

Conwy Stage 2 Strategic Flood Consequence Assessment - Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Deganwy (Site 91)

Final Report

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1 Introduction

Conwy County Borough Council has commissioned JBA Consulting to prepare an independent Flood Risk Appraisal as part of a Stage 2 Strategic Flood Consequence Assessment (SFCA), for an allocation in its Replacement Local Development Plan (RLDP); Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Deganwy. This Flood Risk Appraisal will be used to understand the appropriateness of development at the site per Welsh Government Policy, as set out in Technical Advice Note 15 (TAN-15): Development Flooding and coastal Erosion (March 2025) and includes a review of Natural Resources Wales (NRW) flood mapping.

2 Site description

2.1 Site summary

Site 91	
Location	Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Deganwy
Existing site use	Greenfield, open space
Existing site use vulnerability	Water compatible
Proposed site use	Residential (approx. 110 dwellings)
Proposed site use vulnerability	Highly vulnerable development
Site area	6 hectares

The proposed site is located within the north of the County of Conwy, in the electoral ward of Deganwy, and is approximately 6 hectares in area. The site is located on greenfield land, currently used as open space. The site is bounded by the B5115 to the east, residential development to the north, and commercial development to the south. The west of the site borders a caravan park. The main access to the site will be via the B5115 to the east. An overview of the location of the site can be seen in Figure 2-1.

