1. Purpose and scope

1.1 SEPA wishes to prioritise, simplify and accelerate our engagement with the planning system in a manner which reinforces the role and responsibilities of planning authorities and developers. For development management, we want to focus our advice on consultations where we can add best value to protecting Scotland's environment. In practice this means that we no longer wish to be consulted on certain types of development. Instead, we wish to be consulted on the developments detailed in the SEPA guidance note How and when to consult SEPA, which also includes details of the GIS layers mentioned below. Standing advice for small scale windfarms is provided in Appendix 1. Standing advice for specified categories of development affected by flood risk can be found in Appendix 2. For all other small scale local developments please refer to the following standing advice.

2. Flood risk - advice for planning authorities

2.1 In accordance with the SEPA-Planning Authority Protocol (SEPA Policy 41) planning authorities must specify when they require flood risk advice at the time of consultation. You should screen planning applications against SEPA's Indicative River and Coastal Flood Map (Scotland) available on your GIS system and against any other flood risk information from your internal Flood Prevention Officer. You should then determine if the type of development is one for which we have provided standing advice in the Appendices of this guidance note. If it is clear that the proposal could lead to an increase in the number of persons or buildings at risk of being damaged by flooding then you should ensure that the application is supported by a flood risk assessment and then consult SEPA. This approach is in accordance with the general duties for local authorities under the Flood Risk (Scotland) Management Act 2009 to undertake relevant functions in a way that reduces overall flood risk.

3. Waste water drainage

3.1 Drainage is a material planning consideration and should be considered before determination of all planning applications in line with Scottish Planning Policy and guidance. All developments in or adjacent to public sewered areas should connect to the public sewer. Where there are public sewer capacity or connection problems, we still expect solutions to be arrived at that allow connection to the public sewer. If connection is not possible and a temporary private system is proposed, provided that Scottish Water have confirmed in writing infrastructure improvements, a planning condition (which is known to meet the requirements of Circular 4/1998) should be attached to ensure connection to the public sewer as soon as connection becomes available and removal of the temporary system. Scottish Water operates an online GIS tool detailing the extent of the public sewer infrastructure. Further guidance on accessing and using this tool should be sought from Scottish Water. Where a permanent private system is proposed within an area served by public sewer, please consult us.

3.2 Outwith sewered areas, the principle of private foul drainage systems are generally acceptable unless they fall within the consultative areas of 'cumulative drainage impact' as defined on your GIS system, when we will provide further advice. We prefer private waste water discharges to be made to soakaways where ground conditions are suitable rather than discharges to water. Waste water drainage systems should also be designed and located in accordance with the Building Standards Technical Handbooks however planning authorities should ensure a development can be drained in accordance with Planning Advice Note 79 Water and Drainage. Please refer to your internal building standards colleagues for advice on the Building Standards Technical Handbooks.

4. Swimming pool drainage

4.1 SEPA prefers discharges of filter backwash from swimming pools to discharge to the foul sewer. In addition, all discharges to the foul sewer must be acceptable to Scottish Water.

4.2 The discharge of filter backwash to an existing soakaway or surface waters, is also acceptable, but only following dechlorination. Our preferred method is non-chemical removal of chlorine by leaving to stand for at least 5 days or until no chlorine is detectable prior to discharge. The applicant will have to obtain a CAR authorisation, or modifications to an existing authorisation, for the discharges from SEPA.

4.3 When emptying the entire pool contents for maintenance or cleaning, our preference would be to discharge to the foul sewer (if available and acceptable to Scottish Water). However, the pool water could be removed by tanker provided the water is disposed of at a suitably licensed facility. Depending upon the effluent volume and content, a discharge to land or surface waters (following dechlorination) may be capable of being authorised by CAR, but the applicant should discuss this with SEPA's local Environmental Protection & Improvement team.

5. Surface water drainage

5.1 The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR) includes a requirement that surface water discharge must not result in pollution of the water environment. It also makes Sustainable Drainage Systems (SUDS) a requirement for new development, with the exception of runoff from a single dwelling and discharges to coastal waters. We encourage surface water from *all* developments to be treated by SUDS in line with Scottish Planning Policy (Paragraph 209).

