Bridgend County Council
Matter MAC- 047
Policy COM1(5) Land at Ewenny Road, Maesteg

Rep ID No: 142
Welsh Government
November 2023

WELSH GOVERNMENT

Examination Hearing Statement

Bridgend County Council

Local Development Plan

Matter MAC - 047

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Question 2 d)

Is the submitted Strategic Flood Consequences Assessment – Site Appraisal Addendum (June 2023) [SD267] based on robust evidence, consistent with national planning policy and are its conclusions sound, if not how can this be ameliorated?

Response

The Welsh Government published the current TAN 15 on 30 July 2004. The TAN was accompanied by flood maps showing the extent of various degrees of flood risk spatially. These maps were available to challenge if more detailed modelling was undertaken and agreed by the statutory body, Natural Resources Wales (NRW).

The Welsh Government understands that Bridgend County Borough Council has assessed all proposals/allocations promoted in the emerging LDP against this TAN.

However, the Welsh Government has recently consulted on a revised TAN 15, taking into account a modified approach between the relationship of flood risk and vulnerable/highly vulnerable development.

The issue of contention appears to be that the Strategic Flood Consequences Assessment (SFCA) applies the latest draft version (January 2023) of revised TAN 15 as the policy consideration. A Chief Planners letter was issued (dated 15 December 2021) which states "*SFCAs should be in accordance with the draft version of the new TAN 15*". It would appear that NRW understand this direction was in relation to the September 2021 (draft) version of TAN 15 and not the January 2023 (draft) version.

In terms of achieving a solution, it would seem prudent to use the latest maps/draft TAN, as long as the data has been validated by the statutory body. It must be the case that the later maps would benefit from the most up-to-date modelling. This would appear to be a pragmatic solution based on the latest evidence.

The Welsh Government make no comment on specific modelling, robustness, validation or technical matters in the SFCA or site specifics.

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