

Draft Highland and Argyll Local Plan District (LPD 1)

Draft Flood Risk Management Strategy 2021-2027

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Highland and Argyll Local Plan District (LPD 1)

Draft Flood Risk Management Strategy 2021-2027



The Highland and Argyll Local Plan District covers an area of around 29,000km² and has a population of approximately 260,000 people. It stretches from Campbeltown in the south-west to John o' Groats in the north and from Ardersier in the east to the Inner Hebrides in the west.

Much of the area is characterised by mountainous terrain with some low lying land in the east around Inverness and the north-east around Wick and Thurso. The area is predominantly rural with the land cover mainly heath, grassland, bog, coniferous woodland and some agricultural land. There are numerous large lochs, including Loch Ness and Loch Awe. Given the hilly nature of much of the area, rivers are abundant. The larger river systems are in the east and north-east including the River Ness, the River Thurso, the River Beaully and the River Conon. The coastline is over 4,200 km in length and typically hard and often deeply indented with sea lochs, firths and occasional beaches. More extensive beach systems are found on parts of the north and east coast.

There is river, surface water and coastal flood risk, with the main risk coming from river and coastal flooding. The area has been affected by several large floods, notably in January 2016 and March 2015 when severe weather led to extensive flooding. This flooding affected many areas, including Inverness, Wick, Halkirk, Beaully, Fort Augustus and Oban.

Currently it is estimated that there are 22,000 people and 15,000 homes and businesses at risk from flooding. This is estimated to increase to 34,000 people and 23,000 homes and businesses by the 2080s due to climate change. Annual cost of flooding is approximately £26 million. There is a significant risk of flooding to transport infrastructure in rural areas. This could leave communities isolated for long periods of time or result in long diversions. SEPA lead development of the Flood Risk Management Strategies for Scotland and delivery of flood warning services. Local flood risk management planning is led by The Highland Council who is the lead authority. Other responsible authorities include Argyll and

Bute Council, Scottish Water, Cairngorms National Park Authority and Loch Lomond and The Trossachs National Park Authority. They are supported by Scottish Government agencies including Forestry and Land Scotland, Scottish Forestry and Transport Scotland.

Within this Local Plan District, actions are regularly carried out by SEPA and responsible authorities to help prepare communities for potential flooding and reduce the impact of any flooding that does occur. More information on these actions will be added to this section for 22 March 2021.

Potentially Vulnerable Areas (PVA) were designated in 2018 based on the potential current or future risk from all sources of flooding. This designation was informed by the National Flood Risk Assessment ([link](#)). As part of continued analysis of flood risk, the National Flood Risk Assessment and PVA will be reviewed every six years to take on board any new information. There are 30 PVAs in this Local Plan District. Following sections provide more information on these areas.

