

Ein cyf/Our ref: CAS-304521-H9Z7
Eich cyf/Your ref: 26/0228

Newport City Council
Civic Centre
Newport
NP20 4UR

Date: 31 March 2026

Madam/Dear Sir/Madam,

PROPOSAL: Installation of public EV charging facilities.

LOCATION: Newport Retail Park, Spyttty Road, Newport, NP19 4QQ.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 30 March 2026.

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

Flood Risk

The planning application proposes less vulnerable development (EV Chargers). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea) and within the Technical Advice Note 15 (TAN 15) Defended Zone.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website [Natural Resources Wales / Preparing for a flood](#) which may be useful for the developer or occupant of the proposal.

Internal Drainage District

The proposed development site is located inside the Gwent Levels Internal Drainage District, an area of special drainage need operated by Natural Resources Wales. The Lead Local Flood Authority powers and as such surface water and ordinary watercourse consenting powers fall to Natural Resources Wales in Internal Drainage Districts in Wales.

Natural Resources Wales has regulatory powers in respect of all “Ordinary” watercourses within its Drainage Districts, under the provisions of the Land Drainage Act 1991, Natural Resources Wales has a duty to exercise a general supervision over all matters relating to the drainage of land within their Drainage District. Byelaws made under Section 66 of the Act, further control works carried out and activities undertaken by others affecting watercourses within these Drainage Districts. In particular, the Byelaws permit Natural Resources Wales to control the rate of surface water run-off from development sites into the Drainage Districts.

The applicant may need to apply for a Land Drainage Consent from Natural Resources Wales for any proposed works. More information on this process is available [here](#).

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.

Advice for the Developer

Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#)

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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.

