduce overall flood risk (13033)		
<b>Delivery lead:</b>	Category 1 and 2 Responders		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	Providing an emergency response to flooding is the responsibility of many organisations, including local authorities, the emergency services and SEPA. Effective management of an emergency response relies on emergency plans that are prepared under the Civil Contingencies Act 2004 by Category 1 and 2 Responders. The emergency response by these organisations is co-ordinated through regional and local resilience partnerships. This response may be supported by the work of voluntary organisations.		

<b>Action (ID):</b>	<b>PLANNING POLICIES (130010001)</b>		
<b>Objective (ID):</b>	Avoid an overall increase in flood risk (13001) Reduce overall flood risk (13033)		
<b>Delivery lead:</b>	Planning authority		
<b>Status:</b>	<b>Existing</b>	Indicative delivery:	<b>Ongoing</b>
<b>Description:</b>	Scottish Planning Policy and accompanying Planning Advice Notes set out Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. In terms of flood risk management, the policy supports a catchment-scale approach to sustainable flood risk management and aims to build the resilience of our cities and towns, encourage sustainable land management in our rural areas, and to address the long-term vulnerability of parts of our coasts and islands. Under this approach, new development in areas with medium to high likelihood of flooding should be avoided. For further information on the application of national planning policies see Annex 2.		