



Local Development Plan 2021 > 2036

Cardiff Council - May 2026

Cardiff Replacement LDP Examination

Hearing Session 10
Flooding

HS10.01 Council Statement in
Response to Inspectors Questions
in ID08j



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Cardiff Council
Replacement Local Development Plan
Examination

Hearing Session 10 – 09.30-13.00, 18 June 2026

Virtual

Flooding

Issue - Whether the LDP strategy and allocations are sound in flood risk terms, having regard to TAN 15.

The Council has promised an updated Strategic Flood Consequences Assessment (SFCA) by the beginning of April (CD01). Subject to the conclusions of the updated SFCA and NRW's response, this agenda is likely to be amended/expanded upon.

1. Opening and introductions

2. Does the LDP strategy and allocations accord with the principles of Technical Advice Note 15 Development, flooding and coastal erosion?

Response:

The Council confirm that the Plan accords with the principles of Technical Advice Note 15: Development, Flooding and Coastal Erosion. TAN 15 requires a plan-led, risk-based approach that avoids placing new development in areas of highest flood and coastal erosion risk, justifies any development that must occur in risk areas, and ensures that consequences are acceptable over the lifetime of development, taking climate change into account.

The spatial strategy demonstrates that flood risk has been treated as a strategic constraint. Growth is directed primarily to existing urban areas and lower-risk locations, consistent with TAN 15's sequential, avoidance-first approach. The Council has prepared updated Strategic Flood Consequence Assessment (SFCA) and used the Flood Map for Planning to inform site selection.

Where allocations fall within defended or residual-risk areas, the plan provides a justification consistent with TAN 15: these sites support the delivery of the overall strategy, no reasonably available safer alternatives exist, and mitigation measures are identified. Policies require site-specific Flood Consequence Assessments, resilient design, sustainable drainage, and safe access/egress, ensuring that consequences can be managed acceptably in line with TAN 15 tests.

In conclusion, the Plan's strategy and allocations are consistent with TAN 15, as flood and coastal erosion risk have clearly shaped the spatial strategy, and a robust justification and mitigation framework is in place as evidenced by the update SFCA.

3. Matters Arising Changes

4. Action Points