

**2595-PHG-XX-XX-RP-C-0002**

**Residential Development at  
TRASTON ROAD, NEWPORT**

**Bron Afon / Wellspring**

**Flood Consequences Assessment**

**1<sup>st</sup> Issue**

**April 2025**



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## Issue History

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## Definitions and Abbreviations

### **TAN15: Technical Advice Note 15: Development, Flooding, and Coastal Erosion (2025):**

An updated version of the Welsh Government guidance document published on 31 March 2025. The new TAN15 and the Flood Map for Planning supersede TAN14 and TAN15 (2004) along with accompanying Development Advice Map.

**NRW:** Natural Resources Wales. The governing body responsible for environmental regulation in Wales.

**DAM:** Development Advice Map. Now superseded by Flood Map for Planning.

**FMfP:** Flood Map for Planning. A map produced by NRW as part of TAN15 guidance, outlining flood zones across Wales to accompany TAN15. The Flood Map for Planning includes climate change information to show how this will affect flood risk extents for rivers, the sea and surface water and small watercourses over the next century. It shows the potential extent of flooding assuming no defences are in place.

**AEP:** Annual Exceedance Probability. The probability of a flood of a certain size or larger occurring in any given year.

**FFL:** Finished Floor Level.

**CC:** Climate Change. Used in the context of assessing the impact of climate change on flood risk models.

**Flood Zone 3 (FMfP):** displays the extent of flooding from:

Rivers with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.

the sea with a 0.5% (1 in 200) chance or greater of happening in any given year, including an allowance for climate change.

Surface water & small watercourses with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.

**Flood Zone 2 (FMfP):** displays the extent of flooding from:

Rivers with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.

the Sea with less than 0.5% (1 in 200) but greater than or equal to 0.1% (1 in 1,000) chance of flooding in any given year, including an allowance for climate change.

Surface water & small watercourses with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.

**Flood Zone 1 (FMfP):** Less than 0.1% chance of flooding in a given year plus climate change.

**TAN15 Defended Zones (FMfP):** shows areas that benefit from risk management authority owned flood defence infrastructure, that have a minimum, Present Day level of protection of:

1% AEP for rivers, or

0.5% AEP for the sea.

## 1. Introduction

PHG Consulting have been commissioned to undertake a flood consequences assessment report in support of a planning application for a residential development off Traston Road, Newport.

The FCA is compliant with Technical Advice Note 15 Development, flooding and coastal erosion, last updated on 31 March 2025. The Flood Map for Planning has been assessed and, due to the positioning of the site within TAN15 Defended Zones, additional model data was obtained from NRW. The model output information is based on CaldicotAndWentlooge\_5\_V1.0\_2016 tidal model, which was provided by NRW in form of both report and model outputs.

The FCA also acknowledges that the development site currently has planning permission for 21 dwellings. The approved layout does not provide suitable foul drainage provisions, therefore a revised planning application has been submitted to include a foul water pumping station.

### Planning History

As stated, the development site currently has planning approval, application 05/0287 was granted with conditions in August 2012, with conditions 3 and 16 relating to surface water drainage and flood risk. These are replicated below, with the full approval notice included as Appendix A.

*(3) No development shall commence until full details of the surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented fully in accordance with the approved scheme prior to the first occupation of any dwelling.*

*Reason: To ensure adequate drainage is provided.*

*(16) The Finished Floor Levels at ground floor level of the dwellings hereby approved shall be constructed in accordance with the levels shown on the plan labeled (sic) (Figure 4), contained within the correspondence dated 24th October 2011.*

*Reason: To reduce the risk of flooding.*

Subsequent Condition Discharge applications were submitted for various conditions on the site, including Condition 3. Planning application 17/0382 was granted partial discharge of the surface water related condition, with planning application 17/0639 gaining approval for the surface water condition. The decision notices for these two applications are included at Appendix A.

The approval of planning application 17/0639 satisfies Condition 3.

Condition 16 requires the FFLs of the site to be constructed in line with the levels stipulated in the approved FCA (dated July 2009) and referred to in the Note to Applicant (Note 1) of the 05/0287 approval.

## Existing Site

The existing site is brownfield and covers an area of 0.77 ha. The site is located just off Traston Lane, Newport, Wales, at the National Grid reference ST337863. The site location is presented in Figure 1 below.



Figure 1. Site Location Plan. OS Grid Reference ST337863

## Development Proposal

The development site has previously received planning approval, under the application ref. 05/0287. It was granted with conditions in August 2012, with conditions 3 and 16 relating to surface water drainage and flood risk.

The proposed development will involve construction of 26 residential units along with associated infrastructure, including sustainable drainage. The latest architect plan is shown in Figure 2 below.



Figure 2. Proposed Architect Plan

### Local Development Plan

The latest TAN15 places emphasis on a plan-led approach to managing flood risk, with the most flexibility afforded to sites allocated in an adopted Local Development Plan (LDP). Strictest controls are applied to greenfield sites, where Highly Vulnerable Development is permissible when already allocated. Figure 3 shows that the proposed development site is identified as a housing allocation in the current LDP, under the reference H23. Furthermore, the development will contribute towards meeting the housing needs of Newport Local Development Plan.

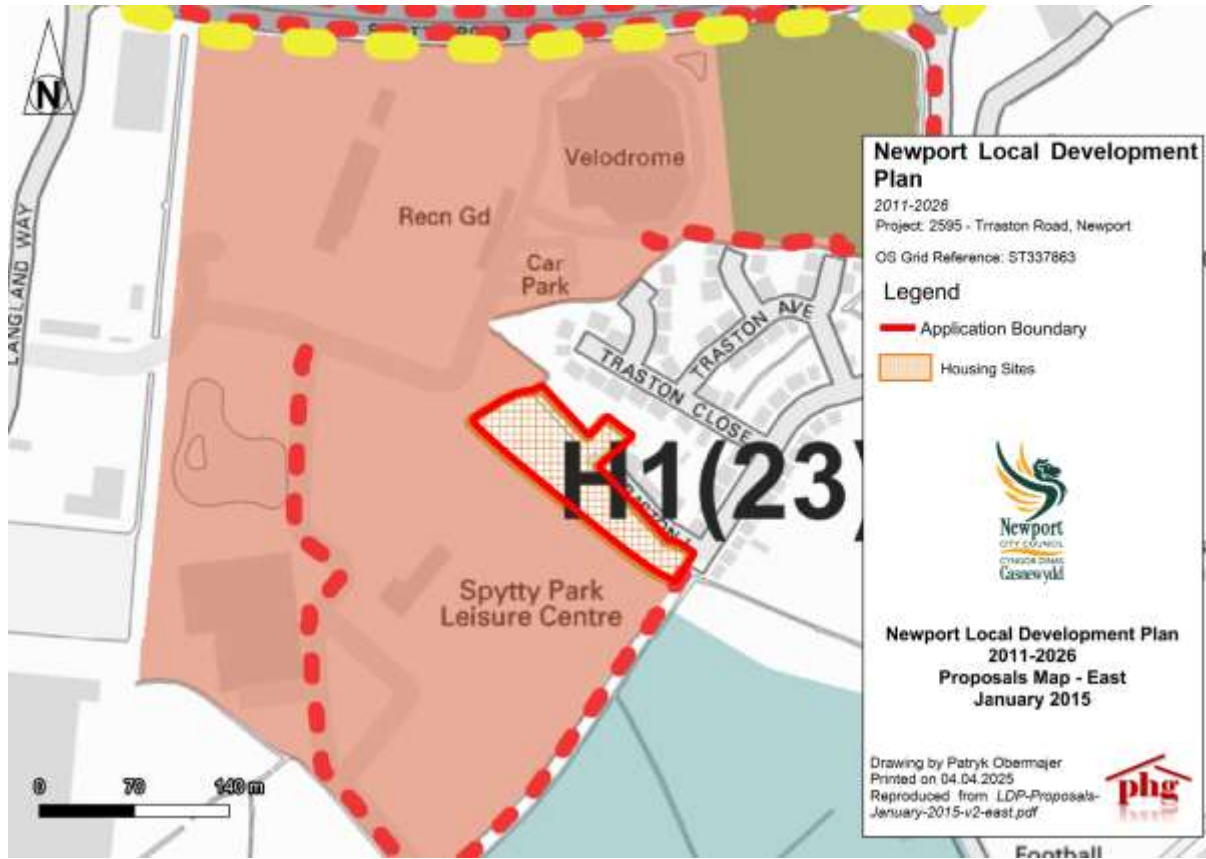


Figure 3. Proposed site in the context of current LDP, 2011- 2026

## 2. Flood Consequence Assessment

This assessment has been prepared to examine potential sources of flooding pertaining to the site and the immediate vicinity, determine the likelihood (flood frequency) and the impact (flood consequences) of flooding. In Wales, planning policy relating to flooding is governed by Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion. This assessment has been prepared in accordance with latest version of TAN15 published on 31 March 2025, which replaces Technical Advice Note 14, published in 1998 and Technical Advice Note 15, published in 2004.

