

Flooding Statement

The application site is situated within Flood Zone 3, which is identified by Natural Resources Wales as an area with a high probability of flooding. Notwithstanding this classification, the proposed development comprises a residential flat wholly contained at first-floor level. This design strategy provides a designated safe refuge for occupants above the established flood risk levels, ensuring that habitable accommodation remains accessible and protected during any potential flood event.

In accordance with the principles set out in Planning Policy Wales (Edition 12) and Technical Advice Note 15: Development and Flood Risk (TAN15), vulnerable development should be located and designed to avoid placing people at unacceptable risk from flooding. By situating all living spaces on the first floor, the development mitigates exposure to floodwaters, thereby enhancing the safety of future residents. This approach complies with national policy objectives to reduce flood risk through appropriate spatial planning and resilient design.

Furthermore, the proposal demonstrates a commitment to sustainable development by minimising flood risk to both occupants and surrounding areas. The first-floor flat acts as a safe refuge that remains unaffected by flooding, ensuring continued habitability and safeguarding residents during flood events without increasing risk elsewhere. Consequently, the development is consistent with national flood risk management policies and is considered suitable for its location within Flood Zone 3.