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29 June 2010

Rhian Kyte Development Plans Manager
Planning Section
Directorate of the Environment
Caerphilly County Borough Council
Council Offices
Pontllanfraith House
BLACKWOOD South Wales NP12 2YW

Dear Rhian

**RE: CANDIDATE SITE E411, CAERPHILLY CBC LOCAL DEVELOPMENT PLAN,
LAND AT THE RISE LLANBRADACH. REPRESENTOR NO 4079.**

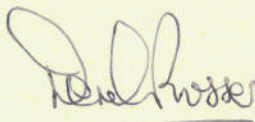
I refer to the Inquiry representation I made on Thursday 6 May 2010. You will recall I was accompanied by Chris Dartnell, Land Drainage and Flood Defence Consultant and some time was spent discussing past correspondence with the EA Wales' predecessor authority, the NRA. The Inspector seemed keen to know the EA Wales current attitude and whether it would confirm what NRA had previously committed to writing. We said we would follow this up and we have now received a response from EA Wales.

I shall be grateful if you will please arrange for this letter to be sent to Mr A Nixon. Our consultant's interpretation is that, in the second paragraph, EAW is not objecting/will not object to the ground raising. The flood risk status of the site as described in the fifth paragraph of Mr Dartnell's letter is not disputed by EAW. His assertion is reinforced that the site is in flood risk zone C1 pursuant to Section 4 of TAN 15 and not C2 as shown on the relevant TAN 15 development advice map.

The fourth paragraph is a reminder that the ground raising must not exacerbate the flood risk to the adjacent housing estate by restricting the escape of overland surface water flow arising from the housing estate. Mr Dartnell does not anticipate this being an insurmountable problem.

I look forward to hearing from you that this has been arranged.

Yours sincerely



Derek Prosser BSc DipTP MRTPI

cc Chris Dartnell
Rus Jones

CAERPHILLY COUNTY BOROUGH COUNCIL	
No.	
DATE REC'D	30 JUN 2010
DATE ANSWD	
REFERRED TO:	
FILE REF	

creu lle gwell
creating a better place



Asiantaeth yr
Amgylchedd Cymru
Environment
Agency Wales

Mr Chris Dartnell
Hazel Farm
Langstone
Llanwern
Newport
NP18 2DS

Ein cyf/Our ref: GJP/DFR/R28
Eich cyf/Your ref:

Dyddiad/Date: 23 June 2010

Dear Mr Dartnell

LAND OFF THE RISE AT LLANBRADACH NEAR CAERPHILLY IN SOUTH WALES

Thank you for your letter dated 13th May 2010 in relation to the above. I apologise for not being able to respond sooner.

I have considered the letters and information you kindly enclosed which were previously sent to you by our predecessor authority, the NRA, and have no further comments to make regarding the matters concerned with the ground raising.

From a flood risk perspective, should the landowner wish to develop this site we will require a Flood Consequences Assessment (FCA) in accordance with the requirements of TAN 15. I note that you have already researched our Strategic Flood Risk Mapping Study for the River Rhydney. This information would be useful for a FCA report as it is considered to be the best information currently available. If you wish to use this information for FCA purposes you will need to formally obtain this under license from our Corporate Services Team (Darren Jones:02920 245236)

In addition to the above, it is considered the existing topography of this area would potentially allow overland surface water flows generated from The Rise Estate to ultimately flow into your client's site via the gated access between 40 and 41 Coed y Pia. Increasing the ground levels within the existing site may have implications on flood risk to the existing properties within Coed y Pia. It is essential that raising of this site does not adversely affect the effective conveyance of this potential surface water flood flow route i.e. the site in question is able to accommodate such flows (like it would do at present) without adversely affecting the existing and any proposed development. Any proposed site layout would need to be designed to enable efficient conveyance of these flows which will ultimately discharge to the River Rhydney.

Yours sincerely

GARY PURNELL

Development & Flood Risk Technical Specialist (South East)

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CAERPHILLY COUNTY BOROUGH COUNCIL	
No.	
RECEIVED	23 JUN 2010
DATE ANSWERED	
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