



Scone SWMP

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**Tackling
climate change**

Scone SWMP – Summary of Questions and Answers

Perth and Kinross Council – Communities Service Scone Surface Water Management Plan (SWMP) Community Drop-In Session: Summary of Questions and Answers

Introduction

Perth and Kinross Council recently carried out a Surface Water Management Plan (SWMP) for the town of Scone. In April and May 2026, the Council engaged with the local community on:

- the risk of flooding in the Scone area;
- the findings from the Surface Water Management Plan; and
- other actions to raise awareness and improve community resilience.

A newsletter summarising the study outputs was distributed to the local community in April 2026 and was also made available on the Council's consultation hub (at <https://consult.pkc.gov.uk/communities/sconeswmp2>) from 27th April 2026 to 22nd May 2026. This allowed residents to view the draft outputs from the SWMP. Residents were encouraged to complete the online form provided to record their comments and views.

A community drop-in session was held at the Robert Douglas Memorial Institute on the following dates:

- Wednesday 29th April 2026; and
- Friday 8th May 2026.

This supplemented the information already made available to residents through access to the draft SWMP reports. This also offered residents the opportunity to speak directly with Council officers, RSK/Binnies (design consultants), and Scottish Water.

The Council would like to thank those that took the time to provide comments and attend the drop-in session.

This report collates the comments received and provides the Council's response to those questions.

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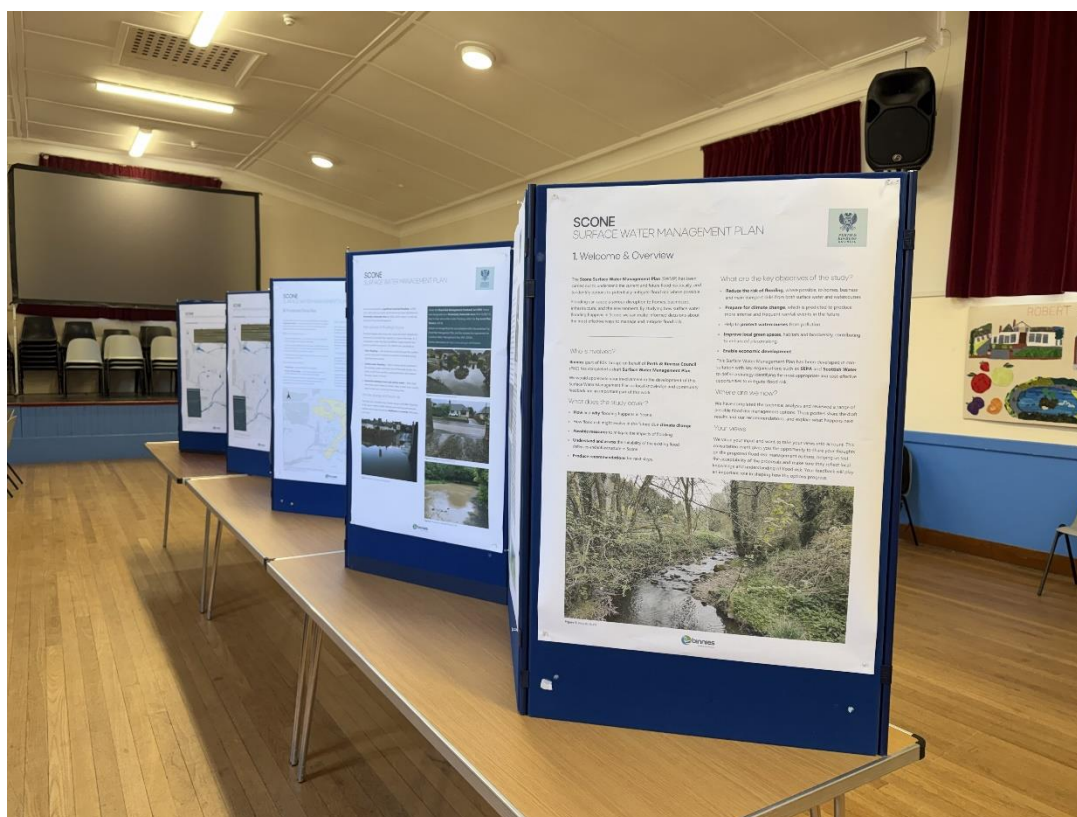


Figure 1 - Public exhibition event held in the Robert Douglas Memorial Institute

Community Response

A total of 66 people attended the community drop-in session and 18 submitted comment forms during the consultation period. In general, the impression received from the community was positive and a number of different concerns were raised.

