

From: Sule, Daniel (Flood Risk Officer) <Daniel.Sule@newport.gov.uk>
Sent: 29 April 2026 12:31
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Cc: Davidson, Joanne (East Area Development Manager) <Joanne.Davidson@newport.gov.uk>; Turner, Joanne (Team Manager - Assets and Planning) <Joanne.Turner@newport.gov.uk>
Subject: Re: Planning applications 25/0974 & 25/0975 414-416 Chepstow Road

Prynhawn da/Good Afternoon Vicky,

Thank you for your email and patience

My apologies for the delay.

Please see below

Response

Annwyl/Dear Planning,

Thank you for the request

RE: RE: Planning applications 25/0974 & 25/0975 414-416 Chepstow Road

The FCA has been reviewed in support of the proposed change of use and residential development at 414–418 Chepstow Road, Newport.

The application site lies within Flood Zone 1 as defined by the Natural Resources Wales (NRW) Flood Map for Planning and is therefore within the lowest category of flood risk in respect of fluvial, tidal and surface water flooding. Although areas of the adjacent public highway are identified within surface water Flood Zones 2 and 3, the submitted FCA confirms that the application site itself remains flood free for all modelled events, including allowance for climate change.

The proposed development includes residential accommodation and is classified as Highly Vulnerable Development in accordance with TAN15. Given the site's location within Flood Zone 1, the principle of residential development is acceptable in flood risk terms and no justification test is required. The FCA appropriately assesses the proposal against the TAN15 Consequences Test and tolerable conditions criteria.

Detailed flood modelling using the NRW National Flood Hazard Maps demonstrates that:

- There is no internal flooding of the site during any fluvial, tidal or surface water flood event, including the 1 in 1,000 year event.
- Flooding associated with surface water is confined to sections of Chepstow Road and Warwick Road and does not encroach onto the site.

- Predicted flood depths and velocities affecting external areas fall within the 'Very Low Hazard' category as defined by the TAN15 Flood Hazard Matrix.
- Safe access, egress and emergency refuge can be achieved during extreme events.

The FCA further confirms that risks from other potential sources of flooding, including groundwater, sewer and reservoir failure, are considered to be very low, with no recorded history of flooding affecting the site.

After reviewing the submitted FCA and the requirements of Planning Policy Wales and Technical Advice Note 15, it is considered that the proposed development:

- Will not be subject to unacceptable flood risk over its lifetime;
- Will not increase flood risk elsewhere;
- Can provide safe access, egress and refuge during extreme flood events; and
- Fully complies with TAN15 Sections 11.6 and 11.9.

It is therefore considered that flood risk does not present an objection to the proposal.

Cofion Cynnes/Kind Regards

CDC Asedau a Cynllunio / NCC Assets & Planning

Seilwaith / Infrastructure

Cyngor Dinas Casnewydd / Newport City Council

Ffon/Phone: 01633 656 656