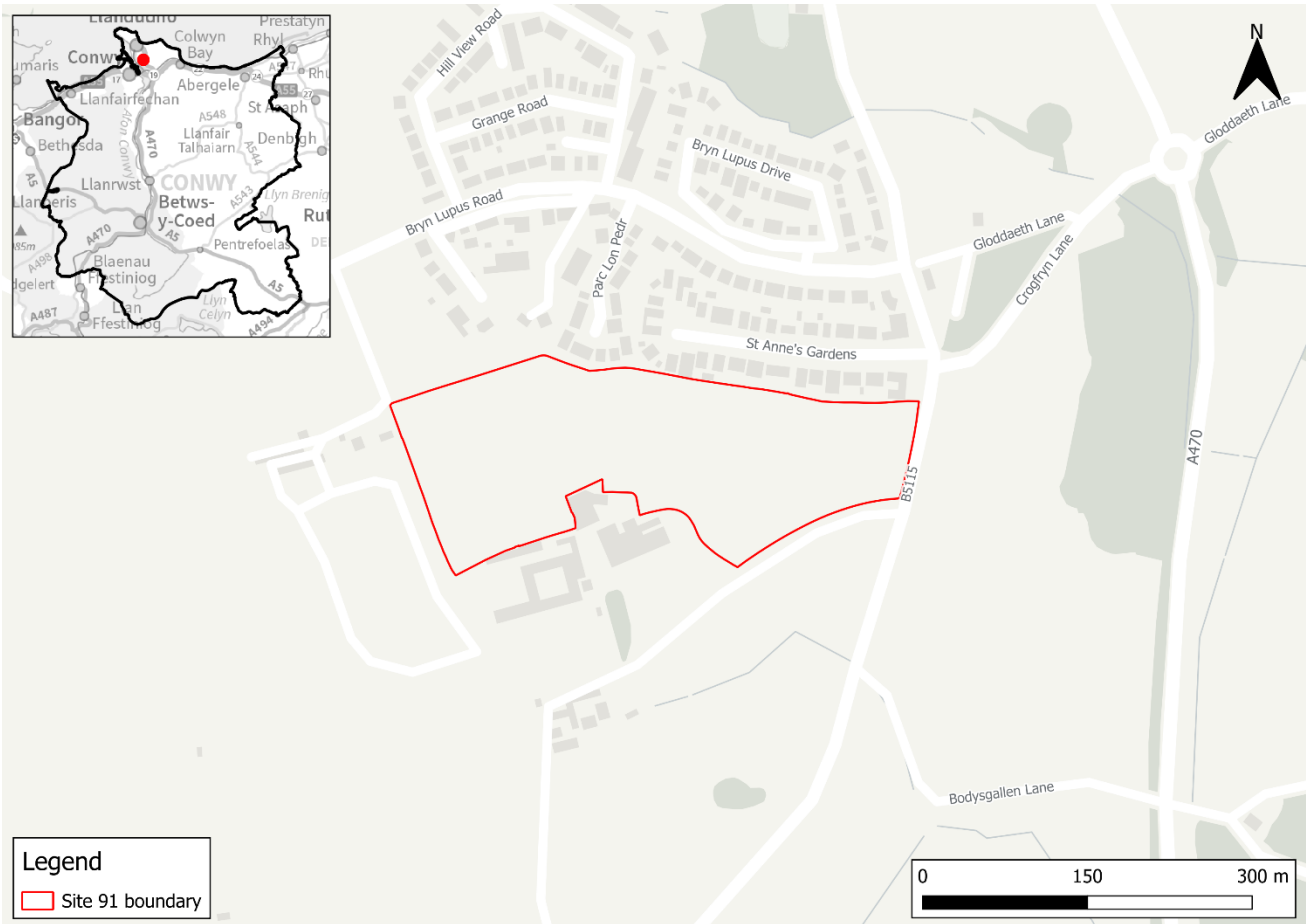


Figure 2-1 Site location

2.2 Development proposal

The proposed development of the site is highly vulnerable residential development, comprising approximately 110 dwellings.

2.3 Watercourses and flood defences

The closest main river to the site is an unnamed watercourse, located approximately 310m to the east (Figure 2-2).

There are no flood defences within the vicinity with the potential to influence flood risk to the site.



Figure 2-2 Watercourses

2.4 Site topography

The NRW Open Source 1m Light Detection and Ranging (LIDAR) data has been used to illustrate the site topography, as shown in Figure 2-3. Ground levels within Site 91 slope in an easterly direction towards the unnamed main river, with the highest ground level within the west of the site at approximately 45mAOD. The lowest ground levels are located towards the southeast of the site at approximately 25mAOD.

