



Project Title: 00396AB 15 Bethel Street

Product: Level 3 Flood Consequence Assessment

Date: 30 April 2024

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**Report Revision Log**

| Report Reference | Date Issued | Issued To | Notes |
|------------------|-------------|-----------|-------|
| 00396AB          | 30/04/2023  | Client    |       |

## 1. INTRODUCTION

### 1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of F. Allareba to produce a Flood Consequence Assessment for 15 Bethel Street, Briton Ferry, Neath, SA11 2HQ. This assessment has been conducted with the understanding that the document will be used as part of a planning permission proposal by F. Allareba.

### 1.2. LOCATION OF SUBJECT SITE

The site is accessed via Bethel Street.

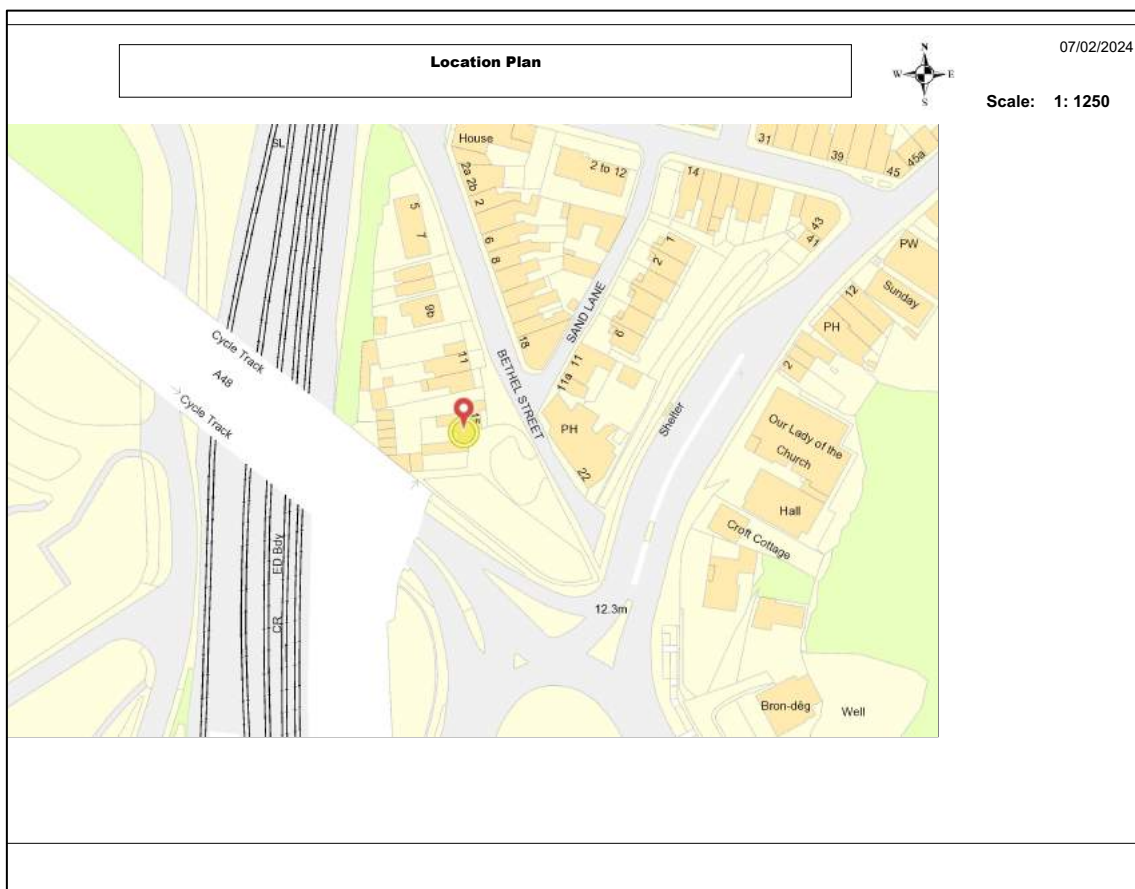


Figure 1: Site Location

### 1.3. SITE PROPOSALS

The development plans propose the internal reconfiguration of an existing residential dwelling to that of a residential use House of Multiple Occupation (HMO). The proposed use will be residential use, and therefore classified as 'highly vulnerable development'. The development plans also an extension to the rear of the property and how ground flood sleeping accommodation is proposed.

