

FLOOD CONSEQUENCE ASSESSMENT (FCA)

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

Prepared for: Studio Lime
Project Ref: 22950 – FCA - 03



DOCUMENT CONTROL

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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 m² 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 2000m²).

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
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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 (**Figure 1 – Existing Care Home**).

The original house has been added to over time and is self-contained to the East of the site within the wider site ownership area. 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

The proposed development comprises the change of use and conversion of an unused day centre (Use Class D1 - Non-residential institutions – “Building Footprint” – see **Figure 1**) into four assisted living flats that will form part of the existing care home on site (Use Class C2 - Residential institutions), to be used as sole or main residences for persons receiving care. The proposed change of use is in keeping with the wider site ownership.

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.

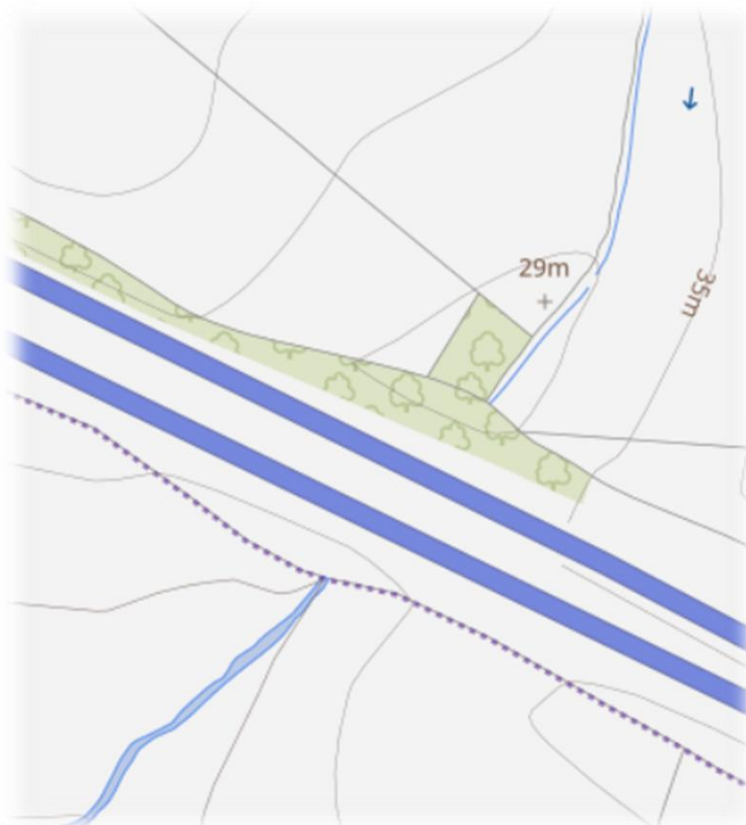


Figure 2: Site Location OS DATAMAP Wales illustrating unnamed watercourse

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 Soilscape 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.**

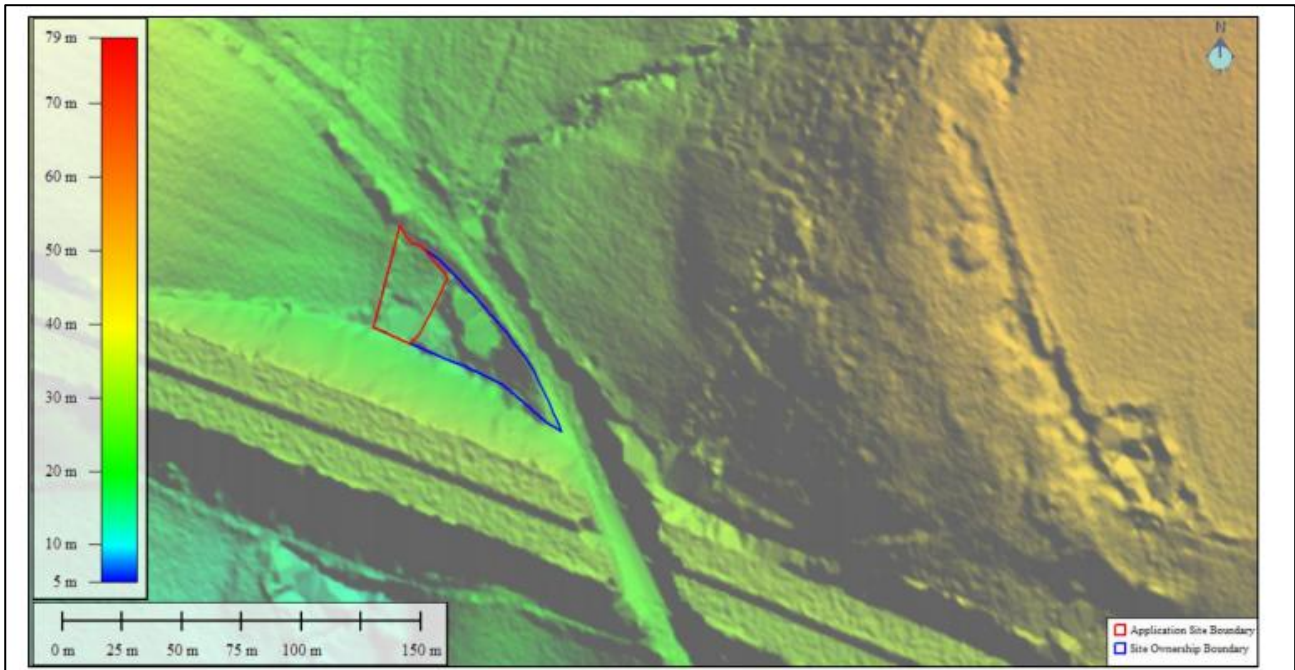


Figure 3: 1m Resolution LiDAR DTM (to m AOD)

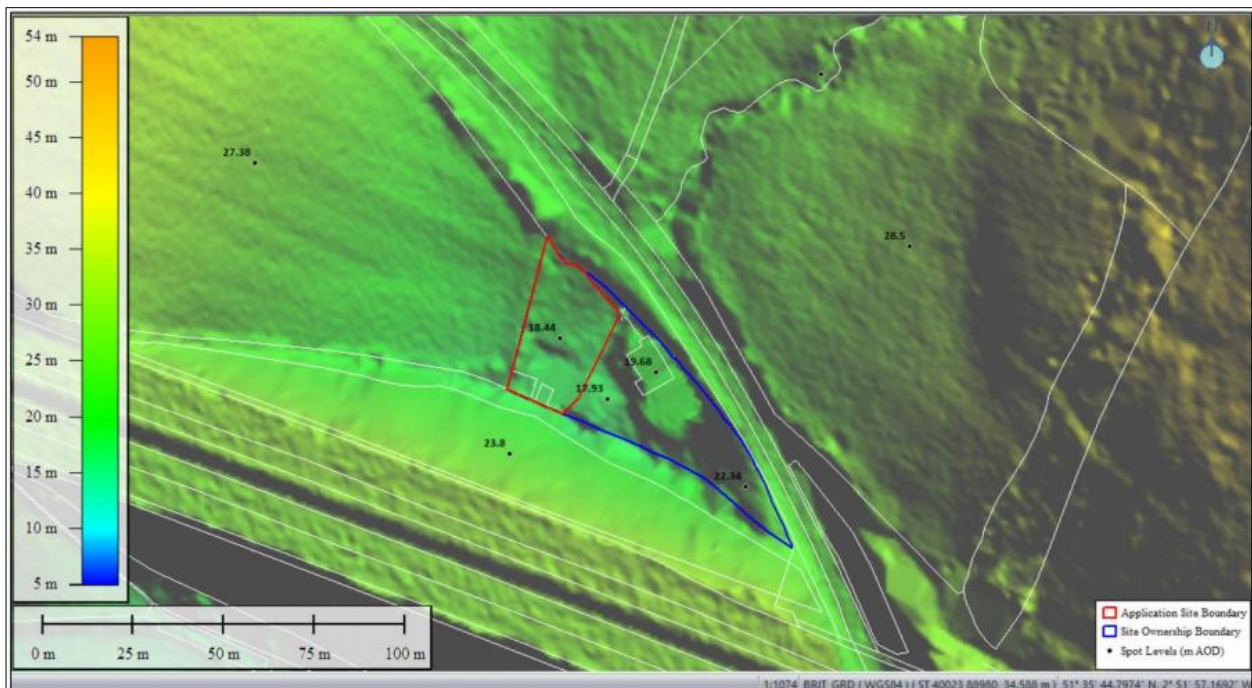


Figure 4: 1m Resolution LiDAR DTM including Spot Levels (to m AOD)

As seen in both **Appendix A and B**, the Ground Floor Finished Floor Level (GF FFL) of the existing building is 18.20m AOD. This floor level is proposed to remain the same with the First Floor (FF) then being located 2.77m above (FF FFL – 20.97m AOD). The GG FFL will be discussed further in Section 4.5 of this report.



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 m².

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 Zones 3 and 2** (Surface Water and Small Watercourses). The building footprint is located entirely within Flood Zone 3 (**Figure 5**).

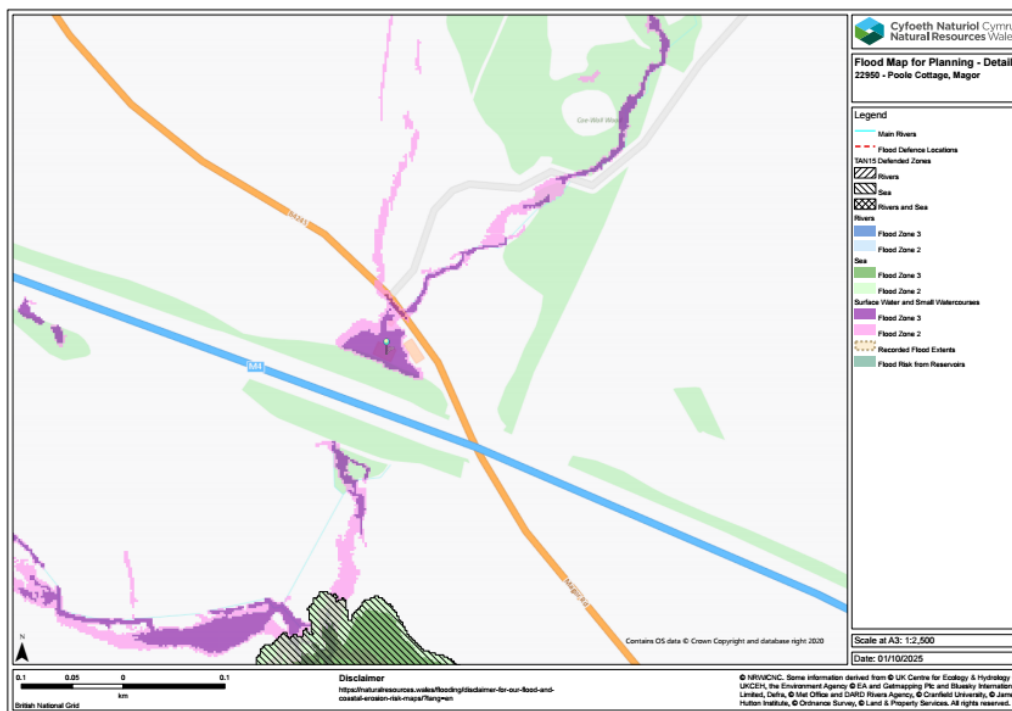


Figure 5: NRW Flood Map for Planning

Source: Natural Resources Wales; Accessed: September 2025

Moreover, the NRW Risk of Flooding from Surface Water and Small Watercourses mapping indicates that there are areas within the site boundary which are indicated to be at a high, medium and low probability of flooding. As seen in **Figure 6**, the building footprint is shown to be entirely located within a high probability extent.

