



Flood Consequences Assessment (FCA) For:

414 Chepstow Road,
Newport,
NP19 8JH

Prepared for: ESSK Design

February 2026

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1 LIMITATIONS

The FCA is prepared in support of a planning application and is for exclusive benefit of The Client. It may not be assigned to or relied upon by third party without agreement in writing.

All comments and proposals contained in this report, including any conclusions, are based on information available during investigations. The conclusions drawn below, could therefore differ if the information is found to be inaccurate or misleading. Lutra Consultancy accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

Except as otherwise requested by the client, Lutra Consultancy is not obliged to and disclaims any obligation to update the report for events taking place after: -

The date on which this assessment was undertaken, and the date on which the final report is delivered.

All the Natural Resources Wales (NRW) mapping data used is under special license. Data is current as of the issue date of this report and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

All the Natural Resources Wales (NRW) mapping data used is under special license. Data is current as of the issue date of this report and is subject to change. The most current information for the areas is reviewed using QGIS software calibrated to Ordinate Survey mapping and is considered accurate for the purposes of this report.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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1.1 Purpose of the Report

The purpose of this report is to outline the potential flood risk to the site, the impact of the proposed development on flood risk elsewhere, and the proposed measures which could be incorporated to mitigate the identified flood risk. The report has been prepared in accordance with the guidance contained in Planning Policy Wales (PPW) and Technical Advice Note 15 (TAN15): Development and Flood Risk. This report has been prepared in consultation with Natural Resources Wales (NRW).

1.2 Relevant Documents

The FCA has been informed by the following documents:

- Planning Policy Wales Technical Advice Note 15: DEVELOPMENT AND FLOOD RISK
- Welsh Government Consultation Document Technical Advice Note 15: Development, flooding coastal erosion.
- National Resources Wales Flood Risk Management Plan: South East Wales
- Newport City Council Development Plan February 2024
- Newport Local Flood Risk Management Strategy March 2024
- 2022 Newport Model Summary
- Newport V8.0 2022 Model



- 2022 Newport model summary
- Caldicot and Wentlooge V1.0 2016 Model
- Caldicot and Wentlooge Model Development Report Final
- Caldicot and Wentlooge VDM Inception Report v0.1
- Caldicot and Wentlooge VDM Summary Report v2.1



2 INTRODUCTION

Lutra Consultancy has been instructed by ESSK Design “The Client” to undertake a Flood Consequences Assessment (FCA) for the proposed redevelopment at 414 Chepstow, Newport, NP19 8JH in support of planning applications 20/0464 & 19/0913 with Newport Council.

Easting: 333205 Northings: 188114

The existing semidetached (to Wok Inn Chinese Takeaway) commercial property “Beechwood Beds & Flooring” sits on the corner of Warwick Road and Chepstow Road. It is a two-storey property. A Customer Car Park is to the rear of the property access by Warwick Road.

Refer to Existing Site Plan, Appendix A.

2.1 Site Location

The site is the Alway Ward of Newport. 1.3km to the Southwest of the site is the River Usk. 1.2km to the South is the Spyty Pill (tidal inlet). Spyty Pill splits into Lliswerry & Great Spyty Pill. Alway is North of the Usk Estuary and 1.5km Southeast of Newport City Centre. The site has quick access to Chepstow Road (B4237) which runs Southeast to Northwest linking Newport to the M4 Junction 24. Refer to Figure 1.

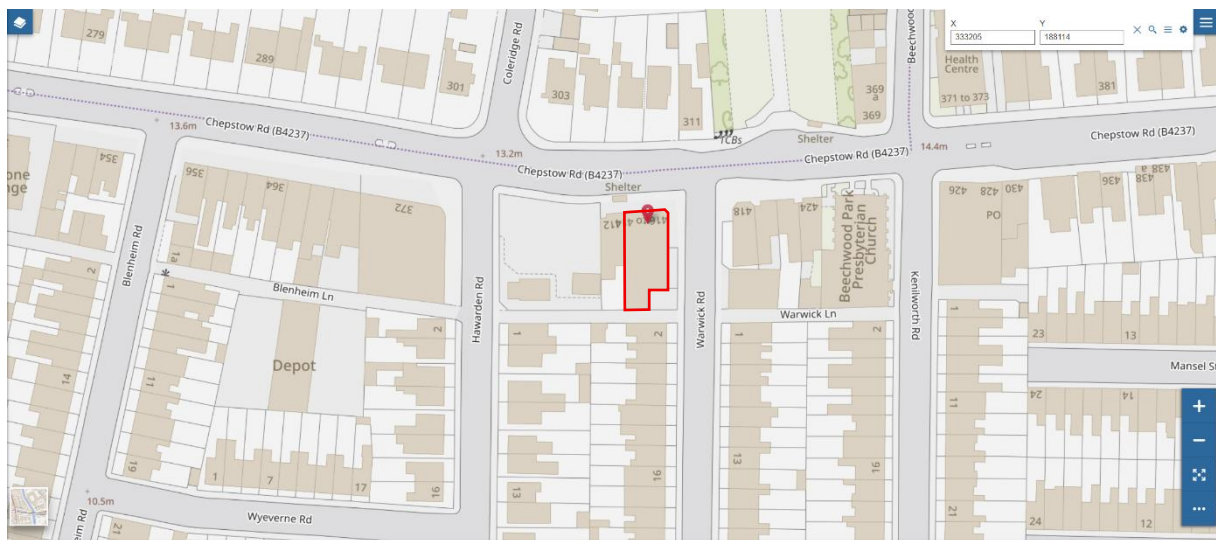


Figure 1: Site Location Satellite Plan



Figure 2: Google Street View showing no. 414 from Chepstow Road.

2.2 Existing Topography

No topographical survey has been completed for the site. Using 1m DSM (ST3388) LiDAR data from Datamap Wales in conjunction with QGIS 3.34.4, the relationship in terms of elevation between the highway Chepstow Road and No 414 is shown. Refer to Figure 3.

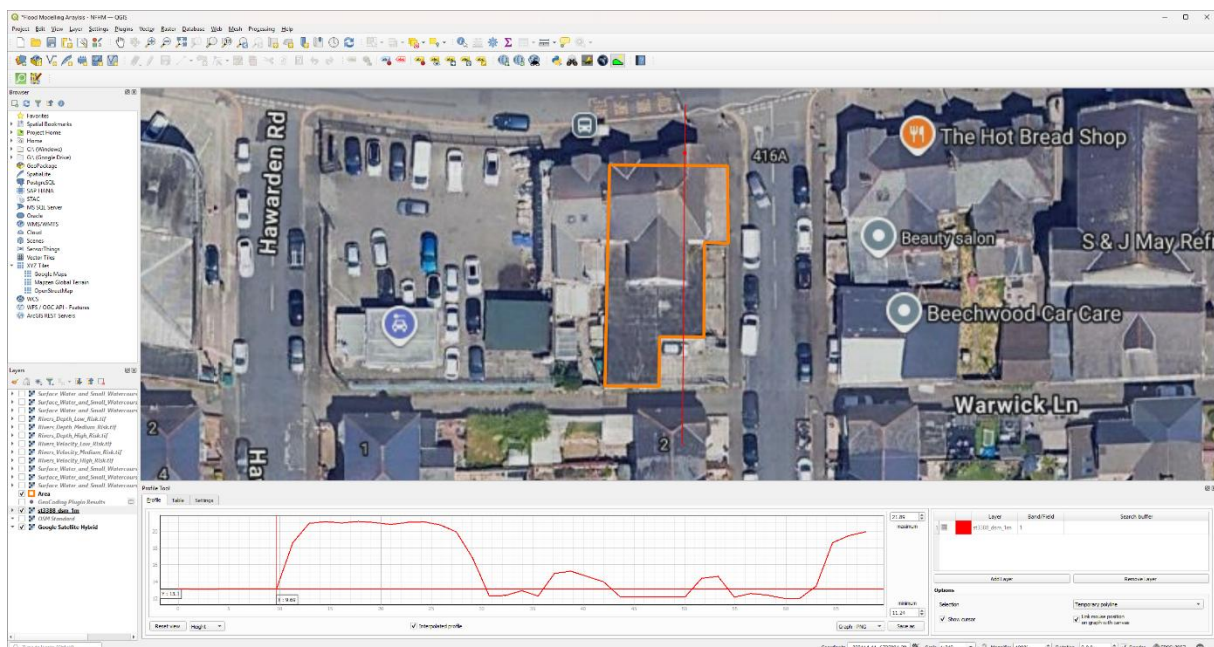


Figure 3: 1m DSM (ST3388) LiDAR data from Datamap Wales imported into QGIS 3.34.4

It shows the existing site ground levels to be approximately 13.1m AOD at the Existing Commercial Entrance via Chepstow Road. The parking at the rear of the site is shown to be approximately 12.31m AOD. The height of the building is also represented in the 1m DSM LiDAR data. See Appendix B for results showing the **pavement outside the proposed entrance** to be to be approx. 12.26m AOD.



2.3 Proposed Development

The proposed redevelopment seeks to convert the existing semidetached commercial property (beechwood carpets & flooring) into a mixed use Commercial & Residential property. Two self-contained Flats (a 1-bedroom flat on the ground floor & a 2-bedroom flat on the 1st floor) with individual access provided via Warwick Road are proposed. Refer to Figure 4 & 4a below for the ground floor layout.

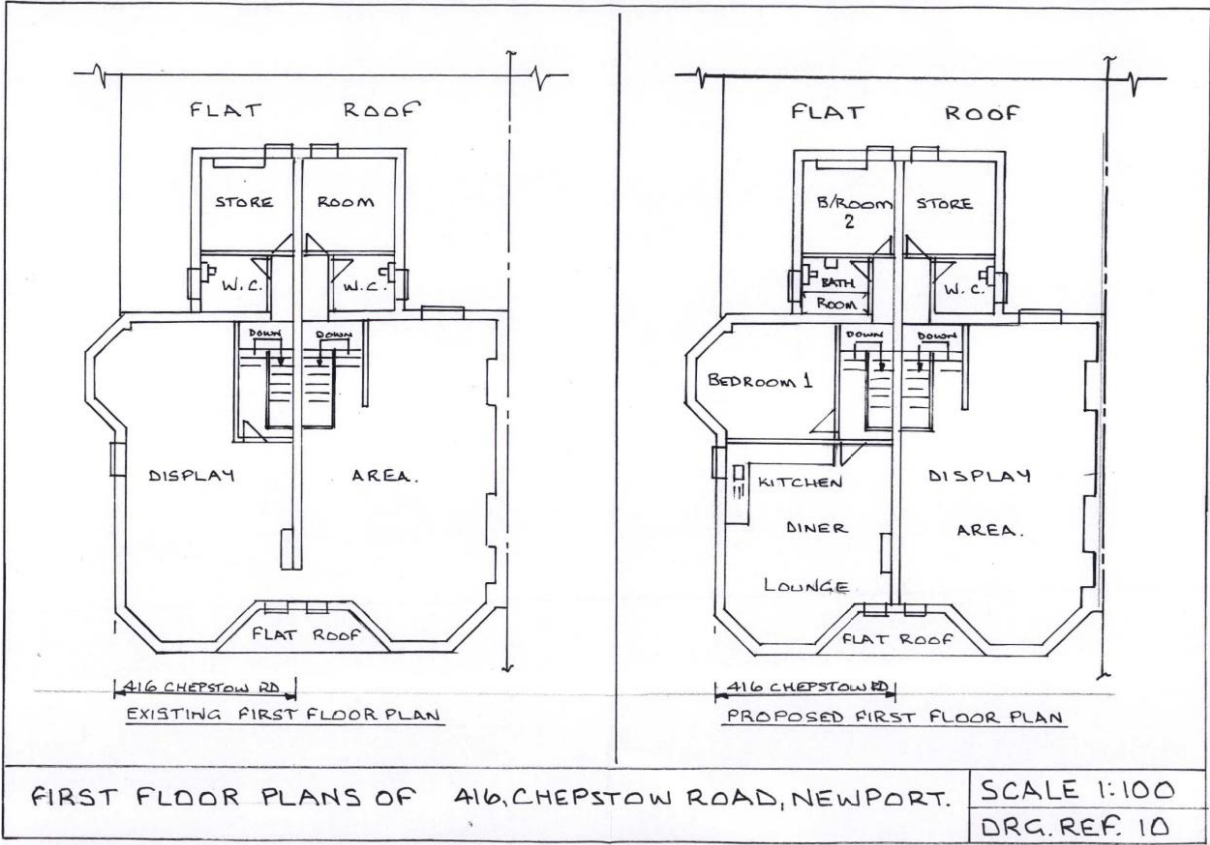


Figure 4: Proposed 1st Floor Site Plan



3 FLOOD ASSESSMENT FOR PLANNING

3.1 Flood Zone Definition

NRW Flood Maps for Planning (FMP) are considered the starting point for flood review for planning. (<https://flood-map-for-planning.naturalresources.wales/>) These maps have been interrogated for all events using the detailed view and the results have been added to Appendix B NRW Flood Maps and Flood Data.

These maps are separated into Flood zones defined in the TAN 15 section 5 figure 2, described in Table 1 below.

Zone	Flooding from Rivers	Flooding from the Sea	Flooding from Surface Water & Small Watercourses
1	Less than 1 in 1000 (0.1%) (plus climate change) chance of flooding in a given year.		
2	Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change	Less than 1 in 200 (0.5%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change	Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change
3	A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change	A greater than 1 in 200 (0.5%) chance of flooding in a given year, including climate change	A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change
TAN 15 Defended Zones	Areas where flood risk management infrastructure provides a minimum standard of protection against flooding from rivers of 1:100 (plus climate change and freeboard)	Areas where flood risk management infrastructure provides a minimum standard of protection against flooding from the sea of 1:200 (plus climate change and freeboard)	Not applicable

Table 1: TAN 15 "Figure 2 - Definition of Flood Map for Planning flood zones"



3.2 Flood Zone Results

The site is located outside of any **Flood Zones** as per the NRW FMfP. But on the adjacent highway is some Surface Water Flood Zone 2. Refer to Figure 5 below.