## **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 2: 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 3, the site is within flood zone B.

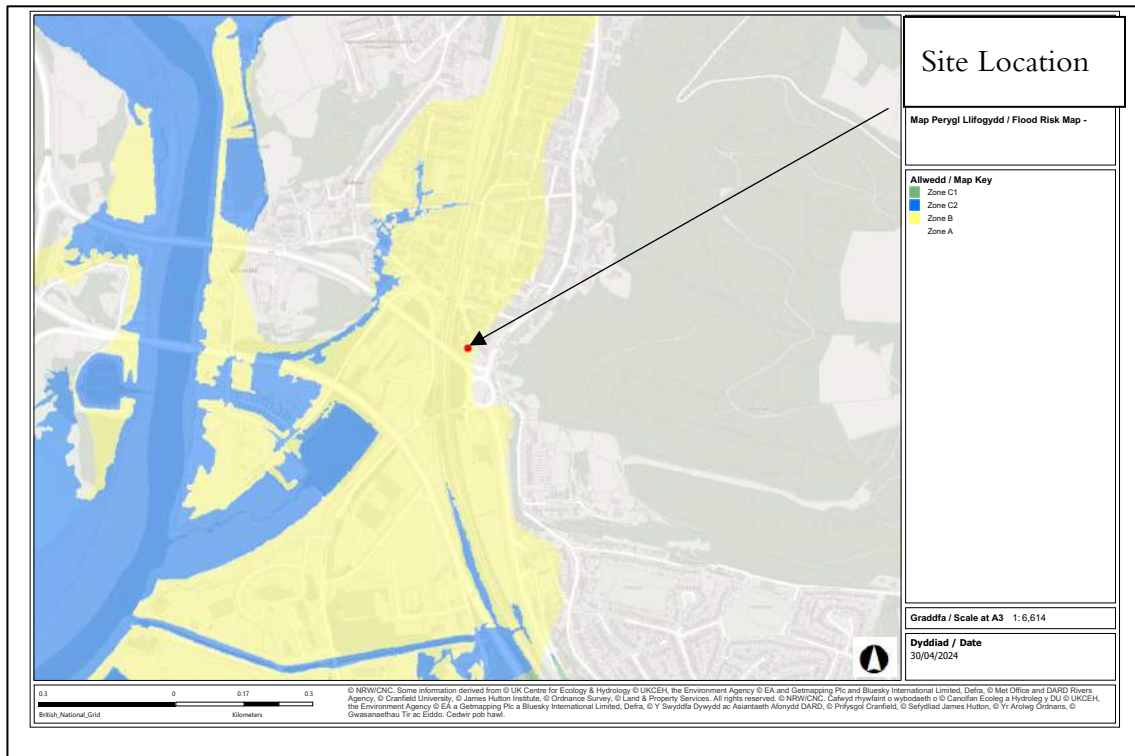


Figure 3: NRW Flood Zone

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.

#### 3.2. LAND VULNERABILITY CLASSIFICATION

The existing land is used as a residential use dwelling and is therefore designated as ‘highly vulnerable development’ by Tan15. The proposed residential development will also be classified ‘highly vulnerable development’. The proposals therefore retain the vulnerability classification of the site.

The proposed extension will convert land used as an existing amenity area to that of residential use.

#### 3.3. SITE SUITABILITY (TAN15)

‘Highly vulnerable development’ is suitable for flood zone B.

## 4. FMfP SITE ASSESSMENT

### 4.1. FLOOD ZONE CLASSIFICATION

As per Figure 4, the site is within flood zone 3 and is not mapped to be defended by formal flood defences. The primary flood risk to the site is from tidal sources:



Figure 4: FMfP Flood Zone

## **5. FURTHER SITE FLOOD RISK**

### **5.1. 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              | Low                |
| Rivers and the Sea              | Low                |
| Surface Water                   | Negligible         |
| Groundwater                     | Negligible         |
| Historic Flood                  | Not identified     |
| Flood Defences                  | No                 |
| FloodScoreTM – insurance rating | Very Low           |

### **5.2. SURFACE WATER FLOODING**

The Natural Resources Wales surface water flood map Figure 5 shows the site to be affected by localised pluvial flood risk. Mapping suggests this if due to pooling.



