

Development and Flood Risk in Denbighshire

1. Overview

As the Local Planning Authority the Council considers flood risk when assessing planning applications, with particular reference to national planning policy Technical Advice Note (TAN) 15. In support of the Local Development Plan (LDP) (2006-2021) the Council commissioned a Strategic Flood Consequence Assessment, which considers the implications of flood risk for key settlements identified in the LDP. In January 2019, the Council became a Sustainable Drainage Approving Body (SAB), with responsibility for the approval and adoption of surface water drainage on new developments.

2. Technical Advice Note (TAN) 15

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government (WG). It is supplemented by a series of Technical Advice Notes (TANs), including “TAN 15: Development and Flood Risk”. PPW requires that Denbighshire County Council, as the Local Planning Authority, considers flood risk when assessing planning applications, with particular reference to TAN 15. A copy of TAN 15 can be found here: <https://gov.wales/technical-advice-note-tan-15-development-and-flood-risk>. In autumn 2019 WG consulted on proposed changes to TAN 15. The revised document has yet to be published.

3. Natural Resources Wales’ Role in the Planning Process

Natural Resources Wales (NRW) is a statutory consultee in the planning system. NRW’s main role in this regard is to advise planning applicants and the Local Planning Authority on the assessment of the flooding consequence, in terms of risks to people and property, in accordance with Section 7 and Appendix 1 of TAN 15. Where reasonable and practicable, NRW can make data available to assist developers when undertaking assessments and where appropriate provide advice on any mitigation measures proposed by the developer.

4. Denbighshire’s Strategic Flood Consequence Assessment

In support of the Local Development Plan (LDP) (2006-2021), in 2007 the Council commissioned a Strategic Flood Consequence Assessment (SFCA), which considers the implications of flood risk for key settlements identified in the LDP. The SFCA was reviewed and updated in 2014 and 2017 and a further update is currently underway. The SFCA uses flood risk information and considers fluvial, coastal and surface water flooding issues throughout Denbighshire, while assessing flood risk to existing key development allocations

and the surrounding communities. The Council is currently preparing its replacement Local Development Plan and flood risks identified by the SFCA will be a key consideration when looking to allocate sites for development.

5. Denbighshire as a SuDS Approving Body (SAB)

In January 2019, the Council became a Sustainable Drainage Systems Approving Body (SAB), with responsibility for the approval and adoption of surface water drainage on new developments. Approximately 60 SAB applications have been received over 21 months, the majority for single dwellings. As well as having a duty to approve sustainable drainage proposals for new developments exceeding 100m² in area, the SAB has a duty to adopt and maintain sustainable drainage systems serving more than one property. There are exceptions to this adoption requirement, for example, where a site is controlled by a housing association.