

## North East Scotland Flood Liaison and Advice Group

### Minutes of the Meeting held on 22 August 2005 at 14:00 in Committee Room 5 at Woodhill House.

#### Attending

#### Representing

Malcolm Taberner (Chair) (MT)	Aberdeenshire Council Roads
Isobel Davidson (ID)	Aberdeenshire Council Planning
Douglas Gray (DG)	Aberdeenshire Council Planning
Piers Blaxter (PB)	Aberdeenshire Council Planning
Andrew Carruthers (AC)	Aberdeenshire Council Planning
Daniel Lewis (DL)	Aberdeen City Council Planning
Richard Hoggins (RH)	Aberdeen City Council Building Standards
Jim Lister (JL)	Scottish Water
David Cameron (DC)	SEPA
Sinclair Coghill (SC)	Forestry Commission

#### In Attendance

Debbie Geddes (Minute Taker) Aberdeenshire Council Property

**ITEM****ACTION BY****1. Apologies**

1.1 No apologies had been received.

**2. Minutes of Previous Meeting**

2.1 The minutes of the meeting of 25 May 2005 were approved and deemed to be accurate.

**3. Matters Arising****3.1 Item 3 Bogbursts**

MT reported that this subject was covered in a Scottish Executive Seminar in June 2005 resulting from a review of landslips. Further guidance including a mechanism to predict their occurrence is anticipated.

MT

**3.2 Item 4 Soakaways**

ID reported that funding had been secured from SEPA for work in this area.

RH described the problem of soakaways being constructed too near to the foundations of buildings. The importance of property boundaries was discussed. A new standard (05/05) allows the rule that soakaways must be constructed at least 5 metres from a boundary to be relaxed in certain circumstances. This is important in Aberdeen City locations where sites tend to be narrower. A coherent plan for both Councils will have to be formulated. Alternatives to soakaways were discussed including use of grey water and retention chambers.

AC queried the use of common soakaways on terraced properties. RH intimated that the unwillingness of some residents in terraced properties to pay their share of the cost of maintenance or improvement of common drainage systems had been problematic in the past. It was agreed that residents need to be made more aware of their joint responsibility.

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The problem of insufficient consideration of surface water drainage by developers when submitting planning applications was discussed. RH advised that he considers planning applications at an early stage to assess this issue. AC and PB intimated that it is the responsibility of the applicant to identify potential drainage hazards in Aberdeenshire through Drainage Impact Assessment.

**3.3 Minutes of Meeting of 14 July 2005 re Soakaways**

Noted that these minutes still need to be distributed.

AH

**3.4 SPP7**

DG had circulated guidance to Development Control Officers in Aberdeenshire. Concern was expressed over differences in interpretation.

DG

**3.5 Item 6 – Coastal Flooding**

MT & AC had received no feedback.

MT advised the meeting of the establishment of the East Grampian Coastal partnership which would provide a means of consultation for all stakeholders with an interest in coastal planning.

AC expressed a concern that a Coastal Management Plan would not be approved before the new Local Plan comes out. It was agreed that a background understanding of the issues at a strategic level would be useful prior to considering the coastline on a local basis.

AC also suggested establishing a steering group involving one member of staff from Roads and one from Planning, from both Aberdeenshire Council and Aberdeen City Council.

AC & MT

RH asked if erosion would be included and MT confirmed that it would.

**3.6 Item 10 – Western Peripheral Route**

No comment.

**ITEM****ACTION BY****4. Presentation on SEPA Flood Maps by David Cameron of SEPA**

DC gave a presentation on SEPA's 2<sup>nd</sup> Generation Flood Map which is due to go on the internet for public access during the first quarter of 2006. The maps are based on a digital terrain model corrected to eliminate woodland and scrub canopy and show the estimated flood outline for the 200 year return period event.

AC asked if climate change had been taken into consideration. DC said it had indirectly because the 200 year return period event was considered by Scottish executive who had commissioned the maps to be broadly the same as the 100 year event with climate change.

RH asked what level of sea rise had been used in the construction of the model and DC stated that the UKCIP low emission scenario and high emission scenario had been used, giving possible sea level rises by the 2080's of approximately 0.15 metres and 0.6 metres respectively.

AC noted the concern that exists among the population regarding the possibility of the melting of ice caps. DC stated that this had not been considered in SEPA's model.

MT asked whether the maps took sea wall heights into account. SC asked whether account had been taken of storm surge. DC confirmed that local coast protection features, storm surge and wave height were not taken into account but the maps should be sufficient for the initial identification of coastal flood risk areas.

RH asked which website the map would be available on. DC confirmed it would be available through the SEPA website, although the map itself was being provided by Multimap.

