

Agree details for Planning Condition 12 (Flood Warning) of Planning Permission P2021/1087

**Land at Unit 19/20 (Unit B)
Mardon Park,
Port Talbot,
SA12 7AX**

FEP/A2S/15/12/2023

1.0 Flood Emergency Plan (FEP) Scope of the Report

1.1 This Flood Emergency Plan (FEP) has been produced in order to discharge condition 12 of planning permission P2021/1087 granted 17th March 2022

1.2 Planning condition 12 of the above consnet requires the following

“Prior to the first beneficial use of the development hereby approved, a Flood Warning Scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide the following:

a) Details of Flood emergency plan/procedure during an extreme flood event

b) Details of escape/evacuation routes

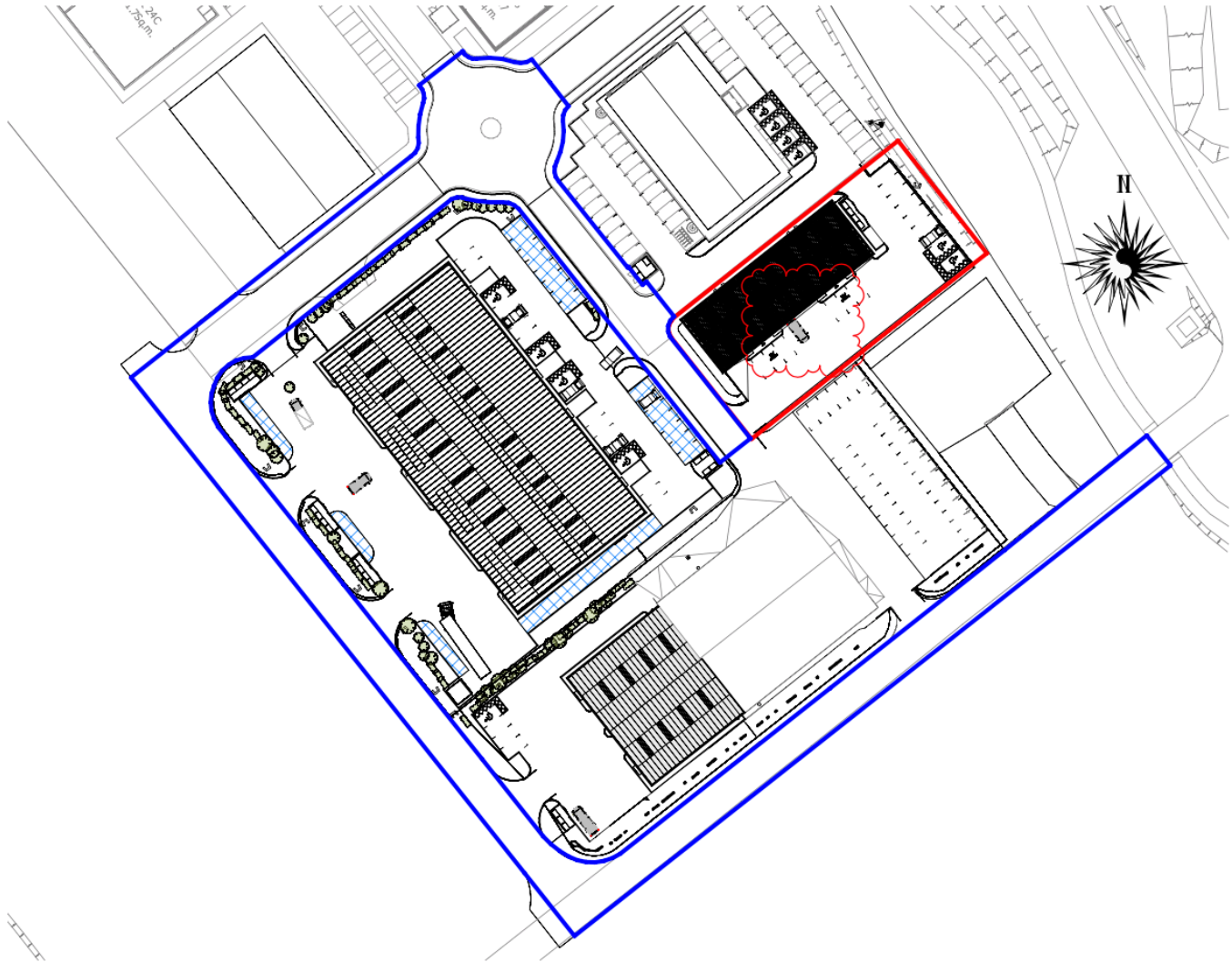
c) Details of flood warning signs and their locations within the building and car park

d) Confirmation that the building is registered with NRW flood warning service. The approved scheme shall be fully implemented on site prior to the first beneficial use of the building and retained thereafter.”

