

BT Street Hub Project
NPT-001 Pavement at jcn between Angel Street and Castle Walk, Neath SA11 1RQ
(E 275205, N 197719)

Flood Consequences Assessment – LPA Ref. P2025/0769

This Full Planning and Advertising consent application is for the installation of 1 no. new BT Street Hub, incorporating 2 no. digital 75" LCD advert screens, and associated BT phone kiosk removal.

This assessment has been prepared in accordance with the Technical Advice Note 15 "Development, flooding and coastal erosion".

As indicated below by the Natural Resources Wales Flood Map for Planning, the application site (LPA Ref. P2025/0769) is located on Angel Square, at the junction of Angel Street and Castle Walk, approximately 210m east of the River Neath and is found within an area classified as Flood Zone 3 (see Figure 1).

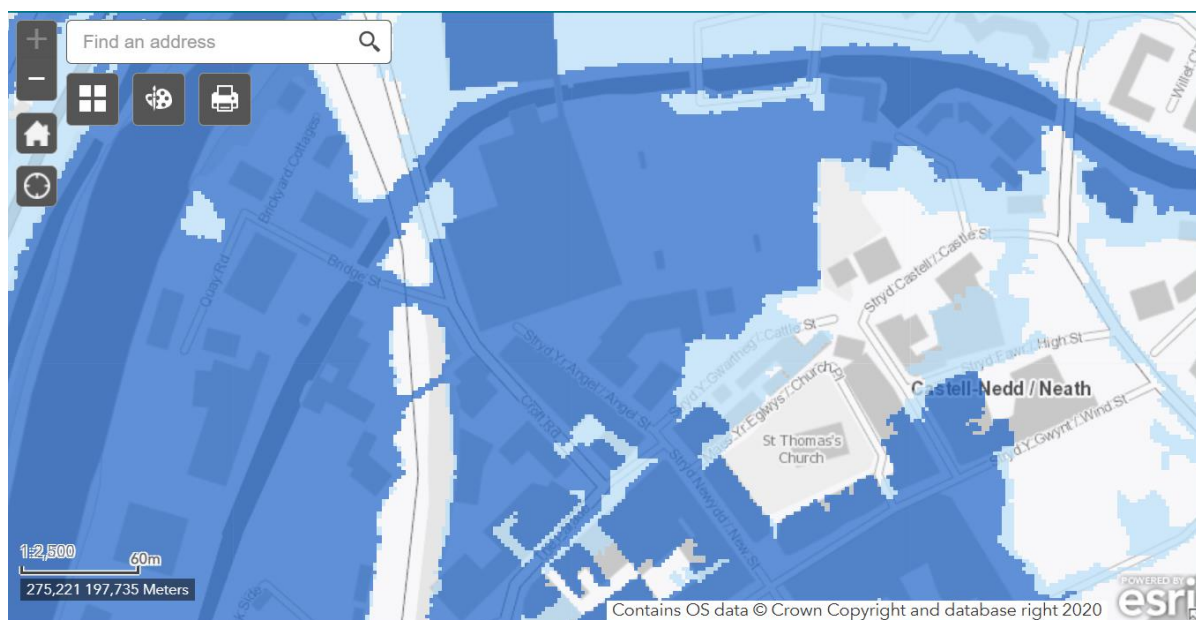


Figure 1 – Flood Map for Planning (Flood Zone 2 & 3)

It is of note that the proposed development will occupy a footprint of less than 1 square metre, and the Street Hub unit's footprint is smaller than that of the existing telephone kiosk to be replaced. The deployment of this modern infrastructure will therefore have a negligible impact

and will not lead to a material displacement of flood water. Furthermore, the concrete foundation and design of the proposed installation ensure that it does not pose a risk in the event of a flood, as like other items of street furniture in this locality. The proposed development will sit on Angel Square and be seen alongside surrounding street furniture and paraphernalia including street lighting columns, trees, litter bins, utility cabinets and benches which are all similar forms of minor development.

Given the numerous constraints which can influence whether a site is viable from technical, build and planning perspectives, being located within a flood zone is unavoidable. Paragraph 6.1A of Technical Advice Note 15 states that the requirements for a Flood Consequence Assessment should be “proportionate to the development proposal.”

Overall, the proposed development of 1no. new BT Street Hub, incorporating 2no. digital 75” LCD advert screens, and associated BT phone kiosk removal is not expected to increase the area’s risk to flooding nor would it significantly reduce the area’s ability to store flood water given its minimal site footprint. It is therefore considered that the proposed development accords with national and local planning policy guidance regarding development within the flood zone.