### **5.3. TIDAL AND FLUVIAL FLOODING**

LiDAR downloaded on the 30th of April 2024 shows the site to have a ground level of circa 7.5mOD. Please note, ground levels vary across the site, with some areas significantly lower than 7.5mOD. The applicant may wish to have levels verified by a topographic survey.

As part of this commission, FloodPlan contacted Natural Resources Wales to request flood modelling data and outputs for the site. Natural Resources Wales confirmed that there was no available flood modelling.

The closest tidal (estuary) node to the site is node label ‘\_484\_2’. The Node details can be seen below.

| Maximum Projected Sea Level (mOD)                                                                                                                                                                                                                                                                                                                                       |                 |                 |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|
| Node Label                                                                                                                                                                                                                                                                                                                                                              | _484_2          |                 |                 |
| Year 2017                                                                                                                                                                                                                                                                                                                                                               | Year 2017 (mOD) | Year 20234(mOD) | Year 2134 (mOD) |
| T200                                                                                                                                                                                                                                                                                                                                                                    | 6.43            | 6.46            | 7.59            |
| T1000                                                                                                                                                                                                                                                                                                                                                                   | 6.69            | 6.74            | 7.85            |
| Data collected using the Coastal Design Sea Levels - Coastal Flood Boundary Extreme Sea Levels (2018). Climate Change values have been calculated using Sea Level Allowances (Table 1) found at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a> |                 |                 |                 |

The T200CC level is expected to be circa 7.59mOD during the climate change event (2124). Should this level be transferred to the subject site, the site is expected to flood to a depth of circa 0.09m. This report recommends that the ground floor sleeping accommodation be set to 8.19mOD where possible to allow for a 0.6m freeboard. The ground floor units are self-contained, with no access to upper floor safe refuge.

Given the risk of flooding, this report also recommends a flood evacuation plan be considered.

### **5.4. GROUNDWATER FLOODING**

The ‘Groundsure’ flood report indicates that the site has a negligible risk of groundwater flooding.

### **5.5. RESERVOIR FLOODING**

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

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

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

### **5.7. HISTORIC FLOODING**

The ‘Groundsure’ flood report failed to identify any historic flood events for the site.

## **6. FURTHER SITE ASSESSMENT**

### **6.1. SITE ACCESS AND EGRESS ROUTES**

Access to the site is gained via Bethel Street. Mapping suggests access may be impacted by flood risk during extreme events. Mapping suggests that evacuation to the east may be optimal. A bespoke flood evacuation plan should be considered.

### **6.2. FLOOD COMPENSATION**

The proposals are not expected to significantly displace floodwater.

### **6.3. FLOOD WARNING AREAS**

The below Figure 6, highlights the areas that are considered to benefit from Natural Resources Wales flood alerts. The site is outside of the flood alert area.



Figure 6: NRW Flood Warning Areas

### **6.4. AWARENESS OF FLOOD RISK**

The developer should be aware that the site is not immune from flooding. It is recommended that future occupiers take the opportunity to develop emergency and non-emergency plans.

***6.5. JUSTIFICATION TEST***

Not applicable for land within Flood Zone B.

## **7. FINDINGS AND RECOMMENDATIONS**

### **7.1. FINDINGS**

The development plans propose the internal reconfiguration of an existing residential dwelling to that of a residential use House of Multiple Occupation (HMO). The proposed use will be residential use, and therefore classified as 'highly vulnerable development'. The development plans also show ground floor sleeping accommodation is proposed. TAN15 categorises residential use property as 'highly vulnerable development'. 'Highly vulnerable development' is suitable for flood zone B. Extreme tidal flood levels show the site to be at risk, with the consequences of flooding manageable.

### **7.2. RECOMMENDATIONS**

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

- Consideration should be given to providing safe refuge on the upper floors of the development and the inclusion of a flood evacuation plan.
- Ground floor finished floor levels should be set to a minimum of 8.19mOD where possible. Where this is not achievable, flood resistance and resilience techniques should be explored.

