

Response ID ANON-HXMV-VNAK-K

Submitted to Flood Risk Management Plan: Clyde and Loch Lomond Local Plan District consultation
Submitted on 2021-10-30 15:17:51

About you

1 What is your name? (optional)

Name:

Mr T C Lamb

2 What is your email address? (optional)

Email:

labsearsrus@hotmail.com

3 What is your interest in this consultation? Are you responding on behalf of:

Community body

Organisation:

Rhu & Shandon Community Council

4 This is a joint consultation with local authorities. Are you happy for your responses to be shared with the local authority?

Yes, I am happy for my responses to be shared in full

Not Answered

Clyde and Lomond Local Plan District (LPD 11)

Potentially Vulnerable Areas

5 Do you agree that we have identified the main communities and infrastructure that required flood risk management objectives and actions within the Clyde and Lomond Local Plan District?

No

Share your views with us:

1. The Helensburgh Area (target area 26) does not include any of the Shandon area (extending north of Rhu village to the southern entrance to the Faslane Naval Base) which contains several existing, regular, and potential future flood risks.

2. The general nature of the identified flood risk areas can adversely affect properties that could not be flooded from coastal, river or surface water (due to the situation of the properties, i.e. height above sea level, no nearby rivers, smaller watercourses, or flood plain surfaces, etc.) and yet all properties are seen to be at risk ("tarred with the same brush") if within the broadly defined flood risk areas.

3. This broad brush identification of flood risk areas has direct implications regarding planning blight and increased/unobtainable buildings insurance costs for all the properties within the identified risk area regardless of whether the individual properties or sites are actually at any flood risk.

6 Are you responding on behalf of a Scottish local authority, or other public sector flooding partner?

No - this response will take you to question 12

Clyde and Lomond Local Plan District (LPD 11): Target area objectives

12 What target area objectives are you interested in providing a response to?

Helensburgh (target area 26)

Clyde and Lomond Local Plan District (LPD 11): Target area objectives

13 Do you agree with the proposed package of objectives for this target area?

No

Share your views with us:

The Shandon Area is not included in the flood risk area. The flood risk area should be extended northwards to include all of Shandon.

The Shandon area north of Rhu village to the southern limit of the RN Naval Base at Faslane seems to have been omitted from any consideration and yet has low lying seashore areas along the Gareloch, significant river run off down steep hillsides, and regular existing surface water flooding problems along both the old A814 road serving multiple properties in Shandon and regular blocking of the main A814 Helensburgh to Garelochhead road at the southern turning off the A814 into the Faslane Naval Base.

Clyde and Lomond Local Plan District (LPD 11): Target area actions

14 Do you agree that the proposed actions for this target area will work towards achieving the long term objectives?

Not sure

Share your views with us:

Actions listed seem general and broad brush at this stage.

Detailed mapping and identification of specific areas of risk and attaching priorities to any prevention or mitigation works required not yet done.

15 Do you agree with the identified timescales for progressing the proposed actions?

Not sure

Share your views with us:

No statements of expected sea height rise or intensity of expected increased rainfall given from which to make an assessment of the necessary timescales and thus the urgency of work required.

16 Do you see any ways that you, your community or your organisation can help with managing flood risk in this target area?

Yes

Please include any projects you are planning, or working on, which could be linked with other actions or organisations in the area:

As a local Community Council Rhu & Shandon CC is not constituted to have an administrative function within local government and serves as a consultative and advisory body to Argyll & Bute Council and the Council's various departmental functions, i.e. the CC is a statutory consultee Re: local planning applications, etc.

The Community Council would wish to be kept well informed and invited to comment on any changes, surveys, or works intended regarding the local area flood risk plan.

The Community Council, with involvement and assistance from knowledgeable local residents, may be able to offer useful advice on specific local flood risks, why they have occurred in the past, and how such flood risks might best be mitigated in future.