

FLOOD RISK STATEMENT – SA11 3EN

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NATURAL RESOURCES WALES FLOOD RISK REPORT for the area within 10 metres of: 46 WIND STREET, NEATH, SA11 3EN (nearest to required address)

The risk measures categories are: **High, Medium, Low and Very low.**

High risk Not applicable

Medium risk Flooding from rivers Risk between 1% and 3.3% chance each year

Low risk Flooding from surface water and small watercourses Risk between 0.1% and 1% chance each year

Very low risk Flooding from the sea Risk less than 0.1% chance each year

NO RECORDED FLOODING IN THIS AREA

This area:

- Does not benefit from flood defences
- Has no recorded flooding
- This risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

Please note we cannot give the flood risk for individual buildings because this depends on building features and other local factors like drainage conditions. (This information is taken from <https://check-your-flood-risk.naturalresources.wales>)

NORMAL TO HIGHEST RECORDED RIVER LEVEL –

Normal – 1.37m

Highest – 6.116m

4 DAY EXAMPLE – See Appendix 3

31/08 Highest 3.537m @ 16.49

01/09 Highest 4.109m @ 17.30

02/09 Highest 4.426m @ 18.15

03/09 Highest 4.569m @ 18.45

FLOOD ESCAPE ROUTE MAP: See Appendix 4

- We have identified the building with a solid red line on the flood risk map
- Created the route to follow in a dashed red line should there be flooding
- The safe high ground area known as Neath Castle is shown as a green circle

CONCLUSION:

There are two options for any potential residents of this property in the centre of Neath town in case of flooding.

Firstly, to remain upstairs in their home and wait until any flooding recedes or they are rescued by emergency services, or alternatively take the short (5min) escape route (as shown in Appendix 4) to higher ground in the Neath Castle area.

As shown above in the Natural Resources Wales report there has been no recorded incident of flooding within this area since records began.

NOTE:

We have consulted with Barry Cox of NRW to discuss the situation for the building and surrounding location – he indicated that the information provided by NRW (as attached) with an indication of an escape route would be sufficient for the proposed project.

All documentation has been provided by NRW for this statement and the attached 4No. appendices.