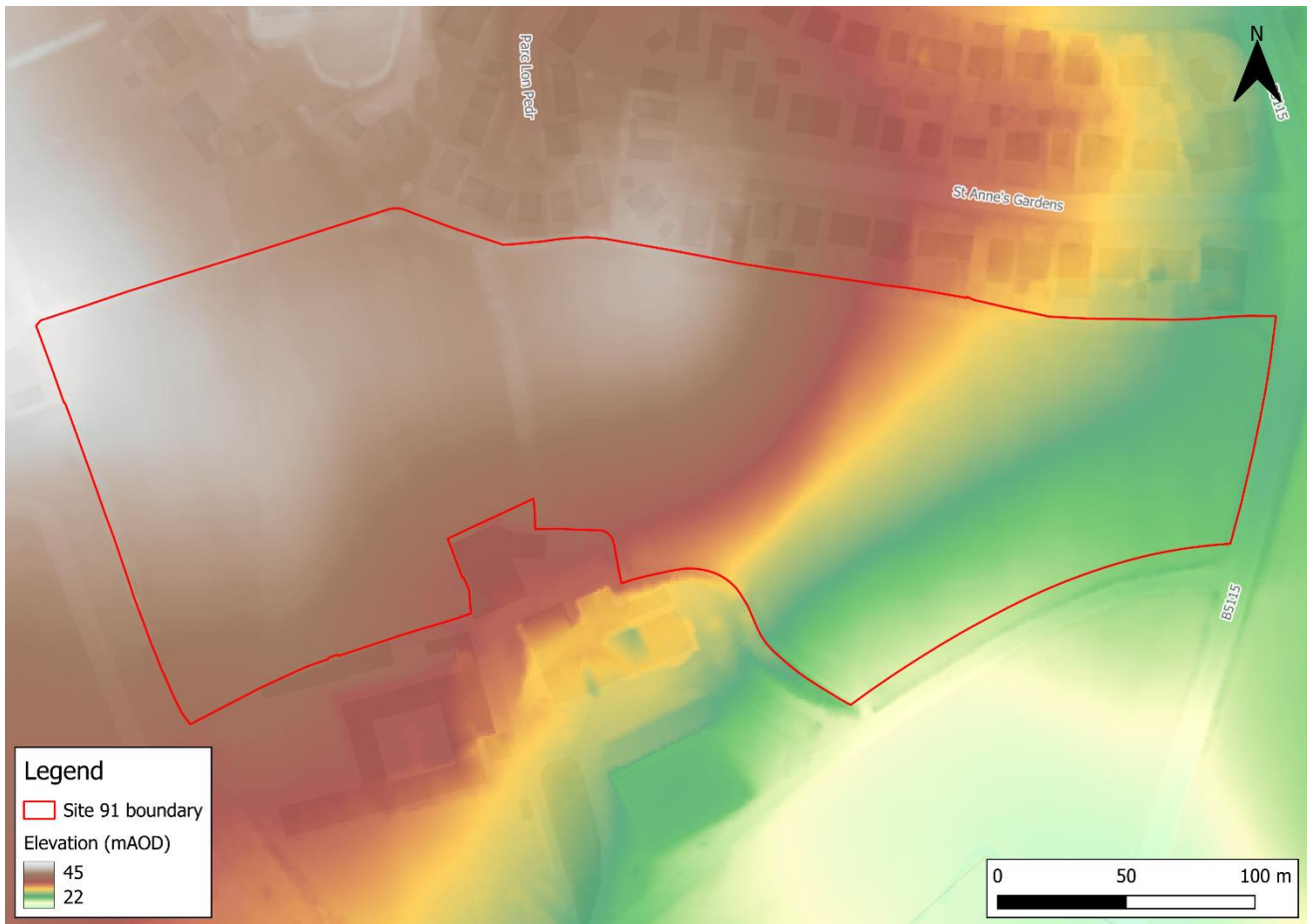


Figure 2-3 Site topography

3 Assessment of the site against Flood Risk Assessment Wales data

This chapter provides an assessment of flood risk to the proposed development site from all sources using the Flood Risk Assessment Wales (FRAW) data.

3.1 Flood Risk from the Sea

The FRAW Flood Risk from the Sea mapping data shows that the site is at **very low risk** of flooding from the sea. Table 3-1 summarises the definition of each risk band.

Table 3-1 Flood Risk from the Sea risk band definitions

Risk Band	Definition
High	There is a greater than 3.3% AEP (1 in 30) chance of flooding from the sea in any given year.
Medium	There is a chance of flooding of between 0.5% AEP (1 in 200) and 3.3% AEP (1 in 30) in any given year.
Low	There is a chance of flooding of between 0.1% AEP (1 in 1000) and 0.5% AEP (1 in 200) in any given year.
Very Low	There is a less than 0.1% AEP (1 in 1000) chance of flooding from this source in any given year. However, the FRAW dataset ignores the influence of climate change induced sea levels.

3.2 Flood Risk from Rivers

Figure 3-1 shows the FRAW Flood Risk from Rivers mapping data. The mapping shows that the site is at **very low risk** of flooding from rivers. Table 3-2 summarises the definition of each risk band.

