

12: How Will My Property Be Affected?

How Will the Proposed Construction Works Affect my Property?

The outline design of the scheme has been set out so as to minimise its impact.

However, it is recognised there will be potential disruption to residents and businesses during the construction works. Every effort will be made to carry out the works as quickly as possible to minimise impacts.

Individual landowner discussions will continue to take place in advance of any works to confirm the proposed works and access arrangements. Figure 20 provides an example of potential access routes, compound areas, and areas (green dotted line) that are likely to be affected by the works.

The Clash Burn culvert works will potentially be the most disruptive to access affecting **Hopefield Place, Bowton Road, Smith Street, High Street, Sandport/Nan Walker Wynd**. It is anticipated that the construction works will be carried out in sections from downstream to upstream to minimise disruption to traffic throughout Kinross. It is envisaged that traffic management measures (such as a stop-go system, temporary one-way traffic systems or similar) will be implemented. Utility diversions will likely be carried out separately in advance of the main works to minimise disruption.

The South Queich flood defences will be accessed from **Clashburn Road** on the north bank and **Queich Place** on the south bank. The former BCA building will be demolished to facilitate access over the extent of the riverbank defences. It is anticipated temporary in-river platforms will be required to provide access.

Access to the upstream storage area will be gained from the A977 via an existing farm track, which will be upgraded as part of the development of the flood scheme (Figure 22).

Residents affected by the scheme will be offered pre and post construction surveys to record the initial condition of their property so that any impact from the works can be monitored.

Permanent access points shown in Figure 20 will be required to inspect and maintain the flood scheme in perpetuity. This will be in the form of steps (Figure 21) or ramps to allow vehicular access.

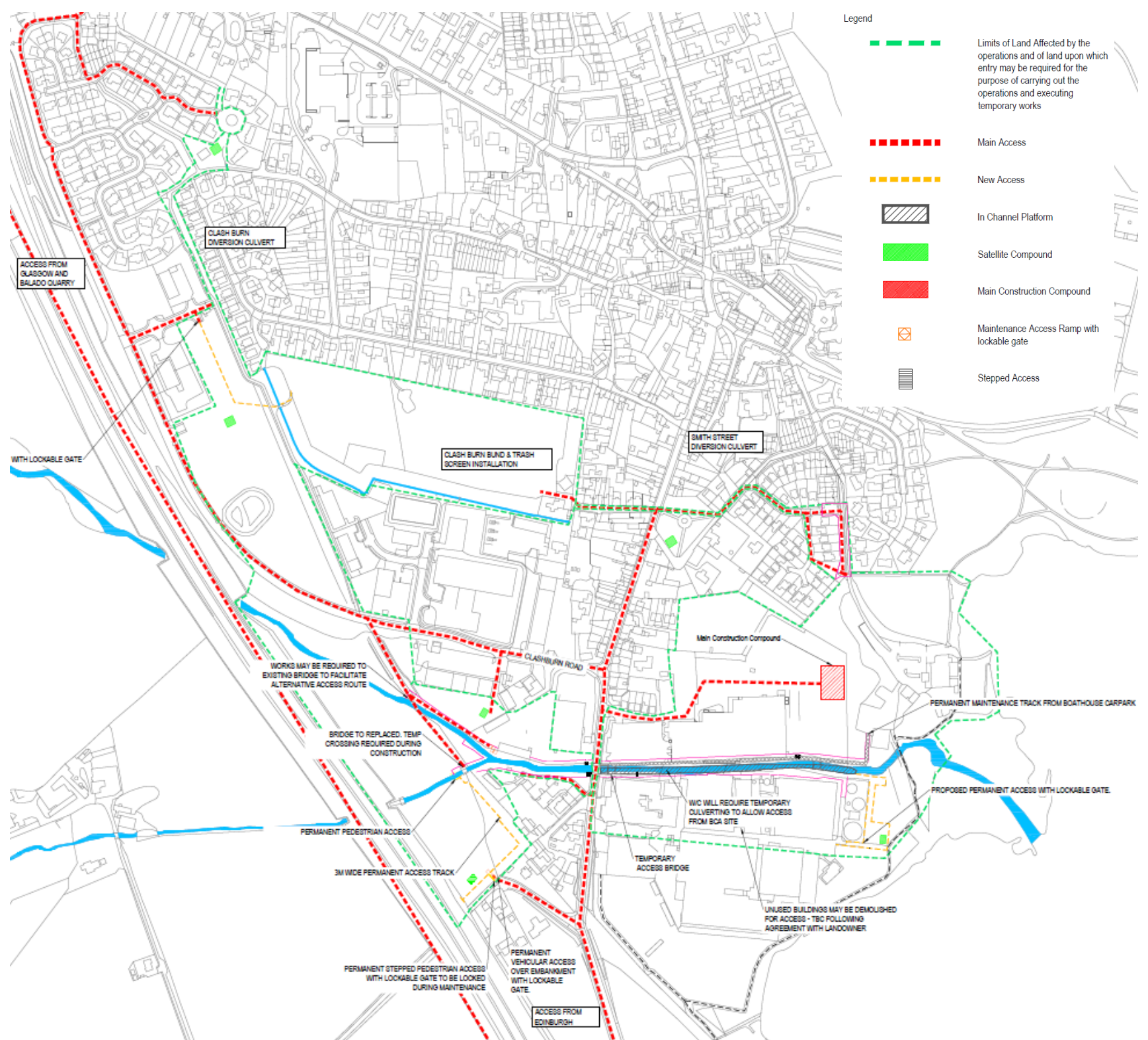


Figure 20 Access during construction works (in town)



