

From: Jon Hurley <jon@asbriplanning.co.uk>
Sent: 27 June 2025 11:19
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Subject: RE: 25/0333 - Coverack Road

Yes a stray not – now amended

Jon

Jon Hurley - Director

Asbri Planning Ltd | T: 02920 732 652 | M: 07949819033 | W:
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From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Sent: 27 June 2025 11:18
To: Jon Hurley <jon@asbriplanning.co.uk>
Subject: RE: 25/0333 - Coverack Road

Hi Jon

See the highlighted section – I presume there is a stray 'not' in there?

i.e. vehicular access will be limited since the egress floods beyond tolerable levels in both the 1 in 200 and 1 in 1000 events?

From: Jon Hurley <jon@asbriplanning.co.uk>
Sent: 27 June 2025 11:04
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Subject: RE: 25/0333 - Coverack Road

Thanks Geraint

Update from JBA on flood queries below

If there is anything else please let me know

Thanks

Jon

The old DAM maps used to give access to a flood hazard maps which were really useful for assessing whether access and egress would be available in a flood event, but we don't have these anymore? We still have flood hazard maps that are informed by the NRW National Flood Hazard Mapping data sets. However, our modelling supersedes this broadscale National Hazard Mapping and hence why it was not used within this report.

From the FCA, I can see that access and egress is flooded in the 1 in 200 and the 1 in 1000 event. I have broadly assumed they flood beyond tolerable limits in both events but I am not entirely sure that is the case for the 1 in 200 event since although I have depths (but not for the entirety of the egress to dry ground) I don't have velocities so can't really assess hazard in either event; since I don't have the entire route or velocities.

Flooding in both the 1 in 200 year and 1 in 1000-year events both with an allowance for climate change is not possible once maximum flood depths have been reached. Once depths have reached a maximum vehicular access will be limited. Essentially the area becomes a bit of a 'Dry island'. Furthermore, within our FCA we stated that evacuation should occur prior to flooding, with residents being signed up to the flood warnings. If this is not possible then the site will be a safe place for refuge as it's not predicted to flood. Once flood waters have receded, evacuation should be possible again.

Can we confirm access routes to dry ground flood beyond tolerable limits (or not) for the 1 in 200 and 1 in 1000-year events please. Yes, access to dry ground beyond that of the site will likely be beyond the tolerable conditions during the 1 in 1000-year event. For the 1 in 200, depths are shallower for much of the area impacted around the site.

From: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>
Sent: 27 June 2025 09:51
To: Jon Hurley <jon@asbriplanning.co.uk>
Subject: RE: 25/0333 - Coverack Road

Noted – we have let the Committee clerks know.

From: Jon Hurley <jon@asbriplanning.co.uk>
Sent: 26 June 2025 16:36
To: Roberts, Geraint (Principal Planning Officer) <GeraintN.Roberts@newport.gov.uk>; NCC - Planning <Planning@newport.gov.uk>
Subject: 25/0333 - Coverack Road

Hi Both

In terms of the above planning application please could we register to speak for the application at committee next week – but we will only wish to speak if there is anyone that speaks against the application.

It appears that there were no local resident objections to the application from reviewing the committee report so it envisaged that we will not need to speak.

Thank you

Jon

Jon Hurley - Director

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