

Our ref: 1738

12/05/2026

Flood Consequences Technical Note

100 Somerton Road, Newport, NP19 0JX

Proposed Change of Use to Children's Day Nursery

1. Introduction

1.1 Background

This Technical Note has been prepared by Flume Consulting Engineers Ltd in support of a planning application relating to the proposed change of use of the existing building at 100 Somerton Road, Newport, NP19 0JX, to a children's day nursery.

The note has been prepared in response to consultation comments issued by Natural Resources Wales (NRW) in relation to tidal flood risk and the site's location within the Flood Map for Planning flood risk extents.

The application relates to the reuse of an existing two-storey building within an established urban area. No significant extension to the existing built footprint is proposed.

1.2 Purpose of Note

The purpose of this Technical Note is to provide a proportionate review of the flood risk context affecting the site, together with consideration of the anticipated flood consequences associated with the proposed use.

This note has been prepared having regard to:

- Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion (2025);
- the NRW Flood Map for Planning;
- NRW defended tidal flood mapping and associated flood level information; and
- the existing characteristics and operational nature of the proposed development.

The review focuses principally on tidal flood risk associated with the Severn Estuary system and the defended floodplain surrounding Newport.

1.3 Scope and Limitations

This document is intended as a proportionate planning-stage technical review based on currently available NRW mapping and flood level information.

The note does not comprise a detailed hydraulic model, breach assessment, or quantified flood hazard assessment. The findings and conclusions should therefore be considered in the context of the available strategic flood information and the nature of the proposed development.

The acceptability of the proposed development in flood risk policy terms remains a matter for Newport City Council as Local Planning Authority in consultation with NRW.

2. Site Description and Development Proposal

2.1 Site Location

The application site is located at 100 Somerton Road, Newport, NP19 0JX, within an established urban area to the east of Newport city centre.

The site comprises an existing two-storey building positioned within a predominantly residential and mixed-use area. Surrounding development comprises residential properties, local commercial uses, highway infrastructure and associated urban development.

The site lies within the wider low-lying defended tidal floodplain associated with the Severn Estuary and River Usk systems.

2.2 Existing Site

The existing building has historically accommodated commercial uses, including retail and hair and beauty salon uses.

The building is already established within the urban environment and the proposal does not involve substantial alteration to the existing footprint or wider site arrangement.

External areas associated with the site are limited and the surrounding area is characterised by existing roads, pavements and built development.

2.3 Proposed Development

The proposal relates to the change of use of the existing building to a children's day nursery.

The proposed use would operate on a daytime basis only and would remain under continual staff supervision during operational hours.

The building comprises both ground and first floor accommodation. The first floor would remain available as an upper-level refuge area in the unlikely event that evacuation could not occur prior to onset of significant tidal inundation.

No significant raising of ground levels, encroachment into watercourses, or material increase in impermeable built footprint is proposed as part of the development.

