From:	Sule, Daniel (Flood Risk Officer)
To:	Sanders, Francesca (Senior Planning Officer)
Subject:	Re: 26/0480
Date:	20 July 2026 13:29:48
Attachments:	image.png

Annwyl/Dear Francesca,

Thank you for your email and patience.

Please find the comments below.

RE: Planning Application Ref: 26/0480

PROPOSAL: PRIOR NOTIFICATION FOR A REPLACEMENT GENERAL PURPOSE STORAGE BUILDING AND WORKSHOP

SITE: Moorcroft West Nash Road Nash Newport NP18 2BZ

Site and Proposal

The proposal relates to the replacement of existing agricultural buildings within an established agricultural holding at Moorcroft Farm. The development comprises a replacement agricultural storage building and workshop intended to facilitate the continued operation of the agricultural enterprise through the storage of fodder, agricultural machinery and associated equipment. The proposed buildings would replace existing agricultural structures within the existing farmyard.

Flood Risk Context

The submitted Supporting Statement confirms that the site is located within Flood Zone 3 of the Natural Resources Wales Flood Map for Planning. The site is identified as benefiting from significant flood defence infrastructure and the principal source of flood risk is therefore considered to be associated with residual flood risk in the event of overtopping, exceedance or failure of flood defences.

Vulnerability Classification and TAN 15 Considerations

The proposed development comprises agricultural storage and workshop buildings which are classified as Less Vulnerable Development under TAN 15. The proposal does not introduce residential accommodation, highly vulnerable uses or development which would result in a significant increase in the number of people exposed to flood risk. The buildings are required to support an existing agricultural enterprise and are proposed within an established agricultural yard where agricultural structures are already present.

Flood Consequences and Resilience

The development is not considered likely to increase flood risk elsewhere, impede overland flood flows or adversely affect the operation of existing flood risk management infrastructure. Whilst the proposal is acceptable in principle from a flood risk perspective, the site remains at risk from flooding and the continued operation of the holding should incorporate appropriate flood resilience measures. Such measures should include the storage of machinery, feedstocks, fuels,

oils, fertilisers, pesticides and other potentially polluting or flood-sensitive materials above anticipated flood levels where practicable; the use of robust and water-resistant construction materials capable of withstanding periodic inundation; the positioning of electrical services and plant above likely flood levels where feasible; and the implementation of appropriate flood emergency procedures to facilitate the safe movement of livestock, equipment and personnel during flood events. These measures would assist in reducing potential damage and supporting rapid recovery following a flood event.

Overall Conclusion

On balance, the proposal comprises less vulnerable agricultural development within an existing farmyard and is not considered likely to increase flood risk on or off-site. The development is capable of incorporating appropriate flood resilience measures and the consequences of flooding are considered manageable having regard to the nature of the proposed use. It is therefore considered that flood risk does not present an overriding objection to the proposal.

Advisory Note

The applicant is advised that any storage of fuels, oils, pesticides, fertilisers, chemicals, silage effluent or other potentially polluting substances should be appropriately managed to prevent pollution during flood events. The applicant should consult Natural Resources Wales regarding any environmental permitting requirements and suitable pollution prevention measures to ensure that floodwaters do not mobilise contaminants into nearby watercourses, drainage systems or environmentally sensitive receptors. Failure to adequately manage such materials may result in environmental harm and may require separate consents or permits from NRW.

Cofion Cynnes/Kind Regards

Daniel Sule

Swyddog Pergyl Llifogydd / Flood Risk Officer
Asedau a Cynllunio / Assets & Planning
Seilwaith / Infrastructure
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NEWPORT CITY COUNCIL
CYNGOR DINAS CASNEWYDD

Our Values | Ein Gwerthoedd
Working together! | Gweithio gyda' n gilydd!
Being responsible! | Bod yn gyfrifol!
Fairness for all! | Tegwch i bawb!
Making a difference! | Gwneud gwahaniaeth!

From: Sanders, Francesca (Senior Planning Officer) <Francesca.Sanders@newport.gov.uk>
Sent: Tuesday, July 14, 2026 10:14
To: Harris, Matthew (Ecology Officer) <Matthew.Harris@newport.gov.uk>; Gill Mackley <gill@mackleydavies.co.uk>; NCC - Sab <Sab@newport.gov.uk>; Rob Dunning <rob@ggat.org.uk>; Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>; southeastplanning <southeastplanning@cyfoethnaturiolcymru.gov.uk>; Services Developer <developer.services@dwrcymru.com>; Sule, Daniel (Flood Risk Officer) <Daniel.Sule@newport.gov.uk>
Subject: 26/0480

Hi All,

In respect of the above application please note that this is a prior notification application and as such we only have until 29th July to determine it. I would therefore be very grateful to receive your comments asap and at the latest by 20th July so that it can go to the delegated panel that week.

Thanks again

Kind regards
Francesca Sanders

Senior Planning Officer/Uwch Swyddogion Cynllunio
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I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

When submitting documents by email that are large or those that may contain macros such as Excel type files, it is advised that the sender should check separately with the case officer that the file has been received and not blocked by the Council's automated IT security systems.
Wrth gyflwyno dogfennau dros e-bost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor