



232 Corporation Road, Newport, NP19 0DZ

Flood Consequence Assessment

For Anamul Hossain

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October 2025

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232 Corporation Road, Newport, NP19 0DZ

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Client	Anamul Hossain
Status	Final
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EXECUTIVE SUMMARY

The Site would be expected to remain dry in all but the most extreme conditions. Providing the recommendations made in this Flood Consequence Assessment (FCA) are instigated, flood risk from all sources would be minimised, the consequences of flooding are acceptable and the development would be in accordance with the requirements of Technical Advice Note 15 Development and Flood Risk (TAN15).

This FCA demonstrates that the Proposed Development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of TAN15. The development should not therefore be precluded on the grounds of flood risk.

1.0 INTRODUCTION

1.1 Background

This Flood Consequence Assessment (FCA) has been prepared by KRS Enviro at the request of Anamul Hossain to support a planning application for the retention of the first floor flat (“the Proposed Development”) at 232 Corporation Road, Newport, NP19 0DZ (“the Site”).

This FCA has been carried out in accordance with guidance contained in the Technical Advice Note 15 Development and Flood Risk (TAN15) and associated Flood Map for Planning (FMfP). This FCA identifies and assesses the risks of all forms of flooding to and from the development and demonstrates how these flood risks will be managed so that the development remains safe throughout the lifetime, taking climate change into account.

It is recognised that developments which are designed without regard to flood risk may endanger lives, damage property, cause disruption to the wider community, damage the environment, be difficult to insure and require additional expense on remedial works. The development design should be such that future users will not have difficulty obtaining insurance or mortgage finance, or in selling all or part of the development, as a result of flood risk issues.

1.2 Technical Advice Note 15 (TAN15)

One of the key aims of TAN15 is to ensure that flood risk is taken into account at all stages of the planning process; to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk.

It advises that where new development is exceptionally necessary in areas of higher risk, this should be safe, without increasing flood risk elsewhere, and where possible, reduce flood risk overall. A risk-based approach is adopted at stages of the planning process, applying a source pathway receptor model to planning and flood risk. To demonstrate this, an FCA is required and should include:

- whether a proposed development is likely to be affected by current or future flooding from all sources;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are appropriate; and
- satisfy the justification test, including the acceptability of consequences.

A revised TAN15 has now been implemented. This is supported by the new FMfP, which includes climate change information to show how this will affect flood risk extents over the next century. It shows the potential extent of flooding assuming no defences are in place

1.3 Report Structure

This FCA has the following report structure:

- Section 2 describes the location and the existing and Proposed Development;
- Section 3 outlines the flood risk to the existing and Proposed Development;

- Section 4 outlines mitigation measures used to reduce the overall level of flood risk;
- Section 5 provides details of Acceptability Criteria; and
- Section 6 presents a summary and conclusions.

2.0 LOCATION & DEVELOPMENT DESCRIPTION

2.1 Site Location

The Site is located at 232 Corporation Road, Newport, NP19 0DZ (see Figure 1). The National Grid Reference (NGR) of the Site is 332204, 187848.

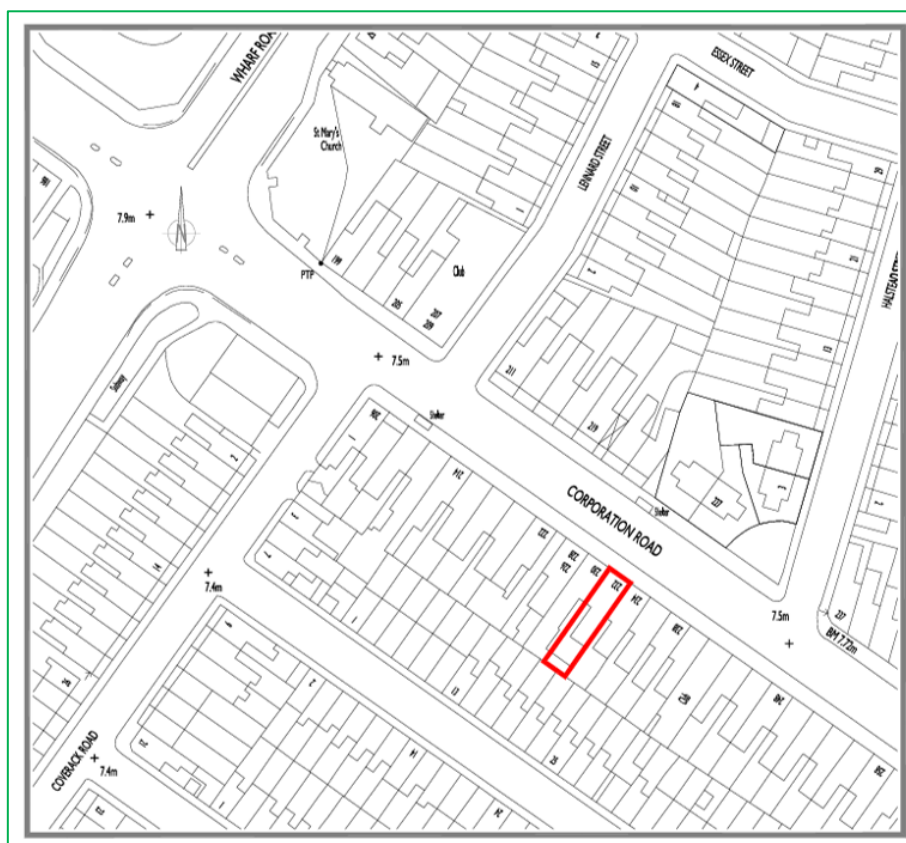


Figure 1 - Site Location

2.2 Existing Development

The existing Site currently comprises a 3 bedroom first floor flat (see Appendix 1).

2.3 Proposed Development

The Proposed Development is for the retention of the 3 bedroom first floor flat (see Appendix 1). Further details with regard to the Proposed Development can be found in the accompanying information submitted with the planning application.

2.4 Ground Levels

The Site minimum ground level is 7.31 metres Above Ordnance Datum (mAOD).

2.5 Catchment Hydrology

The River Usk is located approximately 230m to the south west of the Site. It is noted that the River Usk is tidal at this location. There are no other watercourses evident either on, or within the vicinity of the Site.

2.6 Ground Conditions

The British Geological Survey (BGS)¹ map shows that the bedrock deposits consist of the St Maughans Formation - argillaceous rocks and sandstone, interbedded. Sedimentary bedrock formed between 419.02 and 393.30 million years ago during the Devonian period. The superficial deposits consist of Tidal Flat Deposits - clay and silt. Superficial deposits formed between 11.80 thousand years ago and the present during the Quaternary Period.

Information from the National Soil Resource Institute² details the Site area as being situated on loamy and clayey soils of coastal flats with naturally high groundwater. In low-lying sites, permeable soils are often affected by high groundwater that has drained from the surrounding landscape. They are described as naturally wet.

¹ https://geologyviewer.bgs.ac.uk/?_ga=2.66736489.617109230.1694767835-1467391725.1694767835

² <https://www.landis.org.uk/soilscapes/>

3.0 FLOOD RISK

3.1 Sources of Flooding

All sources of flooding have been considered, these are; fluvial (river) flooding, tidal (coastal) flooding, groundwater flooding, surface water (pluvial) flooding, sewer flooding and flooding from artificial drainage systems/infrastructure failure.

3.2 Natural Resources Wales

Information regarding the current flood risk at the application Site, local flood defences and flood risk has been obtained from Natural Resources Wales, which is the most up to date at the time of this FCA.

3.3 Climate Change

Projections of future climate change, in the UK, indicate more frequent, short-duration, high intensity rainfall and more frequent periods of long duration rainfall. Guidance included within TAN15 recommends that the effects of climate change are incorporated into FCA. Recommended precautionary sensitivity ranges for peak rainfall intensities, peak river flows and sea level rise are outlined in the following documents CL-03-16 - Climate Change Allowances for Planning Purposes³, Flood Consequence Assessments: Climate change allowances⁴ and Adapting to Climate Change: Guidance for Flood and Coastal Erosion Risk Management Authorities in Wales⁵.

The 9th of January 2014 Welsh Government letter to all Chief Planning Officers (CPO) in Wales and CL-03-16 - Climate Change Allowances for Planning Purposes clarifies and refers to the Natural Resources Wales recommendations that the lifetime of development for residential development is 100 years, and for other development it is considered to be 75 years. Table 1 show the peak river flow allowances by river catchment.

Table 1 - Peak River Flow Allowances by River Catchment

River Basin	Allowance Category	2020s	2050s	2080s
Severn	Upper	+25%	+40%	+70%
	Central	+10%	+20%	+25%

Projections of relative mean sea level rise for each epoch (period of time) is provided for the Welsh coastline in Table 2. These projections are consistent with the latest global predictions for sea level rise. The rate of change is projected to increase in each epoch.

Table 2 - Sea Level Allowances (m)

Local Authority Area	Allowance Category	Mean Sea Level Rise (m) by 2100*	Mean Sea Level Rise (m) by 2120*
Newport	95 th	1.11	1.33
	70 th	0.85	1.01

³ <https://gov.wales/sites/default/files/publications/2018-11/cl0316-climate-change-allowances.pdf>

⁴ <https://gov.wales/sites/default/files/publications/2018-11/flood-consequence-assessments.pdf>

⁵ <https://gov.wales/sites/default/files/publications/2021-09/adapting-to-climate-change-guidance-for-flood-and-coastal-erosion-risk-management-authorities-in-wales.pdf>

3.4 Historic Flooding

The Natural Resources Wales historic flood map shows that the Site has not historically flooded (see Figure 2). The British Hydrological Society “Chronology of British Hydrological Events⁶” has no information on flooding within the vicinity of the Site. No other historical records of flooding for the Site have been recorded. Therefore, it has been concluded that the Site has not historically flooded in the recent past.