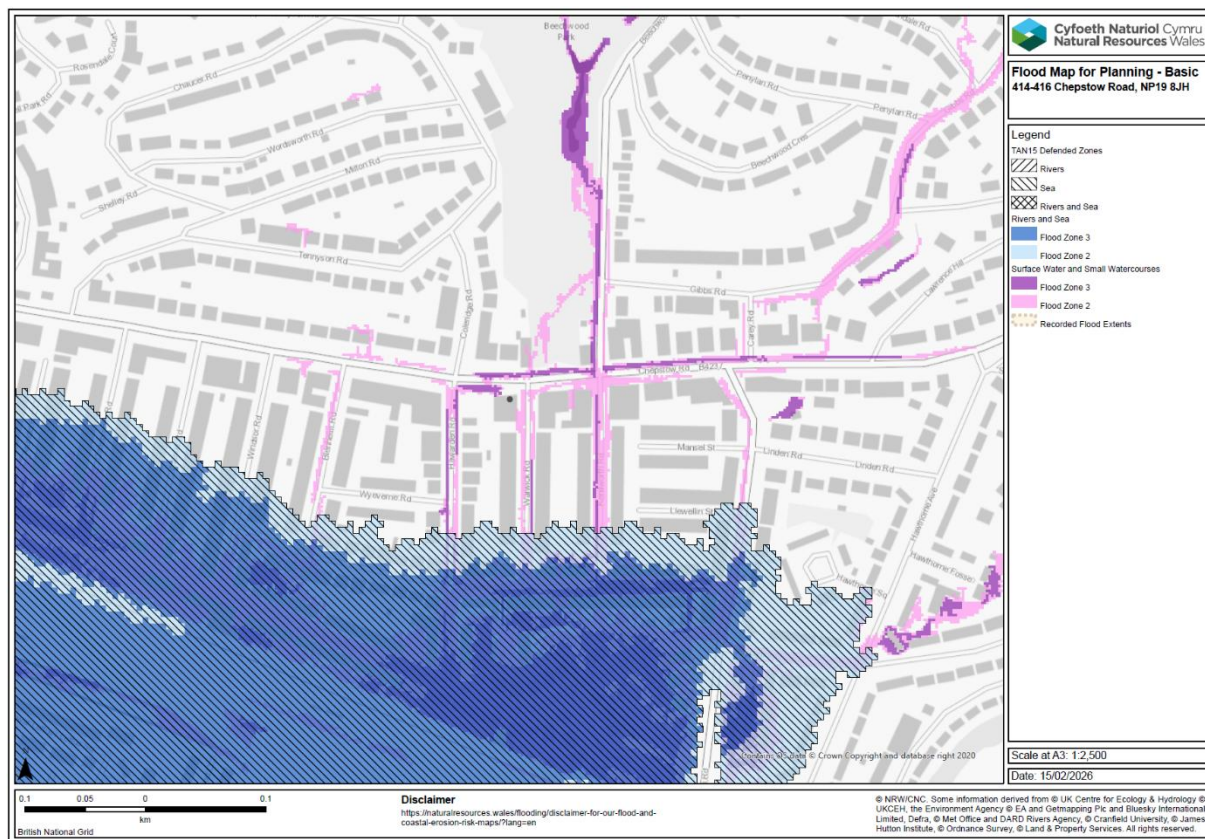


Figure 5: Site of proposed property represented by black circle

Flood Maps for Planning Results Table		
Flood System	Flood Zone	Comments
Fluvial (River)	1	Very Low Risk
Tidal (Sea)	1	Very Low Risk
Pluvial (Surface Water & Small Watercourse)	1	Very Low Risk
Reservoir		No
Historical Flooding		No
Flood Alert Area		No
Flood Warning Area		No
Benefitting From Flood Defences		No
TAN 15 Defended		No

Table 2: Result from NRW flood zone and risk mapping



3.3 Development Vulnerability Categories

The proposed development would be a mixed use commercial and residential dwelling (in a residential area), classified as a **'Highly vulnerable development'** in accordance with Section 6 Figure 3 – Development vulnerability categories, of the Welsh Government's TAN15.

The proposed highly vulnerable development is therefore acceptable on site, subject to meeting the requirements of the **Justification test, Consequences test & Acceptability Criteria.**

3.4 JUSTIFYING THE LOCATION OF DEVELOPMENT

The existing property is in Flood Zone 1. The lowest risk zone. No justification of the location is needed. The Surface Water Flood Zone 2 adjacent to the property will be investigated in Section 5.3.

The TAN 15 Section 10.23 states the following:

"Other proposals will only be appropriate if they are essential to the Development Plan Strategy to regenerate an existing settlement or achieve key economic or environmental objectives. Any redevelopment proposal must be consistent with the acceptability considerations in section 11. In addition, proposals which include residential development must ensure that such uses do not occur at ground floor level. Proposals that address national security or energy security needs, mitigate the impacts of climate change, that are necessary to protect and promote public health may also, by exception, be appropriate provided that their locational need is clear and the potential consequences from flooding have been considered and found to be acceptable."

The following development seeks to improve the increase the amount of affordable housing in line with Newport's Planning Policy outlined in Regeneration Masterplan that seeks to create a vibrant and lively community.



4 ACCEPTABILITY OF FLOOD CONSEQUENCES

It is the purpose of this report to identify and quantify all these risks to inform the planning authority in its decision making and determine if there is acceptable consideration is given to the consequences to allow the development to be proceed. Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere. It is not appropriate to permit new development in areas subject to significant flood depths or velocities or where safe access or egress cannot be achieved.

4.1 Consequence test

The consequence test can be separated down into two main criteria which need to be met for any new development to be permitted. These are set out in the Welsh Government TAN 15 in Figures 5 & 6.

Vulnerability Categories		Flooding Event Type	
		Rivers	Sea
Highly vulnerable development	Emergency services (command centres and hubs)	0.1% + CC (1 in 1,000 years)	0.1% + CC (1 in 1,000 year)
	All other types	1% + CC (1 in 100 years)	0.5% + CC (1 in 200 year)
Less vulnerable developments Water compatible development (limited to those build elements of development that may be occupied by people)		1% + CC (1 in 100 years)	0.5% + CC (1 in 200 year)

Table 3: TAN 15 “Figure 5 – Flood events in which development must be flood-free”

Types of development	Maximum depth of flooding (mm)	Maximum velocity of flood waters (m/sec)
Highly vulnerable development	600	0.15
Less vulnerable developments Infrastructure associated with highly vulnerable developments e.g car parks, access, paths and roads Water compatible development (limited to those build elements of development that may be occupied by people)	600	0.3

Table 4: TAN 15 “Figure 6 – Tolerable conditions in an extreme flood event. 0.1%”

The proposed site is a “Highly vulnerable development” and therefore should aim to meet the following criteria set out in table 3 & 4. Refer to Section 6 below for flooding assessment and criteria results.



5 SOURCES OF FLOODING AND PROBABILITY

5.1 Fluvial

The River Usk is the main River running through Newport into the strong tidal waters of the Severn estuary. It is longest to flow wholly within Wales.

Inspection of NRW River Flood Zone maps show the site falls outside of any Flood Risk from Rivers on the Flood & Coastal Erosion Risk Maps. Refer to Appendix B.

Therefore, the site is compliant with TAN 15 Section 11.6 (A1.14) & Section 11.9 (A1.15) for Fluvial events. Refer to table 3. Mitigation measures will not be needed.

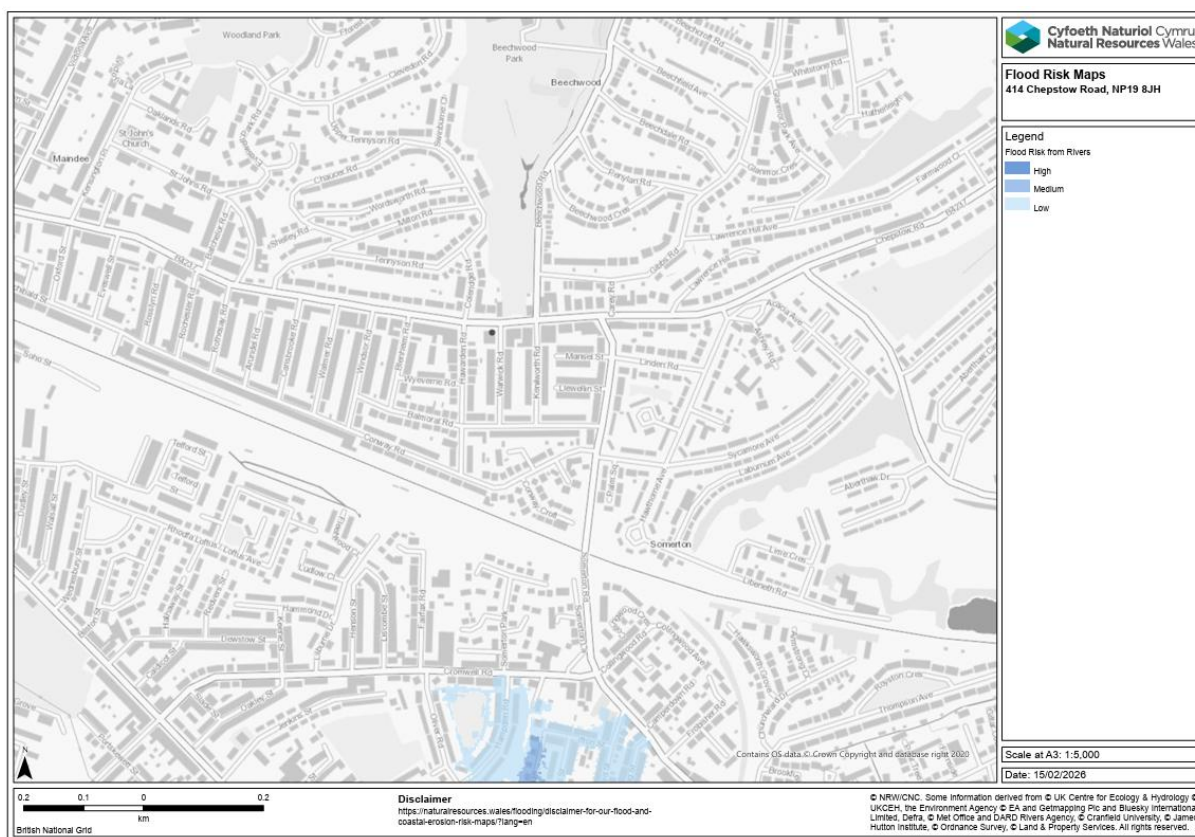


Figure 6: NRW Flood Risk Map – Flood Risk from Rivers.

It is considered that the site has a **very low risk of fluvial flooding**.



5.2 Tidal

The site is located over 8km from the sea and NRW flood mapping show no risk of tidal flooding

Inspection of NRW sea flood zone maps show the site falls outside any risk of Sea Flood Zone. The site is aprox. 6km from the Severn Estuary, the River Usk will act as a tidal river 1.3km from the site. 1.2km to the South is the Spyttty Pill (tidal inlet) which can act as a tidal reservoir during storm events. The river is monitored and measured to determine water levels and inform flood warnings. The levels can be seen on the newport council website <https://riverlevels.uk/newport-gwent>. Recorded water levels show events up to 8.1m AOD (far below the sites 12.26m AOD) and flood event warnings are in place should the levels raise above the typical levels.

Inspection of NRW River Flood Zone maps show the site falls outside of any Flood Risk from Sea on the Flood & Costal Erosion Risk Maps. Refer to Appendix B.

Therefore, the site is compliant with TAN 15 Section 11.6 (A1.14) & Section 11.9 (A1.15) for Sea/Tidal events. Refer to table 3. Mitigation measures will not be needed.

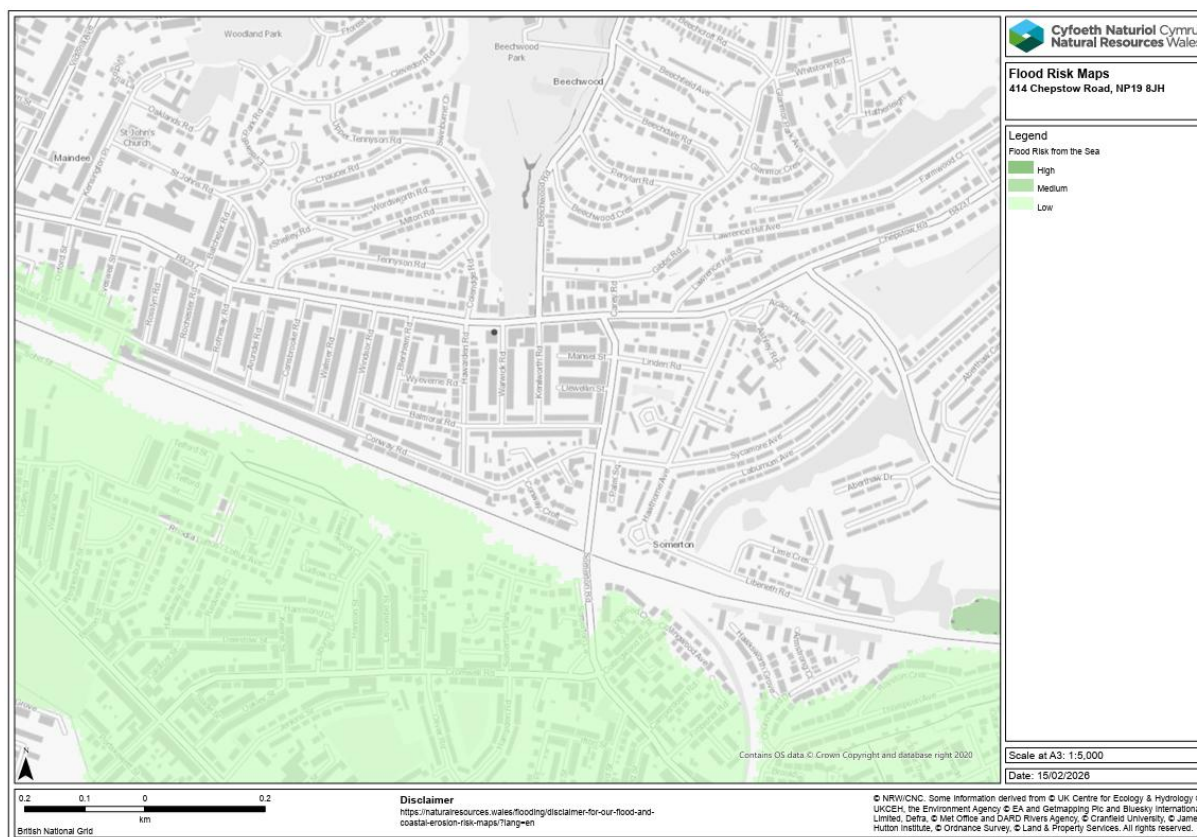


Figure 7: NRW Flood Risk Map – Flood Risk from Sea.

It is considered that the site has a **very low risk of tidal flooding**.



5.3 Surface Water

NRW flood zone maps show the existing property to be flood free; however, the highways (Chepstow Road & Warwick Road) are in flood zone 3 and 2. Safe access to the property is also required for suitable evacuation. A section of the flood risk maps show a low risk at the site entrance and on the footway in front of the property. **Refer to Figure 9 below.**



Figure 8: NRW Flood Risk Map – Flood Risk from Surface Water and Small Watercourse.