The FCA also acknowledges that the development site currently has planning permission for 21 dwellings. The approved layout does not provide suitable foul drainage provisions, therefore a revised planning application has been submitted to include a foul water pumping station.

### Development Category – Flood Zones Compatibility to Flood Map for Planning

The development site is classified as *Highly vulnerable development*<sup>1</sup> and its design life is 100 years<sup>2</sup>. The Flood Map for Planning (FMfP) maps, which fully supersede Development Advice Map (which accompanied the previous version of TAN15), have been included in the assessment.

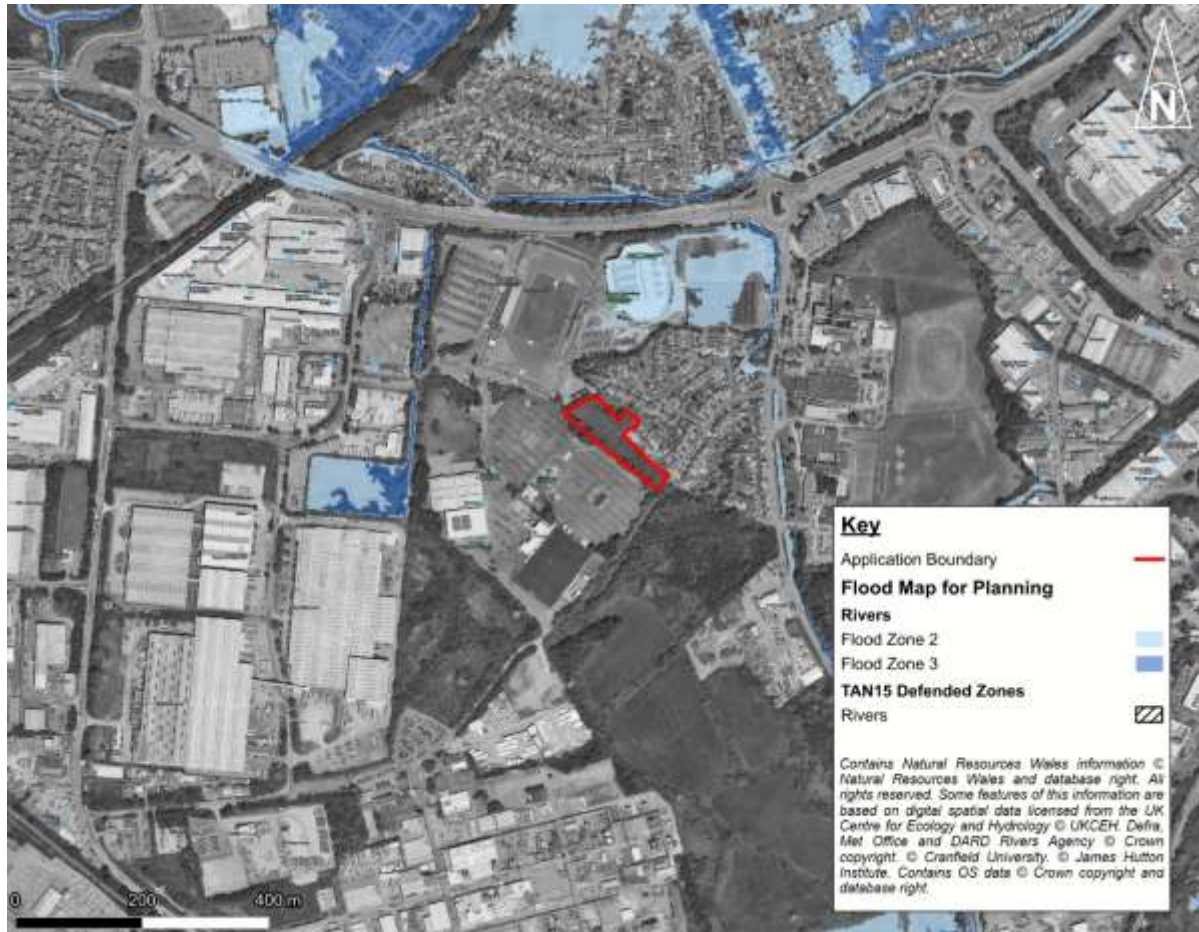
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<sup>1</sup> Technical Advice Note15 (2025): Figure 4- Development vulnerability categories

<sup>2</sup> Guidance on Climate Change Allowances for Planning Purposes, CL-03-16, Welsh Government

### ***Flood Map for Planning - Rivers***

The site lies in Flood Zone 1 from rivers, outside areas at risk from river flooding, shown in Figure 4 below.



**Figure 4. NRW – Flood Map for Planning - Flood Zone Rivers**

### ***Flood Map for Planning - Seas***

The site is located in TAN15 Defended Zone from Sea. In line with paragraph 10.24 of new TAN15, *TAN 15 defended zone developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal.*



Figure 5. NRW – Flood Map for Planning – Flood Zone Seas. Development proposed in TAN15 Defended Zone

### **Flood Map for Planning - Surface Water and Small Water Courses**

The site is partially within the Flood Zone 2 from Surface Water and Small Watercourses around the perimeter. No dwellings are proposed in Zone 2 or Zone 3 and the flood risk from Surface Water and Small Watercourses will likely be further alleviated by positive drainage post-development.

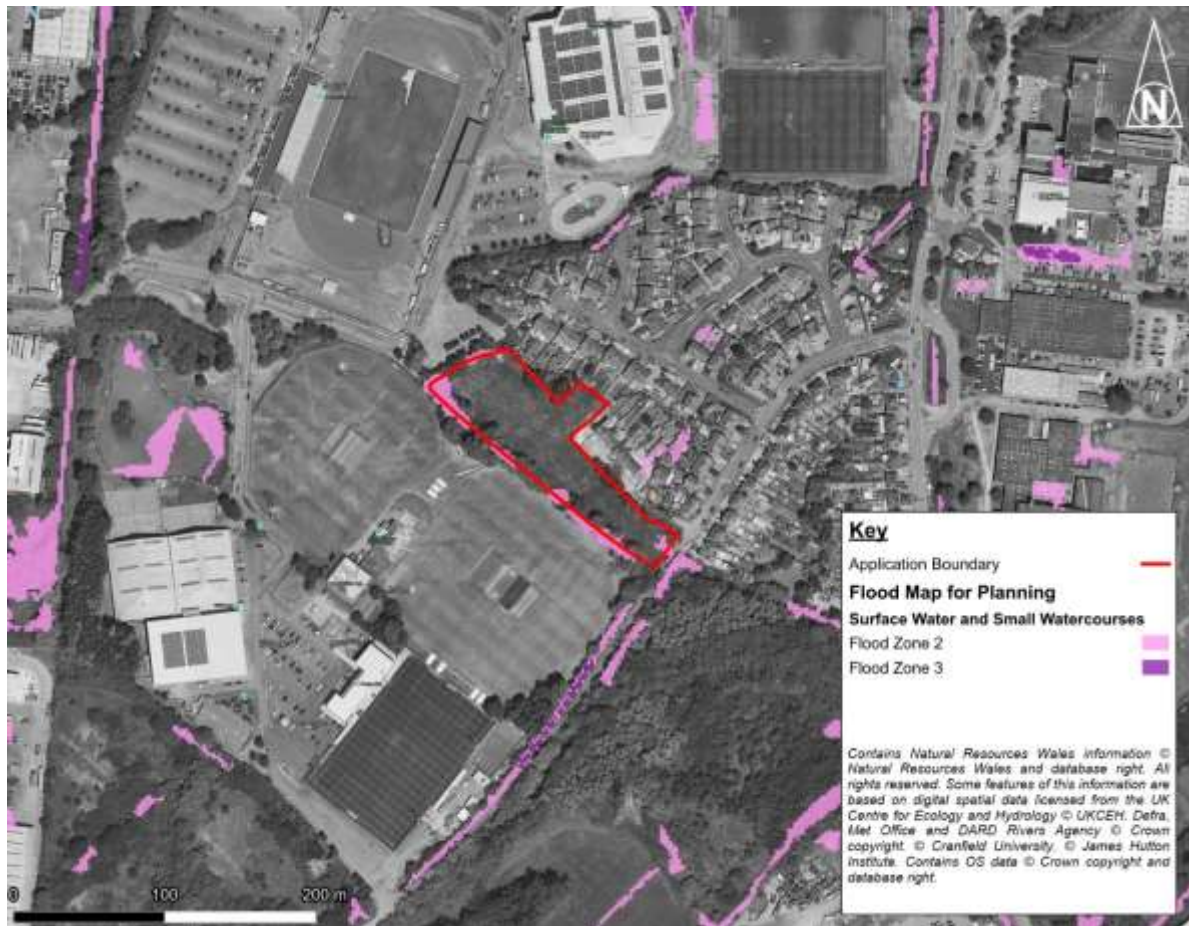


Figure 6. NRW – Flood Map for Planning - Surface Water and Small Watercourses. Parts of site in Zone 2 around the perimeter

## **Product 6 assessment based on Natural Resources Wales model outputs**

### *Introduction*

The Flood Map for Planning has been used to evaluate potential flood risk, in accordance with Planning Policy Wales and the currently effective Technical Advice Note (TAN15) published on 31 March 2025. The site is located within TAN15 Defended Zones from Sea.