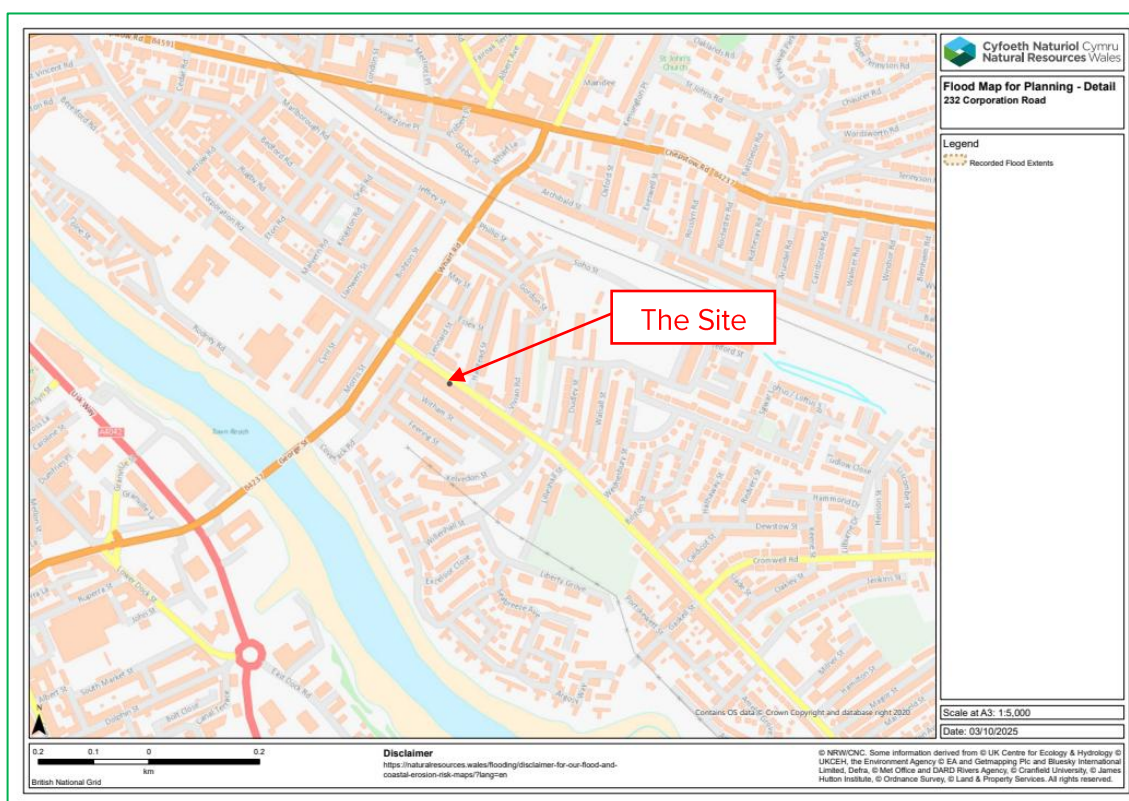


Figure 2 - Natural Resources Wales Historic Flood Map

3.5 Existing and Planned Flood Defence Measures

The Site is protected against tidal flooding by flood defence measures which provide a 1 in 200 year Standard of Protection (SoP). The flood defences take the form of flood embankments and flood walls which are all maintained by Natural Resources Wales. The flood risk will be further mitigated by using a number of risk management measures to manage the overall flood risk at the Site, these are discussed in Section 4.0.

3.6 Flood Vulnerability

Applying the Flood Risk Vulnerability Classification in Figure 4 of TAN15, the existing and proposed use of the Site is classified as ‘highly vulnerable’. The Proposed Development will not change the vulnerability of the Site to flooding or introduce a new ‘highly vulnerable’ use into the floodplain.

It should be noted that the Proposed Development will be located on the first floor well above any floodwater levels and will not be inundated with floodwater during the 1 in 200 year in 2125

⁶ <https://cbhe.hydrology.org.uk/>

and the 1 in 1000 year in 2125 events. The Proposed Development is deemed appropriate for this location.

3.7 Flood Map for Planning

The Flood Map for Planning (FMfP) represents the best available information on flood risk. The FMfP shows that the Site is located within the following flood zones:

- Rivers: Flood Zone 1 with less than a 1 in 1000 (0.1%) annual probability of flooding from rivers in a given year, including the effects of climate change (see Figure 3).
- Sea: Flood Zone 3 with a 1 in 200 (0.5%) annual probability of flooding from the sea in a given year, including the effects of climate change (see Figure 3).
- Surface water and small watercourses: Flood Zone 1 with less than a 1 in 1000 (0.1%) annual probability of flooding from surface water and/or small watercourses in a given year, including the effects of climate change (see Figure 4).

Table 3 provides details of the FMfP Flood Zones. The Proposed Development is appropriate for this location.