Surface Water can be seen to follow the local highways (Hawarden Road, Warwick Road and Kenilworth Road) in a southerly direction towards the Great Western Railway. This flooding is concentrated to the highways with the footways having a lower risk level which suggest the flooding is shallow. It is not expected to be a risk to pedestrians and does not appear to flood the property which steps up from the ground level.

The property is sited within Always Ward of Newport. Always Ward is situated in the central part of NCC, to the east of Central Newport. It has a population of approximately 8,5581 and an area of 1.76km², which is approximately 0.9% of the total area of Newport. The Ward gently slopes down towards the Great Western railway to the south; the M4 motorway to the north and mainly consists of residential housing. There are four significant surface water flooding locations, with a high risk of surface water flooding within the ward boundary, these are areas adjacent to Ordinary Watercourses. There are no Main Rivers in this ward.

The majority of the flood risk incidents in Always Ward occur towards the west of the ward, however reported incidents are sparsely spread throughout. The incidents commonly impact Chepstow Road (B4237) and Somerton Road, Gibbs Road, Lliswerry Park and Ringland Circle. The risk mostly comprises of surface water flooding caused by a blocked inlet grid on a culverted ordinary



watercourse. Due to the nature of the flood risk events, the measures taken were to provide general maintenance on culverts/ highways, investigate sinkholes in carriageways and liaise with riparian owners regarding maintenance/operation responsibilities.” Page 21 Newport Local Flood Risk Management Strategy.

Further review of this risk is therefore required. The National Flood Hazard Maps (NFHM) show the flood depths and velocities for the different risk events allowing for a more detailed review. To ensure accurate flood depth, this modelling information has been interrogated using QGIS 3.34.4 software in conjunction with Ordinary Mapping tools and Google Hybrid Satellite.

The property can be seen to be flood free for all flood events. However, there is flooding externally on the highways of Chepstow Road & Warwick Road. Refer to Figure 9 below.



Figure 9: QGIS Results for Low Risk NFHM pluvial depth flood maps & section

The results of this modelling have been summarised below in Table 5, and all flood results are shown within Appendix B.

Pluvial NFHM Flood Model Results		
Model Event	Internal Flood Depth	Flood Depth Pandy Road
High Risk (3.33%) Depth	Flood Free	Flood Free
High Risk (3.33%) Velocity	Flood Free	Flood Free
Medium Risk (1%) Depth	Flood Free	Flood Free
Medium Risk (1%) Depth	Flood Free	Flood Free
Low Risk (0.1%) Depth	Flood Free	0.072m
Low Risk (0.1%) Velocity	Flood Free	1.035m/s

Table 6: Pluvial NRHM Results Table



External access to the property is also considered within the TAN 15 assessment and this can be seen to flood for on Low risk (1 in 1,000 year) events. Using the TAN 15 Figure 7 – Flood Hazard Matrix the level of flooding external is considered a “Very Low Hazard” for all flood events. Table 5 has been coloured to reflect the Flood Hazard Matrix results.

It can be concluded that the site has a **very low risk of fluvial flooding**.

5.4 Sewer Flooding

DCWW records have not been made available for this review.

Should the sewer block or collapse then the potential flood waters are likely to pond. Private drainage within the property will be of similar age to the community centre and will be combined systems adopted by DCWW when the council assets were privatised.

It can be concluded that the site has a **very low risk of sewer flooding**.

5.5 Groundwater Flooding

Groundwater flooding can occur when subterranean water levels rise above ground or normal levels. Prolonged heavy rainfall or flash flooding following droughts can result in abnormal ground water flows and flooding. The existing site is comprised mostly of impermeable surfacing and has no recorded flood events. Newport Flood Risk Management Plan states that there is no information on historical groundwater flooding which suggest a very low risk.

It can be concluded that the site has a **very low risk of ground water flooding**.

5.6 Artificial Sources of Flooding

NRW flood maps show no risk of flooding from Reservoirs.

It can be concluded that the site has a **very low risk of Artificial flooding**.



6 MITIGATION & RECOMENDATIONS

Any mitigation methods need to be sensitive to and where possible avoid increasing flood risk off site. Due care should also be given to operations of the mitigation systems maintenance and managed requirements.

6.1 Flood Alleviation & Mitigation Measures

No Flood Alleviations or Mitigations are required as the site is modelled to be Flood Free for all events.

Additional internal alterations that **could** be introduced where practically possible to the development include:

- PVC doors and fittings externally wherever possible to replace timber, to reduce water damage and allow for quick reinstatement of the property.
- Solid floors, preferably tiles or resin - *for easy removal of flood waters and internal repairs*
- Use plastic and stainless-steel fixtures and fittings internally and avoid wooden alternatives.
- Raised electronic control units and sockets (by a minimum 350mm above FFL).
- Safe space to be provided on the first floor for any storage that might be susceptible to water damage, such as electrical, paperwork, food and so on.
- Ensure that with the time afforded by advance warning, evacuation of property via safe egress and removal of valuables from the building can be implemented.
- Clearance of the existing surface water drainage system to improve drainage of the site and follow necessary maintenance procedures (to new & existing SW drainage) to ensure that the system functions to optimum capacity.

Flood Alerts and Flood Warnings **DO NOT** cover this area, refer to Appendix B. The **owners could still register** to receive flood alerts and where possible, Flood Warnings. Flood Warnings Direct is a free service that provides prior warnings of a fluvial flood event. Areas at risk of flooding from rivers (fluvial) and the sea (tidal) are warned, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall data and information from the Met Office. This service operates 24 hours / day 365 days a year. If flooding is forecast, warnings are issued using a set of easily recognisable codes.

6.2 Evacuation Procedure

The evacuation procedure should be a written document which outlines the course of action for an extreme flood event. It should be produced by the property owner and be a supplementary document to this FCA, address the following topics:

- Details on how to sign up or log in information for the local flood warning systems.
- A list of important contacts, building services, suppliers and evacuation contacts for officers and users.



- A description or plan showing locations of key property, protective materials such as the flood barrier panels and service shut-off points such as the water stop valve and fuse boards.
- Basic strategies for protecting property and assisting recovery.
- Checklist of procedures that can be quickly accessed by users during a flood.
- Safe exit-plan (building and site).
- Safe exit route to higher ground outside the flood risk area (building and site).

6.3 Access and Egress

Suitable warning and advice on egress will be managed by the local authority and informed by local new platforms and NRW flood warning systems.

1 parking space for vehicles are allocated to the property. But residents may also be traveling by foot or cycling. As such should transport out of the town be needed, the residents are likely to be directed towards public transport links by the train station (see Fig 10) or bus stop (see Fig 11).

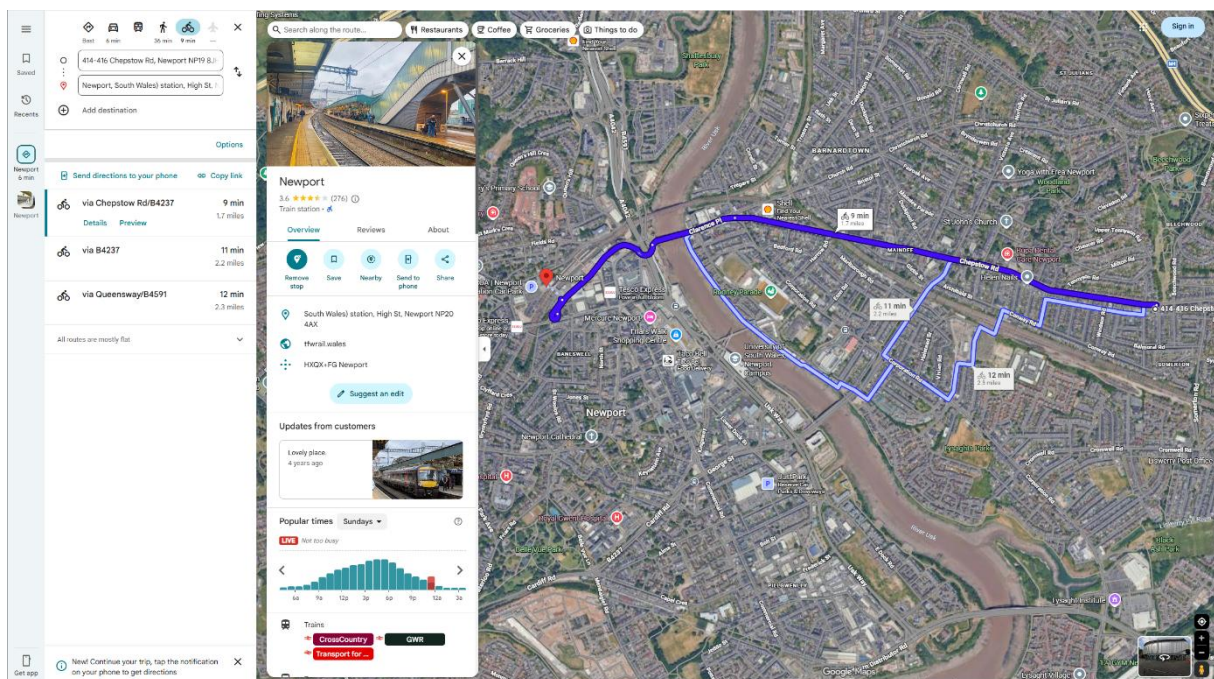


Figure 10: Egress Route to train station, 9 min cycle, 36 min walk.

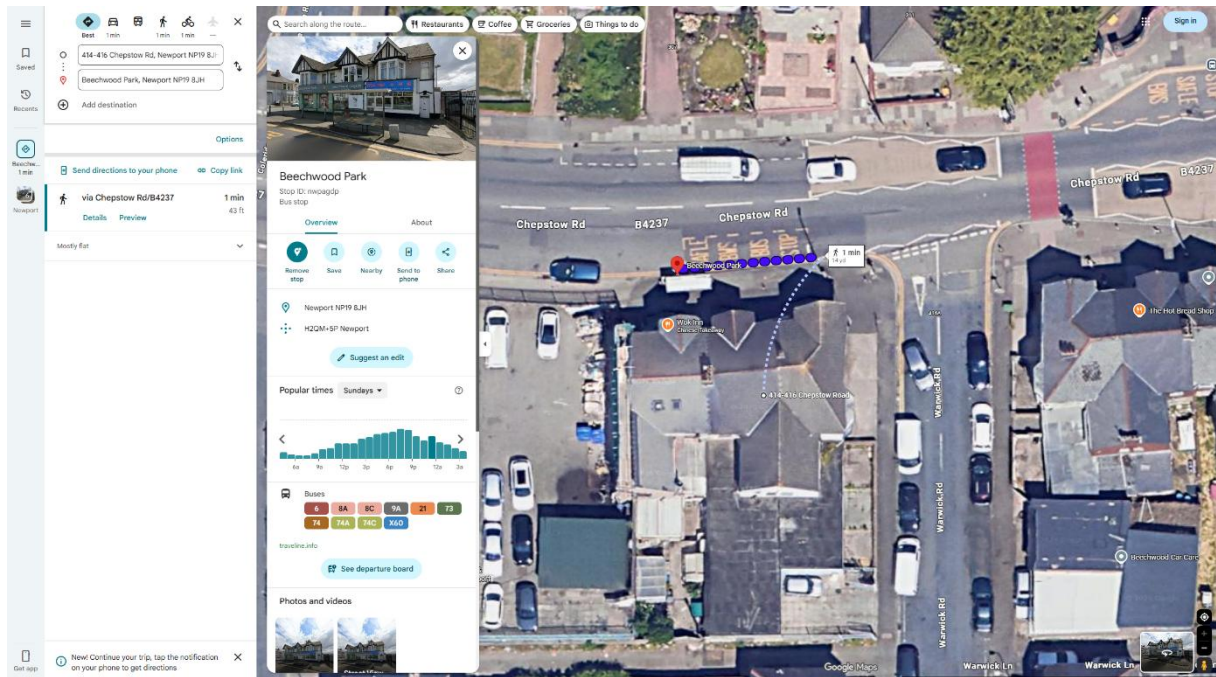


Figure 11: Egress Route to Bus stop, 1 min walk.

The site has quick access to Chepstow Road (B4237) which runs Southeast to Northwest linking Newport to the M4 Junction 24.

Suitable warning and advice on egress will be managed by the local authority and informed by local news platforms and NRW flood warning systems.

Egress during the most extreme event was investigated in the modelling. Modelling of the 1 in 1,000 years surface, show results on these proposed access and egress routes when plotted on the Flood hazard matrix (Figure 8, TAN 15 2021) of “Low Risk”.

6.4 Safe Refuge Area and Flood Procedure

Safe refuge is available on the first floor of the property.

When a flood is expected Newport Council, and the local emergency services will be responsible for public care and safety. In light of this should a serve flood event be foreseen it is unlikely the property will be evacuated and unoccupied but, in the event that site flooding occurs rapidly and without warning then safe refuge will be available to all residents on the first and, which will be flood free.



7 TAN15 ASSESSMENT SUMMARY

The existing commercial site within the Always Residential Ward of Newport seeks to create no.2 Flats, with the aim of offering affordable properties to support young professionals within Newport. This change of use to mixed Commercial/Residential changes the site's classification to "Highly Vulnerable"

The site is located in a Flood Zone 1 (the lowest risk) for Tidal, Fluvial and Surface Water. The modelling results show the site to be Flood Free for all events. **The site is compliant with TAN 15 Section 11.6 (A1.14) & Section 11.9 (A1.15) for Fluvial, Tidal & Surface Water events.**

The Low risk, Flood Zone 2 Surface Water shown in the site's adjacent highways of Chepstow Road & Warwick Road were explored. All results using TAN 15 Figure 7 – Flood Hazard Matrix show the level of flooding in the external area to be considered a **"Very Low Hazard" for all flood events.**

The proposed 3-bedroom provided by the No.2 flats would maximise the availability of affordable accommodation in support of young working professionals within Newport.

Therefore, the following FCA considers the proposed site will benefit the area and residence to a level that **should be granted for planning.**



APPENDIX A: Existing Site Plan and Proposed Development Plans



416, CHEPSTOW ROAD,
NEWPORT, S.WALES.