Figure 21: Permanent Maintenance Access

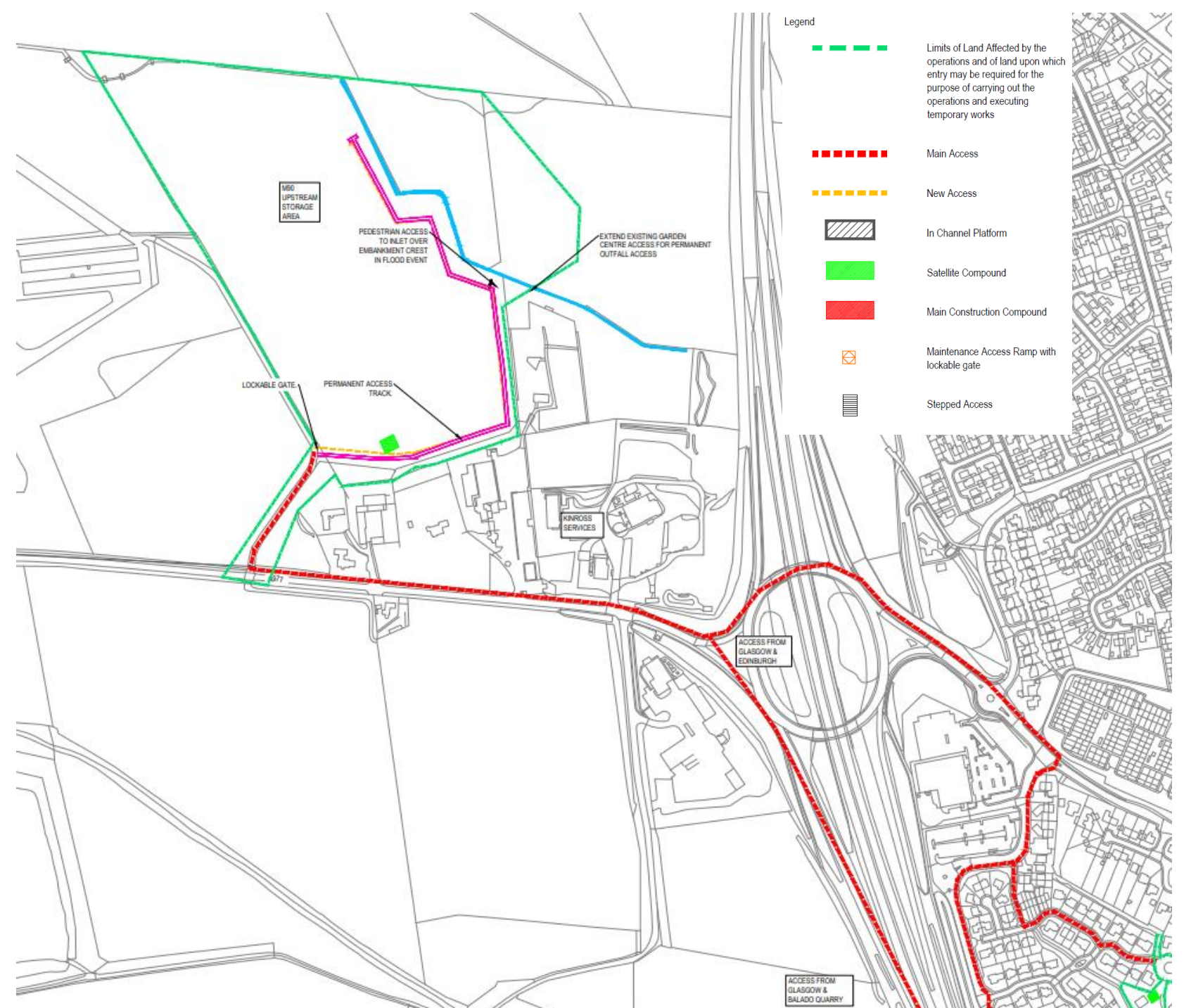


Figure 22 Access during construction works (M90 Kinross Services)

As shown in Figure 21, the proposed main construction compound will likely be at the former BCA site east of the High Street. This area will house cabins and site facilities as well as storing plant and material until it is delivered to satellite compounds for necessary operations.

Due to the widespread extent of the proposed works in Kinross it is likely that the Contractor will create small satellite compounds for ease of access to plant and material.

All temporary access points, main and satellite compounds and storage areas, and other site working areas will be reinstated as soon as the works are complete. However, it may take some time to re-establish the previously enjoyed function or privacy.