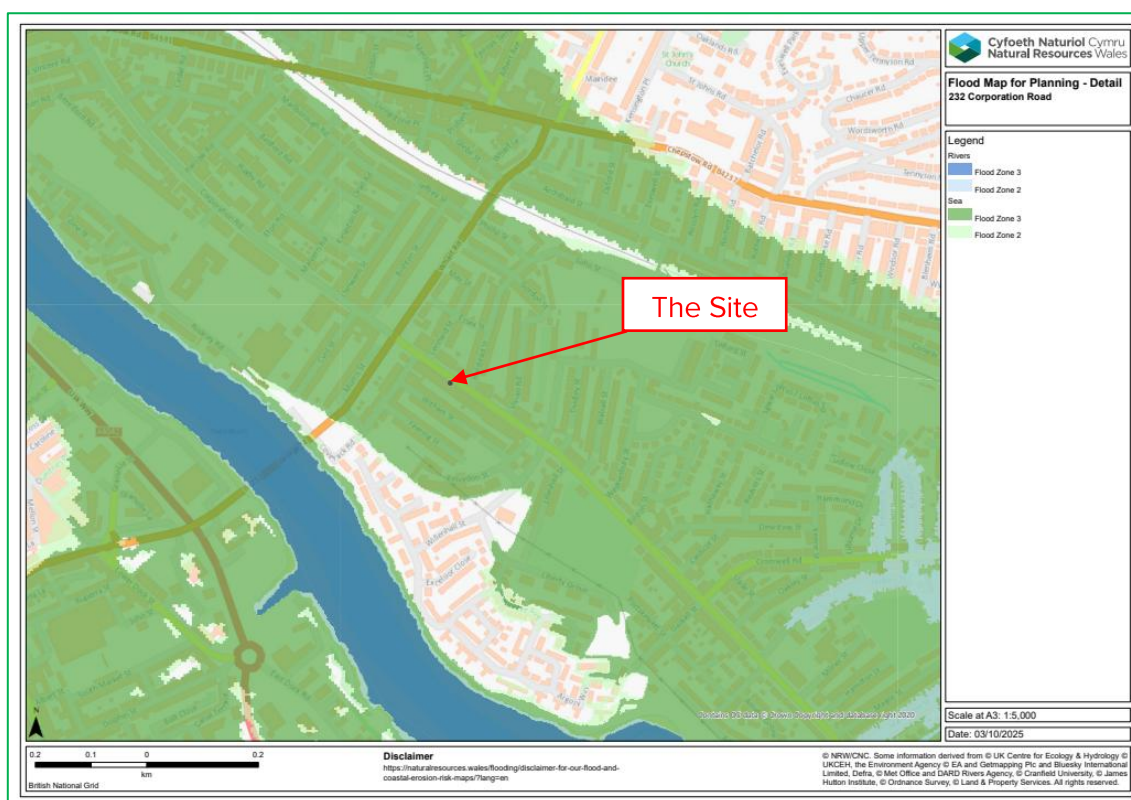


Figure 3 - Flood Map for Planning: Rivers and Sea

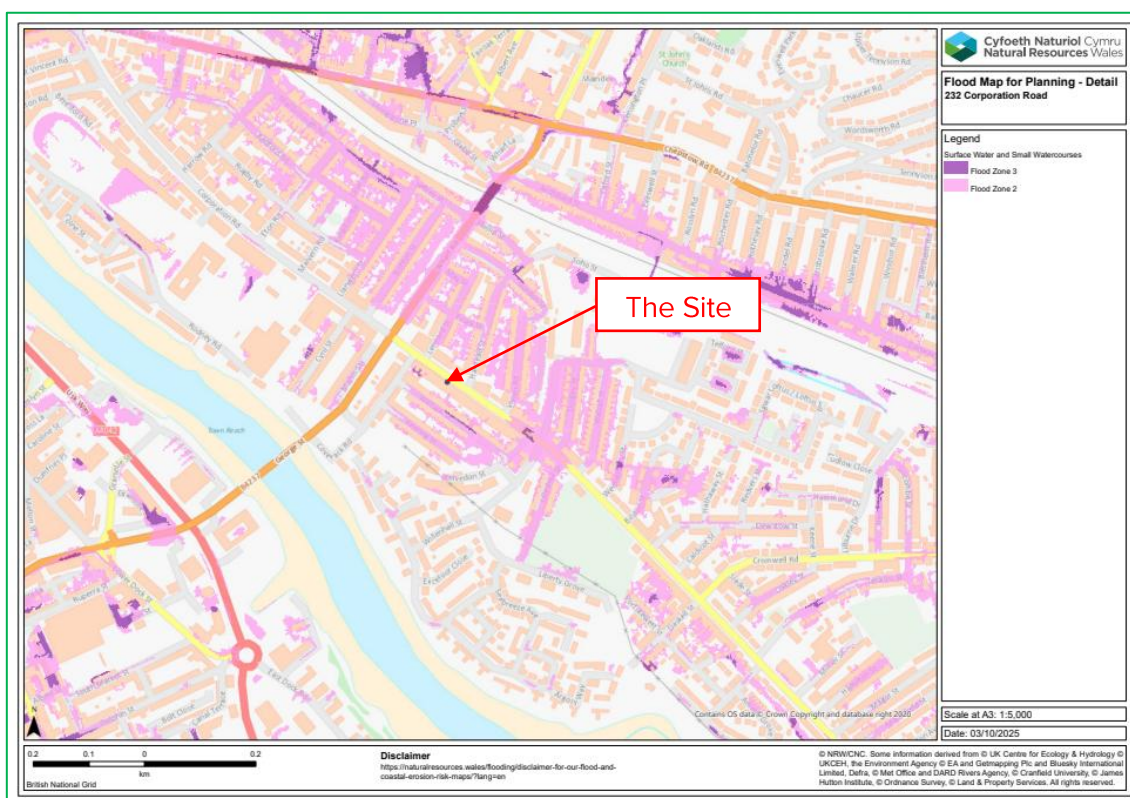


Figure 4 - Flood Map for Planning: Surface Water and Small Watercourses

Table 4 - Flood Map for Planning Flood Zones

Flood Zone	Explanation
Rivers - Flood Zone 2	Areas with 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from rivers in a given year, including the effects of climate change.
Rivers - Flood Zone 3	Areas with more than 1% (1 in 100) chance of flooding from rivers in a given year, including the effects of climate change.
Sea - Flood Zone 2	Areas with 0.1% to 0.5% (1 in 1000 to 1 in 200) chance of flooding from the sea in a given year, including the effects of climate change.
Sea - Flood Zone 3	Areas with more than 0.5% (1 in 200) chance of flooding from the sea in a given year, including the effects of climate change.
Surface Water and Small Watercourses - Flood Zone 2	Areas with 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from surface water and/or small watercourses in a given year, including the effects of climate change.
Surface Water and Small Watercourses - Flood Zone 3	Areas with more than 1% (1 in 100) chance of flooding from surface water and/or small watercourses in a given year, including the effects of climate change.

3.8 Fluvial (River) Flooding

The River Usk is tidally influenced at this location and the Site is not at risk of fluvial flooding (see Figure 3). Therefore, the risk of flooding from fluvial sources is considered to be **not significant**.

3.9 Tidal (Coastal) Flooding

In an extreme event, which is highly unlikely, the River Usk may overtop its banks and inundate the Site with floodwater. Tidal flooding from the River Usk poses the primary flood risk to the Site.

Defended Scenario

Flood defences protect the Site from flooding from the River Usk with a SoP of 1 in 200 years. Natural Resources Wales data shows the Site has a very low risk of tidal flooding with a chance of flooding of less than 1 in 1000 (0.1%) years. The Site is shown to be flood free during the 1 in 1000 year event, the actual flood risk posed to the Site is less than 1 in 1000 years.

When climate change is taken into account the flood defences provide a greater SoP, as shown in Figure 5. The Site would be flood free during the defended 1 in 200 year in 2096 event, as shown in Figure 6.

Figure 7 shows that the Site may be inundated with floodwater during the defended 1 in 200 year in 2121 event, to a depth of less than 500mm, with a water level of 7.61mAOD and a maximum hazard rating of 0.20. Any flooding would pose a low flood risk i.e. caution - *"Flood zone with shallow flowing water or deep standing water"*.

The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 544mm, with a water level of 7.65mAOD and a maximum hazard rating of 0.20 during the defended 1 in 200 year in 2125 event. Any flooding would pose a low flood risk i.e. caution - *"Flood zone with shallow flowing water or deep standing water"*.

Figure 8 shows that the Site may be inundated with floodwater during the defended 1 in 1000 year in 2121 event, to a depth of less than 1.78m, with a water level of 8.81mAOD and a maximum hazard rating of 2.00.

The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 1.82m, with a water level of 8.85mAOD and a maximum hazard rating of 2.00 during the defended 1 in 1000 year in 2125 event.

However, it should be noted that the Proposed Development will be located on the first floor well above any floodwater levels and will not be inundated with floodwater during the 1 in 200 year in 2125 and the 1 in 1000 year in 2125 events.

It should be taken into account that the Proposed Development will not change the vulnerability of the Site to flooding or introduce a new 'highly vulnerable' use into the floodplain. The Proposed Development is deemed appropriate for this location.

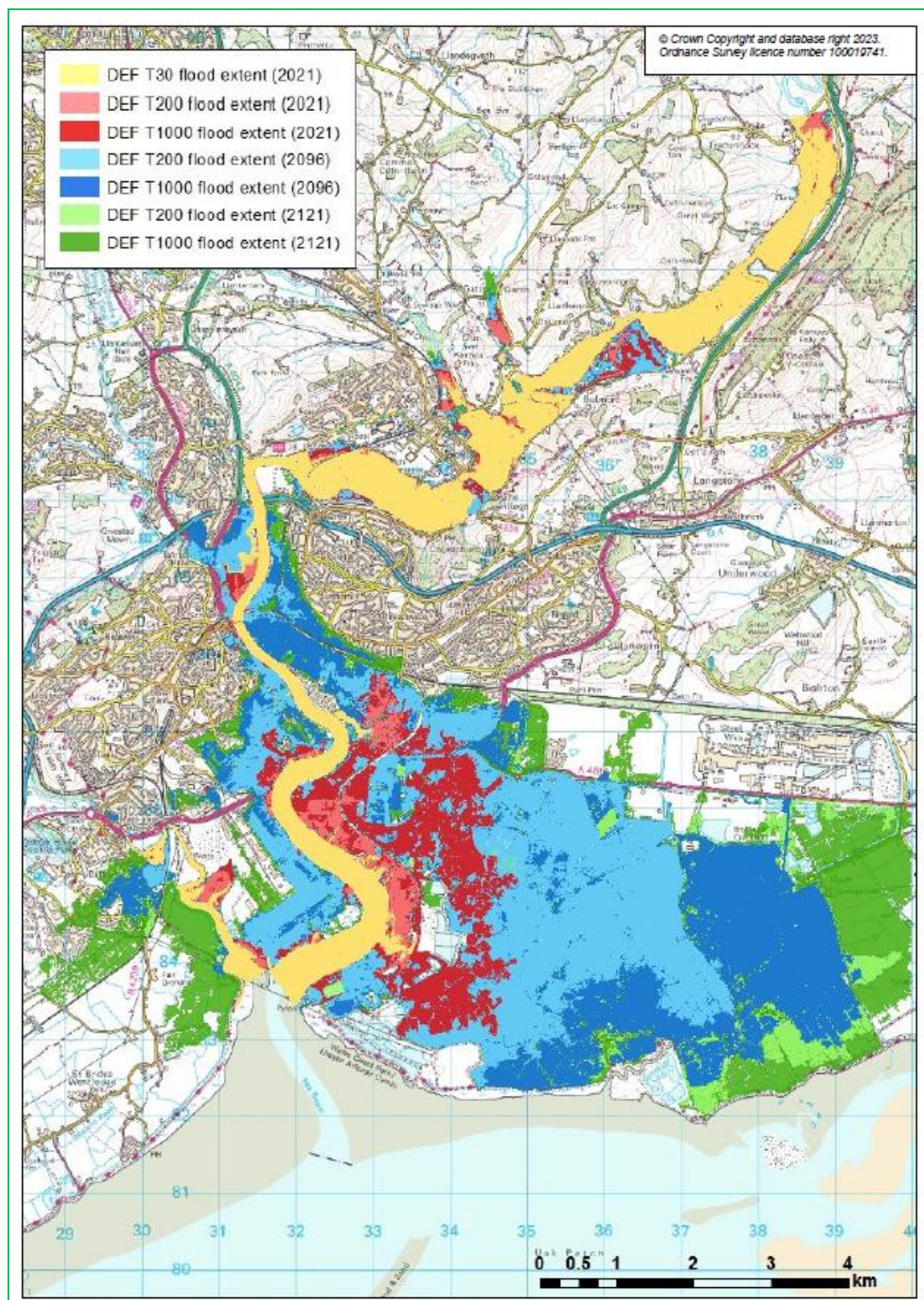


Figure 5 - Natural Resources Wales Defended Modelled Flood Outlines (v8 of the Newport Model)

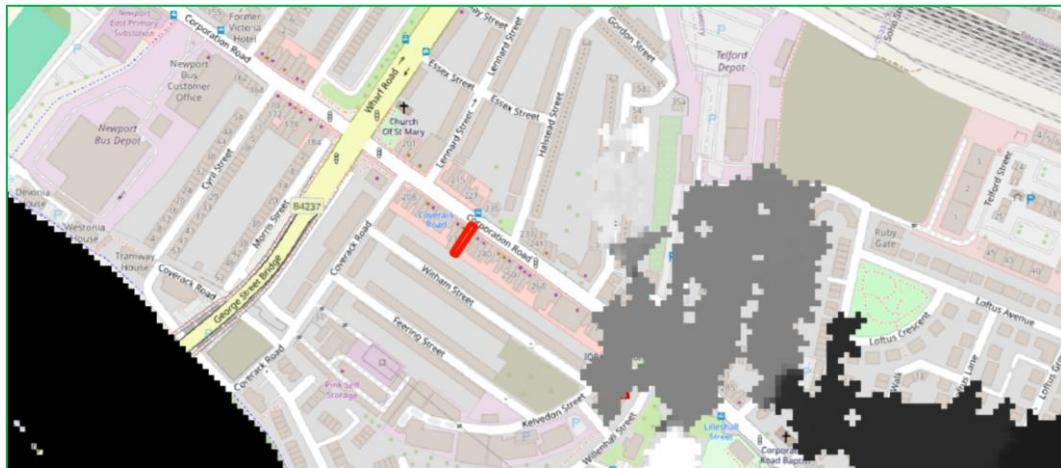


Figure 6 - Natural Resources Wales Defended Modelled 1 in 200 Year in 2096 Flood Outline (v8 of the Newport Model)

