

FLOOD CONSEQUENCES ASSESSMENT (LIMITED)

The application site is located within Flood Zone C2, as defined by the Development Advice Map (DAM,) as contained in Technical Advice Note 15 (TAN15).

Flood Zone C2 denotes *'Areas of floodplain without significant flood defence infrastructure'* and indicates *'that only less vulnerable development (LVD) should be considered subject to the application of a justification test, including acceptability and consequences'*.

The proposed development falls within the LVD category and, therefore, this indicates that the development could be considered acceptable subject to a justification test.

Section 6 of TAN15 requires the Local Planning Authority to determine whether development at this location is justified. The tests set out in Section 6.2 of TAN15 detail that it must be demonstrated that:

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or
- ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; and:
- iii. It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1)

Given the existing lawful use of the site and the land use within the immediate area it is considered that the proposal is appropriately justifiable and would provide support and sustain the existing neighbouring land uses, through provision of ancillary facilities, and evidently meets the definition of previously developed land.

The final test (iv) is to demonstrate that the potential consequences of flooding can be managed to an acceptable level through submission of a Flood Consequences Assessment (FCA). Guidance from Natural Resources Wales (NRW) details an FCA should be proportionate to the development proposed.

The applicant acknowledges the potential risk of flooding upon the application site. Given the nature of the proposal, consisting of a change of use of the land and stationing of temporary water resilient moveable structures, it is considered that the

proposal inherently provides suitable mitigation and that the development is as safe as possible in regards to the factors referenced at para. 7.3 of TAN15. Furthermore, there would be no increase in impermeable surfaces nor surface water run-off and generally the proposal is of a nature that would not increase the risk of flooding elsewhere.

Additionally, the applicant intends to:

1. Prepare a Flood Emergency Response Plan and Procedure, including escape/evacuation routes;
2. Register for NRW's Flood Warning service;
3. Investigate the incorporation of additional flood resilient measures within the innately water resilient structure.

Given the nature of the development proposed it is considered that it is proportionately demonstrated that the risks and consequences of flooding can be managed to an acceptable level, however, please advise if further information is required.