



Project Title: 00332 55 Commercial Road

Product: Level 3 Flood Consequence Assessment

Date: 05 January 2024

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**Report Revision Log**

| Report Reference            | Date Issued | Issued To | Notes |
|-----------------------------|-------------|-----------|-------|
| 00332 55<br>Commercial Road | 04/01/2024  | Client    |       |
|                             |             |           |       |

## 1. INTRODUCTION

### 1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of K. Manning to produce a Flood Consequence Assessment for a site at 55 Commercial Road, Pontardawe, SA8 4SL. This assessment has been conducted with the understanding that the document will be used as part of a planning permission proposal by K. Manning.

### 1.2. LOCATION OF SUBJECT SITE

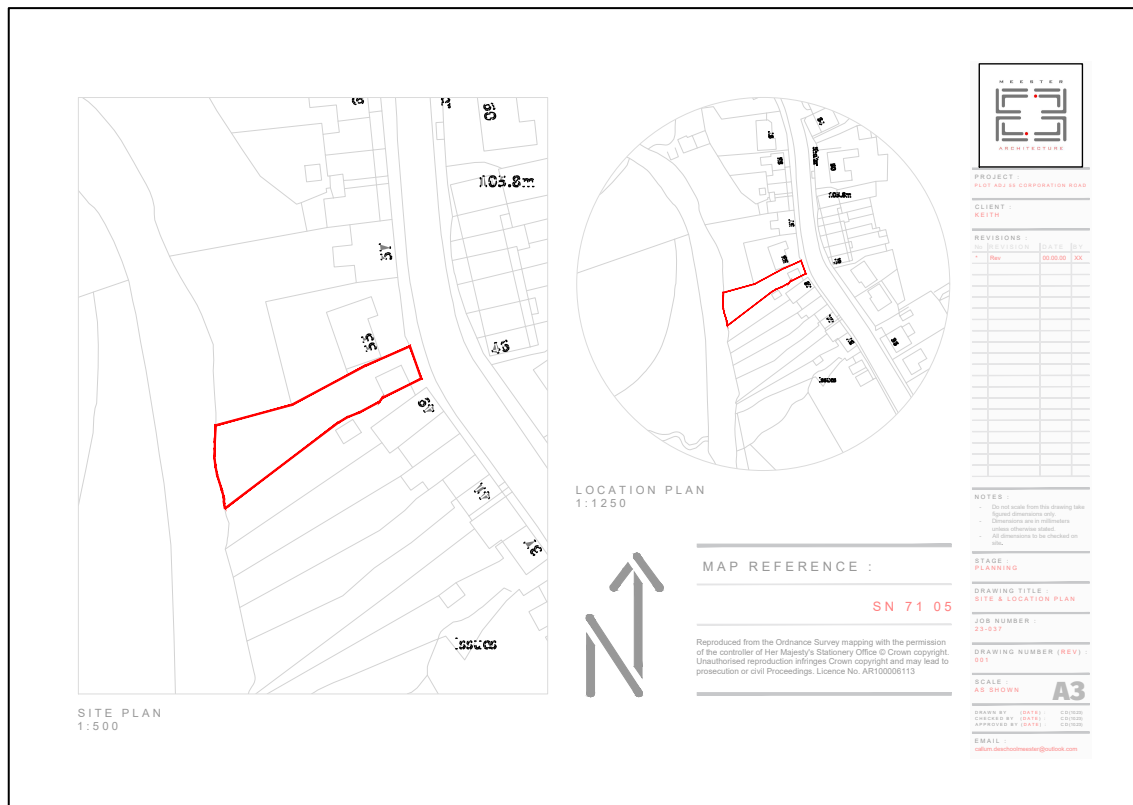


Figure 1: Site Location

### 1.3. SITE PROPOSALS

The existing site is largely used as a single car garage. The wider site is largely used as an amenity area. The development proposes the demolition of the garage and the construction of a residential use bungalow. The development is likely to increase the impermeable area on site. Development proposals can be seen below and in Appendix A: Development Proposals.