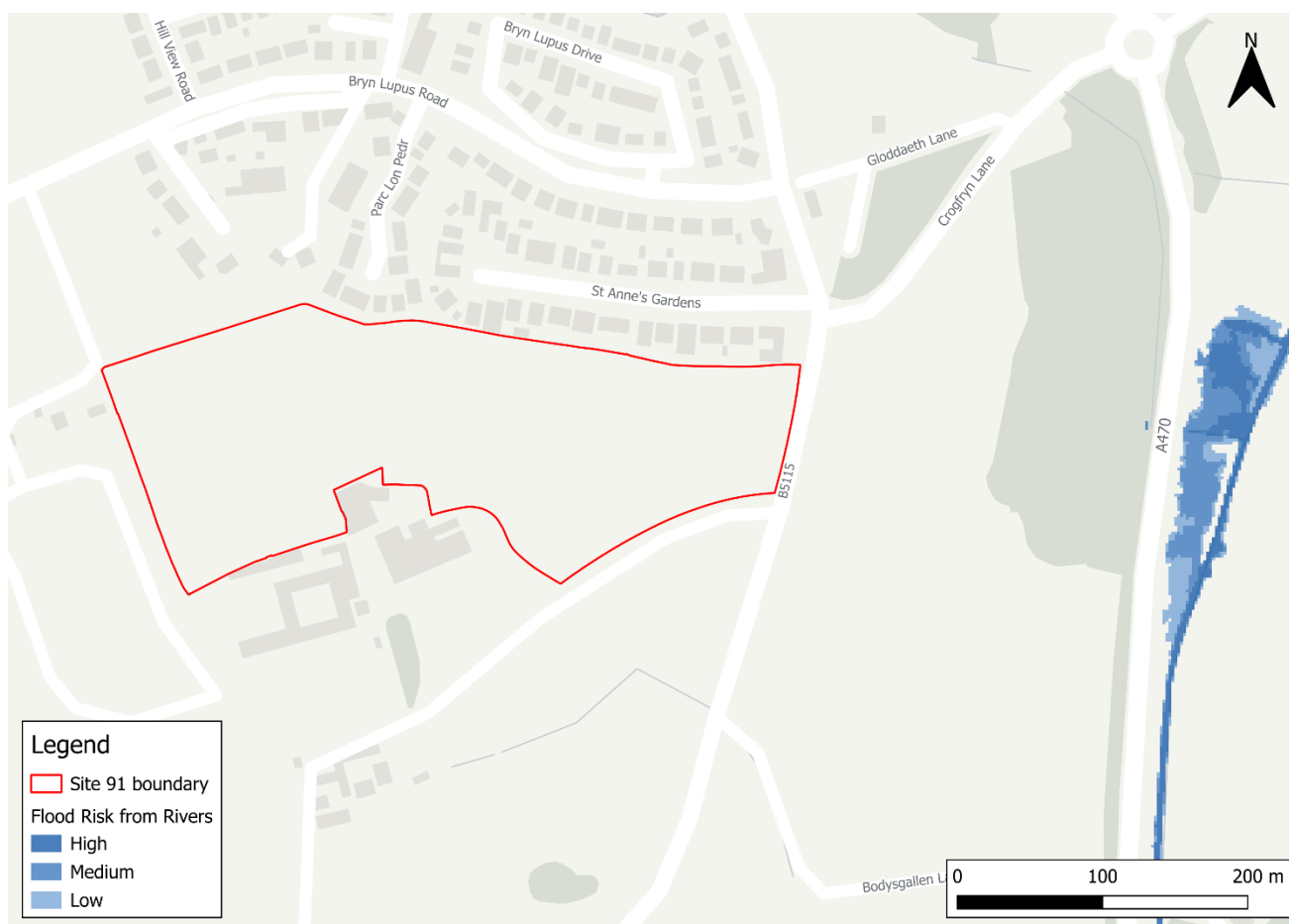


Figure 3-1 FRAW - Flood Risk from Rivers

Table 3-2 Flood Risk from Rivers risk band definitions

Risk Band	Definition
High	There is a greater than 3.3% AEP (1 in 30) chance of flooding from the sea in any given year.
Medium	There is a chance of flooding of between 1% AEP (1 in 100) and 3.3% AEP (1 in 30) in any given year.
Low	There is a chance of flooding of between 0.1% AEP (1 in 1000) and 0.5% AEP (1 in 200) in any given year.
Very Low	There is a less than 0.1% AEP (1 in 1000) chance of flooding from this source in any given year. However, the FRAW dataset ignores the influence of climate change induced sea levels.

3.3 Flood Risk from Surface Water and Small Watercourses

Figure 3-2 shows the FRAW Flood Risk from Surface Water and Small Watercourses mapping data. The mapping shows that the site is predominantly at **very low risk** of flooding from surface water and small watercourses. There are two areas of high risk by way of ponding within the north of the site, associated with local topographic depressions. Table 3-3 summarises the definition of each risk band. It may be appropriate to include the

ponded areas in site design with consideration of suitable SuDS. Infiltration SuDS will likely be appropriate at this site, based on the groundwater conditions discussed in Section 3.5.