Flood depths, extents, and risk hazard have been examined based on detailed model output data of the Hydraulic Model, as provided by NRW.

### *Hydraulic modelling availability - Tidal model*

A data request was made to NRW for Product 5 and Product 6 (Model Reports and Outputs). The latest model output data, CaldicotAndWentlooge\_5\_V1.0\_2016, was obtained under licence. The model and report was prepared by JBA. The model was developed using software solver TUFLOW. Simulation output data in ASCII file format provided as part of Model Outputs, which is included in this report, and has been processed using QGIS software for this report.

### *Model Output Data at the Development Site*

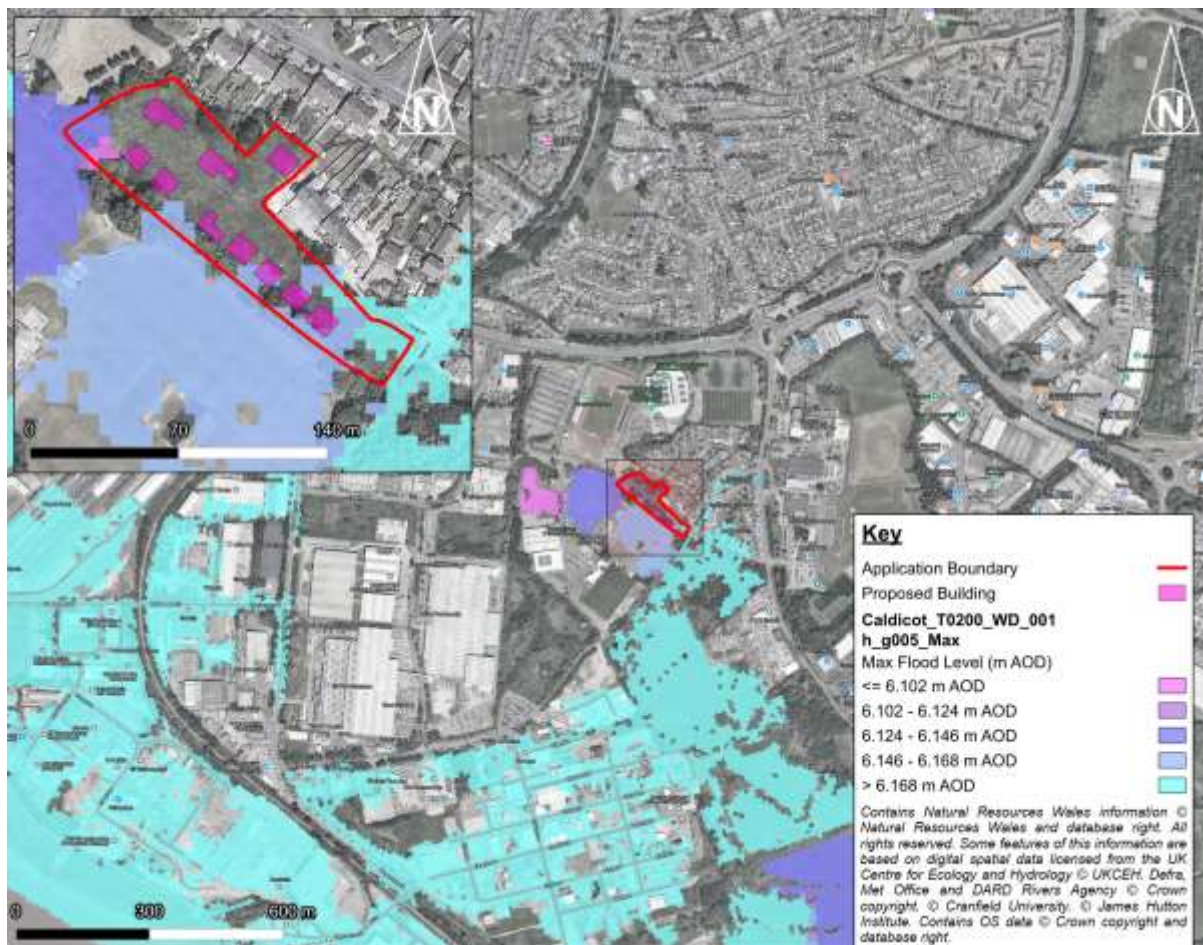
The tidal model examines various scenarios, including both defended and undefended flooding, with and without the climate change allowance. This assessment covers the 0.5% AEP, 0.5% AEP +CC, and 0.1% AEP plus climate change flood events to determine the likelihood of flooding.

### Tidal Flooding scenarios based on CaldicotAndWentlooge 5 V1.0 2016 model

The development site is in an area, which, according to the Flood Map for Planning, benefits from flood defences against tidal flooding. In this assessment, the tidal scenarios for the 0.5% AEP, 0.5% AEP +CC, and 0.1% AEP plus climate change are presented.

#### 0.5% AEP Scenario

As demonstrated in Figure 7 below, at present, the site is at partial flood risk during the 0.5% AEP event with no climate change allowance. The southern part of the site is likely to flood up to 6.17 m AOD in this scenario.



**Figure 7. Maximum flood level (m AOD) for 0.5% AEP- no CC**

Where the climate change allowance is taken into consideration, as shown in Figure 8 below, the site is likely to flood during the 0.5% AEP event. The maximum depth of flooding reaches 7.43 m AOD in this scenario.

