

Ein cyf/Our ref: CAS-301885-C4F8
Eich cyf/Your ref: 25/1014

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 16 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Change of use from B1 (Offices) to D1 (Children's Nursery).

LLEOLIAD/LOCATION: White Heart House, West Market Street, Newport, NP20 2AU.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 27 February 2026.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes highly vulnerable development (children's nursery). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea).

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

Therefore, we have reviewed the FCA undertaken by Aegaea, dated 18/02/2026, reference AEG10116_NP20_Newport_01. Our advice to you is that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection to the application as submitted. Further detail is provided below.

Technical Advice

The FCA estimates the ground floor finished floor level (FFL) of the existing building is approximately 7.92m AOD, based on LiDAR information. On this basis, the estimated first floor level is approximately 10.62m AOD. A further typical floor-to-floor height of 2.7m has been assumed between the first and second floors. On this basis, the estimated second floor level is approximately 13.32m AOD.

Hydraulic modelling data was taken from NRW Newport Hydraulic Model (2022) and the following flood levels provided:

- 1 in 200 year plus climate change : 8.73m AOD
- 1 in 1000 year plus climate change : 9.31m AOD

We note that an amended room schedule submitted for the proposed use supports the FCA, which now confirms that the children's nursery will be confined to the first and second floors only, with the ground floor remaining an office use. The amended room schedule confirms that the rooms on the ground floor will not be in use by the nursery.

On this basis, the highly vulnerable element of the application (nursery use) will remain above the 0.5% (1 in 200 year) event plus climate change allowance (CCA) flood levels and therefore accords with Figure 5 of TAN 15 (2025).

The estimated first floor finished floor level provides approximately 1.31m freeboard above the 0.1% (1 in 1000 year) event plus CCA flood level. Accordingly, on this basis the proposed nursery accommodation would remain above predicted flood levels in the extreme event and is considered to remain within tolerable conditions and in accordance with Figure 6 of TAN 15 (2025).

The proposal does not increase the building footprint and therefore would not increase flood risk elsewhere and meets the requirements of TAN 15 (2025) in this respect also.

The FCA does not include any hazard ratings for the access of the proposed development. Your authority may wish to request this further information to inform any emergency evacuation plans.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Eleanor Sullivan

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.