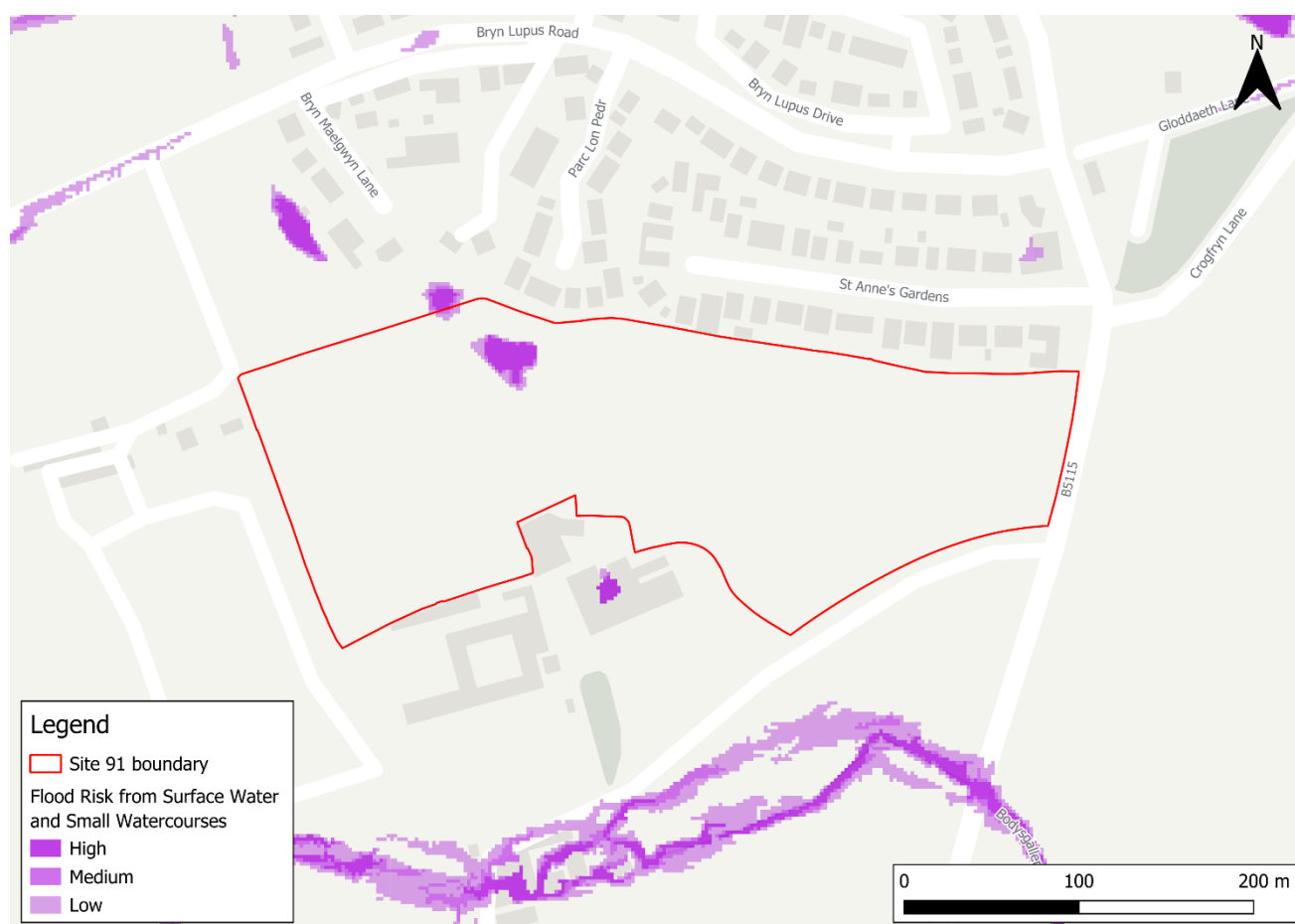


Figure 3-2 FRAW - Flood Risk from Surface Water and Small Watercourses

Table 3-3 Flood Risk from Surface Water and Small Watercourses risk band definitions

Risk Band	Definition
High	There is a greater than 3.3% AEP (1 in 30) chance of flooding from the sea in any given year.
Medium	There is a chance of flooding of between 1% AEP (1 in 100) and 3.3% AEP (1 in 30) in any given year.
Low	There is a chance of flooding of between 0.1% AEP (1 in 1000) and 0.5% AEP (1 in 200) in any given year.
Very Low	There is a less than 0.1% AEP (1 in 1000) chance of flooding from this source in any given year. However, the FRAW dataset ignores the influence of climate change induced sea levels.

3.4 Flood Risk from Reservoirs

The FRAW Flood Risk from Rivers mapping data shows that the site is not modelled to be at risk from a reservoir breach. There is no risk level associated with reservoir flooding, rather a worst case scenario were a reservoir to fail.