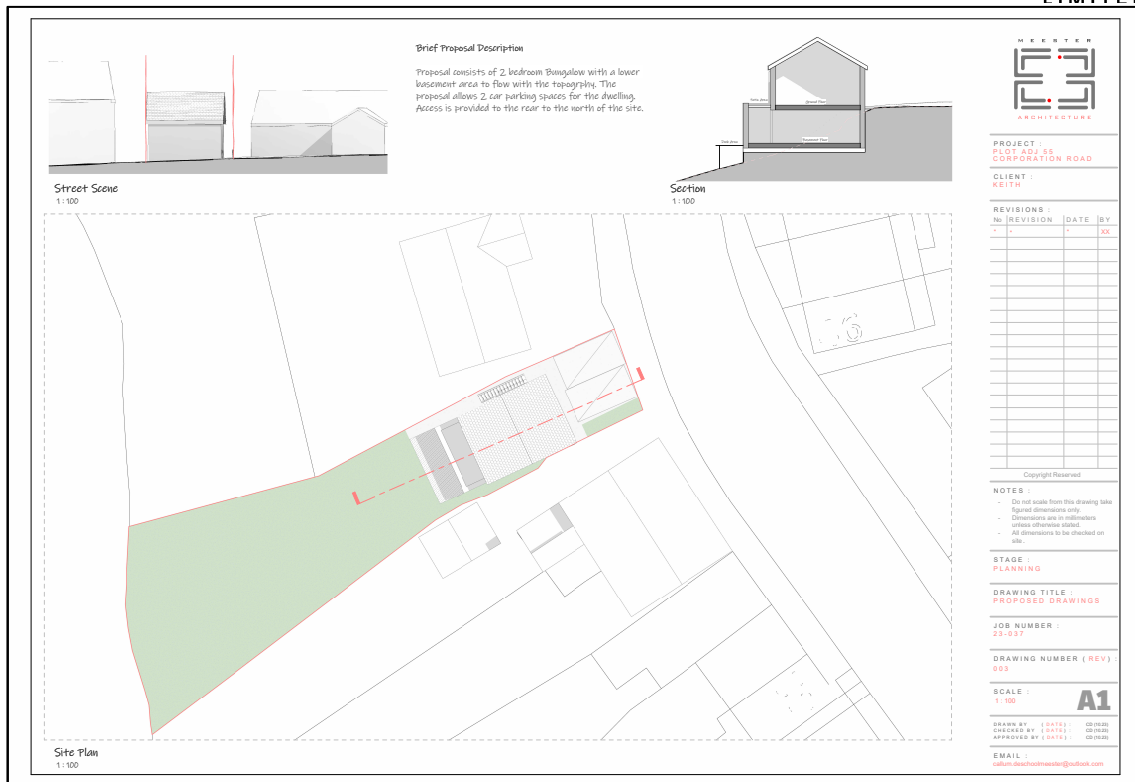


Figure 2: Development Proposal

## **2. ASSESSMENT OF TAN15**

### **2.1. INTRODUCTION TO TAN15**

Technical Advice Note 15 (TAN15 is a Welsh Government published document. This document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- Direct new development away from those areas which are at high risk of flooding.
- Where development has to be considered in high-risk areas (zone C) only those developments which can be justified on the basis of the tests outlined in section 6 and section 7 are located within such areas

Flood risk (from river and sea) are categorised into one of the below:

### **2.2. FLOOD RISK CLASSIFICATIONS**

| Flood Zone | Description                                                                                                |
|------------|------------------------------------------------------------------------------------------------------------|
| Zone A     | Little or no risk                                                                                          |
| Zone B     | Known to have flooded in the past                                                                          |
| Zone C     | EA extreme flood outline (0.1%)                                                                            |
| Zone C1    | Areas of floodplain which are developed and served by significant infrastructure, including flood defence. |
| Zone C2    | Areas of the floodplain without significant flood defence infrastructure                                   |

### 2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

TAN15 categorises buildings by vulnerability. A summary of categories can be seen below:

| Vulnerability Class | Infrastructure                                                      |
|---------------------|---------------------------------------------------------------------|
| Emergency Services  | Hospitals, emergency depots, police stations etc                    |
| Highly vulnerable   | All residential premises, public buildings, schools, libraries etc. |
| Less vulnerable     | General industrial, commercial, retail, car parks etc               |

### 2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

| Flood risk vulnerability classification | Emergency Services          | Highly Vulnerable           | Less Vulnerable             |
|-----------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| Zone A                                  |                             |                             |                             |
| Zone B                                  |                             |                             |                             |
| Zone C1                                 | Justification Test Required | Justification Test Required | Justification Test Required |
| Zone C2                                 |                             |                             | Justification Test Required |

Figure 3: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with a sufficient Justification Test.

