

## Environment Agency Wales Statement

### Session 5: Six Bells Colliery Site Wednesday 27 June 2012 16:15 hours

**Inspector's question 5:** Is this site or parts of the site highly vulnerable to flooding? If so, what would be the implications of seeking to site the proposed mix of uses here?

#### **Our Deposit Plan representation**

We objected to the allocation ED1.2 as the Strategic Flood Consequences Assessment (SFCA) did not demonstrate that the consequences of flooding were capable of being managed in an acceptable way.

#### **Our Focused Change representation**

We objected to Focused Change 16:Proposed extension to allocation ED1/2:Lower Plateau, Six Bells Colliery on the grounds that the flood risk to the area proposed for the extension and the remainder of the site had not been adequately addressed.

The Council's (SFCA) did include some analysis of the flood risk to the Six Bells Colliery site. However, it only provided an outline assessment of the potential flood risk. No hydraulic modelling had been undertaken. It did not demonstrate that the risks and consequences of flooding could be managed to an acceptable level, in accordance with TAN15.

It was therefore not proven that the site was suitable for inclusion as an allocation in the plan.

#### **Current Position**

We received a copy of the Modelling Report, Stage 3 SFCA Six Bells Report by URS, dated January 2012, on 1 March 2012. We then received a copy of the hydraulic model on 13 March 2012. We responded with our comments on 20 April 2012, advising that further modelling work was required.

URS responded to our comments of 20 April 2012, updated the model, and the modelling report (Rev.2, 15/05/2012). Their response to our comments is contained in Appendix A of the revised modelling report. Section 4.4 of the report makes a number of recommendations, which should be progressed with any subsequent planning application.

Therefore, based on the information submitted, we are able to withdraw our representations to the inclusion of the Six Bells Colliery Site ED1.2 in the LDP. We are now satisfied that the risks and consequences of flooding could be managed to an acceptable level, in accordance with TAN15, subject to the submission of a satisfactory FCA at the planning application stage.