

18<sup>th</sup> November 2020  
Our Ref: SB/19.8114

Third Floor, Park House  
Greyfriars Road  
Cardiff  
CF10 3AF

T 029 2073 6747

F 029 2073 6631

Bridgend County Borough Council  
Development Planning  
Civic Offices  
Angel Street  
Bridgend  
CF31 4WB

**By email: [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk)**

Dear Sir /Madam

**Bridgend Replacement Local Development Plan (LDP) - Candidate Site Assessment Stage 2  
Representation on behalf of Llanmoor Development Co. Ltd  
Strategic Flood Risk Assessment  
Parc Llangewydd, Land West of Bridgend**

Further to the recent publication of the Strategic Flood Risk Assessment (SFRA), we are pleased to enclose an updated Drainage Strategy, prepared by JBA Consulting, on behalf of Llanmoor Development Co. Ltd ('Llanmoor') relating to the Bridgend County Borough Local Development Plan (LDP) Candidate Site – Parc Llangewydd, Land West of Bridgend.

As requested, the enclosed Drainage Note has been updated to take account of the SFRA report, and supersedes that previously provided.

The conclusions, and majority of the Drainage Note are unchanged following the SFRA. However, the Drainage Note now has additional Sections (2.3.1 and 2.3.2) which detail overall flood risk, the SFCA and surface water flood risk.

Section 2.3.1 confirms that whilst the SFRA covers the much larger Strategic Site and Candidate Site 308.C1, in fact Llanmoor's Candidate Site for promotion relates to the 36ha site, forming Parc Llangewydd, Land West of Bridgend. It is also concluded that Parc Llangewydd is flagged as Green in the Red Amber Yellow Green (RAG) assessment, indicating that there is little need to consider flood risk further for this development site.

Section 2.3.2 details that whilst there is some localised surface water flood risk indicated, this has clearly been considered in the design and development of the site. This is evident through the retention of the woodland to the northeast, where there are small areas of risk. Furthermore, the surface water flow path running south through the site towards the A473 is mitigated through the preparation of the drainage strategy and shall be managed with the use of SuDS as outlined in further detail within Section 4.9 of the Drainage Strategy.

Overall, it is therefore considered that areas of surface water flood risk will have little influence or impact on development proposals.



Given the limited impact of the SFRA on the Candidate Site, and the confirmation of the Green status following additional assessment, we consider the updated Drainage Note is sufficient, with no further action required.

As previously stated, Llanmoor is wholly supportive of the allocation of land West of Bridgend as a sustainable urban extension within the Deposit Plan and is committed to promoting their land interests for residential development and delivering homes to meet Bridgend's needs. The Assessment of the site via the updated SFRA further illustrates the sites lack of constraints for development.

I trust that the above information is sufficient and I would be very grateful if you could please confirm receipt. If you require any further information, then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Barry', with a long horizontal flourish extending to the right.

**Simon Barry**  
**Associate Director**

**Tel: 02920 736747**

**Email: [simonbarry@boyerplanning.co.uk](mailto:simonbarry@boyerplanning.co.uk)**