### 3. TAN15 SITE ASSESSMENT

#### 3.1. FLOOD ZONE CLASSIFICATION

As per Figure 4, the proposed bungalow will be wholly within flood zone A. The bottom of the garden may be located within flood zone B and C2. The site does not benefit from flood defences.

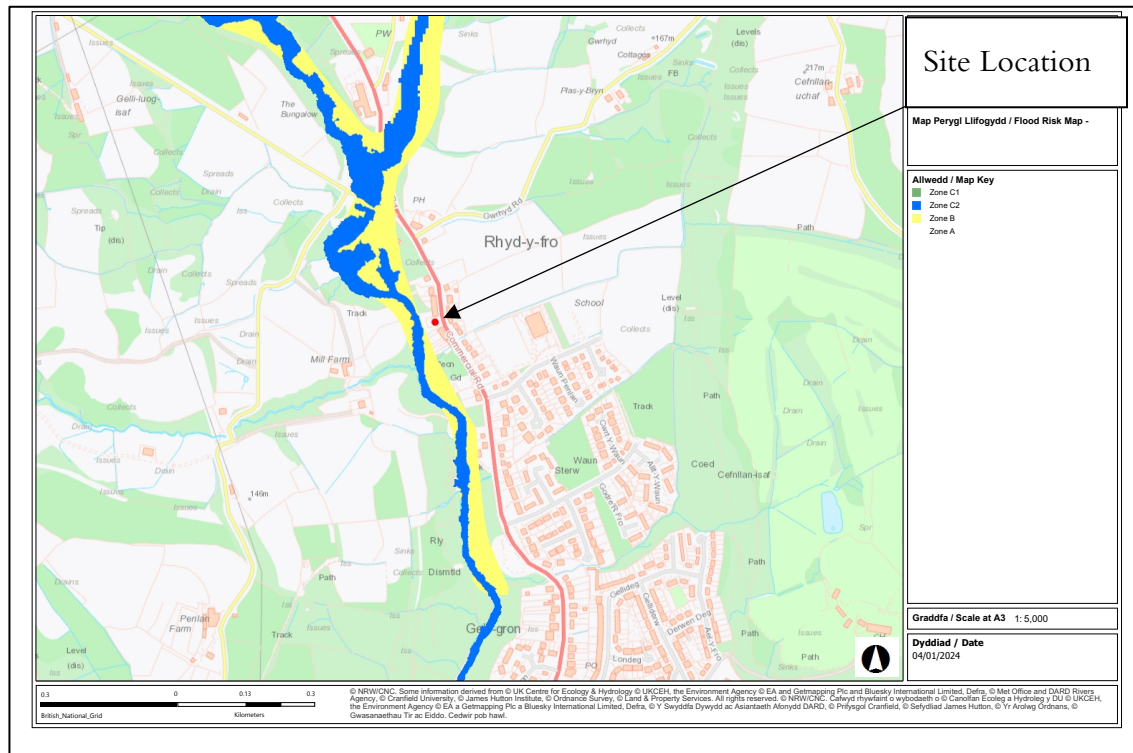


Figure 4: NRW Flood Zone

Where the blue shaded area notates flood zone C2, the green shaded area notated flood zone C1, yellow area notates flood zone B, and the non-shaded areas notates flood zone A.

As part of this FCA, Natural Resources Wales were contacted to release hydraulically modelled flood depths and velocities for the subject site, no detailed flood modelling data was available.

#### 3.2. LAND VULNERABILITY CLASSIFICATION

The existing site is used as car storage servicing an existing residential dwelling. Residential use car garages are designated as ‘highly vulnerable development’ by Tan15. The wider site is also used as an amenity area. Amenity areas are designated as “less vulnerable development” as per TAN15. The development therefore increases the vulnerability classification.

#### 3.3. SITE SUITABILITY (TAN15)

‘Highly vulnerable development’ is suitable for flood zone A, as per Figure 3.

