

From: Jon Hurley <jon@asbriplanning.co.uk>
Sent: 19 June 2025 15:09
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Subject: RE: 25.0333 - Coverack Road - Flooding

Hi Geraint

Response from JBA below

If there is anything else please let us know

Jon

As detailed in Section 5 of our FCA, the detailed flood modelling presented in the FCA (Figures 5-1 and 5-2) is based on JBA updated flood modelling of Newport. This flood modelling takes into account the latest climate change guidance and extreme tidal predictions. It is also Defended modelling, accounting for all of the flood defences in the area.

The FMfP differs in this location in that it is based on generalised tidal projection modelling dating back to 2018. NRW have chosen for reasons unknown not to use their detailed flood model of Newport. The FMfP is also based on undefended modelling, so even if the same detailed flood model were used there would be differences in flood extent.

Figure 4-2 in the FCA provides an accurate overlay of the site boundary with the FMfP. Below I have provided a close-up of the overlay.

No part of the site is in Flood Zone 3. A tiny part of the site may be in Flood Zone 2. However, this is only because the FMfP is based on outdated and undefended flood modelling. As detailed in Section 5 of the FCA, no part of the site is actually at flood risk, even in the most extreme flood event.

Hope this helps to answer the queries.

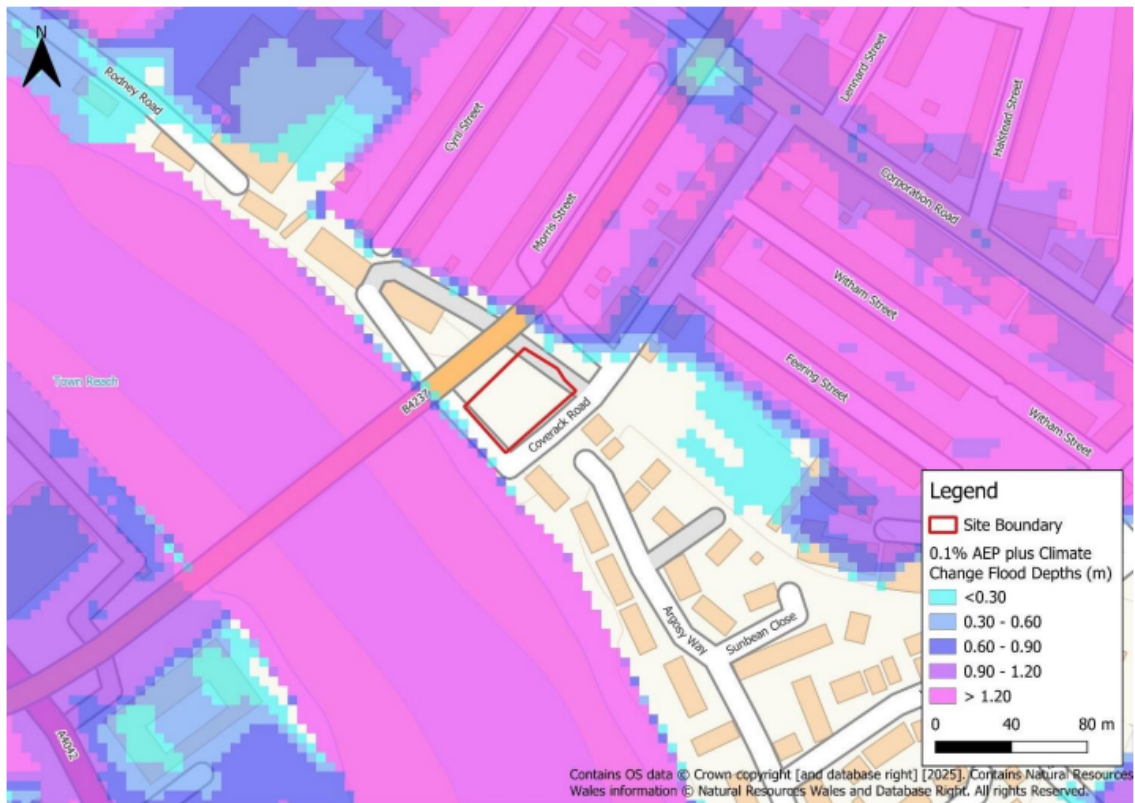


From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Sent: 17 June 2025 11:03
To: Jon Hurley <jon@asbriplanning.co.uk>
Subject: 25.0333 - Coverack Road - Flooding
Importance: High

Hello Jon

I have a further query on the above.

The FCA shows the extreme event outline as follows:



With the site being entirely outside of the extreme event flood zone. Flood Map shows this:



I know flood map shows areas at risk of flooding in greater than 1 in 200 year events but it gives no upper limit on that flood event (but I presume 1 in 1000 since no other limit makes much sense?).

However if the upper limit is 1 in 1000 the Flood Map possibly shows part of the site as inundated which your submitted FCA does not?

I'd appreciate a comment on this please in relation to:

1. Is part of the site within Flood Map Zone 3.
2. Does that mean part of the site is flooded in the extreme event?
3. If part of the site is flooded then to what depth and velocity?

Geraint N. Roberts

Prif Swyddog Cynllunio / Principal Planning Officer

Tîm yr Dwyrain / East Team

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council

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(If I am unable to take a phone call from you please contact me by return of email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams is mutually agreed).