

Appendix H: Strategic Flood Risk Assessment

The Strategic Flood Risk Assessment is intended to inform the preparation of a Local Development Plan for South Ayrshire. The Assessment collects information on sources of flooding within South Ayrshire, and presents them in this report, identifying the key purpose of the information source, and conclusions that are relevant for the Local Development Plan Process.

This report should be read in conjunction with the Environmental Report for the Local Development Plan, since consideration of flood risk was inherently built into the assessment of policies and sites resulting from the Local Development Plan.

Biennial Flood Reports and flooding legislation in Scotland

The Flood Prevention and Land Drainage (Scotland) Act 1997 amended the Flood Prevention (Scotland) Act 1961, in relation to flood prevention measures to be taken by local authorities in Scotland. The Act requires local authorities to prepare and publish reports specifying the measures which they consider that they require to take to prevent or mitigate flooding of non-agricultural land in their area. The 7th Report was issued in November 2009, and is available on the South Ayrshire Council website. The Flood Risk Management (Scotland) Act 2009 is being introduced in stages and will eventually supersede the Flood Prevention (Scotland) Act 1961. Until that time current flooding legislation will remain in place to allow for a smooth transition to the new legislation.

The 2009 Act will introduce a more sustainable and modern approach to flood risk management, suited to the needs of the 21st century and to the impact of climate change. It will also create a more joined up and coordinated process to manage flood risk at a national and local level. Specific measures within the Flood Risk Management (Scotland) Act 2009 include:

- A framework for coordination and cooperation between all organisations involved in flood risk management
- Assessment of flood risk and preparation of flood risk management plans
- New responsibilities for SEPA, Scottish Water and local authorities in relation to flood risk management
- A revised, streamlined process for flood protection schemes
- New methods to enable stakeholders and the public to contribute to managing flood risk, and;
- A single enforcement authority for the safe operation of Scotland's reservoirs.

Each Biennial Report lists measures that it is considered are required to prevent or mitigate the flooding of non-agricultural land: measures taken by South Ayrshire Council since the publication of the last report to prevent or mitigate the flooding of non-agricultural land; and lists reported occurrences of flooding of non-agricultural land.

Examples of flood prevention being undertaken/proposed within the South Ayrshire area:-

- Replacement of two undersized road culverts beneath Shanter Road and the A719 in Maidens.
- Investigative and repair works to the former Craigend Burn and Fullarton Burn land drains in Troon
- Replacement of a section of undersized surface water culvert in Maybole.

No Flood Prevention Schemes under the 1961 or 2009 Acts are under preration within South Ayrshire.

SEPA Flood Plain Maps

The South Ayrshire Council area generally does not suffer the major flooding problems that affect other local authority areas in Scotland. However, there are localised areas of flooding from watercourses, culverts and sewers, as well as areas of potential coastal flooding. The Scottish

Environment Protection Agency (SEPA) has published flood plain maps showing areas at risk from river and coastal flooding, from events with a 1 in 200 year return period. These are available on their public website, but SAC Building Standards hold discs on licence from SEPA which show these projected areas of inundation in greater detail. It should be noted that these flood maps are indicative in nature and are covered by a number of caveats regarding their use.

Implications of SEPA Flood Plain Maps on LDP Policy Development & Site Selection

Notwithstanding, the SEPA Flood Plain Maps identify a number of key settlements within South Ayrshire as being within an area at risk of flood. Troon, Ayr, Girvan and Ballantrae are all affected by both coastal and fluvial flood risk. Additionally Barrhill, Barr, Colmonell, Dailly, Crosshill, Straiton and Kirkmichael are all identified as flood risk areas, at risk from fluvial flooding. Glasgow Prestwick Airport is also identified as at risk from fluvial flooding.

The coverage of some settlements (and airport) by flood risk will have strategic implications for the plan (and, by extension, national planning policy documents), in terms of delivery of some key objectives. The airport is identified as a national development in the National Planning Framework 2, therefore, while it is also identified as a flood risk area. Accordingly, the LDP position in respect of the airport must balance the Government's expectation that the LDP will provide a framework for the protection, maintenance and growth of airport infrastructure, while avoiding flood risk areas where possible. In instances where flood risk cannot be avoided in delivering strategic objectives, the LDP approach should manage the risk of flooding, in line with the flood risk management position stated in Scottish Planning Policy.

The LDP strategic objectives that may be impacted by identified flood risk areas are: -

- Protection and enhancement of airport infrastructure
- Promotion of the role of Troon town centre
- Regeneration of Girvan town centre area
- Protection and enhancement of Ayr and Troon Ports infrastructure

Each of these stated LDP spatial priorities has a fixed location. They have been identified as LDP spatial priorities, through monitoring of the current development plan, consultation with public and key agencies and are key spatial priorities for the Council and their delivery will ensure that over-riding social, economic, cultural or environmental benefits are achieved. In support of the principle of avoidance, development in the functional floodplain will be considered to be contrary to the objectives of this Plan, unless it is required for the delivery of the identified spatial priorities. Where a development is required for the delivery of any of the spatial priorities LDP policy should set out management and mitigation measures to ensure the development does not suffer from flooding, insofar as possible, and that the development does not exacerbate flooding in the locality. The LDP policy should therefore ensure that the assessment of development proposals considers whether the development contributes to the strategic spatial objectives of the LDP and whether the sensitivity of the use proposed is acceptable.

Selection of LDP Housing Sites

Consultation, monitoring and the Main Issues Report explored the implications of meeting needs/demands for housing. Through these processes, it was recognised that providing a housing land supply would require the development of greenfield land. The LDP spatial strategy seeks to disperse housing land via a number of small scale releases within the satellite settlements to Ayr, Prestwick and Troon – with development being limited at these stated settlements.

The LDP and SEA have been designed to ensure an integrated approach to the selection of housing land. The Land Assessment Framework has been developed to identify and mitigate against constraints affecting all potential development sites – including identification of sites at risk of flooding. The Land Assessment Framework and following process for selecting housing sites filtered out sites that were environmentally unacceptable, in that the impact of the development could not be mitigated

against. In respect of flooding, sites will be filtered out that are wholly affected by flooding, to ensure that the remaining sites available for inclusion in the LDP are wholly affected by flooding. The detailed selection of sites will identify those sites partially affected by flooding and will omit flood risk areas of otherwise, potentially acceptable sites. Therefore, there should be no new housing sites released in the LDP that are affected by flood risk.

In selecting sites, consideration will be given to sites that are near to, or adjacent to flood risk areas, and whether allocation of those sites would exacerbate flooding elsewhere.