5.2 SUDS help to protect water quality and reduce potential for flood risk. They are appropriate in both urban and rural situations. Cost effective SUDS solutions can be found for almost every situation, and can be a cheaper alternative to traditional drainage measures. SUDS also provide opportunities for increased amenity and biodiversity value of sites.

5.3 Where the alternative is use of combined systems, SUDS increases capacity in infrastructure for future developments and reduces the risk of pollution events. Discharges to combined sewers should be avoided. Scottish Water will only accept surface water into a combined system in exceptional circumstances, and we would expect Scottish Water and the applicant to ensure that all reasonable efforts are made to remove surface water from the combined sewer.

5.4 It is important to ensure that adequate space to accommodate SUDS is included within the site layout (especially when considering applications for planning permission in principle). Each individual type of SUDS feature, such as a filter drain, detention basin, permeable paving or swale, provides one level of treatment. For example, surface water treated by permeable paving then in turn by a detention basin, ie runoff passing through both features in series (not in parallel), would be classed as receiving two levels of treatment whereas surface water treated by two detention basins would be classed as receiving one level of treatment.

5.6 For all developments, run-off from areas subject to particularly high pollution risk (eg yard areas, service bays, fuelling areas, pressure washing areas, oil or chemical storage, handling and delivery areas) should be minimised and directed to the foul sewer. Where run-off from high risk areas cannot be directed to the foul sewer we can, on request, provide further site specific advice on what would be the best environmental solution.

5.7 Developers are directed to the SUDS Manual (C753) and the importance of preventing runoff from the site for the majority of small rainfall events (interception) is promoted. Applicants should be using the Simple Index Approach (SIA) Tool to determine if the types of SUDS proposed are adequate.

5.8 The SUDS treatment train should be followed which uses a logical sequence of SUDS facilities in series allowing run-off to pass through several different SUDS before reaching the receiving waterbody.

5.9 Comments should be requested from Scottish Water where the SUDS proposals would be adopted by them and, where appropriate, the views of the local authority's roads department and flood prevention unit should be sought on the SUDS strategy in terms of water quantity and flooding issues. This would not be a role for SEPA's flood risk hydrology function.

5.10 Further guidance on the design of SUDS systems and appropriate levels of treatment can be found within CIRIA's C753 manual entitled *The SUDS Manual* at www.ciria.org. Advice can also be found in the SEPA Guidance Note LUPS GU12 Planning Advice on Sustainable Drainage Systems (SUDS) and SEPAs regulatory method WAT-RM-08 for SuDS. Further information can also be found in the Water Assessment and Drainage Assessment Guide produced by the Sustainable Urban Drainage Scottish Working Party (SUDSWP).

6. Engineering activities in the water environment

6.1 In order to meet the objectives of The Water Framework Directive, developments should be designed wherever possible to avoid engineering activities in the water environment. The water environment includes burns, rivers, lochs, wetlands, groundwater and reservoirs. We prefer the water environment to be left in its natural state with engineering activities such as culverts, bridges, watercourse diversions, bank modifications or dams avoided wherever possible. Where watercourse crossings are required, bridging solutions or bottomless or arched culverts which do not affect the bed and banks of the watercourse should be used. If the proposed engineering works are likely to exacerbate flood risk then a flood risk assessment should be submitted in support of the planning application and we should usually be consulted. We would not normally want to be consulted on applications for replacement culverts or bridges where the dimensions are the same. In such circumstances planning authorities should refer to our standing advice in Appendix 2.

6.2 Scottish Planning Policy states that the planning system should promote flood reduction by avoiding the construction of new culverts and where possible open existing culverts (paragraph 255). Planning applications should be determined in line with this planning policy.

6.3 Further guidance on the design and implementation of crossings can be found in our Construction of River Crossings Good Practice Guide. Best practice guidance is also available within the water engineering section of our website. For your information, where a culvert is shown to be unavoidable, it should be designed in accordance with the Scottish Government's River Crossings and Migratory Fish: Design Guidance.

