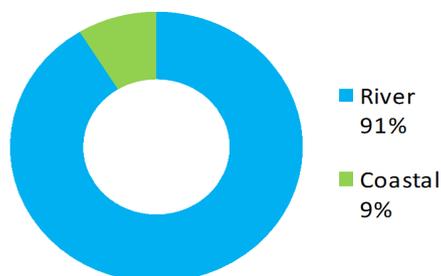


Lochailort (Potentially Vulnerable Area 01/22)

Local Plan District	Local authority	Main catchment
Highland and Argyll	The Highland Council	Ardnamurchan coastal

Summary of flooding impacts



At risk of flooding

- <10 residential properties
- <10 non-residential properties
- £14,000 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.

Flood protection scheme/works	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 plan/study	Emergency plans/response
Maintain flood protection scheme	Strategic mapping and modelling	Flood forecasting	Self help	Maintenance	Planning policies

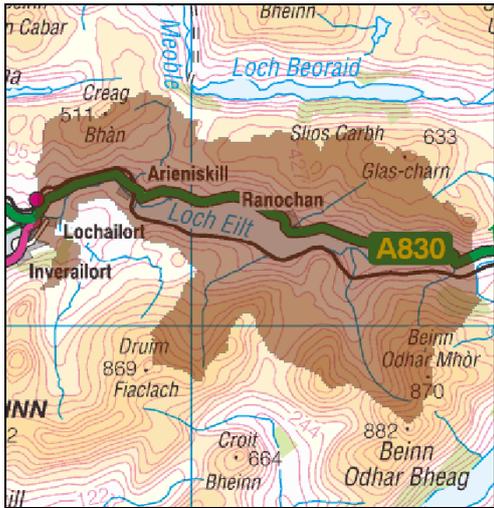
Actions

Lochailort (Potentially Vulnerable Area 01/22)

Local Plan District	Local authority	Main catchment
Highland and Argyll	The Highland Council	Ardnamurchan coastal

Background

This Potentially Vulnerable Area covers the mainly rural area surrounding Loch Eilt, including Lochailort, Arieniskill and Ranochan (shown below). It is approximately 38km².



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The main river in the area is the River Ailort which connects Loch Eilt to the sea at Loch Ailort. There are fewer than 10 residential and non-residential properties at risk of flooding.

The Annual Average Damages are approximately £14,000 with the majority caused by river flooding.

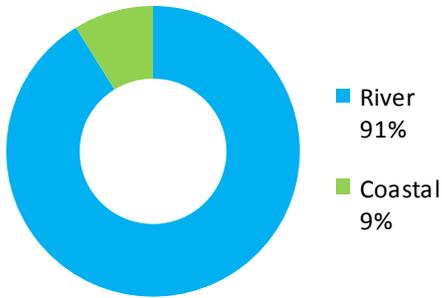


Figure 1: Annual Average Damages by flood source

Summary of flooding impacts

Loch Eilt is fed by multiple tributaries, which drain the steep hillsides surrounding the loch. The tributaries with the greatest flood risk are the Allt Raineachan, Allt Easain, and the Allt a Bhuidhe Choire. In addition, Lochailort is at risk of flooding from the River Ailort.

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

The A830 and A861 roads and parts of the Fort William to Mallaig railway are at risk of flooding. Small areas of the Moidart and Ardgour Site of Special Scientific Interest are also at risk.

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

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

	1 in 10	1 in 200	1 in 1000
	High likelihood	Medium likelihood	Low likelihood
Residential properties (total 20)	<10	<10	<10
Non-residential properties (total <10)	<10	<10	<10
People	<10	<10	<10
Community facilities	0	0	0
Utilities assets	<10	<10	<10
Transport links (excluding minor roads)	Roads at 10 locations Rail at 10 locations	Roads at 10 locations Rail at 10 locations	Roads at 10 locations Rail at 10 locations
Environmental designated areas (km ²)	0.5	0.6	0.6
Designated cultural heritage sites	0	0	0
Agricultural land (km ²)	0.5	0.6	0.7