1.3 The objective of this plan is to raise awareness of the risk of flooding in the location specified below, to detail the Flood Warnings and estimated lead time available, and to detail how the Plan is triggered by who and when, and what actions are required by those people in the area.

1.4 The Plan describes the evacuation procedure and need for safe refuge. The location covered by this Plan (Location plan) is set out in **Figure 1** below

Figure 1



2.0 Flood Risk

2.1 At the date of writing this report the site is not within a flood zone. Notwithstanding this NRW requested the imposition of the condition in advance of the TAN 16 revision. This was due on 1st June 2023¹ but has been postponed. The revised flood map, when published will result in the site being within the flood zone as shown in **Figure 2**

¹ <https://gov.wales/technical-advice-note-tan-15-development-flooding-and-coastal-erosion>

Figure 2



3.0 Flood Warnings

- 3.1 The NRW operate a flood forecasting and warning service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.
- 3.2 If flooding is forecast, warnings are issued using a set of easily recognisable codes. A description of the codes is shown in **Appendix 1**.

4.0 Floodline Register

- 4.1 Floodline Warnings is a free service operated by the NRW that provides flood warnings

direct to you by phone, email or text message. Sign up for Flood Warnings by calling Floodline on **0345 988 1188** or online by following the link included in **Appendix 2**.

- 4.2 The Management and operators of the development are responsible for activating this plan, are registered with the NRW Flood Warnings Service and should receive a warning through this system.
- 4.3 Within the development, the warnings are cascaded to staff and visitors.
- 4.4 It is the developers' intention to register with Floodline. However, at the date of writing this report Floodline services do not cover the area as the site is not within a flood zone. **Figure 3**

Figure 3



Sign up for flood warnings

We are still developing this service - [your feedback](#) will help us improve it.

[Back](#)

We don't give flood warnings for this address

GB V PROPERTIES LTD
UNIT 21
MARDON PARK
CENTRAL AVENUE
BAGLAN
PORT TALBOT
SA127AX

Go back to try another postcode or

[Search the nearby area](#)

Possible reasons why we don't give flood warnings are that:

- the area is at very low risk of flooding
- your area may flood due to surface water or flash flooding but we can't send warnings for

5.0 Estimated Flood Warning Time

- 5.1 It is important to determine the estimated lead time between the NRW sending out the warning and the time flooding might occur and depending on the cause / type of

flooding the estimated duration of the flood.

- 5.2 For this location the flood warning system is updated at every 15 minutes as indicated by the NRW, a more accurate estimation will be provided when the warning is made.

6.0 Flood Signs

- 6.1 The site will be equipped with passive flood warning system signs highlighting the susceptibility to flooding and contain clearly signed routes to higher land. All site users should be made aware of this risk.
- 6.2 Signs will measure 450mm x 600mm and will be located at each access/exit point to the site and at every exit and entry point to the building. A typical sign as shown in **Figure 4** below

Figure 4



6.2 ***The Management and operators of the development will be responsible for the erection of signs and periodic inspection of them.***

7.0 Decision Making

7.1 Once a Flood Warning has been received people will need to decide what actions they or others now have to take.

7.2 If immediate flooding is forecast and the opportunity to safely evacuate is gone, pre-emptive flood protection tasks must be implemented (if time allows) and the order given for moving to the area of safe refuge, see below.

7.3 ***The Management and operators of the development will make that decision.***

8.0 Response Actions / Considerations Site Evacuation Procedures & Routes

8.1 Once a Flood alert and then the trigger, a Flood Warning, has been received for the Site, it must be communicated to members of staff and visitors. It is essential that once a flood warning has been issued, it is received and communicated to all persons at risk. Following approaches will be adopted as part of the FEP.

- An alarm system with a ring different to that of the fire alarm system;
- System where all staff are able to receive instant communication messages from the Management of the development or those who are responsible for the Flood Evacuation Plan via text message or e-mail; and
- It is also recommended that, where possible, staff also sign up to the flood warning direct service so that they can also receive flood alerts and warnings via text, e-mail and by phone call.
- The Flood Evacuation Plan should be maintained by the key contacts in the following table and updated accordingly. It is recommended that both the Site owner and general managers take ownership of this document.

Key Contact information

Contact name for the Manager who will take ownership for the Flood Evacuation Plan at the Site:	
Contact name of those responsible for evacuation of the Site:	
Contact name of those responsible for making sure the Site is safe and operational following a flood:	

- 8.2 Once the alert has been received by the relevant party, the owners and managers have a duty of care to protect, inform and guide staff and visitors to the appropriate evacuation route as shown in **Figure 5**
- 8.3 Following actions will be taken during various levels of flood warning/alert. **1).**

After receiving Flood alert

Be prepared for flooding, prepare a flood kit of essential items and monitor local water levels and flood forecasts.