**List of Appendices**

**Appendix A: Development Proposals**

**Appendix B: Groundsure Flood Report**

**Appendix C: Flood Modelling Data**

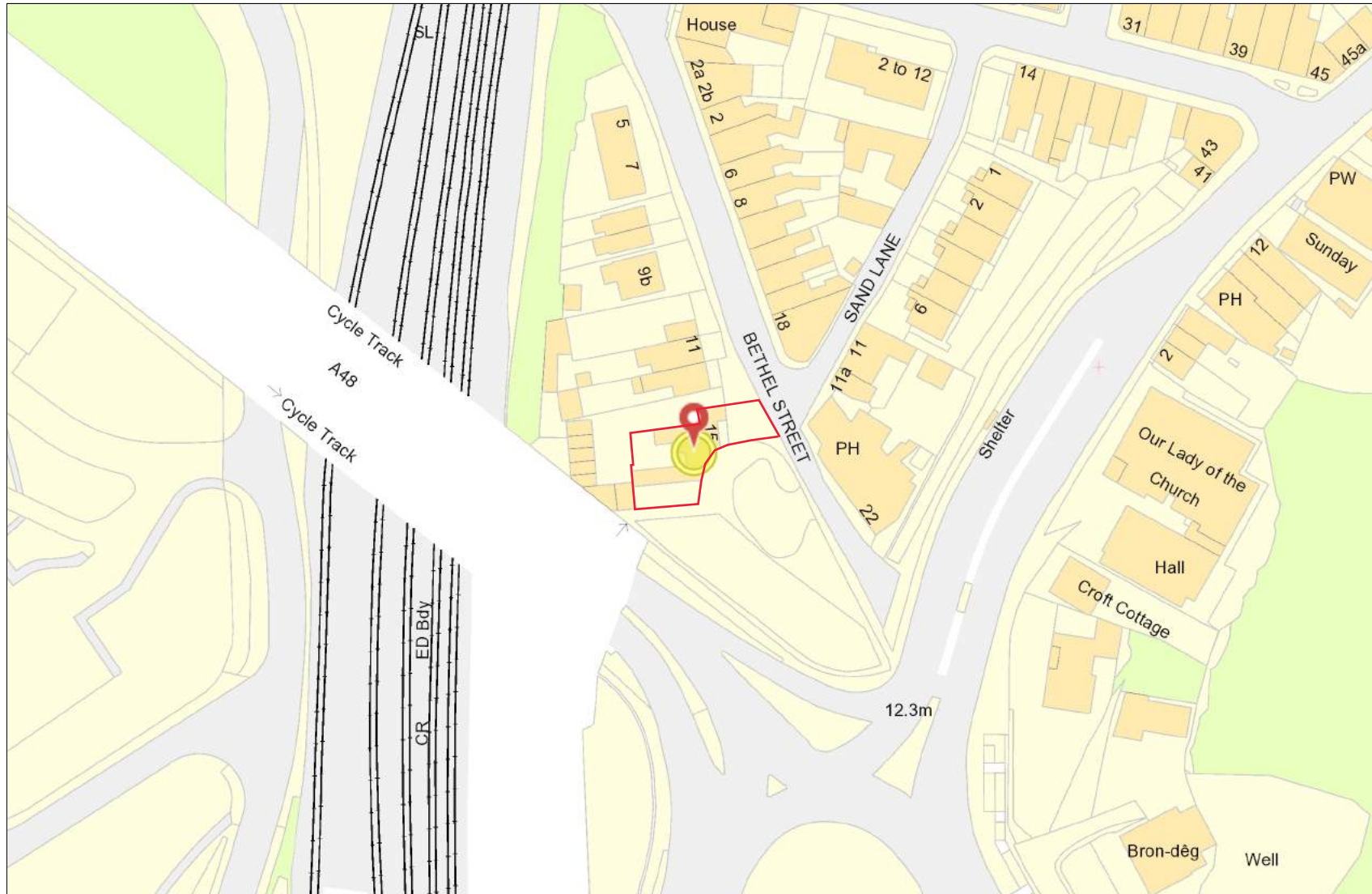
*Appendix A: Development Proposals*

## Location Plan



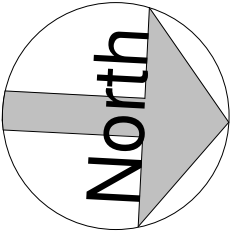
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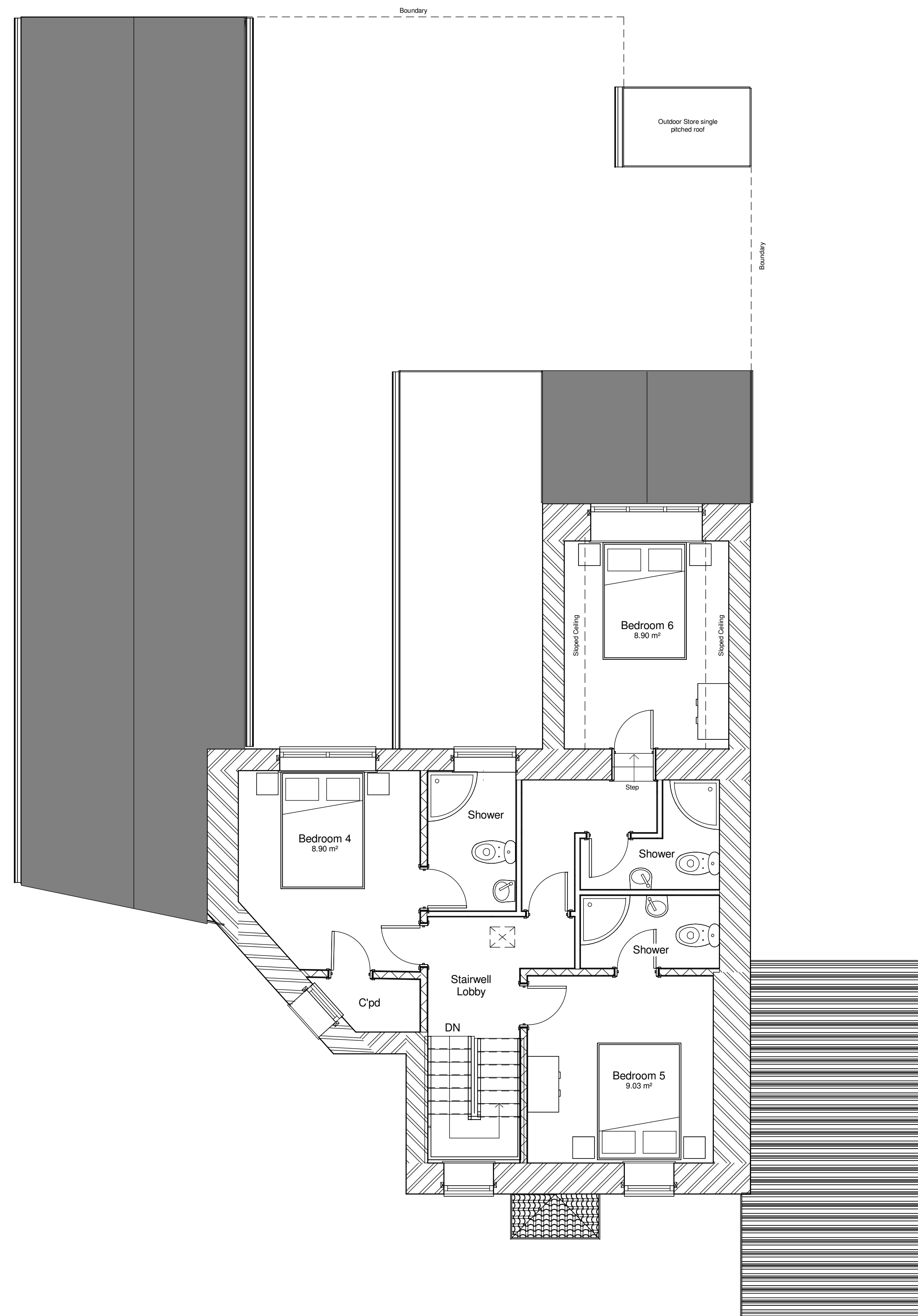
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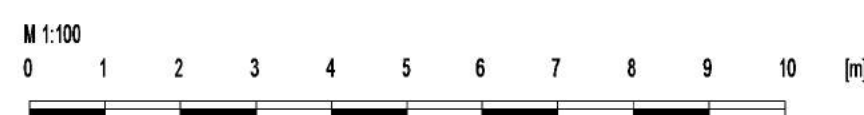
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| PROJECT | 15 Bethel Street   |
| SHEET   | Existing Site Plan |

|                               |                              |                         |
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| CLIENT<br>Mr Francis Allareba |                              |                         |
| Date<br>10/04/2024            | Project number<br>10/01/2024 | Scale (@ A3)<br>1 : 200 |
| Drawn by<br>CCS               | DRAWING NUMBER<br>A103       | REV                     |
| Checked by<br>Client          |                              |                         |

