

**Flintshire Local Development Plan 2015 – 2030
EXAMINATION IN PUBLIC**

**Hearing Session Matter 18
Wednesday 19th May 2021**

**Flood Risk
EN14 Flood Risk**

Hearing Statement by Flintshire County Council

Flintshire Local Development Plan (2015 - 2030) Examination in Public

Flintshire County Council Statement: Matter 18: Flood Risk – EN14 Flood Risk

This statement has been prepared by Flintshire County Council (FCC) in response to the Inspectors' hearing questions:

Key Issue:

Do the policies and proposals on this matter achieve the relevant objectives of the LDP in a sustainable manner consistent with national policy? Are they based on robust and credible evidence?

Response:

1. Policy STR14 sets out the strategic principles in relation to climate change and environmental protection and clearly references flood risk considerations in criterion iv. The strategic policy is signposted to the more detailed guidance in policy EN14 Flood Risk. This policy contains a set of criteria which new development proposals will be assessed against and is considered to reflect the present guidance in section 6.6 of PPW11 and TAN15. There are no objections to the policy criteria themselves. The policy is informed by the Strategic Flood Consequences Assessment [LDP-EBD-EN1](#) undertaken earlier in the Plan's preparation.

Question a)

Are all housing, employment and other allocations in the LDP now the subject of a detailed Strategic Flood Consequences Assessment? Does this result in any significant constraints on the delivery of the allocations?

Council's Response:

- a.1 NRW objected to the policy (id1049) on the basis that not all allocations in the Plan have been assessed in the SFCA. The representation refers specifically to Appendix 1 of the NRW Deposit submission which sets out concerns in relation to a number of employment sites allocated within policy PE1.
- a.2 The Council has updated its SFCA ([LDP-EBD-EN2](#)) as part of assessing the PE1 allocations. The Council then undertook through its consultants JBA, following ongoing liaison with NRW, some bespoke Flood Risk Appraisals, on the employment sites of concern. Following further consultation with NRW on these Appraisals, agreement was reached that some 6 small and long standing employment allocations would be deleted from the Plan, and this satisfied the NRW objection as set out in the Statement of Common Ground. The allocations deleted from the Plan are set out in the table below although it should be noted that several of these are still within a PE2 Principal Employment Area, where employment development may be able to take place subject to a detailed Flood Consequences Assessment at planning application stage. The net effect of these changes is minimal, as the amount of land removed overall from PE1 sites in only

9.6 ha, and where 5.2 ha of this remains in Principal Employment Areas under PE2, leaving a net loss of only 4.4 ha. This is not considered to be significant given the overall over-allocation of employment land in the plan, retention of most undesignated sites within PE2, and this is not considered to affect the soundness of the Plan:

Empl site	Flood Risk Appraisal findings -Suitable for allocation?	Further work	NRW comments	Retain as PEA?	Site Area De-allocated
PE1.4 Greenfield Business Park Phase II	No		Agree with the conclusions of the Flood Risk Appraisal that it is not possible to demonstrate that the consequences of flooding at these sites are capable of being managed in an acceptable way.	Yes PE2.15	1.2ha
PE1.6 Broncoed Industrial Estate	Yes	FCA to confirm risk to site through further modelling	Significant concerns with the allocation - the boundary be amended to remove the C2 extent, or that further assessment work is undertaken.	Yes PE2.17	0.7ha
PE1.10 Antelope Industrial Estate	Maybe	Significant risk from 0.1% AEP event Though low risk from 1% AEP + climate Change event Consultation with NRW on acceptability	Significant concerns with the allocation - update the model and consider blockage, and then present a recommendation based on this updated assessment of flood risk. The data used for this site is not suitable.	Yes PE2.24	1.1ha
PE1.12 Rowley's Drive	No based on breaches		Agree with the conclusions of the Flood Risk Appraisal that it is not possible to demonstrate that the consequences of flooding at these sites are capable of being managed in an acceptable way.	Yes PE2.30	0.7ha
PE1.5 Greenfield Business	No		Agree with the conclusions of the Flood Risk Appraisal that it is not possible to demonstrate	Partly (north part	2.9ha

Park Phase III			that the Consequences of flooding at these sites are capable of being managed in an acceptable way.	1.5ha) PE2.15	
PE1.8 Adjacent Mostyn Docks	No	FCA to confirm risk to site through further modelling	Agree with the conclusions of the Flood Risk Appraisal that it is not possible to demonstrate that the Consequences of flooding at these sites are capable of being managed in an acceptable way.	No	3.0ha

a.3 NRW also made a small number of representations in relation to other site allocations having regard to flood risk concerns. These are briefly set out below but are also set out in more detail in the agreed Statement of Common Ground NRW.

HN1.4 – Northop Rd Flint

a.4 An NRW representation identified a mapping discrepancy whereby a small part of the western portion of the housing allocation overlaps with the boundary of the C2 flood risk zone along Swinchiard Brook. This merely reflects an updated C2 boundary since the boundary of the allocation was drawn. The matter does not affect the principle of development on the allocated site, to which there is no objection from NRW. The agreed Statement of Common Ground NRW specifies that the boundary of the allocation can be amended and is indicated on a plan. The objection by NRW has been overcome.

HN8.3 – Riverside, Queensferry

a.5 A representation from NRW identified that the site was within a C1 flood risk zone and that the proposed extension to the existing Gypsy site was for highly vulnerable development, requiring a Flood Consequences Assessment. A detailed FCA has been carried out by the Council's consultants Weetwood and this has identified land for compensatory flood storage in order to address NRW concerns that raising the development platform would increase the risk of flooding elsewhere. As explained in the Statement of Common Ground, NRW consider that the Council has demonstrated that flood risk elsewhere can be managed to an acceptable level for the purposes of allocation in the Plan and no longer maintain their objection.

EN13 Crumps Yard

a.6 NRW submitted a representation that the allocation was within a C1 flood risk zone and that the retention of the allocation would need to be supported by a FCA. Planning permission has since been granted (060765) for the solar farm and was accompanied by a satisfactory FCA. The objection by NRW has been

satisfied as set out in the Statement of Common Ground, and the development has now been constructed.

- a.7 As explained above and in the agreed Statement of Common Ground with NRW there are no outstanding objections to any of the Plan's allocations in respect of flood risk.