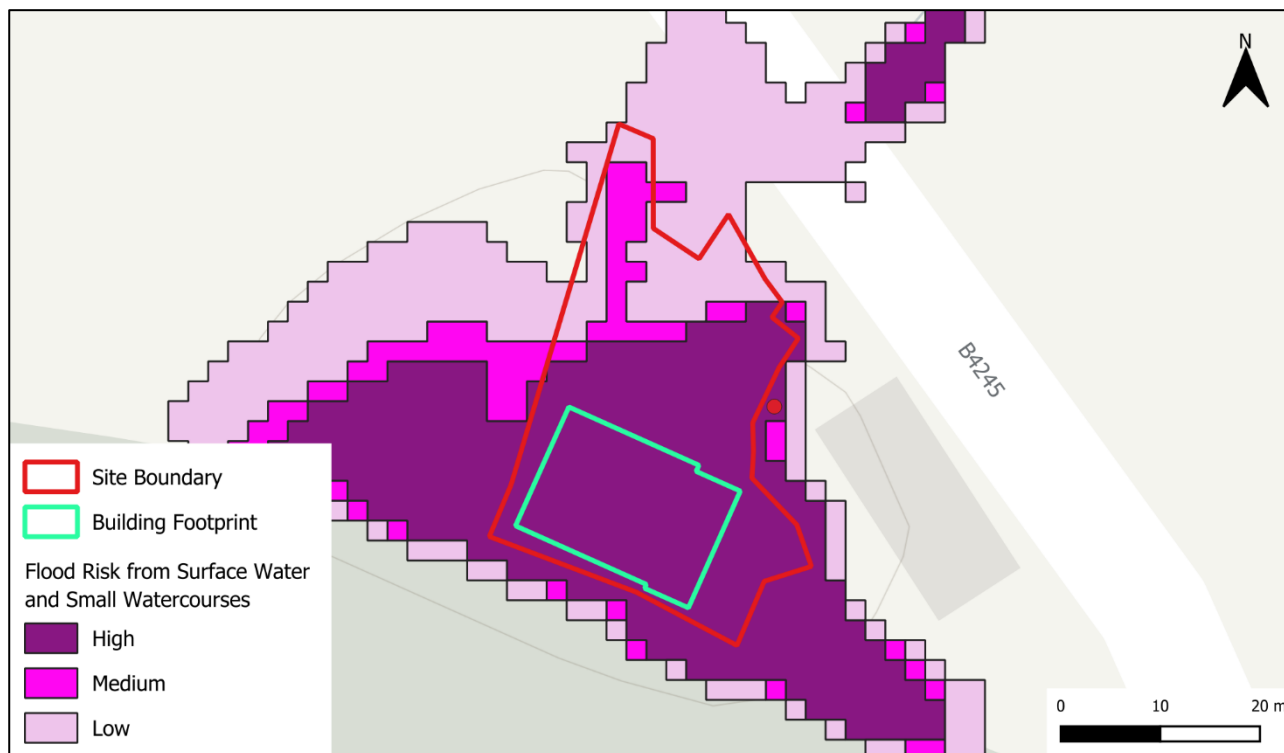


Figure 6: NRW Risk of Flooding from Surface Water and Small Watercourses

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The NRW Surface Water and Small Watercourses Mapping indicates that there are areas of risk to flooding in the high, medium and low probability flood events. The probability definitions can be seen below for reference:

- **High probability** – each year, this area has a chance of flooding of greater than 1 in 30 (3.3%);
- **Medium probability** – each year, this area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%); and,
- **Low probability** – each year, the area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).

During the high probability event (**Figure 7**), surface water is shown to impact the building footprint with projected depths of between 0.3-0.9m. The north, south and eastern elevations of the building footprint are shown to be encroached by depths of >0.9m. It must be noted that the projected surface water flooding shown on the above mapping is indicated to be attributed to the unnamed culverted ordinary watercourse which is indicated to flow beneath the site from the B4245 to an area south of the M4.

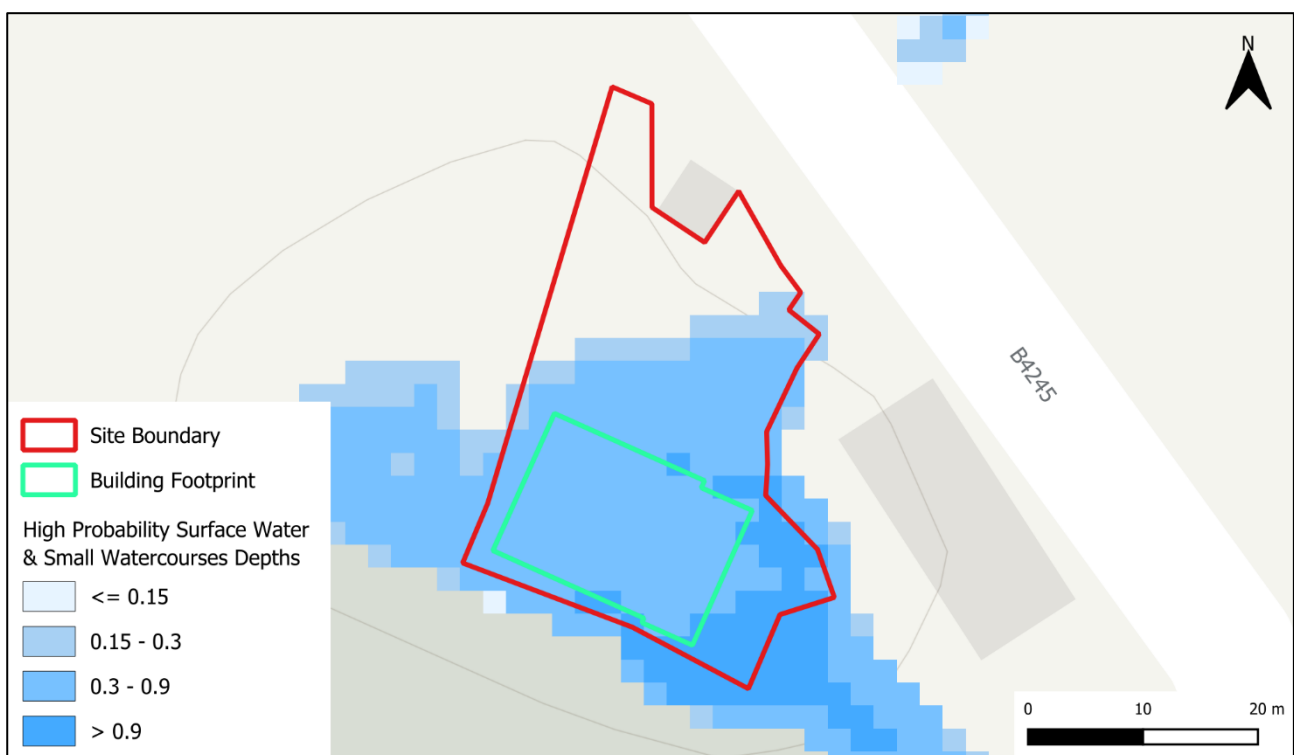


Figure 7: NRW High Probability surface water Depths
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Similarly to the high probability event, during the medium probability event (**Figure 8**), surface water is shown to impact the building footprint with projected depths of between 0.3-0.9m; however, all four elevations are shown to be encroached by depths of >0.9m. It must be noted that the projected surface water flooding shown on the above mapping is indicated to be attributed to the unnamed culverted ordinary watercourse which is indicated to flow beneath the site from the B4245 to an area south of the M4.

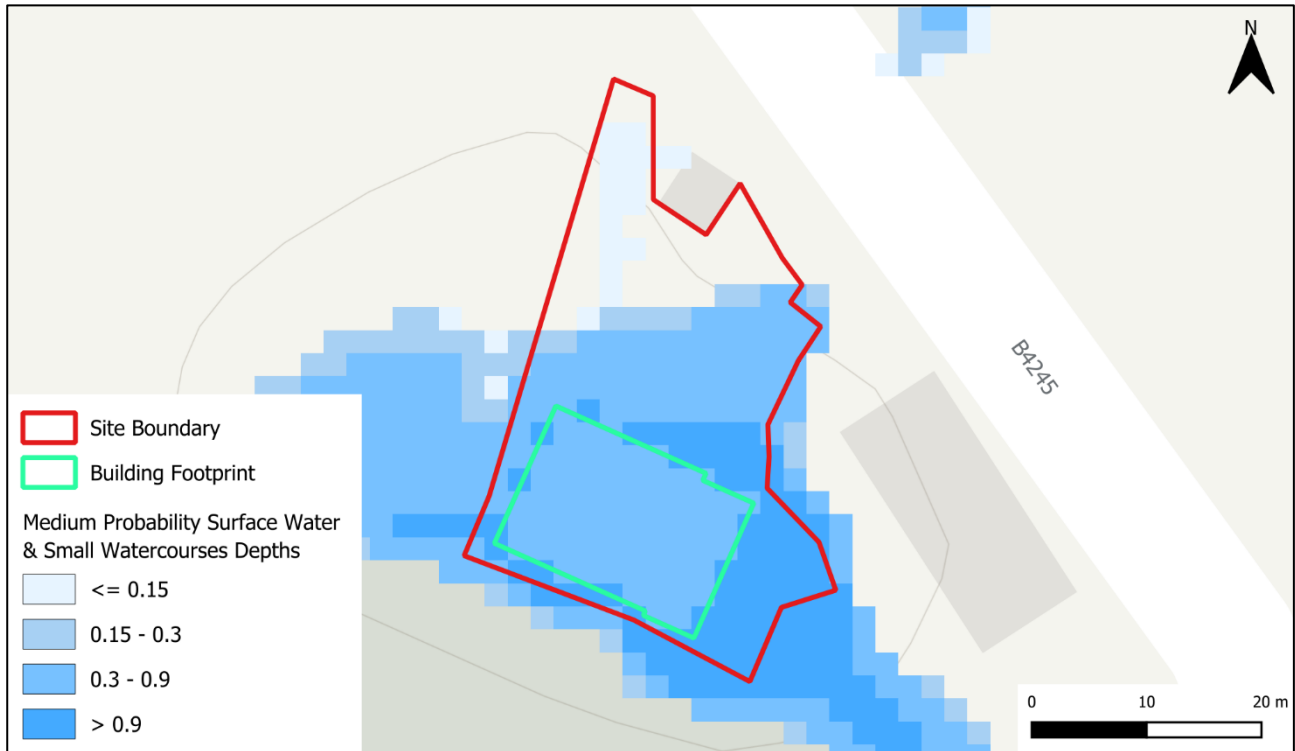


Figure 8: NRW Medium Probability surface water Depths
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During the low probability event (**Figure 9**), surface water is shown to impact the entire building footprint with projected depths of >0.9m. It must be noted that similarly to the other surface water maps above, projected surface water flooding is indicated to be attributed to the unnamed culverted ordinary watercourse which is indicated to flow beneath the site from the B4245 to an area south of the M4; however, given this probability event illustrates the most extreme scenario, **Figure 9** also appears to represent out of bank flows from the unnamed ordinary watercourse in the event of a blockage of the culvert. Therefore, the flooding extent and depths are considerably worse in comparison to the high and medium events as flood water is shown to follow the topography of the wider area and pool within the site boundary where ground levels are lower than that of the adjacent road.

