Vale Consultancy

CONSULTING CIVIL & STRUCTURAL ENGINEERS

FLOOD CONSEQUENCE ASSESSMENT (FCA)

Poole Cottage Day Centre,
Magor,
Newport,
Newport City Council,
NP26 3DA

Prepared for: Studio Lime
Project Ref: 22950 – FCA - 02

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DOCUMENT CONTROL

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Client:	Studio Lime
Vale Consultancy Ref:	22950 – FCA – 02

Issue	Prepared by	Approved by	Date	Status
01	Richard Peskett *BSc (Hons), MSc* Flood Risk & Drainage Engineer	Paul Graham *BSc (Hons), MSc, GMICE* Associate	02.10.2025	First issue
02	Richard Peskett *BSc (Hons), MSc* Flood Risk & Drainage Engineer	Paul Graham *BSc (Hons), MSc, GMICE* Associate	21.10.2025	Minor Amendments

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All the Natural Resources Wales (NRW) mapping data used is under special license. Data is current as of ***October 2025*** and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

1 INTRODUCTION

1.1 Purpose of Report

Vale Consultancy has been instructed by *The Client* to prepare a Flood Consequences Assessment (FCA) report to accompany a full planning application for the proposals at Poole Cottage, Magor.

The assessment has been undertaken in accordance with the requirements of Technical Advice Note 15 (TAN 15) dated March 2025 and the Newport City Council Local Development Plan (LDP).

Natural Resources Wales (NRW) and Newport City Council as the acting Lead Local Flood Authority (LLFA) have been consulted to inform the FCA.

Aims and Objectives

- Demonstrate that the proposals and site are in alignment and compliant with TAN15, the LDP and the LLFA;
- Appease any concerns or comments harboured by, and thus; in order to satisfy all relevant consultees in alignment with the Planning Application process.

Much urban development in Wales has taken place alongside rivers and in the coastal plain. It is therefore inevitable, despite the overall aim to avoid flood risk areas, that some existing development will be vulnerable to flooding and fall within areas prone to flood risk. Some flexibility is necessary to enable the risks of flooding to be addressed whilst recognising the negative economic and social consequences if policy were to preclude investment in existing urban areas, and the benefits of reusing previously developed (*Brownfield*) land. Further development in such areas, whilst possibly benefiting from some protection, will not be free from risk and could in some cases exacerbate the consequences of a flood event for existing development and therefore a balanced judgement is required.

Redevelopment and regeneration of existing urban areas can help them to adapt to climate change and the potential impact on flood risk. For instance, measures can be incorporated to ensure that they are more resistant and resilient to flood risk and any associated potential consequences, thus; providing betterment over the existing arrangement in accordance with the principles of ***Sustainable Development*** which can be defined as;

'*Meeting the needs of the present without compromising the ability of future generations to meet their own needs*'.

This FCA is in support of a Planning Application for a change of use, conversion and extension to an existing unused day centre into 4 No. assisted living flats (as per the Design Access statement).

Justification

This proposal offers an excellent opportunity to re-purpose an underused day centre into four assisted living flats, designed to support individuals receiving care. A side extension, replacing the existing conservatory, will provide the necessary space to meet the needs of the flats.

The existing care home on site will remain unaffected by the development. The new extension provides higher quality accommodation which can be re-purposed into much needed assisted living accommodation. The first floor of the extension also enables an additional 4th flat to be provided, further improving the usability of the existing building.

2 SITE DETAILS & PROPOSED DEVELOPMENT

2.1 Site Location

The approximately 830 m^2 site (0.083 ha) as per the Application Red Line Site Boundary) is located in a rural, sparsely populated setting surrounded by scattered residential villages and towns and agricultural fields. The wider Site Ownership Boundary (Blue Line) encompasses an area of 0.2ha (or 2000m^2).

The site is bounded by the B4245 (Magor Road) to the north and east; a small, wooded area to the south with the M4 further afield; and undeveloped greenfield land to the west.

The Site is located at Ordnance Survey (OS) National Grid Reference (NGR) ST 40182 88906, NP26 3DA, (*340182E, 188906N*), Newport, Newport City Council, Wales.

Provision of safe access / egress is from the aforementioned Magor Road to the north. Access is good, safe and usually unrestricted. **Refer to Figure 1.**

Refer to Appendix A – Site Location Plan.

Figure 1: *Site Location Satellite Imagery Plan*

2.2 Existing Site

The Poole Cottage site's main structure is the original house which has been converted into a care home for adults with learning disabilities and complex needs.

The original house has been added to over time and is self-contained to the East of the site. The now vacant day centre is a later addition located along the South-West boundary. The existing building has most of its usable space on the ground floor, with a small first floor zone within the roof space.

Refer to Appendix A – Existing Site.

2.3 Proposed Development

For the change of use and conversion of an unused day centre (Use Class D1 - Non-residential institutions) into four assisted living flats that will form part of the care home on site (Use Class C2 - Residential institutions), to be used as sole or main residences for persons receiving care.

The day centre has seen a decline in attendance over recent years, as the support for individuals with disabilities has increasingly shifted towards community-based care. There is no longer demand from the local authority for this service.

A side extension is proposed to provide the additional floor area required to form the flats, ensuring compliance with the Regulation and Inspection of Social Care (Wales) Act 2016. This extension will be located on the site of an existing conservatory, which will be demolished as part of the development.

The existing care home within Pool Cottage (Use Class C2 - Residential institutions) will remain unaffected by this proposal.

The ground floor of the building is to be divided into three self-contained flats. Two of these flats will be situated within the original structure, while the third will be within the proposed extension that replaces the existing conservatory.

The first floor will also be extended to create a fourth flat, which will be accessed via an enclosed staircase and a separate entrance located on the building's west elevation. This staircase will also provide access to a dedicated office, which is separated from the first-floor flat, to be used by the on-site staff.

Each flat has been carefully designed to offer comfort and functionality. They will feature one-bedroom layouts with spacious double bedrooms that meet regulation 51 of The Regulation and Inspection of Social Care (Wales) Act 2016. The flats will also include separate, enclosed kitchens and bathrooms, alongside open-plan living and dining spaces that provide a sense of openness and flexibility.

Refer to Appendix B – Proposed Site Plans.

2.4 Surface Waterbodies in the Vicinity of the Site

There are no identified ***Main Rivers*** within the vicinity.

OS Mapping indicates a small unnamed watercourse that transects through the site, flowing from north to south. It appears to be culverted beneath the M4. **Refer to Figure 2, below / overleaf**.

Main Rivers are usually larger streams and rivers but also include some smaller watercourses. In Wales, main rivers are legally designated by NRW.

Every other open watercourse in Wales is known as an 'Ordinary Watercourse'. Your local authority (as the LLFA) or NRW (as the internal drainage board) carries out maintenance, improvement or construction work on ordinary watercourses in Wales to manage land drainage and surface water.

Figure 2: *Site Location OS DATAMAP Wales illustrating unnamed watercourse*

2.5 Existing Drainage

It is assumed that the existing site is served by existing formal drainage infrastructure. Welsh Water (DCWW) plans have been requested, and a response (receipt of asset plans) is pending.

2.6 Proposed Drainage

The proposed drainage strategy will be in accordance with national, regional and local policy.

2.7 Existing Ground Conditions

According to Soilscapes Soils dataset produced by the Cranfield Soil and AgriFood Institute, soil conditions at the site and within the surrounding area are described as 'Freely draining slightly acid loamy soils (Soilscape 6).

British Geological Survey (BGS) Mapping of surface geology does not identify or indicate any underlying Superficial Deposits at the site. Bedrock Deposits are listed as Tintern Sandstone Formation comprising Sandstone.