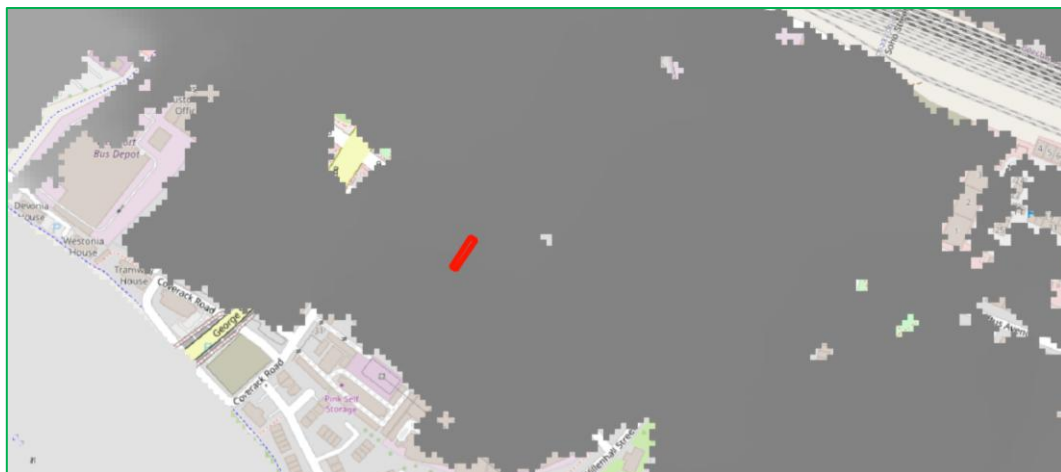


Figure 7 - Natural Resources Wales Defended Modelled 1 in 200 Year in 2121 Flood Outline (v8 of the Newport Model)

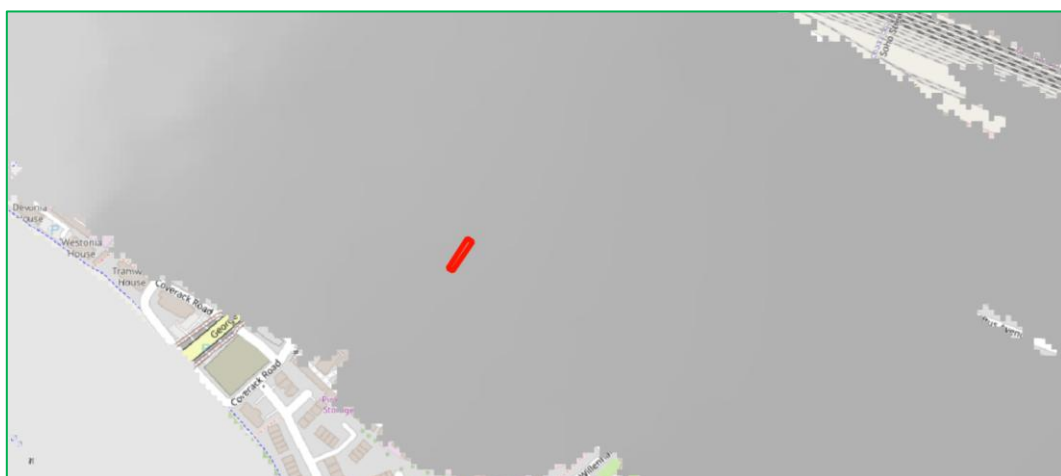


Figure 8 - Natural Resources Wales Defended Modelled 1 in 1000 Year in 2121 Flood Outline (v8 of the Newport Model)

Undefended Scenario

Considerable investment has been made in the provision of the flood defences to protect this stretch of river from tidal flooding. However, the flood defences can only protect up to a point, they may malfunction, can be breached and have a finite structure life. Therefore, there is a residual risk of tidal flooding. Although it is unlikely that a breach in the flood defences would occur.

If the flood defences were not there, the area would be flooded. However, as area of land may benefit from the presence of flood defences even if the flood defences are overtopped, the presence of the flood defences means that the floodwater does not extend as far as it would if the flood defences were not there.

The Site would be flood free during the undefended 1 in 200 year in 2021 event, as shown in Figure 9. Figure 10 shows that a proportion of the Site may be inundated with floodwater during the undefended 1 in 1000 year in 2021 event, to a depth of less than 300mm, with a water level of 7.32mAOD and a maximum hazard rating of 0.70. Any flooding would pose a low flood risk i.e. caution - *"Flood zone with shallow flowing water or deep standing water"*. The Site is located on the edge of the undefended 1 in 1000 year event outline.

Figure 11 shows that the Site may be inundated with floodwater during the undefended 1 in 200 year in 2121 event, to a depth of less than 1.50m, with a water level of 8.92mAOD and a maximum hazard rating of 2.00.

The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 1.54m, with a water level of 8.96mAOD and a maximum hazard rating of 2.00 during the undefended 1 in 200 year in 2125 event.

Figure 12 shows that the Site may be inundated with floodwater during the undefended 1 in 1000 year in 2121 event, to a depth of less than 2.34m, with a water level of 9.53mAOD and a maximum hazard rating of 2.00.

The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 2.38m, with a water level of 9.57mAOD and a maximum hazard rating of 2.00 during the undefended 1 in 1000 year in 2125 event.

However, it should be noted that the Proposed Development will be located on the first floor well above any floodwater levels and will not be inundated with floodwater during the 1 in 200 year in 2125 and the 1 in 1000 year in 2125 events.

It should be taken into account that the Proposed Development will not change the vulnerability of the Site to flooding or introduce a new 'highly vulnerable' use into the floodplain. The Proposed Development is deemed appropriate for this location.

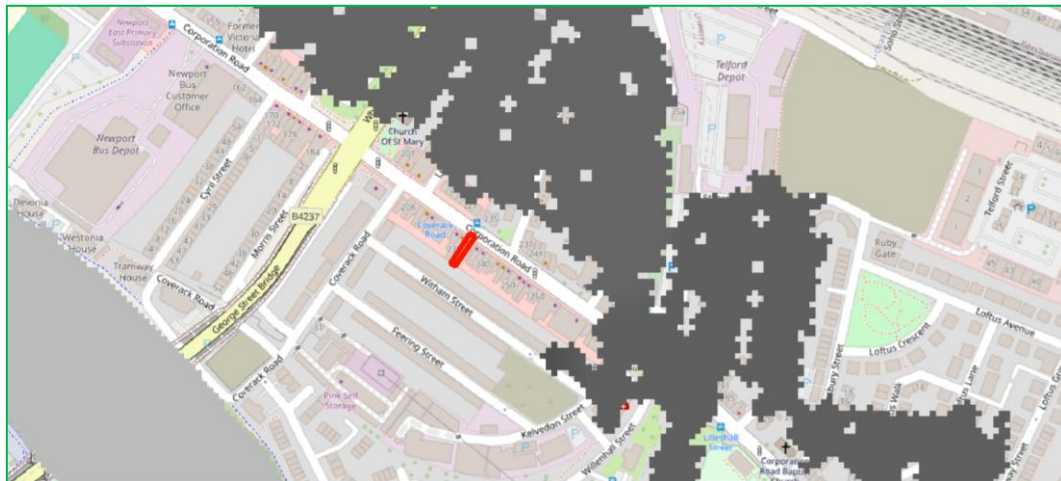


Figure 9 - Natural Resources Wales Undefended Modelled 1 in 200 Year Flood Outline (v8 of the Newport Model)



Figure 10 - Natural Resources Wales Undefended Modelled 1 in 1000 Year Flood Outline (v8 of the Newport Model)

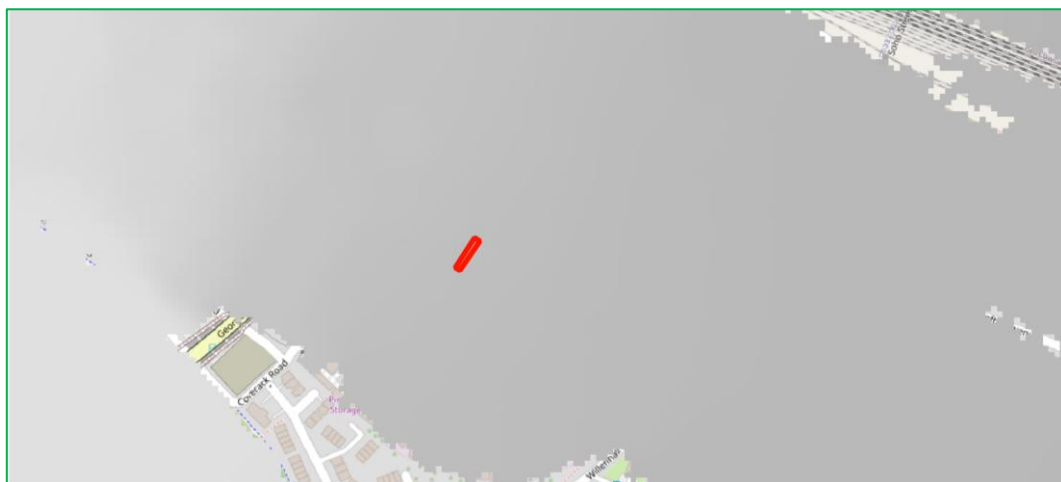


Figure 11 - Natural Resources Wales Undefended Modelled 1 in 200 Year in 2121 Flood Outline (v8 of the Newport Model)