## **4. SITE FLOOD RISK**

### **4.1. THIRD PARTY FLOOD RISK DATA SUMMERY**

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

| Type of Risk                    | Assessment of Risk |
|---------------------------------|--------------------|
| Overall Flood Risk              | High               |
| Rivers and the Sea              | High               |
| Surface Water                   | Significant        |
| Groundwater                     | Low                |
| Historic Flood                  | Not identified     |
| Flood Defences                  | No                 |
| FloodScoreTM – insurance rating | High               |

### **4.2. SURFACE WATER FLOODING**

The Environment Agency surface water flood map Figure 5, shows the site is not considered to be at risk from surface water flooding. The risk profile is consistent with the groundsure flood report.

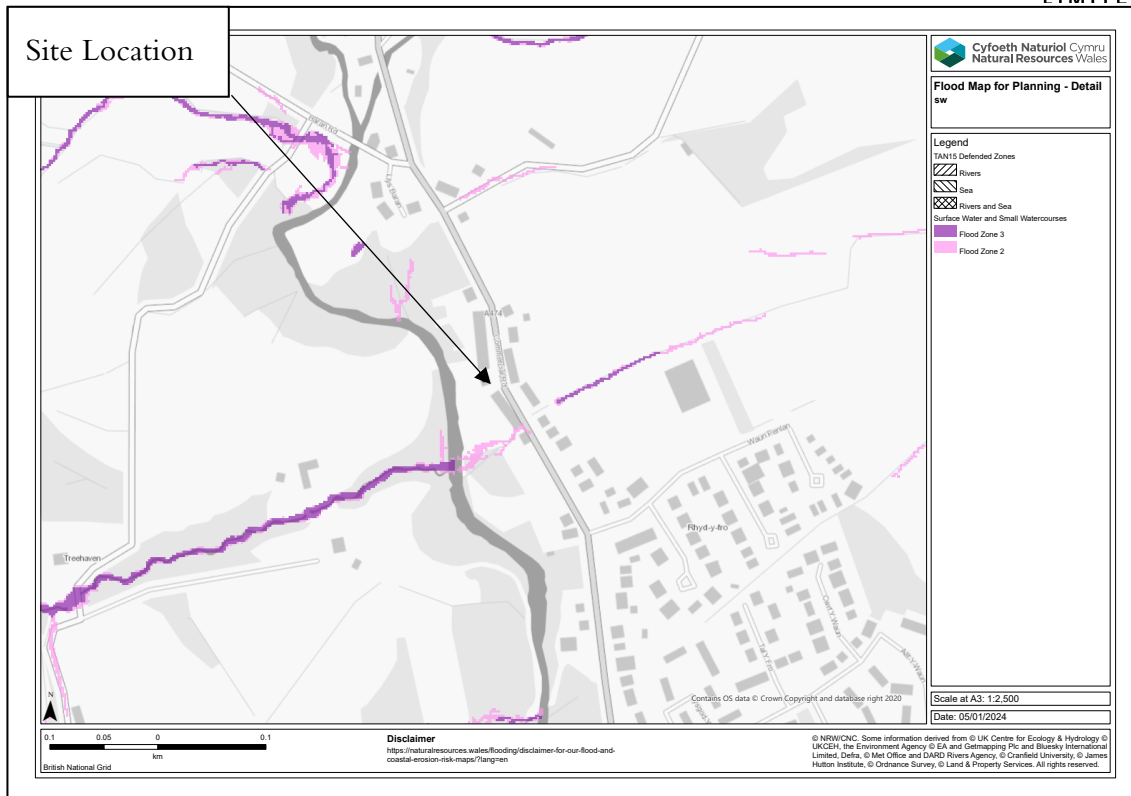


Figure 5: NR W Surface Water Flood Map

Where the dark purple shaded area denotes high risk of surface water flooding; the lighter purple notates medium risk, and the pink area denotes low risk.

### 4.3. TIDAL AND FLUVIAL FLOODING

The site is classified as mapped by the Flood Map for Planning as being located within flood zone 1 (tidal and fluvial). The site is not believed to be protected by formal flood defences.

