

Vale Consultancy

CONSULTING CIVIL & STRUCTURAL ENGINEERS

FLOOD CONSEQUENCE ASSESSMENT (FCA)

10 Pendrill Street,
Neath,
SA11 1BP

Prepared for: Sami Hussam
Project Ref: 23058_FCA

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DOCUMENT CONTROL

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All the Natural Resources Wales (NRW) mapping data used is under special license. Data is current as of **November 2025** and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.



1 INTRODUCTION

1.1 Background

Vale Consultancy has been instructed by Sami Hussam (*The Client*) to prepare a Flood Consequences Assessment (FCA) report to accompany a planning application (Ref: P2025/0555) for the proposed development located at 10 Pendrill Street, Neath, SA11 1BP.

The assessment has been undertaken in accordance with the requirements of Technical Advice Note 15 (TAN 15) dated March 2025 and the Local Development Plan (LDP).

Natural Resources Wales (NRW) and Neath Port Talbot County Borough Council as the acting Lead Local Flood Authority (LLFA) have been consulted to inform the FCA.

Much urban development in Wales has taken place alongside rivers and in the coastal plain. It is therefore inevitable, despite the overall aim to avoid flood risk areas, that some existing development will be vulnerable to flooding and fall within areas prone to flood risk. Some flexibility is necessary to enable the risks of flooding to be addressed whilst recognising the negative economic and social consequences if policy were to preclude investment in existing urban areas, and the benefits of reusing previously developed (Brownfield) land. Further development in such areas, whilst possibly benefiting from some protection, will not be free from risk and could in some cases exacerbate the consequences of a flood event for existing development and therefore a balanced judgement is required.

Redevelopment and regeneration of existing urban areas can help them to adapt to climate change and the potential impact on flood risk. For instance, measures can be incorporated to ensure that they are more resistant and resilient to flood risk and any associated potential consequences, thus; providing betterment over the existing arrangement in accordance with the principles of Sustainable Development which can be defined as;

‘Meeting the needs of the present without compromising the ability of future generations to meet their own needs’.

This FCA is in support of a Planning Application (Ref: P2025/0555) for the conversion of a garage to a self-contained flat with a first-floor bedroom.

Justification

The proposed development does not involve any increase in building footprint, and all sleeping accommodation is located on the first floor rather than the ground floor.

The proposals are in alignment with the LDP and is deemed to be in compliance with TAN15.



2 SITE DETAILS & PROPOSED DEVELOPMENT

2.1 Site Location

The approximately 43.5m² site is located on Pendrill Street, National Grid Reference (NGR) SS749970 (274940, 197006). See **Figure 1** below.

The site is bounded by residential properties to the north, south, east and west with the A474 (to the north) elevated above the site.



Figure 1: Site Location Satellite Imagery Plan

2.2 Existing Site

The existing site comprises an attached garage to an end terrace house (the wider client ownership).

Refer to Appendix A – Existing Plans

2.3 Proposed Development

The proposed development comprises the conversion of a garage to a self-contained flat with a first-floor bedroom.

NPPF and TAN15 classifies the proposed development as ‘Highly Vulnerable’ to flooding; however, it should be noted that the proposal does not involve any increase in building footprint, and all sleeping accommodation is located on the first floor rather than the ground floor.

Refer to Appendix B – Proposed Site Plan



2.4 Surface Waterbodies in the Vicinity of the Site

The tidally influenced River Neath (predominant source of flood risk to the site) is located circa. 333m to the west of the site and the Neath Canal is situated approximately 287m to the west.

The River Clydach is located circa. 1.1km to the west.

The River Neath and Clydach are both classified as main rivers.

It must be noted that NRW carry out regular maintenance, improvement or construction work on main rivers in Wales to manage flood risk.

2.5 Topographic Levels

In the absence of a topographic survey for this site, LiDAR data has been used to develop a Digital Terrain Model (DTM) of the site and surrounding area. **Refer to the DTM Extract, illustrated in Figure 2 below.**

Site Levels are observed to be relatively flat with a range between 6.53 – 6.62mAOD.