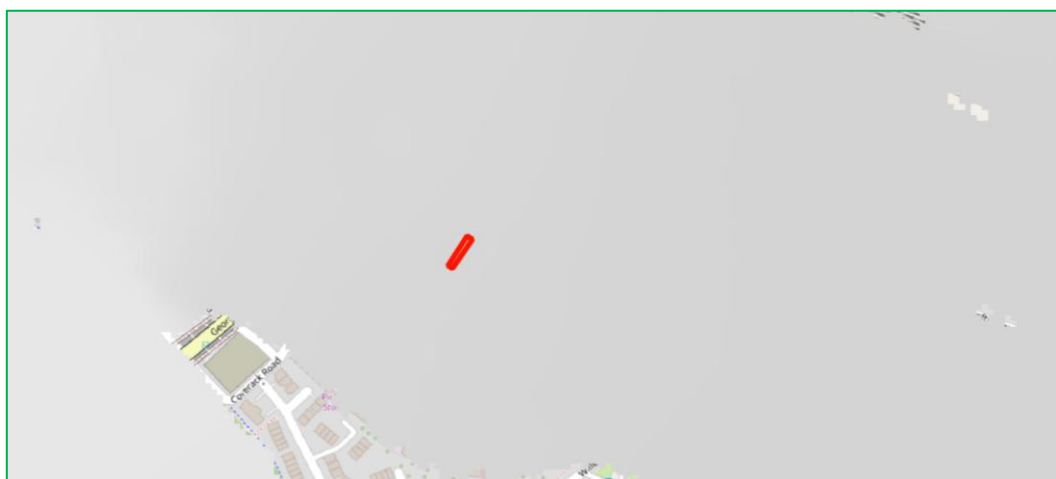


Figure 12 - Natural Resources Wales Undefended Modelled 1 in 1000 Year in 2121 Flood Outline (v8 of the Newport Model)

Summary

The mechanism for flooding from tidal flooding is generally prolonged episodes of high sea levels, which affords good time for flood warnings to be issued. The likelihood of a rapid water level rise and possible rapid inundation of urban areas posing a risk to life is considered to be minimal with a forewarning of two (2) days of a pending flood event.

The Site is located within a low risk area where the onset of flooding is very gradual (many hours) as per Flood Risk Assessment Guidance for New Development Phase 2, R&D Technical Report FD2320/TR2.

However, it should be noted that the Proposed Development will be located on the first floor well above any floodwater levels and will not be inundated with floodwater during the 1 in 200 year in 2125 and the 1 in 1000 year in 2125 events.

It can be concluded that tidal flooding from the River Usk poses a low risk to the Site. Therefore, the risk of tidal flooding from the River Usk is considered to be of **medium significance**. The risk of tidal flooding will be further mitigated by using a number of risk management measures to manage and reduce the overall flood risk at the Site (see Section 4.0).

3.10 Groundwater Flooding

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements and car parks) underlain by permeable rocks (aquifers).

Site conditions suggest a low probability of groundwater flooding. The Newport City Council Preliminary Flood Risk Assessment confirms that groundwater is not considered to a significant flood risk and is considered to rise and fall relatively slowly. In addition, the local geology is not considered to yield significant volumes of groundwater. No below surface infrastructure and buildings are located or are proposed for the Site. The risk of flooding from groundwater flooding is considered to be **not significant**.

3.11 Surface Water (Pluvial) Flooding

The Site is not situated near to large areas of poor permeability which may result in surface water flooding. The Site is located within Flood Zone 1 with less than a 1 in 1000 (0.1%) annual probability of flooding from surface water and/or small watercourses in a given year, including the effects of climate change.

Given the scale and nature of the Proposed Development and the size and location of the surface water flooding sources it has been concluded that surface water flooding poses a low flood risk to the Site and the risk of surface water flooding is considered to be **not significant**.

3.12 Sewer Flooding

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. Sewer flooding tends to occur sporadically in both location and time such flood flows would tend to be confined to the streets around the development.

It has been assumed that there are existing sewers located within the vicinity of the Site and these will inevitably have a limited capacity so in extreme conditions there would be surcharges, which may in turn cause flooding. Flood flows could also be generated by burst water mains, but these would tend to be of a restricted and much lower volume than weather generated events and so can be discounted for the purposes of this assessment.

Given the design parameters normally used for drainage design in recent times and allowing for some deterioration in the performance of the installed systems, which are likely to have been in place for many years, an appropriate flood risk probability from this source could be assumed to have a return period in the order of 1 in 10 to 1 in 20 years. The provision of adequate level difference between the ground floors and adjacent ground level would reduce the annual probability of damage to property from this source to 1 in 100 years or less. Sewer flooding poses a flood risk to the Site therefore, the risk of flooding from sewer flooding is considered to be **not significant**.

3.13 Flooding from Artificial Drainage Systems/Infrastructure Failure

Reservoirs are located within the vicinity of the Site. The Natural Resources Wales Reservoir flood map shows that the Site is at risk of reservoir flooding (see Figure 13). This map shows the largest area that might be flooded if a reservoir were to fail and release the water it holds.

The Natural Resources Wales Reservoir flood map has been prepared for emergency planning purposes and for this reason they reflect a worst-case scenario. Since this is a prediction of a worst-case scenario, it is unlikely that any actual flood would be this large. Reservoir flooding is extremely unlikely; reservoirs in the UK have a very good safety record. There has been no loss of life in the UK from reservoir flooding since 1925. Since then, reservoir safety legislation has been introduced to make sure reservoirs are well maintained.

The hazard is well managed through effective legislation and it is unlikely that the impact zone downstream of these reservoirs should not allow the Proposed Development. The risk of flooding from reservoir flooding is considered to be **not significant**.

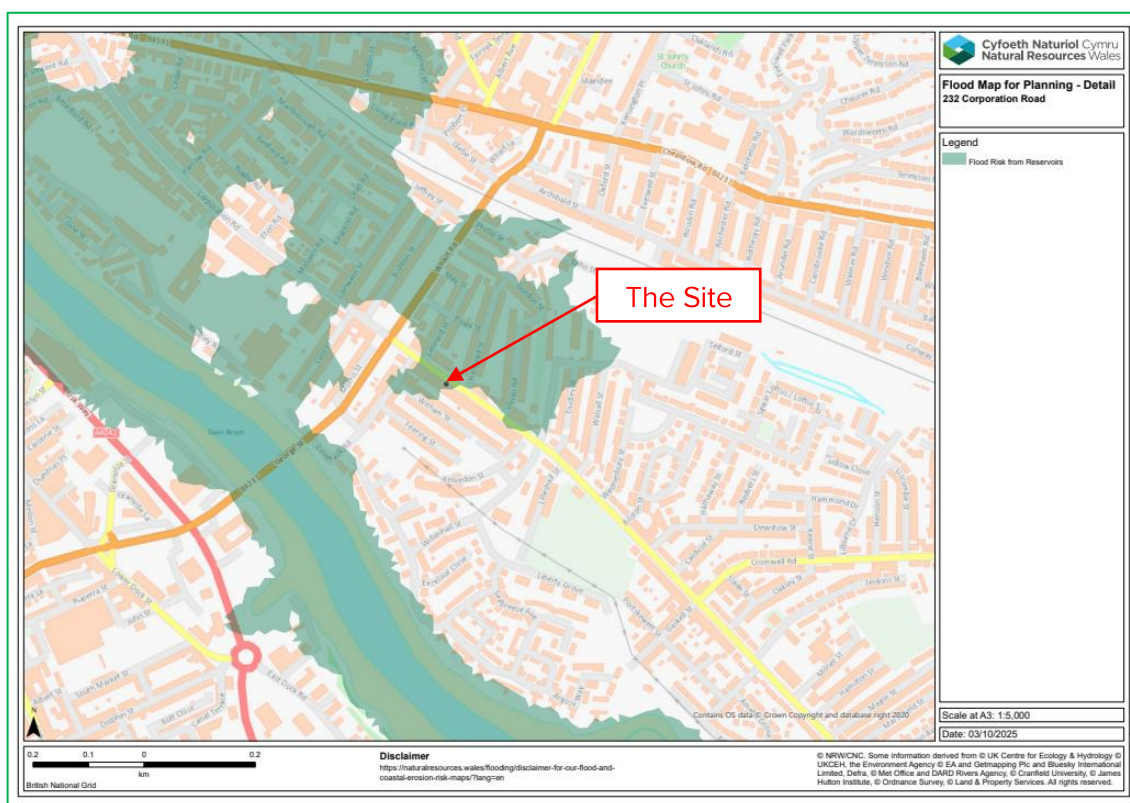


Figure 13 - Natural Resources Wales Reservoir Flood Map

3.14 The Effect of the Development on Flood Risk

The building is existing and no land raising will occur within the Site therefore, the Proposed Development will not impede the movement of floodwater across the Site. This will ensure no detriment to the flood storage capacity of the Site. The overall direction of the movement of water will be maintained within the developed Site and surrounding area.

The conveyance routes (flow paths) will not be blocked or obstructed. There will be no increase in the floodwater levels due to the Proposed Development. There will be no loss in flood storage capacity and no change in the on-site and off-site flood risk. The Site proposals have been shown to be in accordance with TAN15.

3.15 Summary of Site Specific Flood Risk

A summary of the sources of flooding and a review of the risk posed by each source at the Site is shown in Table 5.

The Site is unlikely to flood except in extreme conditions. The primary, but unlikely, flood risk to the Site is from tidal flooding from the River Usk. The Site is located within FMfP Flood Zone 3 for tidal flooding, with a 1 in 200 (0.5%) annual probability of flooding from the sea in a given year, including the effects of climate change. However, the Site is protected against tidal flooding by flood defence measures which provide a 1 in 200 year SoP and the Site has no history of flooding.