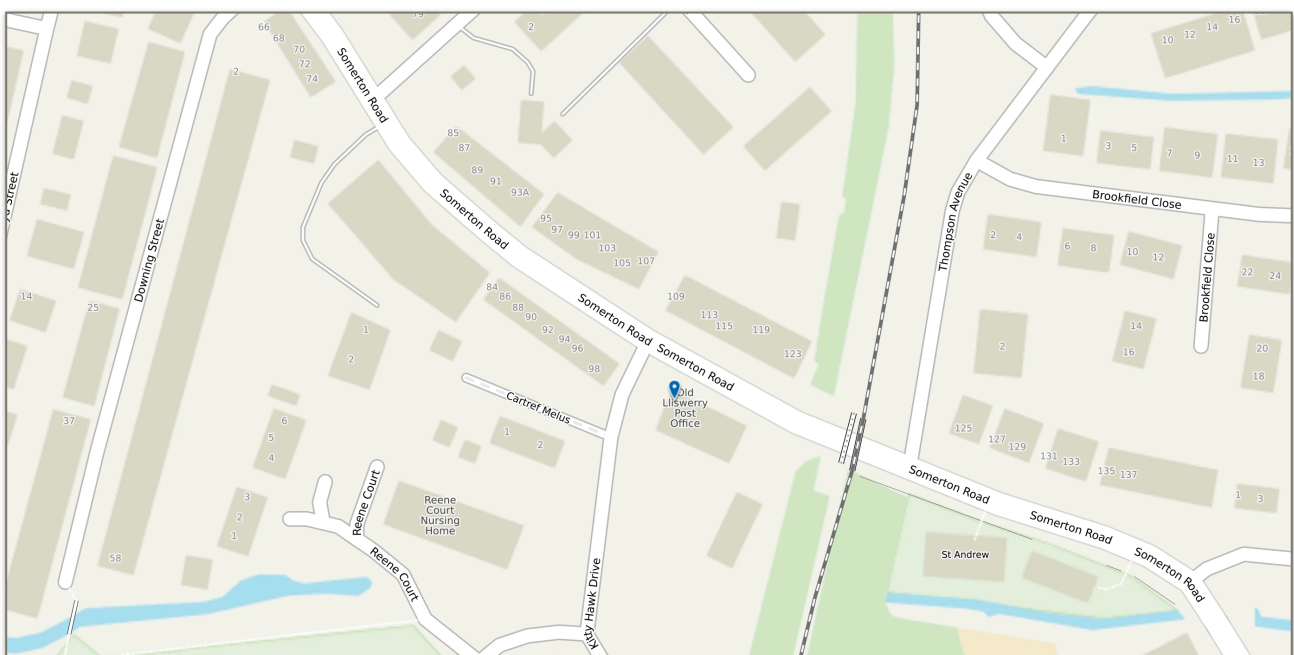


FIGURE 1. SITE LOCATION PLAN

3. Flood Risk Context

3.1 NRW Flood Mapping

Review of the NRW Flood Map for Planning confirms that the site lies within:

- Flood Zone 3 for flooding from the sea;
- partially within Flood Zone 2 for flooding from rivers; and
- the Newport_2_T TAN15 Defended Zone.

The defended zone designation confirms that the area benefits from formal tidal flood defences providing a stated tidal standard of protection of 1:200 years.

The site is not identified as being materially affected by Flood Zone 2 or 3 extents associated with surface water and small watercourses.

Figure 1 presents an extract of the NRW Flood Map for Planning relevant to the site location.

3.2 Defended Tidal Flood Risk

The principal source of flood risk affecting the site is tidal flooding associated with the Severn Estuary system.

The site lies within a wider defended tidal floodplain area where flood risk is managed through existing flood defence infrastructure. In accordance with TAN15, defended areas remain classified as flood risk areas and residual risks associated with defence exceedance, overtopping or failure remain relevant planning considerations.

The tidal nature of the flood risk is, however, characterised by comparatively predictable conditions and the availability of formal NRW tidal flood warning procedures.

3.3 NRW Flood Level Information

NRW defended tidal flood mapping indicates an extreme defended tidal flood level of approximately 7.78mAOD at the site location during the 1:200 year tidal event for the 2121 epoch scenario.

Strategic mapping indicates that external flood depths surrounding the site and parts of the adjacent route network may locally approach approximately 0.8m during this extreme defended tidal event scenario.

The proposal should therefore be considered within the context of residual tidal flood risk associated with extreme defended event conditions, rather than on the basis of an absence of flood risk.



FIGURE 2. NRW FLOOD MAPPING - RIVERS AND FROM SEA (RESPECTIVELY)