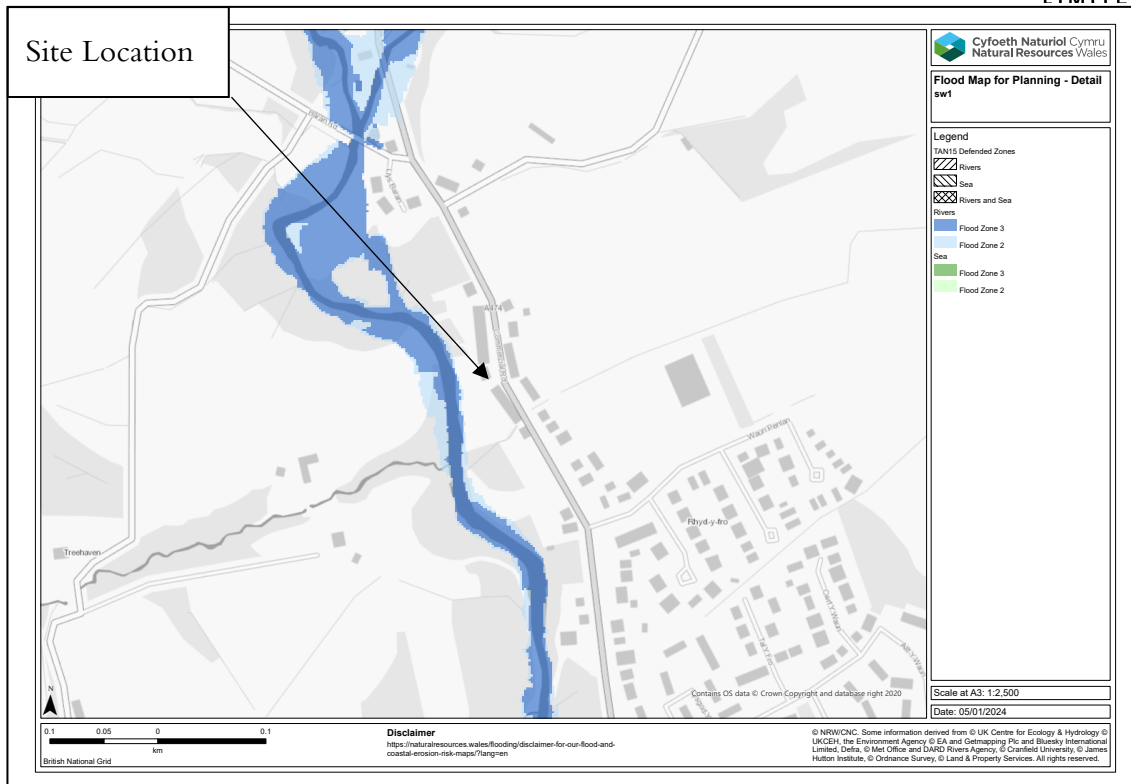


Figure 6: NRW Tidal and Fluvial Flood Map

Tidal: Where the dark green shaded area denotes flood zone 3, the light green area denotes flood zone 2.

Fluvial: Where the dark blue shaded area denotes flood zone 3, the light blue area denotes flood zone 2.

#### **4.4. GROUNDWATER FLOODING**

The 'Groundsure' flood report indicates that the site has a low risk of groundwater flooding.

#### **4.5. RESERVOIR FLOODING**

The site is at not believed to be at risk of flooding from reservoir sources.

#### **4.6. CANAL AND ARTIFICIAL WATER FLOODING**

The site is at not believed to be at risk of flooding from artificial water sources.

#### **4.7. HISTORIC FLOODING**

The 'Groundsure' flood report also failed to identify any historic flood events for the site.



## **6. FINDINGS AND RECOMMENDATIONS**

### **6.1. FINDINGS**

The development proposes the demolition of the garage and the construction of a residential use bungalow. TAN15 categorises residential properties as ‘highly vulnerable development’. ‘Highly vulnerable development’ is suitable for flood zone A. NRW flood risk mapping indicates the site is largely free from pluvial, fluvial and tidal flood risk. The risk of flooding is not negligible but should be found acceptable for the development vulnerability classification, as per TAN15.

### **6.2. RECOMMENDATIONS**

This report recommends the following be considered to lower the risk and/or consequences that flooding may cause to the proposed development:

- Any impermeable areas created should be subject to SuDS treatment and attenuation with a controlled discharge.

**List of Appendices**

Appendix A: Development Proposals

Appendix B: Groundsure Flood Report

**List of Appendices**

***Appendix A: Development Proposals***



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[100023392]  
Hawlfraint y Goron a hawliau cronfa ddata 2020 Arolwg Ordans  
[100023392]

SEARCH NO : 231520(H)

ADOPTED HIGHWAY IS SHOWN VIA A RED  
CENTRE LINE.

