

Flood Consequence Assessment (FCA)

Planning Application: **26/0267**

Site: **30-32 Clarence Place, Newport, South Wales, NP19 0AG**

Proposal: **Change of Use to A1/A2 (Retail/Financial and Professional Services) and Internal Works to Reinstate 2 No. Separate Units**

Date: **April 2026**

1. Introduction

This simple Flood Consequence Assessment (FCA) supports the planning application for a change of use at 30-32 Clarence Place, Newport. The proposal involves converting the self contained ground floor retail unit property to A1/A2 commercial/retail use with only internal works to reinstate two separate units. No external alterations, extensions, or changes to site levels or drainage are proposed.

The assessment follows Technical Advice Note 15: Development, Flooding and Coastal Erosion (TAN 15) (Welsh Government) and is proportionate to the low-impact nature of the development (change of use with internal works only). It considers flood risk from all sources, the vulnerability of the proposed use, and demonstrates that the consequences of flooding are acceptable without increasing flood risk elsewhere.

2. Site Description and Location

The site comprises existing buildings at 30-32 Clarence Place in central Newport (postcode NP19 0AG), near the River Usk estuary. Clarence Place is in a developed urban area with a history of some tidal and fluvial influence from the Usk and Severn Estuary, as well as potential surface water issues in parts of Newport.

The proposal is for less vulnerable development (A1/A2 retail and services uses). Occupants of commercial premises generally have greater awareness and ability to respond to flood warnings compared to residential (highly vulnerable) uses. No increase in occupancy intensity or residential elements is proposed.

3. Flood Risk to the Site

According to Natural Resources Wales (NRW) Flood Map for Planning and local information:

The area around Clarence Place lies within or near Flood Zones 2 and 3 (Sea/Tidal) and potentially influenced by the River Usk. Parts of central Newport, including areas near the Usk, are identified in defended or undefended tidal/fluvial flood zones (often corresponding to TAN 15 Development Advice Map Zones B or C1 in developed areas with infrastructure).

Primary sources: Tidal flooding from the Severn Estuary/Usk (influenced by high tides and surges) and fluvial from the River Usk. Surface water flooding may also occur in low-lying or poorly draining urban areas during heavy rainfall.

Historical flooding: Newport has experienced tidal/fluvial events, with some localised surface water or combined flooding noted in central areas. Specific records for Clarence Place indicate potential tidal influence, though the site is within a developed urban context with existing infrastructure.

Climate change: Assessments must account for updated Welsh Government allowances for sea level rise and peak river flows (central estimate). Future risk may increase, but the proposal includes no new built footprint.

A site-specific check via the NRW Flood Map for Planning and consultation with NRW/Newport City Council has classed this location as Low Flood Risk from Sea and Low Flood Risk from Water Course. The area benefits from Flood Defences (Newport 2_T to Standard 200)

4. Vulnerability and Justification

Under TAN 15:

A1/A2 uses are less vulnerable.

For less vulnerable development in flood zones (including C1 or defended areas), the proposal is generally appropriate subject to a proportionate FCA demonstrating acceptable consequences.

Change of use with internal works only is low-impact. It does not involve new residential accommodation, increased hardstanding, or alterations that would exacerbate runoff. The reinstatement of two separate units maintains or reduces intensity compared to any previous combined use.

The Sequential Test is satisfied as the site is previously developed (brownfield) and the proposal regenerates an existing urban building without requiring a more vulnerable use or greenfield land.

5. Assessment of Flood Consequences

Flood Risk to the Development:

The existing building provides a degree of elevation and protection. Internal works can incorporate flood resilience measures (e.g., raised floor levels where feasible, flood-resistant materials, electrical sockets at higher levels, non-return valves on drainage).

In a design event (typically 1% annual exceedance probability (AEP) fluvial or 0.5% AEP tidal + climate change), any flooding is expected to have manageable consequences for commercial use. Occupants can evacuate quickly, and property damage can be minimised through resilient design. Extreme event (0.1% AEP + climate change): TAN 15 allows demonstration that maximum flood depth and velocity remain within tolerable limits for less vulnerable uses (e.g., depth generally <600mm and velocity <0.3 m/s where possible, though site-specific data refines this).

Flood Risk from the Development:

No increase in flood risk elsewhere is anticipated. The proposal involves no loss of floodplain storage, no raising of ground levels, and no additional impermeable area. Surface water runoff remains unchanged or can be managed via existing connections. Sustainable Drainage Systems (SuDS) are not required for this internal change of use but good practice (e.g., permeable surfaces if any minor external works arise) is encouraged.

Access and Evacuation:

Clarence Place provides road access. In a flood event, occupants can follow NRW flood warnings and standard evacuation procedures. Commercial users are generally able to respond effectively.

Mitigation and Resilience Measures:

Flood resilience: Use of flood-resistant materials for floors, walls, and fixtures; raised electrics and appliances; chemical-free insulation.

Warning and preparedness: Registration with NRW Flood Warnings Direct service.

Maintenance: Any drainage features to remain clear.

These measures ensure the development is safe for its lifetime, taking climate change into account.

No detailed hydraulic modelling is considered necessary for this proportionate, low-impact proposal (internal works only). Should NRW or the LPA require further data, a request for modelled flood levels can be made.

6. Conclusions and Recommendations

This FCA demonstrates that:

The site is at flood risk primarily from tidal/fluviat sources associated with the River Usk/ Severn Estuary, consistent with its urban location in Newport.

The proposed change of use to A1/A2 with internal works is less vulnerable development and appropriate in the location.

Flood consequences are acceptable with standard resilience measures. The proposal will not increase flood risk elsewhere and complies with TAN 15 objectives.

No objection on flood risk grounds is anticipated, subject to confirmation of exact flood zones and any site-specific advice from NRW and Newport City Council.

**CFW Architects Ltd
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