

Flood Risk Statement

Application Site: 22 Exeter Street, Newport, South Wales, NP19 8DE

Proposal: Change of Use from Class B8 (Storage & Distribution) to Class B2 (Car Repairs)

Flood Zone Classification: Zone C1 (Flood Zone C1, served by significant flood defence infrastructure)

1. Introduction

This statement has been prepared in support of a planning application for the change of use of the premises at Exeter Street, Newport, from Class B8 (Storage and Distribution) to Class B2 (Car Repairs). The applicant runs a taxi company and the building will be used to store a backup car in case of a breakdown, the car will then be repaired during office hours only. The purpose of this document is to consider the flood risk associated with the site, in line with the requirements of **Technical Advice Note 15: Development and Flood Risk (TAN15)**.

2. Site Location & Flood Risk Context

- The site is located within **Flood Zone C1**, an area of floodplain served by existing flood defence infrastructure.
- The designation indicates that the site is at risk of flooding from rivers and/or the sea but benefits from some level of flood defence.
- According to **Natural Resources Wales (NRW)** Development Advice Maps, the site falls within an area where flood risk management measures are in place.

3. Proposed Development

- The proposal seeks a change of use from **B8 (Storage & Distribution)** to **B2 (General Industrial – Car Repairs)**.
- The use will involve vehicle servicing, maintenance, and repairs, with ancillary storage of tools, parts, and equipment.
- The development will not involve new residential accommodation or other highly vulnerable uses.

4. Vulnerability Classification

- Under TANI5, the proposed **B2 (Car Repairs)** use is considered **less vulnerable** compared to residential or emergency service uses.
- The change of use does not increase the site's vulnerability to flooding.

5. Flood Risk Assessment & Mitigation

- The site is defended by established flood defence infrastructure; however, residual flood risk cannot be ruled out.
- The following mitigation measures are proposed:
 - **Flood Awareness:** The operator will register with the **NRW Flood Warning Service** to ensure timely flood alerts.
 - **Emergency Procedures:** A Flood Management & Evacuation Plan will be prepared to safeguard staff and visitors in the event of a flood.
 - **Resilient Design:** Equipment, materials, and sensitive stock will be stored above predicted flood levels wherever possible.
 - **Drainage:** No changes to the site's footprint or impermeable surfaces are proposed; therefore, surface water runoff will not be increased.

6. Conclusion

- The proposed development is located within **Flood Zone C1**, where development is considered acceptable subject to flood risk management measures.
- The change of use from **B8 (Storage & Distribution)** to **B2 (Car Repairs)** does not increase the site's vulnerability classification.
- Appropriate mitigation and resilience measures will be implemented to manage any residual risk.
- It is therefore considered that the proposal complies with the requirements of **TANI5** and is acceptable in terms of flood risk.