According to the BGS and NRW aquifer designation dataset the Bedrock deposits are described as Secondary A (High Vulnerability). The site is not shown to be located in a designated groundwater source protection zone.

2.8 Topographic Levels

A topographical survey was undertaken by Dando Surveying Ltd to metres Above Ordnance Datum (m AOD) in February 2025; and which is included, in **Appendix C**, for reference. The survey indicates a range of levels of between 18.00 m AOD in the southern extents (minimum) – 20.50 m AOD (maximum) in the northern extents. The topographical survey data is more recent and generally considered to be more accurate than LiDAR data and therefore in terms of validity, takes precedence.

In order to corroborate the results and findings of the survey - a 1m resolution digital terrain model (DTM) to metres Above Ordnance Datum m AOD has been created from LiDAR Data. **Refer to the DTM Extract (including spot levels), illustrated in Figure's 3 and 4, below.**

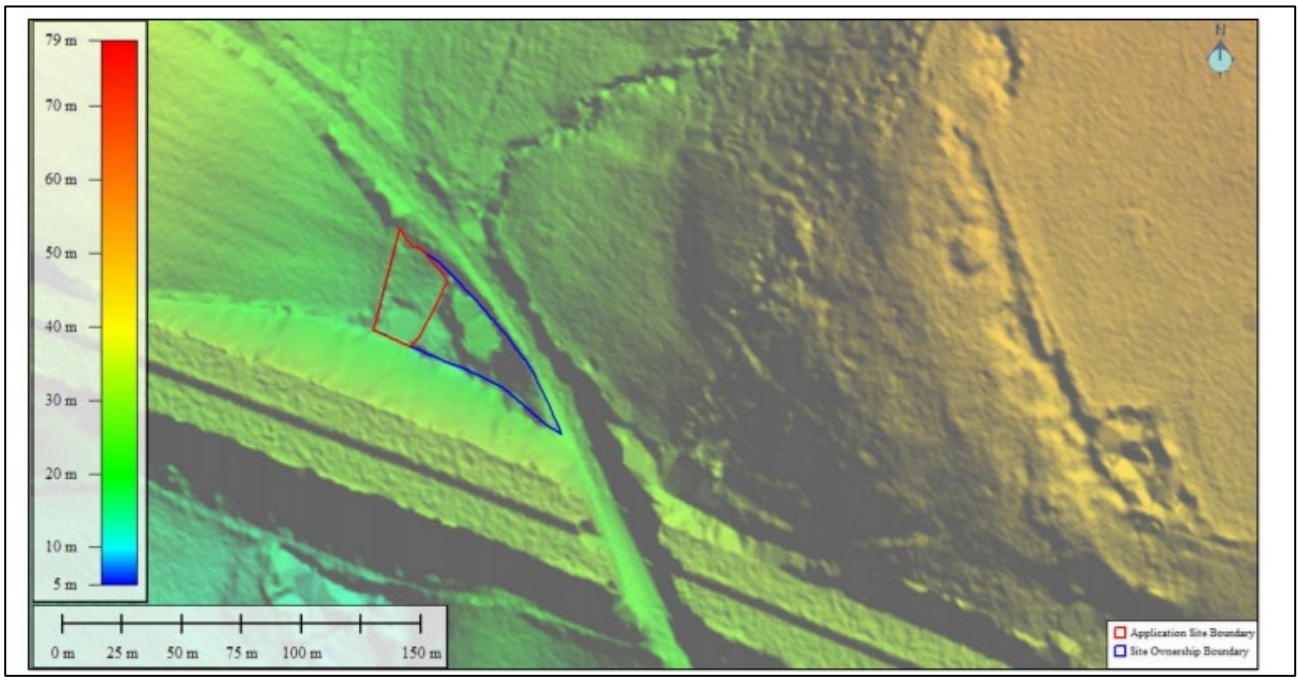


Figure 3: *1m Resolution LiDAR DTM (to m AOD)*

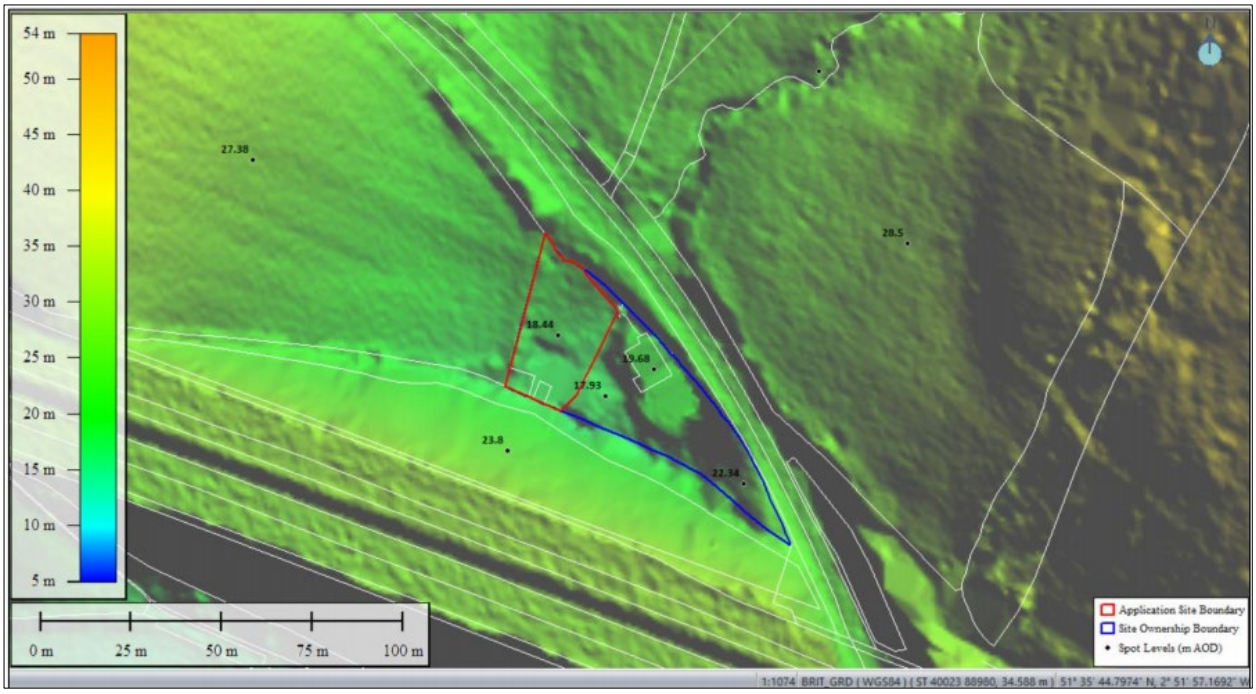


Figure 4: *1m Resolution LiDAR DTM including Spot Levels (to m AOD)*

An existing Finished Floor Level (FFL) of **18.15 m AOD** has been assumed (yet well informed) and used for the purposes of this report and is considered to be a *conservative* value based upon all of the best and up to date information and data available.

Further afield, the general lay of the land slopes from north east to south west.

Refer to Appendix C – Topographical Data.

3 PLANNING POLICY

3.1 National Planning Policy

Future Wales - the National Plan 2040 sets out the national development framework for Wales with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Policy 8 - Flooding states that "flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have adverse impacts on international and national statutory designated sites for nature conservation and the features for which they have been designated".

PPW sets out government's planning policies for Wales and how these are expected to be applied. TAN15 (2025) provides technical guidance which supplements the policy within PPW and seeks to ensure that flood risk is taken into account at all stages in the planning process and is appropriately addressed.