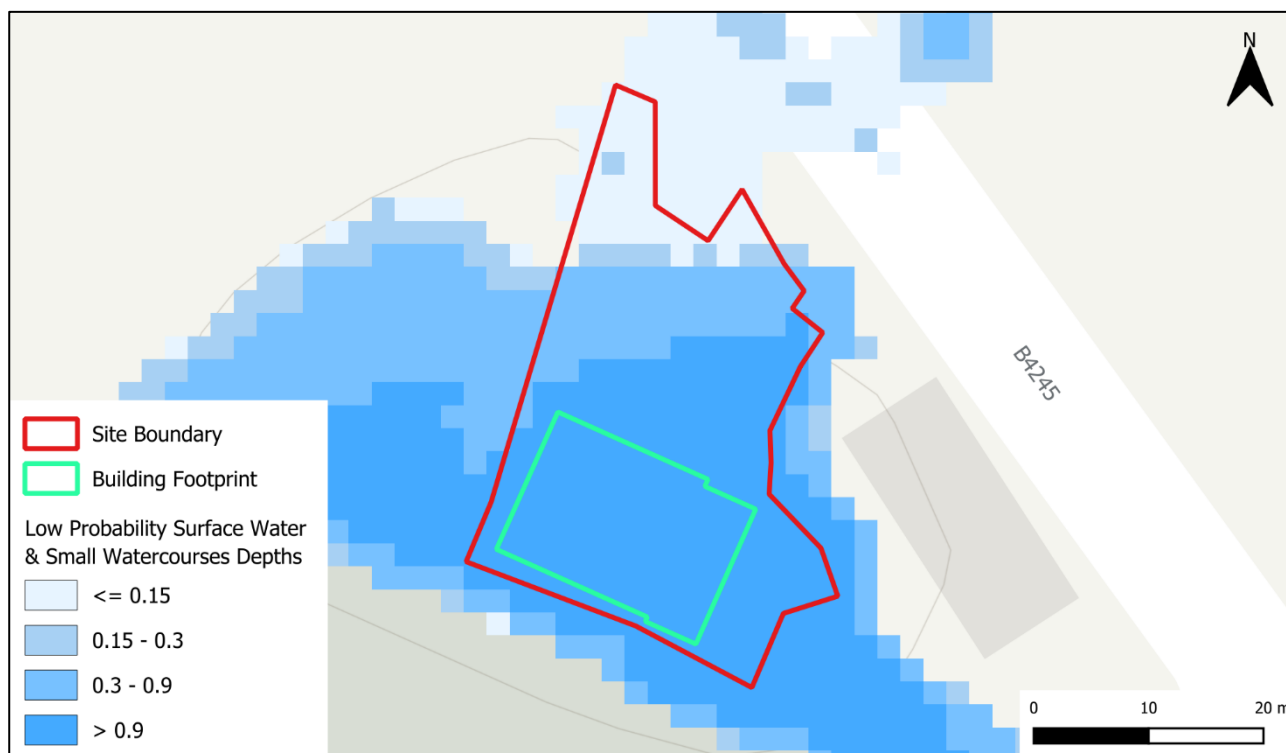


Figure 9: NRW Low Probability surface water Depths
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Overall, the surface water mapping is indicated to be aligned with the culverted ordinary watercourse to the north of the site (which is indicated to flow beneath the site to the south of the M4). It must be noted that the inlet of the culvert is located at a higher elevation than that of the site and therefore the low probability event highlights the flow route and accumulation of surface water in a blockage event.

Based on the above analysis, the risk of flooding from surface water is High. Further considerations are made within Section 5 of this report to help mitigate against this identified risk in the long-term.

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 poses a **High** flood risk to the site. Below are a series of recommendations which must be incorporated, where possible, to demonstrate the long-term resilience of the development to any future flood risk.

As discussed in Section 2.8, the GF FFL of the building footprint is proposed to remain unchanged at 18.20mAOD; however, given that the principal source of food risk at the site is that of surface water flooding. The projected NRW medium probability depths (**Figure 8**) have been used as the design flood event in the absence of any site-specific surface water flood model data.

In the medium probability event, the maximum flood depths projected at the building footprint range between 0.3-0.9m with all four elevations shown to be encroached by depths of >0.9m. As these greater depths only marginally affect the footprint, the lower band depth of 0.9m has been adopted for the purposes of this assessment. To provide protection against flood depths of up to 0.9m, two mitigation options are proposed:

Option 1 – Raised Floor Level and Standard Flood Doors

Raise the GF FFL by 0.3m to 18.50mAOD, with external ground levels sloping away from all entrances towards the nearest drainage point. The remaining 0.6m projected flood depth would then be managed through the installation of flood doors at all ground floor entrances. This combined approach would provide resistance to the full 0.9m design flood depth. Given the assisted living nature of the proposed development, flood doors are considered preferable to demountable flood barriers as they provide a more passive form of protection.

Option 2 – Bespoke Flood Door Solution

Explore the use of bespoke flood doors specifically designed to withstand flood depths of up to 0.9m. The feasibility and structural suitability of such doors should be confirmed in consultation with a structural engineer.

Furthermore, and in line with the LDP and TAN15 – it must be noted that these 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.

The following recommendations are made to enhance the proposed developments' flood resilience and accelerate recoverability following any localised surface water flooding:



- **Floor Finish:** The floor finish on the ground floor should be kept as flood resilient as possible (resin/ceramic/concrete tiles as opposed to lino/vinyl/carpet) so the floor can be easily cleaned down following any localised flooding.
- **Critical Infrastructure/Electrical Sockets:** Raise all electronic control units and sockets 0.9m above external ground levels to mitigate against any localised flooding.
- **Drainage Systems:** Routinely maintained, inspected and cleared (ensuring it is performing to optimal capacity).
- **Duct Sealing:** Seal all cables and pipes entries below 0.9m with duct sealing.
- **Non-Return Valves (NRV):** NRVs could be installed to all drainage outlets to mitigate against residual risk of the local drainage network surcharging.
- **Airbricks:** Utilise self-closing airbricks where possible Design measures should include the use of less permeable materials such as engineering bricks, along with an appropriate damp-proof membrane to enhance resilience.

Flood Alerts and Warnings

The site is not currently covered by **Flood Alerts** and / or **Flood Warnings**. The nearest Flood Alert and Flood Warning area is located approximately 306m to the south of the site. Site owners and occupants should register to receive both – should they become available in the future; however, given that the principal source of flood risk to the site is that of surface water the client register with Previsico¹.

Previsico is a live flood-forecasting service that specialises in surface water (pluvial) flooding. Previsico uses high-resolution hydrodynamic modelling to generate property-level flood forecasts up to 48 hours in advance, including predicted timing and depth. This would provide a tailored early-warning capability for your site, helping you take proactive flood resilience measures, especially important given that surface water is your principal flood risk.

Appropriate documentation should be displayed to inform any users/residents of the site of the potential flood risk. Documentation will be displayed at an appropriate position. The documentation will indicate the risk of flooding and contain information on how prior warnings will be sent. Further information on the documentation will comprise of the Floodline Warnings Direct telephone number, emergency services numbers and exit plans and egress directions, as identified in the evacuation procedure for the site.

The site owner should undertake a Flood Evacuation Management Plan (FEMP) for implementation during an extreme event. This should be done in conjunction with the appropriate professional bodies including and in particular Newport City Council's Emergency Planning Department. The FEMP should be a written document which should outline the course of action to all occupants during a flood. The evacuation procedure should address (but not be limited to) the following topics:

- A list of important contacts, building services, suppliers and evacuation contacts for officers and users;
- A description or plan showing locations of key property, protective materials and service shut-off points;
- Basic strategies for protecting property and assisting recovery;
- Checklist of procedures that can be quickly accessed by users during a flood;
- Safe exit-plan (building and site);
- Safe exit route to higher ground outside the flood risk area (building and site), kept and displayed on site.

¹ [Previsico: Advanced Flood Forecasting Solutions | Previsico](#)



Flood Awareness

A Personal Flood Plan should be in use to ensure that the client is aware of the potential risks from flooding in the locality, as well as understanding what to do in the instance of a potential flood event. The NRW Personal Flood Plan template can be seen within **Appendix D** of this report.

Safe refuge is achievable within the wider site ownership at the existing car home as this building is located at a higher elevation and as seen in the flood maps presented and analysed within this report. The existing care home is not at risk of surface water flooding across all probability events. However, if there is a requirement to evacuate, this should be done at the 'Flood alert stage' with safe egress achieved to the north via the existing access point to the site from Magor Road.

5.2 Flood Risk Elsewhere

The overall building footprint is proposed to be increased by approximately 10m² as a result of the development proposal and this is considered to have an overall negligible impact on off-site flood risk when considering the wider area in which the site is located.

It must be noted that based on the topography of the site any potential floodwater would be contained within the site boundary. Furthermore, as shown in Figure 1, the client also owns the wider site boundary which could accommodate any alterations in flow paths. Therefore, 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. Moreover, the proposed development is 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** risk; however, Section 5 of this report outlines the various measures which must be considered to ensure the risks and inherent consequences are acceptable, tolerable and manageable across the lifetime expectancy of the development.

Furthermore, 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*'.

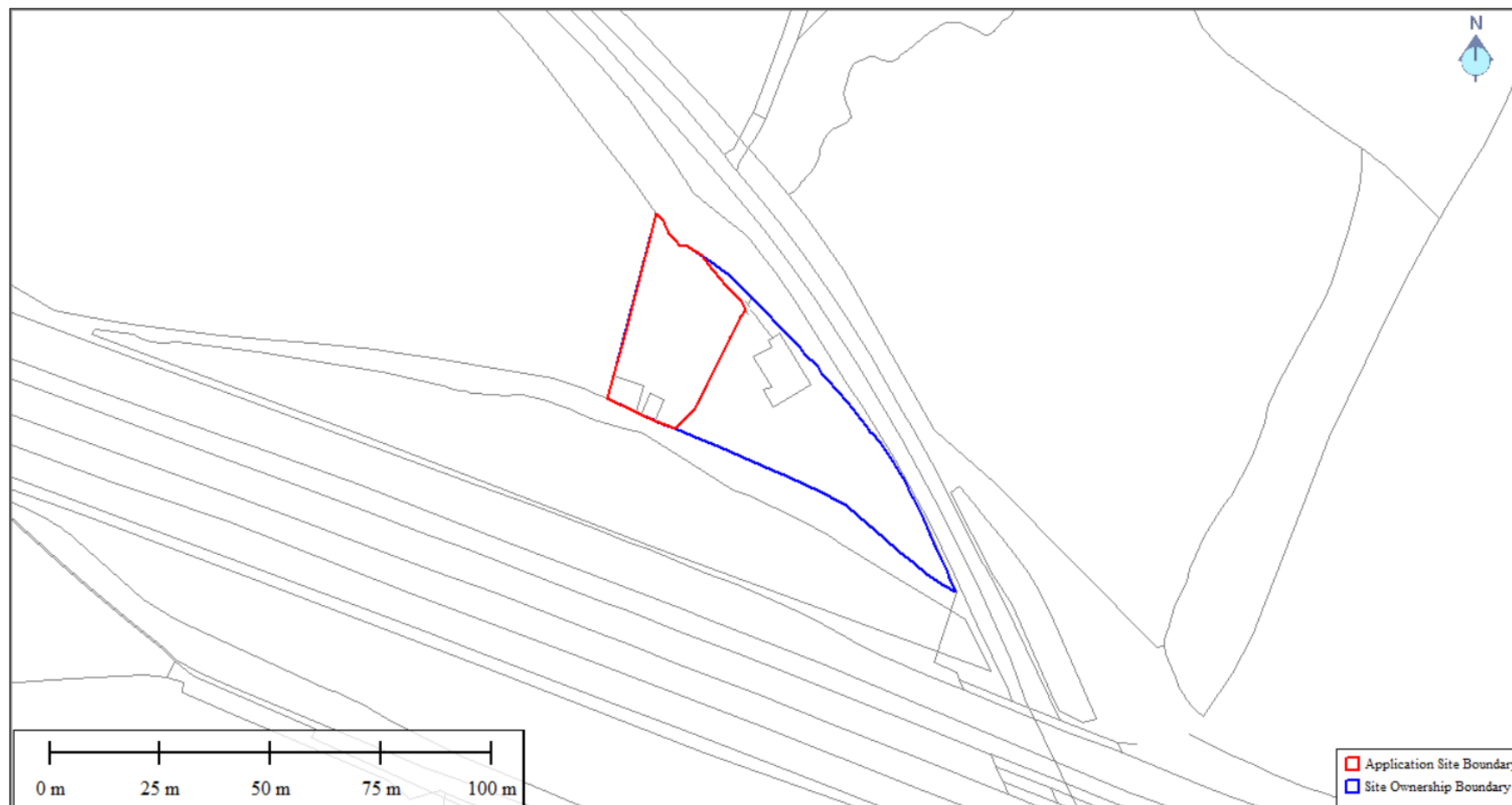
In relation to **8.3** and **8.4** of TAN15; the proposals are for **Redevelopment** and not **New Development**. Redevelopment is defined as; 'Any Development in previously developed land as defined in Planning Policy Wales (PPW)'. PPW generally gives preference to the reuse of previously developed 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.