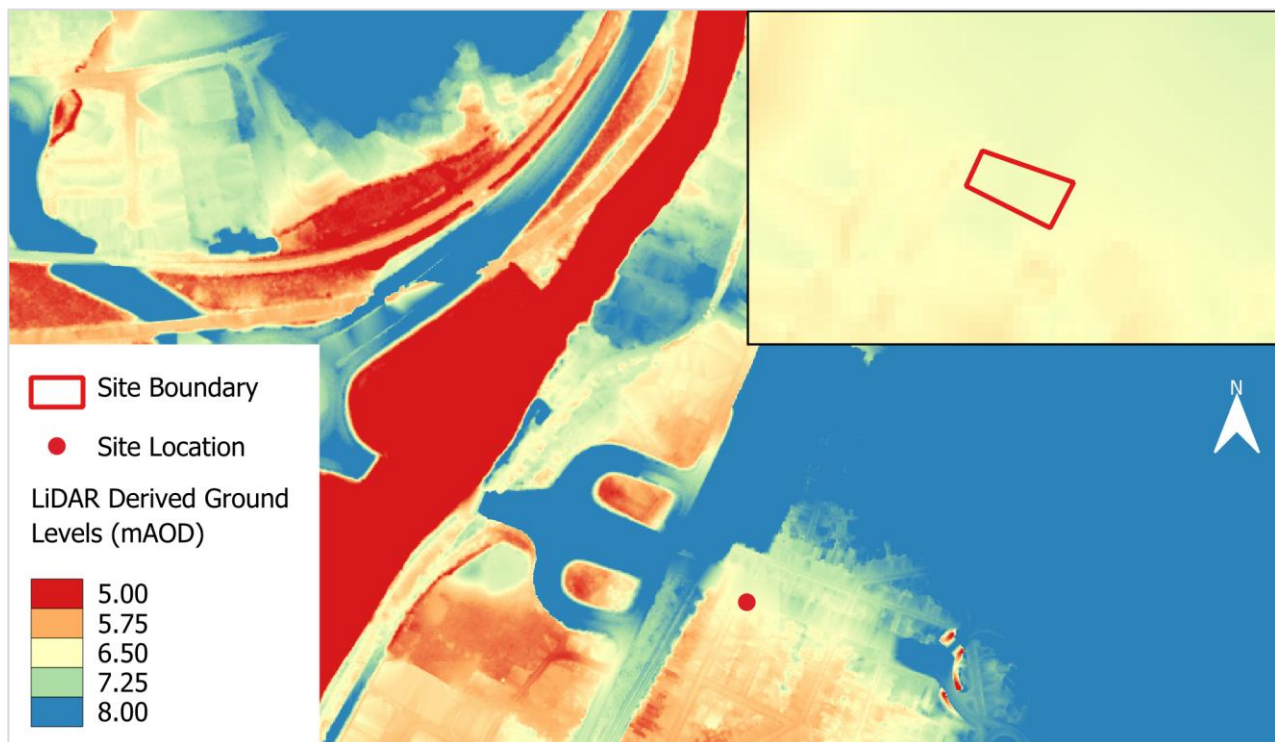


Figure 2: 1m Resolution LiDAR DTM (mAOD)

3 PLANNING POLICY

3.1 National Planning Policy

Future Wales - the National Plan 2040 sets out the national development framework for Wales with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Policy 8 - Flooding states that “flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work



with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have adverse impacts on international and national statutory designated sites for nature conservation and the features for which they have been designated”.

PPW sets out government's planning policies for Wales and how these are expected to be applied. TAN15 (2025) provides technical guidance which supplements the policy within PPW and seeks to ensure that flood risk is taken into account at all stages in the planning process and is appropriately addressed.

The general approach of TAN15 is to set out a precautionary framework to guide planning decisions in areas at high risk of flooding. The overarching aim of TAN15 is to provide a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. It also provides advice on the consequences of the risks and adapting to and living with flood risk.

National policy requires that planning applications for new development proposals should incorporate SuDS to appropriate operational standards and with maintenance arrangements in place unless there is clear evidence that this would be inappropriate.

Statutory standards for sustainable drainage were published by Welsh Government in October 2018 in relation to the design, construction, operation and maintenance of sustainable drainage systems serving new developments of more than one house or where the construction area is equal to or greater than 100 m². These standards set out how surface water runoff generated during the 100%, 3.3% and 1% AEP rainfall events and for events exceeding the 1% AEP event should be managed, how peak runoff rates should be restricted and how runoff volumes should be controlled. Approval is subsequently required from the SAB before construction can commence.

3.2 Local Planning Policy

Neath Port Talbot Local Development Plan (2011-2026)

The Neath Port Talbot Local Development Plan (LDP) (2011-2026) was adopted by Neath Port Talbot County Borough Council in January 2016. The LDP frames a long-term vision of balanced growth, sustainability, and enhancement of quality of life across the borough, while respecting environmental constraints. The following policies relate to flood risk:

- The plan explicitly recognizes flood risk and coastal erosion as significant constraints.
- Development proposals in or near flood-risk zones must be accompanied by **flood risk assessments**.
- The plan requires the use of **appropriate defence, mitigation and management measures**, and discourages intervention which might transfer risk to other areas.
- Sustainable drainage, retention, and controlled discharge of water runoff are promoted.
- The plan supports the maintenance, improvement or provision of flood defence works, in consultation with relevant agencies.