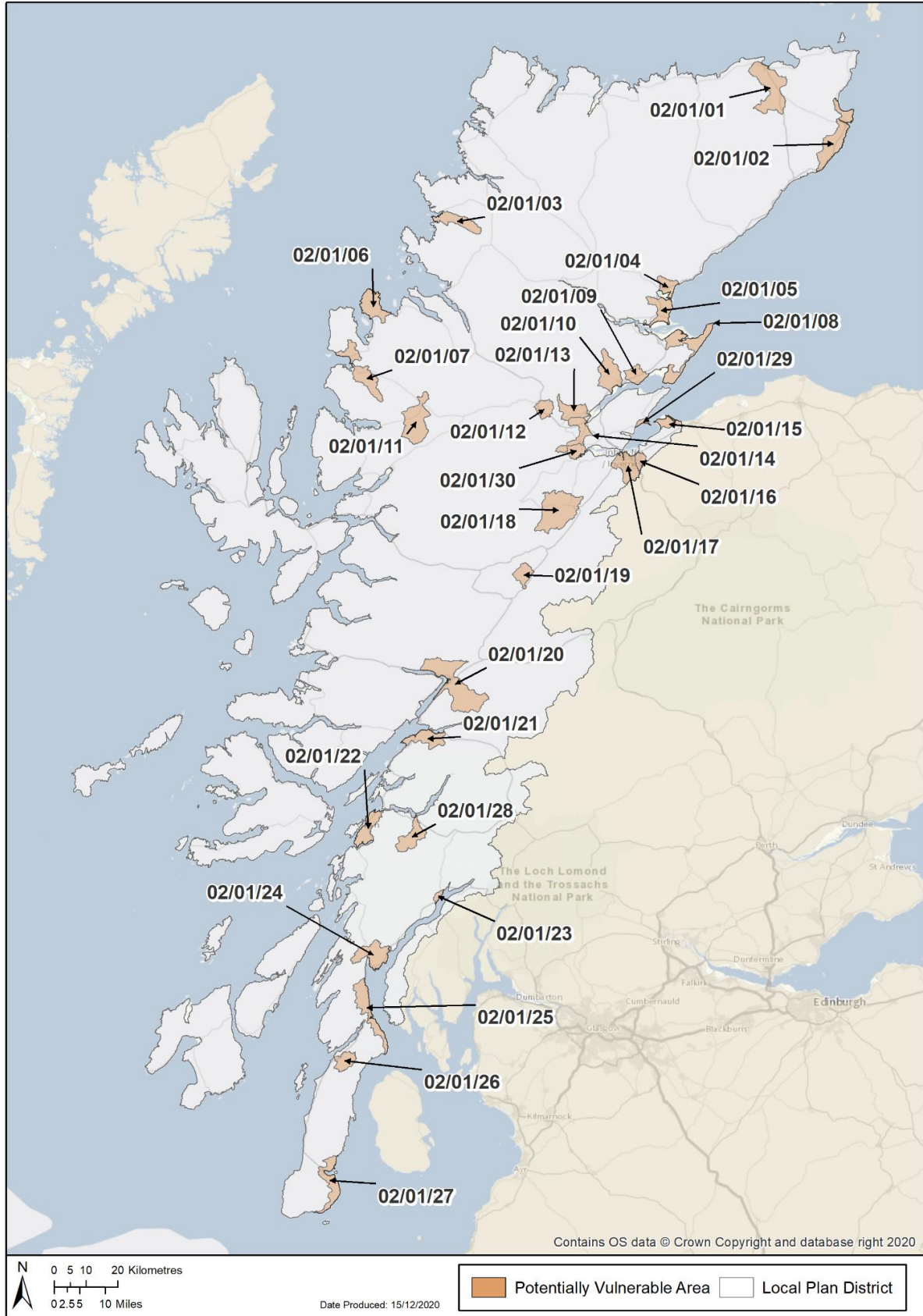


Figure 1. Potentially Vulnerable Areas in Highland and Argyll Local Plan District

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PVA Ref	PVA NAME	Local Authority
02/01/01	Thurso and Halkirk	Highland
02/01/02	Wick	Highland
02/01/03	Lochinver	Highland
02/01/04	Golspie	Highland
02/01/05	Dornoch	Highland
02/01/06	Aird Point	Highland
02/01/07	Gairloch	Highland
02/01/08	Tarbat Ness	Highland
02/01/09	Invergordon	Highland
02/01/10	Alness	Highland
02/01/11	Kinlochewe	Highland
02/01/12	Garve	Highland
02/01/13	Dingwall and Strathpeffer	Highland
02/01/14	Conon Bridge, Muir of Ord and Maryburgh	Highland
02/01/15	Ardersier	Highland
02/01/16	Smithton and Culloden	Highland
02/01/17	Inverness	Highland
02/01/18	Drumnadrochit	Highland

PVA Ref	PVA NAME	Local Authority
02/01/19	Fort Augustus	Highland
02/01/20	Fort William to Corpach	Highland
02/01/21	Ballachulish and Glencoe	Highland
02/01/22	Oban	Argyll & Bute
02/01/23	Inveraray	Argyll & Bute
02/01/24	Lochgilphead	Argyll & Bute
02/01/25	Tarbert	Argyll & Bute
02/01/26	Clachan	Argyll & Bute
02/01/27	Campbeltown	Argyll & Bute
02/01/28	Taynuilt	Argyll & Bute
02/01/29	Avoch	Highland
02/01/30	Beauly	Highland

02/01/01 (Thurso and Halkirk)

This area is designated as a Potentially Vulnerable Area due to the risk of river, coastal and surface water flooding. Thurso flooded in the past from a combination of high sea levels and high water levels on the River Thurso. Halkirk is frequently affected by surface water flooding.