The general approach of TAN15 is to set out a precautionary framework to guide planning decisions in areas at high risk of flooding. The overarching aim of TAN15 is to provide a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. It also provides advice on the consequences of the risks and adapting to and living with flood risk.

National policy requires that planning applications for new development proposals should incorporate SuDS to appropriate operational standards and with maintenance arrangements in place unless there is clear evidence that this would be inappropriate.

Statutory standards for sustainable drainage were published by Welsh Government in October 2018 in relation to the design, construction, operation and maintenance of sustainable drainage systems serving new developments of more than one house or where the construction area is equal to or greater than 100 m^2.

These standards set out how surface water runoff generated during the 100%, 3.3% and 1% AEP rainfall events and for events exceeding the 1% AEP event should be managed, how peak runoff rates should be restricted and how runoff volumes should be controlled. Approval is subsequently required from the SAB before construction can commence.

3.2 Local Planning Policy

Newport City Council Adopted Local Development Plan

On 27 January 2015 the council formally adopted the Local Development Plan (LDP) and endorsed the:

- inspector's report
- adoption statement
- final sustainability appraisal
- habitat regulations assessment

The LDP is now the development plan for Newport and is the basis for land use planning within the council's administrative area.

This report has been informed by the document, and in particular; those policies relating to flooding, climate change, drainage and surface water management.

4 SOURCES OF FLOODING AND PROBABILITY

4.1 Historical Records of Flooding

The Flood Map for Planning – Recorded Flood Extents and associated database indicate no recorded historical flooding at the site, or within the wider catchment.

4.2 Flood Risk Summary

The Flood Map for Planning (FMfP) - indicates the site to be located within **Flood Zone 1** (Rivers). The site is located within **Flood Zone 1** (Tidal / The Sea) and **Flood Zone 3** (Surface Water and Small Watercourses, or Pluvial sources).

Areas located within **Flood Zone 1 (Fluvial)** are considered to be at less than 0.1% chance (probability) of flooding from Fluvial Sources (Rivers) in any given year, including the effects of climate change.

Areas located within **Flood Zone 1 (Tidal / The Sea)** are considered to be at less than 0.1% chance (probability) of flooding from Tidal Sources (The Sea) in any given year, including the effects of climate change.

Areas located within **Flood Zone 3 (Surface Water and Small Watercourses)** are considered to be at more than 1% (1 in 100) chance of flooding from surface water and / or small watercourses in a given year, including the effects of climate change.

4.3 Sea (Tidal / Coastal)

The site is located within **Flood Zone 1** and is therefore considered to be at ***Low*** Risk of flooding from Tidal sources over its lifetime expectancy including appropriate consideration and allowances for the potential impacts of climate change. **Refer to Figure 5.**

4.4 Rivers (Fluvial)

The site is located within **Flood Zone 1** and is therefore considered to be at ***Low*** Risk of flooding from Fluvial sources over its lifetime expectancy including appropriate consideration and allowances for the potential impacts of climate change. **Refer to Figure 5.**

4.5 Surface Water & Small Watercourses (Pluvial)

The site is located within **Flood Zone 3** (Surface Water and Small Watercourses) and is therefore considered to be at ***Medium – High*** Risk of flooding from Pluvial Sources. However, the potential and associated consequences are deemed to be acceptable, tolerable and manageable across the lifetime expectancy of the development. This has been assessed using the Flood Risk Assessment Map Wales (FRAW) and national scale modelling outputs. However, NRW have specifically and categorically stated that this data is not to be used in support of planning. It should be mentioned that the interrogated results are in compliance (and within) the 'tolerable thresholds' laid out in TAN15. Results can be provided upon request.

It should also be noted that this national scale modelling is of relatively coarse resolution and does not account for existing formal surface water drainage and management infrastructure (including SuDS) and therefore can sometimes 'overestimate' or provide a conservative illustration of the extreme flood risk extent. This is of particularly relevance in this case; as the unnamed and aforementioned watercourse can be attributed to the perceived pluvial flood risk, here; and likely does not account for the culvert that conveys flows via this route. **Refer to Figure 5. Also, refer to Appendix D.**

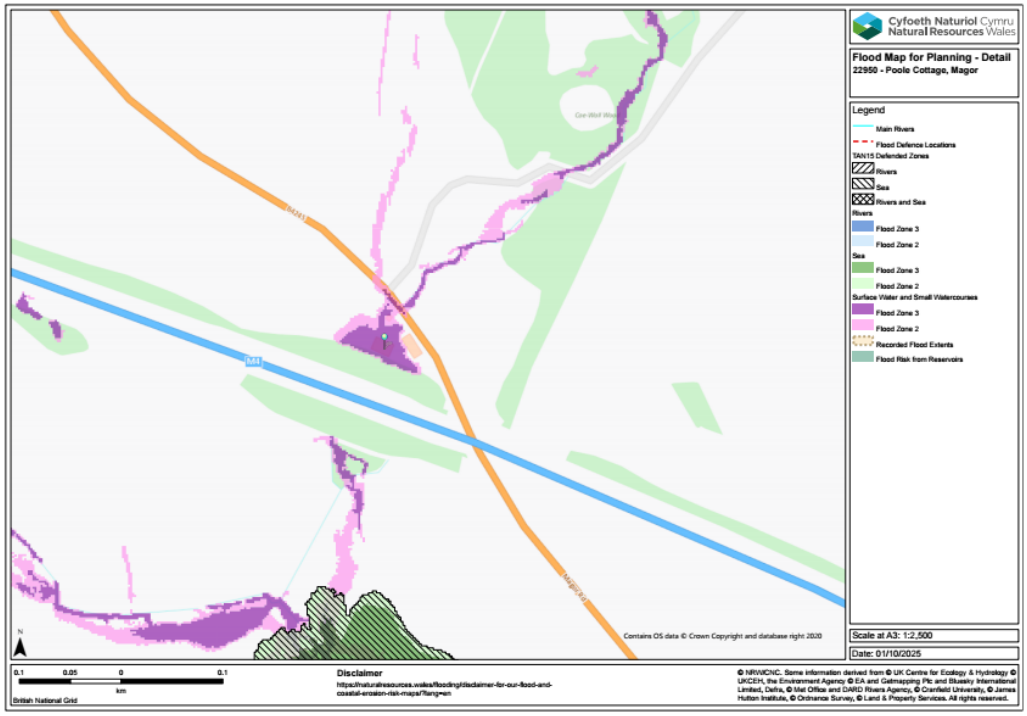


Figure 5: *NRW Flood Map for Planning*
Source: Natural Resources Wales; Accessed: September 2025

4.6 Groundwater Flooding

Groundwater flooding occurs when water levels underneath the ground rise above normal levels. Prolonged heavy rainfall soaks into the ground and can cause the ground to become saturated. This results in rising groundwater levels which leads to flooding above ground. There are no known records of groundwater flooding incidents at or near to the site. The local authority Flood Risk Management Strategy (FRMS) does not allude to or indicate any groundwater flood risk issues at the site or within the local vicinity.

4.7 Artificial Sources of Flooding

There are no canals or other artificial / man-made surface water bodies within the immediate vicinity of the site or surrounding area which would pose a flood risk to the site. The NRW 'Risk of Flooding from Reservoirs'

map shows that the site is not at risk of flooding from reservoirs; even in the highly unlikely and hypothetical event of critical infrastructure failure (i.e. Dams). The risk of flooding from reservoirs (impoundments) is extremely unlikely to happen. For instance, all large reservoirs must be inspected and supervised by a reservoir panel engineer. As the enforcement agency the NRW ensure that reservoirs are inspected regularly, and essential safety / maintenance work is carried out.