3.3 Water Framework Directive

The WFD provides a legal framework for the protection, improvement and sustainable use of inland surface waters, groundwater, transitional waters, and coastal waters across England and Wales, and seeks to:

- Prevent deterioration in the status of surface water and groundwater bodies;
- Protect, enhance and restore surface water and groundwater bodies (except artificial or heavily modified water bodies) with the aim of achieving good ecological, chemical and groundwater quantitative status by December 2021;



- Protect and enhance artificial and heavily modified water bodies with the aim of achieving good ecological potential and good chemical status by December 2021;
- Progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment and progressively reduce pollution of groundwater. The WFD applies to any proposed development which has the potential to impact on a waterbody. Where this is the case, NRW may require evidence demonstrating that the proposed development does not compromise the aims of the WFD. These proposals will not have any impact upon this legislation.

3.4 Environmental Permitting and Land Drainage Consent

Under the Environmental Permitting (England and Wales) Regulations 2016 an Environmental Permit for Flood Risk Activities is required from the Environment Agency for any permanent or temporary works, including works:

- In, over or under a designated main river
- Within 8 m of the top of bank of a designated main river or of the landward toe of a flood defence (16 m if it is a tidal main river or a sea defence).

In addition, any permanent or temporary works within the floodplain of a designated main river may also require an Environmental Permit for Flood Risk Activities. A permit is separate to and in addition to any planning permission granted.

Land drainage consent may be required from the lead local flood authority or drainage board for work to an ordinary watercourse.

Undertaking activities controlled by local byelaws also requires the relevant consent.

The site and proposals are exempt from any specific environmental permitting and / consents / applications in regard to flood risk.

4 SOURCES OF FLOODING AND PROBABILITY

4.1 Historical Records of Flooding

The Flood Map for Planning - Recorded Flood Extents and associated database indicates that there are no records of flooding at or within the immediate vicinity of the site.

4.2 Flood Risk Summary

The Flood Map for Planning (FMFP) - indicates the site to be located within **Flood Zone 2** (Rivers). The site is located within **Flood Zone 3** (Tidal / The Sea) and **Flood Zone 2** (Surface Water and Small Watercourses, or Pluvial sources).

Areas located within **Flood Zone 2 (Fluvial)** are considered to be at 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from rivers in a given year, including the effects of climate change.

Areas located within **Flood Zone 3 (Tidal / The Sea)** are considered to be at more than 0.5% (1 in 200) chance of flooding from the sea in a given year, including the effects of climate change.

Areas located within **Flood Zone 2 (Surface Water and Small Watercourses)** are considered to be at 0.1% to 1% (1 in 1000 to 1 in 100) probability of flooding from surface water and / or small watercourses in a given year, including the effects of climate change.



4.3 Sea (Tidal / Coastal)

The site is located within **Flood Zone 3** and is therefore considered to be at **Medium-High** risk of flooding from tidal sources over its lifetime expectancy including appropriate consideration and allowances for the potential impacts of climate change. **Refer to Figure 4.**

To help inform this report, Vale Consultancy has obtained Product 5 and 6 data flood model data from NRW. This comprises the 2D Neath_5_v1.1_2023 hydraulic model. The model is a 2D TUFLOW model. This allows for a detailed representation of the floodplain, using efficient techniques to modify the baseline ground elevation and model grid to define floodplain features which control flood mechanisms. The flood extents used within this report are taken from the defended scenario. This model incorporates climate change allowances for tidal levels up to the year 2123, representing a 100-year projection from its 2023 baseline. In accordance with TAN15, which requires residential development to be assessed over a 100-year lifetime, this model therefore provides an appropriate and conservative basis for assessment. No further temporal adjustment has been applied. Furthermore, it must be noted that the data used was the latest held by NRW.