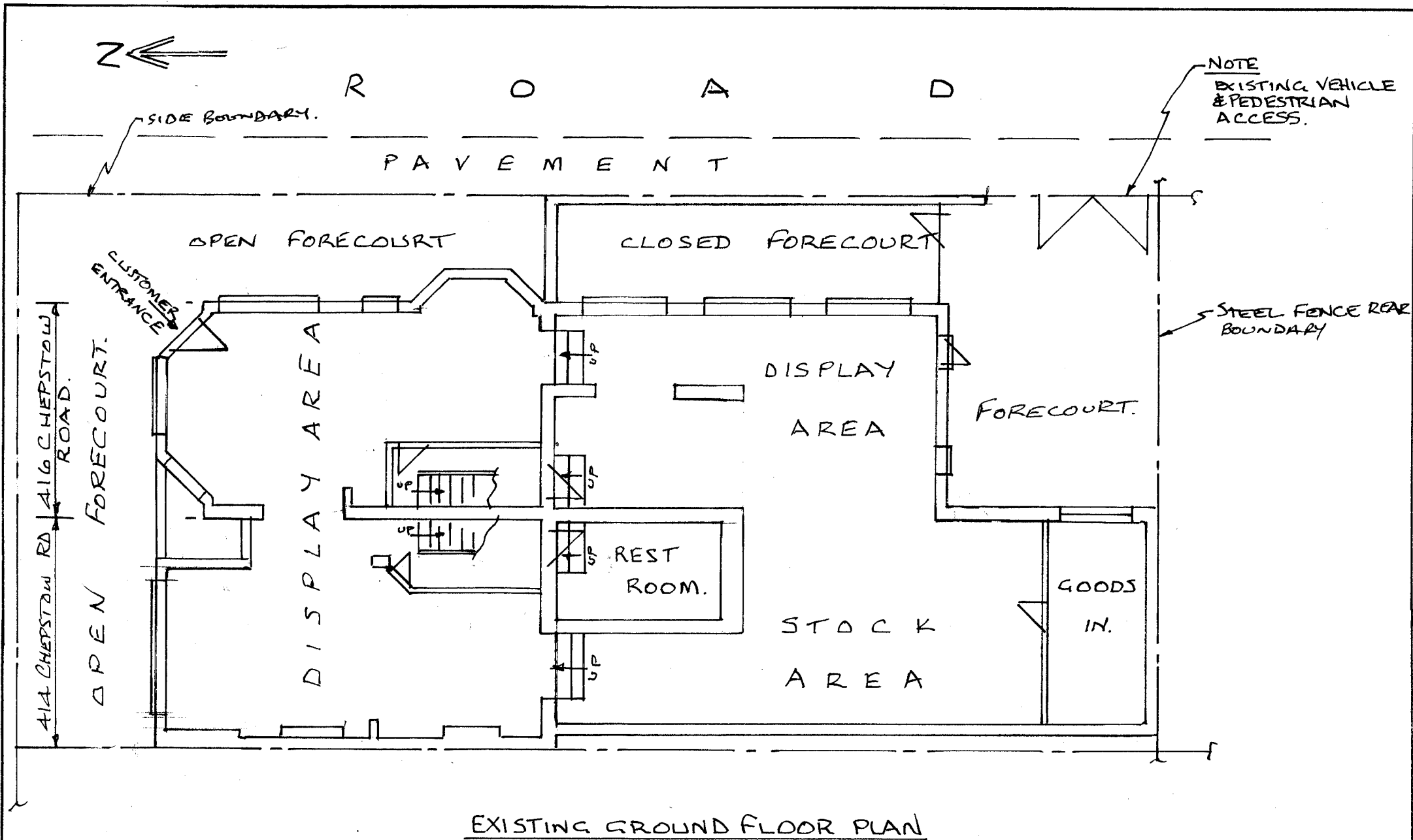


LOCATION PLAN FOR 416 CHEPSTOW ROAD

NEWPORT S.WALES. NP19 8JH

SCALE 1:1250

DRG. REF. 5



@A3

EXISTING GROUND FLOOR PLAN OF 416, CHEPSTOW ROAD, NEWPORT.

SCALE 1:100

DRG. REF. 11



EXISTING SIDE ELEVATION



AMENDED SIDE ELEVATION

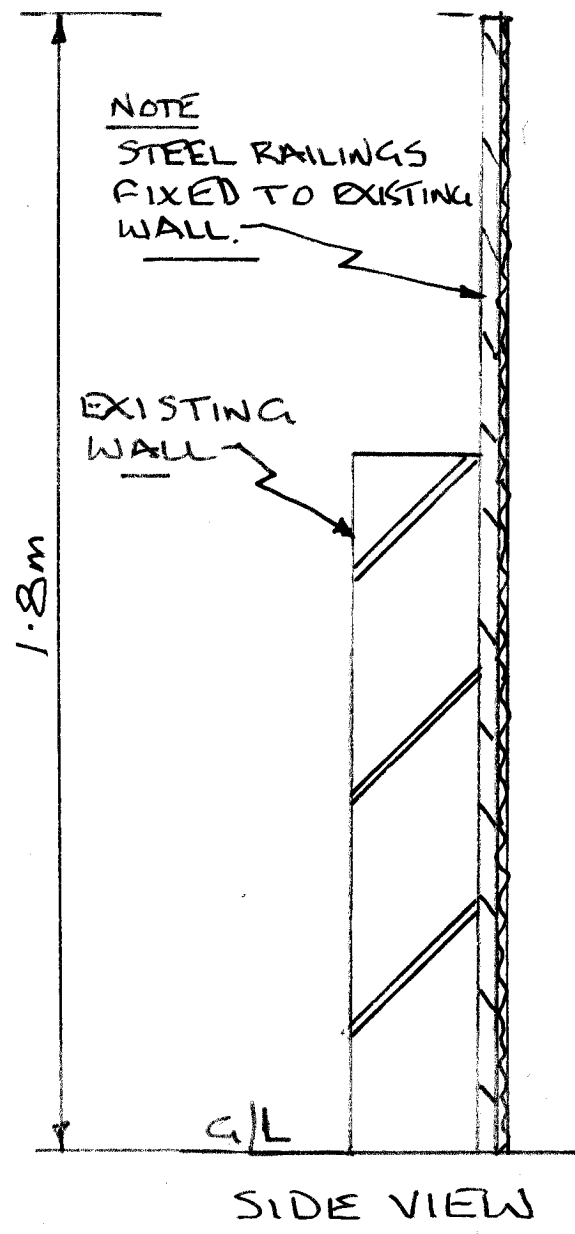
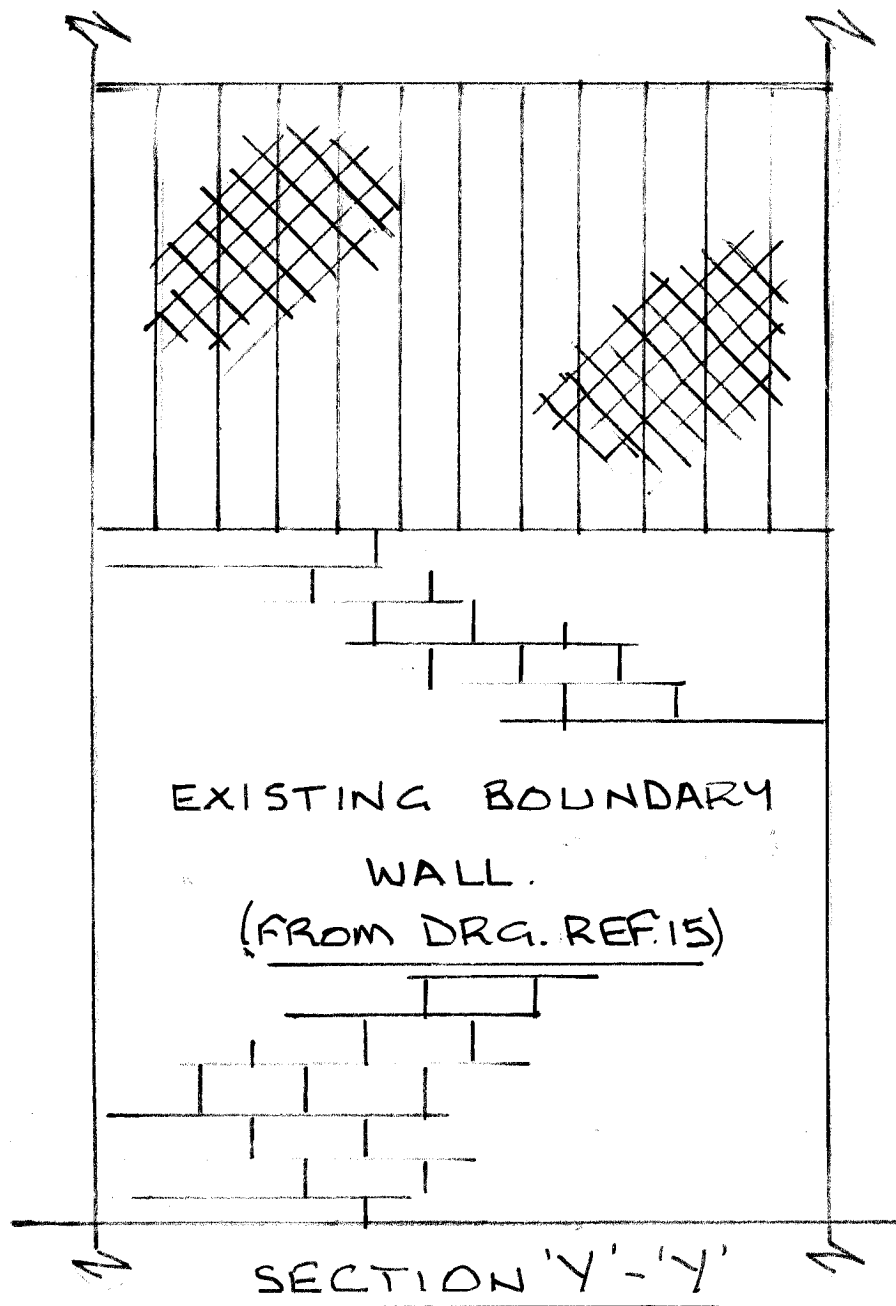
DOOR TO FIRST FLOOR FLAT.

@ A3

AMENDED ELEVATIONS OF 416, CHEPSTON ROAD, NEWPORT.