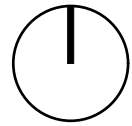


APPENDIX A:
Existing Site Plan

22950 – Poole Cottage Day Centre, Magor




Ordnance Survey (OS) Site Location Plan

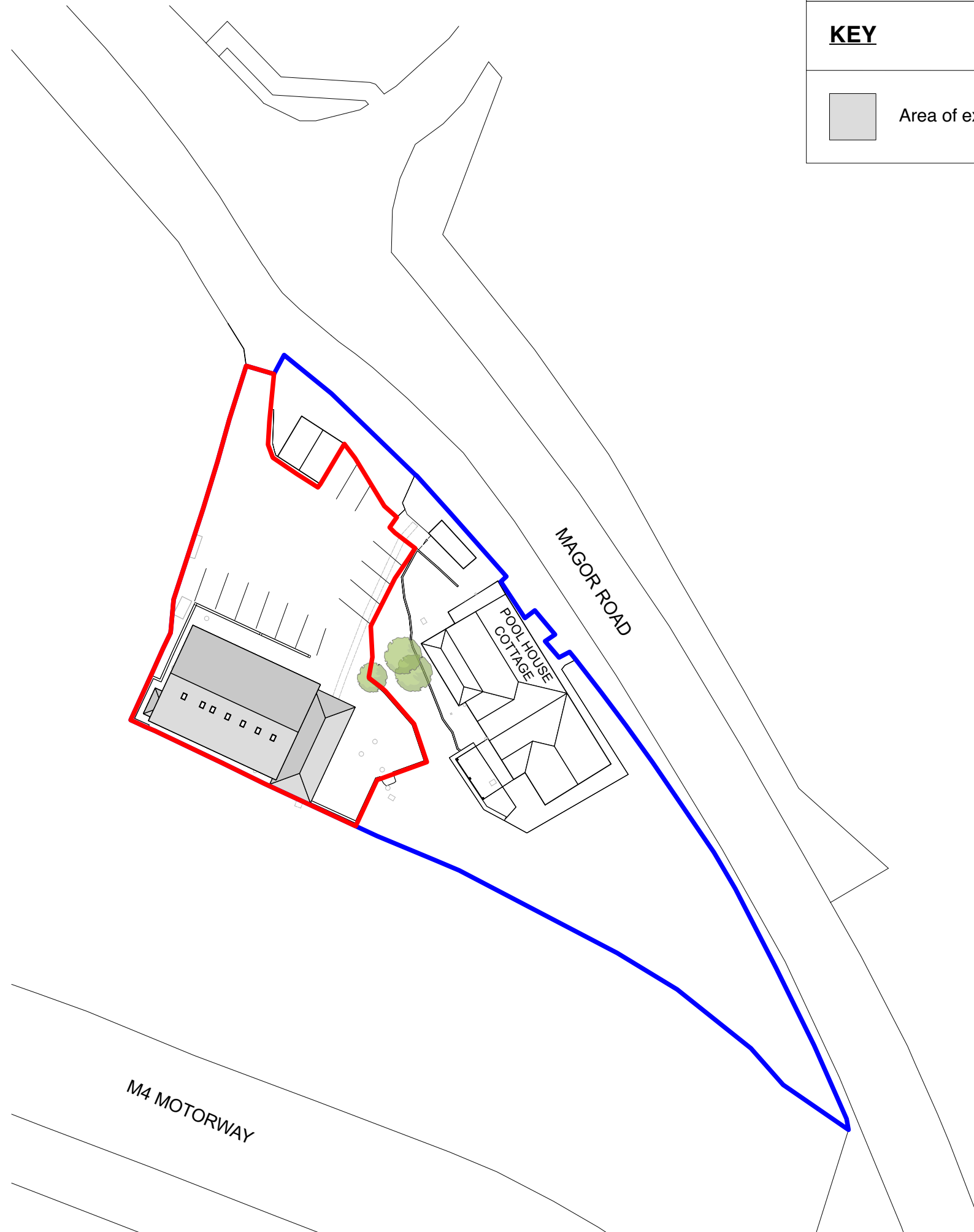


0m 5m 10m 15m 20m 25m 30m 35m

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KEY

 Area of existing roof



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Project Title

Consensus: Pool Cottage

Wilcrick, Magor, Newport, NP26
3DA

Sheet Title

Existing Site Block Plan

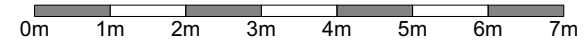
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PLANNING

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P01	28/03/2025	JS	Issued for comment

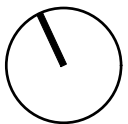
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JS		EB	
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Sheet No.	Rev.
SL_P24035_DWG_0_EX01	P02



KEY

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



Storage

SHARED CAR PARK

CULVERT ROUTE

Drainage channel

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Project Title

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Sheet Title

Existing Ground Floor Plan

Status

PLANNING

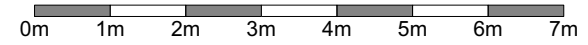
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Rev. Date Initial Revision Notes







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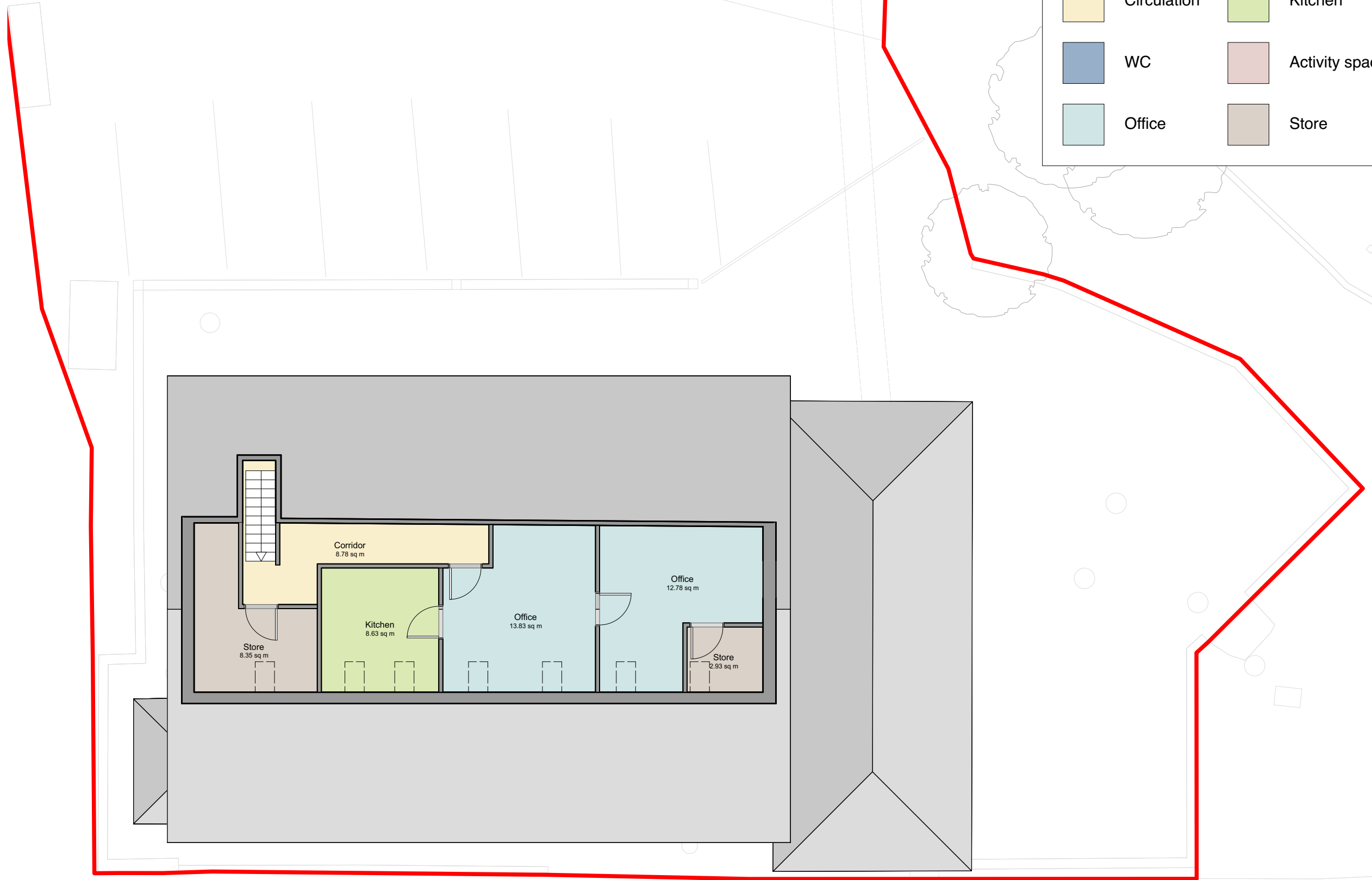
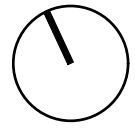
Sheet No.	Rev.
SL_Project ID _ Type _ Number	
SL_P24035_DWG_0_EX10	P02





KEY

	Circulation		Kitchen
	WC		Activity space
	Office		Store



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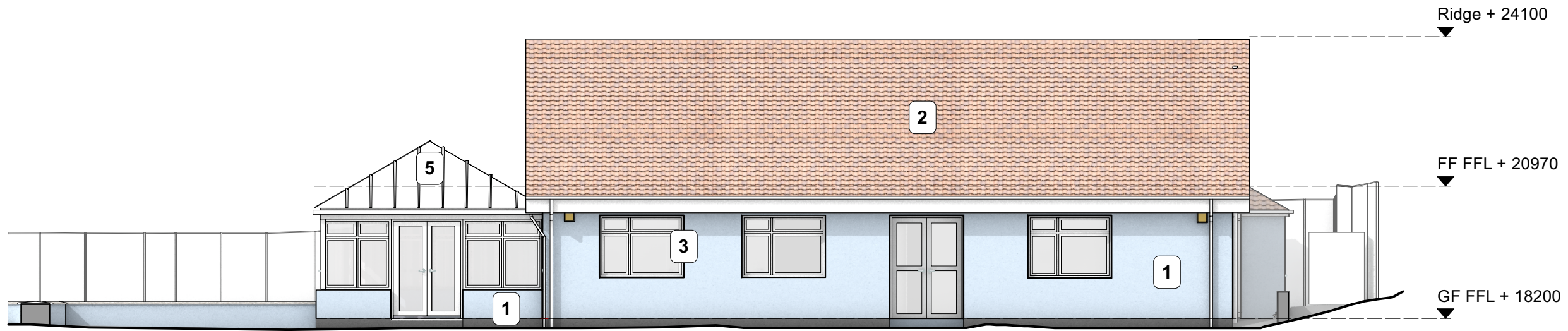
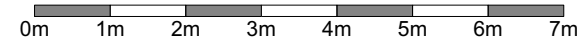
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Existing First Floor Plan

Status
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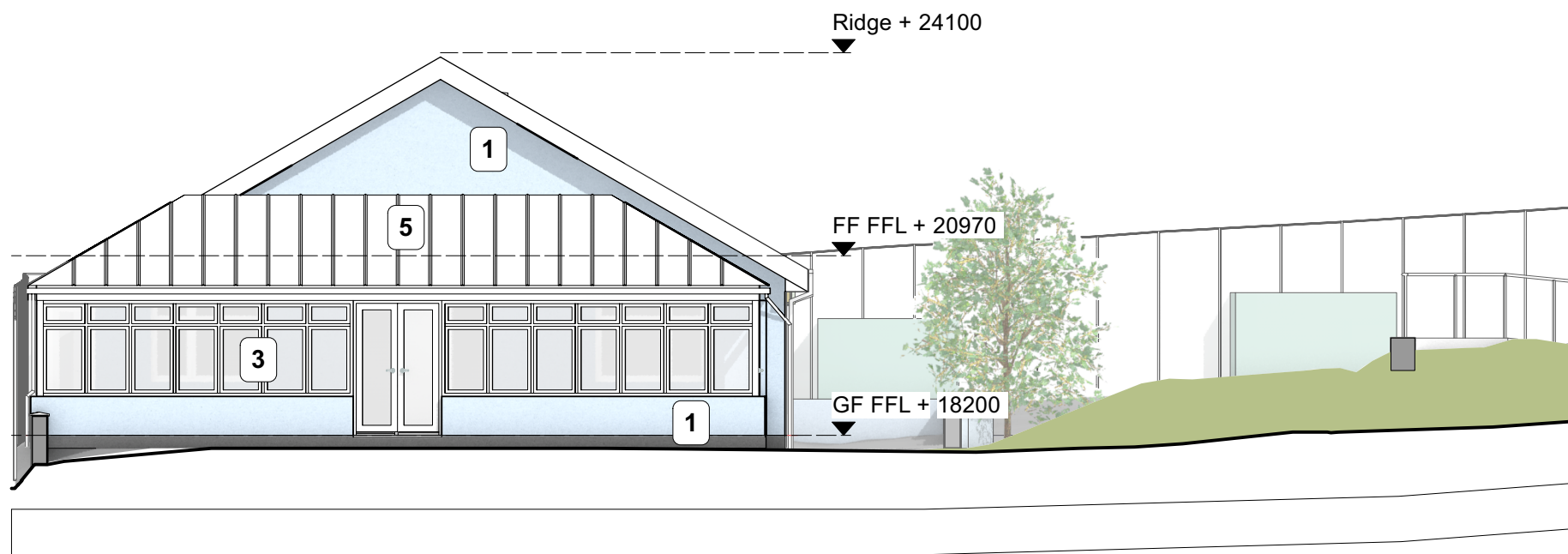
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Drawn By:	Checked By:	Scale:
JS	EB	1:100 @A3