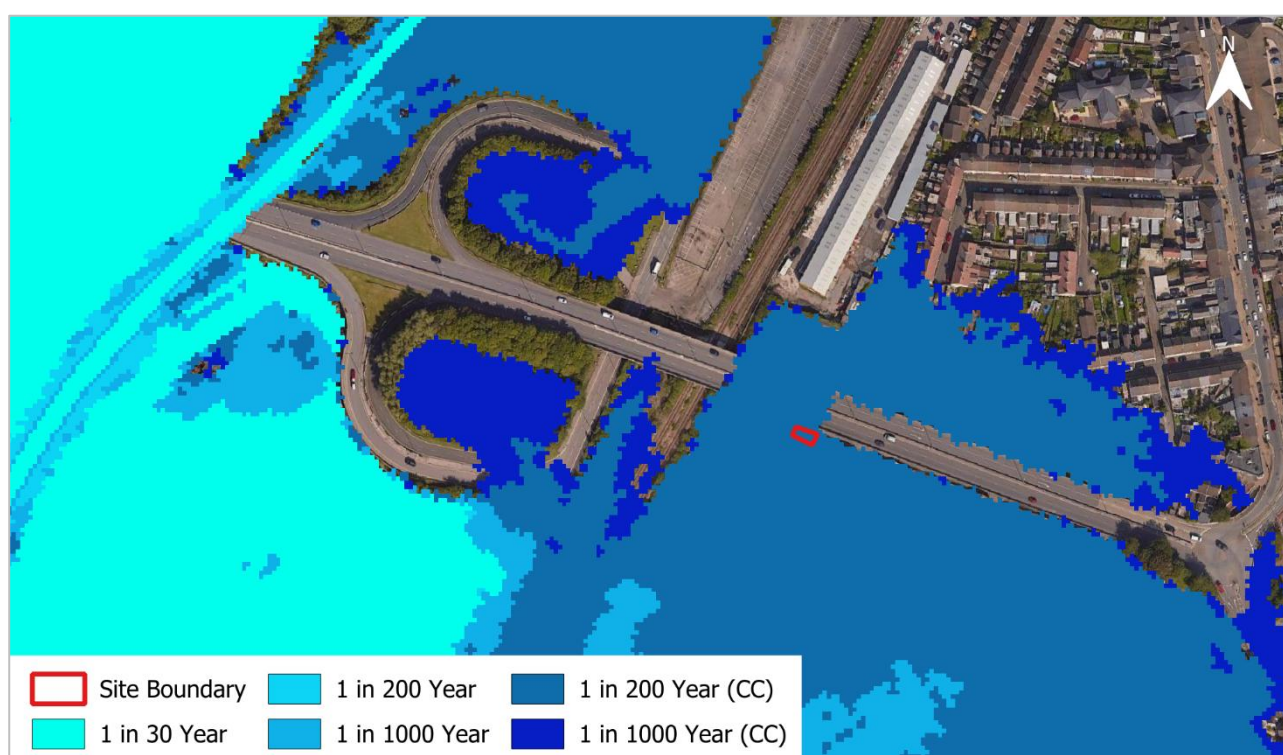


Figure 3: Product 6 Neath Modelled Flood Extents

The maximum modelled flood extents have been provided within the Product 6 information and can be seen within **Figure 3** for reference. As seen in **Figure 3**, the site is shown to not be at risk in all present day return periods up to and including the 1 in 1000 year event. The site is only shown to be at risk in both future climate change events (1 in 200 and 1 in 1000 year).

The lowest ground level at the site and the maximum modelled flood level at various return periods in the defended scenario have been compared and can be seen in the table below. Table 1 presents calculated flood depths at the site.

Return Periods (Tidal Defended)	Maximum Modelled Flood Levels (mAOD)	Calculated Flood Depths (m)
1 in 30 Year (3.33% AEP)	N/A	N/A
1 in 200 Year (0.5% AEP)	N/A	N/A
1 in 1000 Year (0.1% AEP)	N/A	N/A
0.5% AEP + CC (2123)	7.59	1.06
0.1% AEP + CC (2123)	7.87	1.34

Table 1: Maximum modelled flood levels at the site

As seen within **Table 1**, there is a risk of sea flooding across the site in both the 1 in 200 and 1 in 1000 year future climate change scenarios. Flood depths are projected to range between 1.06 – 1.34m.

4.4 Rivers (Fluvial)

The site is located within **Flood Zone 2** and is therefore considered to be at a **Medium** risk of flooding from fluvial sources over its lifetime expectancy including appropriate consideration and allowances for the potential impacts of climate change. **Refer to Figure 4.**

4.5 Surface Water & Small Watercourses (Pluvial)

The site is located within **Flood Zone 2** (Surface Water and Small Watercourses) and is therefore considered to be at **Low-Medium** Risk of flooding from Pluvial Sources. **Refer to Figure 4.**

