

Nicola Gandy

From: Watkins, David [REDACTED]
Sent: 05 February 2013 14:27
To: Susan Jones; Nick Lloyd; programme.officer
Cc: Cox, Barry
Subject: Enquiry regarding land at Coychurch Road, Pencoed. Tuesday 5 February 2013.
Attachments: 20130204092543807_0001.pdf

Dear Susan, Nick and Nicola,

We have received an enquiry from Redrow Homes, South Wales regarding a potential residential site at Coychurch Road, Pencoed.(Site Plan enclosed).
A meeting was held earlier today (Tuesday 5 February 2013) to discuss the proposals and establish our views upon the potential flood risk associated with the site.

Those present were;
Jose Ferreira ; Ben Porte and Andrew Morgan - Redrow Homes.
Tim O'Brian – Mott MacDonald.
Barry Cox and myself - Environment Agency Wales.

Jose and Ben explained the background to their interest in the site and how it related to the context of the ongoing Bridgend LDP examination process. We understand that the Inspector Mr Mellor has requested the Council to seek additional/alternative parcels of land potentially suitable for development to meet the County's prospective housing/employment requirements. We have infact responded earlier this week to Nicola on other sites which are of interest to your authority.

In the context of the Coychurch Road site we offer the following generalised comments;

No development within the C2 Flood zone of the site, as defined by the development advice map referred to under TAN 15 Development and Flood Risk (July 2004), shall take place unless the production of a Flood Consequence Assessment demonstrates that the consequences of flooding can be managed over the lifetime of the development and in accordance with the requirements of TAN 15.

I hope this assists you and the Inspector in your determination of the alternative sites.

Regards,
Dave Watkins.

David Watkins
Acting Team Leader & Technical Specialist/Arbenigwr Technegol Cynllunio
Environment Agency Wales/Asiantaeth Yr Amgylchedd Cymru
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O 1 Ebrill 2013, bydd Cyfoeth Naturiol Cymru (CNC) yn cymryd y swyddogaethau a gyflawnwir ar hyn o bryd gan Gyngor Cefn Gwlad Cymru, Comisiwn Coedwigaeth Cymru a swyddogaethau datganoledig Asiantaeth yr Amgylchedd Cymru. Rhoddwn wybod i chi cyn yr amser hwnnw os bydd eich pwynt cyswllt yn newid.

From 01 April 2013, Natural Resources Wales (NRW) will take over the functions currently carried out by the Countryside Council for Wales, Forestry Commission Wales and the devolved functions of Environment Agency Wales. We will let you know before that time if your point of contact will change.

Gall yr wybodaeth yn y neges hon fod yn gyfrinachol, ac yn gyfreithiol freiniol. Os ydych wedi derbyn y neges hon trwy gamgymeriad, rhoddwch wybod ar unwaith i'r sawl a'i gyrrodd, os gwelwch yn dda. Yna dilëwch hi, a pheidiwch â gyrru copi at neb arall.

Bu inni fwrw golwg ar yr e-bost hwn a'i atodiadau, rhag bod feirysau ynddo. Serch hynny, dylech chwilio unrhyw atodiad cyn ei agor.

Efallai bydd rhaid inni ryddhau'r neges hon, ac unrhyw ateb iddi, i sylw'r cyhoedd pe gofynnid inni tan y Ddeddf Rhyddid Gwybodaeth, y Ddeddf Gwarchod Data neu at ddibenion ymgyfreithio. Y mae'n bosib hefyd y darllenir negesau ac atodiadau e-bost a yrrir at unrhyw gyfeiriad Asiantaeth yr Amgylchedd, neu a dderbynnir oddi yno, gan rywun arall na'r gyrrwr a'r derbynnydd. Hynny at ddibenion busnes.

Os ydym wedi gyrru gwybodaeth atoch, a chithau'n dymuno'i defnyddio, yna ddarllenwch ein telerau a'n hamodau, os gwelwch yn dda. Gellir eu cael trwy ein galw ar 08708 506 506. Am ragor o wybodaeth ynghylch Asiantaeth yr Amgylchedd Cymru, ewch at www.asiantaeth-amgylchedd.cymru.gov.uk.

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- KEY**
- RESIDENTIAL DEVELOPMENT
(up to 125 dwellings @35dph)
 - EMPLOYMENT DEVELOPMENT
(2 hectares)
 - EXISTING PUBLIC RIGHT OF WAY
 - EXISTING TREES & HEDGEROWS
(Subject to arboricultural report)
 - NEW STRATEGIC PLANTING
 - DEVELOPMENT ACCESS
 - NANT-Y-GEIFR 100YR FLOOD 2057
FLOOD EXTENT
 - NANT-Y-GEIFR 100YR FLOOD 2007
FLOOD EXTENT

Land at Bocam Park, Pencoed - **DEVELOPMENT FRAMEWORK OPTION A (DRAFT)**