A summary of the general feedback received was as follows:

- Residents were supportive of efforts to reduce flood risk throughout the town and were keen to see some of the proposed ideas implemented where possible; particularly those who had reported to suffer flooding both of their homes and businesses within the town.
- Concerns were raised in relation to ongoing and future development, and the impact this may have on flood risk.
- The proposed options gained support and positive feedback from local residents, but with concern over the implementation period.
- Some residents were concerned about ongoing maintenance of gullies and the sewer network in general.
- Queries were made in relation to land ownership, and its impact on how options could be progressed.

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Appendix A (below) provides a summary of the main questions received during the consultation process along with the Council's response. Those submitting forms have not been named for confidentiality reasons. This report will be published on the Council's Consultation Hub (at the web address detailed above) and distributed to local Councillors, the Community Council and members of the community that registered attendance at the drop-in session or provided a consultation response.

Next Steps

The Council will now update and finalise the Scone SWMP and report the conclusions to the next available Climate Change and Sustainability Committee. Thereafter, the Council will implement the recommendations of the reports (subject to funding and any statutory approvals). The Council will carry out further consultation with the community as proposals are further developed.

If you require any further information on the Scone SWMP, please contact:

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Perth and Kinross Council
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Appendix A – Questions and Answers

Development

Q1. Why is there continuing development of new builds within Scone when the gullies and sewer cannot cope already?

Any new development must comply with National Planning Framework 4 (NPF4) by considering flooding from all sources and not increase flood risk elsewhere. Where a proposed development falls within or adjacent to the medium to high flood risk area as identified on SEPA's indicative fluvial flood risk maps, or where flooding has been identified as a potential issue, a Flood Risk Assessment (FRA) will be required. The FRA must show that the proposed development is not at risk of flooding and its development will not increase flood risk elsewhere e.g. neighbouring properties. Note that in some cases an FRA may have been completed prior to the introduction of NPF4, but this FRA would still benchmark their assessment to the relevant standards as set out by SEPA at the time when the planning application was submitted.

It is not uncommon for areas of land to flood under certain circumstances, but there are ways that this can be handled as part of a proposed development. For example, a developer must incorporate Sustainable Drainage Systems (SuDS) as part of their development which handles flood risk from rain falling on the site and can also provide an amenity value (i.e. wetland or pond). This type of feature is encouraged within the proposed development, as it helps reduce overall flood risk, improves local biodiversity, and creates healthy living spaces. Therefore, the presence of flooding at a low point on an existing parcel of undeveloped land does not necessarily equate to a later development on the same site being at risk of flooding.

SuDS are designed to comply with the relevant Local Development Plan (LDP) and National Planning Framework 4 (NPF4) guidance. There will never be a situation where SuDS can protect against all flood events, but they are designed to mimic the natural flow of water from the land as if the development were not present (known as the 'equivalent greenfield runoff rate'). Hence, when the capacity of SuDS at a development are exceeded, an overflow is provided to direct overland flow away from properties to existing greenspace or an open watercourse similarly to how it does just now.

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Q2. Can development be paused until this is solved?

Following from the response to Q1 (above), new development must meet the local and national planning requirements and, in some cases, can be of benefit to flood risk reduction locally. As a result of this, pausing new development is unlikely to improve flood risk locally.

If you have any concerns regarding a development site, you should report this to the Council's Planning Enforcement Team by calling 01738 475300 or email (planningenforcement@pkc.gov.uk).

Q3. Has the construction of the Cross Tay Link Road (CTLR) and activity on fields north of Scone been taken into account, as this appears to have impacted flooding in some areas?

A Flood Risk Assessment (FRA) was carried out in October 2019 and its outcomes contributed to the design of the CTLR. This FRA included modelling both of the River Tay and minor watercourses (e.g., Cramock Burn at Scone). Furthermore, Chapter 15 of the Environmental Impact Assessment (EIA), published in November 2019, covered road drainage and the water environment. Figure 15.1 within the EIA (available on the Perth & Kinross Council planning portal, <https://www.pkc.gov.uk/article/14996/View-and-comment-on-planning-applications> under application reference 19/01837/FLM) summarises the outcomes from the FRA and project drainage design which mitigate impacts identified on the water environment from the CTLR.

A previous flood event, as detailed in the Flood Bulletin issued on 29th May 2024, occurred as a consequence of heavy rainfall draining from agricultural land to the immediate south-west of the CTLR. Since this event, the landowner has updated their land management practices such that overland flow does not follow the mechanism from the May 2024 flood event.