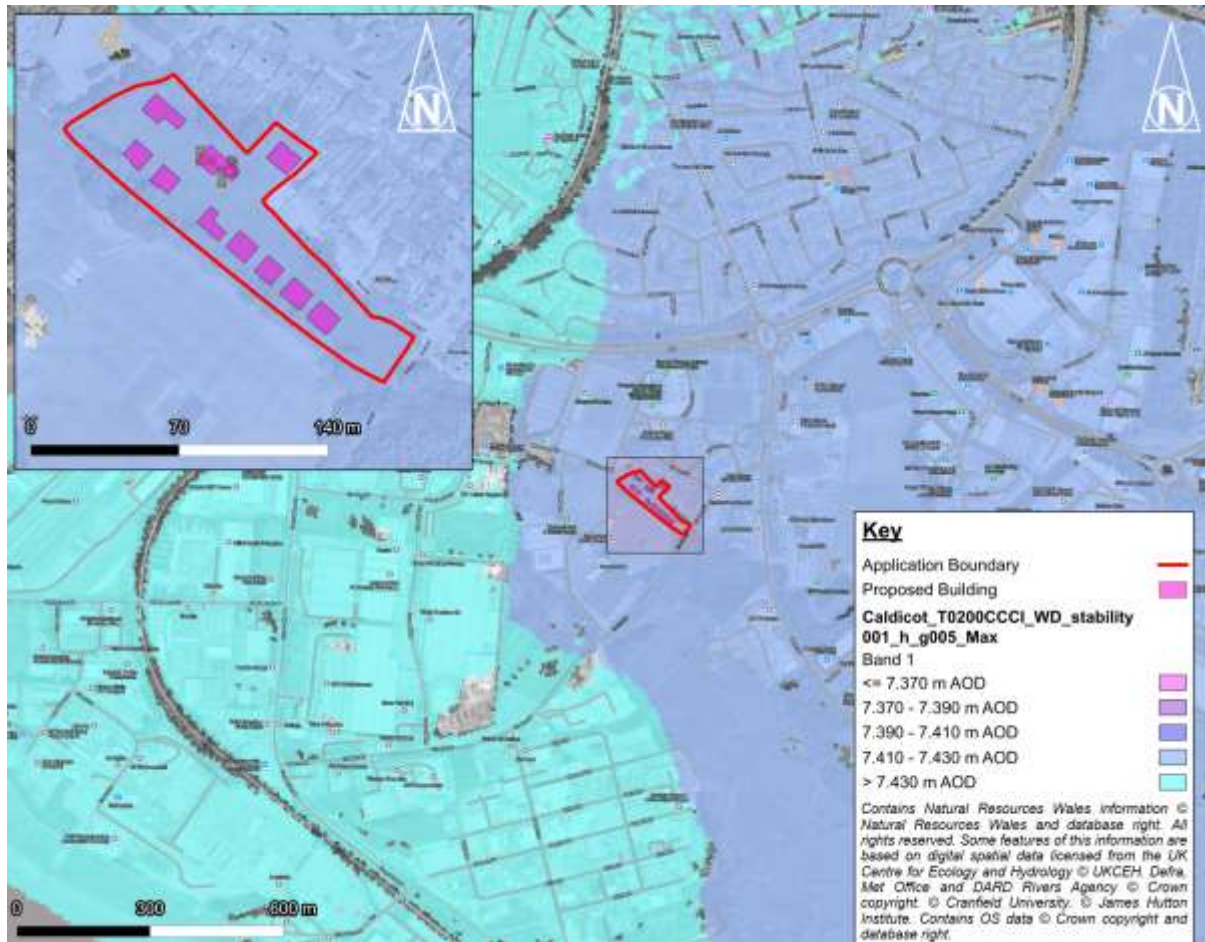
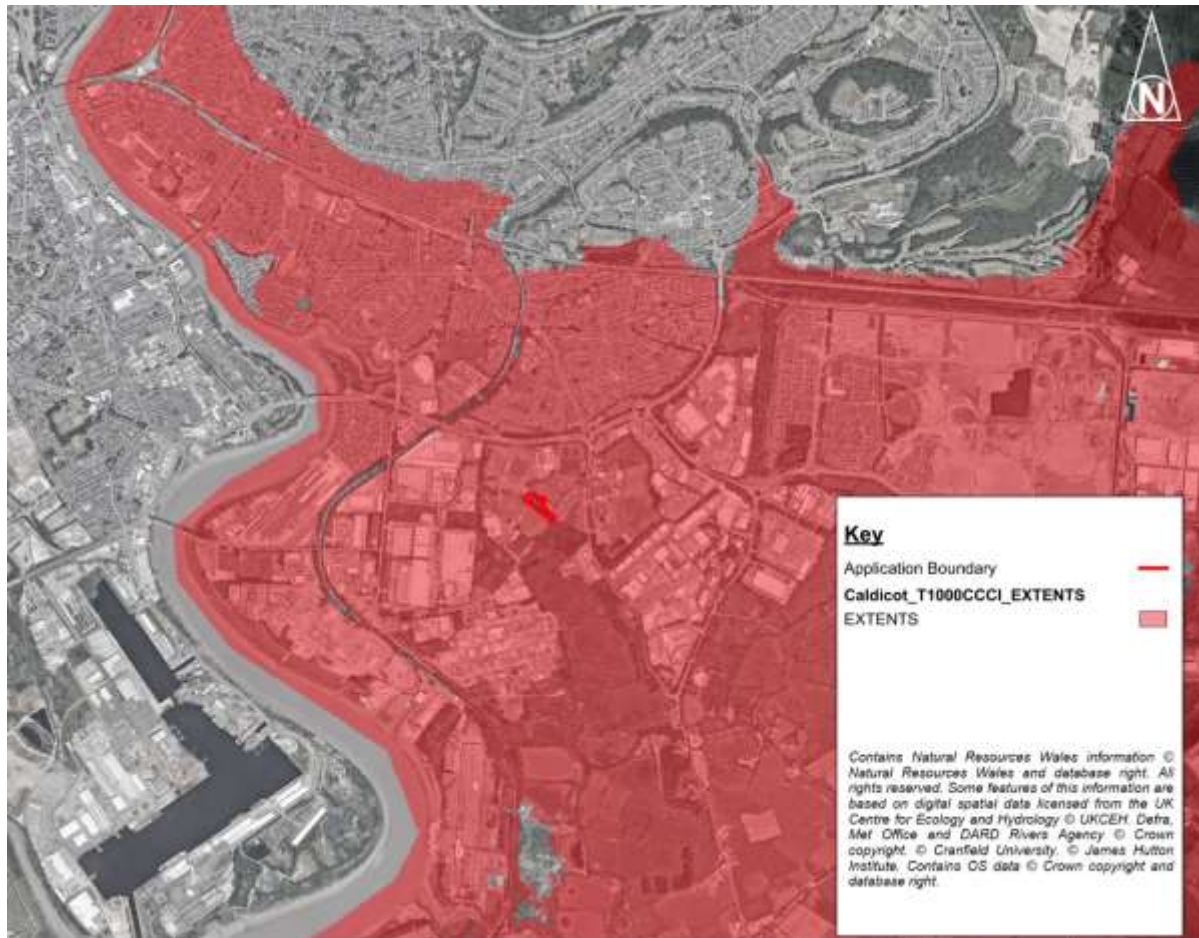


Figure 8. Maximum flood level (m AOD) for 0.5% AEP + CC

### 0.1% AEP Scenario

Figure 9 below shows the maximum extents of flooding during the 1 in 1000 year event (0.1% AEP) plus climate change allowance. The extents of the flood risk areas for the said events align with the extents of Flood Zone 2 (0.1% AEP plus CC) of the Flood Map for Planning.



**Figure 9. 1 in 1000 event plus climate change. Tidal Extents**

Figure 10 below shows the extents and depths of the 0.1% AEP plus CC change flooding. The flooding at present reaches levels up to 3.760 m (3760 mm) within the proposed site footprint and the adjacent areas.

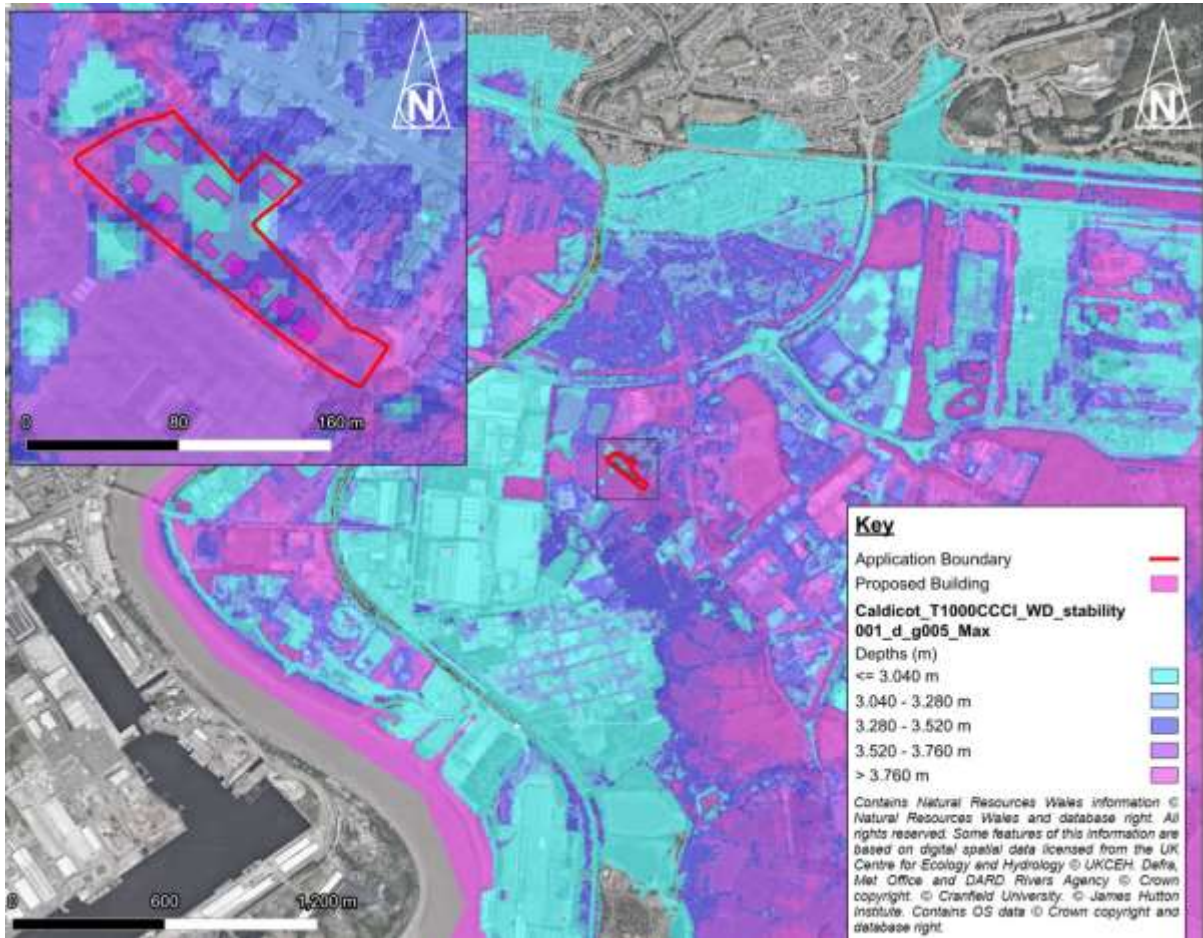


Figure 10. 1 in 1000 tidal event, + CC - Depths.

