

Community Concerns – a collective statement on drainage problems

The undersigned community organisations, representing the residents of Avoch, would like to bring to your attention our concerns about drainage issues in our village. It is our view that while some of these issues relate to longer-term problems, others were created or exacerbated during the development of Mannsfield Place. We have brought detailed accounts of the issues below to the attention of Council officials within Estates and Planning, and to Capstone developers. To date, we have not received satisfactory responses, nor do we have knowledge of any remedial works to resolve the issues. With this collective statement, we request that Highland Council:

- share the specifications on drainage agreed with developers at the time of the Mannsfield Place development and the Section 75 sign-off notices relating to the development.
- commission an independent review of drainage, flooded and flood risk areas across the village.
- share the resulting report with us for review; and
- commit to a formal meeting with residents to discuss this.

We request a formal response to our request at latest by **Friday 18th August**. If an adequate response is not received by this time, we will share our concerns with local media; and will be left with no choice but to start a formal complaints process.

The drainage problems can be summarised as follows:

- In 2019, the infant grass at Avoch Primary School was dug up to install an attenuation tank to capture run off from Mannsfield Place. Since installation, the Parent Council have repeatedly raised issues including waterlogged grass, concerns about the depth of soil above the tank and foul-smelling surface water. The site of the attenuation tank and surrounds remain severely degraded.
- There has been a visible increase in surface water and flooding since the development was built, most notably in front of the school bus stop and on the road directly opposite where school buses turn. The local football pitch (Coronation Park) has become more waterlogged, and residents report that our burn is increasingly silted up.
- The Parent Council have been working since 2019 to address drainage issues with the school playing fields. These are often unusable due to extensive waterlogging which has become noticeably worse since the Mannsfield Place development. This has a negative impact on the children's ability to play and learn outdoors.
- An independent expert has advised that at least two existing drains on the field are blocked. These blocked drains are on a flood plain and are major for the whole village. An assessment of the playing field was requested by the Parent Council and submitted by Sarah Gitsham (Highland Council Estates Officer) on 22/08/22 but to date no response has been received.

Signatories: Avoch & Killen Community Council, Avoch Primary School Parent Council, Avoch Amenities Association