

Our ref: 25236-L-601-Flood Risk Statement-A

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Huw Evans
Miller Homes
Green Court
Kings Weston Lane
Avonmouth
Bristol Avon
BS11 8AZ

QuadConsult Limited
Columbus House
Village Way
Greenmeadow Springs Business Park
Cardiff
CF15 7NE

Tel: +44 (0)29 2077 9644
email: contactus@quadconsult.co.uk
Web: <https://quadconsult.co.uk>

Dear Huw

RE: PROPOSED LEISURE HUB, LLANWERN

Site Location: Llanwern, Newport (NP19 4EW)
Grid Reference: ST 358 869
Flood Zone: Flood Zone 3 (Defended from Sea)

Proposed Development

The proposed development consists of a new Leisure Hub forming part of the wider Glan Llyn development on the site of the former Llanwern Steelworks. The Hub includes:

- A new car park
- A bowls green
- Three tennis courts

The site is located centrally within the residential plateau, north of the Central Lake, and ranges from 6.7m to 5.8m AOD, falling southward.

Although St Modwen / Miller Homes intend to submit a separate planning application between the leisure hub facilities and detention basin, considering the holistic nature of the proposals, proposed drainage features serving the leisure hub have been outlined within the report for contextual purposes only.

Flood Risk

According to Natural Resources Wales (NRW) mapping for planning the site lies entirely within Flood Zone 3 (defended from tidal flooding), with sporadic areas of Flood Zone 3 flooding throughout the development from suspected groundwater. The site has been assessed in the wider Halcrow Flood Consequences Assessment (2005), which confirms the area can be safely defended and appropriately drained in line with the overall development strategy which includes residential parcels situated throughout the site.

Drainage Strategy and Mitigation Measures

The proposed leisure hub will drain to a new basin situated north of the Central Lake which has been designed to encapture the leisure hub and wider development. Discharge will be unrestricted, in line with



Directors
Chris Usher BSc(Hons) CEng FStructE MICE AaPS
Andrew Villis
Mark Llewellyn
William Harrow BSc(Hons) MSc(Hons) CEng MICE AaPS

Cardiff Head Office: Columbus House, Village Way, Greenmeadow Springs Business Park, Cardiff CF15 7NE
Gloucester Office: Southgate House, Southgate Street, Gloucester, GL1 1UB
Cross Hands Office: Offices H & I, Parc Gelli Werdd, Rhodfa'r Glo, Cross Hands, Llanelli, SA14 6EF

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Registered Office: Columbus House, Village Way, Greenmeadow Springs Business Park, Cardiff CF15 7NE

the approved drainage strategy for the wider site.

SuDS measures include:

- Permeable surfacing in the car park, tennis courts, and highway entrance.
- A bio retention area south of the car park for additional treatment
- A basin to treat and attenuate surface water before entering Central Lake.

These features ensure compliance with National SuDS Standards, including water quality, amenity, biodiversity, and hydraulic control.

Conclusion

The proposed Leisure Hub lies within a defended flood zone and is not at significant residual flood risk. Although sporadic Zone 3 flooding is present from groundwater, this will be managed through the reprofiling and proposed storm water infrastructure through the development. The drainage strategy complies with all regulatory requirements, using sustainable drainage methods to manage water quantity and quality.

No increase in flood risk is anticipated on or off site, and exceedance flows are directed southward toward Central Lake in a controlled manner.

TAN15 Compliance

The site lies within Flood Zone 3 as identified on the Flood Map for Planning, reflecting a high risk of tidal flooding. Under the revised TAN15: Development, flooding and coastal erosion (December 2021), such developments must satisfy a Justification Test.

The proposed Leisure Hub is located on previously developed land, forms part of the Glan Llyn strategic regeneration area, and is served by significant flood defence infrastructure. The proposed drainage strategy incorporates sustainable features including permeable surfacing, bioretention, swales, basins, and direct discharge to the Central Lake, in line with national SuDS standards.

The design and approach is consistent with the objectives of the revised TAN15. It is recommended that future design stages ensure the full Justification Test is demonstrably met through additional detailed site-specific flood modelling and resilience measures where required.

Yours faithfully



Joshua Lines-Zechmann BSc(Hons) MSc(Hons) AaPS

Project Engineer

Phone
e-mail



CC Managing Director Andrew Villis

mob
e-mail