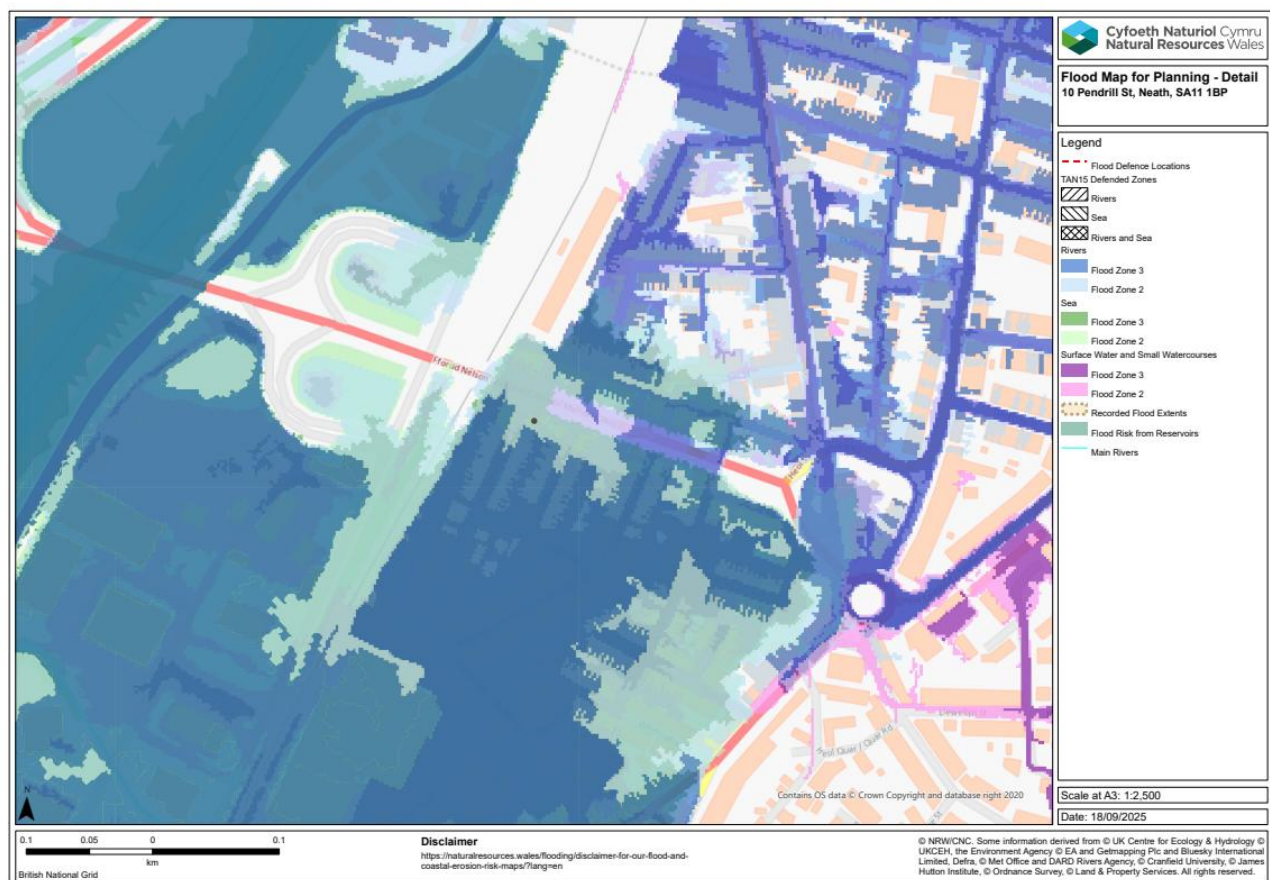


Figure 4: NRW Flood Map for Planning

Source: Natural Resources Wales; Accessed: October 2025



4.6 Groundwater Flooding

Groundwater flooding occurs when water levels underneath the ground rise above normal levels. Prolonged heavy rainfall soaks into the ground and can cause the ground to become saturated. This results in rising groundwater levels which leads to flooding above ground. There are no known records of groundwater flooding incidents at or near to the site. The local authority Flood Risk Management Strategy (FRMS) states that there is no specific areas of historical groundwater flooding recorded in the area and therefore the risk of flooding from this source is considered to be small. Furthermore, the existing and proposed development is / will be overlain by hardstanding, thus preventing any groundwater ingress to the surface.

Therefore, the risk of groundwater flooding is concluded to be **Low**.

4.7 Artificial Sources of Flooding

The Neath Canal is located approximately 287m to the west of the site and poses a potential flood risk to the site. There are no other canals located within the immediate vicinity of the site. However, canals are man-made engineered structures whereby hydraulic flows are carefully managed and conveyed and very rarely flood. There are no records of the canal flooding here. It can be concluded that the canals pose a Low flood risk to the site.

The NRW 'Risk of Flooding from Reservoirs' map shows that the site is not at risk of flooding from reservoirs. The risk of flooding from reservoirs is extremely unlikely to happen. For instance, all large reservoirs must be inspected and supervised by a reservoir panel engineer, as the enforcement agency the NRW ensure that reservoirs are inspected regularly, and essential safety / maintenance work is carried out.

Therefore, it can be concluded that the probability of flooding from artificial sources is **Low / Residual**.

5 FLOOD MITIGATION

5.1 Flood Risk Mitigation

The risk of flooding to the proposed development from Surface Water & Small Watercourses is assessed to be **Low-Medium**, with Fluvial sources posing a **Medium** flood risk to the site and Tidal sources posing a **Medium-High** flood risk. However, adverse tidal conditions are typically much easier to forecast and hence a greater period of notice is usually provided to those registered with NRW's Flood Alert and Warning System (s); alerting them to any potential and upcoming adverse storm / weather events.

This FCA determines that the potential and inherent associated consequences are deemed to be acceptable and manageable over the lifetime expectancy of the development, including appropriate allowance and consideration for the potential impacts of climate change. The developer wholly accepts the perceived risks and any potential associated consequences.

Having said this, and as good practice, the following mitigation measures should be adhered to and applied where practically possible to ensure any risk and consequences are minimised.

Furthermore, and in line with the LDP and TAN15 – the works present an opportunity to ensure the site is more resilient and resistant to flood risk and the potential impacts of climate change, in the future.



Flood Alerts and Warnings

The site is covered by **Flood Alerts** and **Flood Warnings**. Site owners and occupants should therefore register to receive both.

Flood Warnings Direct is a free service that provides prior warnings of a fluvial / tidal flood event. Areas at risk of flooding from rivers (fluvial) and the sea (tidal) are pre-warned, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall data and information from the Met Office. This service operates 24 hours / day 365 days a year. If flooding is forecast, warnings are issued using a set of easily recognisable codes.

Flood Warning notices should be displayed in the development or otherwise communicated to future residents describing the flood risk and suggest actions to take in the event of a flood alert and flood warning;

Due to the risk of flooding, residents should be made aware of the potential risk with flood evacuation / emergency procedures in place;

A Personal Flood Plan should be implemented to ensure the resident is aware of local flood risks and understands the appropriate actions to take in the event of a potential flood. The NRW Personal Flood Plan template is provided in **Appendix C** of this report.

Flood proofing measures should be incorporated as far as is practically possible.

Sandbags should be kept on-site if possible.

The development should consider safe refuge. A 'safe refuge' space will be provided on first floor of the proposed development, and thus, hypothetically, if the site were to flood without warning, the residents have a place to safely congregate until emergency services have arrived / flood water has receded. Additional mitigation measures outlined below, aimed at preventing floodwater entry and minimising the effects of any water ingress, should be considered for inclusion in the design.

Planning Policy Wales and TAN15 guidance identifies that new developments should be designed to provide adequate flood risk management, mitigation, and resilience against the 'design flood' for their lifetime.

The main source of the risk at the development is tidal and therefore, based on government guidance, development should be designed to be flood free during the 0.5% tidal flood event.

As seen in Figure 3 (Section 4.3), the 2023 River Neath flood model data shows that the site is not at risk in any present-day flood events up to and including the extreme 0.1% AEP event.

Welsh Government guidance (2021) for assessing climate change indicates that developments should be assessed against the 70th percentile to inform design levels of the lifetime of the development (2125). The guidance also states that an assessment should also be made against the 95th percentile to inform mitigation measures, access and egress routes and emergency evacuation plans.

Section 7 of TAN15 indicates that potential consequences of a flood event for a new development should be considered and found to be acceptable. As mentioned within Section 4.3, the site is shown to be at risk of flooding during the design flood event (1 in 200 year in the year 2125) and the extreme 1 in 1000 year events in the year 2125. The projected depths range from 1.06m to 1.34m.

Therefore, it is recommended that based on the current design proposals, the following design principles should be incorporated to demonstrate its long-term resilience to flood risk in the future:



- Consideration should be given to raising floor level; however, if this is not possible, consideration must be given to flood resilience and resistance measures.

Moreover, the following recommendations are made to enhance the proposed developments' flood resilience and accelerate recoverability following any localised flooding:

- **Floor Finish:** The floor finish on the ground floor should be kept as flood resilient as possible (resin/ceramic/concrete tiles as opposed to lino/vinyl/carpet) so the floor can be easily cleaned down following any residual flooding.
- **Critical Infrastructure/Electrical Sockets:** Raise all electronic control units and sockets 1m above external ground levels to mitigate against any residual flooding.
- **Drainage Systems:** Routinely maintained, inspected and cleared (ensuring it is performing to optimal capacity).
- **Duct Sealing:** Seal all cables and pipes entries below 1m with duct sealing.
- **Non-Return Valves (NRV):** NRVs could be installed to all drainage outlets to mitigate against residual risk of the local drainage network surcharging.
- **Airbricks:** Utilise self-closing airbricks where possible.