Therefore, it can be concluded that the probability of flooding from artificial sources is ***Low*** / ***Residual***.

5 MITIGATION MEASURES AND RECOMENDATIONS

5.1 Flood Risk Mitigation

The risk of flooding to the proposed development from all identified sources is assessed to be ***Low*** with the exception of Pluvial sources which pose a potential flood risk to The Site. However, the potential and inherent associated consequences are deemed to be acceptable and manageable over the lifetime expectancy of the development, including appropriate allowance and consideration for the potential impacts of climate change. The developer wholly accepts the perceived risks and any potential associated consequences.

Having said this, and as good practice, the following mitigation measures should be adhered to and applied where practically possible to ensure any risk and consequences are minimised.

Furthermore, and in line with the LDP and TAN15 – the works present an opportunity to ensure the site is more resilient and resistant to flood risk and the potential impacts of climate change, in the future.

Flood Alerts and Warnings

The site is not currently covered by **Flood Alerts** and / or **Flood Warnings**. Site owners and occupants should register to receive both – should they become available in the future.

Flood proofing measures should be incorporated as far as is practically possible. Sandbags should be kept on-site if possible.

The development should consider safe refuge. Other mitigative measures previously discussed within the report to exclude flood water and reduce the impact of water ingress should be considered for incorporation into design;

- Flood Warning notices should be displayed in the development or otherwise communicated to employees, guests and other key personnel describing the flood risk and suggest actions to take in the event of a flood alert and flood warning;

- Due to the risk of flooding, all residents should be made aware of the potential risk with flood evacuation / emergency procedures in place;

- Regular maintenance of the surface water drainage system.

External alterations such as commercial flood guards (barriers) are available and could be fitted to doorways. They can be applied and removed as and when by site owners / occupants and can provide a protection and freeboard to inundation waters of up to 0.6m and will help prevent the ingress of waters to units thus minimising and avoiding internal damage. Other products which would protect the dwellings from inundation, and which should be considered; include flood fences, flood doors and air bricks.

Additional *internal* alterations that should be introduced where practically possible to the ground floor (GF) building aspect of the proposed development include:

- Raised electronic control units and sockets;
- Install smart air bricks or air brick covers;
- Provide low level flood guards on all access points;
- Use plastic and stainless-steel fixtures and fittings and avoid wooden alternatives;
- Use solid flooring (tiled, resin, concrete) at lower ground level, where possible.

These mitigation measures should be applied as far as is practically possible.

5.2 Finished Floor Levels (FFLs)

Existing FFLs to be retained. There is no need to re-profile the site to appease flood risk.

5.3 Flood Risk Elsewhere

In accordance with Figure 2 and para. 11.4 of TAN15 developers must ensure that there is no increase in flooding elsewhere for floods up to the severity of the 0.1% AEP event including an allowance for climate change and should consider breach and blockage where necessary. The site is located within **Flood Zone 1 (Rivers), Flood Zone 1 (Sea / Tidal)** and **Flood Zone's 1, 2 and 3 (Surface Water and Small Watercourses).** There is no propensity for increase in flood risk elsewhere / potential for displacement of inundation waters / loss of flood storage as a result of the proposed works. No third-party land / infrastructure will be affected as a result. The existing and proposed development are typical and in keeping with the surrounding land use occupancy, and will enable the retention, enhancement, maintenance and usage of the existing and longstanding site.

6 CONCLUSIONS

The assessment has been undertaken in accordance with the requirements of Technical Advice Note 15 (TAN 15) dated March 2025 and also the Local Development Plan (LDP).

The FCA concludes that the site is at ***Low*** risk of flooding from all sources, except from Surface Water and Small Watercourses (Pluvial) which poses a **High** - ***Medium*** risk which is residual when Section 5 of this report is considered; the risks and inherent consequences are considered to be acceptable, tolerable and manageable across the lifetime expectancy of the development including appropriate allowances for climate change.

The proposals offer an opportunity to enhance the sites resilience and resistance to flood risk, climate change and global warming.

This report outlines and demonstrates sufficient justification for the proposed works, in relation to flood risk and any potential inherent consequences.

The Site qualifies for and meets the requirements for / of Previously Developed or '*Brownfield Land*'.

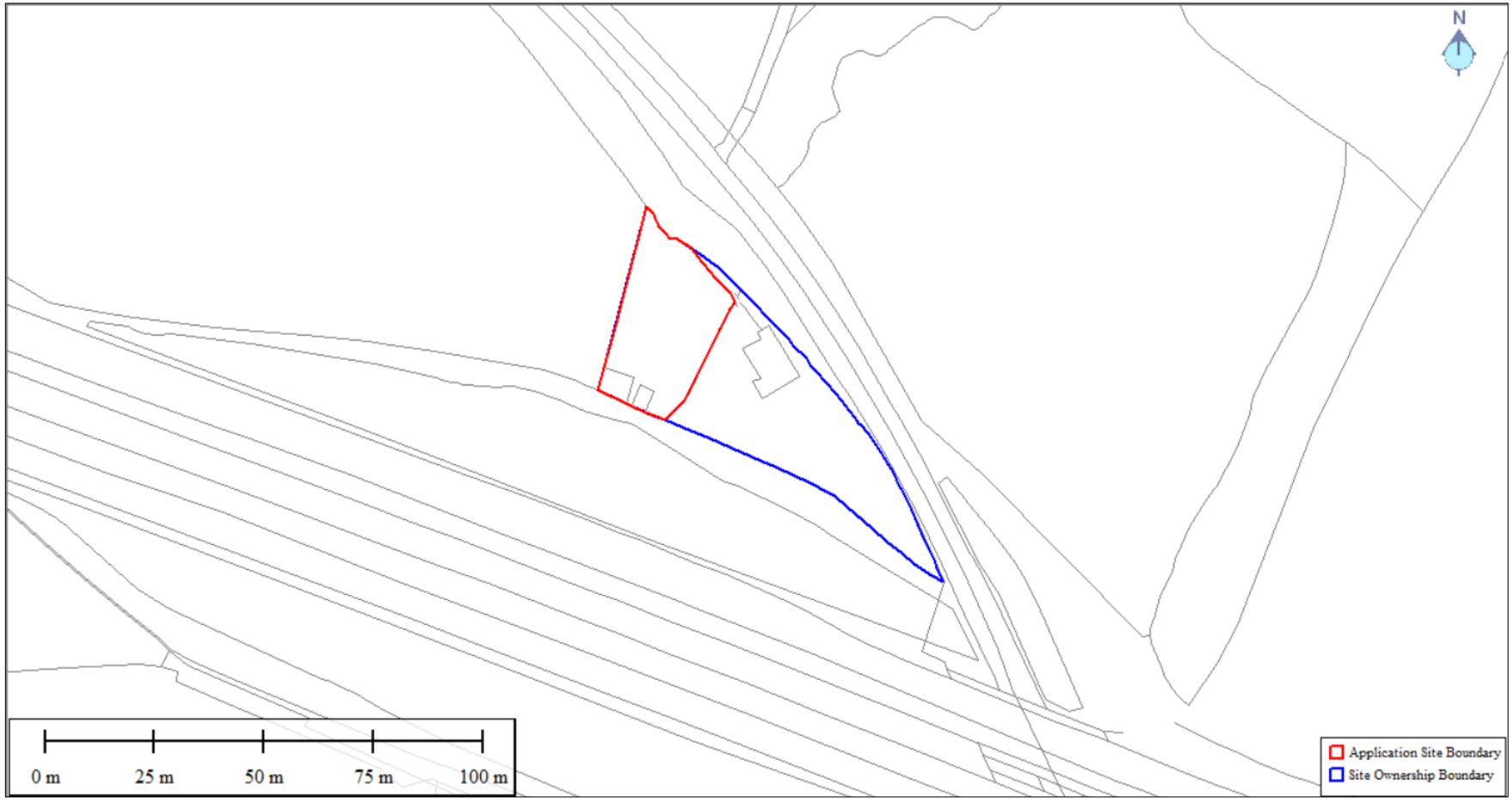
In relation to **8.3** and **8.4** of TAN15; the proposals are for ***Redevelopment*** and not ***New Development***. Redevelopment is defined as; 'Any Development in previously developed land as defined in Planning Policy Wales (PPW)'. PPW generally gives preference to the reuse of previously developed land before greenfield land. Furthermore, and moreover, the proposals are compliant with TAN15 (2025) and the aims and objectives of the LDP.