There are 2 areas in this PVA, which have been the focus of further assessment, these are listed below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Halkirk	(Target Area 352)
Thurso	(Target Area 367)

02/01/02 (Wick)

This area is designated as a Potentially Vulnerable Area due to the risk of river, coastal and surface water flooding. The main source of flood risk is surface water. Recent floods were caused by surface water and coastal flooding.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Wick	(Target Area 386)
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02/01/03 (Lochinver)

This is designated as a Potentially Vulnerable Area due to the risk of river and coastal flooding to the nursery and primary school in Lochinver from Loch Culag. Coastal and river flooding affecting access to the school is of particular concern.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Lochinver	(Target Area 351)
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02/01/04 (Golspie)

This is designated as a Potentially Vulnerable Area due to risk of coastal and surface water flooding in Golspie. Coastal flood risk is likely to increase due to sea level rise caused by climate change. Coastal flooding has affected Golspie. Coastal erosion is also an issue particularly at the Links.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

[Golspie](#) (Target Area 333)

02/01/05 (Dornoch)

Dornoch is designated as a Potentially Vulnerable Area due to the risk of flooding from surface water and from the Dornoch Burn. Flooding can be affected by blocked culverts. River and surface water flooding has affected Dornoch.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

[Dornoch](#) (Target Area 334)

02/01/06 (Aird Point)

This is designated as a Potentially Vulnerable Area due to the risk of coastal flooding to a large proportion of the community. This is expected to increase significantly due to sea level rise, caused by climate change.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

[Aultbea](#) (Target Area 431)

02/01/07 (Gairloch)

Gairloch is designated as a Potentially Vulnerable Area due to the risk of frequent river and surface water flooding to the roads. There is a history of flooding, recently caused by rivers. The local road network is frequently affected by flooding, which can lead to long diversions.

There are 2 areas in this PVA, which have been the focus of further assessment, these are listed below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Gairloch	(Target Area 354)
Kerrysdale	(Target Area 457)

02/01/08 (Tarbat Ness)

Tarbat Ness is designated as a Potentially Vulnerable Area due to the risk of coastal flooding in Balintore, Inver, Portmahomack and Rockfield. Coastal flood risk is likely to increase due to sea level rise caused by climate change. Coastal flooding has previously occurred in the area.

There are 4 areas in this PVA, which have been the focus of further assessment, these are listed below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Portmahomack	(Target Area 338)
Inver	(Target Area 339)
Balintore	(Target Area 438)
Rockfield	(Target Area 439)

02/01/09 (Invergordon)

Invergordon is designated as a Potentially Vulnerable Area due to the risk of surface water flooding.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Invergordon (Target Area 362)

02/01/10 (Alness)

This area is designated as a Potentially Vulnerable Area due to river flood risk from the River Averon and Contullich Burns, and surface water flood risk. There is a history of flooding in Alness as a result of river and surface water flooding.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Alness (Target Area 337)

02/01/11 (Kinlochewe)

Kinlochewe is designated as a Potentially Vulnerable Area due to the risk of river flooding from the A'Ghairbhe.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Kinlochewe (Target Area 350)

02/01/12 (Garve)

Garve is designated as a Potentially Vulnerable Area due to river flood risk. The main source of flood risk is the Black Water.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Garve (Target Area 341)

02/01/13 (Dingwall and Strathpeffer)

Dingwall and Strathpeffer is designated as a Potentially Vulnerable Area due to the risk of river, coastal and surface water flooding to Dingwall and river flood risk to Blairninich. These areas flood frequently. Recently the areas were affected by surface water flooding.

There are 3 areas in this PVA, which have been the focus of further assessment, these are listed below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Blairninich (Target Area 335)
 Dingwall (Target Area 336)
 Strathpeffer (Target Area 436)

02/01/14 (Conon Bridge, Muir of Ord and Maryburgh)

This Potentially Vulnerable Area includes Conon Bridge, Muir of Ord and Maryburgh, which are at risk of river and surface water flooding. Conon Bridge benefits from a flood protection scheme on the River Conon. Muir of Ord has a risk of river flooding from the Allt Fionnaidh, Logie Burn and Ord Loch. In Maryburgh a large number of properties are at risk from river and surface water flooding. Flooding has occurred frequently, recently caused by surface water.

There are 3 areas in this PVA, which have been the focus of further assessment, these are listed below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Conon Bridge	(Target Area 340)
Maryburgh	(Target Area 363)
Muir of Ord	(Target Area 435)

02/01/15 (Ardersier)

This area is designated as a Potentially Vulnerable Area due to the risk of coastal flooding to Ardersier. Coastal flood risk is likely to increase due to sea level rise caused by climate change.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Ardersier	(Target Area 345)
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02/01/16 (Smithton and Culloden)

This area is designated as a Potentially Vulnerable Area due to the risk of surface water flooding in the Smithton and Culloden area. There is a history of flooding from rainfall and small water courses. Smithton and Culloden benefits from a flood scheme which manages the risk of flooding from surface water and small water courses.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Smithton and Culloden	(Target Area 342)
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02/01/17 (Inverness)