Table 1: Summary of flooding impacts¹

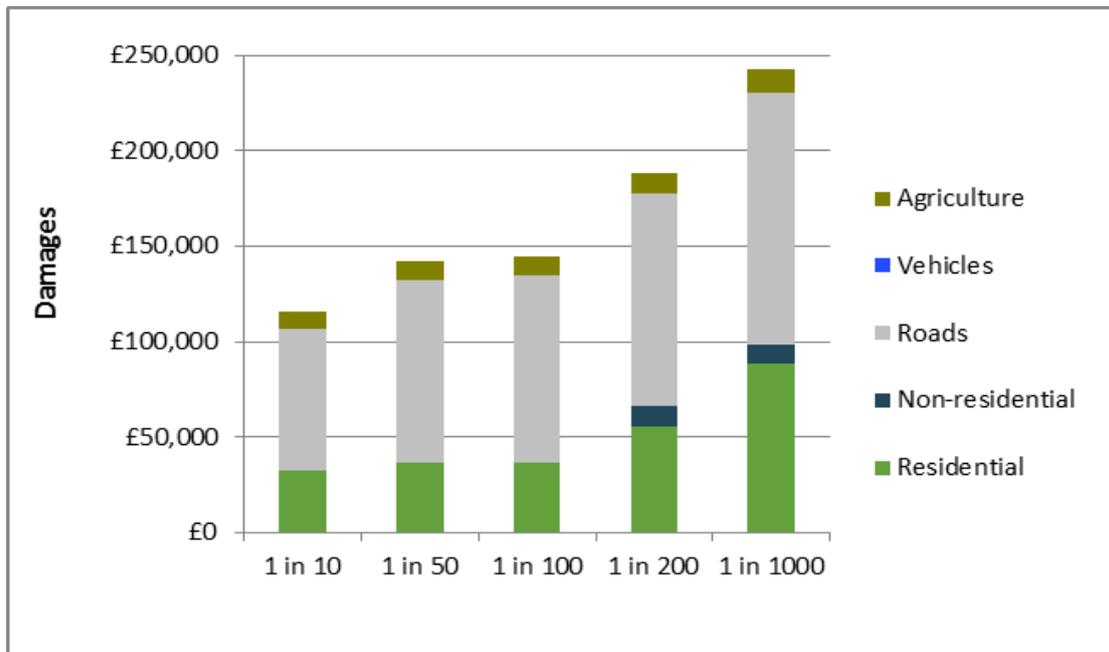
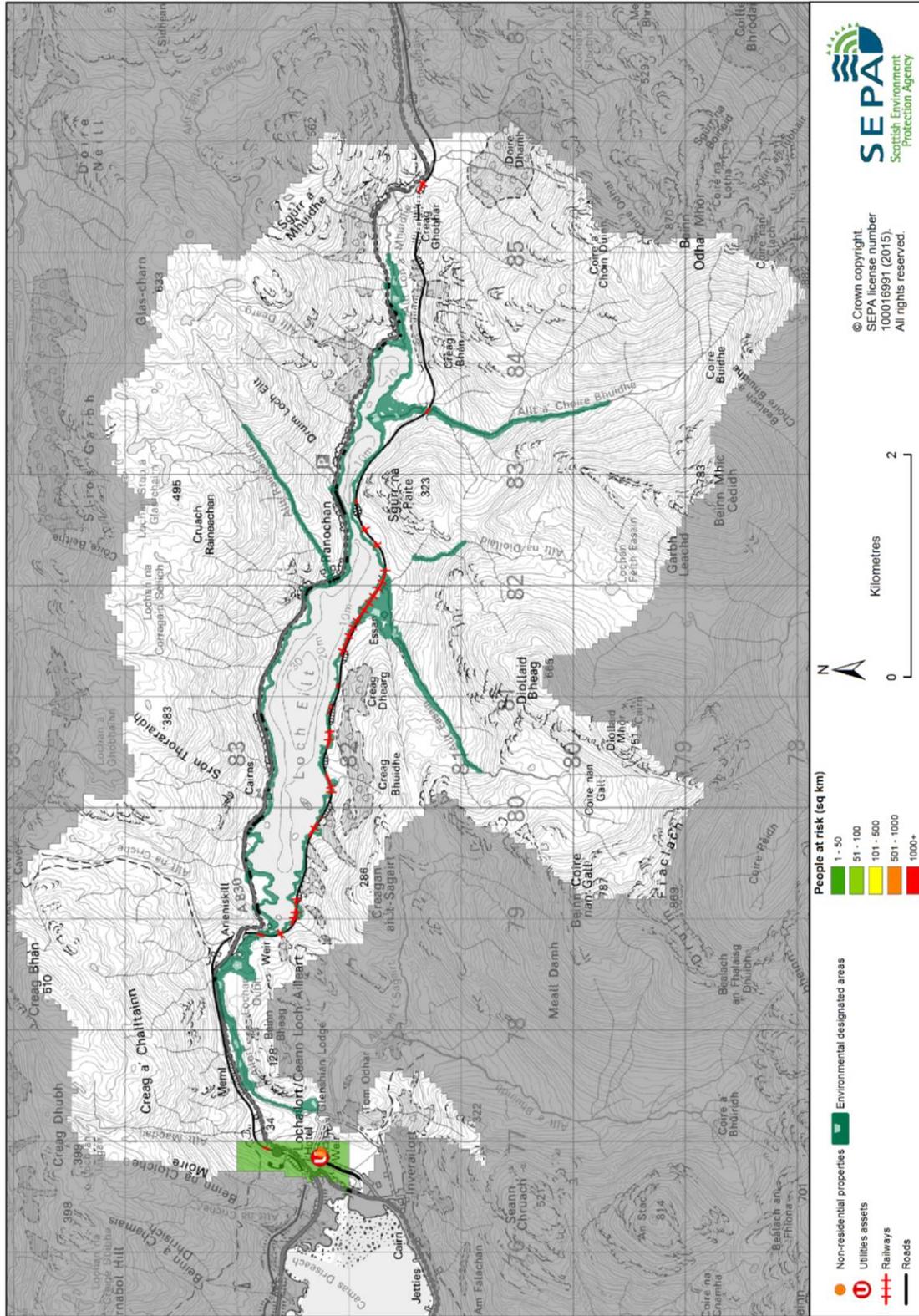