6.4 Some engineering activities in the water environment require authorisation under the Water Environment (Controlled Activities) Regulations 2011 (as amended) i.e. the "CAR Regulations'. Further details of the types of activities that may require authorisation under the CAR Regulations can be found in SEPA's CAR Practical Guide. It is advised that a developer should contact the relevant local SEPA team to discuss any activities that may be subject to these regulations.

7. Space for waste management provision with site layout

7.1 In accordance with Scottish Planning Policy, space for collection, segregation, storage and possibly treatment of waste (eg individual and/or communal bin stores, composting facilities, waste treatment facilities etc) should be allocated in the planning application site layout. Please consult with your internal waste management colleagues to determine what space requirements are required within the application site layout. Some local authorities have an information sheet which details space requirements.

8. Oil storage

8.1 Proposals for oil storage facilities are generally acceptable provided they are located and designed in accordance with the technical handbooks and Water Environment (Oil Storage) Regulations (Scotland) 2006. Please refer to your internal building standards colleagues for advice on the technical handbooks. Please consult us on any proposals for underground oil storage for residential developments.

9. Contaminated land

9.1 Advice on land contamination issues should be sought from your contaminated land colleagues because they are the lead authority on these matters. If your contaminated land colleagues require advice on issues relating to the water environment then they should contact our contaminated land specialists directly.

9.2 We will provide advice directly to planning authorities on development in relation to radioactive contaminated land and designated contaminated land Special Sites as described in the SEPA guidance note How and when to consult SEPA.

10. Air quality and noise

10.1 Advice on air quality and noise should be sought from your environmental health colleagues because they are the lead authority on these matters. We will provide advice on air quality and noise where we have a regulatory role in controlling them as described in the SEPA guidance note How and when to consult SEPA.

11. Agricultural developments

11.1 Agricultural developments should be located and designed in accordance with The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) (Scotland) Regulations 2003 (as amended) and the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). Applicants should be directed to www.sepa.org.uk/land/agriculture/agricultural_regulation.aspx to ensure their development complies with these Regulations. In order to comply with these Regulations it is important to ensure that any surface water associated with yard areas is conserved on the farm for disposal, and any part of any slurry storage system is located at least 50m from any potable water supply and 10m from any surface water or wetland.

11.2 Uncontaminated surface water, including roof water, should be disposed of by the use of SUDS in accordance with General Binding Rules 10 and 11 of CAR. These measures could be incorporated through the development of an infiltration system, such as a filter trench or soakaway at the site. You can find further guidance on how to comply with the above Regulations in the *Code of good agricultural practice* at www.scotland.gov.uk/Resource/Doc/37428/0014235.pdf and in the PEPPAA *Code of Good Practice* at http://www.scotland.gov.uk/Publications/2005/03/20613/51366 which provides practical advice on minimising pollution.

12. Regulatory and pollution prevention advice for applicants

12.1 We regulate a number of matters covered by this standing advice including; waste water drainage, surface water drainage, swimming pool drainage, private water abstractions, waste management, oil storage, slurry and silage storage and water environment engineering. If developments contain these elements, the applicant should be referred to the planning section of the SEPA website at www.sepa.org.uk/planning so that they can ensure their proposals will meet all relevant regulatory requirements.

12.2 Best practice advice in relation to pollution prevention can also be found in our series of Pollution Prevention Guidelines. Paper copies of this advice are available upon request to your local SEPA planning team.

13. Existing groundwater abstractions

13.1 Roads, excavations and other works associated with developments can disrupt groundwater flow and impact on groundwater abstractions such as private water supplies. If groundwater abstractions are identified then the applicant should seek to ensure that:

- roads, tracks and trenches are routed at least 100m; and,
- buildings, excavations and quarries are located at least 250 m

from the abstraction.

14. Shellfish applications

14.1 Shellfish farms are not regulated by SEPA, although associated infrastructure such as shore base facilities and depuration systems may be regulated by SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2011.

14.2 Shellfish farms are dependent upon good water quality in order to produce shellfish which meet required food standards set by the Food Standards Agency (Scotland). The Water Environment (Shellfish Water Protected Areas: Designation) (Scotland) Order 2013 identifies shellfish water protected areas. The applicant should identify if the proposed site is located within a shellfish water protected area and it would be in their interest to liaise with the Food Standards Agency on whether or not the shellfish water protected area has complied with the guideline standards for faecal coliforms in biota.