The FCA has been undertaken by suitably qualified personnel and is commensurate to the scale and nature of the proposed works.

APPENDIX A:

Existing Site Plan

22950 – Poole Cottage Day Centre, Magor



Ordnance Survey (OS) Site Location Plan

0m 5m 10m 15m 20m 25m 30m 35m

KEY

Area of existing roof

studiolime architects

RIBA Chartered Practice
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Project Title

Consensus: Pool Cottage

Wilcrick, Magor, Newport, NP26 3DA

Sheet Title

Existing Site Block Plan

Status

PLANNING

Rev.	Date	Initial	Revision Notes
P02	24/04/2025	JS	Planning Issue
P01	28/03/2025	JS	Issued for comment

Drawn By:	Checked By:	Scale:
JS	EB	1:500 @A3

Sheet No. (SL_Project ID _ Type _ Number)	Rev.
SL_P24035_DWG_0_EX01	P02

0m 1m 2m 3m 4m 5m 6m 7m

KEY

- Circulation
- Kitchen
- WC
- Activity space
- Office
- Store

studiolime architects

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Project Title

Consensus: Pool Cottage

Wilcrick, Magor, Newport, NP26 3DA

Sheet Title

Existing Ground Floor Plan

Status

PLANNING

Rev.	Date	Initial	Revision Notes
P02	24/04/2025	JS	Planning Issue
P01	28/03/2025	JS	Issued for comment

Drawn By:	Checked By:	Scale:
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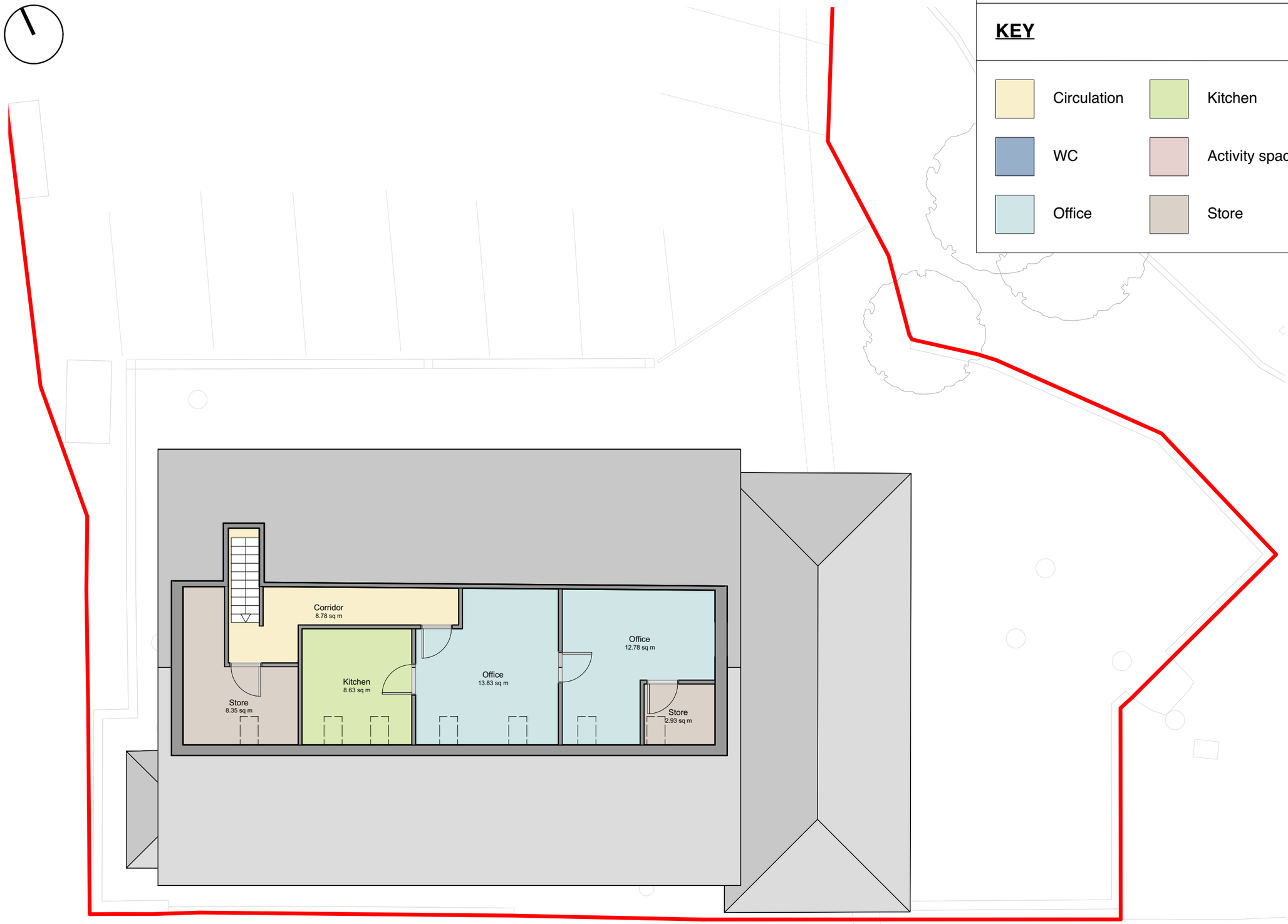
Sheet No.
SL_Project ID _ Type _ Number
SL_P24035_DWG_0_EX10

Rev.
P02



0m 1m 2m 3m 4m 5m 6m 7m

KEY

Circulation	Kitchen
WC	Activity space
Office	Store

studiolime architects

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Project Title

Consensus: Pool Cottage

Wilcrick, Magor, Newport, NP26 3DA

Sheet Title

Existing First Floor Plan

Status

PLANNING

Rev.	Date	Initial	Revision Notes
P02	24/04/2025	JS	Planning Issue
P01	28/03/2025	JS	Issued for comment

Drawn By:	Checked By:	Scale:
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Sheet No. (SL_Project ID _ Type _ Number)	Rev.
SL_P24035_DWG_0_EX11	P02

APPENDIX B:

Proposed Plans

0m 5m 10m 15m 20m 25m 30m 35m

KEY

Area of existing roof

Area of proposed roof

studiolime architects

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Project Title

Consensus: Pool Cottage

Wilcrick, Magor, Newport, NP26 3DA

Sheet Title

Proposed Site Block Plan

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Sheet No. (SL_Project ID _ Type _ Number)	Rev.
SL_P24035_DWG_0_PR01	P02

