

## Upper Garnock catchment (Potentially Vulnerable Area 12/04)

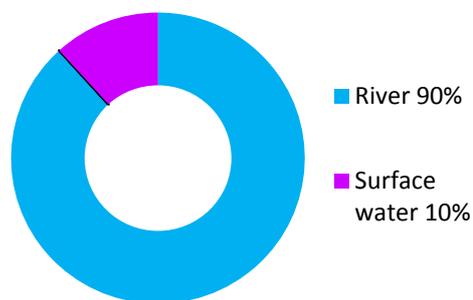
Local Plan District	Local authority	Main catchment
Ayrshire	North Ayrshire Council, Renfrewshire Council	River Garnock

### Background

This Potentially Vulnerable Area is located in the north of the Ayrshire Local Plan District, between Dalry and Clyde Muirshiel Regional Park and it is approximately 50km<sup>2</sup> (shown below).



There are approximately 810 residential properties at risk of flooding. The Annual Average Damages are approximately £790,000.



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

### Summary of flooding impacts

River flooding in the area is primarily attributed to the River Garnock which flows from north to south through the town of Kilbirnie and towards Dalry. A large number of residential and non-residential properties are at risk in the town. Flooding may occur to transport routes (notably the A737 and A760) and within the town. A number of areas of river erosion have also been noted in Kilbirnie. To the north of Kilbirnie the floodplain is restricted as it flows through a steep sided valley; however, there are substantial areas of flooding to the south, which would predominantly impact agricultural land. These southern floodplains are located upstream of the town of Dalry. The Rye Water flows into Dalry from the north-west with a risk of flooding to an industrial area which may be attributed to the downstream confluence of the Rye Water and the Garnock Water.

Surface water flooding within the area occurs predominantly in rural locations, or is potentially combined with flooding to smaller watercourses. Areas in the north of Dalry are at risk of combined surface water and river flooding.

Residential properties affected by river flooding experience the highest economic impact at approximately 80% of the damages.

Within this Potentially Vulnerable Area it is estimated that climate change will increase the number of residential properties at risk of flooding from approximately 810 to 1040 and the number of non-residential properties from approximately 100 to 120.

Most of the impacts from flooding are south of the A760 at Kilbirnie, these include flooding risk to people, non-residential properties, community facilities, utilities, roads and railways. The A760 itself is at risk of flooding at Kilbirnie.

Further details of the risk of flooding to people and property, as well as to community facilities, utilities, the transport network, designated sites and agricultural land is available in the Flood Risk Management Strategy for Ayrshire, Upper Garnock catchment Potentially Vulnerable Area 12/04.

[http://apps.sepa.org.uk/FRMStrategies/pdf/pva/PVA\\_12\\_04\\_Full.pdf](http://apps.sepa.org.uk/FRMStrategies/pdf/pva/PVA_12_04_Full.pdf)

### Objectives to reduce flooding in the Potentially Vulnerable Area 12/04

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. The objectives below have been set for Upper Garnock catchment Potentially Vulnerable Area:

- Avoid an overall increase in flood risk (ID 12039)
- Reduce overall flood risk (ID 12082)
- 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.

### Summary of flooding actions

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 Upper Garnock catchment Potentially Vulnerable Area.

#### Selected actions

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

The delivery of selected actions by year over the six-year plan cycle is summarised below.

<b>Delivery of selected actions</b>					
<b>Year 1 (2016/17)</b>	<b>Year 2 (2017/18)</b>	<b>Year 3 (2018/19)</b>	<b>Year 4 (2019/20)</b>	<b>Year 5 (2020/21)</b>	<b>Year 6 (2021/22)</b>
Upper Garnock Flood Protection Scheme					
New Flood Warning					
Natural Flood Management Study					

The Strategic mapping and modelling, Awareness Raising, Emergency Plans/response, Flood Forecasting, Self help, Maintenance and Planning policies will be delivered continuously throughout the 6 year cycle between 2016 and 2021.