This area is designated as a Potentially Vulnerable Area due the risk of river, coastal and surface water flooding to Inverness. Recent floods were caused by river flooding. The River Ness flood scheme benefits 800 homes and 200 businesses.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Inverness (Target Area 387)

02/01/18 (Drumnadrochit)

This area is designated as a Potentially Vulnerable Area due to river flood risk to Drumnadrochit. The main source of flooding is the River Enrick. Recent flooding was caused by surface water and rivers.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Drumnadrochit (Target Area 343)

02/01/19 (Fort Augustus)

This area is designated as a Potentially Vulnerable Area due to a risk of river flooding to Fort Augustus. This is managed by the Fort Augustus flood protection scheme. Recent flooding in March 2015 from the River Oich, was in an area not protected by the scheme.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Fort Augustus (Target Area 359)

02/01/20 (Fort William to Corpach)

This area is designated as a Potentially Vulnerable Area due to river, coastal and surface water flood risk to Fort William, Corpach and Caol. River flood risk is largely caused by the River Nevis and the River Lochy. Historically these areas have flooded frequently, with recent flooding being caused by surface water. Storm Desmond caused river flooding in December 2015.

There are 2 areas in this PVA, which have been the focus of further assessment, these are listed below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Corpach and Caol	(Target Area 330)
Fort William	(Target Area 332)

02/01/21 (Ballachulish and Glencoe)

This area is designated as a Potentially Vulnerable Area due to a risk of river, coastal and surface water flooding to Ballachulish and Glencoe. Glencoe is at risk of flooding from the River Laroach and Loch Leven. This flood risk may increase significantly due to climate change. Recent flooding occurred in December 2015 as a result of Storm Desmond.

There are 2 areas in this PVA, which have been the focus of further assessment, these are listed below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Glencoe	(Target Area 348)
Ballachulish	(Target Area 349)

02/01/22 (Oban)

Oban is designated as a Potentially Vulnerable Area due to the risk of river, coastal and surface water flooding. Recent flooding has been caused by surface water and river flooding

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Oban (Target Area 366)

02/01/23 (Inveraray)

Inveraray is designated as a Potentially Vulnerable Area due to the risk of coastal flooding. Coastal flood risk is likely to increase due to sea level rise caused by climate change.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Inveraray (Target Area 364)

02/01/24 (Lochgilphead)

Lochgilphead is designated as a PVA due to the risk of surface water, coastal (Loch Fyne) and river (Baden Burn and Crinan Canal) flooding. The road network has suffered from flooding in the past. Argyll and Bute Council is progressing a flood study to inform options to address flooding in Lochgilphead from the Baden Burn.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Lochgilphead (Target Area 365)

02/01/25 (Tarbert)

Tarbert is designated as a Potentially Vulnerable Area due to the risk of coastal flooding from Loch Fyne. Coastal flood risk is likely to increase due to sea level rise caused by climate change. Recent flooding has been caused by coastal flooding.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Tarbert

(Target Area 361)

02/01/26 (Clachan)

Clachan is designated as a Potentially Vulnerable Area due to the risk of river flooding. Recent flooding occurred as a result of river flooding.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Clachan

(Target Area 353)

02/01/27 (Campbeltown)

Campbeltown is designated as a Potentially Vulnerable Area as it is at risk from surface water, small water courses in combination with sewerage and coastal flooding. Campbeltown has flooded in the past from a combination of high sea levels and high water levels on small watercourses.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

Campbeltown

(Target Area 346)

02/01/28 (Taynuilt)

This area is designated as a Potentially Vulnerable Area due to the risk of river flooding from the River Nant and coastal flooding from Loch Etive to Taynuilt and Brochroy. It is expected that this flood risk will significantly increase as the result of climate change.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

[Taynuilt and Brochroy](#) (Target Area 347)

02/01/29 (Avoch)

Avoch is designated as a Potentially Vulnerable Area due to a risk of coastal flooding. Coastal flood risk to Avoch is anticipated to increase significantly due to climate change. Recent floods were caused by coastal flooding.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

[Avoch](#) (Target Area 358)

02/01/30 (Beauly)

Beauly is designated as a Potentially Vulnerable Area due to the risk of flooding from the River Beauly. Recent flooding was caused by surface water and river flooding.

There is 1 area in this PVA, which has been the focus of further assessment, this is identified below. Further information on the proposed objectives and actions to manage flood risk within this area will be provided in Phase 2 of the consultation (launching on 22nd March 2021).

List of target areas

[Beauly](#) (Target Area 357)