Figure 11 below shows absolute maximum level of flooding within the building footprint. The maximum flood level is estimated at 9.760 m AOD.

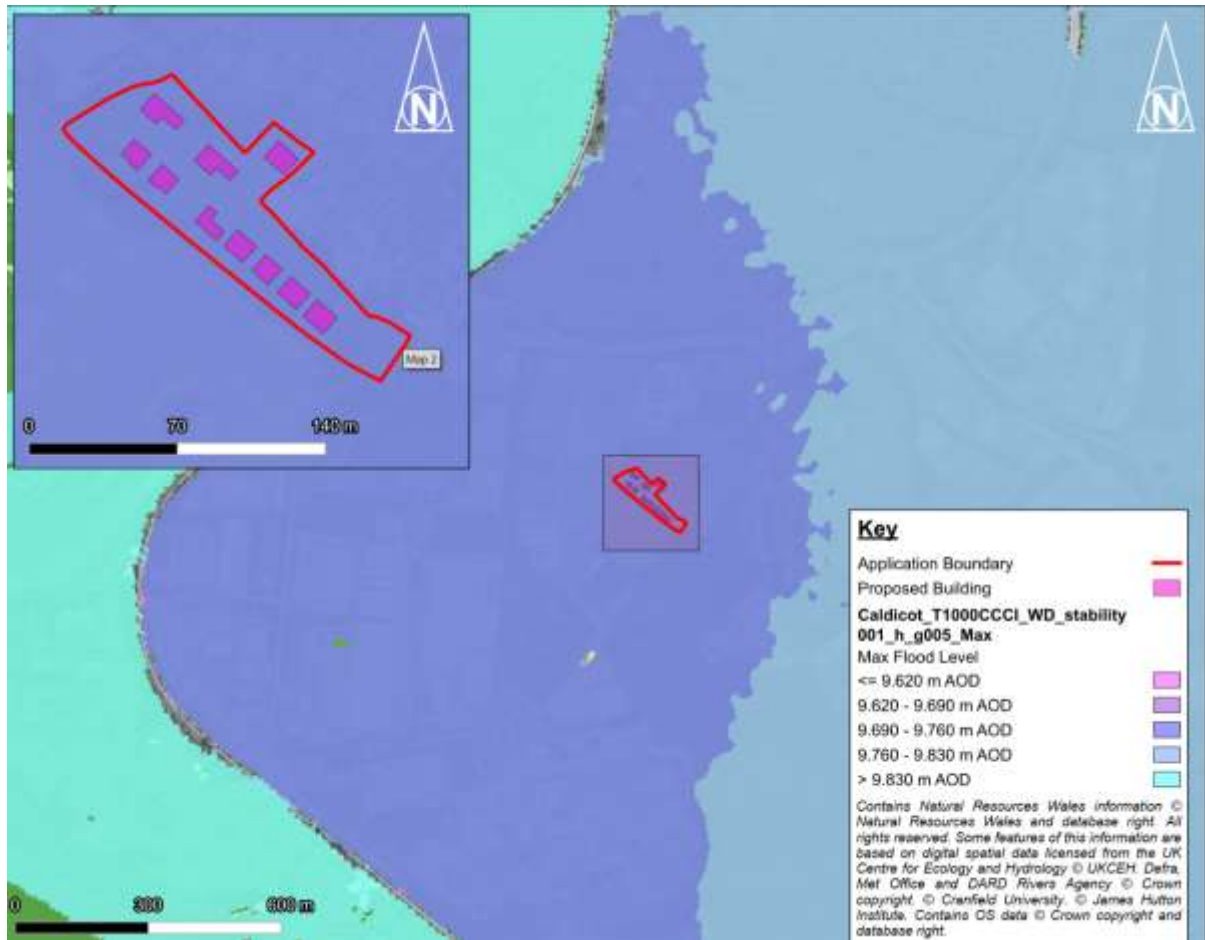


Figure 11. Maximum flood level (m AOD) for 0.1% AEP + CC

Figure 12 below shows maximum flood velocity during the 0.1% AEP event. The maximum velocity reads 1.2 m/s.

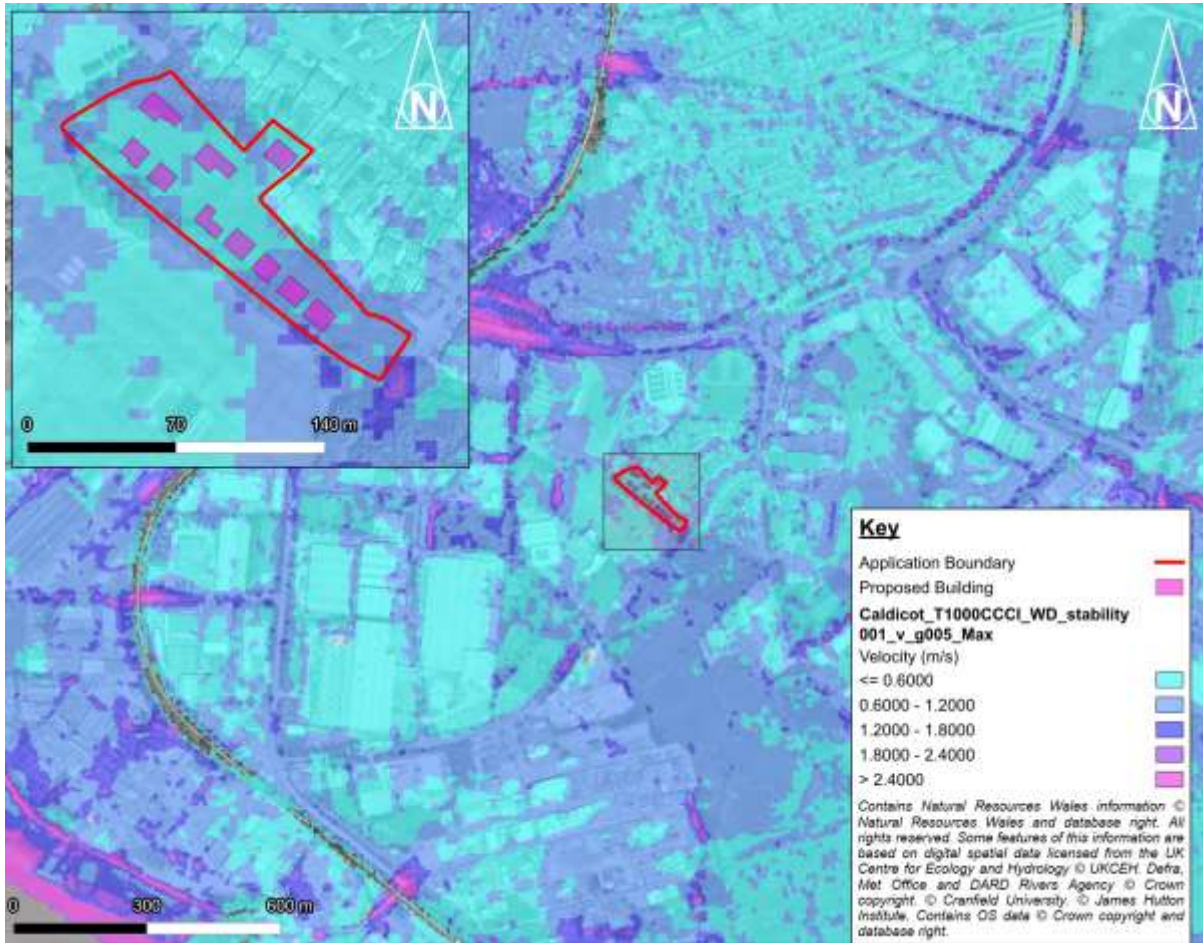


Figure 12. Maximum flood velocity (m/s) for 0.1% AEP + CC

Figure 13 below shows the hazard rating and the potential evacuation route for the 0.1% AEP plus CC allowance. The majority of the Evacuation Route passes through the Danger for All areas.