## Actions to manage flooding in Potentially Vulnerable Area 12/04

<b>Action (ID):</b>	<b>FLOOD PROTECTION SCHEME/WORKS (120100006)</b>
<b>Objective (ID):</b>	Reduce the risk of river and surface water flooding to residential properties and non-residential properties in Kilbirnie, Glengarnock and Longbar (12010)
<b>Delivery lead:</b>	North Ayrshire Council
<b>Action Description:</b>	The Council are progressing work on the proposed flood protection scheme on the upper River Garnock. The Outline design of the Upper Garnock Flood Protection Scheme and notification period completed in October 2015. A total of five objections were received during this period and the Council is currently trying to resolve these objections with the individuals before making a decision to confirm the scheme either with or without an unresolved objection. If an unresolved objection is maintained, then the scheme will be submitted to the Scottish Government for determination. The Council's aim is to continue with the detailed design process in 2016. The construction costs of the scheme are currently estimated at £14.5m, with a further £1m for studies and design fees.
<b>Timing and status:</b>	Detailed design proposed to start in mid 2016, and expected to be completed within 9 months. Construction would follow soon after that.
<b>Funding:</b>	The Flood Scheme will be funded through North Ayrshire Council's capital budgets provided by Scottish Government. The Upper Garnock Flood Protection scheme was confirmed by the Scottish Government as qualifying for grant funding of 80% of eligible costs. The Council has made provision within its capital plan to contribute the remaining 20%.
<b>Coordination:</b>	North Ayrshire Council will coordinate with SEPA, Scottish Water, local residents, landowners and other stakeholders identified through the development of the scheme.
<b>Potential Environmental Impacts:</b>	Flood protection schemes can have both positive and negative impacts on the ecological quality of the environment depending on how they are designed. River Garnock (water body ID 10381), within this study area, is identified by river basin management planning to be at less than good status. Opportunities to improve the condition of the river will be considered by coordinating with river basin management planning. There are no international, national or local level environmental designations that are likely to be impacted by this action. There is likely to be a loss of natural and semi-natural habitat in the direct footprint of the engineered storage and defences. Downstream of the storage action there may be negative impacts on water quality through increased erosion and sedimentation. Implementation of the storage action will have permanent negative impacts on the water body morphology. There is the potential for negative impacts on local water quality downstream of works during the construction period.

<b>Action (ID):</b>	<b>FLOOD PROTECTION SCHEME/WORKS (121020006)</b>
<b>Objective (ID):</b>	Reduce the risk of river and surface water flooding to residential properties and non-residential properties in Dalry (12102)
<b>Delivery lead:</b>	North Ayrshire Council
<b>Action Description:</b>	The Council are progressing work on the proposed flood protection scheme on the upper River Garnock. The Outline design of the Upper Garnock Flood Protection Scheme and notification period completed in October 2015. The proposed scheme includes flood storage and flood walls and will reduce the risk of flooding to Dalry and Kilbirnie. The new flood warning scheme being developed along the River Garnock will also enable property level protection actions to be further investigated. A total of five objections were received during this period and the Council is currently trying to resolve these objections with the individuals before making a decision to confirm the scheme either with or without an unresolved objection. If an unresolved objection is maintained, then the scheme will be submitted to the Scottish Government for determination. The Council's aim is to continue with the detailed design process in 2016. The construction costs of the scheme are currently estimated at £14.5m, with a further £1m for studies and design fees.
<b>Timing and status:</b>	Detailed design proposed to start in mid 2016 and expected to be completed within 9-12 months. Construction would follow soon after that.
<b>Funding:</b>	The Flood Scheme will be funded through North Ayrshire Council's capital budgets provided by Scottish Government. The Upper Garnock Flood Protection scheme was confirmed by the Scottish Government as qualifying for grant funding of 80% of eligible costs. The Council has made provision within its capital plan to contribute the remaining 20%.
<b>Coordination:</b>	North Ayrshire Council will coordinate with SEPA, Scottish Water, local residents, landowners and other stakeholders identified through the development of the scheme. Coordination with SEPA's River Basin Management Planning Team will take place to examine potential improvements to the river environment including an improvement to river morphology.
<b>Potential Environmental Impacts:</b>	Flood protection schemes can have both positive and negative impacts on the ecological quality of the environment depending on how they are designed. This flood protection scheme is proposed for a number of rivers. The physical condition of the River Garnock (water body ID 10381) is identified by river basin management planning to be at less than good status. Future works could improve the condition of the river or degrade it. Opportunities to improve the condition of the river will be considered by coordinating with river basin management planning. There are no international, national or local level environmental designations that are likely to be impacted by this action. There is likely to be a loss of natural and semi-natural habitats and displacement of species in the footprint and vicinity of the defences. There is the potential for negative impacts on local water quality downstream of works during the construction period.