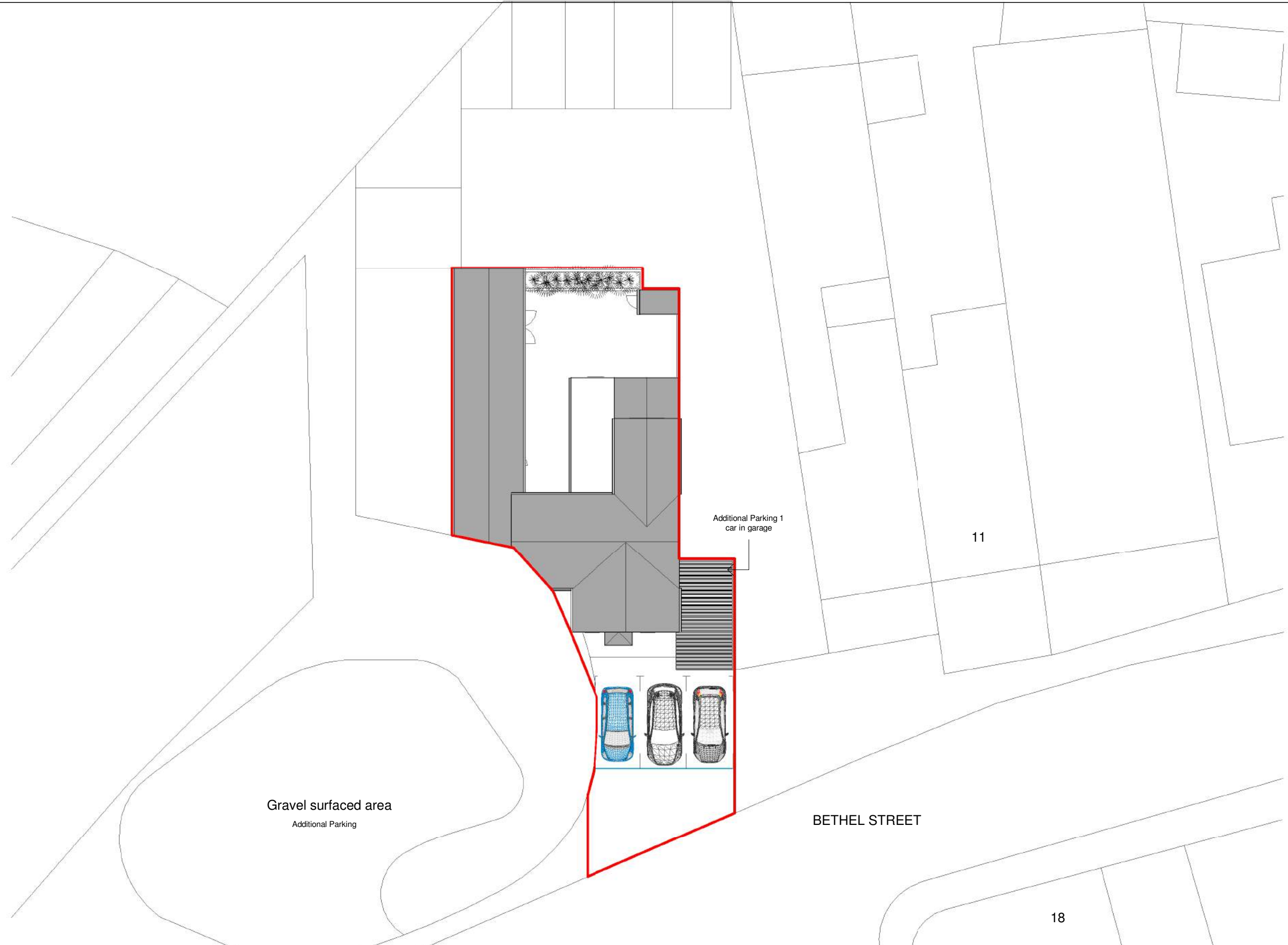
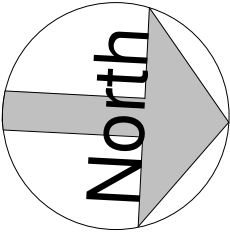