The existing and proposed use of the Site is 'highly vulnerable'. The Proposed Development will not change the vulnerability of the Site to flooding or introduce a new 'highly vulnerable' use into the floodplain. It should be noted that the Proposed Development will be located on

the first floor well above any floodwater levels and will not be inundated with floodwater during the 1 in 200 year in 2125 and the 1 in 1000 year in 2125 events. The Proposed Development is deemed appropriate for this location.

Defended Scenario

Flood defences protect the Site from flooding from the River Usk with a SoP of 1 in 200 years. Natural Resources Wales data shows the Site has a very low risk of tidal flooding with a chance of flooding of less than 1 in 1000 (0.1%) years. The Site is shown to be flood free during the 1 in 1000 year event, the actual flood risk posed to the Site is less than 1 in 1000 years.

When climate change is taken into account the flood defences provide a greater SoP. The Site would be flood free during the defended 1 in 200 year in 2096 event. The Site may be inundated with floodwater during the defended 1 in 200 year in 2121 event, to a depth of less than 500mm, with a water level of 7.61mAOD and a maximum hazard rating of 0.20. Any flooding would pose a low flood risk i.e. caution - *"Flood zone with shallow flowing water or deep standing water"*.

The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 544mm, with a water level of 7.65mAOD and a maximum hazard rating of 0.20 during the defended 1 in 200 year in 2125 event. Any flooding would pose a low flood risk i.e. caution - *"Flood zone with shallow flowing water or deep standing water"*.

The Site may be inundated with floodwater during the defended 1 in 1000 year in 2121 event, to a depth of less than 1.78m, with a water level of 8.81mAOD and a maximum hazard rating of 2.00. The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 1.82m, with a water level of 8.85mAOD and a maximum hazard rating of 2.00 during the defended 1 in 1000 year in 2125 event.

Undefended Scenario

Considerable investment has been made in the provision of the flood defences to protect this stretch of river from tidal flooding. However, the flood defences can only protect up to a point, they may malfunction, can be breached and have a finite structure life. Therefore, there is a residual risk of tidal flooding. Although it is unlikely that a breach in the flood defences would occur.

The Site would be flood free during the undefended 1 in 200 year in 2021 event. The Site may be inundated with floodwater during the undefended 1 in 1000 year in 2021 event, to a depth of less than 300mm, with a water level of 7.32mAOD and a maximum hazard rating of 0.70. Any flooding would pose a low flood risk i.e. caution - *"Flood zone with shallow flowing water or deep standing water"*. The Site is located on the edge of the undefended 1 in 1000 year event outline.

The Site may be inundated with floodwater during the undefended 1 in 200 year in 2121 event, to a depth of less than 1.50m, with a water level of 8.92mAOD and a maximum hazard rating of 2.00. The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 1.54m, with a water level of 8.96mAOD and a maximum hazard rating of 2.00 during the undefended 1 in 200 year in 2125 event.

The Site may be inundated with floodwater during the undefended 1 in 1000 year in 2121 event, to a depth of less than 2.34m, with a water level of 9.53mAOD and a maximum hazard rating of 2.00. The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 2.38m, with a water level of 9.57mAOD and a maximum hazard rating of 2.00 during the undefended 1 in 1000 year in 2125 event.

It should be taken into account that the Proposed Development will not change the vulnerability of the Site to flooding or introduce a new 'highly vulnerable' use into the floodplain. The Proposed Development will actually reduce the vulnerability of the Site to flooding by using a number of risk management measures to manage the overall flood risk at the Site, these are discussed in Section 4.0. The Proposed Development is deemed appropriate for this location.

Summary

The mechanism for flooding from tidal flooding is generally prolonged episodes of high sea levels, which affords good time for flood warnings to be issued. The likelihood of a rapid water level rise and possible rapid inundation of urban areas posing a risk to life is considered to be minimal with a forewarning of two (2) days of a pending flood event.

The Site is located within a low risk area where the onset of flooding is very gradual (many hours) as per Flood Risk Assessment Guidance for New Development Phase 2, R&D Technical Report FD2320/TR2.

It can be concluded that tidal flooding from the River Usk poses a low risk to the Site. Therefore, the risk of tidal flooding from the River Usk is considered to be of **medium significance**. The risk of tidal flooding will be further mitigated by using a number of risk management measures to manage and reduce the overall flood risk at the Site (see Section 4.0).

The building is existing and no land raising will occur across the Site and the development will not impede the movement of floodwater across the Site. The Proposed Development will have no impact on the movement of floodwater across the Site.

The overall direction of the movement of water will be maintained within the developed Site and surrounding area. The conveyance routes (flow paths) will not be blocked or obstructed. There will be no increase in the floodwater levels due to the Proposed Development. The Site proposals have been shown to be in accordance with TAN15.

Table 5 - Risk Posed by Flooding Sources

Sources of Flooding	Potential Flood Risk	Potential Source	Probability/Significance
Fluvial Flooding	No	None Reported	None
Tidal Flooding	Yes	River Usk	Medium
Groundwater Flooding	No	None Reported	None
Surface Water Flooding	No	None Reported	None
Sewer Flooding	No	None Reported	None
Flooding from Artificial Drainage Systems/Infrastructure Failure	Yes	Reservoirs	None

4.0 RISK MANAGEMENT

4.1 Introduction

It is In this flood zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development and the use of flood mitigation measures.

A number of techniques and mitigation strategies to manage and reduce the overall flood risk in the area will be used. This will ensure the development will be safe and there is:

- Minimal risk to life;
- Minimal disruption to people living and working in the area;
- Minimal potential damage to property;
- Minimal impact of the Proposed Development on flood risk generally; and;
- Minimal disruption to natural heritage.

The flood risk at the Site will be reduced by using a number of risk management measures to mitigate and reduce the overall flood risk at the Site.

4.2 Finished Floor Levels

The Site is located on the first floor of the building and the levels of the first floor are located well above any floodwater levels. This provides a 'safe haven' above any floodwater levels assuming the flood defences are overtopped/breached and also when climate change is considered.

4.3 Flood Warning and Evacuation Plan

A Flood Warning and Evacuation Plan (FWEP) outlining the precautions and actions you should take when a flood event is anticipated to help reduce the impact and damage flooding may cause will be developed. Sensible precautions would include raising electrical items, irreplaceable items and sentimental items off the ground or where possible moving them to a higher floor, rolling up carpets and rugs and turning off utilities. In addition, consider what actions you would take should the property need to be evacuated including access and egress routes and preparing a flood kit in advance containing warm clothing, medication, a torch, food and wellingtons.

The FWEP is a 'living' document and therefore should be periodically reviewed and updated to provide advice and guidance to occupants in the event of an extreme flood. The Flood Plan will therefore reduce the vulnerability of the occupants to flooding and makes them aware of the mechanisms of flooding at the Site. A Flood Warden will be designated from the occupants of the Site who will monitor flood levels and keep occupants and visitors informed and will decide whether to initiate the FWEP.

The Site is located in a flood risk area; therefore, the Site will participate in Natural Resources Wales flood warning telephone service. The Site will register contact details with the Natural Resources Wales Flood Warnings Service in order to receive Flood Warnings.

Natural Resources Wales operate a free flood warning service providing alerts by phone, text or email when flooding is anticipated providing an opportunity for owners to take necessary

precautions, giving enough time for the building to be safely evacuated and mitigation measures to be put in place.

All occupants of the Site will be made aware of the Natural Resources Wales Floodline telephone number and the Flood Warning Codes and their meaning. The owner of the properties will carry out the role of Flood Warden for the Site and ensure they have an understanding of the flood mechanisms of the Site and will ensure that the safety of the occupants and visitors will not be compromised.

Natural Resources Wales uses Flood Warnings Codes. They can be issued in any order, usually ending with an 'all clear'. They are issued by Natural Resources Wales through their website and Floodline Warning Direct. The flood warning will be passed onto the occupiers and visitors of the Site verbally, by telephone and/or in person. It will be ensured that everyone receives the flood warnings when required.

The mechanism for flooding from tidal flooding is generally prolonged episodes of high sea levels, which affords good time for flood warnings to be issued. The likelihood of a rapid water level rise and possible rapid inundation of urban areas posing a risk to life is considered to be minimal with a forewarning of two (2) days of a pending flood event.

The Site is located within a low risk area where the onset of flooding is very gradual (many hours) as per Flood Risk Assessment Guidance for New Development Phase 2, R&D Technical Report FD2320/TR2. The speed of inundation and rate of floodwater rise would be low.

In order for the following evacuation procedures to be effective:

- The Site will register contact details with the Natural Resources Wales Flood Warning Service (Floodline 0345 988 1188) in order to receive Flood Warnings/Alerts.
- The flood warning will be passed onto the occupants and visitors of the Site verbally, by telephone and/or in person. It will be ensured that everyone receives the flood warnings when required.

The following flood evacuation procedures have been developed for the Site, so that the Site is safe during a flood.

Flood Alert

'Flooding of low-lying land and roads is expected. Be aware, be prepared, watch out!'. The Natural Resources Wales will issue a Flood Alert status when flooding is possible, based upon weather and river/sea conditions.

Be prepared to act on your flood plan. At this stage occupants and visitors should make themselves aware of the Flood Plan and evacuation routes. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast.

Contact Natural Resources Wales Floodline on 0345 988 1188 to get more information should be contacted to get more information, periodically and listen to and watch for weather and flood warnings on local radio and television stations.

Flood Warning

'Flooding of homes and businesses is expected. Act now!'. The Flood Warning alert will be issued when water levels are rising and further rain is expected. The Site will be evacuated. Move family, pets and valuables to a safe place.

Safe access and egress, including emergency access can be maintained for vehicles and/or by foot. Water, electricity and gas supplies should be located and switched off before evacuating. Contact Natural Resources Wales Floodline on 0845 988 1188 to get more information should be contacted to get more information, periodically and listen to and watch for weather and flood warnings on local radio and television stations.