SCALE 1:100

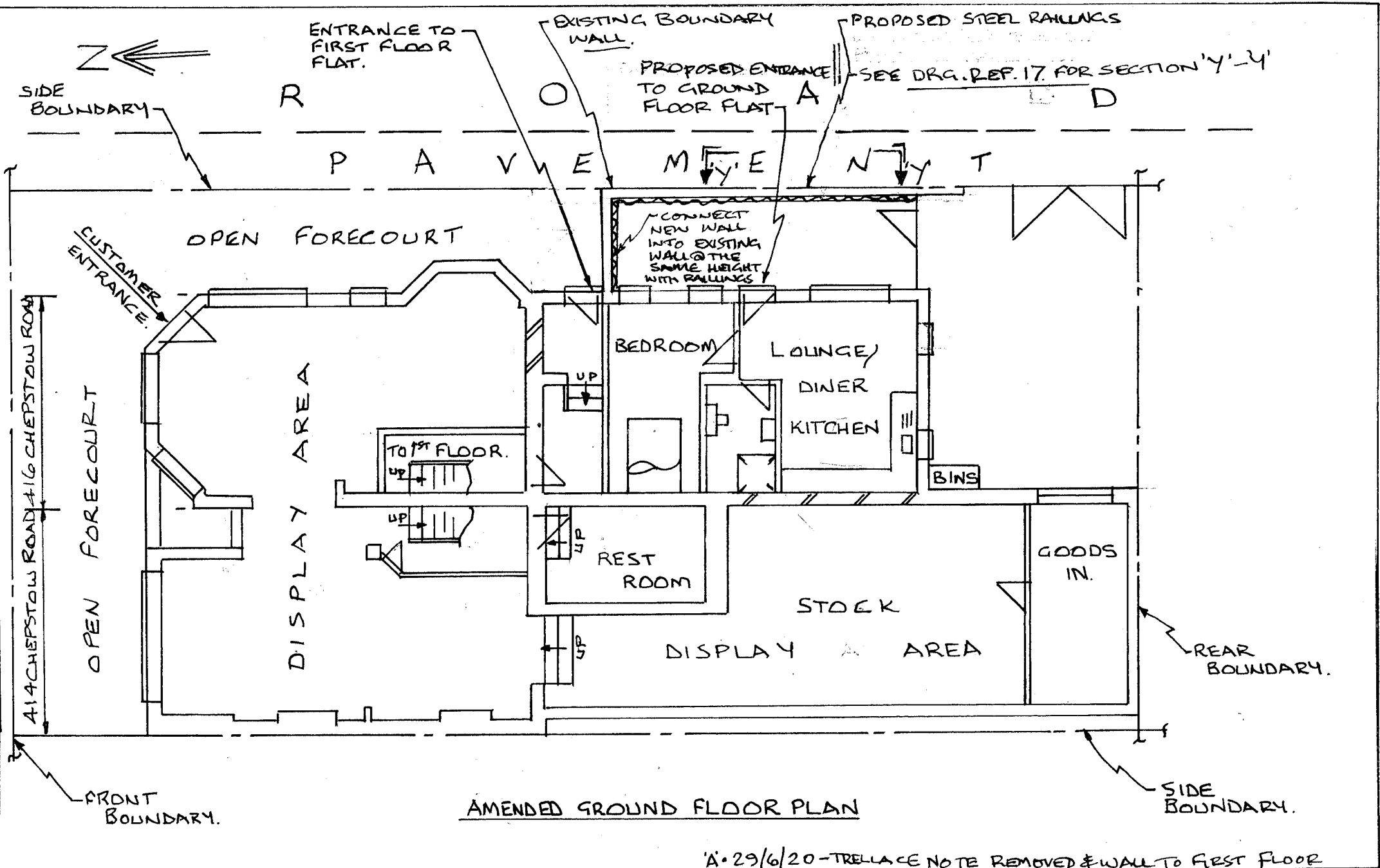
DRG. REF. 16



PROPOSED SCREENED FENCE AT 416 CHEPSTOW ROAD NEWPORT

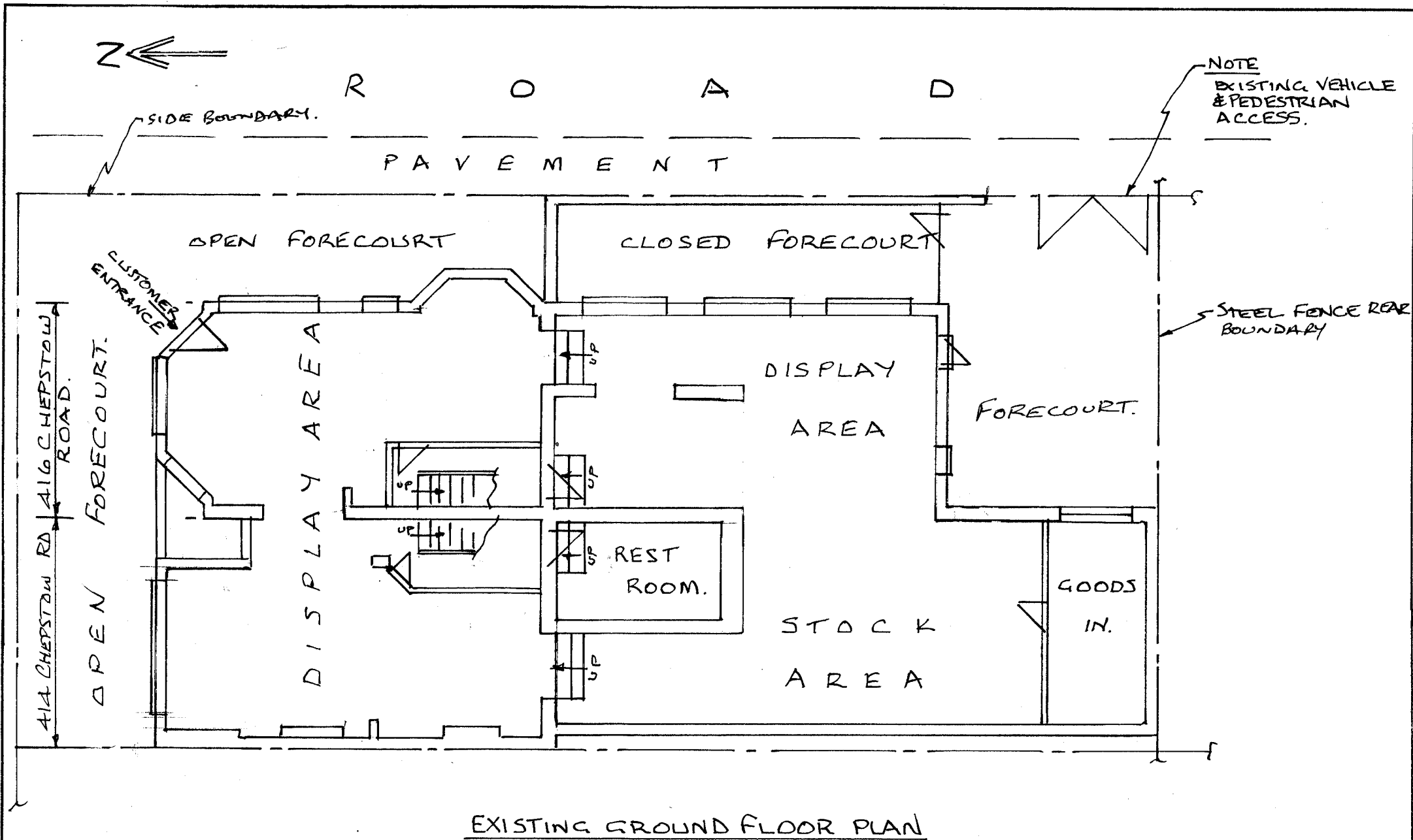
SCALE 1:125

DRG. REF. 17



AMENDED GROUND FLOOR PLAN AT 416, CHEPSTOW ROAD, NEWPORT.

SCALE 1:100
DRG. REF. 15A



@A3

EXISTING GROUND FLOOR PLAN OF 416, CHEPSTOW ROAD, NEWPORT.

SCALE 1:100

DRG. REF. 11



EXISTING SIDE ELEVATION



PROPOSED
DOOR TO GROUND
FLOOR FLAT

AMENDED SIDE ELEVATION

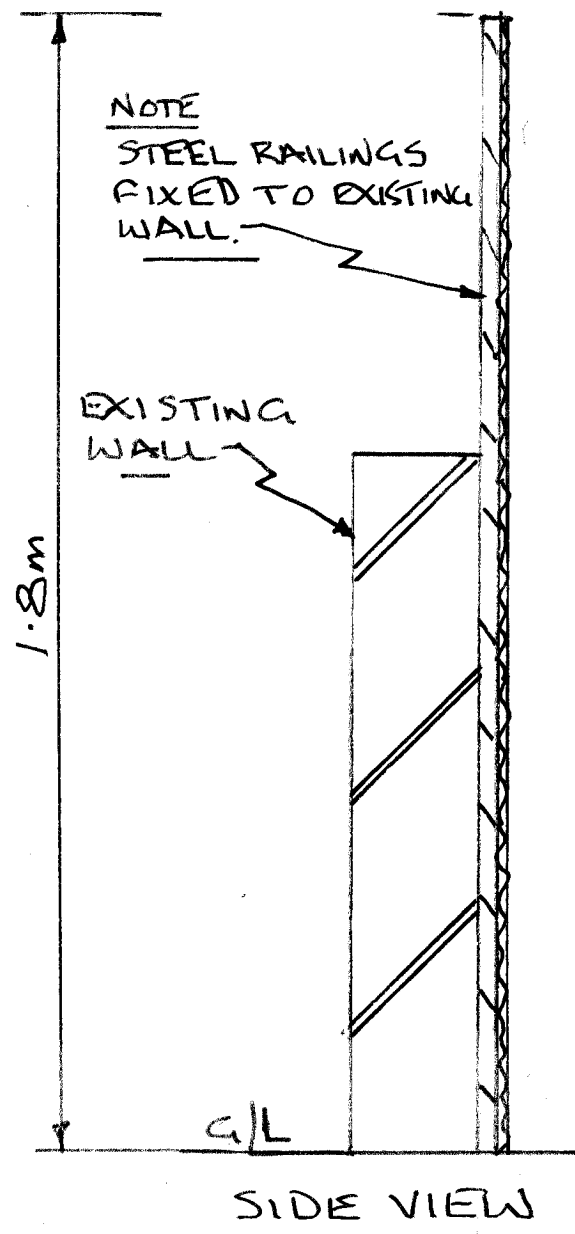
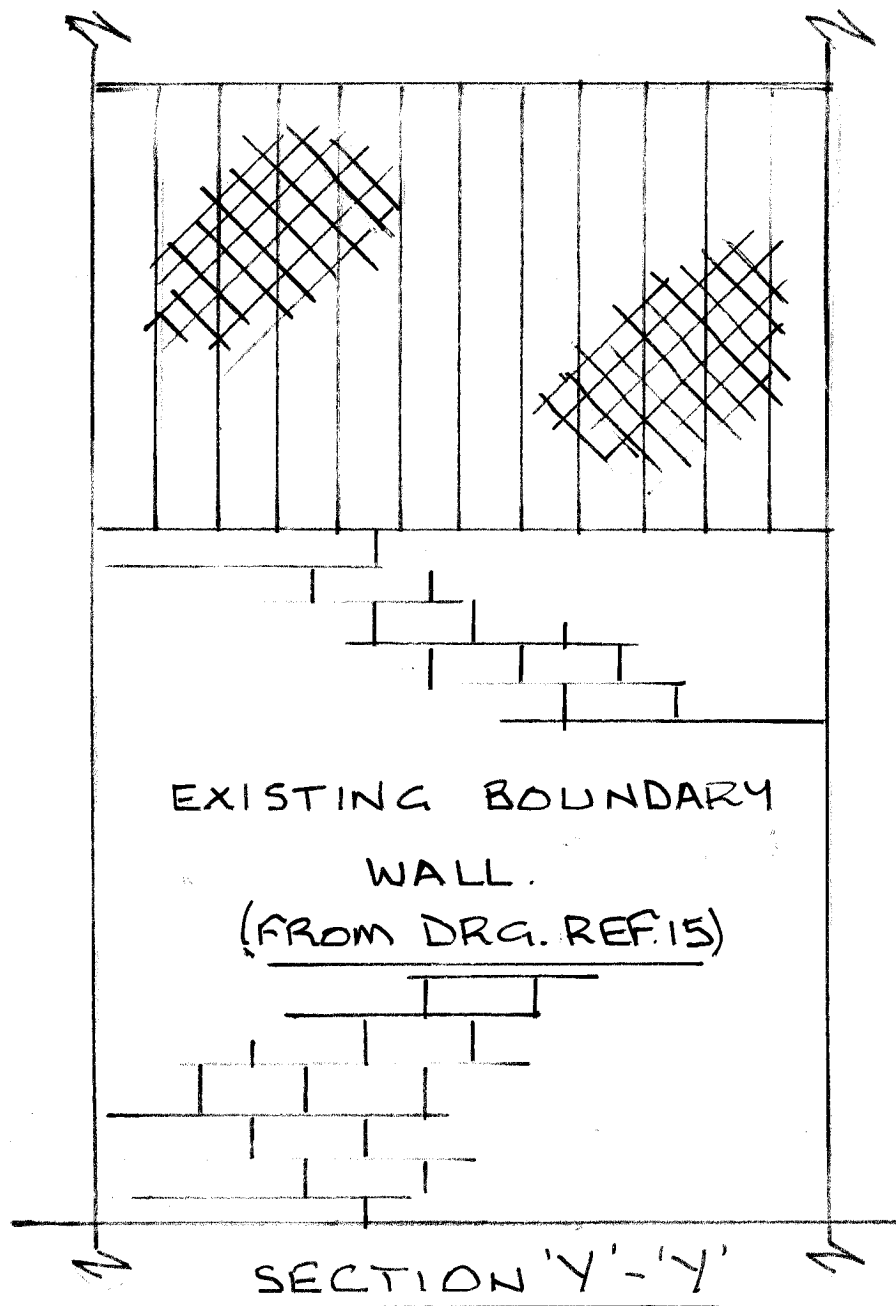
DOOR TO FIRST FLOOR FLAT.

@ A3

AMENDED ELEVATIONS OF 416, CHEPSTON ROAD, NEWPORT.

SCALE 1:100

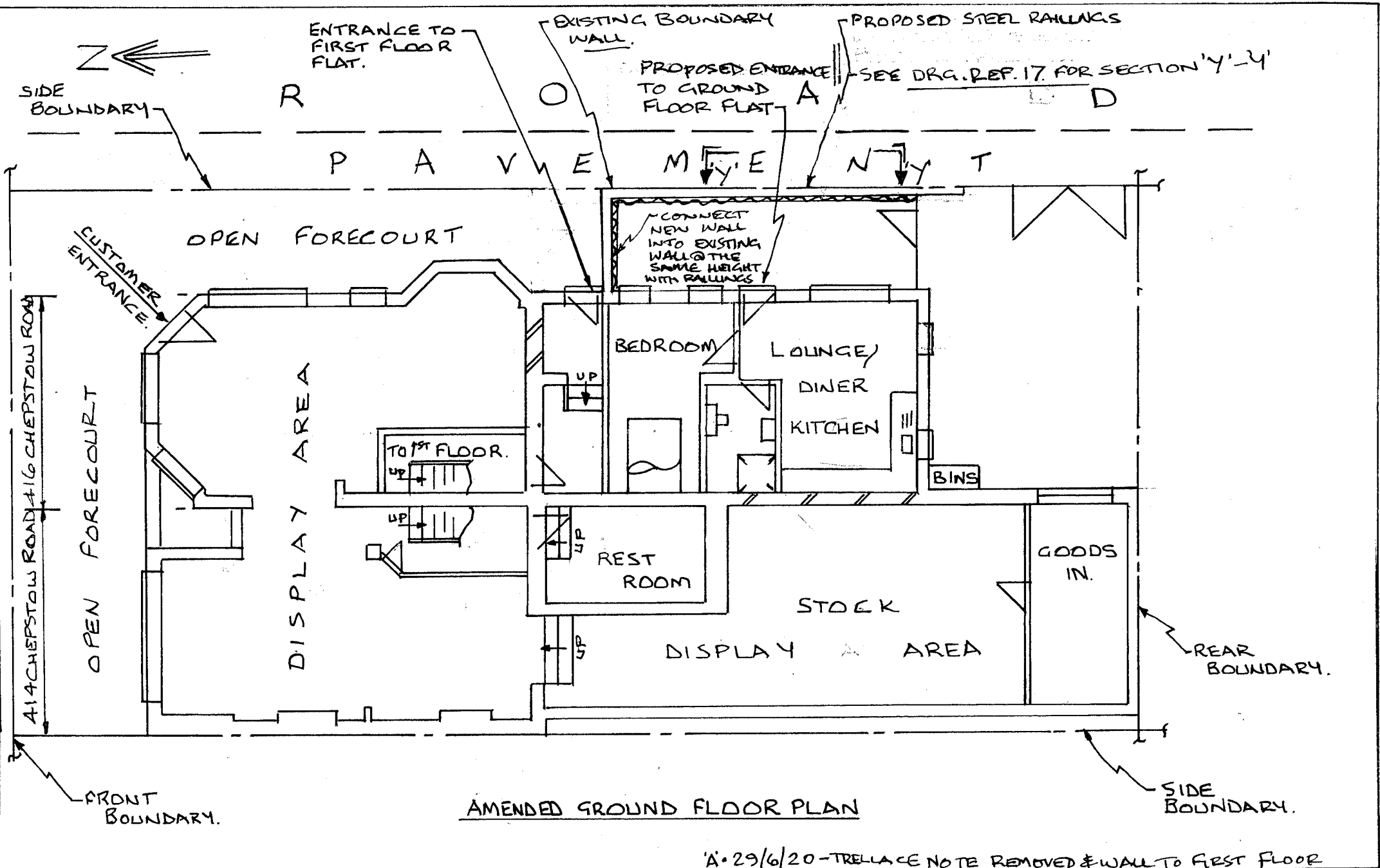
DRG. REF. 16



PROPOSED SCREENED FENCE AT 416 CHEPSTOW ROAD NEWPORT

SCALE 1:125

DRG. REF. 17



AMENDED GROUND FLOOR PLAN AT 416, CHEPSTOW ROAD, NEWPORT.