3.5 Flood risk from groundwater (not in FRAW)

Groundwater flooding is caused by unusually high groundwater levels, and it occurs as excess water emerges at the ground surface or within manmade structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, sometimes lasting for weeks or months and can damage property. This risk of groundwater flooding depends on the nature of the site's geological strata and the local topography.

Flooding from groundwater sources is assessed in this Level 2 SFCA using JBA's 5m Groundwater Flood Map, as the FRAW does not include such a dataset. Figure 3-3 shows the map for Site 91 and the surrounding areas and explains the risk classifications. The entirety of the site is in an area of no risk of groundwater emergence. Groundwater conditions may therefore be suited to infiltration SuDS.



Figure 3-3 JBA 5m Groundwater Flood Map

Table 3-4 Groundwater Flood Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event. There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.

3.6 Summary of flood risk

Much of the site is at very low risk from flooding according to the FRAW, with the main source of flooding being from two isolated areas of surface water flood risk in the north of the site. However, if it can be proved through a Flood Consequence Assessment (FCA) that surface water risk can be managed, this should not impact the ability to develop this site.

4 TAN-15

This chapter provides a summarised overview of the requirements set out in TAN-15 (March 2025).

4.1 Flood Map for Planning

The initial requirement of TAN-15 is to identify the flood zones and vulnerability classification relevant to the allocation.

The Flood Map for Planning (FMfP) defines flood zones based on the central estimates of climate change, assuming a 100-year lifetime of the development. Table 4-1 summarises the flood zones and their definitions.

Table 4-1 TAN-15 Definition of the FMfP flood zones¹

Zone	Flooding from Rivers	Flooding from the Sea	Flooding from Surface Water and Small Watercourses
1	Less than 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year.		
2	Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change.	Less than 1 in 200 (0.5%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change.	Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change.
3	A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change.	A greater than 1 in 200 (0.5%) chance of flooding in a given year, including climate change.	A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change.

¹ [Figure 1, TAN-15 | March 2025](#)

Zone	Flooding from Rivers	Flooding from the Sea	Flooding from Surface Water and Small Watercourses
TAN-15 Defended Zone	Areas where flood risk management infrastructure, managed and maintained by Risk Management Authorities, provides a minimum standard of protection against flooding from rivers of 1:100 (plus climate change and freeboard).	Areas where flood risk management infrastructure, managed and maintained by Risk Management Authorities, provides a minimum standard of protection against flooding from the sea of 1:200 (plus climate change and freeboard).	Not applicable.

4.1.1 FMfP - Flood Risk from Rivers and the Sea

The Flood Map for Planning - Flood Risk from Rivers and the Sea indicates that the entirety of the site is within Flood Zone 1 (Figure 4-1). This represents a less than 0.1% AEP (1 in 1000-year) chance of flooding from fluvial or tidal mechanisms in any given year including the effects of climate change.



Figure 4-1 FMfP - Flood Risk from Rivers and the Sea

4.1.2 FMfP - Flood Risk from Surface Water and Small Watercourses

The Flood Map for Planning - Flood Risk from Surface Water and Small Watercourses indicates that the site is predominantly located within Flood Zone 1 (Figure 4-2), meaning that most of the site has a less than 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year from surface water or small watercourses. The risk is very similar to that exhibited by the FRAW dataset.

There are two isolated areas of surface water flooding within the north of the site. These areas of isolated flooding within the site are likely associated with local topographic depressions. These areas are both within Flood Zone 3.

As the site is partially located within Flood Zone 3 of the Flood Map for Planning for Surface Water and Small Watercourses, a FCA would be required if development were to progress at this site, in accordance with TAN-15. This would need to demonstrate that the risk can be managed and mitigated appropriately. Given the nature of the risk within the site, local topographic depressions are likely to be addressed through the design and construction process through the use of appropriate SuDS techniques. Infiltration SuDS should be suitable on this site, based on the JBA Groundwater Flood Map. The surface water risk exhibited at this site should not inhibit development of the site.