Design measures should include the use of less permeable materials such as engineering bricks, along with an appropriate damp-proof membrane to enhance resilience.

Moreover, flood resistance measures such as commercial flood guards (barriers) are available and could be fitted to doorways. They can be applied and removed as and when by site owners / occupants and can provide a protection and freeboard to inundation waters of up to 0.6m and will help prevent the ingress of waters thus minimising and avoiding internal damage. Other products which would protect the dwellings from inundation, and which should be considered; include flood fences and flood doors. Moreover, given the depths projected across both future climate change scenario events (1.06m to 1.34m), the client could consider consulting with a structural engineer to further understand the viability of implementing more bespoke resistance measures to provide protection against potential flood depths greater than 0.6m.

The outlined mitigation measures should be applied as far as is practically possible.

Access / Egress

Provision of safe access / egress is from Pendrill Street onto King Street then onto Windsor Road (B4434) heading in a northerly direction.

5.2 Flood Risk Elsewhere

In accordance with Figure 2 and para. 11.4 of TAN15 developers must ensure that there is / will be no potential for increase in flooding (flood risk) elsewhere for floods up to the severity of the 0.1% AEP event including an allowance for climate change and should consider breach and blockage where necessary. There is no propensity for increase in flood risk elsewhere / potential for displacement of inundation waters / loss of flood storage as a result of the proposed works. No third-party land / infrastructure will be affected as a result. The existing and proposed development are typical and in keeping with the surrounding land use occupancy, and will enable the retention, enhancement, maintenance and usage of the existing and longstanding site.



6 CONCLUSIONS

The assessment has been undertaken in accordance with the requirements of Technical Advice Note 15 (TAN 15) dated March 2025 and also the Local Development Plan (LDP).

The FCA concludes that the site is at Low-Medium risk of flooding from Surface Water and Small Watercourses (Pluvial), whereas the Rivers (Fluvial) poses a Medium risk and the Sea (Tidal) poses a Medium-High risk.

Given that the proposed development does not comprise ground floor accommodation nor an increase in overall building footprint, the overall risk to the site and its future occupants is deemed residual. Section 5 of this report considers the risks, and inherent consequences to be acceptable, tolerable and manageable across the lifetime expectancy of the development including appropriate allowances for climate change.

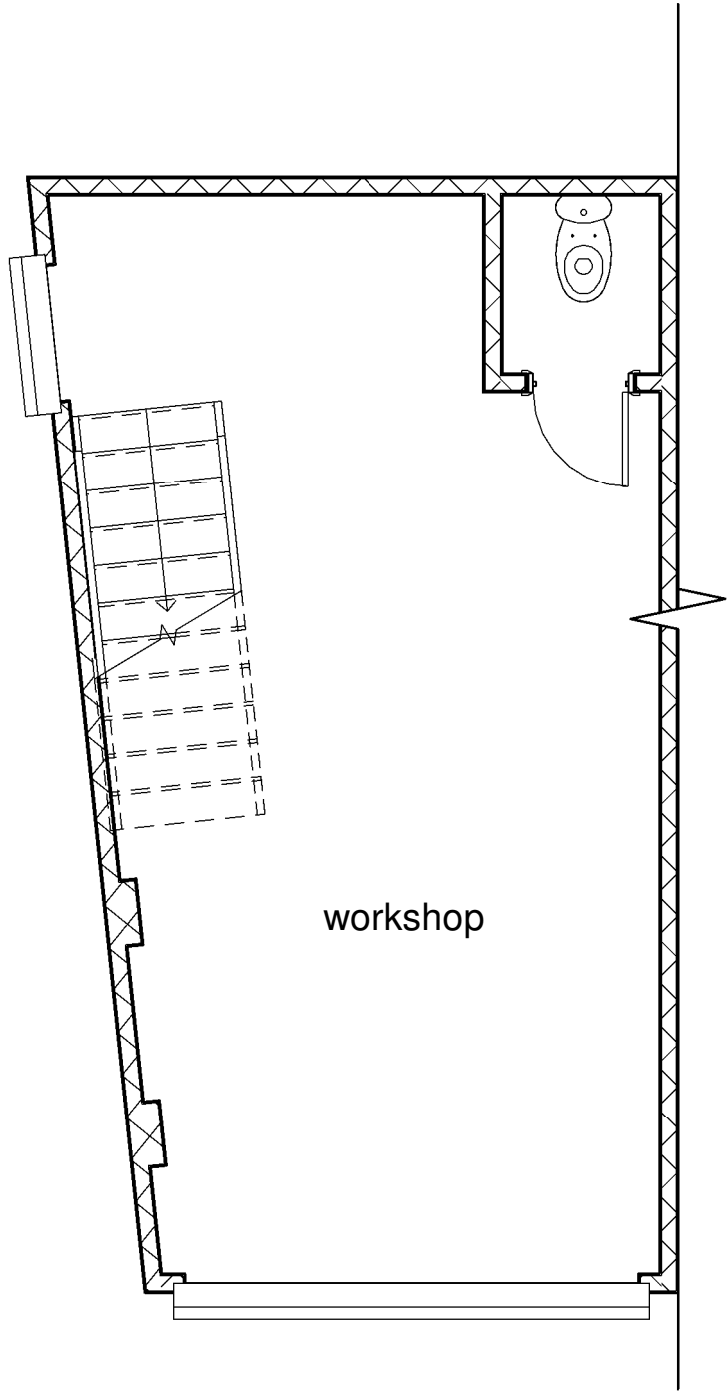
The proposals offer an opportunity to enhance the sites resilience and resistance to flood risk, climate change and global warming with a series of recommendations outlined for consideration to help mitigate against flood risk on site in the extreme flood events to the year 2125.

