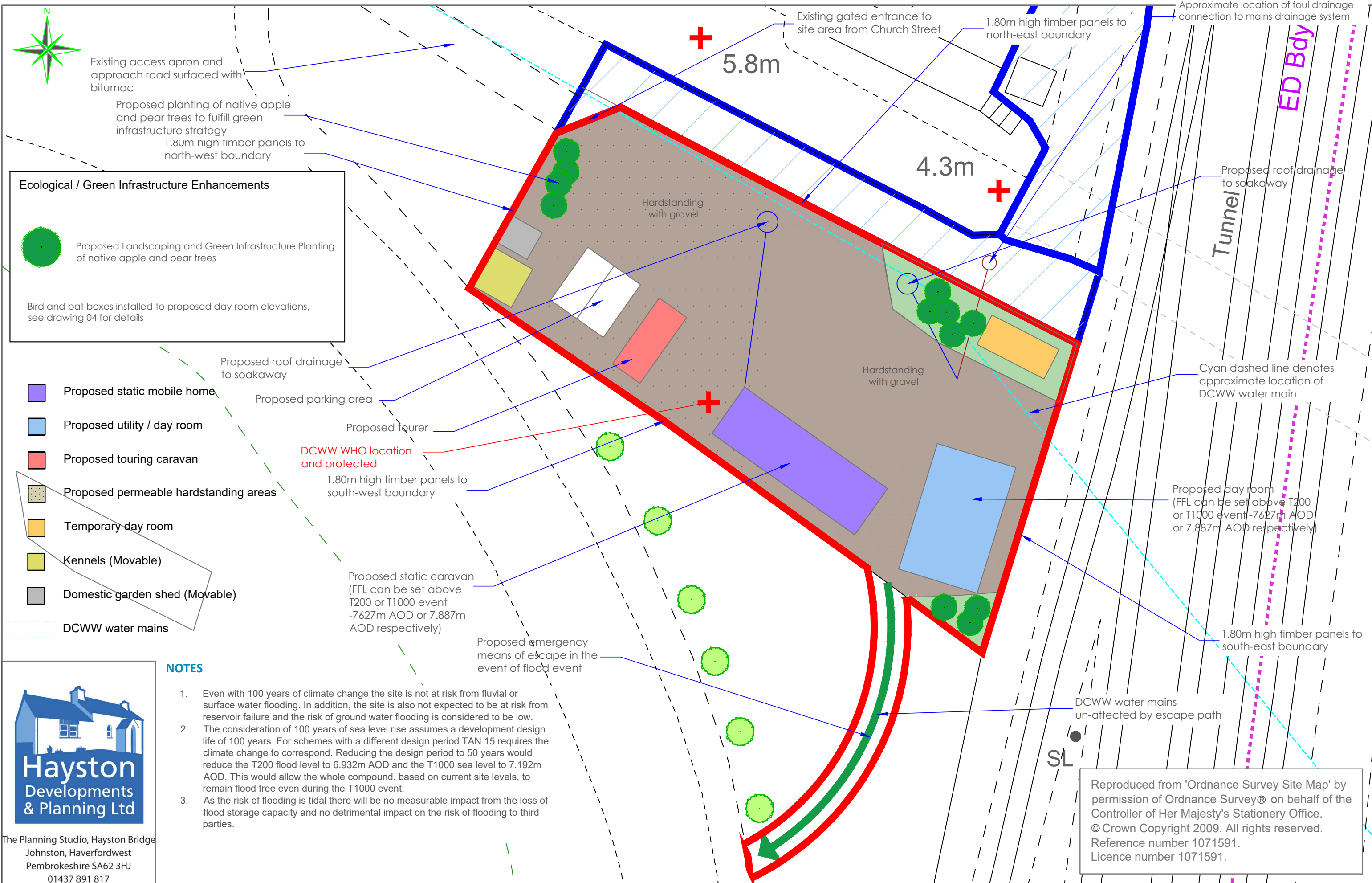






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NOTES 1. Even with 100 years of climate change the site is not at risk from fluvial or surface water flooding. In addition, the site is also not expected to be at risk from reservoir failure and the risk of ground water flooding is considered to be low. 2. The consideration of 100 years of sea level rise assumes a development design life of 100 years. For schemes with a different design period TAN 15 requires the climate change to correspond. Reducing the design period to 50 years would reduce the T200 flood level to 6.932m AOD and the T1000 sea level to 7.192m AOD. This would allow the whole compound, based on current site levels, to remain flood free even during the T1000 event. 3. As the risk of flooding is tidal there will be no measurable impact from the loss of flood storage capacity and no detrimental impact on the risk of flooding to third parties.		Creation of Traveller Pitch to Include Day Room, Static Caravan and Touring Caravan with Flooding Mitigation and Emergency Escape Route (Partly in Retrospect) (Resubmission) No. 1 Ponderosa, Church Street, Briton Ferry, Port Talbot SA11 2HZ		Designed by	Checked by	File name AVH_1235	Date 03.11.2025	Scale A3 @ 1:250	Client Mr & Mrs Tom Roberts & Family
				Drawing Title Site Plan					Dwg No. 02b