**COUNTRYSIDE AND WILDLIFE SECTION**  
**NEATH PORT TALBOT COUNCIL**







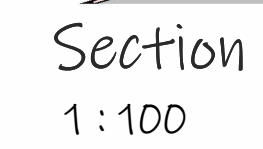
The Existing site has good access being served by the A474 which has Gas, Electric, Drainage and Water all accessible to the site. The Road serving the site is a 20mph Road due to it being in a residential area with a school in the vicinity.

EMAIL :  
callum.deschoolmeester@outlook.com

Site Plan  
1:100



Proposal consists of 2 bedroom Bungalow with a lower basement area to flow with the topography. The proposal allows 2 car parking spaces for the dwelling. Access is provided to the rear to the north of the site.



CLIENT :  
KEITH

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- Do not scale from this drawing take figured dimensions only.
- Dimensions are in millimeters unless otherwise stated.
- All dimensions to be checked on site .

STAGE :  
PLANNING

DRAWING TITLE :  
PROPOSED DRAWINGS

JOB NUMBER :  
23-037

DRAWING NUMBER ( REV ) :  
003

SCALE :  
1 : 100

# A1

DRAWN BY ( DATE ) : CD (10.23)  
CHECKED BY ( DATE ) : CD (10.23)  
APPROVED BY ( DATE ) : CD (10.23)

EMAIL :  
callum.deschoolmeester@outlook.com



# NOTES



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Llys Y Barud  
Crosshands  
SA14 6RX  
01269 508000  
[www.daviessurveyors.co.uk](http://www.daviessurveyors.co.uk)  
[info@daviessurveyors.co.uk](mailto:info@daviessurveyors.co.uk)

Client: Mr Keith Manning  
Project: Land adj No55 Commercial Road, Pontardawe  
Title: Topographical Survey

Dwg: 478-1 Rev \*

Scale 1:100 @A1 20 OCT 2023

*Appendix B: Groundsure Flood Report*

## Overall Flood Risk



# HIGH

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

## Site plan



## Search Results



### Rivers and the Sea

**High**

[page 3 >](#)



### Surface Water

**Significant**

[page 4 >](#)



### Groundwater

**Low**



### Historic Flood

**Not identified**



### Flood Defences

**No**



### FloodScore™ insurance rating

**High**

[page 6 >](#)

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 5](#) >.



### Flooding

#### Flooding

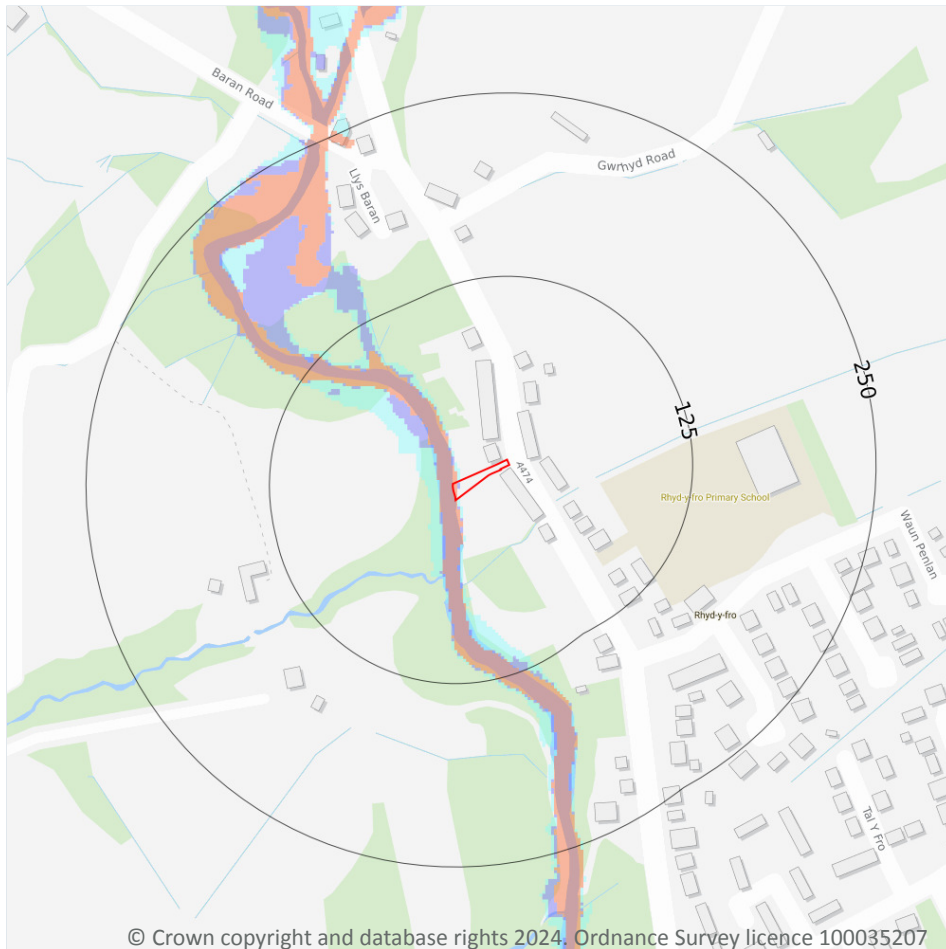
An elevated level of flood risk has been identified at the property.