14.3 As part of our regulatory remit we monitor waters against the standards for sewage related bacteria set out in the Regulations to ensure that discharges to the water environment will not adversely impact on shellfish water protected areas. In addition, any new sewerage discharge proposed within, or with the potential to impact upon, a shellfish water protected area has to comply with SEPA's microbiological policy. In view of this, we strongly recommend that any

new shellfish farm sites should be located within an existing shellfish water protected area.

14.4 Outwith shellfish water protected areas we recommend that it is established if there are any Scottish Water assets, trade discharges or other private treatment works in the area. The applicant should be aware that the potential input of coliforms into the water body from treatment works could affect the classification of shellfish grown.

14.5 The applicant should also be aware that, regardless of location, land run-off, including that from grazing livestock, has the potential to impact upon water quality and shellfish classification.

14.6 We consider that the issue of whether or not shellfish are likely to be marketable as a result of the impacts of water quality issues to be a commercial risk to the applicant. The above issues should be taken into consideration when assessing the commercial viability of the shellfish farm in the proposed location.

14.7 In addition to the above, the Planning Authority may wish to consider if there are other active shellfish or fin fish farms in the vicinity.

14.8 Scottish Natural Heritage can advise on protection of designated natural heritage protected areas.

Appendix 1: Standing advice for small scale wind-farms below 10 MW not subject to formal Environmental Impact Assessment

1. Purpose and scope

1.1 SEPA applies the same principles to windfarm development as it does to all development management. We focus our site-specific comment on the larger, more environmentally significant developments, and provide to planning authorities standing advice tailored for schemes below 10 mega watts (MW) and not subject to formal Environmental Impact Assessment. For all other small scale developments please refer to the main body of this guidance note.

2. Flood risk

2.1 Flood risk issues occasionally arise in relation to wind-farms in relation to the location of infrastructure such as substations or access tracks. Planning applications should be screened against SEPA's Indicative River and Coastal Flood Map (Scotland), available on your GIS system, and against any other flood risk information from your internal Flood Prevention Officer. In exceptional circumstances where it is clear that the proposal could lead to an increase in the number of people and buildings at risk of being damaged by flooding then the application should be supported by a flood risk assessment. Further flood risk advice for single turbines, access roads and river crossings can be found in Appendix 2.

3. Waste water drainage

3.1 Drainage is a material planning consideration and should be considered before determination of all planning applications in line with Scottish Planning Policy and guidance. All developments in or adjacent to public sewered areas should connect to the public sewer. Most windfarms are located outwith publicly sewered areas and will require welfare facilities for workers.

3.2 Outwith sewered areas, the principle of private foul drainage systems are generally acceptable unless they fall within the consultative areas of 'cumulative drainage impact' as defined on your GIS system, when we will provide further advice. We prefer private waste water discharges to be made to soakaways where ground conditions are suitable rather than discharges to water. Waste water drainage systems should also be designed and located in accordance with the Building Standards Technical Handbooks however planning authorities should ensure a development can be drained in accordance with Planning Advice Note 79 Water and Drainage. Please refer to your internal building standards colleagues for advice on the Building Standards Technical Handbooks.

4. Surface water drainage

4.1 The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) (CAR) includes a requirement that surface water discharge must not

result in pollution of the water environment. There are specific controls as described within the CAR Practical Guide to be met in order to comply with CAR at both construction and operation stages. It would be helpful if the applicant's attention could be drawn to these requirements.

4.2 Comments should be requested from the local authority's roads department and flood prevention unit on the SUDS strategy on water quantity and flooding issues.

5. Engineering activities in the water environment

5.1 In order to meet the objectives of The Water Framework Directive, developments should be designed wherever possible to avoid engineering activities in the water environment. The water environment includes burns, rivers, lochs, wetlands, groundwater and reservoirs. We prefer the water environment to be left in its natural state with engineering activities such as culverts, bridges, watercourse diversions, bank modifications or dams avoided wherever possible. Where watercourse crossings are required, bridging solutions or bottomless or arched culverts which do not affect the bed and banks of the watercourse should be used. If the proposed engineering works are likely to exacerbate flood risk then a flood risk assessment should be submitted in support of the planning application and we should usually be consulted. We would not normally want to be consulted on applications for replacement culverts or bridges where the dimensions are the same. In such circumstances planning authorities should refer to our standing advice in Appendix 2.