<b>Action (ID):</b>	<b>NEW FLOOD WARNING (120820010)</b>
<b>Objective (ID):</b>	Reduce overall flood risk (12082)
<b>Delivery lead:</b>	SEPA
<b>Action Description:</b>	<p>SEPA will continue with the development and implementation of a flood warning scheme on the River Garnock. Detail of communities that will benefit from the warnings will be determined during scheme development.</p> <p>Once implemented SEPA will continue to maintain the flood warning scheme. When flood events occur in an area with a flood warning service, SEPA will seek to verify and validate the warning service. SEPA will use feedback and post-event data to ensure that our flood warning service is timely and accurate.</p>
<b>Timing and status:</b>	The River Garnock flood warning scheme will be delivered by December 2016.
<b>Funding:</b>	The maintenance of SEPA's flood warning service is funded by Scottish Government through SEPA's grant in aid settlement. In addition, the Government provide grant funding to enable SEPA to implement new flood warning schemes.
<b>Coordination:</b>	A flood protection scheme is proposed for the Upper Garnock. SEPA will work with the local authority to ensure that changes to hydrology and flood risk as a result of the proposed flood protection scheme are fully considered in the new flood warning system.

<b>Action (ID):</b>	<b>NATURAL FLOOD MANAGEMENT STUDY (120100003)</b>
<b>Objective (ID):</b>	Reduce the risk of river and surface water flooding to residential properties and non-residential properties in Kilbirnie, Glengarnock and Longbar (12010)
<b>Delivery lead:</b>	North Ayrshire Council
<b>Action Description:</b>	A previous assessment of the potential benefit of these actions on the upper River Garnock has been carried out during the work on the upper River Garnock flood protection scheme. A further study focussing on the potential benefits of natural flood management actions to the tributaries of the River Garnock will be carried out. These actions may have multiple benefits including enhancing the protection that will be offered by the Upper Garnock flood protection scheme.
<b>Timing and status:</b>	2016-2021 this work is proposed to run parallel to the Upper Garnock FPS
<b>Funding:</b>	This study will be funded through North Ayrshire Council's revenue budget provided by Scottish Government.
<b>Coordination:</b>	North Ayrshire Council will work in coordination with SEPA, landowners and all appropriate stakeholders identified through the study.

<b>Potential Environmental Impacts:</b>	<p>Natural flood management actions can have a positive impact on the ecological quality of the environment by restoring and enhancing natural habitats. This study is proposed for the River Garnock (water body ID 10381). The physical condition of this river is identified by river basin management planning to be at less than good status. Natural flood management actions are likely to improve the condition of rivers. Proposed actions will be coordinated with river basin management planning. Proposed runoff control in the upper catchment area north west of Murchan Hill has the potential to impact upon the Renfrewshire Heights Special Area of Conservation and Site of Special Scientific Interest. To be in accord with the flood risk management strategy, the responsible authority will seek to ensure as part of the study that the action will not have an adverse effect on the integrity of the Renfrewshire Heights Special Protection Area. Runoff control in the lower catchment area, to the north west of Kilbirnie, is unlikely to impact these designated sites. There is the potential for the existing ecosystems in the area to be impacted through a change of land use if woodland planting is undertaken. In areas of grazing grassland this could improve biodiversity; however, in the bog areas from Blacks Law to High Blaeberry Craigs this would have significant negative impacts. Depending on the status of the bog there may, however, be potential for some land management activities, such as drain blocking. There are likely to be improvements in water quality through reduced agricultural chemical and sediment runoff, which will have positive impacts on the terrestrial and freshwater habitats and species in the area. There are likely to be local improvements in water quality through reduced sedimentation; however, increased flows may have localised erosion impacts downstream. Sediment management works and bank restoration may cause the short term loss of some habitats and displacement of species, which should recolonise and return to the area following sediment management activities. There is the potential for improved water quality, reduced sediment and reduced scour in the River Garnock. There is also the potential for a slight increase in carbon storage with this action, provided the upland bogs are not negatively impacted upon. There is the potential for woodland planting to impact upon the setting of Glengarnock Castle. Bank restoration and sediment management activities on the River Garnock have the potential to temporarily impact upon the heritage features of Glengarnock Castle and the Kilbirnie heritage conservation area.</p>
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<b>Action (ID):</b>	<b>STRATEGIC MAPPING AND MODELLING (120820019)</b>
<b>Objective (ID):</b>	Reduce overall flood risk (12082)
<b>Delivery lead:</b>	Scottish Water