MT asked whether it was a possibility that a developer could use SEPA's model and refine it for local use with greater accuracy. DC confirmed it was a possibility.

PB asked if the map would be updated regularly and DC confirmed there was a procedure in place for it to

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be reviewed annually.

5. **Presentation on Funding for Riparian Woodland by Sinclair Coghill of the Forestry Commission**

SC gave a presentation about the Scottish Forestry Grant Scheme for Woodland Expansion, and described the benefits of Riparian Woodland, illustrating how it can reduce the effects of flooding.

ID asked if grants could be obtained for areas outside the NVZ area. SC confirmed they could but would be less.

AC asked what distance from the bank and band of width was considered. SC confirmed the minimum band of interest was 25 metres wide, and the maximum band of interest is the width of land on either side of the watercourse which influences the watercourse, assessed on a local basis.

RH asked if only native local trees would be used and SC confirmed this. RH then asked how long the scheme would take to be established and its effective lifetime. SC advised that woodland would take 5 years to become established during which period maintenance would be necessary. Thereafter, it would reseed itself and be sustainable up to around 100 – 150 years. A mix of species is used to match nature, not for commercial purposes.

AC asked if the current Aberdeenshire Forestry Strategy included Riparian Woodland and was told it probably did.

AC asked whether a list of priority sites where riparian woodland can benefit flood risk could be generated. MT stated that a list did not currently exist but that some software based on research was available and could be used to establish a list.

**ITEM****ACTION BY****6. FAGGIS Project Stage 2**

PB advised the meeting that the project has not been able to go live due to a problem with the implementation of passwords. He expected it be up and running very shortly whereupon he will send out passwords to all parties.

PB

There is an outstanding issue with the quasi legal agreement which has been submitted to Legal Services but not yet returned. External data sets are also required.

PB

ABI have been given access in the meantime and will be assessing the value of the system. It was hoped that this would allow then to release the promised grant.

PB

AC asked if any snags had been identified. PB said there had not at present but that any problems would be likely to be identified once the system was fully up and running.

**7. SuDS Working Group Update**

ID intimated that comments were awaited from Bill Murphy.

WM

**8. Development Plan Update**

DL confirmed that Aberdeen City Council have made progress and are on programme. AC confirmed that Aberdeenshire Council have prepared a report which will be going to the relevant Committees in October and the plan will be published shortly afterwards, subject to there being no objections.

PB hoped to publish a Supplementary Planning Guide on 29 August on the use of future housing land, subject to committee agreement on 25 August and public consultation.

MT asked how long current plans were likely to last in view of the changes proposed by the Planning White

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paper. PB confirmed the local plan would have a lifetime of 5-7 years, while the Strategic Development Plan would not be available until 2008.

**9. Major Development Proposals**

PB confirmed that the only major developments currently requiring approval are retail developments, particularly a major retail development in Fraserburgh. It was agreed that this would be unlikely to have any flood impact.

**10. Any Other Competent Business**

10.1 MT intimated that a SEPA Mobile Floodline Exhibition would be appearing in Inverurie Town Centre on 29 September 2005.

10.2 MT intimated that the University of Glasgow was offering two one-day seminars, one on Sustainability Appraisal and one on Strategic Environmental Assessment.

10.3 PB announced that a new Strategic Environmental Assessment Officer had been appointed in the North East, funded jointly by Aberdeenshire Council, Aberdeen City Council and Scottish Enterprise Grampian. His name is Joseph Somevi and he will act as an information resource for the North East.

10.4 DC announced that this would be his last NESFLAG meeting before leaving SEPA to move to the USA to join his wife. MT took the opportunity to thank David for his contribution to the group and wished him all the best in his new life.

**11. Topics and Date for Next Meeting**

The next meeting of the group will take place on 31 October 2005 at 14:00 in Woodhill House (venue to be confirmed).

## **Circulation**

Aberdeenshire Council Planning & Env. Services

A Carruthers

P Blaxter

A Hogge

D Gray

L Matheson

J Cox

I Davidson

Aberdeenshire Council Transportation & Infrastructure

M Taberner

Aberdeenshire Council Personnel & ICT

A Buchan

Aberdeen City Council – City Development

D Lewis

Aberdeen City Council – Property & Technical

W Murphy

Aberdeen City Council – Building Standards

R Hoggins

Cairngorms National Park Authority

N Stuart

SEPA

N Abrams

R Murdoch

Scottish Water

J Lister

Emergency Planning Unit

D MacIntosh

Insurance Industry Representative

D Crichton

Strategic Environmental Assessment Officer

J Somevi