Sheet No.	Rev.
SL_Project ID _ Type _ Number	
SL_P24035_DWG_0_EX11	P02



Existing North Elevation
Scale: 1:100



Existing East Elevation
Scale: 1:100

ELEVATIONS KEY

- 1 Existing painted render
- 2 Existing clay roof tiles
- 3 Existing uPVC windows
- 4 Existing timber rooflights
- 5 Existing plastic panel roof covering

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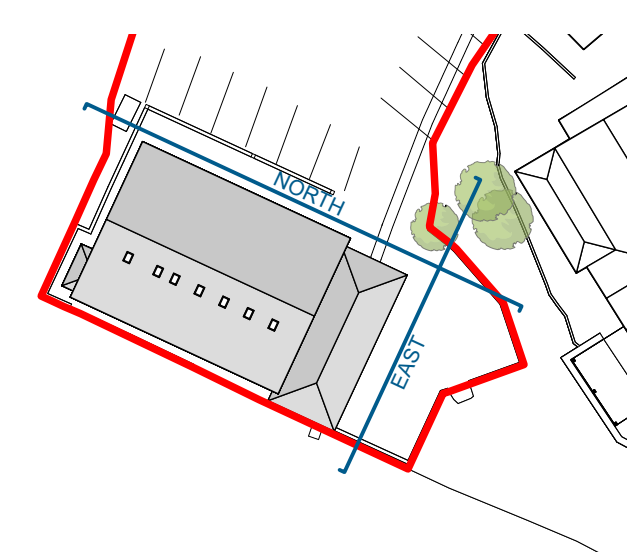
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Project Title
Consensus: Pool Cottage
Wilcrick, Magor, Newport, NP26 3DA

Sheet Title
Existing North and East Elevations

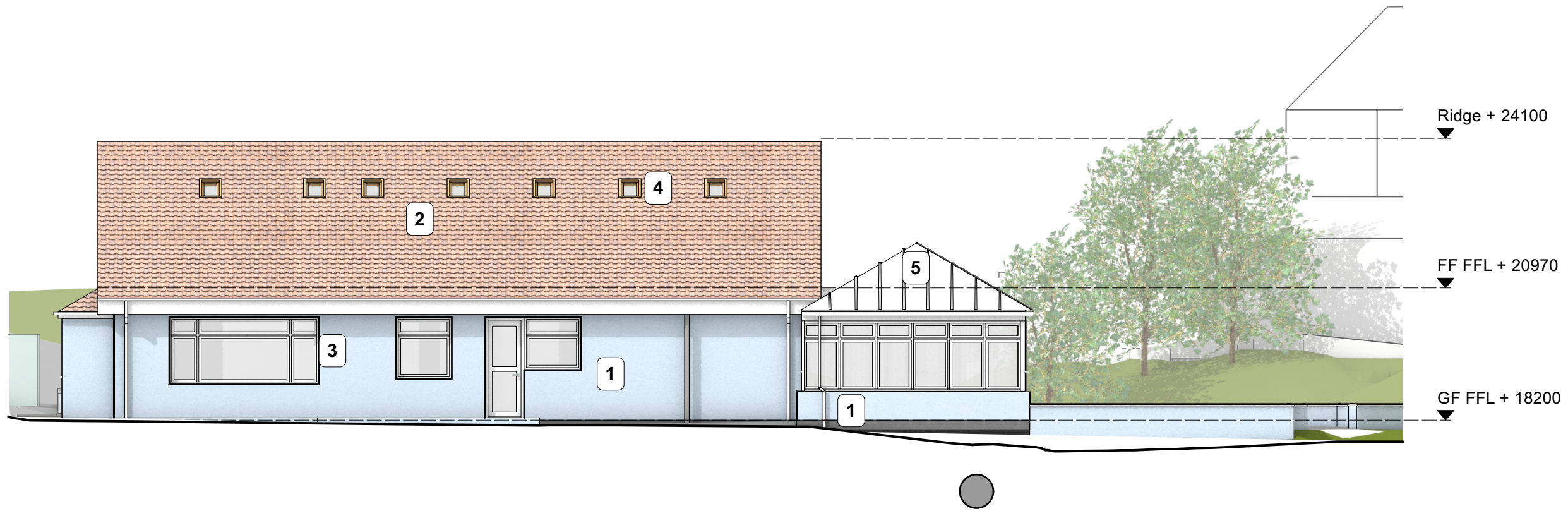
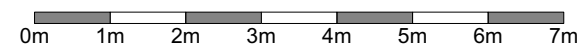
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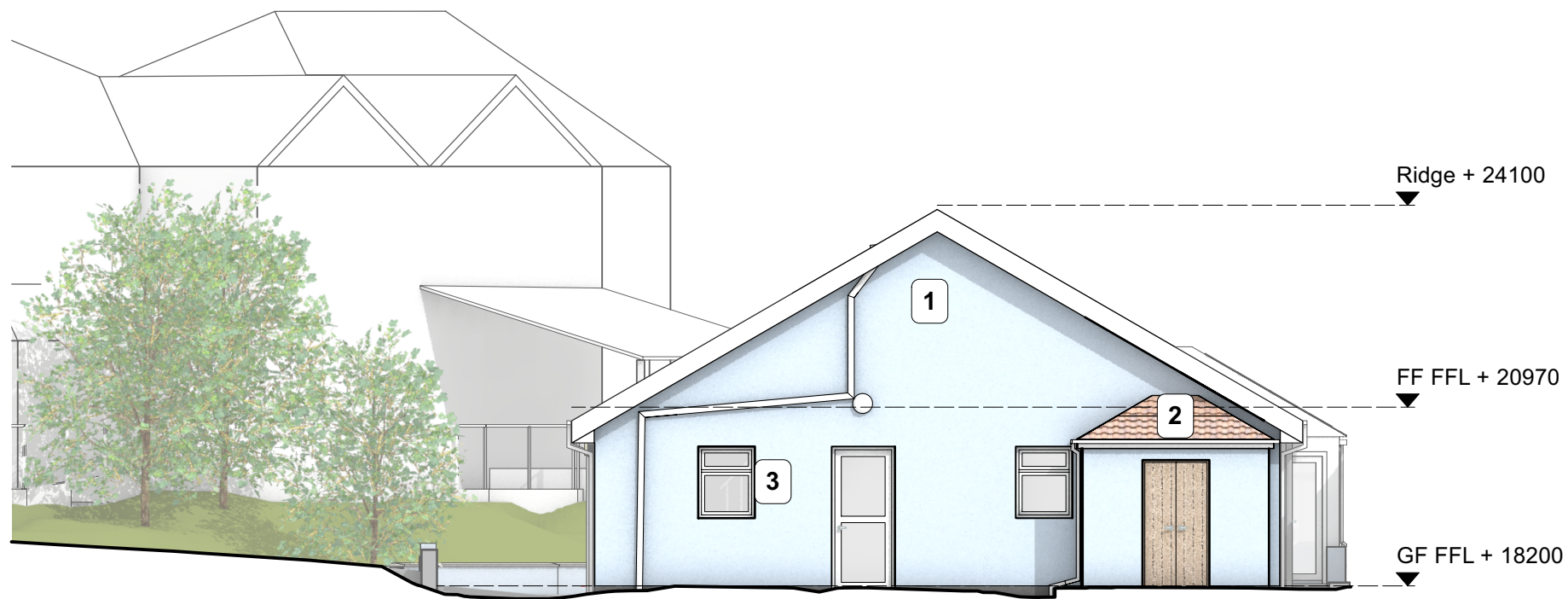


Existing Key Plan
Scale: 1:500

Sheet No.	Rev.
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SL_P24035_DWG_0_EX30	P02



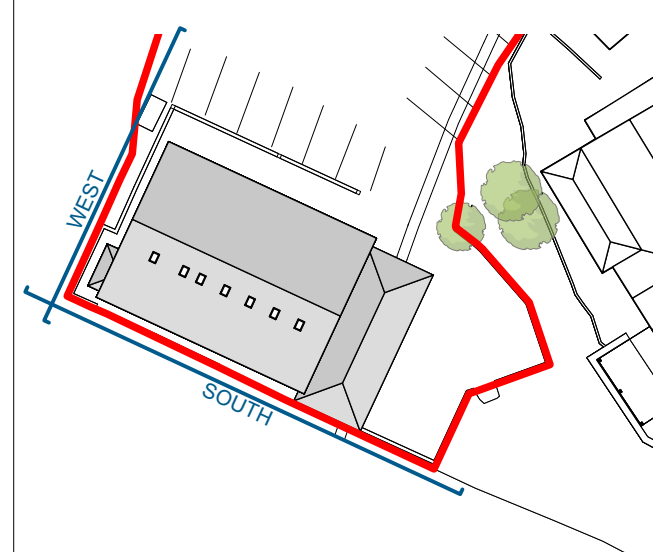
Existing South Elevation
Scale: 1:100



Existing West Elevation
Scale: 1:100

ELEVATIONS KEY

- 1 Existing painted render
- 2 Existing clay roof tiles
- 3 Existing uPVC windows
- 4 Existing timber rooflights
- 5 Existing plastic panel roof covering



Existing Key Plan
Scale: 1:500

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Project Title
Consensus: Pool Cottage
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Sheet Title
Existing South and West Elevations

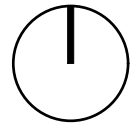
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JS		EB	1:100 @ A3

Sheet No.	Rev.
SL_Project ID_Type_Number	
SL_P24035_DWG_0_EX31	P02





APPENDIX B:
Proposed Plans



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

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KEY

-  Area of existing roof
-  Area of proposed roof



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Project Title

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3DA

Sheet Title

Proposed Site Block Plan

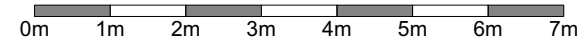
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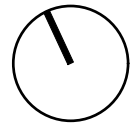
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Sheet No.	Rev.
SL_P24035_DWG_0_PR01	P02