5.2 Scottish Planning Policy states "*Culverts are a frequent cause of local flooding, particularly if the design or maintenance is inadequate. Watercourses should not be culverted as part of a new development unless there is no practical alternative and existing culverts should be opened whenever possible. If culverts are unavoidable, they must be designed to maintain or improve existing flow conditions and aquatic life. A culvert may be acceptable as part of a scheme to manage flood risk or where it is used to carry a watercourse under a road or railway"* (Paragraph 211). Planning applications should be determined in line with this planning policy.

5.3 You can find further guidance on the design and implementation of crossings in our Construction of River Crossings Good Practice Guide. Best practice guidance is also available within the water engineering section of our website. For your information, where a culvert is shown to be unavoidable, it should be designed in accordance with the Scottish Executive guidance on River Crossings and Migratory Fish.

6. Private water abstraction

6.1 Many windfarm developments will utilise water bowsers during the construction phase of the development. However some developers will wish to install a private water supply for the construction or longer term operation of the site and may need to dewater excavations. The principle of water abstractions less than $50m^3$ is

generally acceptable due to their being very small scale. SEPA regulates these activities under CAR and therefore developers should be directed to the CAR Practical Guide to ensure they meet regulatory requirements.

7. Site waste management

7.1 Developers may need to dispose of significant quantities of waste during the construction and operation of a windfarm. This can include waste soils, peat, refuse from welfare facilities or surplus construction materials. Wherever possible the waste hierarchy of reduce, reuse and recycle should be encouraged.

7.2 Waste peat is not always suitable for use within a development and may be regarded as waste in law. Developments on peat should seek to minimise peat excavation and disturbance to prevent the unnecessary production of waste soils and peat. Applicant should be referred to our Regulatory Position Statement – Developments on Peat and Guidance on the assessment of peat volumes, reuse of excavated peat and minimisation of waste.

7.3 Any other waste removed from a site must be deposited at a suitably licensed site under the Waste Management Licensing (Scotland) Regulations 2011.

8. Oil storage

8.1 Proposals for oil storage facilities are generally acceptable if they are located and designed in accordance with the Building Standards Technical Handbooks and Water Environment (Oil Storage) Regulations (Scotland) 2006. Please refer to your Building Standards colleagues for advice on the Technical Handbooks.

9. Air quality and noise

9.1 Advice on air quality and noise should be sought from your Environmental Health colleagues because they are the lead authority on these matters in the context of windfarms (we will provide advice on air quality and noise where we have a regulatory role in controlling them).

10. Borrow pits

10.1 Most small scale windfarms will import aggregate from existing quarries. Where an on site borrow pit is proposed please consult us, highlighting the proposed mineral extraction in line with SEPA guidance note How and when to consult SEPA.

11. Regulatory and pollution prevention advice for applicants

11.1 We regulate a number of matters covered by this standing advice including waste water drainage, surface water drainage, private water abstractions, waste management, oil storage and engineering activities in the water environment. In

particular SEPA Planning Guidance Note 4 Planning advice on windfarm developments provides useful guidance for all key stakeholders in windfarm developments.

11.2 Best practice advice relation to pollution prevention can also be found on our website and our Pollution Prevention Guidelines are available on our website at: at: https://www.sepa.org.uk/regulations/water/guidance. Paper copies of this advice are available upon request to your local SEPA planning team.

12. Existing groundwater abstractions

12.1 Roads, foundations and other construction works associated with wind turbines can disrupt groundwater flow and impact on groundwater abstractions such as private water supplies. If groundwater abstractions are identified then the applicant should seek to ensure that:

- roads, tracks and trenches are routed at least 100m; and,
- borrow pits and the turbine foundation are located at least 250 m

from the abstraction.

