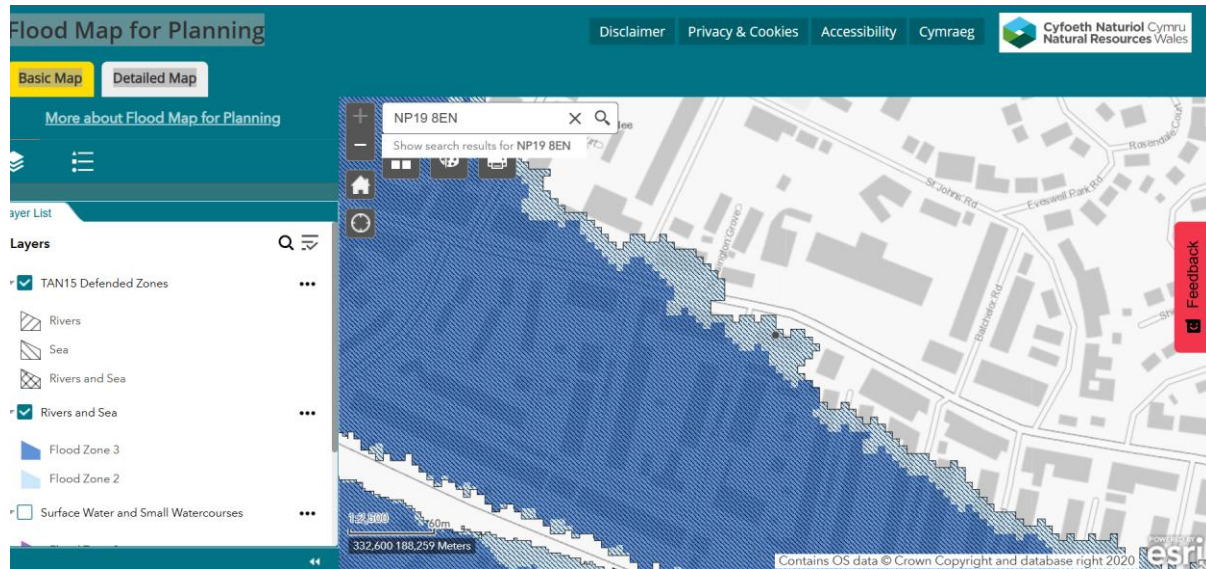


## Flooding Statement

The application site is situated within Flood Zone 2, which is identified by Natural Resources Wales as an area with a high probability of flooding. Notwithstanding this classification, the proposed development comprises an existing property with the built up area. This design strategy provides a designated safe refuge for occupants above the established flood risk levels, ensuring that habitable accommodation remains accessible and protected during any potential flood event.

### Flood map



In accordance with the principles set out in Planning Policy Wales (Edition 12) and Technical Advice Note 15: Development and Flood Risk (TAN15), vulnerable development should be located and designed to avoid placing people at unacceptable risk from flooding. The proposal demonstrates a commitment to sustainable development by minimising flood risk to both occupants and surrounding areas. The first-floor landing acts as a safe refuge that remains unaffected by flooding, ensuring continued habitability and safeguarding residents during flood events without increasing risk elsewhere. Consequently, the development is consistent with national flood risk management policies and is considered suitable for its location within Flood Zone 2.