SCALE 1:100
DRG. REF. 15A



APPENDIX B: NRW Flood Maps and Flood Data

Flood Map for Planning - Basic
414-416 Chepstow Road, NP19 8JH

Legend

TAN15 Defended Zones

 Rivers

 Sea

 Rivers and Sea

Rivers and Sea

 Flood Zone 3

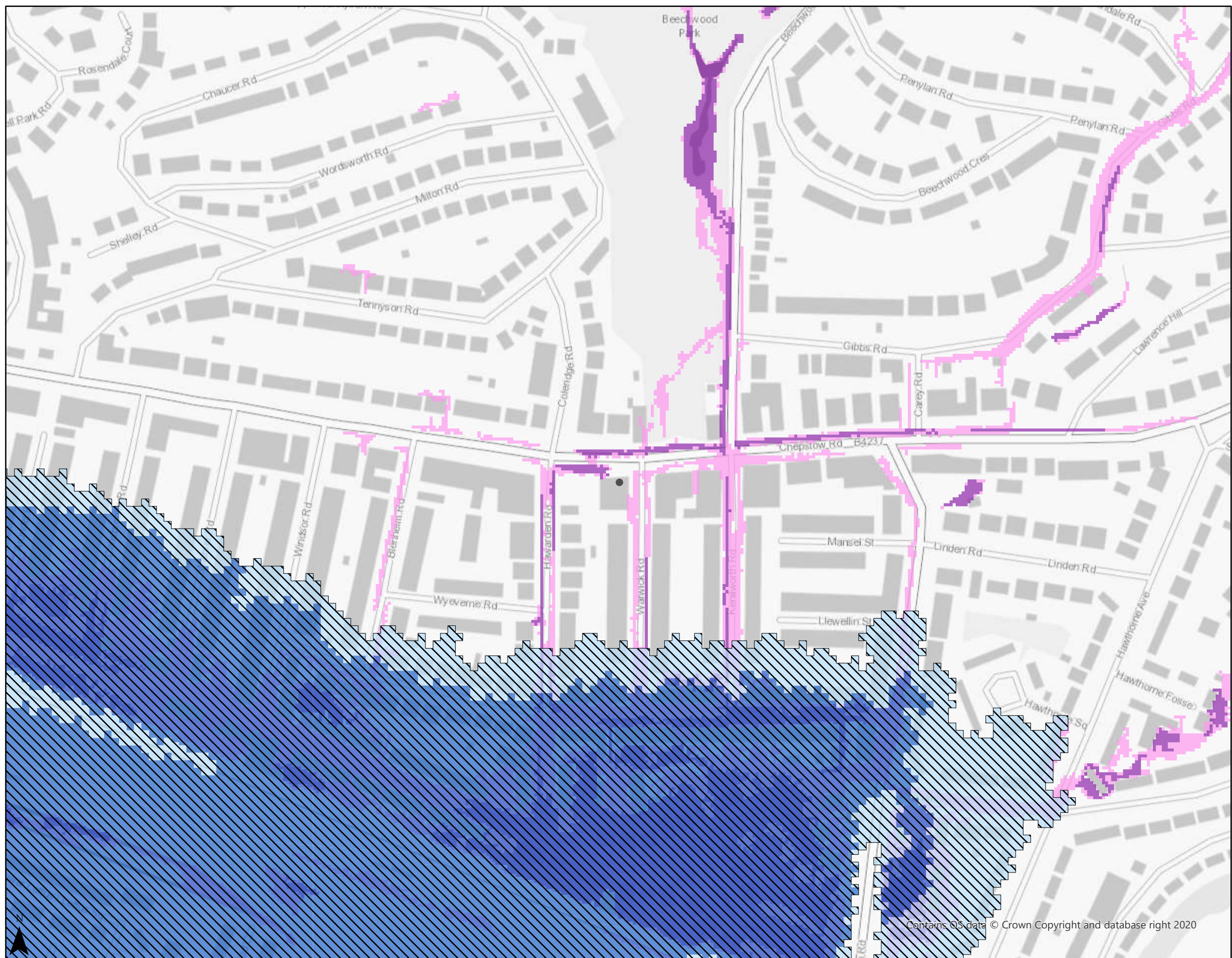
 Flood Zone 2

Surface Water and Small Watercourses

 Flood Zone 3

 Flood Zone 2

 Recorded Flood Extents



Scale at A3: 1:2,500

Date: 15/02/2026

0.1 0.05 0 0.1

km

British National Grid

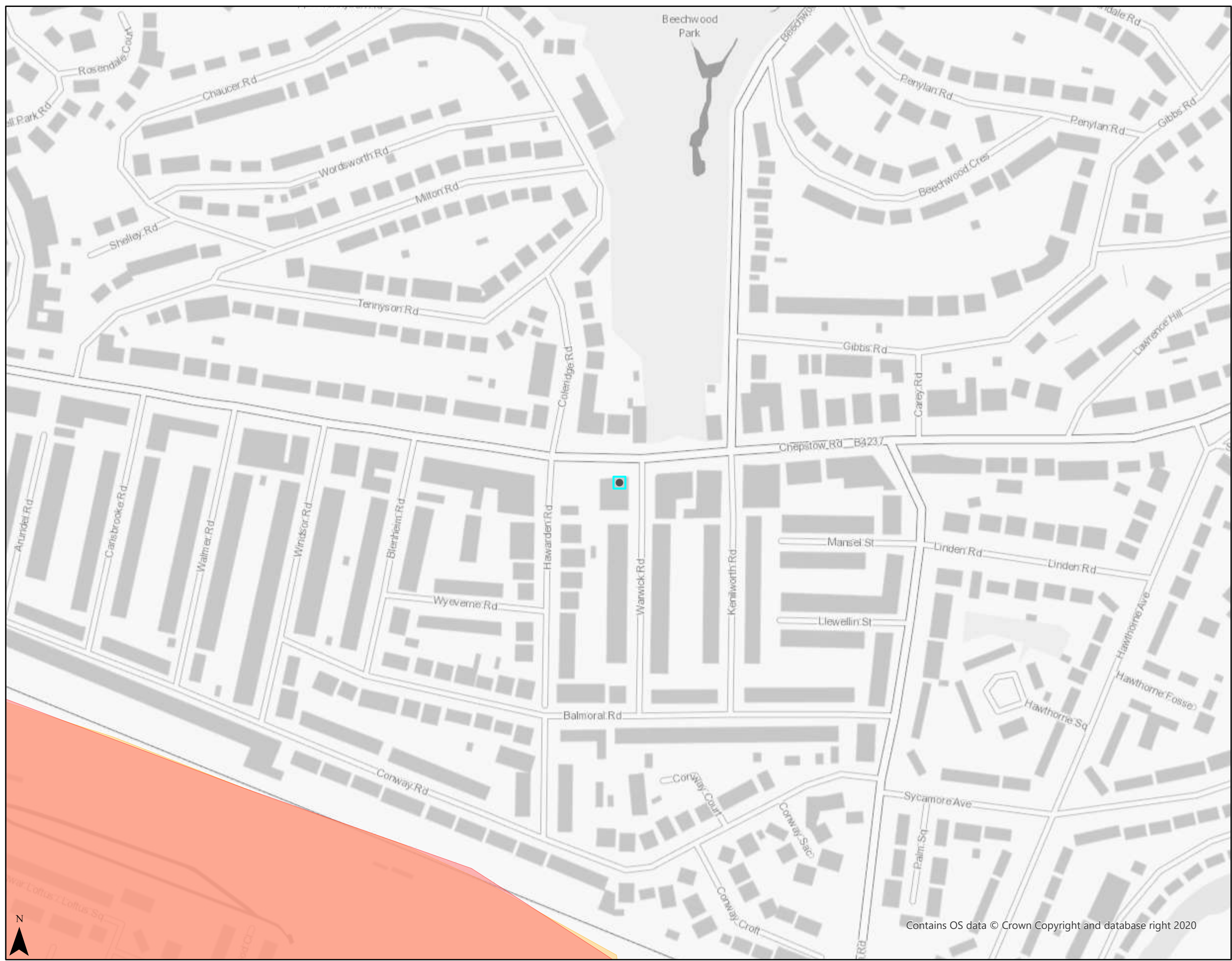
Disclaimer

<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

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Flood Warning and Alert Areas
414-416 Chepstow Road, NP19 8JH

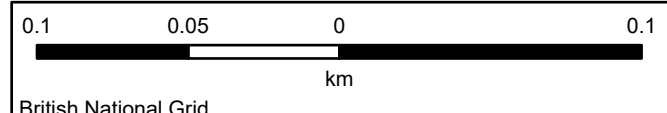
- Legend**
-  Flood Warning Areas
 -  Flood Alert Areas



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Scale at A3: 1:2,500

Date: 15/02/2026



Disclaimer
<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

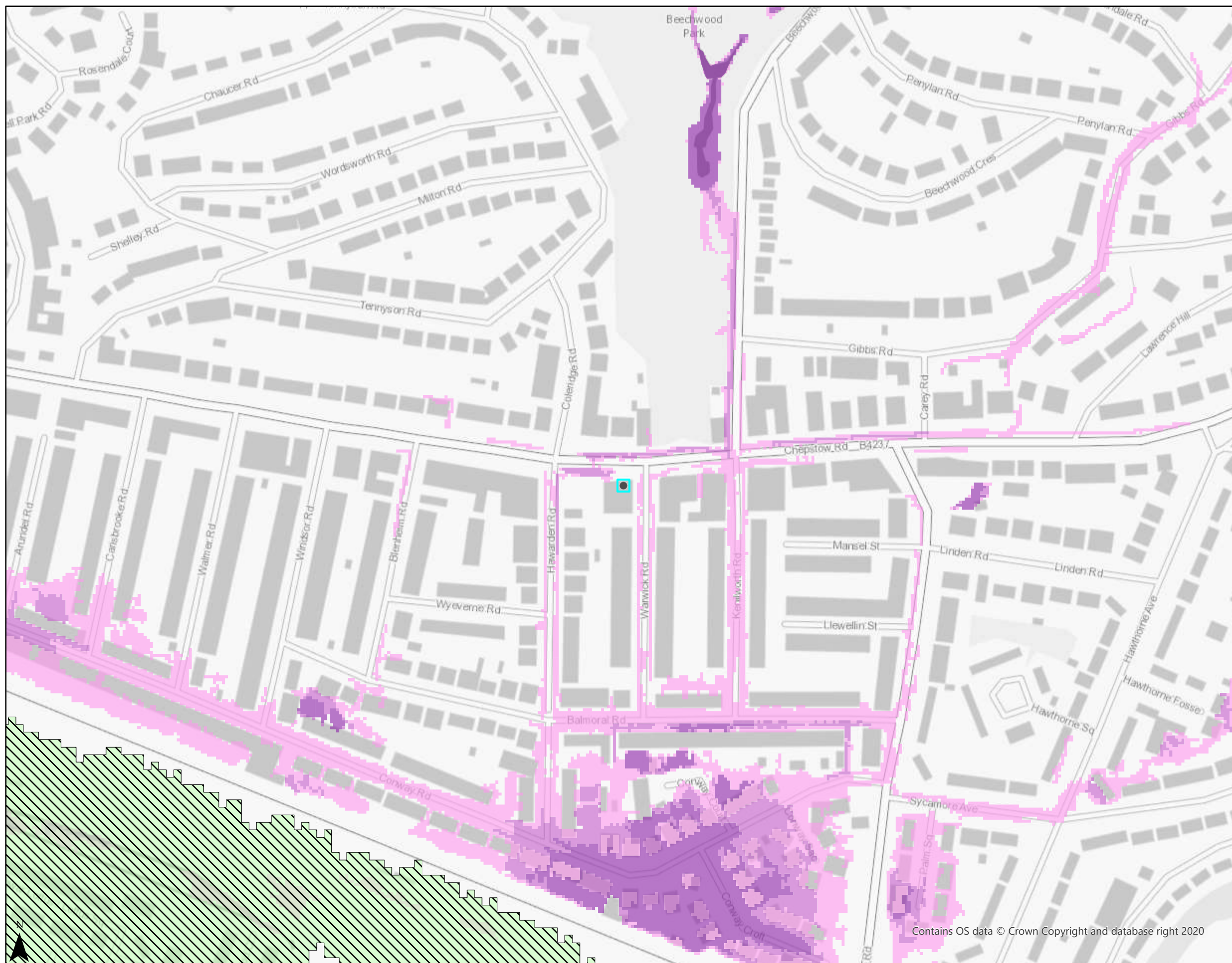
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— Main Rivers

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Scale at A3: 1:2,500

Date: 15/02/2026



A horizontal scale bar with tick marks at 0.1, 0.05, 0, and 0.1 km. The bar is black with a white segment between 0.05 and 0 km.

British National Grid

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Flood Risk Maps
414 Chepstow Road, NP19 8JH

Legend

Flood Risk from Rivers

- High
- Medium
- Low

Scale at A3: 1:5,000

Date: 15/02/2026



Flood Risk Maps
414 Chepstow Road, NP19 8JH

Legend

Flood Risk from the Sea

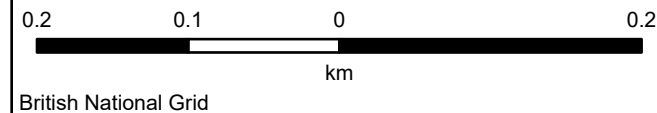
- High
- Medium
- Low



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Scale at A3: 1:5,000

Date: 15/02/2026



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Flood Risk Maps
414 Chepstow Road, NP19 8JH

- Legend
- Flood Risk from Surface Water & Small Watercourses
- High
 - Medium
 - Low



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Scale at A3: 1:5,000

Date: 15/02/2026

0.2 0.1 0 0.2
km
British National Grid

Disclaimer
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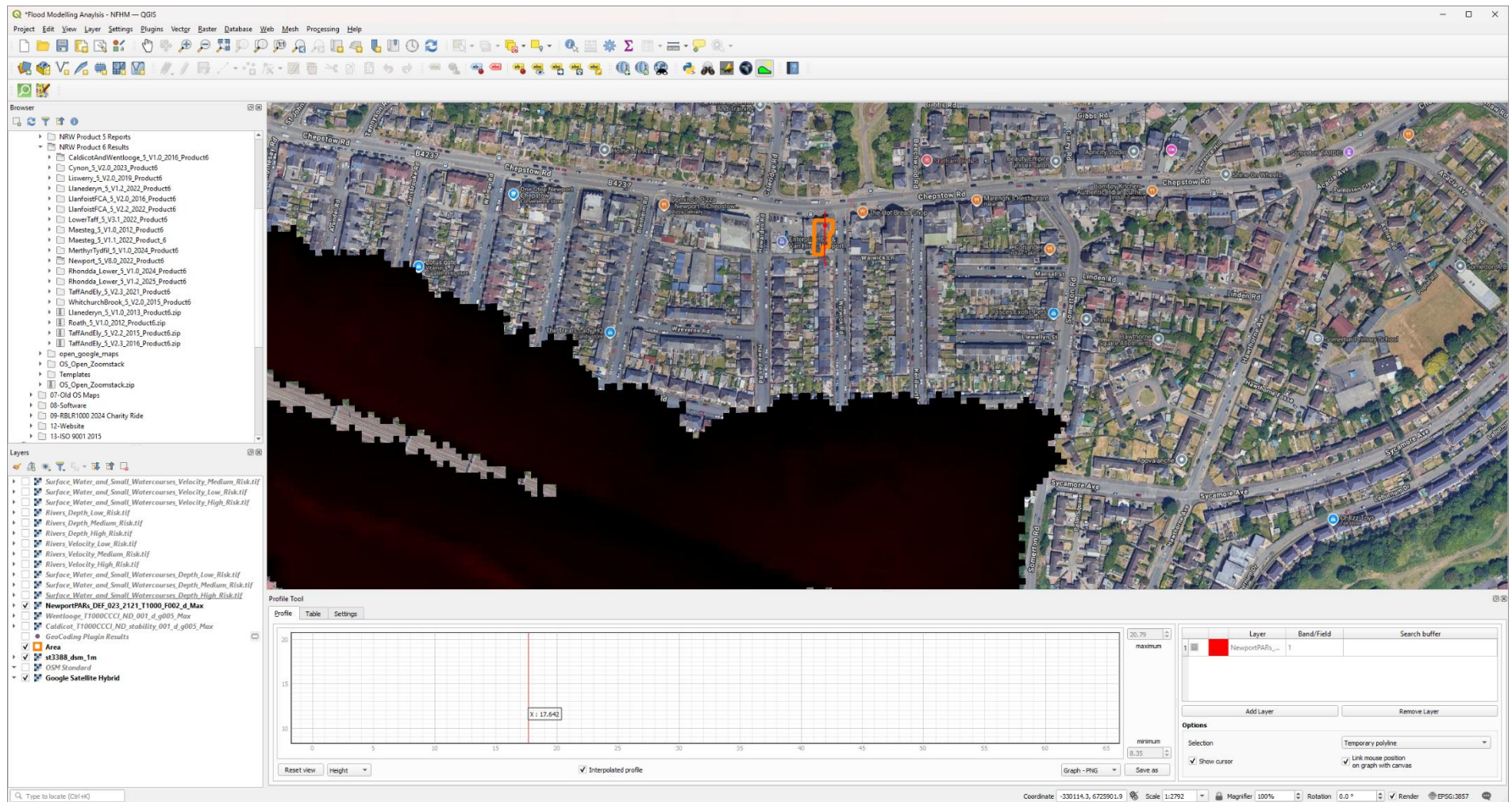


