

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 21 OCTOBER 2003

WATER AND SEWERAGE CONSTRAINTS AND INVESTMENT PROGRAMMES IN EAST AYRSHIRE

Report by the Director of Development Services

1 PURPOSE OF REPORT

- 1.1** To inform members about information provided by Scottish Water on development sites within East Ayrshire that are constrained by a lack of water and sewerage infrastructure and the estimated costs to overcome these constraints; to update the Committee on Scottish Water's current and future investment programmes and outline the implications for the review of the East Ayrshire Local Plan.

2 BACKGROUND INFORMATION

- 2.1** Scottish Water currently operates within two investment programme periods with capital funding being allocated to each of these. The current investment period runs to 2006 and is called Quality and Standards II (Q&S II). The next investment period, Quality and Standards III (Q&S III) will run from 2006 –2014.
- 2.2** The existence of significant constraints on development constraints in the water and sewerage network has emerged over the last few years. During the East Ayrshire Local Plan Public Local Inquiry in February 2002 the extent of the constraints was the focus of specific inquiry. At that time Scottish Water (then West of Scotland Water) stated their concern about the ability of the existing network to service some of the development opportunity sites identified in the East Ayrshire Local Plan. It was, however, agreed at that time that further work was required by West of Scotland Water to accurately identify particular areas and levels of constraint and to ascertain the likely costs in overcoming the constraints identified.

3 QUALITY AND STANDARDS II

- 3.1** Scottish Water has recently produced a list of constrained sites and indicative costs required to overcome those constraints as part of the Q& S II process. In producing this list, only those sites programmed for development to 2006 were taken into consideration. The list also shows the investment currently programmed which will assist in removing these constraints. Appendix 1 shows the Summary of Costs required to overcome development constraints in each of

the 32 Scottish Unitary Authorities. East Ayrshire shows the highest net cost required in Scotland at almost £40 million, apart from North Ayrshire Council which has a shortfall of £49million. The net cost of £40m for East Ayrshire takes into account programmed expenditure of £9m, which is largely aimed at water supply improvements.

- 3.2** Most identified constraints are linked to unsatisfactory Combined Sewer Outfalls (CSOs) within the Council area. These are necessary to avoid sewage escaping in high rainfall events from combined sewage and surface water systems. There are also some problems associated with certain waste water treatment works some of which are located outwith East Ayrshire itself. Most notably, the Irvine Valley and Kilmarnock are served by the Irvine Valley sewer which feeds into the Meadowhead Waste Water Treatment Facility. Waste from some North and South Ayrshire Council settlements also drain into the Irvine Valley sewer.
- 3.3** The investment backlog is very variable across Scotland. There is relatively little backlog in the cities. In some rural areas, notably the Highlands, Aberdeenshire, Argyll and Dumfries and Galloway there are substantial investment requirements, but also major committed programmes. 40% of total committed investment is within these areas. 20% of the total investment gap is located in North and East Ayrshire.
- 3.4** A meeting with officials from Scottish Water is planned. At this meeting the adverse impact on development in East Ayrshire will be reviewed. It is hoped that Scottish Water will agree to explore in more detail with the Council where any additional funds which may be available might be invested to most effect in releasing development opportunities which are critical up to 2006.

4 QUALITY AND STANDARDS III

- 4.1** Q&S III is Scottish Water's investment period from 2006-2014. It involves Scottish Water taking sites programmed for development to 2014 and applying a cost to service them. The total cost of servicing all anticipated development sites in Scotland will be submitted to the Water Services Unit of the Scottish Executive and used to assist in the allocation of capital funds. Outstanding constraints identified within the previous Q&S II investment period will also be rolled forward into Q&S III. It is critical that Scottish Water should review its priorities to redress the imbalance which will be left following the Q&S II programme.
- 4.2** Q&S III will also take into account new sites throughout Scotland which planning authorities expect to be developed between 2006 and 2014. This information has been requested by 31 October this year. This deadline for the supply of information to Scottish Water is problematic. The only information that the Council can currently provide to Scottish Water in relation to the 2014 requirements is information about those sites within the current adopted East Ayrshire Local Plan, sites in the various land supply audits held by the Council

and sites that have planning consent for development. There is concern that Scottish Water will not be able to form a realistic picture of future longer term development in East Ayrshire with the limited information available and that capital investment may not therefore be allocated to the correct locations.