- **Appendix 2: Flood risk standing advice for specified categories of development management consultations**

1. Purpose and scope

1.1 SEPA now applies the same principles to flood risk as it does to all development management. We focus our site-specific comment on development proposals where the greatest potential impacts to human health, the economy and environment exist in line with the Flood Risk Management (Scotland) Act (2009). Generally, this will focus our engagement on larger and more environmentally significant developments. However it is recognised that flood risk can be a significant issue for some smaller scale developments that are particularly vulnerable to such risk including single-house developments.

1.2 The standing advice applies to the following lower risk categories of development that are in areas subject to a flood hazard, as depicted on the SEPA Indicative River and Coastal Flood Map, and other sources of information available to the planning authority:

- Change of use to less or same vulnerability;
- Refurbishments and/or alterations which do not increase the footprint of the development and do not result in a change of use to a more vulnerable use;
- Small scale extensions, domestic garages or garden sheds;
- Single wind turbines and similar structures with a small footprint with no associated new road and/or river crossings;
- Hydro schemes with no associated new roads and/or new river crossings;
- Footpaths, tracks, roads, playing fields, car parks and other landscaping proposals;
- Replacement culverts or bridges;
- Small scale street furniture; and,
- Pontoons and other types of small scale water related developments.

1.3 In a limited number of cases we may need to be consulted on some of the above developments (eg. hydro schemes) for reasons other than flood risk. In such instances the following standing advice still applies to any flood risk issues affecting the development.

1.4 This proportionate approach reduces consultative burden and assists delivery of an efficient planning system.

2. Change of use to less or same vulnerability

2.1 The following advice applies to changes of use of a site to a use of less or same vulnerability where the footprint of the development is not increased. We have developed a vulnerability classification to aid the interpretation of this advice (see Section 11 and Table 1). In using the hierarchy please note that the impact of a flood on the particular land use could vary within each vulnerability class. Flood

risk management infrastructure and other risk mitigation measures needed to ensure a development is safe may differ between uses within a particular class.

2.2 For changes of use to less or same vulnerability we advise you consult your flood prevention authority colleagues for advice on suitable mitigation measures, and, where relevant, consider any access/egress issues for both inhabitants and emergency services. An overall reduction in flood risk can still be achieved for proposed uses that have the same level of vulnerability through the use of flood resilient materials and design (see PAN 69: Planning and Building Standards Advice on Flooding).

3. Refurbishments and/or alterations which do not increase the footprint of the development and do not result in a change of use to a more vulnerable use

3.1 The following advice applies to refurbishments and/or alterations which do not increase the footprint of the development and do not result in a change of use to a more vulnerable use. We have developed a vulnerability matrix to aid the interpretation of this advice (see Section 11 and Table 1). In using the hierarchy please note that the impact of a flood on the particular land use could vary within each vulnerability class. Flood risk management infrastructure and other risk mitigation measures needed to ensure a development is safe may differ between uses within a particular class.

3.2 We advise you consult your flood prevention authority colleagues for advice on suitable mitigation measures, and, if relevant, consider any access/egress issues. Useful advice on improving flood resilience can be found in PAN 69: Planning and Building Standards Advice on Flooding. The raising of internal floor levels to mitigate against flood risk should only be permitted where viable and safe egress can be realised. Proposals that could lead to islands of development during flood events must be avoided as they impose an unacceptable risk to human health.

4. Small scale extensions, domestic garages or garden sheds

4.1 The following advice applies to small scale domestic and/or non-domestic extensions, sheds or domestic garages that are not covered by permitted development rights. If permitted development rights have been removed, as a result of a request by SEPA (on the grounds of flood risk), we would want to be consulted on the application.

4.2 Applications for a small scale extension to an existing building (domestic or non-domestic) are generally outwith the scope of Scottish Planning Policy provided they would not have a significant detrimental effect on the functional floodplain or local flood risk. We advise that ,when you receive an application for an extension within the functional floodplain, you specifically ask your flood prevention authority colleagues if they consider if it is likely to have a significant effect on the storage capacity of the functional flood plain or affect local flooding problems. If the flood prevention authority considers this likely, then please consult us for site specific advice

4.3 You should always consider carefully small scale extensions in the functional floodplain, where the development leads to an increase in the number of people at risk from flooding. The use of water resistant materials and forms of construction may be appropriate for some small scale extensions (see PAN 69: Planning and Building Standards Advice on Flooding). If you consider that a proposed extension could have an adverse impact on flood risk you should seek the advice of your flood prevention authority colleagues. If this results in your requesting the applicant to submit a flood risk assessment, then please consult us when it has been received.