0m 1m 2m 3m 4m 5m 6m 7m

KEY

- Circulation
- WC
- Office
- Flat 1
- Flat 2
- Flat 3
- Flat 4

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Project Title

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Sheet Title

Proposed Ground Floor Plan

Status

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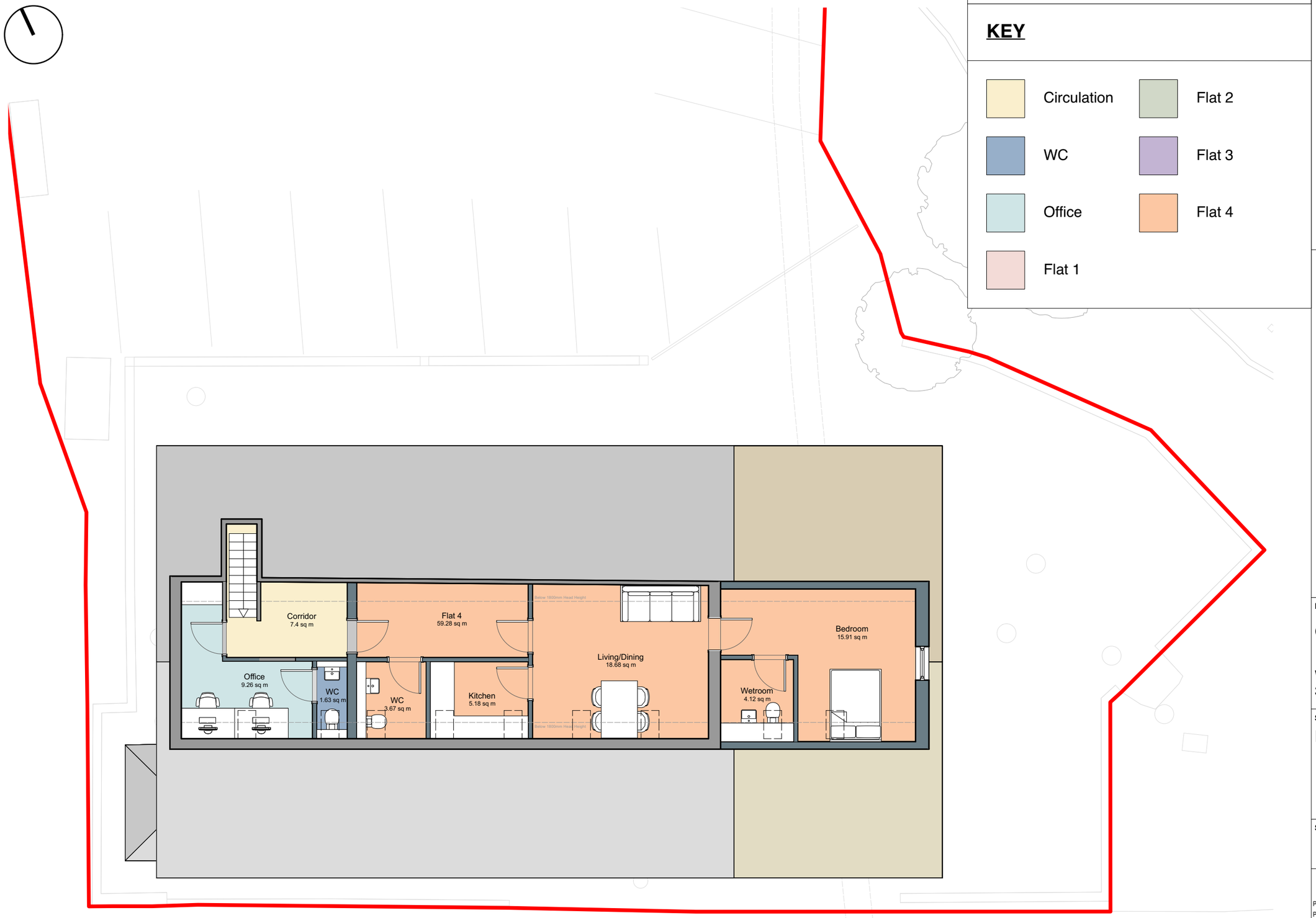
SL_P24035_DWG_0_PR10	P02



0m 1m 2m 3m 4m 5m 6m 7m

KEY

- Circulation
- WC
- Office
- Flat 1
- Flat 2
- Flat 3
- Flat 4

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Sheet No. (SL_Project ID _ Type _ Number)	Rev.
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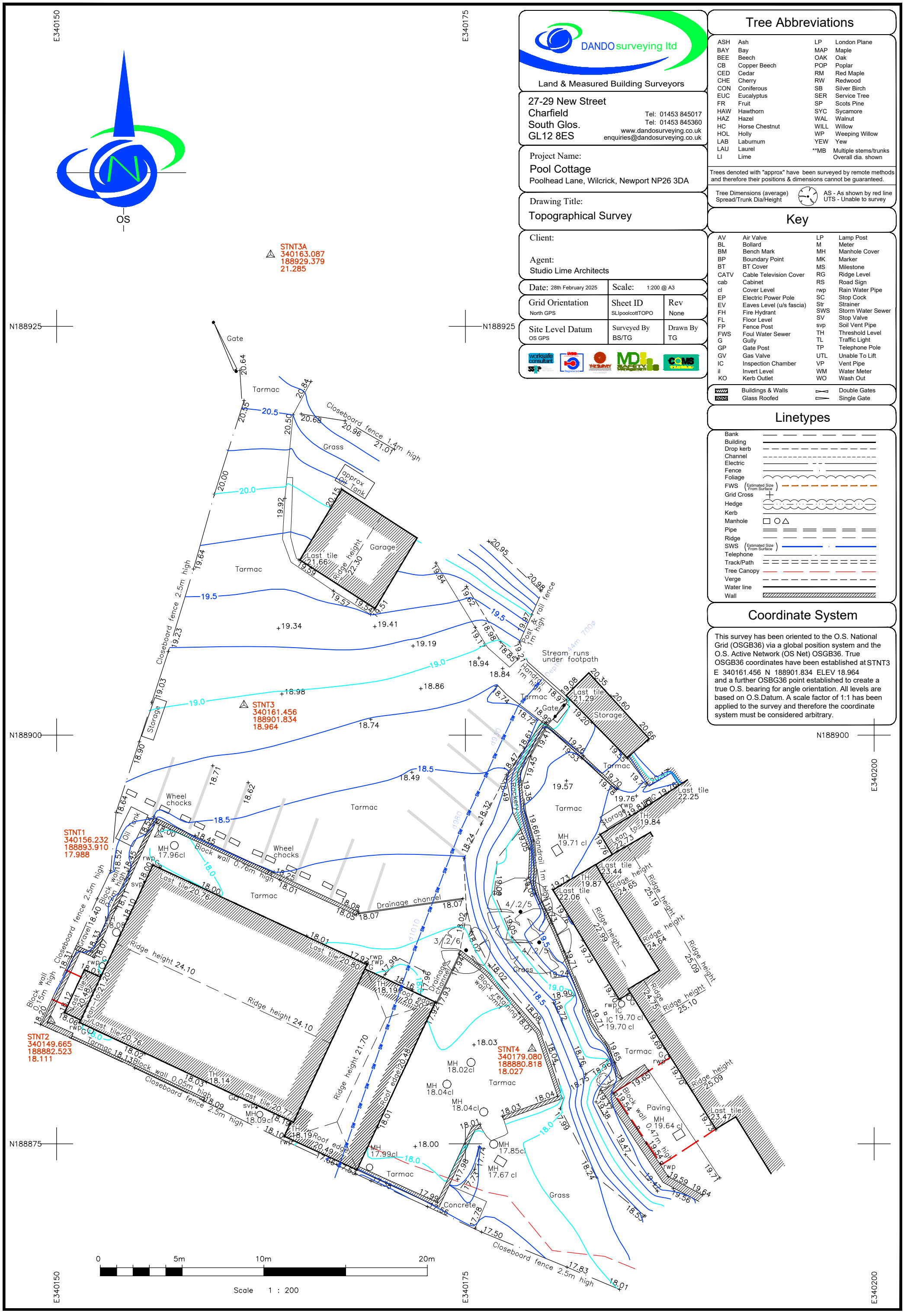
APPENDIX C:

Topographical Data



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Project Name:
Pool Cottage
Poolhead Lane, Wilcrick, Newport NP26 3DA

Drawing Title:
Topographical Survey

Client:

Agent:
Studio Lime Architects

Date: 28th February 2025	Scale: 1:200 @ A3	
Grid Orientation: North GPS	Sheet ID: SLIpoolcottTOPO	Rev: None
Site Level Datum: OS GPS	Surveyed By: BS/TG	Drawn By: TG

Tree Abbreviations

ASH	Ash	LP	London Plane
BAY	Bay	MAP	Maple
BEE	Beech	OAK	Oak
CB	Copper Beech	POP	Poplar
CED	Cedar	RM	Red Maple
CHE	Cherry	RW	Redwood
CON	Coniferous	SB	Silver Birch
EUC	Eucalyptus	SER	Service Tree
FR	Fruit	SP	Scots Pine
HAW	Hawthorn	SYC	Sycamore
HAZ	Hazel	WAL	Walnut
HC	Horse Chestnut	WILL	Willow
HOL	Holly	WP	Weeping Willow
LAB	Laburnum	YEW	Yew
LAU	Laurel	**MB	Multiple stems/trunks Overall dia. shown
LI	Lime		

Trees denoted with "approx" have been surveyed by remote methods and therefore their positions & dimensions cannot be guaranteed.

Tree Dimensions (average) Spread/Trunk Dia/Height

AS - As shown by red line
UTS - Unable to survey

Key

AV	Air Valve	LP	Lamp Post
BL	Bollard	M	Meter
BM	Bench Mark	MH	Manhole Cover
BP	Boundary Point	MK	Marker
BT	BT Cover	MS	Milestone
CATV	Cable Television Cover	RG	Ridge Level
cab	Cabinet	RS	Road Sign
cl	Cover Level	rwp	Rain Water Pipe
EP	Electric Power Pole	SC	Stop Cock
EV	Eaves Level (u/s fascia)	Str	Strainer
FH	Fire Hydrant	SWS	Storm Water Sewer
FL	Floor Level	SV	Stop Valve
FP	Fence Post	svp	Soil Vent Pipe
FWS	Foul Water Sewer	TH	Threshold Level
G	Gully	TL	Traffic Light
GP	Gate Post	TP	Telephone Pole
GV	Gas Valve	UTL	Unable To Lift
IC	Inspection Chamber	VP	Vent Pipe
il	Invert Level	WM	Water Meter
KO	Kerb Outlet	WO	Wash Out

Buildings & Walls
Glass Roofed
Double Gates
Single Gate

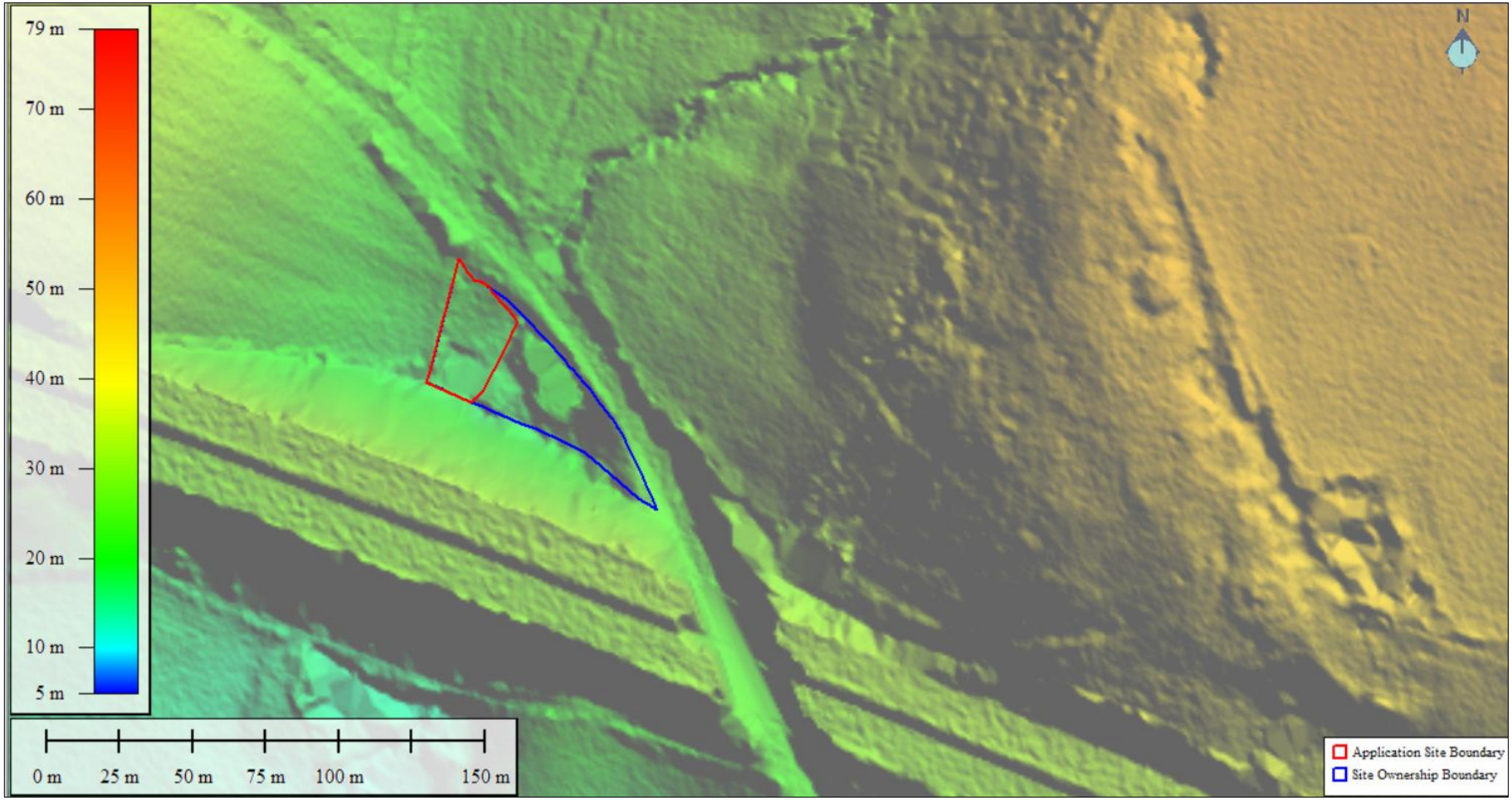
Linetypes

Bank
Building
Drop kerb
Channel
Electric
Fence
Foliage
FWS (Estimated Size From Surface)
Grid Cross
Hedge
Kerb
Manhole
Pipe
Ridge
SWS (Estimated Size From Surface)
Telephone
Track/Path
Tree Canopy
Verge
Water line
Wall

Coordinate System

This survey has been oriented to the O.S. National Grid (OSGB36) via a global position system and the O.S. Active Network (OS Net) OSGB36. True OSGB36 coordinates have been established at STNT3
E 340161.456 N 188901.834 ELEV 18.964
and a further OSBG36 point established to create a true O.S. bearing for angle orientation. All levels are based on O.S.Datum. A scale factor of 1:1 has been applied to the survey and therefore the coordinate system must be considered arbitrary.