- 4.3 The difficulties in providing the information requested by Scottish Water could exacerbate the constraints left by Q&S II. In the absence of a clear indication of long term development needs Scottish Water may reach its own conclusions on where development will take place across Scotland based on recent years experience. The constraints left by Q&S II may be carried forward and exacerbated in Q&S III. Increasingly development locations could become determined by Scottish Water, making it difficult for the Council to achieve other development objectives and causing legitimate frustration for developers.

5 WAY FORWARD

- 5.1 It is suggested that representation in the form of a letter to the Water Services Unit of the Scottish Executive is required to express concern about the extent of water and sewerage constraints within East Ayrshire resulting from inadequate investment through Q&S II.
- 5.2 All information on programmed development sites currently available to the Council will be passed to Scottish Water to assist in the Q&S III process. In the absence of any sites programmed in the East Ayrshire Local Plan Review for development between 2006-2014, it is proposed that, before their deadline of 31 October 2003, East Ayrshire Council inform Scottish Water of possible options that the Council may consider for future development. These will have no planning status, and will still require to go through proper local plan analysis, but it will nevertheless enable Scottish Water to feed possible areas of future growth into their Q&S III process.
- 5.3 Scottish Water will also be asked to provide the Council with early feedback on the implications of future development options to assist the Council in working with Scottish Water to draw up future development land releases which will enable Scottish Water to draw maximise value from its investment whilst helping to support the wider objectives of the development plans.

6 FINANCIAL IMPLICATIONS

- 6.1 There are no financial implications for the Council directly arising from this report.

7 LEGAL/AUTHORITY IMPLICATIONS

7.1 There are no legal/authority implications for the Council directly arising from this report.

8 PERSONNEL IMPLICATIONS

8.1 There are no personnel implications for the Council directly arising from this report.

9 RECOMMENDATIONS

0.1 It is recommended that the Committee:-

- (a) Note the contents of this report; and
- (b) Approve of the approach and actions proposed in section 5. above.

Stephen Chorley
Director of Development Services
6 October 2003
(EF/SA)

LIST OF BACKGROUND PAPERS

Nil.

Implementation Officer: Alan Neish

APPENDIX 1
DEVELOPMENT CONSTRAINTS - SUMMARY OF COSTS

Local Authority	Total Cost	Currently Programmed investment	Net Cost
East Ayrshire	£48,594,399	£9,298,000	£39,296,399
North Ayrshire	£70,800,080	£21,872,000	£48,928,080
South Ayrshire	£4,235,000	£1,347,000	£2,888,000
Aberdeen City	£0	£0	£0
Dundee City	£0	£0	£0
Edinburgh, City of	£8,333,561	£0	£8,333,561
Glasgow, City	£29,480,000	£5,894,000	£23,586,000
Stirling	£29,864,000	£17,090,000	£12,774,000
Aberdeenshire	£38,799,197	£20,688,619	£18,110,578
Borders	£34,047,119	£7,223,000	£26,824,119
Dumfries and Galloway	£31,939,398	£21,419,161	£10,520,237
Highland	£84,806,609	£53,156,924	£31,649,685
Angus	£14,392,700	£4,476,770	£9,915,930
Argyll and Bute	£11,569,500	£7,462,500	£4,107,000
Clackmannanshire	£5,856,000	£2,586,000	£3,270,000
East Dunbartonshire	£4,130,000	£0	£4,130,000
East Lothian	£21,449,320	£3,719,000	£17,730,320
East Renfrewshire	£8,240,000	£3,019,000	£5,221,000
Eilean Siar	£1,440,000	£0	£1,440,000
Falkirk	£33,550,000	£9,149,119	£24,400,881
Fife	£10,105,600	£8,468,000	£1,637,600
Inverclyde	£0	£0	£0
Midlothian	£15,865,730	£8,024,000	£7,841,730
Moray	£9,367,200	£4,592,140	£4,775,060
North Lanarkshire	£27,925,000	£8,740,640	£19,184,360
Orkney	£6,843,200	£5,486,900	£1,356,300
Perth & Kinross	£25,672,425	£11,115,100	£14,557,325
Renfrewshire	£12,270,000	£492,420	£11,777,580
Scottish Borders, The	£34,047,119	£7,223,000	£26,824,119
Shetland	£126,000	£23,000	£103,000
South Lanarkshire	£43,687,000	£15,269,000	£28,418,000
West Dunbartonshire	£4,751,000	£1,483,000	£3,268,000
West Lothian	£9,590,449	£67,000	£9,523,449
Sub total			£395,568,194
General Contingency Allowance			£39,556,819
Grand Totals	£647,730,487	£252,162,293	£435,125,014