##### Next steps for consideration:

- check to see if the property is eligible for the Flood Re scheme, which enables many properties at risk of flooding to be insured at reasonable rates: <http://www.floodre.co.uk/homeowner/about-us/> ↗
- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- the assessment in this report is based on the highest flood risk found within the site boundary. The maps within the flood risk section clearly highlight which parts have a higher probability of flood risk, allowing you to visualise whether flood risk affects the buildings or the associated land. If required, we can provide an assessment that provides separate flood risk ratings for the main building and for the land/gardens around it. This assessment is carried out manually by one of our in house experts and can only be ordered by contacting our customer support team at [info@groundsure.com](mailto:info@groundsure.com) ↗
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood



## Flooding / Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Proposed Flood Defence Scheme
- Flood Defences

### Risk of flooding from rivers and the sea

The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: [www.floodre.co.uk/](http://www.floodre.co.uk/)

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See [page 6](#) for explanation of the levels of flood risk.

Please see [page 2](#) for further advice.

This data is sourced from the Environment Agency and Natural Resources Wales.

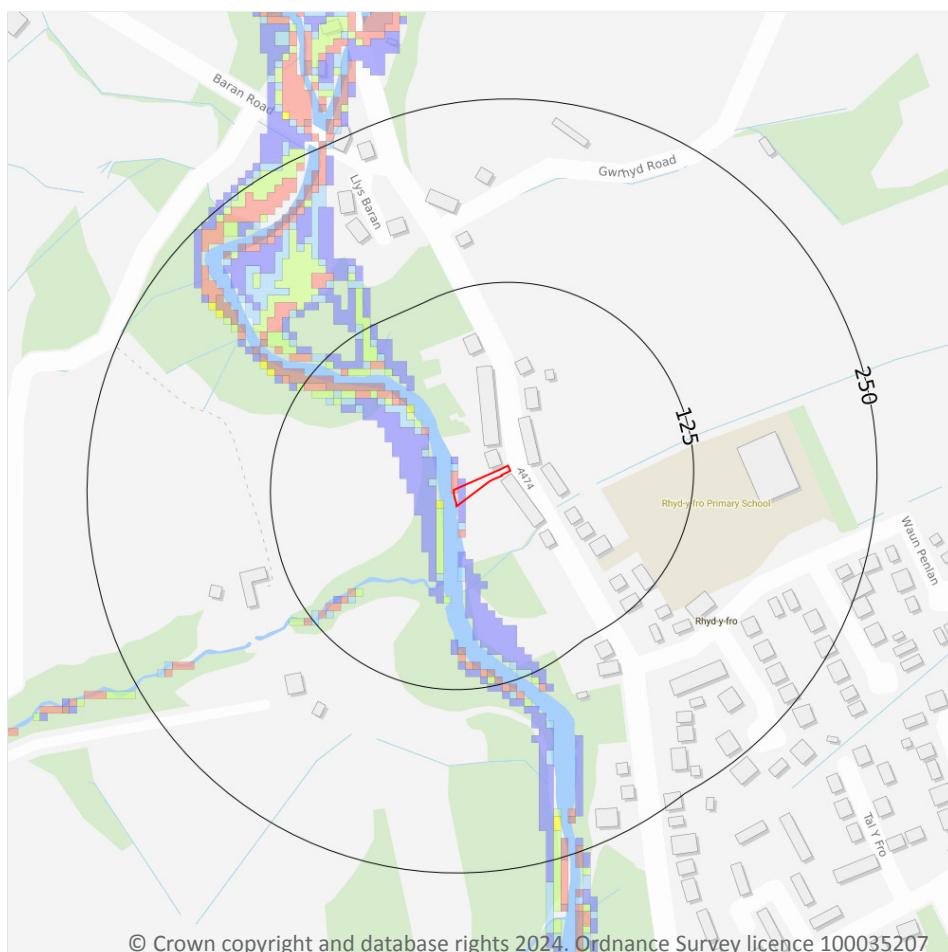


[Back to Summary](#)