After receiving Flood Warning

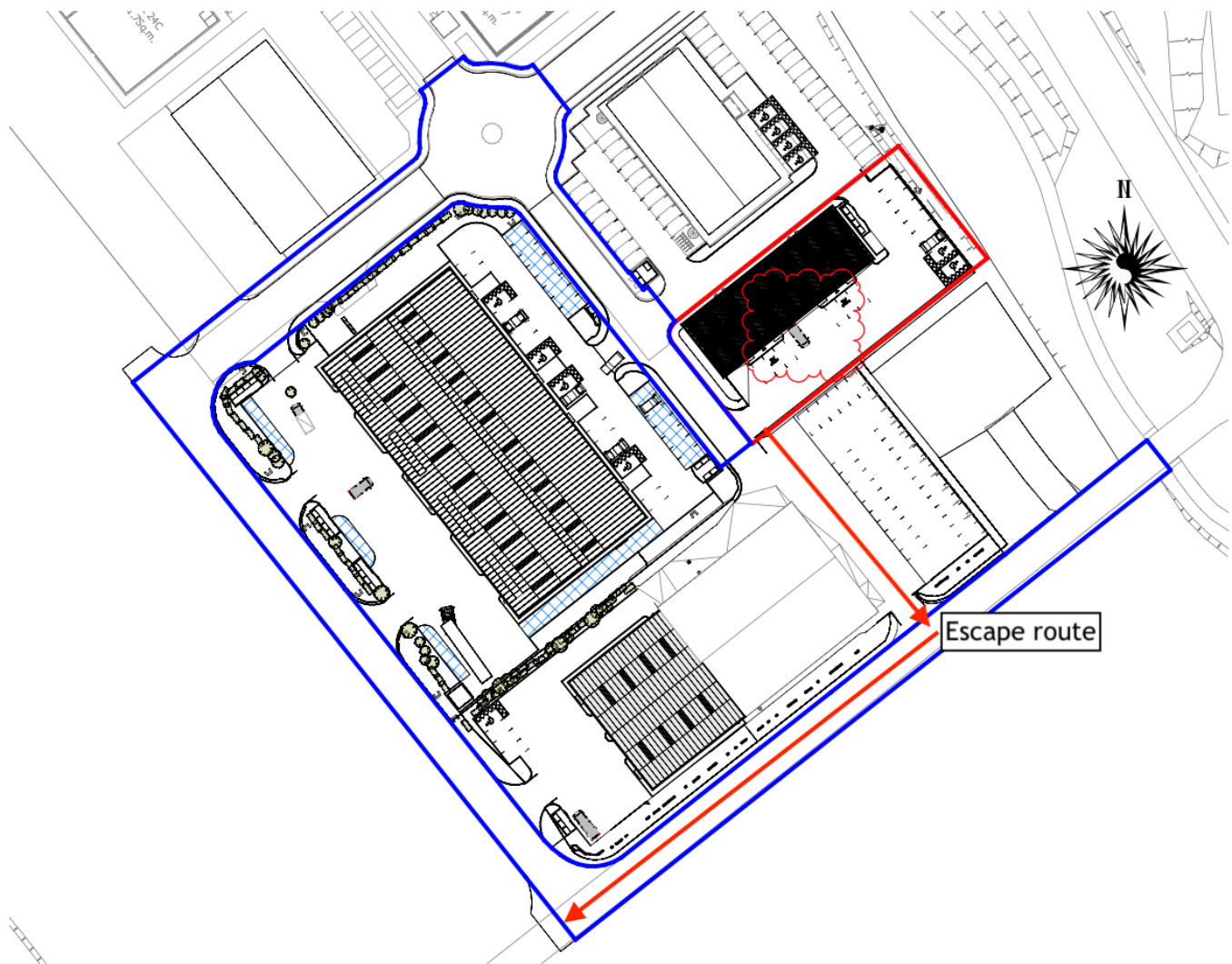
Act now to protect your property, move family, pets and valuables to a safe place, turn off utilities if safe to do so, keep a flood kit ready, move valuables and important documents to safety.

After receiving severe Flood Warning

Stay in a safe place with a means of escape, be ready to evacuate, co- operate with the

emergency services, call 999 if you are in immediate danger.

Figure 5: Site Evacuation Route



9.0 Safe Refuge

- 9.1 Any no notice flooding events following breaches in defences or surface water flooding will require a safe refuge such that all occupants can take immediate action to keep themselves safe without relying on intervention from outside.
- 9.2 This location incorporates an area of safe refuge from flooding, (e.g. a location above flooding for all people on site, including those with restricted mobility), in the case of a no warning flooding event. The area should have emergency lighting, a flood kit (refer to **Appendix 3**) and easy access for a rescue event if it is required.
- 9.3 First floor areas within the building have been identified as a potential safe refuge.
- 9.4 Staff should be equipped with alternative lighting including a torch and warm clothing as utilities such as power and heating will be off for the duration of the event. These measures should be included in emergency packs or flood kits (refer to **Appendix 3**).