Q5 (later) also addresses a similar query in relation to overland flow mechanism across the agricultural land to the immediate south-west of the CTLR.

Q4. I strongly disagree with the conclusions reached by the consultants engaged by a developer who is currently building in Scone because the underlying clay soil has a very limited capacity for drainage, how can this be taken into account?

If a resident has concerns with any proposal submitted by a developer, they can raise a planning objection. This can be carried out by writing to DevelopmentManagement@pkc.gov.uk or by calling 01738 475300 for more information. Note that proposed development is handled primarily by the Planning Service and it is

typically not for the SWMP outcomes to make any recommendations for changes after a Planning Officer has approved it.

Q5. Can the developer be asked to implement Options 13 (direct flows from upslope of Highfield Road to nearby SuDS on undeveloped land) and 14 (direct flows from upslope of Highfield Road to SuDS near former Park & Ride) as part of their development upslope of Highfield Road?

While this is a useful suggestion, the developer has proposed their own SuDS at this location which differs slightly from the proposed Options 13 & 14 but is considered to yield a similar outcome and is designed to accommodate the future land use they have proposed.

Therefore, the conclusion in this regard has not been to ask if they can incorporate this into their plans but instead to disregard Options 13 & 14 given that their own SuDS are likely to be constructed in a similar or quicker timescale to those as part of the SWMP.

Location Specific Queries

Q6. I am concerned about the increasing frequency of flooding at Stormont Road, is this location being included in the SWMP?

Yes, Stormont Road was within Hotspot 3 (“The Groves”) in the SWMP study and the flood mechanisms in this area have been considered as part of the analysis. Of the three preferred options, Option 3 (barrel drain flows diverted to SuDS feature) and Option 10 (SuDS at Farquharson Park) are considered to have a positive impact at Stormont Road. While these options are not specifically situated on the road itself, they intercept surface water upslope of Stormont Road and direct it towards a storage area to avoid it reaching the area and ponding

Q7. Can the Council come to an agreement with landowners in Highfield Road and Spoutwells Road to create a functioning drainage system which led to Farquharson Park, this may be easier than directing flows off the barrel drain?

This is a useful suggestion, however any drainage system requires the water to be discharged or stored somewhere as well. While gullies and pipe laying could occur on these roads, unfortunately there is no capacity for the sewer to receive flows and it is not permitted to discharge drainage from a road directly into a watercourse. Furthermore, the barrel drain has been identified as being in poor condition at some locations; hence this option both captures the surface water flows from these upslope areas and also reduces load on the barrel drain itself.

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Q8. Can replacement of the barrel drain target key sections?

This has been considered as part of Option 2. This option investigated replacement of sections in the barrel drain which were considered at highest risk of collapse, from the most recent CCTV survey. The outcome of the assessment was that the costs associated with this option remained very high and that there would still be a high number of landowners to liaise with to achieve a positive outcome. Furthermore, while the benefit-cost ratio for Option 2 was positive (1.4) the changing nature of the barrel drain condition was such that it is likely this ratio would drop below 1.0 (i.e., increasing cost over time as more sections degrade, with no improved benefit) meaning it would not be considered a viable scheme and may not qualify for Scottish Government funding by the time it is constructed.

Q9. The Scottish Water sewer from Mapledene Road discharge into the Catmoor Den Burn. As this watercourse is unmanaged and overgrown, has the hydraulic model taken account of the poor flow management characteristics of this drain?

Roughness in the Catmoor Burn has been represented in the hydraulic model using Manning's n value. This is a mathematical parameter used in the hydraulic model to represent things such as heavy vegetation, rocks within the watercourse and any engineered materials in the stream.

This parameter is widely recognised as being uncertain, because it is the judgement of the Engineer who observes the watercourse and also because it changes with season (i.e., heavy vegetation in summer, less in winter). Therefore, a sensitivity analysis was carried out to understand how the flow responds to 'if the judged parameter was wrong'. This sensitivity analysis was carried out on +/- 20% on the Manning's n value, and the response of the model was a +/- 8% change in depth. This is less than proportional, statistically, and the model was therefore considered to have proportionately low sensitivity to Manning's n . Hence, the hydraulic model has taken account of the vegetation in the burn and has also defined the uncertainty associated with this.

Q10. As there are many sewers currently laid through forested locations, have these been impacted by tree root ingress?