<b>Action Description:</b>	Scottish Water will undertake further investigation and modelling in the Stevenson Point sewer catchment to improve knowledge and understanding of flood risk in this area as required under Section 16 of the Flood Risk Management (Scotland) Act 2009.
<b>Timing and status:</b>	This project will commence in 2018 and will be completed in 2019.
<b>Funding:</b>	Scottish Water funding is committed in its capital programme through Q&S 4a (2015-2021) which is approved by its regulators and customers.
<b>Coordination:</b>	Scottish Water will work with responsible authorities to incorporate relevant information into these studies and by regularly keeping the responsible authorities informed of their progress. Scottish Water will provide responsible authorities with the outputs of the Section 16 assessment which, where relevant, may be used to inform surface water management plans and SEPA flood hazard and risk maps.

<b>Action (ID):</b>	<b>FLOOD FORECASTING (120820009)</b>
<b>Objective (ID):</b>	Reduce overall flood risk (12082)
<b>Delivery lead:</b>	SEPA
<b>Action 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>Timing and status:</b>	Ongoing
<b>Funding:</b>	SEPA's flood forecasting service is funded through Scottish Government's grant in aid allocation. The Met Office receives funding from the UK Government.
<b>Coordination:</b>	SEPA / Met Office joint initiative. Hydrological information is provided by SEPA and meteorological information is provided by the Met Office. SEPA uses the information to predict the likelihood and timing of river, coastal and surface water flooding.

<b>Action (ID):</b>	<b>SELF HELP (120820011)</b>
<b>Objective (ID):</b>	Reduce overall flood risk (12082)
<b>Delivery lead:</b>	—
<b>Action 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. The Councils, SEPA and Scottish Water will continue to engage with responsible authorities and all other stakeholders, including community groups and the public to raise awareness of flood risk and how those affected can be better prepared. Further detail can be found in the Councils and Scottish Flood Forum websites.
<b>Timing and status:</b>	Ongoing
<b>Funding:</b>	Individual property owners have a responsibility to prevent flooding to their properties, therefore there is no fund allocated to this task in the Council's budget.
<b>Coordination:</b>	The Councils, SEPA and Scottish Water will continue to engage with responsible authorities and all other stakeholders, including community groups and the public to raise awareness of flood risk and how those affected can be better prepared.

<b>Action (ID):</b>	<b>AWARENESS RAISING (120820013)</b>
<b>Objective (ID):</b>	Reduce overall flood risk (12082)
<b>Delivery lead:</b>	Responsible authorities
<b>Action Description:</b>	<p>North Ayrshire Council, SEPA and Scottish Water collectively work to raise awareness of flood risk and how those affected can be better prepared. North Ayrshire Council support local Flood Action Groups in the Upper Garnock Valley. Most recently in April /May 2015, as part of the Draft Flood Risk Management Strategy Public Consultation, the Council and SEPA gave residents in 7 towns, including Kilbirnie, the opportunity to meet and discuss the Strategy and raise awareness of the developing SEPA Flood Warning Scheme.</p> <p>Across Scotland, SEPA will create and share communication and education resources with other responsible authorities. These resources will include awareness campaigns, media and marketing activity and promotion of SEPA's flood forecasting and warning services (Floodline).</p> <p>For the new flood protection scheme, SEPA will support the local authority's communications and engagement activities with media activity, local public awareness events and education engagement with schools. SEPA will also deliver joint communications with local authorities for Floodline customers in any newly protected flood warning area.</p> <p>To support the delivery of the new SEPA flood warning scheme on the River Garnock, SEPA will carry out a local launch event and engage directly with residents in the area. This will be supported by local and national media communications. SEPA will also support and participate in local public awareness events, in partnership with the local authority, community council or other local representative organisations, including schools.</p>

	<p>Scottish Water will provide targeted flooding communications for Scottish Water specific activities and raise awareness by producing and supplying targeted information to the public on large capital projects and detailed local studies.</p> <p>Further Information is provided on North Ayrshire Council, SEPA and Scottish Water websites.</p>
<b>Timing and status:</b>	Ongoing
<b>Funding:</b>	<p>North Ayrshire Council's awareness raising activities will continue to be funded from the revenue budget provided by Scottish Government.</p> <p>SEPA's awareness raising activities are funded by Scottish Government through SEPA's grant in aid settlement. Scottish Water is funded by customer charges as set by our economic regulator. All business activities required under this action by Scottish Water are accounted for in their capital or operational expenditure.</p>
<b>Coordination:</b>	<p>A flood protection scheme is proposed for Upper Garnock Valley and a new flood warning scheme is under development for River Garnock. To support the delivery of the new SEPA flood warning scheme, SEPA will carry out communications and engagement activities.</p> <p>North Ayrshire Council, SEPA and Scottish Water will continue to engage with responsible authorities and all other stakeholders, including community groups and the public to raise awareness of flood risk and how those affected can be better prepared.</p>

<b>Action (ID):</b>	<b>MAINTENANCE (120820007)</b>
<b>Objective (ID):</b>	Reduce overall flood risk (12082)
<b>Delivery lead:</b>	North Ayrshire Council and Renfrewshire Council, asset / land managers
<b>Action Description:</b>	<p>North Ayrshire Council in accordance with Section 18 of the Flood Risk Management (Scotland) Act 2009 undertake assessment of water bodies to determine whether works of clearance and repair would substantially reduce the risk of flooding. This information is used to produce a schedule of works which is available for the public to inspect.</p> <p>High risk locations such as those with screens and some smaller culverts are inspected on a scheduled basis. The majority of inspections tend to be undertaken in the winter months when flows are higher, and leaves and other waterborne debris can be an issue. Works of clearance are carried out during these inspections which are not specifically "scheduled". The main water bodies, and other water bodies, within urban areas are subject to an annual visual inspection and any works identified are scheduled in accordance with Section 59 of the Act.</p> <p>North Ayrshire Council reviews the locations at which visual</p>

	<p>inspections are undertaken based on changing circumstances. For example a new flooding issue or concern raised by a member of the public at a location will lead to officers undertaking further inspection works at that location. North Ayrshire Council also works with riparian landowners to ensure that, within the constraints of the legal obligations, they manage their responsibilities in a manner which reduces flood risk.</p> <p>Scottish Water undertake risk based inspection, maintenance and repair on the public sewer network.</p>
<b>Timing and status:</b>	Ongoing
<b>Funding:</b>	The maintenance work will be funded through North Ayrshire Council's Revenue Budget provided by Scottish Government.
<b>Coordination:</b>	North Ayrshire Council will work in coordination with all appropriate stakeholders identified through the inspection and maintenance process. Scottish Water will keep responsible authorities informed of large scale capital maintenance work to identify opportunities for co-ordination.

<b>Action (ID):</b>	<b>EMERGENCY PLANS/RESPONSE (120820014)</b>
<b>Objective (ID):</b>	Reduce overall flood risk (12082)
<b>Delivery lead:</b>	Category 1 and 2 Responders
<b>Action Description:</b>	<p>The Civil Contingencies Team ensures that the Council will be able to respond speedily and effectively in a major emergency. North, South and East Ayrshire teams are a shared service team known as the Ayrshire Civil Contingencies Team. If disaster strikes, or if emergencies develop in Ayrshire, communities will look to the Council for support and advice. The Ayrshire Civil Contingencies Team ensures that the Council will be able to respond speedily and effectively in a major emergency in accordance with the Civil Contingencies Act 2004 (Contingency Planning) (Scotland) Regulations 2005. Our responsibilities include preparing comprehensive and robust contingency plans and procedures irrespective of the nature of the emergency. The main aim is to preserve life and property. Every emergency plan also sets out to: Mitigate the harmful effects of the emergency on the environment; bring about a swift return to normal life in the communities and environment affected; and encourage all agencies and organisations to prepare for their role.</p>
<b>Timing and status:</b>	Ongoing
<b>Funding:</b>	Funding is allocated to category 1 and 2 responders by the Scottish Government for dealing with emergency response and in extreme cases may reimburse responders after an extreme event.
<b>Coordination:</b>	<p>Category 1 and 2 responders will coordinate in the development of the Emergency Response Plan and actions during a flood event.</p> <p>When civil contingencies come into force Police Scotland co-ordinate</p>