10.0 Reoccupation of The Site

- 10.1 Once a warning has been issued and the flood evacuation plan has been implemented, people must not be able to enter the Site who are potentially unaware of the impending flood event. Efforts must be made to notify members of the public that the site is closed and should not be entered. During a flood, part of the site and surrounding area is likely to be inundated with flooding is likely to be closed off by the emergency services. Reoccupation should be carried out after the flood waters have receded.

11.0 Training & Exercising

- 11.1 All individuals who live at the Heritage Park should be made aware of this Flood Emergency Plan and briefed / trained accordingly. Exercising of these plan / personnel capabilities are essential to ensure all individuals have knowledge of what to do.
- 11.2 This Plan should form part of the Deeds of the land/property.

12.0 Document Control

- 12.1 This Plan is owned, maintained, and updated by the management of Heritage Park. All

users are asked to advise the management of Heritage Park of any changes in circumstances that may materially affect the Flood Emergency Plan in any way. Details of changes should be sent to: **Management office of the development**

- 12.2 The plan will be reviewed at least every three years, as a result of lessons identified after an activation event or exercise, following changes ownership of the property or following any change to the flood risk or warning process that is used by the Natural Resources Wales.

Appendix 1 - Natural Resources Wales Warning Codes

Flood Alert



Key Message: Flooding is possible. Be prepared

Timing: 2 hours to 2 days in advance of flooding

Actions: Be prepared for flooding
Prepare a flood kit of essential items
Monitor local water levels and flood forecasts

Flood Alerts are to warn people of the possibility of flooding and encourage them to be alert, stay vigilant and to make early preparations for flooding.

Flood Warning



Key Message: Flooding is expected. Immediate Action Required

Timing: Half an hour to 1 day in advance of flooding

Actions: Act now to protect your property
Block doors with flood boards or sandbags and cover airbricks and other ventilation holes
Move family, pets and valuables to a safe place
Turn off gas, electricity and water supplies if safe to do so
Keep a flood kit ready
Move cars, pets, food, valuables and important documents to safety

Flood Warnings are to warn people flooding is expected and encourage them to take immediate action to protect themselves and their property.

Severe Flood Warning



Key Message: Severe flooding. Danger to life

Timing: When flooding poses a significant threat to life and different actions are required

Actions: Stay in a safe place with a means of escape
Be ready should you need to evacuate from your home
Co-operate with the emergency services
Call 999 if you are in immediate danger

Severe Flood Warnings are to warn people of a significant risk to life or significant disruption to communities caused by widespread or prolonged flooding and encourage them to take immediate action to protect themselves and follow the advice of the emergency services.

Warnings no longer in force

(no icon)

Key Message: No further flooding is currently expected for your area

Timing: When river or sea conditions begin to return to normal

Actions: Be Careful. Flood water may still be around for several days and could be contaminated
If you've been flooded, ring your insurance company as soon as possible

Warnings are removed to inform people that the threat has now passed.

Appendix 2 - Useful Sources of Information

National Planning Policy Framework and the Planning Practice Guidance.

https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf

Am I at Risk of Flooding?

<https://naturalresources.wales/evidence-and-data/maps/long-term-flood-risk/?lang=en>

Natural Resources Wales Flood Warnings

<https://naturalresources.wales/flooding/check-flood-warnings/?lang=en>

Prepare a Flood Plan for your home or business

<https://naturalresources.wales/flooding/what-to-do-before-during-and-after-a-flood/?lang=en>

Sign up to receive flood warning:

<https://naturalresources.wales/flooding/sign-up-to-receive-flood-warnings/?lang=en>

<https://www.fws.environment-agency.gov.uk/app/olr/home?style=NRW&lang=en>

Appendix 3 – Flood Kit List

Flood Kit List

A basic flood kit should contain:

- Waterproof clothing
- First aid kit
- Bottled water
- Wind up torches
- Wind up radio
- A fully charged mobile phone
- Tinned and non-perishable food, and a tin opener
- Blankets

A basic first aid kit should contain:

- Plasters
- Sterile gauze dressing
- Sterile eye dressing
- Bandages
- Safety pins
- Sterile gloves

- Tweezers
- Scissors
- Cleansing wipes
- Antiseptic wipes

(Extensive list can be found on the National Flood Forum website:

[*https://nationalfloodforum.org.uk/about-flooding/preparing/emergency-flood-kit/*](https://nationalfloodforum.org.uk/about-flooding/preparing/emergency-flood-kit/);