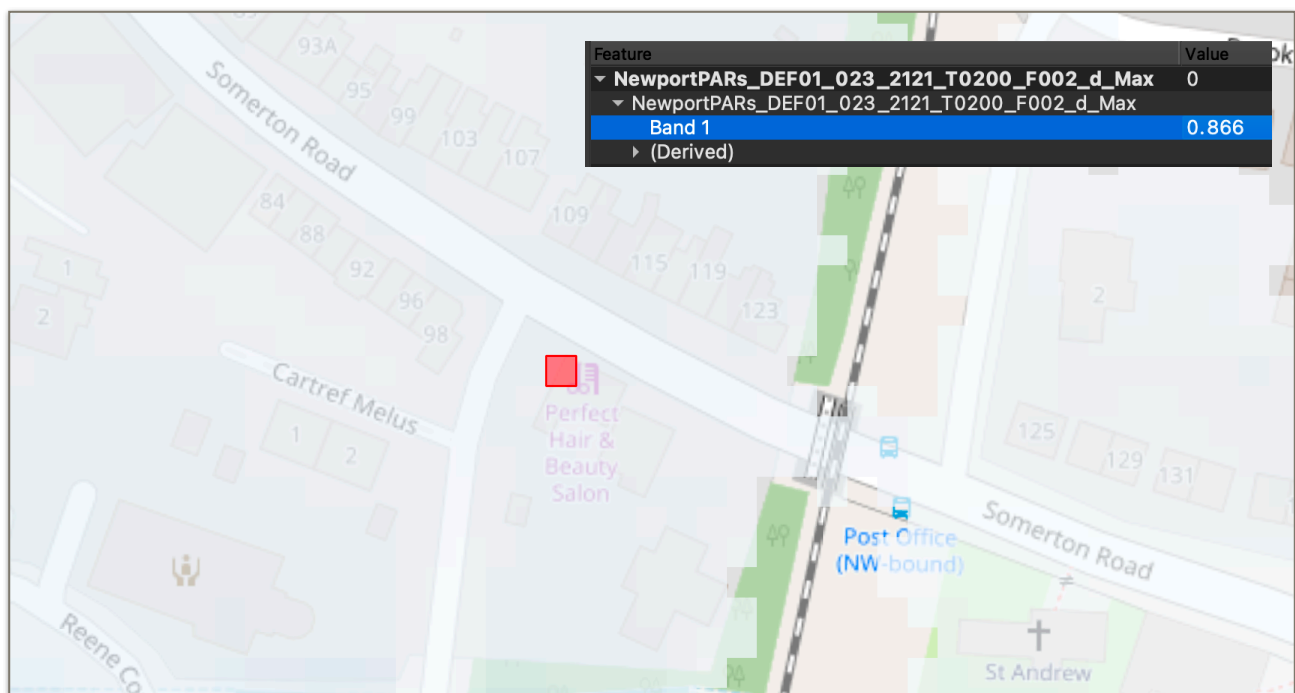


FIGURE 3. DEFENDED ZONE / FLOOD DEPTH EXTRACT

4. Planning Policy Context

4.1 Technical Advice Note 15

Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion (2025) provides the relevant national planning policy framework for development within areas at risk of flooding in Wales.

The NRW Flood Map for Planning identifies the site as lying within Flood Zone 3 associated with tidal flooding and within a designated TAN15 Defended Zone.

TAN15 identifies childcare establishments as Highly Vulnerable Development (HVD). The proposal must therefore be considered having regard to the policy approach applicable to HVD within defended flood risk areas.

4.2 Existing Developed Site

The proposal relates to the change of use of an existing building located within an established urban area.

The development does not comprise new-build highly vulnerable development on undeveloped land and does not involve significant extension of the existing built footprint into the floodplain.

The proposal therefore relates principally to the continued use and adaptation of an existing developed site within the defended urban area of Newport.

4.3 Residual Flood Risk Considerations

TAN15 recognises that defended areas remain subject to residual flood risk and that flood defences reduce, but do not eliminate, the possibility of flooding.

Given the defended tidal context affecting the site, consideration of flood consequences focuses primarily on:

- the managed operational response to tidal flood warnings;
- the ability to undertake pre-emptive evacuation prior to significant inundation;
- and the availability of upper floor refuge accommodation in residual extreme event circumstances.

The acceptability of the residual flood risks associated with the proposal remains a matter for Newport City Council in consultation with NRW.

5. Flood Management and Operational Response

5.1 Tidal Flood Warning and Predictability

The principal flood risk affecting the site relates to tidal flooding associated with the Severn Estuary system.

Unlike rapid onset surface water flooding, tidal flood events are generally characterised by comparatively predictable conditions and the availability of formal flood forecasting and warning procedures through NRW.