<b>Coordination:</b>	category 1 and 2 responders in severe flood events.
<b>Action (ID):</b>	<b>PLANNING POLICIES (120390001)</b>
<b>Objective (ID):</b>	Reduce overall flood risk (12082) Avoid an overall increase in flood risk (12039)
<b>Delivery lead:</b>	Planning authority
<b>Action Description:</b>	<p>North Ayrshire Council adopted its first and current Local Development Plan (LDP) on 20 May 2014. The plan plays an important part in reducing the vulnerability of existing and future development to flooding. Through Policy P18: Drainage, SUDS and Flooding and in accordance with the Scottish Government's Scottish Planning Policy, we apply the Flood Risk Framework, or a sequential approach, to guide certain types of development to appropriate locations in terms of flood risk. We have a presumption against new development in areas of significant flood risk unless the stringent criteria in Policy P18 can be satisfied. Planning applications received by us are individually reviewed and, if flooding is a potential and significant concern, further information is sought by consultation with the applicant, SEPA and/or the Council's Flooding &amp; Structure Design Team and, where appropriate, by submission of a flood risk assessment. Through both Policy P18 and appropriate planning conditions, we also seek to minimise the impact of new developments on flood flow through the use of sustainable urban drainage systems. We are now reviewing the current LDP and moving toward preparation of a replacement plan or LDP2. The key stage in preparing the new plan is the Main Issues Report, anticipated for publication in January 2017. To help us prepare the MIR, we are undertaking a 'Call for Sites' exercise to identify sites within North Ayrshire that may have potential for development. We will apply the Flood Risk Framework to site selection so that development is, as far as reasonably possible, located where the risk of flooding is acceptable, taking account of climate change and the vulnerability of future uses to flood risk. We also will use the strategic flood risk assessment process to inform choices about the location of development and planning policies for flood risk management. SEPA's flood risk plans and approved Flood Risk Management Strategies and Plans will also influence choices. LDP2 will cover a 10 year period, starting from 2019 when the new plan is likely to be adopted.</p> <p>Scottish Water is a statutory consultee within the planning legislation and is required to comment on all outline or full planning applications which are referred by a local authority.</p> <p>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</p>

	<p><b>SEPA's Strategy.</b></p> <p>SEPA has a statutory role in relation to the provision of flood risk advice to planning authorities. This role is expressed in Section 72 of the FRM Act, 2009. SEPA also has a duty to co-operate with planning authorities in the preparation of development plans. When consulted in relation to planning applications for development or site allocations in development plans, and where the planning authority considers there may be a risk of flooding, SEPA will provide advice. The advice provided by SEPA will be with respect to the risk of flooding and on the basis of the relevant information it holds which is suitable for planning purposes. It will also be in line with the principles and duties set out in the FRM Act. Further information about how SEPA engage in the planning system, including guidance on flood risk and planning is available on SEPA's website <a href="http://www.sepa.org.uk/environment/land/planning/">http://www.sepa.org.uk/environment/land/planning/</a>.</p>
<p><b>Timing and status:</b></p>	<p>Ongoing</p>
<p><b>Funding:</b></p>	<p>The development and review of three Council's Planning Policies and Guidance notes will be funded through North Ayrshire Council's revenue budget provided by Scottish Government. SEPA's land use planning activities are funded by Scottish Government through SEPA's grant in aid settlement.</p>
<p><b>Coordination:</b></p>	<p>North Ayrshire Council's and SEPA's land use planning activities will be co-ordinated with the activities of other responsible authorities as required.</p>