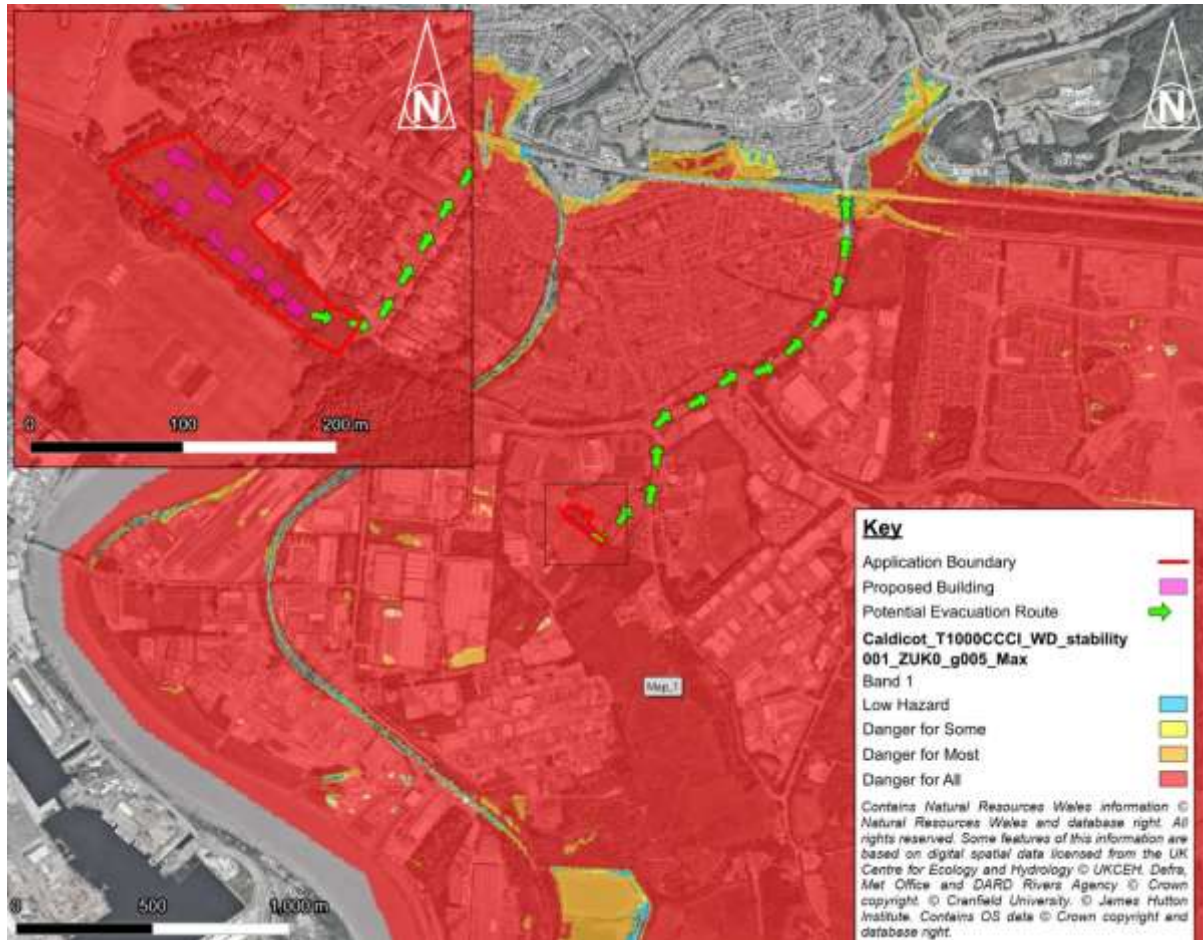


Figure 13. 0.1% AEP +CC Hazard Rating and Potential Evacuation Route

### Proposed Evacuation Route

The Proposed Evacuation Route shows the quickest route to the nearest area unaffected by flooding during a 0.1% AEP event plus climate change. It passes through the 'Danger for All' area.

### Proposed Finished Floor Level (FFL)

The approved Flood Consequences Assessment, which accompanied the original planning application determined that the Finished Floor Levels should be set at 6.8 m AOD.

Having review the latest flood maps and flood modelling data, finished floor levels within this application have been set at a minimum of 7.43m AOD.

Finished Floor Level	Flood Event	Flood Depth	Flooded dwelling
7.43m	0.5% AEP	6.17m AOD	No – 1.26m freeboard
7.43m	0.5% AEP + CC	7.43m AOD	No – 0m freeboard
7.43m	0.1% AEP + CC	9.76m AOD	Yes – 2.33m deep

**In line with Figure 5 of TAN 15, residential development should be flood free during the 0.5% + CC event. This is achieved by raising the FFLs to 7.43m AOD**

### **Impact on flooding elsewhere**

In line with TAN15, the development must ensure no increase in flooding elsewhere.

Given the small scale of the development, the small total footprint of proposed buildings, and the tidal nature of the flooding event, the displaced volume of flooding and the impact of displaced water is expected to be minimal. Additionally, the land topography is flat, i.e. the impact of the elevated levels on adjacent properties will be negligible.

Therefore, it is considered that in an event of flooding, the development will not result in an increase of flooding elsewhere.

### **Mitigation measures**

The following mitigation measures are proposed:

1. It is recommended that ground floor apartments have access to upper floors to provide safe refuge in an extreme flood event.
2. NRW Flood Warning Service can be used by end users of the residential units to receive warnings regarding flood risk at the site.
3. Resilience measures are to be introduced, i.e., raised electrics where possible, and hard surfaced flood resilient flooring within areas susceptible to flood risk.

## Acceptability of flood consequences

Acceptability criterion	Comments	Status: Achieved/not achieved
<b>Acceptable consequences for nature of use</b>	Site is located within Defended Zone in a wider urban area of residential use. Proposed development is of a residential use and classed as Housing Site on current LDP. The proposed development is New Development according to paragraph 8.3 of TAN15.	Partially Achieved
<b>Occupiers aware of flood risk</b>	NRW Flood Warning Service to be used. Emergency Flood Plan to be prepared.	Achieved
<b>Escape/evacuation routes present</b>	An evacuation route has been prepared to the nearest area outside Flood Zone. The evacuation route will not be usable during the extreme 0.1% AEP event.	Partially Achieved / Not Achieved for the 0.1% AEP+CC event
<b>Effective flood warning provided</b>	NRW Flood Warning Service is recommended to be used.	Achieved
<b>Flood emergency plans and procedures</b>	Emergency Flood Plan is recommended. Evacuation route has been suggested. The Flood Evacuation Route has been proposed but it has been found to be unviable for the 0.1% AEP +CC event.	Partially Achieved
<b>Flood resistant design</b>	Resilience measures are recommended.	Achieved
<b>No increase in flooding elsewhere</b>	The development will not increase the risk of flooding elsewhere.	Achieved
<b>Less than 600 mm of flooding for 0.1% AEP +CC event within the building footprint</b>	The flood level exceeds 600 mm for the 0.1% AEP + CC event	Not Achieved
<b>Structural damage to the building to be minimised</b>	Resilience measures are recommended.	Achieved

Appendix E provides the means to record planned actions in relation to the flood alert levels. Additional guidance, *What to do in a flood*, can be found on NRW website:

<https://naturalresources.wales/flooding/what-to-do-in-a-flood/>.

Below is an extract from the *What to do in a flood* guidance (© 2025 Natural Resources Wales).

### *What to do if you get a flood warning or alert*

#### Flood alert. Be prepared.



- prepare a flood kit of essential items
- monitor local river levels
- check the 5 day flood risk.
- farmers should consider moving livestock and equipment away from areas likely to flood

#### Flood Warning. Immediate action required



- move family, pets, and valuables to a safe place
- turn off gas, electricity and water supplies if it is safe to do so
- put flood protection equipment in place

#### Severe Flood Warning. Danger to life.



- stay in a safe place with a means of escape
- be ready to leave your home
- cooperate with the emergency services
- call 999 if you are in immediate danger

## **Resilience measures – effect of proposed works on flood risk within the property**

As part of the proposed works, a number of flood resilient measures have been proposed, which are in accordance with the Communities and Local Government document 'Improving the Flood Performance of New Buildings Flood Resilient Construction. These measures will reduce the risk to life and ensure, during and after a flood event, the consequences are reduced as far as practical.

- Self-closing airbricks/vents – self-closing airbricks to be used. Vents should be raised or covered where possible.
- Flood proof doors to be used as external doors; these doors would be self-sealing when left shut. This means that in the event of flooding occurring, no additional actions would need to be undertaken to protect doorways.
- Where practical, kitchen appliances should be kept above the floor level.
- A sump pump should be considered to help manage any flood water that enters the building by pumping it out and reducing potential damage.
- Any plasterboard fitted at ground floor internally shall be placed horizontally, given the poor post-flood integrity, these sections can be removed should flooding occur.
- All electrical sockets should be a minimum of 600 mm above finished floor level at ground floor.