Figure 2: Damages by flood likelihood

History of flooding

There are records of sporadic floods to Lochailort prior to the construction of the A861.

¹ Some receptors are counted more than once if flooded from multiple sources



Objectives to manage flooding in Potentially Vulnerable Area 01/22

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 Lochailort Potentially Vulnerable Area.

Target area	Objective	ID	Indicators within PVA
Lochailort	Reduce the physical or disruption risk related to the transport network for roads	1306	<ul style="list-style-type: none"> • 3 locations on the A830 with a total length of 410m
Applies across Highland and Argyll Local Plan District	Avoid an overall increase in flood risk	100001	<ul style="list-style-type: none"> • <10 residential properties • £14,000 Annual Average Damages
Applies across Highland and Argyll Local Plan District	Reduce overall flood risk	100002	<ul style="list-style-type: none"> • <10 residential properties • £14,000 Annual Average Damages
Applies across Highland and Argyll 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.		

Actions to manage flooding in Potentially Vulnerable Area 01/22

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 Lochailort Potentially Vulnerable Area.

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

Action (ID):	FLOOD PROTECTION SCHEME/WORKS (1306021)		
Objective (ID):	Reduce the physical or disruption risk related to the transport network for roads (1306)		
Delivery lead:	Transport Scotland		
Status:	Under development	Indicative delivery:	2016-2021
Description:	Transport Scotland will carry out civil engineering work which will reduce flood risk to identified sections of the A830.		

Action (ID):	FLOOD FORECASTING (1000020009)		
Objective (ID):	Reduce overall flood risk (100002)		
Delivery lead:	SEPA		
Status:	Existing	Indicative delivery:	Ongoing
Description:	<p>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.</p> <p>The Potentially Vulnerable Area is within the 'Skye and Lochaber' flood alert area.</p>		

Action (ID):	SELF HELP (1000020011)		
Objective (ID):	Reduce overall flood risk (100002)		
Delivery lead:	—		
Status:	Existing	Indicative delivery:	Ongoing
Description:	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.		

Action (ID):	AWARENESS RAISING (1000020013)		
Objective (ID):	Reduce overall flood risk (100002)		
Delivery lead:	Responsible authorities		
Status:	Existing	Indicative delivery:	Ongoing
Description:	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. From 2016 SEPA will engage with communities and promote Floodline using most the appropriate mix of methods for the area. These could include direct mailings, education activities, participation in local events and relevant flooding messages in the media. Local authorities will be undertaking additional awareness raising activities. Further details will be set out in the Local FRM Plan.		

Action (ID):	MAINTENANCE (1000020007)		
Objective (ID):	Reduce overall flood risk (100002)		
Delivery lead:	The Highland Council, asset / land managers		
Status:	Existing	Indicative delivery:	Ongoing
Description:	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.		

Action (ID):	EMERGENCY PLANS/RESPONSE (1000020014)		
Objective (ID):	Reduce overall flood risk (100002)		
Delivery lead:	Category 1 and 2 Responders		
Status:	Existing	Indicative delivery:	Ongoing
Description:	<p>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.</p>		

Action (ID):	PLANNING POLICIES (1000010001)		
Objective (ID):	Avoid an overall increase in flood risk (100001) Reduce overall flood risk (100002)		
Delivery lead:	Planning authority		
Status:	Existing	Indicative delivery:	Ongoing
Description:	<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 Annex 2.</p>		