



Our Ref: P.0848.001.R002.A  
Natural Resources Wales Ref: CAS-272905-G2V5  
LPA Ref: 25/0030

Date: 18<sup>th</sup> February 2025

## **RE: 24 COURTYBELLA TERRACE, NEWPORT, NP20 2LA**

We have been passed on the Natural Resources Wales queries with regards to the Flood Consequence Assessment (FCA) produced in support of the planning application shown above. This short technical note provides further clarification with regards to flood risk and forms an addendum to the FCA.

Mitigation measures are proposed within the FCA to manage the flood risk posed to the developed site. The site has been designated as suitable in size and location to accommodate the proposed development. The proposed development will provide an improved residential accommodation compared to the existing situation within the locality of the site and will help encourage economic impetus that will in turn help deliver a stronger service function and mix of residential accommodation. The site proposals remain consistent with the relevant planning policies and are not at odds with the current use of the site and can only enhance and preserve the situation which currently exists.

A pragmatic approach needs to be considered by Natural Resources Wales and Newport City Council when assessing the flood risk at this location, particularly because the flood risk at this location is already well understood, undertaking more modelling would not provide more useful information and would not be cost effective given the scale of the proposed development houses when compared to the flood risk posed to the site.

### **Flood Levels**

The following flood levels are provided for a 2121 (96 year lifetime of development) event within the FCA:

- 1 in 200 year (0.5%) plus climate change (2121 event): 9.31mAOD
- 1 in 1000 year (1%) plus climate change (2121 event): 9.73mAOD

Increasing the lifetime of the development to 100 years will have a negligible impact on the flood levels and will increase them by 0.04m, as follows:

- 1 in 200 year (0.5%) plus climate change (2125 event): 9.35mAOD
- 1 in 1000 year (1%) plus climate change (2125 event): 9.77mAOD

#### **A1.14 Criteria**

Natural Resources Wales have stated that the proposed development is not compliant with A1.14 as the site will flood during the 1 in 200 year in 2125 event. However, Natural Resources Wales has previously confirmed that it was within their scope and the powers to treat A1.14 as indicative and not mandatory. It should also be noted that the values provided within TAN15 are not definitive; that they are indicative and reflect conditions in which, given the presence of adequate warnings and preparation, appropriately equipped personnel could undertake emergency activities. TAN15 makes it clear that the values used for A1.14 TAN15 are indicative *“should not be regarded as prescriptive, provides indicative guidance”*. TAN15 goes on to state *“Each site must therefore be considered individually and a judgement taken in context of the particular circumstances which could prevail at that site”*.

It is considered that the proposed development has been elevated as far as is practicable, accounting for site constraints. Further raising is not considered feasible and/or appropriate in this case.

In summary, it can be concluded that the proposed development has been elevated as far as is practicable, accounting for site constraints and is in accordance with A1.14 of TAN14. The mitigation measures detailed in the FCA show that the flood risk can be effectively managed and therefore the consequences of flooding are acceptable. The site levels have been raised as much as possible and the consequences of flooding are low and acceptable when assessed against the criteria within Sections 5 and 7 of Appendix 1 of TAN15. Therefore, it has been shown that the site proposals are compliant with A1.14 of TAN15.

#### **TAN15 A1.15 Criteria**

Natural Resources Wales have stated that the proposed development is not compliant with A1.15 as the site will flood during the 1 in 1000 year in 2125 event. However, the values provided within TAN15 are not definitive; that they are indicative and reflect conditions in which, given the presence of adequate warnings and preparation, appropriately equipped personnel could undertake emergency activities. TAN15 makes it clear that the values used for A1.14 and A1.15 of TAN15 are indicative *“should not be regarded as prescriptive, provides indicative guidance”*. TAN15 goes on to state *“Each site must therefore be considered individually and a judgement taken in context of the particular circumstances which could prevail at that site”*.

Furthermore, Planning Appeal APP/G6935/A/20/325800, states the following: *“The TAN makes it clear that the guideline maxima provided in table A1.15 are not prescriptive and that a judgement should be taken in the context of a particular site’s circumstances”*.

In summary, it can be concluded that the proposed development has been elevated as far as is practicable, accounting for site constraints and is in accordance with A1.15 of TAN14. The mitigation measures detailed in the FCA show that the flood risk can be effectively managed and therefore the consequences of flooding are acceptable. The site levels have been raised as much as possible and the consequences of flooding are low and acceptable when assessed against the criteria within Sections 5 and 7 of Appendix 1 of TAN15. Therefore, it has been shown that the site proposals are compliant with A1.15 of TAN15.

## Conclusion

The site would be expected to remain dry in all but the most extreme conditions. Providing the recommendations made in the FCA are instigated, flood risk from all sources would be minimised, the consequences of flooding are acceptable and the development would be in accordance with the requirements of TAN15.

This FCA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of TAN15. The development should not therefore be precluded on the grounds of flood risk.

The Dear CPO letter from 9<sup>th</sup> January 2014 states the following *“Consequently, in order to ensure that insurance cover will be obtainable, new developments should only be permitted in a flood risk area where it can be made safe, resistant and resilient to flooding for a given flood event (e.g. 1 in 100 chance or 1 in 200 chance of occurring in any year), and does not increase flood risk elsewhere.”*

It can be confirmed that the proposed development has been developed taking into account the context of TAN and national flood risk policy, and not in isolation. The proposed development has been shown to be safe, resistant and resilient to flooding for given flood event, as per the guidance contained within the Dear CPO letter from 9<sup>th</sup> January 2014.

The clarification of the points will ensure that the development will be safe during a flood event in accordance with TAN15. We trust that the details presented herein are self-explanatory and clear. If, for any reason you should have any queries or comments, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'K. Serjeant'.

Keelan Serjeant BSc (Hons), MSc, MCIWEM  
Director  
KRS Enviro