The proposed nursery use would operate during daytime hours only and under continual staff supervision. In the event of severe tidal flood warnings affecting the area, operational closure and evacuation of the premises could be implemented in advance of the onset of tidal inundation.

The applicant and building owner are local to the area and familiar with the surrounding flood risk context and local route network.

5.2 Managed Evacuation Strategy

Given the defended tidal flood depths identified externally during the extreme defended event scenario, the proposal does not rely upon movement through floodwater during peak flood conditions.

The proposed operational approach instead relies upon:

- monitoring of NRW flood warnings and forecasts;
- pre-emptive operational closure where appropriate;
- and evacuation of staff and children prior to onset of significant tidal inundation.

The tidal nature of the flood risk provides materially greater warning time and operational predictability than would typically be associated with rapid onset pluvial or flash flooding scenarios.

5.3 Refuge Arrangements

The existing building includes first floor accommodation which would remain available as an upper-level refuge area in the unlikely event that evacuation could not occur prior to inundation.

The first floor therefore provides an additional residual risk management measure within the existing building arrangement.

The refuge strategy is not intended to replace the primary operational approach of early evacuation in response to flood warnings, but provides an additional contingency measure associated with the existing two-storey form of the building.

5.4 Flood Resilience Measures

Given the residual tidal flood risk affecting the area, it is recommended that reasonable flood resilience measures are incorporated within the building where practicable. Such measures may include:

- use of flood resilient internal finishes at lower level;
- raising of sensitive electrical services where feasible; and
- implementation of site-specific emergency flood procedures by the operator.

The proposal does not involve significant alteration to the surrounding floodplain and would not be expected to materially increase flood risk elsewhere.

6. Residual Flood Risk

The site remains subject to residual tidal flood risk associated with extreme defended event scenarios.

Strategic NRW mapping indicates that external flood depths may occur locally during the defended 1:200 year tidal event scenario. Parts of the surrounding route network may also experience inundation during such extreme events.

The proposal should therefore not be interpreted as representing a flood-free site under all circumstances.

The proposed operational approach does not rely upon access through floodwater during peak inundation conditions. Instead, the flood management strategy relies principally upon:

- advance tidal flood warning;
- pre-emptive closure and evacuation procedures;
- continual staff supervision during operational hours; and
- the availability of first floor refuge accommodation as a residual contingency measure.

The proposal relates to the continued use of an existing building within an established defended urban area and does not materially intensify the physical floodplain occupation of the site.

Residual risks associated with extreme defended tidal flooding cannot be entirely eliminated. The acceptability of those residual risks in planning policy terms remains a matter for Newport City Council in consultation with NRW.

7. Conclusions

This Technical Note has been prepared to provide a proportionate review of tidal flood risk and associated flood consequences relating to the proposed change of use of the existing building at 100 Somerton Road, Newport, to a children's day nursery.

Review of NRW Flood Map for Planning information confirms that the site lies within Flood Zone 3 associated with tidal flooding and within the Newport_2_T TAN15 Defended Zone.

The principal flood risk affecting the site relates to residual defended tidal flooding associated with the Severn Estuary system. NRW strategic flood information indicates that external flood depths may occur locally during the extreme defended tidal event scenario.

The proposal therefore remains constrained from a flood risk policy perspective given the Highly Vulnerable classification of the proposed use under TAN15.

Notwithstanding this, the proposal relates to the reuse of an existing two-storey building within an established defended urban area and does not comprise significant new encroachment into the floodplain.

The proposed flood management approach relies principally upon:

- * the predictable tidal nature of the flood risk;
- * NRW flood forecasting and warning procedures;
- * pre-emptive operational closure and evacuation prior to significant inundation;
- * continual staff supervision during operational hours; and
- * availability of first floor refuge accommodation as a residual contingency measure.

The proposal does not rely upon movement through floodwater during peak flood conditions.

Subject to the judgement of Newport City Council and NRW, it is considered that the flood consequences associated with the proposal is considered capable of being managed through the operational and refuge measures outlined within this note.

Final determination of the acceptability of the residual flood risks associated with the development remains a matter for the Local Planning Authority in consultation with NRW.