Figure 1: Newport V5.0 2022 Model – Defended 2121 1 in 1,000-year Tidal flood depth & velocity Max

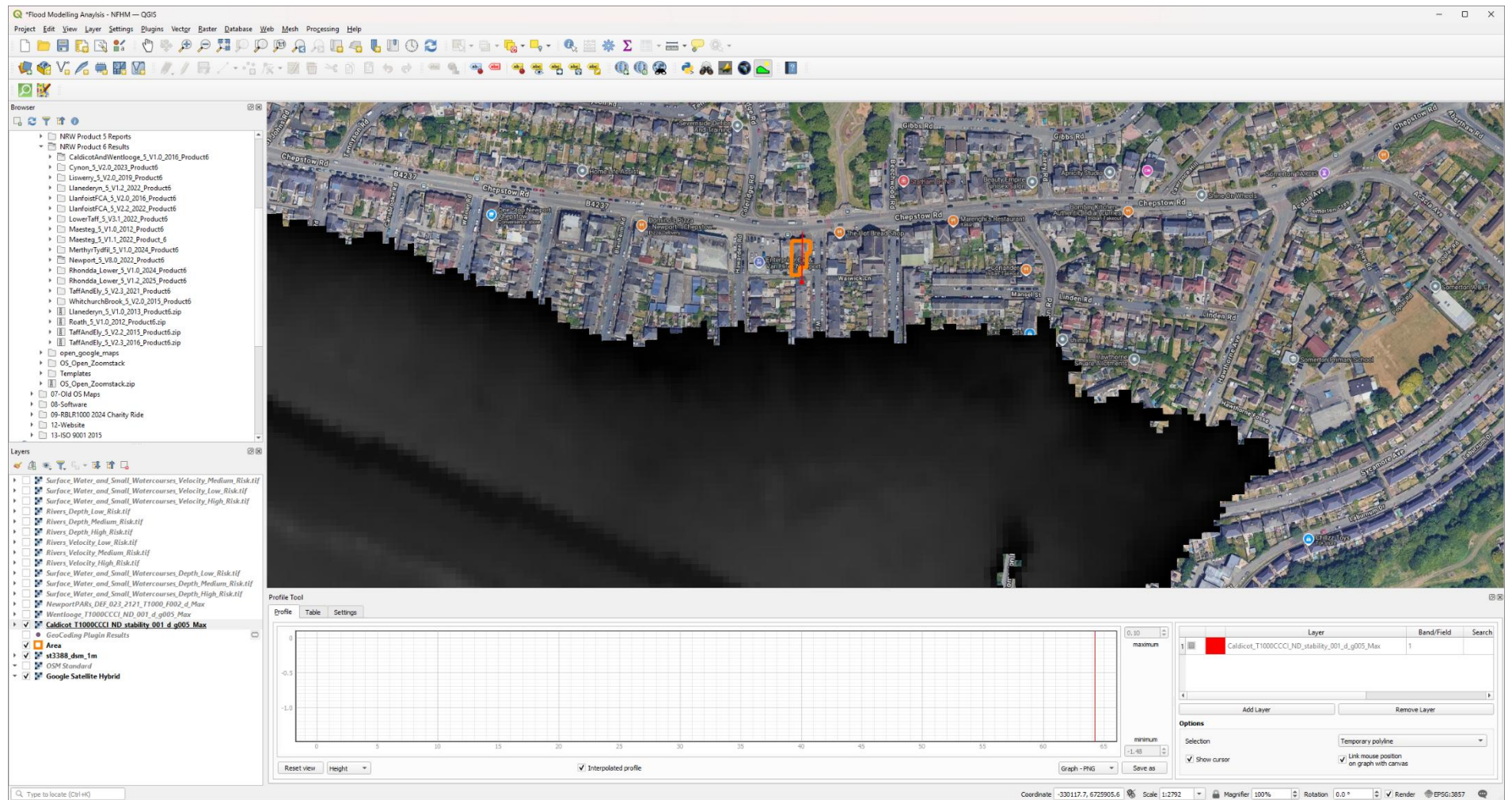


Figure 2: Caldicot V1.0 2016 Model Undefended 1 in 1,00 year + Climate Control/Confidence Interval 95% (2115) Tidal Depth & Velocity

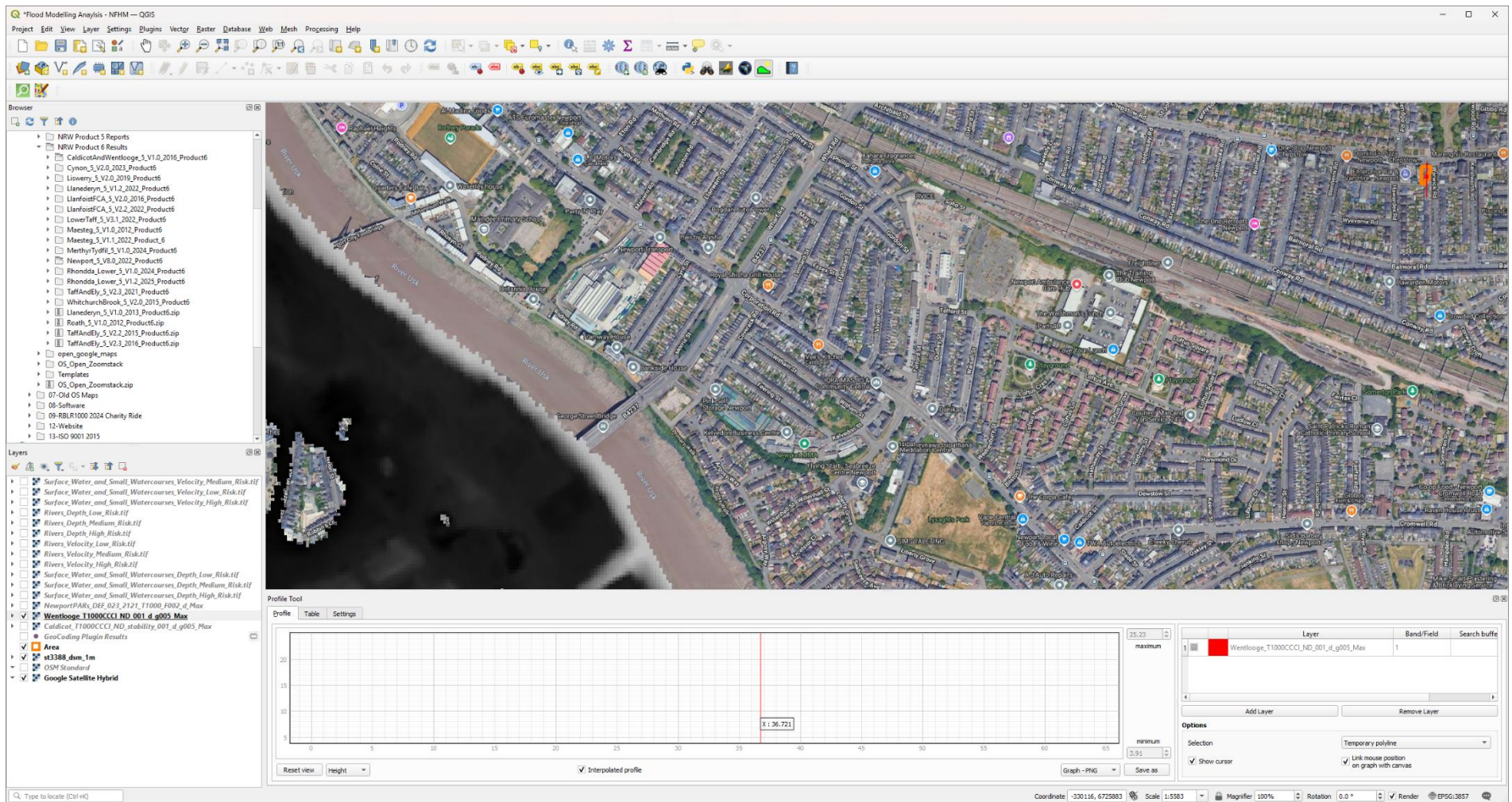


Figure 3: Wentlooge V1.0 2016 Model Undefended 1 in 1,00 year + Climate Control/Confidence Interval 95% (2115) Tidal Depth & Velocity

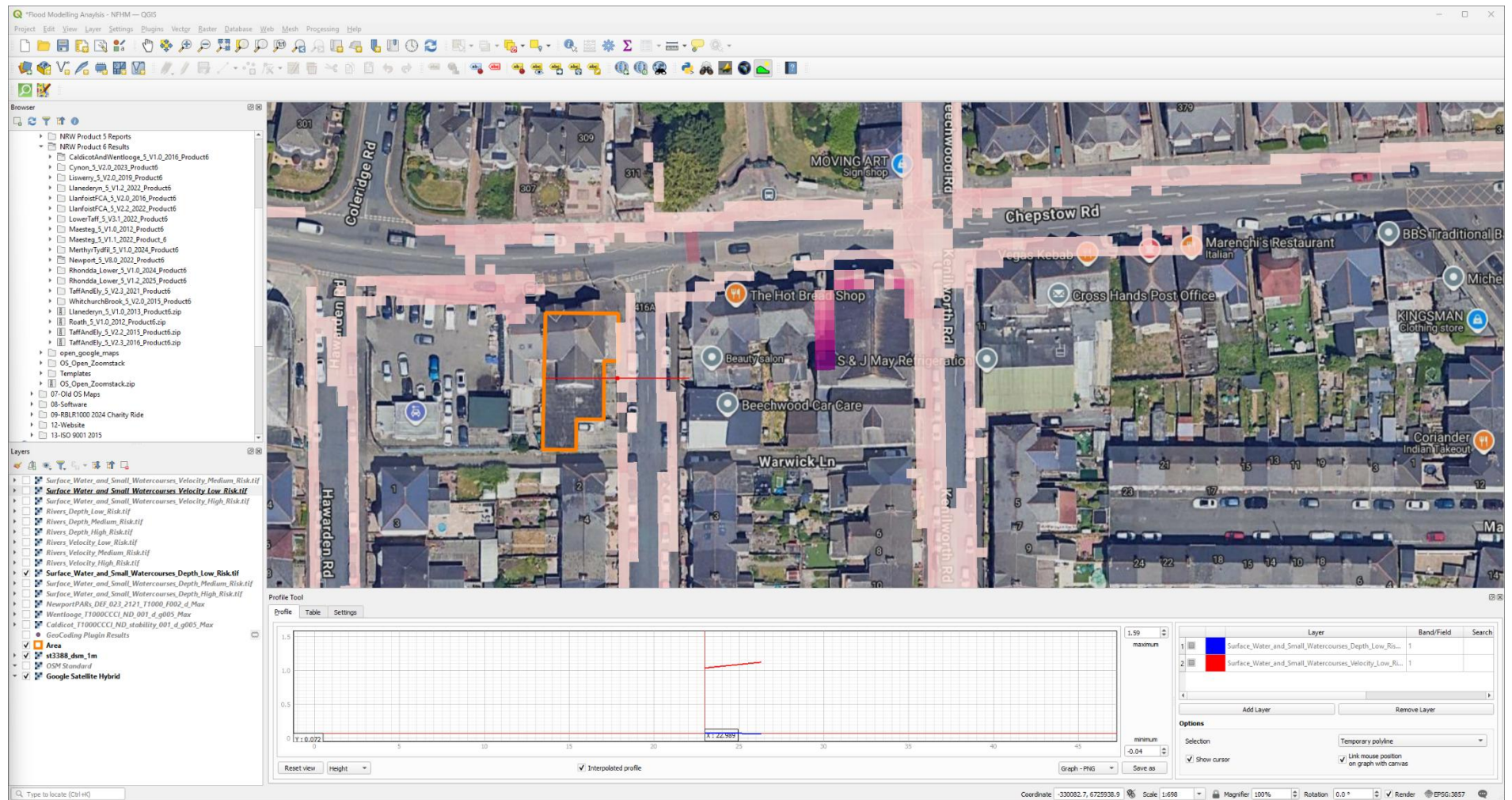


Figure 4: NFHM – (Low Risk) 1 in 1,000-year Surface Water flood depth & velocity Max