22950 – Poole Cottage Day Centre, Magor



1m Resolution LiDAR DTM to metres Above Ordnance Datum (m AOD)

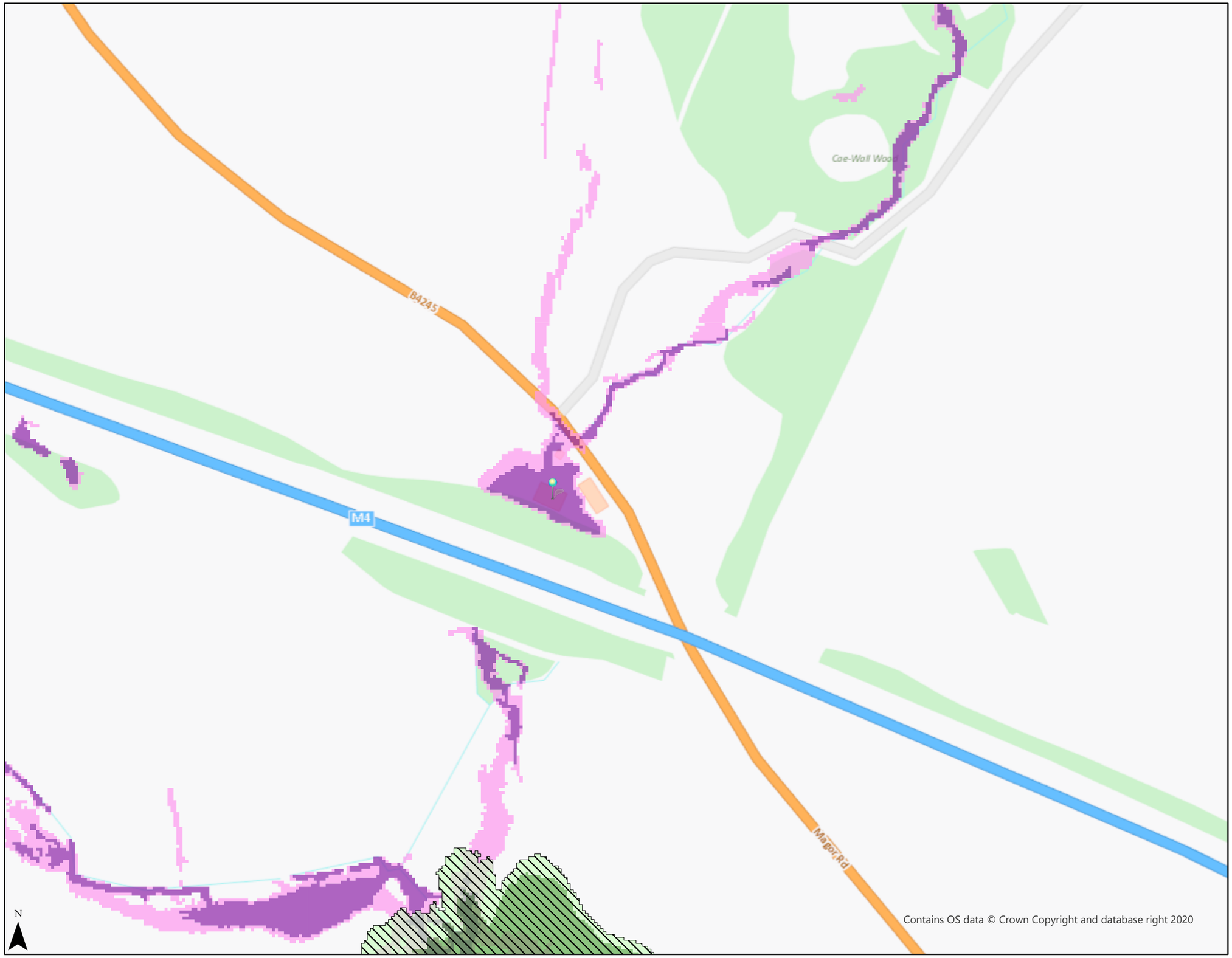
APPENDIX D:

Supporting & Additional Information

Cyfoeth Naturiol Cymru
Natural Resources Wales

Flood Map for Planning - Detail

22950 - Poole Cottage, Magor



Legend

- Main Rivers
- Flood Defence Locations

TAN15 Defended Zones

- Rivers
- Sea
- Rivers and Sea

Rivers

- Flood Zone 3
- Flood Zone 2

Sea

- Flood Zone 3
- Flood Zone 2

Surface Water and Small Watercourses

- Flood Zone 3
- Flood Zone 2
- Recorded Flood Extents
- Flood Risk from Reservoirs

Scale at A3: 1:2,500

Date: 01/10/2025

0.1 0.05 0 0.1
km

British National Grid

Disclaimer

https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en

22950

LOW RISK EVENT

HAZARD

Band 1 (Gray)
<= 0.75
0.75 - 1.25
1.25 - 2.00
> 2.00

DEPTH (m)

_mean	_min	_max	_range
0.52594445546...	0.15153121948...	0.97214889526...	0.82061767578...

_mean	_min	_max	_range
0.42853108658...	0.02050762251...	1.57559621334...	1.55508859083...

VELOCITY (m/s)

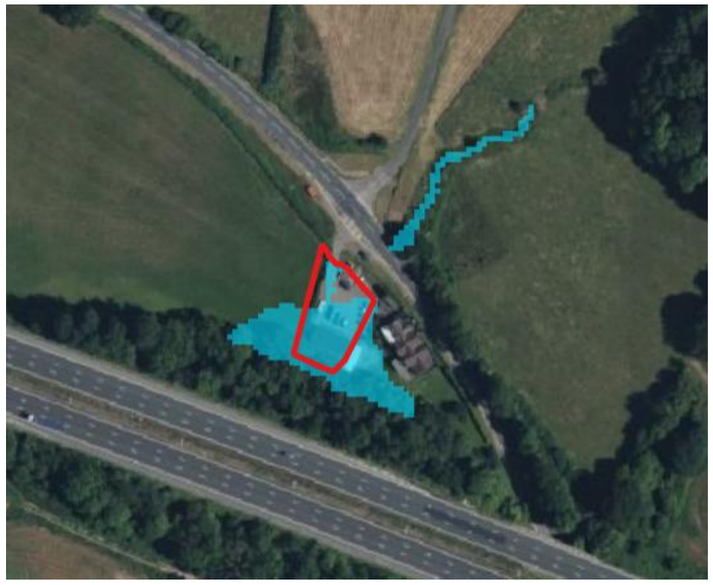
Pluvial Risk Results

22950

MEDIUM RISK EVENT

HAZARD

Band 1 (Gray)
- <= 0.75
- 0.75 - 1.25
- 1.25 - 2.00
- > 2.00



VELOCITY (m/s)

_mean	_min	_max	_range
0.27894857080...	0.00865922309...	1.18183290958...	1.17317368648...

DEPTH (m)

_mean	_min	_max	_range
0.57445178160...	0.06743431091...	1.12127304077...	1.05383872985...

Pluvial Risk Results

22950

HIGH RISK EVENT

HAZARD

Band 1 (Gray)
- <= 0.75
- 0.75 - 1.25
- 1.25 - 2.00
- > 2.00

VELOCITY (m/s)

_mean	_median	_min	_max	_range
0.18795503415...	0.15278273820...	0.00587937654...	0.51455432176...	0.50867494521...

DEPTH (m)

_mean	_min	_max	_range
0.52594445546...	0.15153121948...	0.97214889526...	0.82061767578...

Pluvial Risk Results