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7. Any discrepancies either between the written dimension and the site dimensions or between the drawing and other consultants/ suppliers drawings should be brought to the attention of the client.

|                         |  |                              |     |
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| CLIENT                  |  |                              |     |
| Mr Francis Allareba     |  |                              |     |
| DRAWN BY<br>CCS         |  | CHECKED BY<br>Client         |     |
|                         |  | DATE<br>02/07/24             |     |
| SCALE (@ A1)<br>1 : 100 |  | PROJECT NUMBER<br>10/01/2024 |     |
| DRAWING NUMBER<br>A105  |  |                              | REV |



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| PROJECT | 15 Bethel Street   |
| SHEET   | Proposed Site Plan |

|            |            |                |                     |              |
|------------|------------|----------------|---------------------|--------------|
| CLIENT     |            |                | Mr Francis Allareba |              |
| Date       | 10/04/2024 | Project number | 10/01/2024          | Scale (@ A3) |
|            |            |                |                     | 1 : 200      |
| Drawn by   | CCS        | DRAWING NUMBER |                     | REV          |
| Checked by | Client     | A106           |                     |              |

*Appendix B: Groundsure Flood Report*

15 Bethel Street, Neath, Briton Ferry, SA11 2HQ

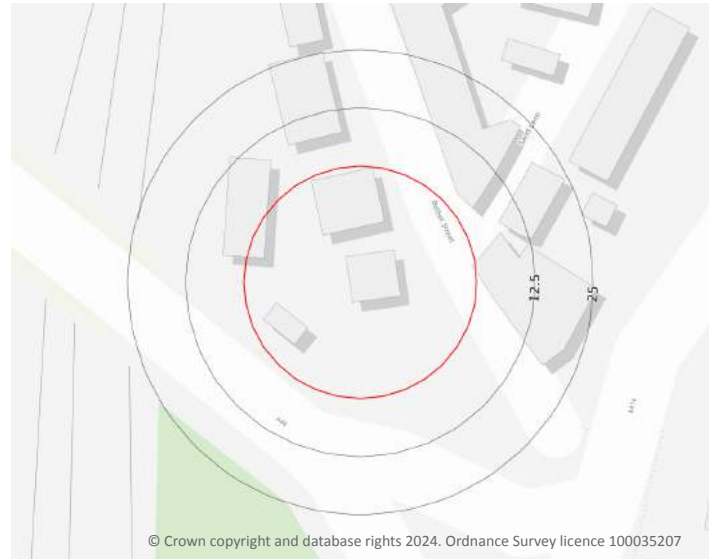
## Overall Flood Risk



**LOW**

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

## Site plan



## Search Results



### Rivers and the Sea

**Low**

[page 3 >](#)



### Surface Water

**Negligible**



### Groundwater

**Negligible**



### Historic Flood

**Not identified**



### Flood Defences

**No**



### FloodScore™ insurance rating

**Very Low**

[page 5 >](#)

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.