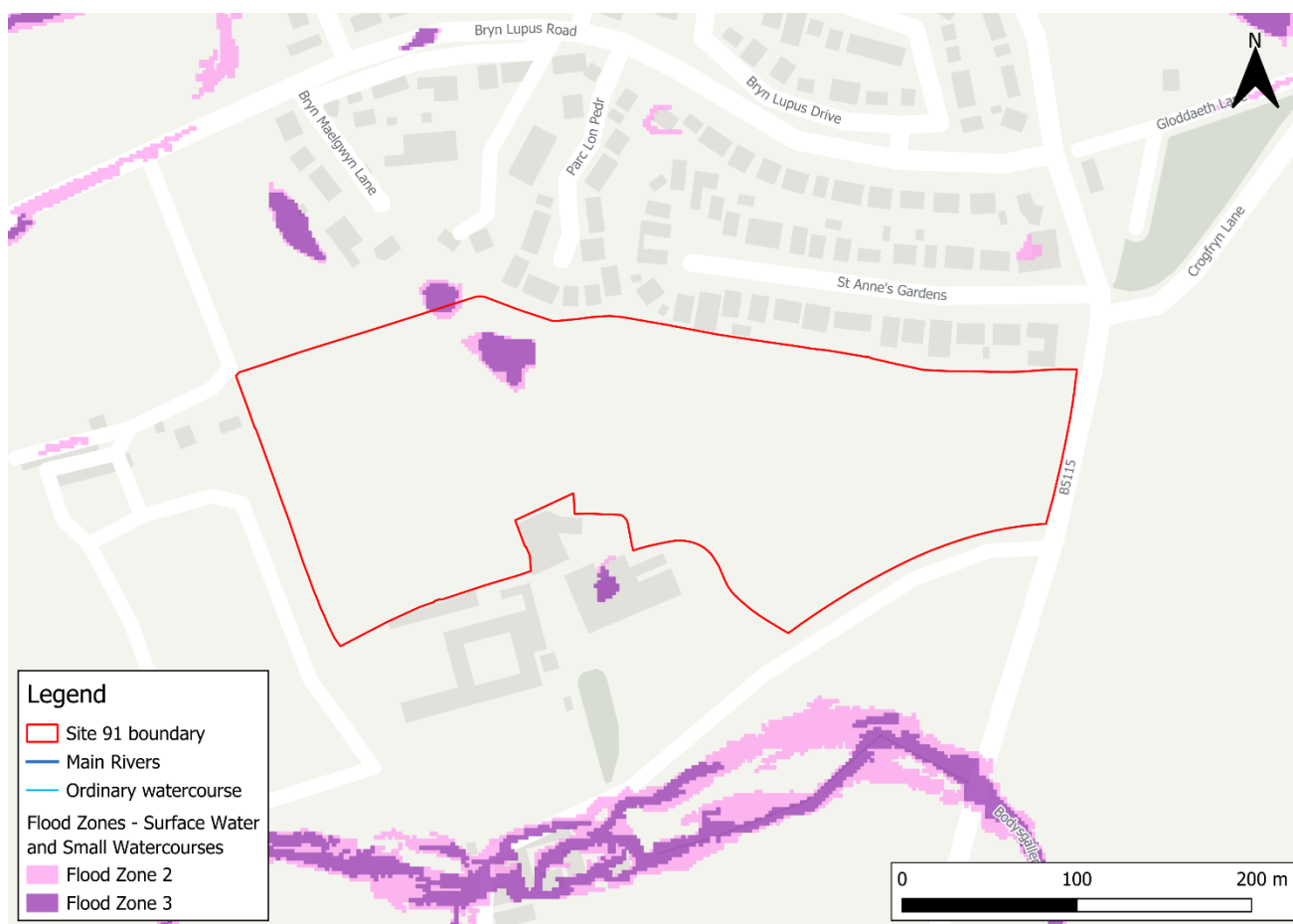


Figure 4-2 FMfP - Flood Risk from Surface Water and Small Watercourses

4.2 Vulnerability to Flooding

Under TAN-15, one of the three flood risk vulnerability classifications can be assigned to a development, as shown in Table 4-2 below. Site 91 has been proposed for residential development, with approximately 110 dwellings. Therefore, the site is classified as highly vulnerable development.