### 3. Conclusions

- The proposed development encompasses a site area of 0.77 hectares, classified as a new development. The development site has received planning approval, under application 05/0287. The development site is currently classed as a housing site under the current Local Development Plan. The development will contribute to making provision for new homes in Newport.
- The proposal is classified as highly vulnerable development by TAN15. The proposed development is shown to be TAN15 Defended Zone from Sea.
- The NRW CaldicotAndWentlooge\_5\_V1.0\_2016 model was obtained under licence to assess the flood risk at the proposed development site in detail. The proposed development is in an area which currently benefits from flood defences.
- The FFL within the site is to be set at or above the 1 in 200 year plus climate change flood level.
- In line with TAN 15 paragraph 10.13, The presence of formal flood defences does not guarantee that land in the Defended Zone will remain free from flooding in the future, they simply lower the risk of exposure to flooding. Breaches and/or over-topping of even the most modern flood defences are possible resulting in significant flood events. Therefore the dwellings are protected during flood defence failure for events up to and including the 1 in 200 year with a climate change allowance.
- The site is currently allocated for housing and has a planning approval.
- A Flood Emergency Plan should be undertaken. NRW Flood Warning Service should be used by the end users of the proposed units.
- The proposed development will not result in an increase in flooding elsewhere.
- Resilience measures have been recommended.
- Acceptability of flood consequences (contained in Section 11 of TAN15) suggest the development is acceptable as the development is flood free during the 1 in 200 year +CC.

## **Appendix A Site Location Plan**

# Site Location Plan

1 in 4000 @ A4



## Key

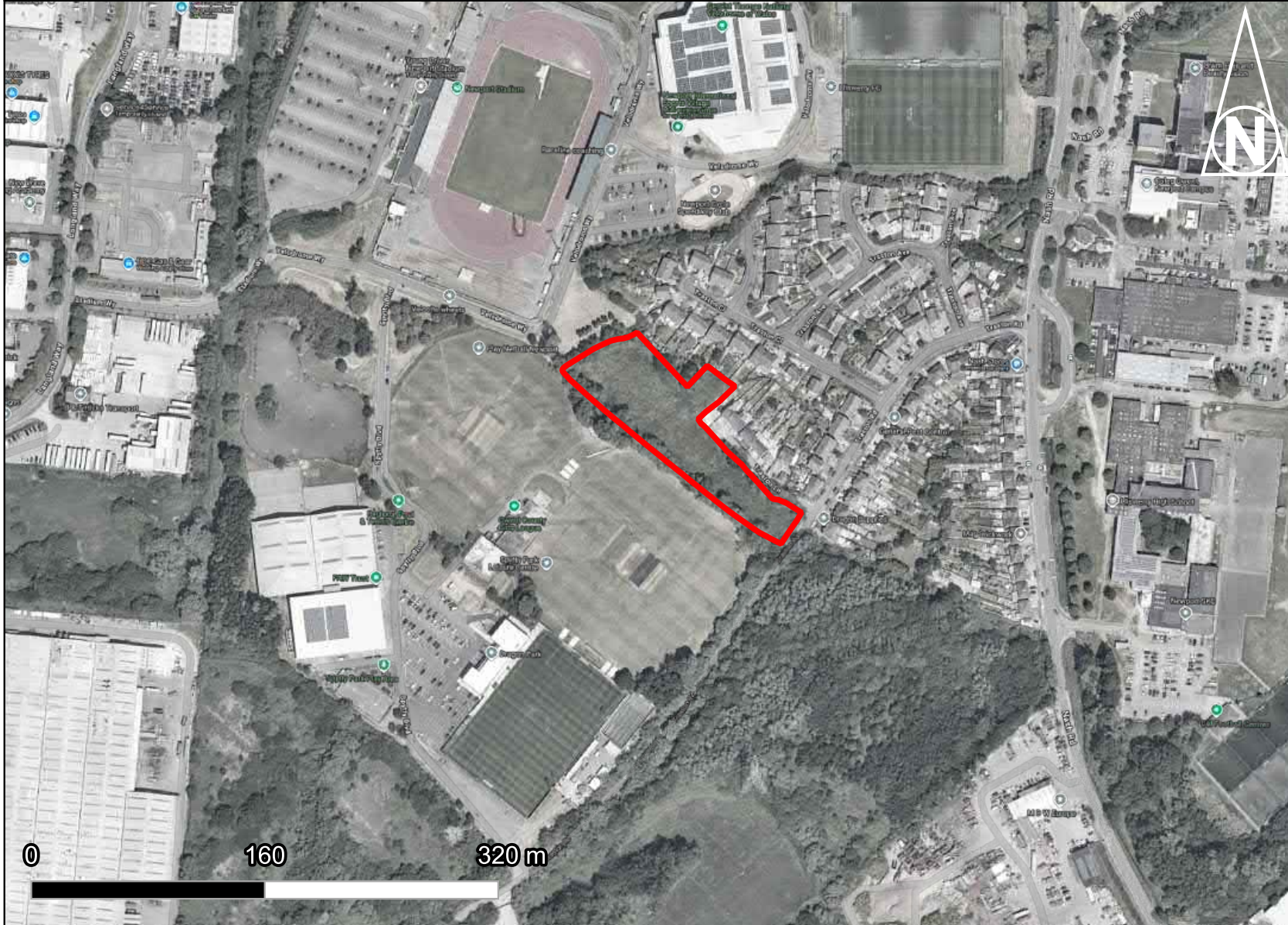
Application Boundary 

Project: 2595 - Trraston Road,  
Newport

Produced by: Pat Obermajer

OS Grid Reference: ST337863

PHG Consulting  
107 Cowbridge Rd East,  
Cardiff  
CF11 9AG



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## **Appendix B Flood Map for Planning**

# Flood Map for Planning

Project: 2595 - Trraston Road, Newport  
 Produced by: Pat Obermajer  
 Printed on: 03.04.2025

OS Grid Reference: ST337863

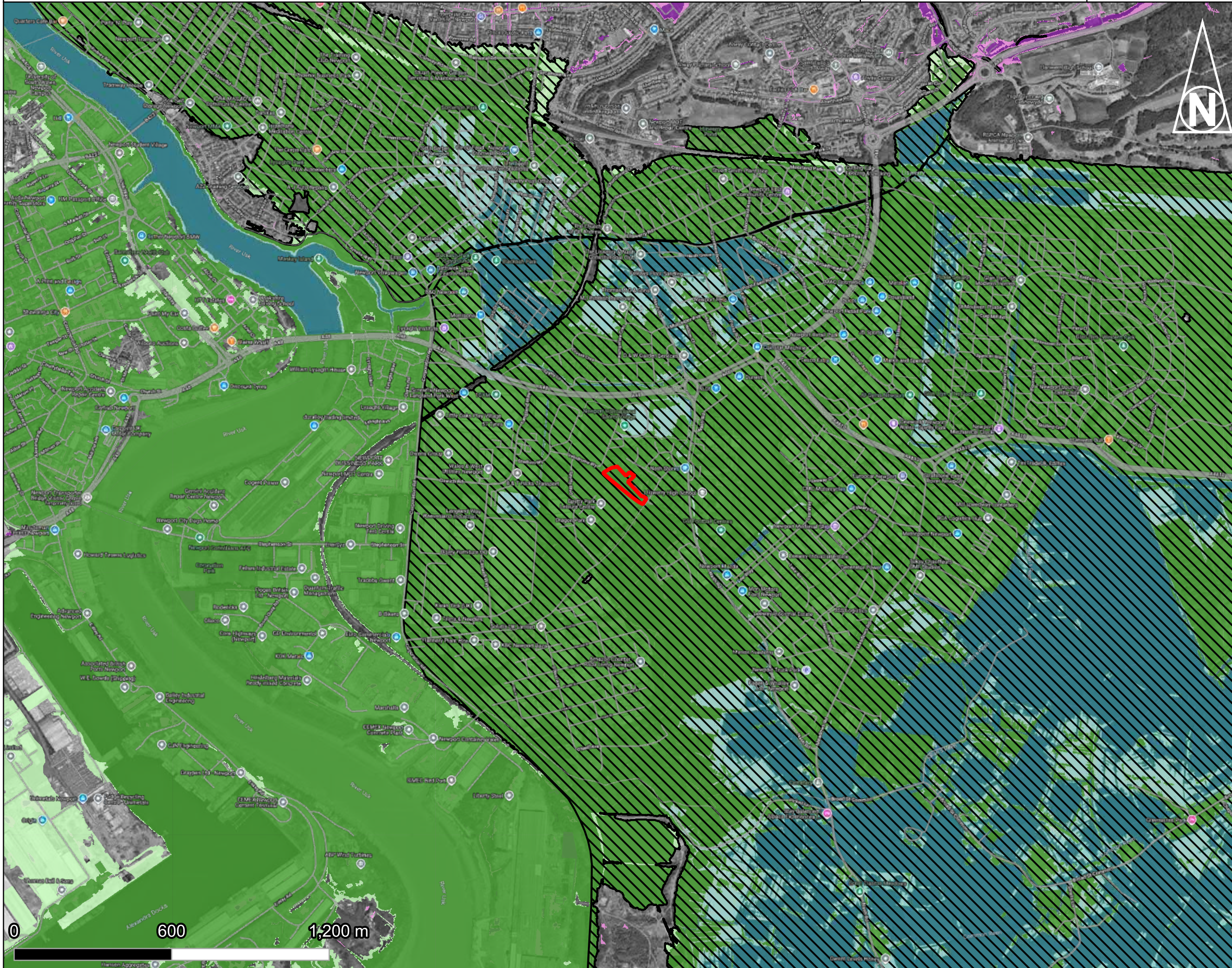
1 in 15000 @ A3

PHG Consulting  
 107 Cowbridge Rd East,  
 Cardiff  
 CF11 9AG



## Key

- Application Boundary —
- Flood Map for Planning**
- Rivers**
- Flood Zone 2 ■
- Flood Zone 3 ■
- Seas**
- Flood Zone 2 ■
- Flood Zone 3 ■
- Surface Water and Small Watercourses**
- Flood Zone 2 ■
- Flood Zone 3 ■
- TAN15 Defended Zones**
- Rivers ▨
- Sea ▨



**Flood Zone 3** displays the extent of flooding from:

- rivers with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.
- the sea with a 0.5% (1 in 200) chance or greater of happening in any given year, including an allowance for climate change.
- Surface water & small watercourses with a 1% (1 in 100) chance or greater of happening in any given year, including an allowance for climate change.