5. Single wind turbines and similar structures with a small footprint and no associated new roads or new water crossings

5.1 This standing advice applies to proposals for single wind turbines and other similar structures which have a small footprint and do not have associated new roads or water crossings. Such structures should be located in an area which is not at risk of flooding but where this is not feasible the following standing advice applies. Where proposals for such schemes include new access roads and/or replacement river crossings, please consider the standing advice in sections 7 and 8 of this Appendix.

5.2 Due to their small footprint, these types of development do not usually create or increase flooding to nearby receptors in their local vicinity. Any risk (potential damage) to these structures themselves is a matter for the developer and local authority to recognise and account for in the design and siting of the structure.

6. Hydro schemes with no associated new roads or new river crossings

6.1 Infrastructure for hydro schemes (other than associated access roads and bridges) requires to be located in or adjacent to the water body from which it is taking water and to which it is returning water. As such we consider those elements of run-of-river hydro schemes to be an exception as defined in the Risk Framework set out in Scottish Planning Policy and the following advice applies. Where proposals for such schemes include new access roads and/or replacement river crossings please consider the standing advice in sections 7 and 8.

6.2 Generally, we consider that these elements of run-of-river hydro scheme proposals will not affect the ability of the floodplain to store or convey water. However, the construction of weirs to facilitate off-take mechanisms or the transfer of water from one catchment to another may increase the risk of flooding locally if a nearby receptor exists. In such instances you should seek the advice of your flood prevention authority colleagues and, if this results in the applicant being required to submit a flood risk assessment, you should consult SEPA when this has been received. There may be a commercial risk to the operator of the scheme and we recommend that the turbine house is designed and constructed to remain operational during floods. Water resistant materials and construction should be used where appropriate (see PAN 69: Planning and Building Standards Advice on Flooding).

7. Footpaths, tracks, roads, playing fields, car parks and other landscaping proposals

7.1 The following advice applies to those footpaths, tracks, roads, playing fields and other landscaping proposals that require planning permission under the Town and Country Planning (Scotland) Act 2006.

7.2 Please ask applicants to design footpaths, roads, playing fields, car-parks and other landscaping proposals to ensure that they do not result in an elevation of the land within the functional flood plain. If this is not possible, ask them to move that element of the development to outwith the area thought to be at risk of flooding.

7.3 Where neither is possible, please consult us on proposals which result in elevation of land levels if the sites are thought to be at risk of flooding (from watercourses alone or in combination with sea). For sites which are at risk of flooding only from the sea, we recommend that you consult your flood prevention authority colleagues specifically asking if the development is likely to have a significant effect on the storage capacity of the functional flood plain, could be at serious risk of erosion, could cause problems associated with level access or could affect local flooding problems.

8. Replacement culverts and bridges

8.1 Proposals for replacement culverts and bridges with structures of identical dimensions will not generally result in a change to local flood risk. If the replacement culvert or bridge capacity is increased or decreased, then this can increase flood risk downstream and/or upstream respectively, e.g. wider culverts or bridges can result in greater flow being passed downstream. Similarly, smaller culverts or bridges can aggravate flood risk upstream. If the upstream or downstream flood risk may be affected due to a change in the dimensions of the proposed structure, then you should seek the advice of your flood prevention authority colleagues. If this results in your requesting the applicant to submit a flood risk assessment, the please consult SEPA when the flood risk assessment is received.

8.3 We encourage the replacement of existing closed culverts with open culverts where possible. This will normally help (in addition to other benefits) to reduce overall flood risk as open culverts are less likely to block.

9. Small scale street furniture

9.1 Small scale street furniture (such as flagpoles, signage, benches and lamps) does not create or increase flood risk to nearby receptors in their local vicinity. Any risk (potential damage) to these structures themselves is a matter for the developer and local authority to recognise and account for in the design and determination of where they are sited.

9.2 Boundary walls and fences require greater consideration as they can create an obstruction to flood flows and therefore exacerbate local flood risk. We recommend that you consult your flood prevention authority colleagues to consider the design of such features. Careful examination of length, height,

design and location of such features should be made to ensure they do not increase flood risk elsewhere.

10. Pontoons and other types of small scale water related development

10.1 Certain water-based development such as pontoons, jetties, moorings, boathouses and some water based recreation structures (e.g. canyon or waterfall wires) are unlikely to have a significant impact on flood risk. Any flood related impacts of such developments can be minimised through good design which utilises flood resilient/ resistant materials. You can find useful advice on flood resilient design in PAN 69: Planning and Building Standards Advice on Flooding.

10.2 This advice does not apply to boat sheds or similar types of development which include residential accommodation. Due to the increased flood risk of such developments, you should request from the applicant a flood risk assessment and consult us when this has been received.

11. SEPA Land Use Vulnerability Categorisation

11.1 The SEPA land use vulnerability categorisation provides a guide to the relative vulnerability of development categories and therefore aids the interpretation of the standing advice set out in sections 2 and 3 of this Appendix. In particular it can be used to assess whether a proposed change of use will be more vulnerable to the effects and impacts of flooding, than the previous use.

11.2 The categorisation facilitates a clear and consistent approach to our consideration of developments affected by flood risk across Scotland and increases the transparency of our approach to developers and planning authorities from the outset. Ultimately this should lead to improved and speedier planning decisions.

11.3 The categorisation is set out in the following table. When using the table developments that combine a mixture of uses should be placed in the higher of the relevant classes of flood risk vulnerability. It should be noted that the impact of a flood on the particular land use could vary within each vulnerability class. In particular, a change of use to a dwelling house within the 'Highly Vulnerable' category could significantly increase the overall flood risk, especially in relation to human health and financial impacts. Any proposal for a change of use to a dwelling house should, therefore, be supported by a flood risk assessment.

11.4 Redevelopment and/or change of use provides a valuable opportunity to reduce the vulnerability of that site to flooding and therefore to reduce overall flood risk. This can be achieved through changes to less vulnerable land uses and improvements to the management of flood risk on the site.

11.5 Flood risk management infrastructure and other risk mitigation measures needed to ensure a development is safe may differ between uses within a particular class. For the purposes of this standing advice, the 'water compatible' and 'essential infrastructure' categories are not been included in the table.

Table 1: SEPA Land Use Vulnerability Categorisation

Most Vulnerable Uses	• Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Hospitals. • Basement dwellings. • Isolated dwelling houses in sparsely populated locations. • Dwelling houses situated behind informal embankments (ie embankments not formally constituted under flood prevention legislation) for example, agricultural flood embankments constructed under permitted development rights. • Residential institutions such as residential care homes/ prisons. • Nurseries, children's homes and educational establishments. • Caravans, mobile homes and park homes intended for permanent residential use. • Sites used for holiday or short-let caravans and camping subject to an evacuation plan. • Installations requiring hazardous substance consent (Where there is demonstrable need to locate such installation for bulk storage of materials with port or other similar facilities, or with energy infrastructure, that require a coastal or water-side location, or other high flood risk areas, then the facilities should be classified as "essential infrastructure" in line with SPP.
.Highly Vulnerable Uses	• Buildings used for dwelling houses. (changes of use to buildings used for dwelling houses should be supported by a flood risk assessment – please see para.11.3 of this Appendix) • Social services homes and hostels; student halls of residence; and hotels. • Non-residential uses for health service. • Landfill and sites used for waste management facilities for hazardous waste.
Less Vulnerable Uses	• Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; drinking establishments; nightclubs; offices; general industry; storage and distribution; non-residential institutions not included in "more vulnerable"; and assembly and leisure. • Land and buildings used for agriculture and forestry which are subject to planning control. • Waste treatment (except landfill and hazardous waste facilities) • Minerals working and processing (except for sand and gravel working).