Severe Flood Warning

'Severe Flooding is expected. There is extreme danger life and property. Act now!'. If the Site has not already been evacuated it will be evacuated immediately. Co-operate with the emergency services and call 999 if immediately in danger. Safe access and egress, including emergency access can be maintained for vehicles and/or by foot.

Contact Natural Resources Wales Floodline on 0845 988 1188 to get more information should be contacted to get more information, periodically and listen to and watch for weather and flood warnings on local radio and television stations.

Warning No Longer in Force

'Flood Watches or Flood Warnings are no longer in force for this area'. Occupants and visitors should contact the LPA to check that it is safe to return to the Site. Please be careful water may be around for several days. If there is any doubt that appliances may be water damaged they must be checked before switching the power or gas back on. Contact your insurance company as soon as possible to get their approval before arranging any clean-up or repairs.

4.4 Safe Access and Egress Route

Access routes should be such that occupants can safely access and exit their dwellings in design flood conditions. These routes must also provide the emergency services with access to the development during a flood event and enable flood defence authorities to carry out any necessary duties during the period of flood.

The Site is one of the last places in the area to flood and remains flood free when other areas close by are flooded. The Site is at such a ground level that it would only flood in the most extreme flood events; the Site will remain flood free for the vast majority of flood events during the lifetime of the Proposed Development.

Safe access and egress routes, including emergency access can be maintained for vehicles and/or by foot via Corporation Road to the northwest, along Wharf Road to the south and then along Conway Road to the southeast, as shown in Figure 14. Flood defences protect the Site from flooding from the River Usk with a SoP of 1 in 200 years. Natural Resources Wales data shows the Site has a very low risk of tidal flooding with a chance of flooding of less than 1 in 1000 (0.1%) years. The Site is shown to be flood free during the 1 in 1000 year event, the actual flood risk posed to the Site is less than 1 in 1000 years.

The likelihood of a rapid water level rise and possible rapid inundation of urban areas posing a risk to life is considered to be minimal with a forewarning of two (2) days of a pending flood event. The Site is located within a low risk area where the onset of flooding is very gradual

(many hours) as per Flood Risk Assessment Guidance for New Development Phase 2, R&D Technical Report FD2320/TR2. This would allow safe access and egress from the site as per Natural Resources Wales guidance using the route shown in Figure 14.

Given that the Site is located within a flood warning area, Site users would be aware of the flood risk and should have more than sufficient time to evacuate the Site before flooding of the access road would be expected. Therefore, the lead time of the flooding will provide Site users with more than ample time to evacuate the Site and seek safe refuge outside the floodplain. People should make their way to areas outside of the flood zone. In the event of a Flood Warning, vital belongings, including waterproof clothing, necessary medication and essentials for infants and children will be collected. It should be ensured that all occupiers and visitors to the Site are accounted for, and then exit the Site.

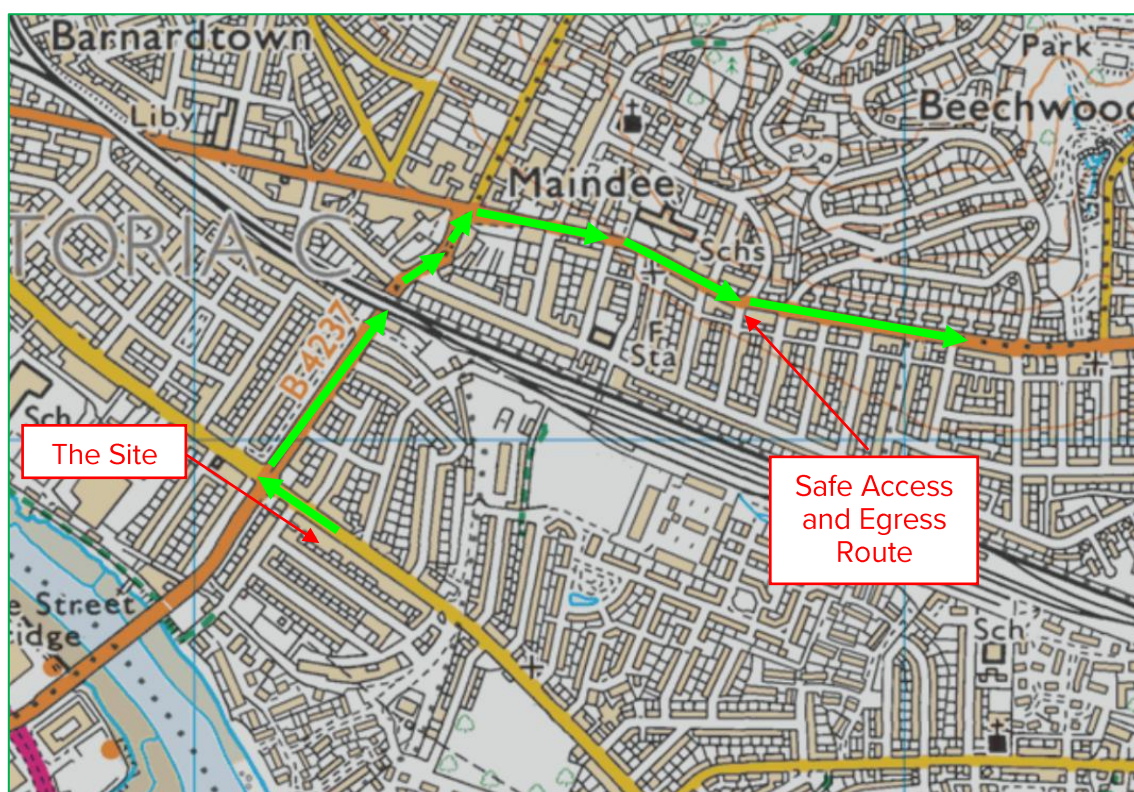


Figure 14 - Safe Access and Egress Route

4.5 Residual Risk

The Site can be justified in accordance with TAN15 as it can be demonstrated that the consequences of flooding can be managed down to a level which is acceptable for the nature and type of Site. The mitigation measures detailed above show that the flood risk can be effectively managed and therefore the consequences of flooding are acceptable.

5.0 JUSTIFYING THE LOCATION OF THE DEVELOPMENT

5.1 Assessment of Acceptability Criteria

New development should be directed away from Flood Zone 3 and towards suitable land in Flood Zone 1, otherwise to Flood Zone 2, where river or coastal flooding will be less of an issue. However, in some areas where developable land is in short supply, there can be an overriding need to build in areas that are at risk of flooding.

There are indicative frequency threshold of flooding below which flooding of developed may not be allowed and flood consequences during an extreme flood within TAN15. Planning Appeal Reference: APP/G6935/A/20/3258002 confirms that these should only be taken as indicative and are not prescriptive.

The Site is unlikely to flood except in extreme conditions. The primary, but unlikely, flood risk to the Site is from tidal flooding from the River Usk. The Site is located within FMfP Flood Zone 3 for tidal flooding, with a 1 in 200 (0.5%) annual probability of flooding from the sea in a given year, including the effects of climate change. However, the Site is protected against tidal flooding by flood defence measures which provide a 1 in 200 year SoP and the Site has no history of flooding.

The existing and proposed use of the Site is 'highly vulnerable'. The Proposed Development will not change the vulnerability of the Site to flooding or introduce a new 'highly vulnerable' use into the floodplain. The Proposed Development is deemed appropriate for this location.

It should also be noted that the Proposed Development will be located on the first floor well above any floodwater levels and will not be inundated with floodwater during the 1 in 200 year in 2125 and the 1 in 1000 year in 2125 events.

It should be taken into account that the Proposed Development will not change the vulnerability of the Site to flooding or introduce a new 'highly vulnerable' use into the floodplain. The Proposed Development is deemed appropriate for this location.

It can be confirmed that the Proposed Development has been developed taking into account the context of TAN and national flood risk policy. The Proposed Development has been shown to be safe, resistant and resilient to flooding for given flood event, as per the guidance contained within the Dear CPO letter from the 9th January 2014.

The values provided within TAN15 are not definitive; that they are indicative and reflect conditions in which, given the presence of adequate warnings and preparation, appropriately equipped personnel could undertake emergency activities. It has been suggested previously by Natural Resources Wales that within TAN15 it is stated that the design event is the breach or overtopping event, this incorrect, TAN15 makes no mention of the breach or overtopping event.

It is considered that the Proposed Development has been elevated as far as is practicable, accounting for Site constraints. The Proposed Development will be located on the first floor well above any floodwater levels. In order to be wholly compliant TAN15 the finished floor levels would have to be raised by a considerable amount. This level of raising is not considered feasible and/or appropriate in this case. In the flood defences protect the Site from flooding from the River Usk.

There is no reason to assume that the flood defences will not be maintained in the future. Natural Resources Wales have previously suggested otherwise without providing any evidence to support their case, in fact in as stated above, it is reasonable to assume that the flood defences would be maintained and improved in line with sea level rise in the future.

The Site has been designated as suitable in size and location to accommodate the Proposed Development. The Proposed Development will provide improved residential uses compared to the existing situation and will help encourage economic impetus that will in turn help deliver a stronger service function and mix of housing uses. The Site proposals remain consistent with the relevant planning policies and are not at odds with the current use of the Site and can only enhance and preserve the situation which currently exists.

The Council's objectives are to sustain and enhance the vitality and viability of the region, and to ensure a wide range of residential uses to which people have easy access by a range of transport therefore, improving the overall quality of life. This is underpinned by the quality of the physical environment, social well-being and economic and environmental improvements. The Council seeks to grant permission for developments that add to the vitality and viability of the region.

This Site will help to regenerate the region and will help to deliver these objectives. This Site will help encourage economic impetus that will in turn help deliver a stronger service function and mix of residential uses.

The Site proposals cannot be located in another site elsewhere. There are no alternative sites available to develop. The wider area surrounding the Proposed Development Site is affected by a very similar, and in many cases, higher risk of flooding. The application is for a new, suitable flood-resilient design which is preferable to the existing Site. The exposure of people and property will be minimised. From the above it is shown that there are overriding sustainability reasons for the development to be granted planning permission within FMfP Flood Zone 3.

Therefore, the indicative requirements of TAN15 are passed. The development proposals should therefore be considered by the LPA to satisfy the Acceptability Criteria as set out in TAN15. The Site can be justified in accordance with TAN15 as it can be demonstrated that the consequences of flooding can be managed down to a level which is acceptable for the nature and type of Site. The mitigation measures detailed above show that the flood risk can be effectively managed and therefore the consequences of flooding are acceptable.

6.0 SUMMARY AND CONCLUSIONS

6.1 Introduction

This report presents an FCA in accordance with TAN15 for the Proposed Development at 232 Corporation Road, Newport, NP19 0DZ.

This FCA identifies and assesses the risks of all forms of flooding to and from the development and demonstrates how these flood risks will be managed so that the development remains safe throughout the lifetime, taking climate change into account.

6.2 Flood Risk

The Site is unlikely to flood except in extreme conditions. The primary, but unlikely, flood risk to the Site is from tidal flooding from the River Usk. The Site is located within FMfP Flood Zone 3 for tidal flooding, with a 1 in 200 (0.5%) annual probability of flooding from the sea in a given year, including the effects of climate change. However, the Site is protected against tidal flooding by flood defence measures which provide a 1 in 200 year SoP and the Site has no history of flooding.

The existing and proposed use of the Site is 'highly vulnerable'. The Proposed Development will not change the vulnerability of the Site to flooding or introduce a new 'highly vulnerable' use into the floodplain. It should be noted that the Proposed Development will be located on the first floor well above any floodwater levels and will not be inundated with floodwater during the 1 in 200 year in 2125 and the 1 in 1000 year in 2125 events. The Proposed Development is deemed appropriate for this location. The Proposed Development is deemed appropriate for this location.

Defended Scenario

Flood defences protect the Site from flooding from the River Usk with a SoP of 1 in 200 years. Natural Resources Wales data shows the Site has a very low risk of tidal flooding with a chance of flooding of less than 1 in 1000 (0.1%) years. The Site is shown to be flood free during the 1 in 1000 year event, the actual flood risk posed to the Site is less than 1 in 1000 years.

When climate change is taken into account the flood defences provide a greater SoP. The Site would be flood free during the defended 1 in 200 year in 2096 event. The Site may be inundated with floodwater during the defended 1 in 200 year in 2121 event, to a depth of less than 500mm, with a water level of 7.61mAOD and a maximum hazard rating of 0.20. Any flooding would pose a low flood risk i.e. caution - "Flood zone with shallow flowing water or deep standing water".

The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 544mm, with a water level of 7.65mAOD and a maximum hazard rating of 0.20 during the defended 1 in 200 year in 2125 event. Any flooding would pose a low flood risk i.e. caution - "Flood zone with shallow flowing water or deep standing water".

The Site may be inundated with floodwater during the defended 1 in 1000 year in 2121 event, to a depth of less than 1.78m, with a water level of 8.81mAOD and a maximum hazard rating of 2.00. The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on

the modelled scenarios, with a depth of less than 1.82m, with a water level of 8.85mAOD and a maximum hazard rating of 2.00 during the defended 1 in 1000 year in 2125 event.

Undefended Scenario

Considerable investment has been made in the provision of the flood defences to protect this stretch of river from tidal flooding. However, the flood defences can only protect up to a point, they may malfunction, can be breached and have a finite structure life. Therefore, there is a residual risk of tidal flooding. Although it is unlikely that a breach in the flood defences would occur.

The Site would be flood free during the undefended 1 in 200 year in 2021 event. The Site may be inundated with floodwater during the undefended 1 in 1000 year in 2021 event, to a depth of less than 300mm, with a water level of 7.32mAOD and a maximum hazard rating of 0.70. Any flooding would pose a low flood risk i.e. caution - "Flood zone with shallow flowing water or deep standing water". The Site is located on the edge of the undefended 1 in 1000 year event outline.

The Site may be inundated with floodwater during the undefended 1 in 200 year in 2121 event, to a depth of less than 1.50m, with a water level of 8.92mAOD and a maximum hazard rating of 2.00. The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 1.54m, with a water level of 8.96mAOD and a maximum hazard rating of 2.00 during the undefended 1 in 200 year in 2125 event.

The Site may be inundated with floodwater during the undefended 1 in 1000 year in 2121 event, to a depth of less than 2.34m, with a water level of 9.53mAOD and a maximum hazard rating of 2.00. The 4 years of additional climate change from 2121 to 2125 will result in an increase in the water levels of 0.044m (i.e. 0.011m per year) and will therefore, have a minimal impact on the modelled scenarios, with a depth of less than 2.38m, with a water level of 9.57mAOD and a maximum hazard rating of 2.00 during the undefended 1 in 1000 year in 2125 event.

It should be taken into account that the Proposed Development will not change the vulnerability of the Site to flooding or introduce a new 'highly vulnerable' use into the floodplain. The Proposed Development will actually reduce the vulnerability of the Site to flooding by using a number of risk management measures to manage the overall flood risk at the Site. The Proposed Development is deemed appropriate for this location.

Summary

The mechanism for flooding from tidal flooding is generally prolonged episodes of high sea levels, which affords good time for flood warnings to be issued. The likelihood of a rapid water level rise and possible rapid inundation of urban areas posing a risk to life is considered to be minimal with a forewarning of two (2) days of a pending flood event.

The Site is located within a low risk area where the onset of flooding is very gradual (many hours) as per Flood Risk Assessment Guidance for New Development Phase 2, R&D Technical Report FD2320/TR2.

It can be concluded that tidal flooding from the River Usk poses a low risk to the Site. Therefore, the risk of tidal flooding from the River Usk is considered to be of **medium significance**. The risk of tidal flooding will be further mitigated by using a number of risk management measures to manage and reduce the overall flood risk at the Site (see Section 4.0).

The building is existing and no land raising will occur across the Site and the development will not impede the movement of floodwater across the Site. The Proposed Development will have no impact on the movement of floodwater across the Site.

The overall direction of the movement of water will be maintained within the developed Site and surrounding area. The conveyance routes (flow paths) will not be blocked or obstructed. There will be no increase in the floodwater levels due to the Proposed Development. The Site proposals have been shown to be in accordance with TAN15.

6.3 Risk Management

The flood risk at the Site will be reduced by using a number of risk management measures to manage and reduce the overall flood risk at the Site. Measures used:

Finished Floor Levels: The Site is located on the first floor of the building and the levels of the first floor are located well above any floodwater levels. This provides a 'safe haven' above any floodwater levels assuming the flood defences are overtopped/breached and also when climate change is considered.

Flood Warning and Evacuation Plan: A Flood Warning and Evacuation Plan outlining the precautions and actions you should take when a flood event is anticipated to help reduce the impact and damage flooding may cause will be developed.

Safe Access and Egress Route: The Site is one of the last places in the area to flood and remains flood free when other areas close by are flooded. The Site is at such a ground level that it would only flood in the most extreme flood events; the Site will remain flood free for the vast majority of flood events during the lifetime of the Proposed Development.

Safe access and egress routes, including emergency access can be maintained for vehicles and/or by foot via Corporation Road to the northwest, along Wharf Road to the south and then along Conway Road to the southeast. Flood defences protect the Site from flooding from the River Usk with a SoP of 1 in 200 years. Natural Resources Wales data shows the Site has a very low risk of tidal flooding with a chance of flooding of less than 1 in 1000 (0.1%) years. The Site is shown to be flood free during the 1 in 1000 year event, the actual flood risk posed to the Site is less than 1 in 1000 years.

The Site is located on the edge of the floodplain hence a very short distance to travel to be outside of the floodplain, the risk of which is further reduced given the shallow depths and long time to inundation based on Natural Resources Wales speed of flooding in all events. Due to the low water depths of less than 154mm, water velocities are also likely to be low at less than 0.30m/s.

The likelihood of a rapid water level rise and possible rapid inundation of urban areas posing a risk to life is considered to be minimal with a forewarning of two (2) days of a pending flood event. The Site is located within a low risk area where the onset of flooding is very gradual (many hours) as per Flood Risk Assessment Guidance for New Development Phase 2, R&D Technical Report FD2320/TR2. This would allow safe access and egress from the as per Natural Resources Wales guidance.

Given that the Site is located within a flood warning area, Site users would be aware of the flood risk and should have more than sufficient time to evacuate the Site before flooding of the access road would be expected. Therefore, the lead time of the flooding will provide Site users with more than ample time to evacuate the Site and seek safe refuge outside the floodplain. People should make their way to areas outside of the flood zone. In the event of a Flood Warning, vital belongings, including waterproof clothing, necessary medication and essentials

for infants and children will be collected. It should be ensured that all occupiers and visitors to the Site are accounted for, and then exit the Site.

6.4 Justifying the Location of the Development

The development proposals should be considered by the LPA to satisfy the Acceptability Criteria as set out in TAN15.

6.5 Conclusion

In conclusion, the Proposed Development would be expected to remain dry in all but the most extreme conditions. Providing the recommendations made in this FCA are instigated, flood risk from all sources would be minimised, the consequences of flooding are acceptable and the development would be in accordance with the requirements of TAN15.

This FCA demonstrates that the Proposed Development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of TAN15. The development should not therefore be precluded on the grounds of flood risk.

APPENDICES

APPENDIX 1 – Existing and Proposed Site Layout