KEY

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



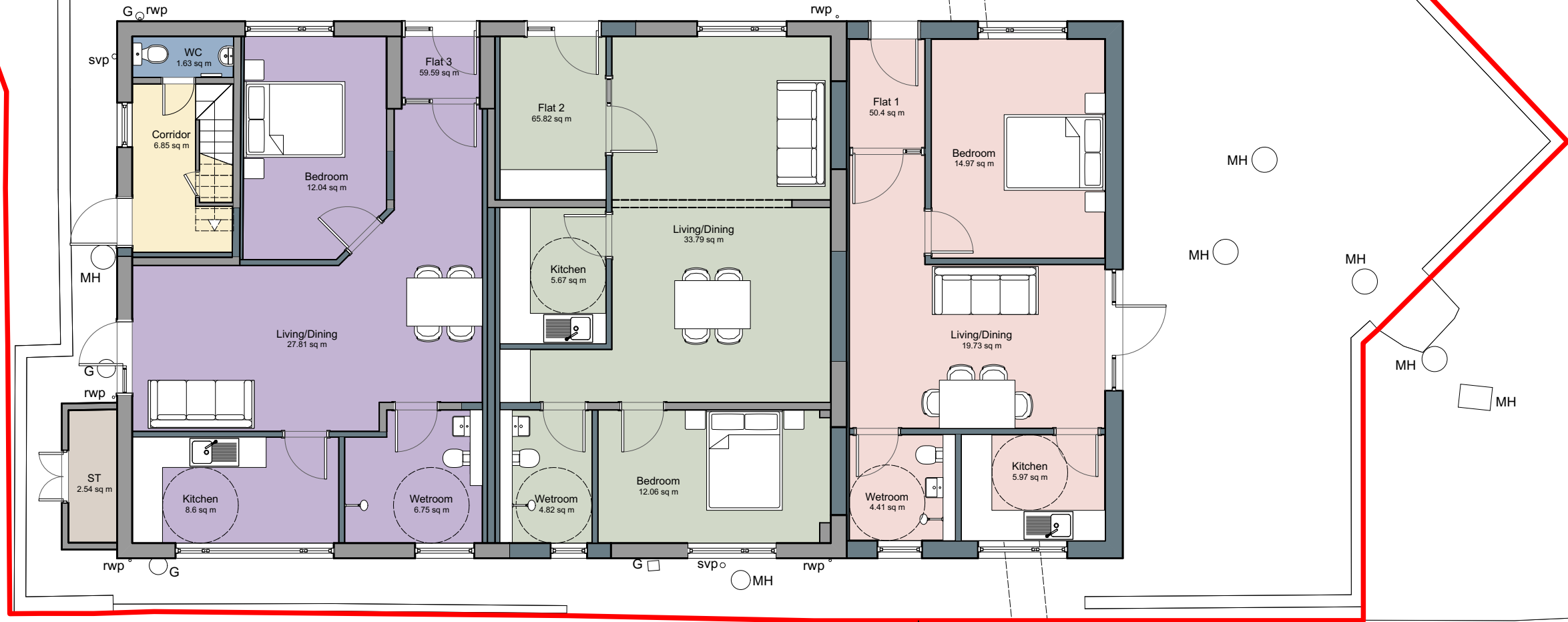
Storage

SHARED CAR PARK

CULVERT ROUTE

Drainage channel

Oil Tank



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Project Title

Consensus: Pool Cottage

Wilcrick, Magor, Newport, NP26
3DA

Sheet Title

**Proposed Ground Floor
Plan**

Status

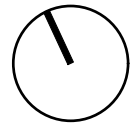
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Rev	Date	Initial	Revision Notes
Drawn By:	Checked By:	Scale:	
JS	EB	1:100 @ A3	

Sheet No.	Rev.
SL_Project ID _ Type _ Number	
SL_P24035_DWG_0_PR10	P02

Existing 2.5m fence line to be retained and replaced to match existing where required

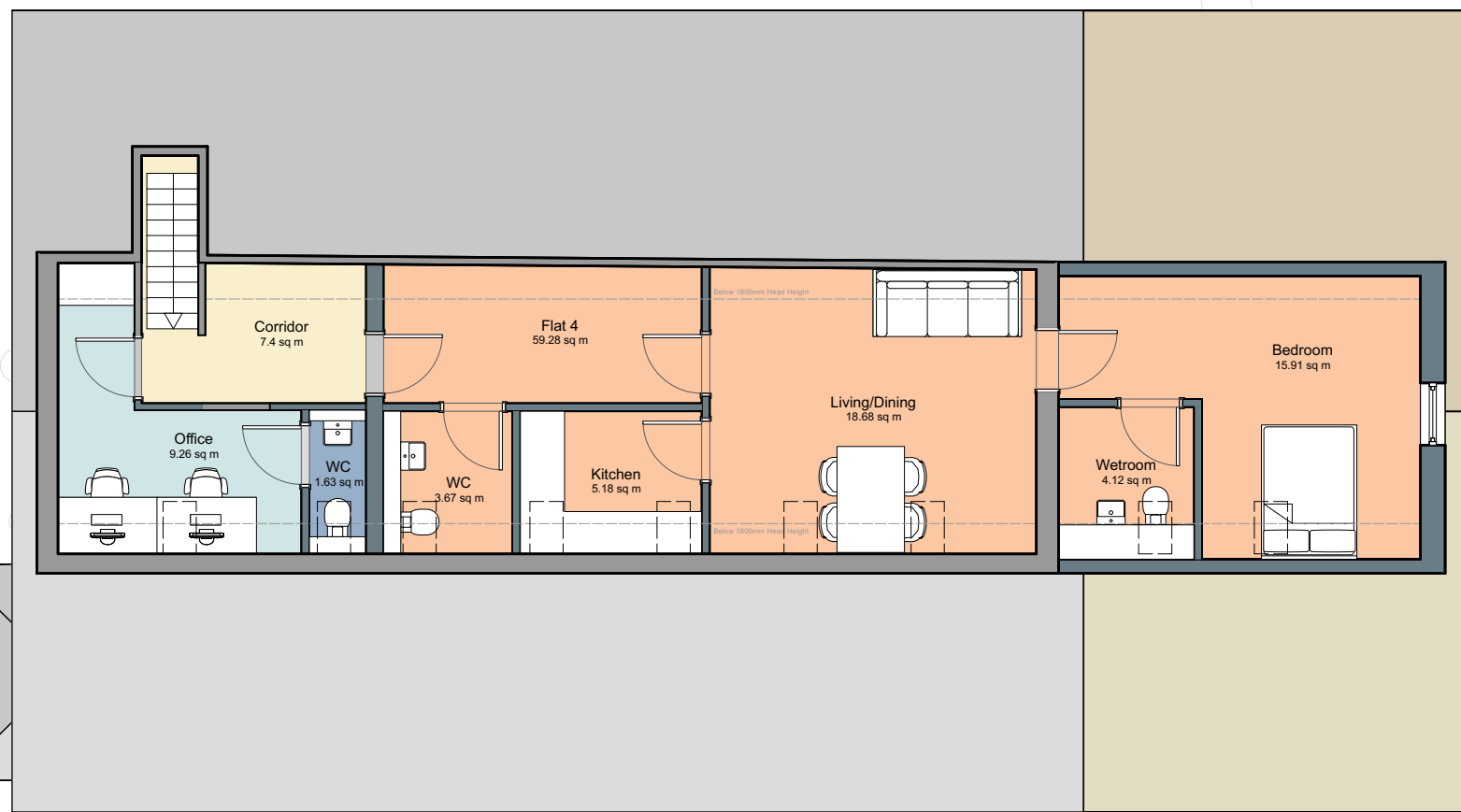


0m 1m 2m 3m 4m 5m 6m 7m

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KEY

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



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Sheet Title

Proposed First Floor Plan

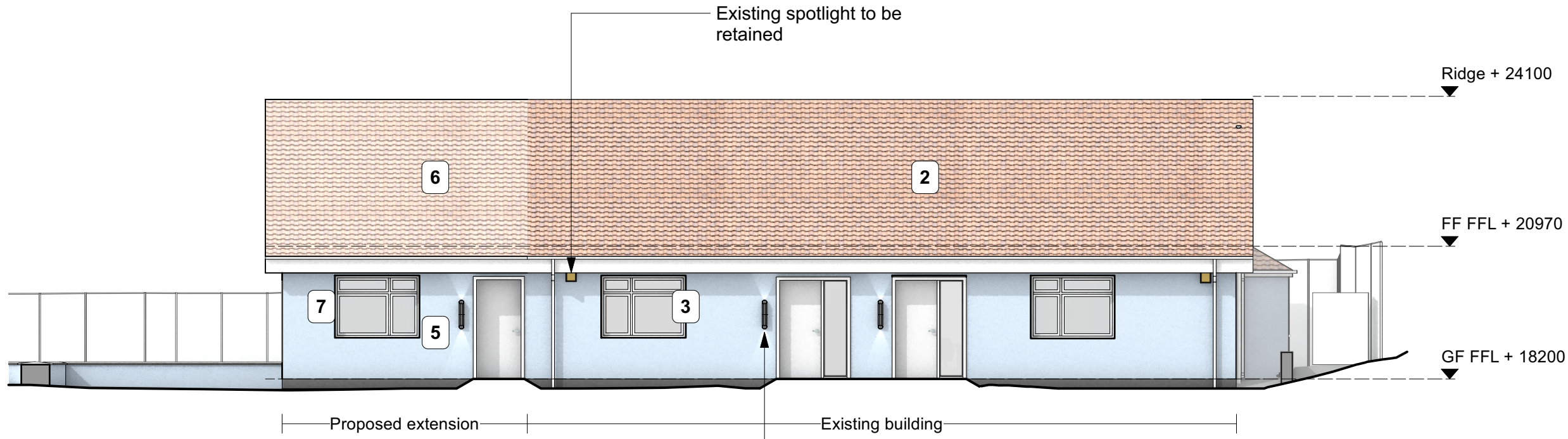
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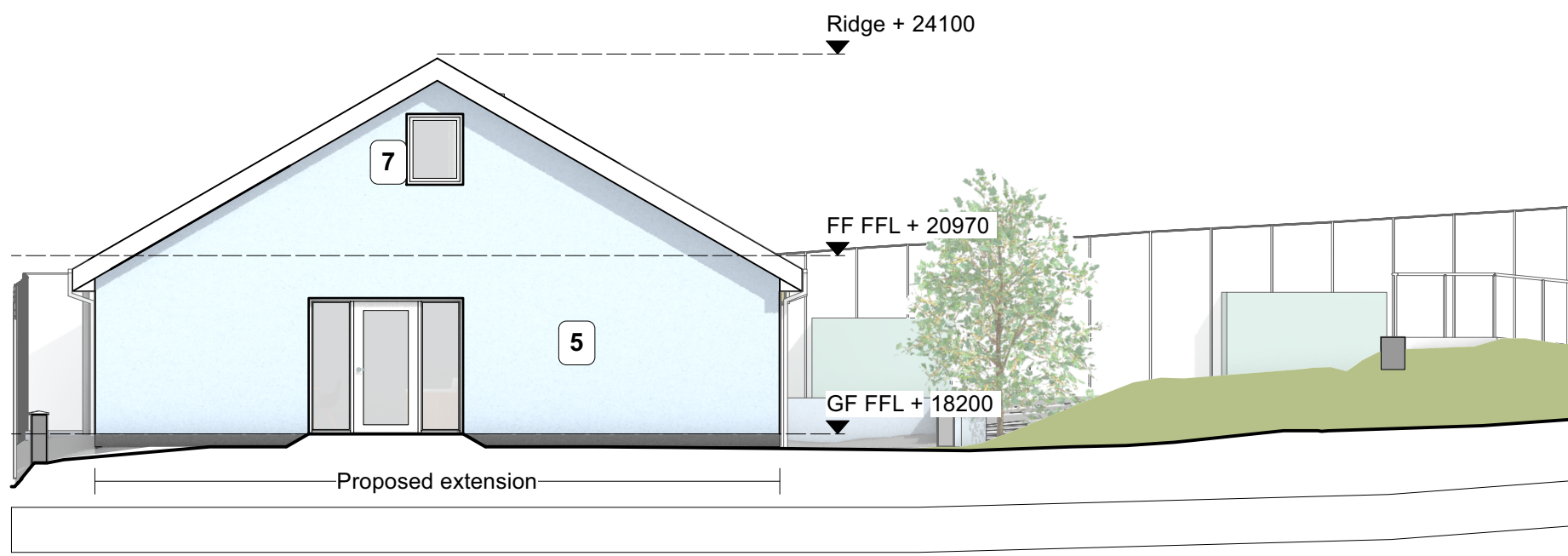
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JS		EB	
Scale:		1:100 @ A3	

Sheet No.	Rev.
SL_Project ID _ Type _ Number	
SL_P24035_DWG_0_PR11	P02



Proposed North Elevation
Scale: 1:100

Proposed up and down light to each front door



Proposed East Elevation
Scale: 1:100

ELEVATIONS KEY

- | | |
|------------------------------|--|
| 1 Existing painted render | 5 Proposed painted render to match existing |
| 2 Existing clay roof tiles | 6 Proposed clay roof tiles to match existing |
| 3 Existing uPVC windows | 7 Proposed uPVC windows to match existing |
| 4 Existing timber rooflights | 8 Proposed timber rooflights to match existing |