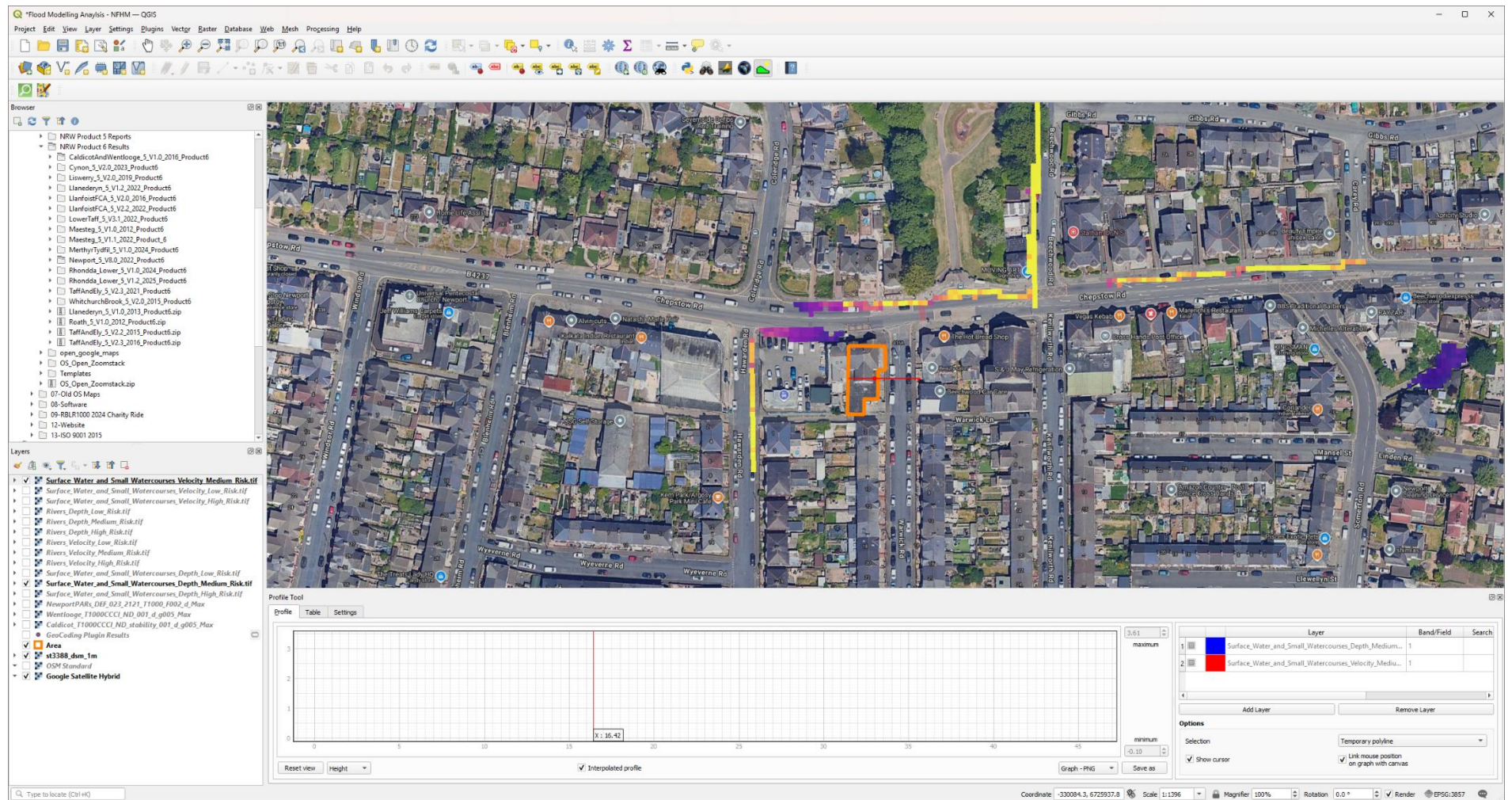


Figure 5: NFHM – (Med Risk) 1 in 100-year Surface Water flood depth & velocity Max

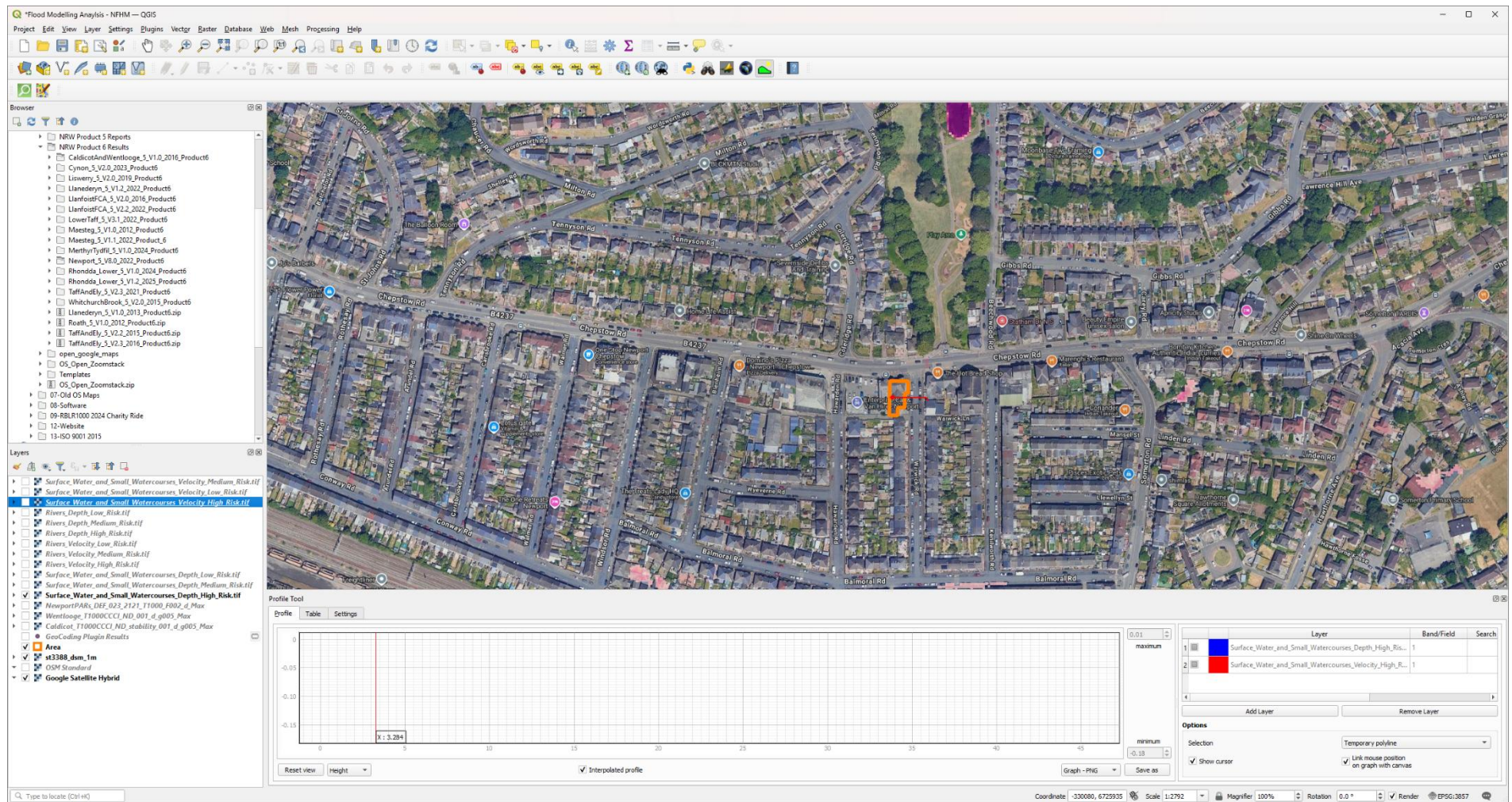


Figure 6: NFHM – (High Risk) 1 in 30-year Surface Water flood depth & velocity Max

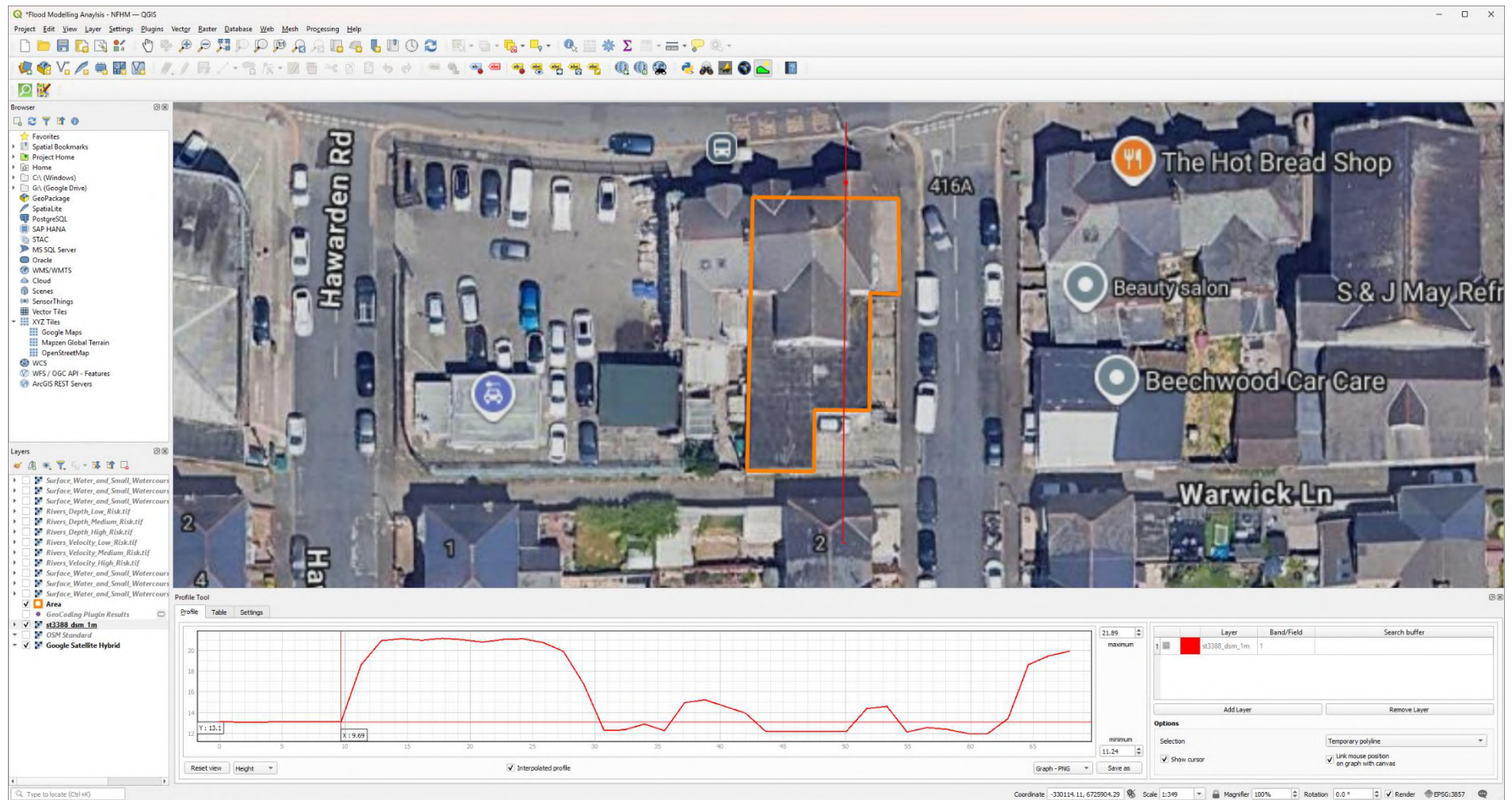


Figure 7: ST3388 DSM 1m with OS Maps showing 13.1m AOD on Chepstow Commercial Entrance

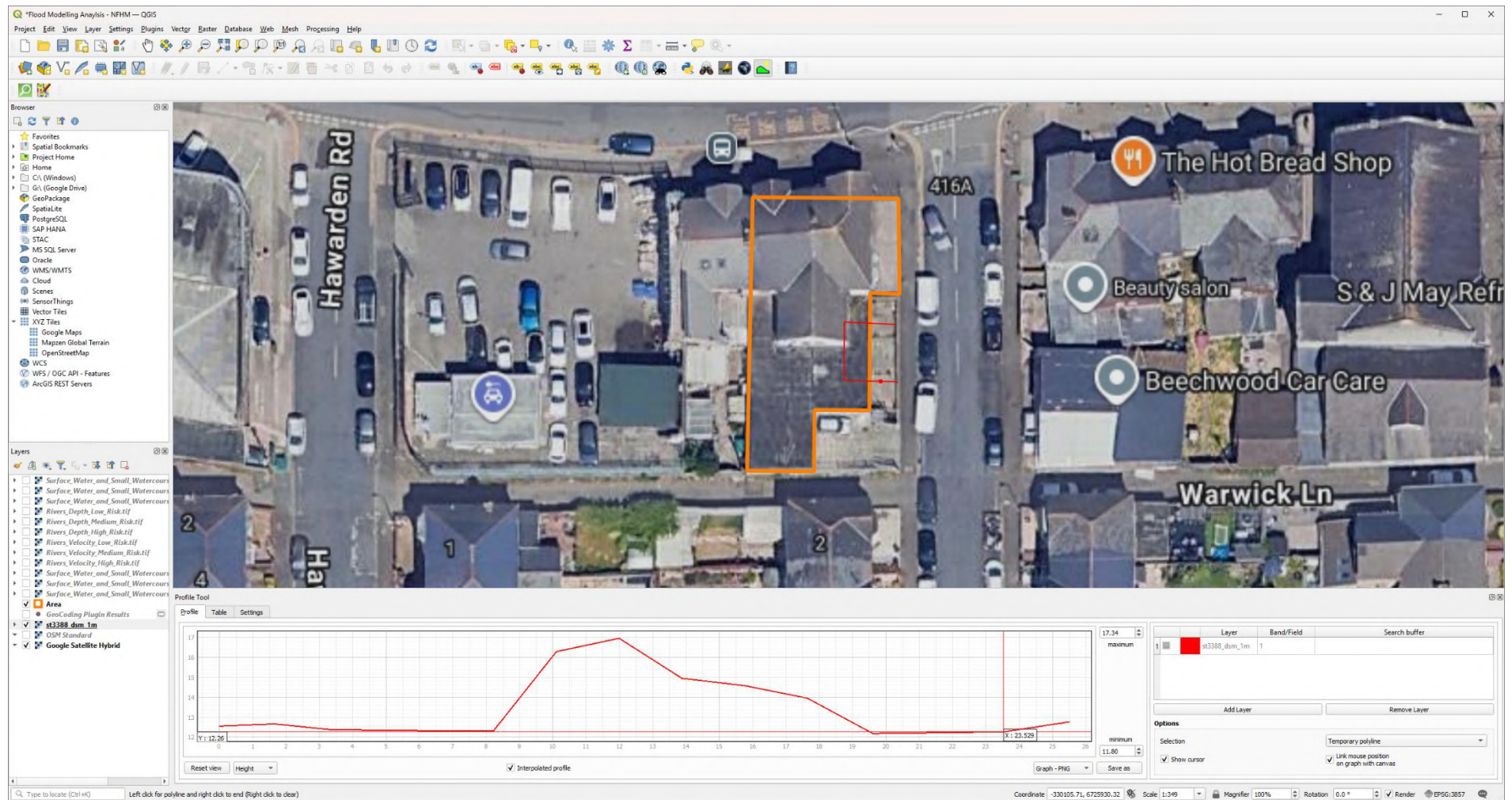


Figure 8: ST3388 DSM 1m with Google Maps showing 12.26m on pavement at Proposed door onto Warwick Road