**Flood Zone 2** displays the extent of flooding from:

- Rivers with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.
- the Sea with less than 0.5% (1 in 200) but greater than or equal to 0.1% (1 in 1,000) chance of flooding in any given year, including an allowance for climate change.
- Surface water & small watercourses with less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of happening in any given year, including an allowance for climate change.

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## **Appendix C Architect Layouts**

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DENOTES 5M ECOLOGICAL BUFFER AND TREE BUFFER ZONE FROM FACE OF TREES CANOPIES

DENOTES 5M ECOLOGICAL BUFFER AND TREE BUFFER ZONE FROM FACE OF TREES CANOPIES

DENOTES 5M ECOLOGICAL BUFFER AND TREE BUFFER ZONE FROM FACE OF TREES CANOPIES

EXISTING GRASSED AREA UPGRADED TO OFFER ADDITIONAL BI-DIVERSITY AND TO ASSISTANCE WITH SUDDS DESIGN.

POS ENHANCED WITH CIRCULAR SEAT AROUND SPECIMEN TREE AND UPLIGHTERS

KEY SCHEDULE



GREEN INFRASTRUCTURE LINKS BETWEEN PROPOSED SITE AND

GREEN CORRIDORS TO REMAIN AND ENHANCED - PROVIDING GREEN INFRASTRUCTURE LINKS

NEW PUMPING STATION LOCATION TO ENGINEERS DESIGN.

- ECOLOGY ENHANCEMENTS:
- 3M BUFFER AROUND EXISTING HEDGES.
  - 25% OF DWELLINGS TO HAVE BIRD AND BAT BOXES.
  - HEDGEHOG TUNNELS IN FENCES.
  - AT LEAST 1 POND PER SITE TO BE PROVIDED.

GREEN CORRIDORS TO REMAIN AND ENHANCED PROVIDING GREEN INFRASTRUCTURE LINKS



PRELIMINARY

NEW JUNCTION FORMED OFF TRANSTON ROAD AND EXISTING PATHWAY ADJUSTED TO SUIT

Revisions

Client	Drawing No	Scale	Revision
Wellspring / Bron Afon H.A.	LT2435.04.01	1:250 @ A0	
Job Title	Drawing Title	Date	Checked
Traston Lane, Newport	Proposed Site Layouts	Nov 23	KMIL

## Appendix D Correspondence

Ein cyf/Our Ref: CAS-245268-R6S9  
Eich cyf/Your Ref: CONNEX/23/1129

Vicky Quinn  
Newport City Council  
Regeneration, Investment & Housing  
Civic Centre  
Newport  
NP20 4UR

Dyddiad/Date: 8 January 2024

Annwyl Ms Quinn/Dear Ms Quinn

**BWRIAD/PROPOSAL: NON MATERIAL AMENDMENT APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) IN RESPECT OF 05/0287 RESIDENTIAL DEVELOPMENT COMPRISING 21NO. DWELLINGS WITH ASSOCIATED ROAD, SEWERAGE AND DRAINAGE WORKS (RESUBMISSION). AMENDMENTS INCLUDE RECONFIGURATION OF ACCESS, OMISSION OF PLOT 1, NEW PUMPING STATION AND LANDSCAPING AND REPOSITIONING OF PLOTS 2, 9 AND 10.**

**LLEOLIAD/LOCATION: LAND AT TRASTON LANE, NEWPORT, SOUTH WALES.**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 19 December 2023.

**We have no objection to the proposed development as submitted and provide the following advice.**

#### **Flood Risk**

Our Flood Risk Map confirms the application site lies entirely within Zone C1 of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The [Flood Map for Planning](#) identifies the application site to be at risk of flooding and is within Flood Zone 3 – Sea.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

Please note that there may be a requirement for a Flood Risk Activity Permit prior to the commencement of any works. Please find further details at the following link: – <https://naturalresources.wales/permits-and-permissions/flood-risk-activity-permits/?lang=en>.

#### **Protected Sites**

The proposed development site is approximately 1.46km from the Gwent Levels – Nash and Goldcliff Site of Special Scientific Interest (SSSI) and approximately 1.34km from the

River Usk (Lower Usk) SSSI and River Usk Special Area of Conservation (SAC). However, we consider the proposed development site and the SSSI to be hydrologically linked via the drains around the development site and the Great Spytty Reen which subsequently discharges to the River Usk SAC/SSSI.

We refer you to the below link for general pollution prevention guidance which should be followed at all times: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance](#).

### **Construction, demolition, and waste regulation advice**

During the site development phase, the developer should take any precaution to prevent contamination of surface water drains and local groundwater. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. Please see the NetRegs link above for further guidance. If waste material is to be used for construction purposes, the activity must be registered with Natural Resources Wales. For further information please visit the website [Natural Resources Wales / Register or renew your waste exemptions](#). Any movement of waste material must be accompanied by waste transfer notes to comply with the Waste duty of Care regulations.

### **Foul Drainage**

We note from the information submitted that a Sewage Pumping Station is to be installed which will then connect to the mains system.

We recommend the applicant contact DCWW with regards to this proposal if they haven't already done so.

### **Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests*.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir/Yours faithfully

### **Andrew Hurst**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Ffôn/Tel: 03000 653074

E-bost/E-mail: [southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi/Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

## **Appendix E Personal Flood Plan Template**



**Name:**

**Useful numbers:**

General contact list	Company name	Contact name	Telephone
Floodline	Natural Resources Wales		0345 988 1188
Electricity provider			
Gas provider			
Water company			
Telephone provider			
Insurance company & policy number			
Local council			
Local radio station			
Travel / weather info			

**Key locations:**

Service cut-off	Description of location
Electricity	
Gas	
Water	

**Who can help / who can you help?**

Relationship	Name	Contact details	How can they / you help?
Relative			
Friend or neighbour			

## What can you do if a flood is expected in your area?

Actions	Location
<b>Home</b> Move furniture and electrical items to safety	
Put flood boards, polythene and sandbags in place	
Make a list now of what you can move away from the risk	
Turn off electricity, water and gas supplies	
Roll up carpets and rugs	
Unless you have time to remove them hang curtains over the rods	
Move sentimental items to safety	
Put important documents in polythene bags and move to safety	
<b>Garden and outside</b> Move your car out of the flood risk area	
Move any large or loose items or weigh them down	
<b>Business</b> Move important documents, computers and stock	
Alert staff and request their help	
Farmers move animals and livestock to safety	
<b>Evacuation – prepare a flood kit in advance</b> Inform your family or friends that you may need to leave your home	
Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons	

## What can I do now?

Put important documents out of flood risk and protect in polythene <input type="checkbox"/>	Look at the best way of stopping floodwater entering your property <input type="checkbox"/>
Check your insurance covers you for flooding <input type="checkbox"/>	Make a flood plan and prepare a flood kit <input type="checkbox"/>
Find out where you can get sandbags <input type="checkbox"/>	Identify what you would need to take with you if you had to leave your home <input type="checkbox"/>
Identify who can help you / who you can help <input type="checkbox"/>	Understand the flood warning codes <input type="checkbox"/>

## Are you signed up to receive flood warnings?

If not call Floodline on **0345 988 1188** to see if your area receives free flood warnings.

**Let us know** when you've completed your flood plan by calling Floodline on **0345 988 1188**. This will help us learn more about how people are preparing for flooding.

There are a range of flood protection products on the market to help you protect your property from flood damage. A directory of these is available from the National Flood Forum at [www.bluepages.org.uk](http://www.bluepages.org.uk)