

6.56

ST12 FLOODING

In areas where there is significant risk of flooding, there will be a presumption against new development which would be likely to be at risk, would increase the level of risk for existing development or would be likely to require high levels of public expenditure on flood protection works. Applicants will be required to provide information demonstrating that any flood risks can be adequately managed both within and outwith the site.

6.57 Scottish Water is responsible for the provision of water supplies, waste water treatment works and the sewerage network. In the Falkirk Council area, until recently, there were few locations where there have not been constraints to extending the water supply and sewerage infrastructure to accommodate the development set out in the Local Plan.

6.58 However, since April 2006, Scottish Water's Quality and Standards III investment programme for 2006-2014 includes funding to address growth at its water and waste water treatment works to accommodate development. The Council will liaise closely with Scottish Water to secure the necessary investment and careful phasing of development will continue to be needed, augmented in some locations by financial contributions from developers. Falkirk Council will use section 75 agreements, where appropriate, in order to secure equitable contributions where improvements are required to serve more than one site.

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For new development to be sustainable it is important that new infrastructure continues to protect and maintain water quality and the ecological status of watercourses. It is the view of SEPA that a series of private non-adoptable sewage systems is unsustainable. Falkirk Council will therefore not grant planning permission for new development unless publicly adopted sewerage infrastructure is provided or that SEPA is satisfied that other adequate arrangements are in place.

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ST12A SEWERAGE INFRASTRUCTURE

New development will only be permitted if necessary sewerage infrastructure is adopted by Scottish Water or alternative maintenance arrangements are acceptable to SEPA.

6.61

Reducing Flood Risk and the Impact of Drainage - Actions and Indicators

Actions

- Require developers to undertake flood risk assessments and submit a drainage strategy where appropriate
- Monitor flooding events

Indicators

- River water quality
- Number of flooding events