Proposed Key Plan
Scale: 1:500



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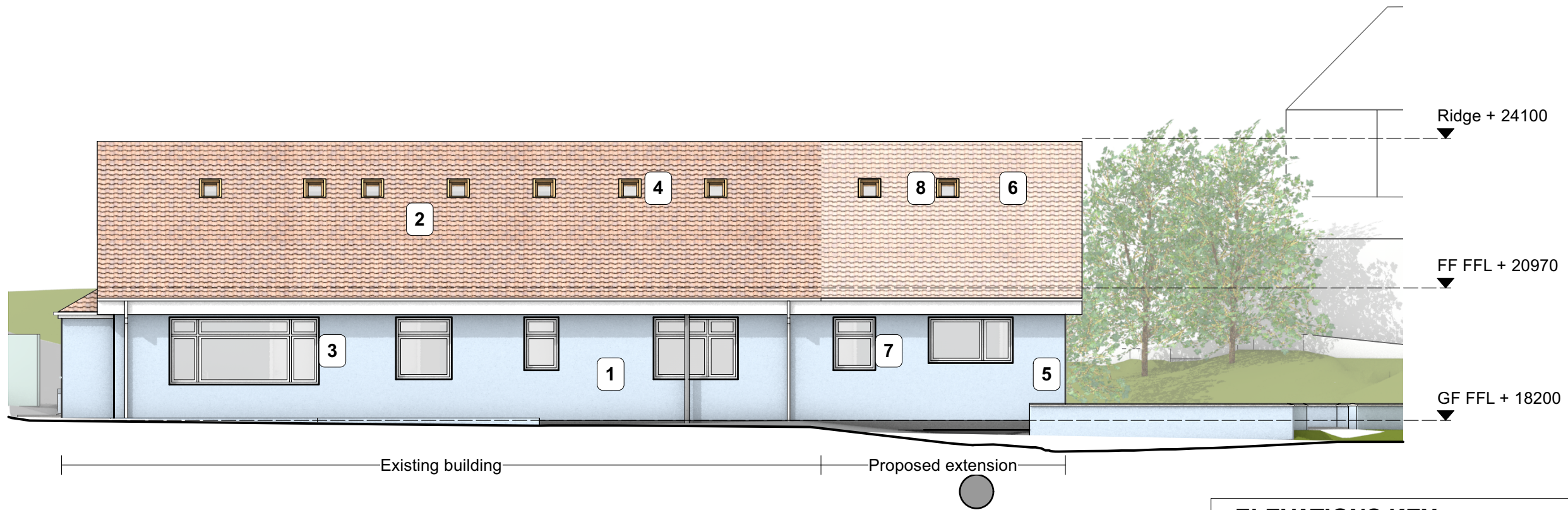
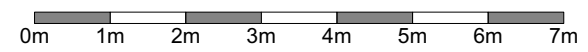
Project Title
Consensus: Pool Cottage
Wilcrick, Magor, Newport, NP26 3DA

Sheet Title
Proposed North and East Elevations

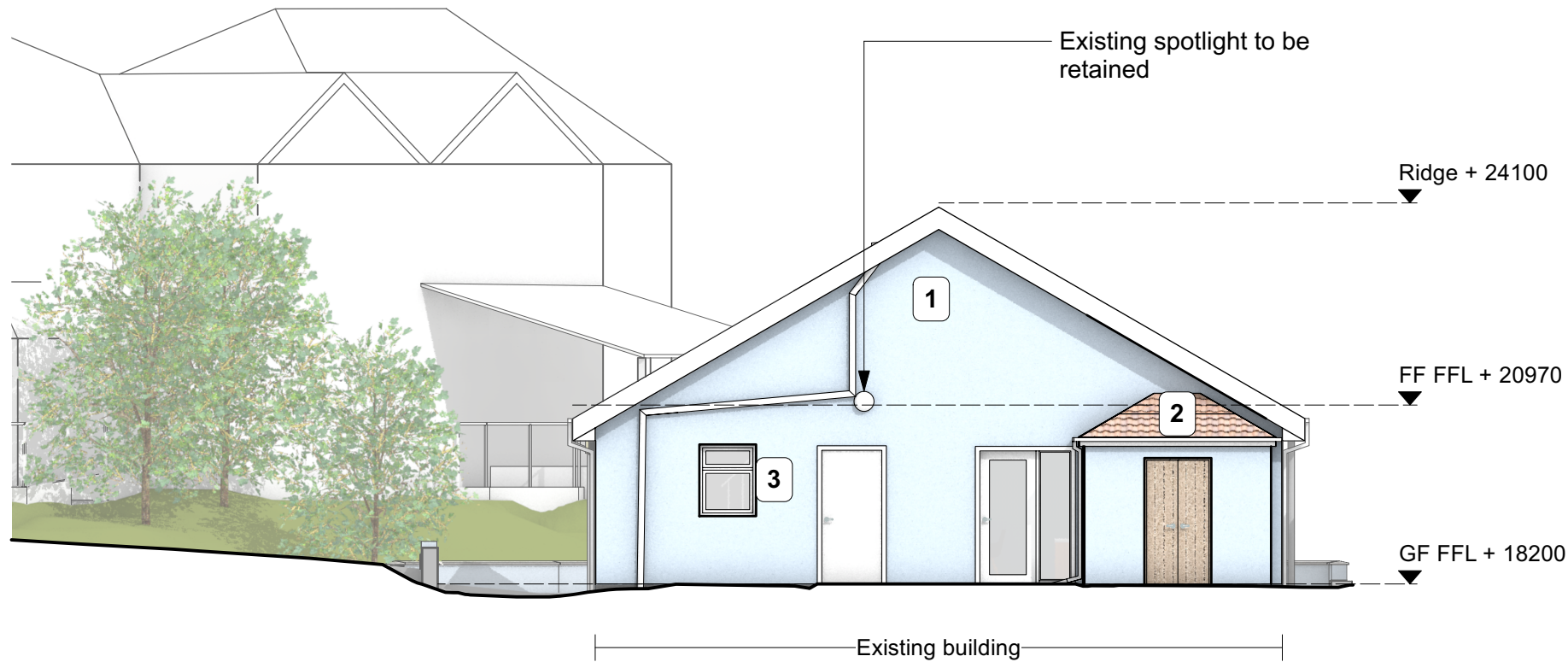
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JS		EB	
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Sheet No.	Rev.
SL_Project ID _ Type _ Number	
SL_P24035_DWG_0_PR30	P02



Proposed South Elevation
Scale: 1:100



Proposed West Elevation
Scale: 1:100

ELEVATIONS KEY

- | | |
|------------------------------|--|
| 1 Existing painted render | 5 Proposed painted render to match existing |
| 2 Existing clay roof tiles | 6 Proposed clay roof tiles to match existing |
| 3 Existing uPVC windows | 7 Proposed uPVC windows to match existing |
| 4 Existing timber rooflights | 8 Proposed timber rooflights to match existing |



Proposed Key Plan
Scale: 1:500

Rev	Date	Initial	Revision Notes
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P01	28/03/2025	JS	Issued for comment
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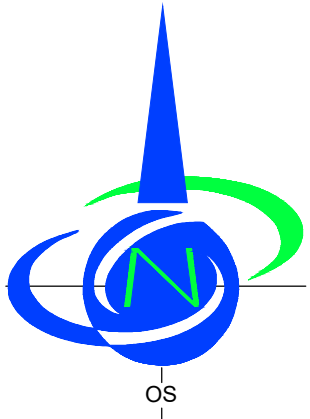
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SL_Project ID _ Type _ Number	
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APPENDIX C:
Topographical Data

E340150

E340175



Land & Measured Building Surveyors

27-29 New Street
Charfield
South Glos.
GL12 8ES
Tel: 01453 845017
Tel: 01453 845360
www.dandosurveying.co.uk
enquiries@dandosurveying.co.uk

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: SL.Poolcott.TOPO 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
LI	Lime		Overall dia. shown

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	svh	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		Double Gates
	Glass Roofed		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 OSGB36 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.

N188925

N188925

N188900

N188900

E340200

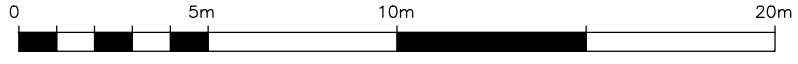
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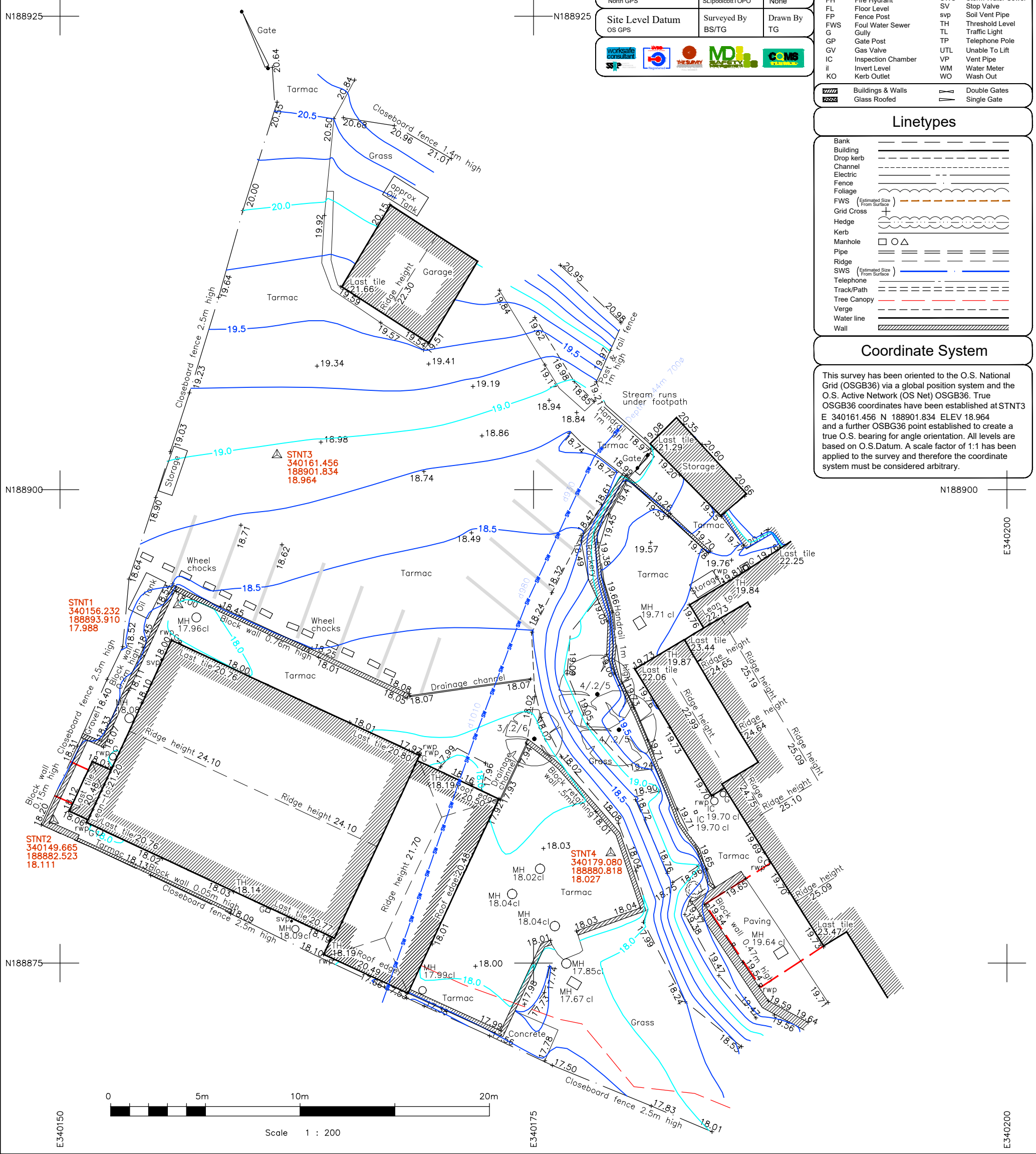
E340150

E340175

E340200



Scale 1 : 200





APPENDIX D:
NRW Personal Flood Plan

Personal flood plan

Before a flood

You can find more information about how to prepare online at naturalresources.wales/prepareforflood

Check your flood risk




You can find out the flood risk in your area by using the 'Check your flood risk by postcode' service or viewing the map online at naturalresources.wales/flooding. Or contact Natural Resources Wales's General Enquiries **0300 065 3000** or enquires@naturalresources.wales to request a hard copy to be sent to you.

Source of flooding	Level of risk (High, medium, low or very low risk)
Flooding from rivers	
Flooding from the sea	
Flooding from surface water and small watercourses	

This risk level takes into account the effect of any flood defences that may be in this area.