We have not received any reports of tree root ingress into sewers, although CCTV survey has been available in some areas. I would note that the CCTV survey does not cover all of Scone, and the sewer network is primarily the responsibility of Scottish Water; who also have not provided any reports of this. This does not necessarily discount the possibility that there is tree root ingress, however on a combined sewer network this would likely become noticeable as it would become a pollution event elsewhere if foul flows escaped. If there are

concerns over the condition of a specific sewer, this should be reported to Scottish Water on 0800 0778 778.

Other Queries

Q11. What are the chances of the proposed options being constructed?

The SWMP is currently being finalised, with the public consultation being an essential component to check that local residents are happy with options that may change how some local areas look.

The next steps are to finalise this report and then present the results to the Climate Change and Sustainability Committee for approval. If approved, details of the recommended scheme for the Scone SWMP will be submitted to SEPA for national prioritisation and inclusion in the Cycle 3 (2028 - 2034) Tay Flood Risk Management Plan, to be published in December 2027, and Tay Local Flood Risk Management Plan, due for publication in 2028.

Q12. To avoid the next steps becoming protracted, have discussions been held with landowners?

The SWMP at this stage is primarily a feasibility study – to check that there are proposed options, they are likely to be buildable and function as intended, and that the public are supportive of them.

Landowners were invited to the community drop-in sessions to raise awareness and commence discussions with all affected parties. Feedback has been gathered from the wider community who were consulted at the drop-in sessions (and via PKC's Consultation Hub online), including landowners. Once funding is secured, further consultation will take place with landowners at the outline and detailed design stages as the project progresses.

Q13. Is it possible to sign up for notifications about the progress of the Scone Surface Water Management Plan?

The community will continue to be updated via letter drops, the Council's social media accounts and via the relevant Community Council groups.

The Council's flooding team can also be contacted at Flood@pkc.gov.uk with any specific queries that may arise between consultation events with the local community.

Q14. What should we do in the meantime until any options are progressed?

Flooding is a natural phenomenon that can never be entirely prevented. However, action can be taken to reduce the risk of flooding and its impact.

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Check if your property is at risk – flooding can affect more than just your property, it may impact on your community or your route to work. Use SEPA's Flood Maps to find out if you're in an area at risk of flooding caused by rivers or surface water.

Check you are flood insured – if you find it difficult to obtain flood insurance that meets your needs, contact Flood Re - see <http://www.floodre.co.uk/homeowner/>
They provide affordable insurance to households at the highest risk of flooding.

Follow the 5 steps to prepare:

1. Sign up to Floodline to receive advance notice of when and where flooding might happen. See also Met Office below. This provides alerts for heavy rainfall that may be more relevant for residents that can be impacted by flash flooding
2. Prepare a flood plan and put a family flood kit together so that everyone knows what to do if flooding happens.
3. Familiarise yourself with how to shut off gas, electricity and water supplies.
4. Keep a list of useful contact numbers, including your insurance company and utility providers.
5. Consider flood protection products (including sandbags) for your property and ensure your insurance provides adequate cover for flood damage.

www.pkc.gov.uk/plp

The Met Office also provide a free notification service when they have issued weather warnings and information can be found at www.metoffice.gov.uk/about-us/what/met-office-weather-app. This service will provide early warnings of severe weather that may not be covered by SEPA's Floodline but could still impact your property enabling you to take appropriate action.

SEPA and the Met office now offer a 3-day flood forecast as part of the Scottish Flood Forecast - see <http://www.sepa.org.uk/scottishfloodforecast/>

Additionally, a local fund has been made available within Perth & Kinross to support the implementation of Property Flood Resilience (PFR) measures where appropriate. £250,000 of funding has been approved by Perth & Kinross Council to provide grants of up to £5,000 per property for approved measures to help those who have experienced flooding previously or are able to demonstrate their property is at risk by floodwater reaching their property walls. Details on the PFRG can be found here:

<https://www.pkc.gov.uk/article/25402/Property-Flood-Resilience-Grant>

The Scottish Flood Forum (SFF) is an independent organisation which supports individuals and communities at risk from flooding. You can contact SFF on 0131 563 9392. See their website at <https://scottishfloodforum.org/>

More advice is available on the following websites:

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- Perth and Kinross Council www.pkc.gov.uk/flooding
- Scottish Water www.scottishwater.co.uk/your-home/your-waste-water/sewer-flooding
- Floodline (SEPA) Tel 0345 988 1188; www.floodlinescotland.org.uk/
- Flood Re www.floodre.co.uk

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