Table 4-2 Development vulnerability categories²

Development category	Types
Highly vulnerable development	<p>All residential premises (including hotels, Gypsy and Traveller sites, caravan parks and camping sites). Schools and childcare establishments, colleges and universities. Hospitals and GP surgeries. Especially vulnerable industrial development (e.g. power generating and distribution elements of power stations, transformers, chemical plants, incinerators), and waste disposal sites. Emergency services, including ambulance stations,</p>

² Figure 4, TAN-15 | March 2025

Development category	Types
	<p>fire stations, police stations, command centres, and emergency depots.</p> <p>Buildings used to provide emergency shelter in times of flood.</p>
Less vulnerable development	<p>General industrial, employment, commercial and retail development.</p> <p>Transport and utilities infrastructure.</p> <p>Car parks.</p> <p>Mineral extraction sites and associated processing facilities (excluding waste disposal sites).</p> <p>Public buildings including libraries, community centres and leisure centres (excluding those identified as in Highly Vulnerable category and emergency shelters).</p> <p>Places of worship.</p> <p>Cemeteries.</p> <p>Equipped play areas.</p> <p>Renewable energy generation facilities (excluding hydro generation).</p>
Water compatible development	<p>Boatyards, marinas and essential works required at mooring basins.</p> <p>Development associated with canals.</p> <p>Flood defences and management infrastructure.</p> <p>Open spaces (excluding equipped play areas).</p> <p>Hydro renewable energy generation.</p>

4.3 New Development and Redevelopment

TAN-15 provides advice around four different types of development. This recognises that the ability to avoid or minimise risk when undertaking development varies according to the type of development proposed. These new definitions have been introduced to include an element of flexibility for appropriate regeneration and redevelopment proposals within flood-risk areas. The four different definitions of development are:

- New development,
- Redevelopment,
- Change of use or conversions, and
- Extensions.

Proposed development within Site 91 is most closely aligned with the definition of new development. TAN-15 defines new development as "*any development on greenfield land*". (TAN-15, para 8.3).

At the time of writing, the proposed site will be classified as a new development within TAN-15.

4.4 Acceptability of flood consequences

As indicated within Section 4.1, the proposed development is located within Flood Zone 1 of the Flood Map for Planning - Flood Risk from Rivers and the Sea. TAN-15 states that all types of development are acceptable in principle within Flood Zone 1. Planning authorities should develop locally specific planning policies for localised areas at risk of flooding.

Consequently, an FCA is not required to address fluvial or tidal flood risk. However, as the site is within Flood Zone 3 of the Flood Map for Planning - Flood Risk from Surface Water and Small Watercourses, an FCA would be required to address flood risk from these sources. The FCA will likely be simple due to the nature of the risk at this site. The FCA should include details on how the surface water risk will be managed, including the use of appropriate SuDS.

Surface water and ordinary watercourse flood risk management are the responsibility of the Lead Local Flood Authority (LLFA), which may have specific requirements for surface water management, including for greenfield runoff rates and site-specific SuDS design. The FCA should develop a full appreciation of:

- The risk and consequences of flooding on the development,
- The risk and consequences of the development on flood risk elsewhere,
- How surface water flood risk will be managed appropriately through the use of SuDS techniques and a robust surface water drainage strategy, and
- How existing flow routes and watercourse will be retained in the proposed site layout.

5 Conclusion

Site Description

- JBA Consulting has been commissioned to prepare a Stage 2 SFCA in support of a RLDP allocation at Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Deganwy for residential use.
- The site is located in Llanrhos, Deganwy and is currently undeveloped greenfield land.

Overview of flood risk

- The primary risk of flooding to the site is from surface water and small watercourses.
- The site is at very low risk of flooding from fluvial, tidal and groundwater flooding.
- The site is not modelled to be at risk of flooding from reservoirs.

TAN-15 (March 2025)

- TAN-15 appears to suggest that the proposed residential development would be justified and appropriate at this site.
- The site is located within Flood Zone 1 for Rivers and the Sea.
- An FCA will be required for the site in line with TAN-15 guidance, as the site is partially within Flood Zone 3 for Surface Water and Small Watercourses. The FCA will need to demonstrate that the surface water flood risk at the site is managed through the use of SuDS.

Conclusion

- It is concluded that on the grounds of flood risk, the development proposal complies with the aims and objectives of TAN-15 and Planning Policy Wales.

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