Sign up for flood warnings

Check if you can sign up for free flood warnings and alerts for flooding from rivers or the sea online at naturalresources.wales/flooding or contact Floodline **0345 988 1188** or **Type talk: 0345 602 6340**.

Flood code	What could be happening	Actions to take	Your area
 <p>Flood Alert Flooding is possible, be prepared.</p>	<ul style="list-style-type: none"> Flooding of fields, recreation land and car parks Flooding of minor roads Flooding of farmland Spray or wave overtopping on the coast Low lying land and roads will be affected first 	<ul style="list-style-type: none"> Prepare your home, business or farm for a flood Monitor local river levels online and the 5 day flood risk Farmers should consider moving livestock and equipment away from areas likely to flood 	Quickdial:
 <p>Flood Warning Flooding is expected; immediate action is required.</p>	<ul style="list-style-type: none"> Flooding of homes and businesses Flooding of rail infrastructure and roads Significant waves and spray on coast Extensive flood plain inundation (including caravan parks and campsites) 	<ul style="list-style-type: none"> 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 	Quickdial:
 <p>Severe Flood Warning Danger to life.</p>	<ul style="list-style-type: none"> Deep and fast flowing floodwater Debris in the water causing danger Potential or observed collapse of buildings and structures Communities isolated by floodwaters Critical infrastructure for communities disabled Communities evacuated Military support 	<ul style="list-style-type: none"> 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 	Quickdial:

Find out how to turn off electricity, water and gas

Service	Description of location (delete or amend as appropriate)
Electricity	<i>Your electricity main is usually a red switch on your fuse box.</i>
Gas	<i>The gas valve is usually located next to your gas meter.</i>
Water	<i>Your water stopcock is usually under a kitchen sink or where the water pipe enters your home.</i>

Pack a flood kit

Discuss as a household what you would like to pack in a flood kit. There are suggestions below and you can add anything extra you need.

Copy of your flood plan (with useful numbers completed)		a first aid kit and prescription medication	
copies of your insurance documents		bottled water and non-perishable food	
a phone charger and battery pack		warm, waterproof clothing and blankets	
a torch with spare batteries		rubber gloves and wellington boots	
a radio – on your phone or battery operated		face masks and hand sanitiser	
baby food and baby care items		pet supplies	

Who can help / who can you help?

Identify friends, family or neighbours who could help you, or who you could help in the event of a flood. This could be to help moving possessions or providing somewhere else to stay if necessary.

Name	Contact details	How can they help or how can you help?

Plan what to do in an emergency situation

Write down the relevant information below for you.

Where to move cars:

Identify areas outside flood risk area.

--

Alternative communication methods:

If power, mobile networks or landlines are disrupted.

--

Safe places to meet:

In the event of a flood, you can use this meeting place if you're not able to get in touch.

--

Protect your property and belongings

Consider getting a chartered surveyor to carry out a flood survey. This will tell you where floodwater might enter your property, how fast it will flow and where it could cause the worst damage. The surveyor can then use this information to help you choose the best flood protection for your property. Installing the wrong flood protection products could mean they are ineffective, or even cause more damage in a flood.

Choose BSI kitemark certified flood protection products online at kitemark.com that meet the British standard for quality and safety.

You can also make changes to your property that will make it easier and cheaper to clean up if you do flood.

Follow the guidance and checklists in the property resilience Code of Practice online at ciria.org/pfr. To make sure the surveys, installations or building work are completed to the correct standard.

More information is available at naturalresources.wales/flooding or contact Floodline **0345 988 1188** or **Type talk: 0345 602 6340**.

More steps you can take now

Check insurance for home and vehicle covers you for flooding and the details of the policy. For example if it replaces or repairs items, or if it includes temporary accommodation if you can't stay in your home	
Take photos of your property and make a list of your belongings to help with future insurance claims	
Keep important and sentimental items in a safe place all year round (upstairs or on a shelf in a waterproof container)	
Plan what to do in an emergency, including a safe place to move yourself, family and pets to	
Check your local authority's evacuation centre procedure (for example, if pets are allowed)	
If you or a relative live in sheltered housing or assisted living, check with the warden or building manager if they have an emergency plan to keep you safe in the event of a flood	
If you or a relative relies on water, gas or electricity for medical reasons or other reasons. Sign up to the priority register with the supplier	
If there's a watercourse on or by the property or land you own, it is your responsibility to manage the flood risk. Find out about your responsibilities at naturalresources.wales/flooding	

During a flood

You can find more information about what to do in a flood online at naturalresources.wales/inaflood

Contacts and sources of information

In an emergency

- Call the emergency services **999**
 - The police have general control and co-ordination of response
 - Ambulance service for medical assistance
 - Fire and Rescue or Coastguard complete rescue operations
- Call the RSPCA emergency line **0300 1234 999** for animal rescues. Do not put your life or someone else's life in danger to attempt an animal rescue

If flooding is happening

- For information about the live flooding situation and advice call Floodline **0345 988 1188** or **Type talk: 0345 602 6340** (for the hard of hearing)
naturalresources.wales/flooding
- To report flooding inside a property or find out the response to the flooding in your area contact your Local Authority. Make a note of their details below:

Emergency telephone number:

Social media:

- To report or to get information about power cuts call **105**
- To report a gas or carbon monoxide emergency call **0800 111 999**
- To find out about road closures check with your local authority, or for motorways and trunk roads call [Traffic.wales](https://traffic.wales) **0300 123 1213**
- To find out about impacts on public transport call [Traveline.cymru](https://traveline.cymru) **0800 464 00 00**

Live information

Online

5 day flood risk forecast for Wales: 5-day-flood-risk.naturalresources.wales

Flood warnings and alerts: flood-warning.naturalresources.wales

River levels, sea and rainfall: rivers-and-seas.naturalresources.wales

Telephone

Floodline is a 24/7 flood information service for Wales, England and Scotland.

Call **0345 988 1188** or **Type talk: 0345 602 6340** (for the hard of hearing)

Social media

Make a note of the social media accounts for organisations below. This could include your local authority, local police force, fire service or your water company:

twitter.com/NatResWales
facebook.com/NatResWales

Make a note of social media accounts for local community groups below:

Radio

Make a note of local radio stations for relevant updates below:

Actions to take if you are about to flood

Listen to the advice of the emergency services	
Prepare to leave your home	
Contact the people that can help you	
Get your flood kit	
Prepare to move people and pets in your property to a safe place	
Move important, sentimental and valuable items	
Put flood gates and other protection equipment in place	
Turn off gas, electricity, and water - Do not touch plugs and other sources of electricity when standing in floodwater	
Block water entering through doors and windows with plastic bags filled with soil or other heavy objects	
Cover airbricks and vents	
Block sinks, baths and toilets and weigh down with heavy objects	
Unplug washing machines and dishwashers and disconnect them from the water supply. Block water inlet pipes with towels or cloths	
Move rugs, electrical items like laptops or computers, and lightweight items of furniture	
Throw curtains over the rail out of reach of floodwater, or remove them if you have time	
Lift items you can't move with bricks or a pallet and cover the bottom with plastic	
Empty and move contents from kitchen base units and other low storage cupboards, to worksurface level or higher if possible	
Consider moving contents from your fridge or freezer to a higher place	
Move your car to higher ground or outside the flood risk area	
Any outside garden furniture or trampolines should be made secure	
Contact the people that you can help	

After a flood

You can find more information about what to do after a flood online at naturalresources.wales/afterflood

Stay safe

Never walk or drive through floodwater. It can sweep you off your feet, lift cars and carry other objects. Floodwater is often contaminated and it can hide dangers like open manholes.

Stay away from impacted areas. Floodwater may have damaged structures like bridges and riverbanks, and left large amounts of debris.

Turn around and find another route if a road is flooded, and respect road closure signs. Driving through floodwater is not only dangerous for yourself, but it can also worsen the problems of flooding in area, as a vehicle driving pushes waves of floodwater towards other vehicles and buildings.

If your property has flooded

- Contact your insurer and follow their advice
- If you rent your property, contact your landlord or agent and ask what their insurance covers for flooding
- If you do not have insurance, your local authority can provide information on hardship grants or charities that may be able to help you
- Contact your local authority if floodwater entered your property so they are aware of the impacts and can advise on any support available locally
- Check with the emergency services if it is safe to re-enter your property, floodwater may have damaged structures and buildings – your property may not be safe
- There could be damage to the electricity, gas or water supply. Do not turn it on before seeking professional advice

Your local authority can support you with

- Emergency accommodation if you can't stay in your home
- Information on hardship grants or charities that may be able to help you if you don't have insurance
- Community flood recovery grants
- Council tax exemptions
- Waste collections, including disposal of contaminated sandbags (that have been in contact with floodwater, sewage, or fuel)

Report flooding

Source of flooding	Organisation and contact details
<ul style="list-style-type: none">• Main rivers• Sea• Internal Drainage Districts• If you're not sure where the water is coming from	Natural Resources Wales Call 24/7 incident line 0300 065 3000 or report a flood online naturalresources.wales/reportit
<ul style="list-style-type: none">• Surface water• Ordinary watercourses• Roads (like gullies, the drain inlet by kerb)	Your local authority Emergency contact:
<ul style="list-style-type: none">• Burst water main• Sewers	Your water company Water: Sewerage:
<ul style="list-style-type: none">• Motorways and trunk roads	Traffic Wales Call 0300 123 1213

Important contact details

Organisation	Contact details
Insurance for your home and vehicle	Your buildings, contents and/or car provider phone numbers Buildings: Contents: Vehicle: Note your policy numbers Buildings: Contents: Vehicle:
If you rent your property – note the details of your landlord or letting agent	Your landlord or letting agent Emergency contact:
Local Authority	Your local authority Emergency contact:
Electricity	Your provider Emergency contact:
Gas	Your provider Emergency contact:
Work	Contact:
School or nursery	Contact:
Doctor's surgery	Contact:
Vet, kennel or cattery	Contact:
Family or neighbours	Contact:

Where to find help

Physical and mental health

Advice about keeping physically and mentally well is available online at phw.nhs.wales

Whether you have just experienced flooding for the first time, or you've flooded before, it's a scary experience and can be traumatic. Being flooded is stressful, and you may feel a wide range of emotions.

Public Health Wales give the following advice:

- Do not underestimate the stress and strain of being flooded and cleaning up after floods. Take time to consider your and your family's mental health and wellbeing
- Do not overdo it when cleaning up, and remember that tiredness, difficulty sleeping and anxiety are normal in these circumstances
- Anyone with concerns for their own health, or a loved one's should contact their GP for advice or call **111**

There are also a number of organisations that can help if you are feeling down or anxious:

- Samaritans is available day or night, for anyone who's struggling to cope: samaritans.org or call **116 123**
- CALL is a free confidential listening and support service: callhelpline.org.uk, call **0800 132 737** or text the word HELP to **810666**
- Mind is a charity which provides confidential mental health information service: mind.org.uk or call **0300 123 3393**
- Meic Cymru is a free, confidential helpline for children and young people up the age of 25: meiccymru.org, call **0808 80 23456** or text **84001**

Financial support

- You may be able to apply for the Emergency Assistance Payment grant from Welsh Government: gov.wales/discretionary-assistance-fund-daf or call **0800 859 5924**

Advice and practical support

- National Flood Forum is a charity that helps support people at risk of flooding: nationalfloodforum.org.uk or call **01299 403 055**
- Shelter Cymru is a charity that provides free independent housing advice: sheltercymru.org.uk or call **08000 495 495**
- British Red Cross is a charity that provides support to people after a crisis: redcross.org.uk or call **03448 711 111**
- Citizens Advice Bureau offers confidential advice: citizensadvice.org.uk or call **03444 772 020**
- Association of British Insurers have advice on what to expect from your insurer: abi.org.uk/products-and-issues/topics-and-issues/flooding
- Flood Re is designed to help people living in flood risk areas have more options for affordable insurance. Check with your insurer if they are signed up to the 'Build Back Better scheme', which offers options to install Property Flood Resilience measures up to the value of £10,000: floodre.co.uk

Contact Natural Resources Wales if you have any general queries or find out more online at naturalresources.wales/flooding, call **0300 065 3000** or email enquiries@naturalresources.wales