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01273 257 755

Ref: CMAPS-CM-1142664-60191-040124  
Your ref: CMAPS-CM-1142664-60191-040124  
Grid ref: 271369 205510

## Flooding / Surface water flood risk



- Site Outline
- Search buffers in metres (m)
- Surface water flood risk
- Highly significant
  - Significant
  - High
  - Moderate to high
  - Moderate
  - Low to moderate
  - Low

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### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: [www.floodre.co.uk/](https://www.floodre.co.uk/)

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.



[Back to Summary](#)

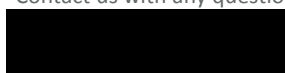
Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com)  
01273 257 755

Ref: CMAPS-CM-1142664-60191-040124  
Your ref: CMAPS-CM-1142664-60191-040124  
Grid ref: 271369 205510

## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

| Flooding                                        |                   |
|-------------------------------------------------|-------------------|
| <b>Risk of flooding from rivers and the sea</b> | <b>Identified</b> |
| Flood storage areas: part of floodplain         | Not identified    |
| Historical flood areas                          | Not identified    |
| Areas benefiting from flood defences            | Not identified    |
| Flood defences                                  | Not identified    |
| Proposed flood defences                         | Not identified    |
| <b>Surface water flood risk</b>                 | <b>Identified</b> |
| Groundwater flooding                            | Not identified    |



## Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

### Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

**Very Low** - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

**Low** - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

**Medium** - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

**High** - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

**Very Low** - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

**Low** - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

**Medium** - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

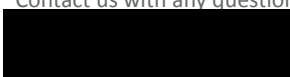
**High** - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

### Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

### Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.



## Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

## Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

## Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

## Ambiental FloodScore™ insurance rating

The property has been rated as **High** risk. Please see [page 2 >](#) for further advice.

Ambiental's FloodScore™ risk rating gives an indicative assessment of the potential insurance risk classification from flooding, which can provide an indication of how likely it is that a property's policy will be ceded to Flood Re. The assessment is based on Ambiental's river, tidal and surface water flood data and other factors which some insurers may use in their assessment are not included.

Flood Re is a re-insurance scheme that makes flood cover more widely available and affordable as part of your residential property home insurance. Properties at higher risk of flooding may have the flood part of their policy ceded to Flood Re by their insurer. It is important to understand that Flood Re does not apply to all situations. Exclusions from Flood Re includes properties constructed after 1 January 2009; properties not within domestic Council Tax bands A to H (or equivalent); commercial properties, certain buy to let scenarios and buildings comprising four or more residential units. A full list of the exemptions can be found on the Flood Re website (<https://www.floodre.co.uk/can-flood-re-help-me/eligibility-criteria/>) ↗.

The Ambiental FloodScore™ insurance rating is classified into six different bandings:

**Very High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a very high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

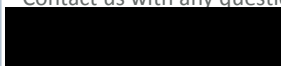
**High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a high possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate-High** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a moderate possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, particularly if the property has flooded in the past.

**Moderate** indicates a level of risk that may make it more likely that standard insurance premiums will be higher, or additional terms may apply to the provision of flood cover. There is a low possibility that the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Low** indicates a level of risk that is likely to mean standard cover and premiums are available for flood cover. There is a low possibility the cover for flooding at the property will be ceded into the Flood Re scheme, unless the property has flooded in the past.

**Very Low** indicates a level of flood risk that should not have any impact on the provision of flood cover for the property.



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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

### Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

### COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@groundsure.com](mailto:info@groundsure.com)

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: [www.groundsure.com/terms-and-conditions-april-2023/](https://www.groundsure.com/terms-and-conditions-april-2023/) ↗

## Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see [www.groundsure.com/remediation](https://www.groundsure.com/remediation) ↗ for full details.

## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference) ↗.



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Contact us with any questions at:



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