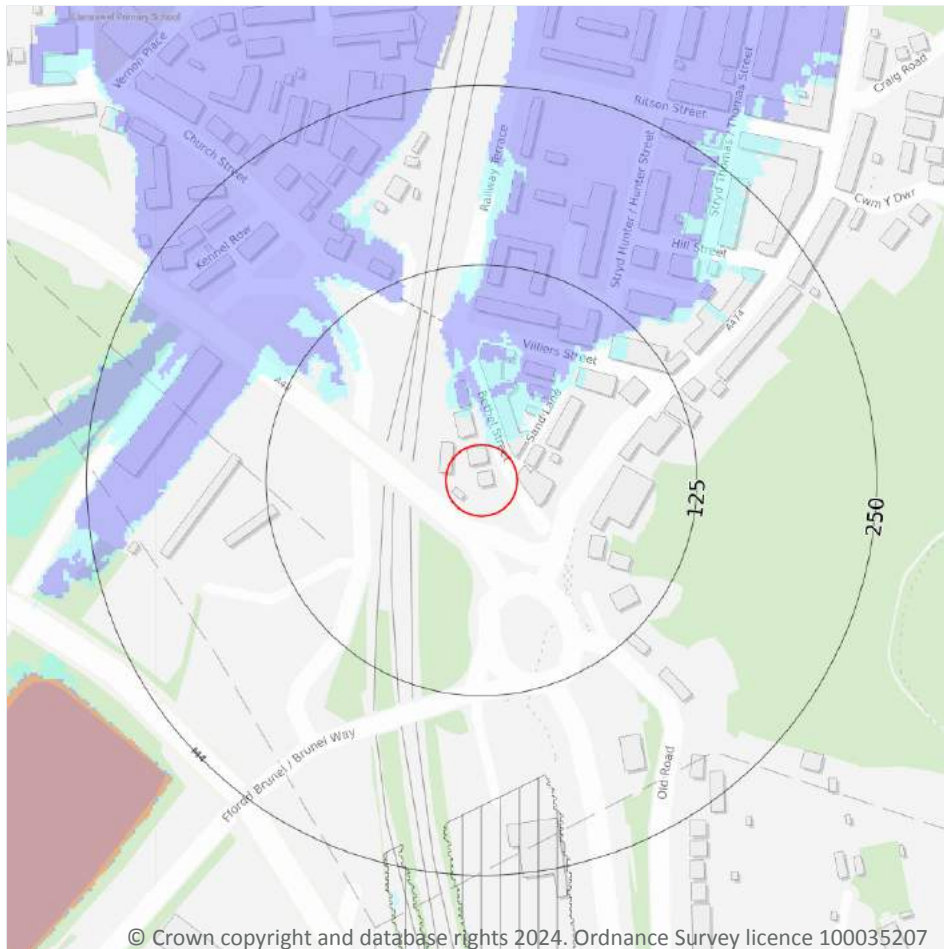
You can view the fully comprehensive library of information we have searched on [page 4 >](#).

No environmental risks that Groundsure believe require further action have been identified in relation to the property.

Please note this report has been run on a point location buffered to 25m to account for uncertainties of the size of the property. Therefore some risk assessments and measurements may be overestimated.



## 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

Reduced river/sea flooding risk due to defences

Proposed Flood Defence Scheme

Flood Defences

### Risk of flooding from rivers and the sea

The property has a Low 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 [page 5](#) > 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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Ref: CMAPS-CM-1162645-60191-300424  
Your ref: CMAPS-CM-1162645-60191-300424  
Grid ref: 274019 193946

## 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

| Risk of flooding from rivers and the sea | Identified |
|------------------------------------------|------------|
|------------------------------------------|------------|

|                                         |                |
|-----------------------------------------|----------------|
| Flood storage areas: part of floodplain | Not identified |
|-----------------------------------------|----------------|

|                        |                |
|------------------------|----------------|
| Historical flood areas | Not identified |
|------------------------|----------------|

|                                                                   |                |
|-------------------------------------------------------------------|----------------|
| Reduction in Risk of Flooding from Rivers and Sea due to Defences | Not identified |
|-------------------------------------------------------------------|----------------|

|                |                |
|----------------|----------------|
| Flood defences | Not identified |
|----------------|----------------|

|                         |                |
|-------------------------|----------------|
| Proposed flood defences | Not identified |
|-------------------------|----------------|

|                          |                |
|--------------------------|----------------|
| Surface water flood risk | Not identified |
|--------------------------|----------------|

|                      |                |
|----------------------|----------------|
| Groundwater flooding | Not identified |
|----------------------|----------------|

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Your ref: CMAPS-CM-1162645-60191-300424  
Grid ref: 274019 193946

## Methodologies and limitations

A full list of Groundsure methodologies and limitations is available here: [knowledge.groundsure.com/methodologies-and-limitations](https://knowledge.groundsure.com/methodologies-and-limitations) ↗.

## 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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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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- 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.

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*Appendix C: Flood Modelling Data*