



Ein cyf/Our ref: SE/2014/117293/01-L01  
Eich cyf/Your ref:

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Mr N. Phillips FRICS  
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Newport  
NP20 4UL

14<sup>th</sup> April 2014

Dear Mr Phillips

### **Former Tredegar Park Golf Course and Tredegar Park Sports Village Field**

Thank you for your email of 5<sup>th</sup> March 20134 enclosing copies of the following reports;

- CF Onstream. Flood Management Design Summary Report. Ref. 06009.3. Dated November 2011. MK2 Design with Flood Storage on the Former Tredegar Park Golf Course and Re-positioning of the Flood Embankment on Tredegar Park Sports Village Field.
- CF Onstream. Flood Management Design Executive Summary. Ref. 06009.4. Dated November 2011. MK2 Design with Flood Storage on the Former Tredegar Park Golf Course and Re-positioning of the Flood Embankment on Tredegar Park Sports Village Field.

We have reviewed the reports and Natural Resources Wales responds as follows;

Following a local inquiry, Welsh Assembly Government decided to grant outline planning permission subject to conditions and legal agreement on 22 March 2007. The reports submitted to us describe the works that will be provided to control flood risk upstream and downstream of the former Tredegar Park Golf Course, following the development of a new housing estate on part of the Gold Course.

Our understanding is that as part of a suite of flood risk mitigation measures proposed for this development, the existing ground levels within the area identified residential development at the former Tredegar Park Golf Course will be raised above and out of the existing floodplain at this location.

The proposed levels of the engineered plateau on which the development is constructed will be set to a level equivalent to the 1 in 200 year (0.5% Annual Exceedance Probability -

AEP) flood level of the River Ebbw, plus a further 600mm. The corresponding resultant finished floor levels of the proposed dwellings have been identified to be above the 1 in 1000 year (0.1% AEP) extreme flood level.

As a result of this, the proposed development will be significantly above the 1 in 100 year (1% probability) plus climate change flood level. In this case, this would exceed the requirements of A1.14 of TAN 15. For residential development this section of TAN 15 requires development to be designed to be flood free during such an event. It is likely that by setting this development at this higher level will result in a flood free situation during the 1 in 1000 year (0.1% AEP) extreme flood event.

We trust our comments outlined above are of use and will assist you in advising the Planning Inspector with regard to the examination of Newport's Local Development Plan for this development. Should you require further advice and comments then please do not hesitate to contact us. We would suggest that if you have not already done so seek the views of the Local Planning Authority at Newport City Council.

Yours sincerely

**Mrs Jackie Walters**  
**Senior Development Planning Advisor**