

Public Summary of the Avoch & Killen Flood Management Plan (2025)

Why This Matters

- Avoch and Killen have faced increasing and more severe flooding over the past decade — especially during the extreme rainfall of December 2024.
- Roads, homes, school grounds, and public areas have all been repeatedly flooded.
- Infrastructure is under strain, and residents, including vulnerable families are experiencing serious impacts to their health, safety, and quality of life.

Avoch Primary School Grounds: A Longstanding Unresolved Problem

- The school grounds have been unusable for outdoor education and play for over five years.
- Outdoor learning, PE, and play have been severely restricted. Children are often confined to a flooded playground.
- These issues stem from drainage alterations linked to the Mannsfield Place development and a poorly performing sustainable drainage systems installed as part of the housing development.
- Promised reinstatement of the grounds never happened, and blocked drains remain unaddressed.
- The effect on pupils' wellbeing, physical activity, and the curriculum is a major concern for staff, families and the community.

Other Flooding Hotspots

- The Avoch Burn has repeatedly overflowed due to blockages from silt, branches, fallen trees and storm debris, flooding footpaths, homes and gardens on Toll Road, Long Road and Henrietta Street.
- Killen Bridge is under pressure from the build-up of debris in the Killen Burn, which is obstructing water flow and raising concerns about the bridge's structural integrity and road safety.
- Landslips and runoff have blocked the A832 and Corrachie Road at the Den, with water and debris spilling into Ormonde Terrace. The recent landslip in the Den is very close to a property in Moray Wynd.
- Regular garden and wastewater flooding reported at MacKay Terrace requires to be addressed.

What the Community Is Asking For

- Urgent drainage repairs and restoration of the primary school's outdoor learning spaces.
- An independent inspection of all existing Sustainable Drainage Systems (SuDS) in Avoch.
- Regular cleaning of the Avoch Burn, field drains, and roadside culverts. Mitigate landslip risks in the Den.
- Stronger flood risk assessment during planning applications and approvals.

What's Being Done

- AKCC has prepared a detailed Flood Management Plan, supported by 18 photographic appendices and community evidence.
- Engagement is underway with Highland Council, SEPA, Scottish Water, landowners, farmers, property managers and local stakeholders.
- A separate Resilience Plan is being developed to improve local response during flood events.

Next Steps

- **Address flooding of Avoch homes and roads. Restore drainage and surfaces at Avoch Primary School.**
- **Unblock and maintain watercourses, especially Avoch Burn, the Den and areas near Killen Bridge.**
- **Address Den landslips and install a SEPA monitoring station on Avoch Burn for real-time flood alerts.**
- **Set up a multi-agency working group to drive long-term action.**