Overall, this report demonstrates sufficient justification for the proposed works, in relation to flood risk and any potential inherent consequences.

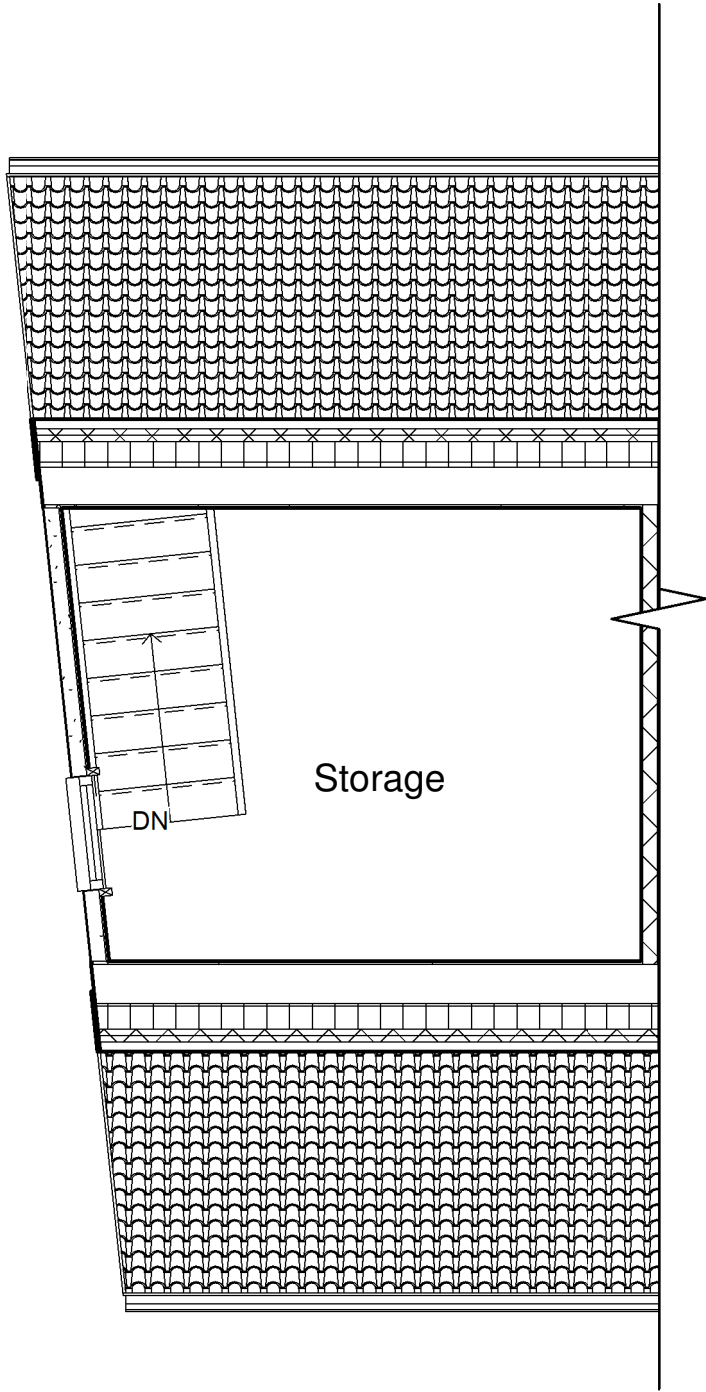
The FCA has been undertaken by suitably qualified personnel and is commensurate to the scale and nature of the proposed works.



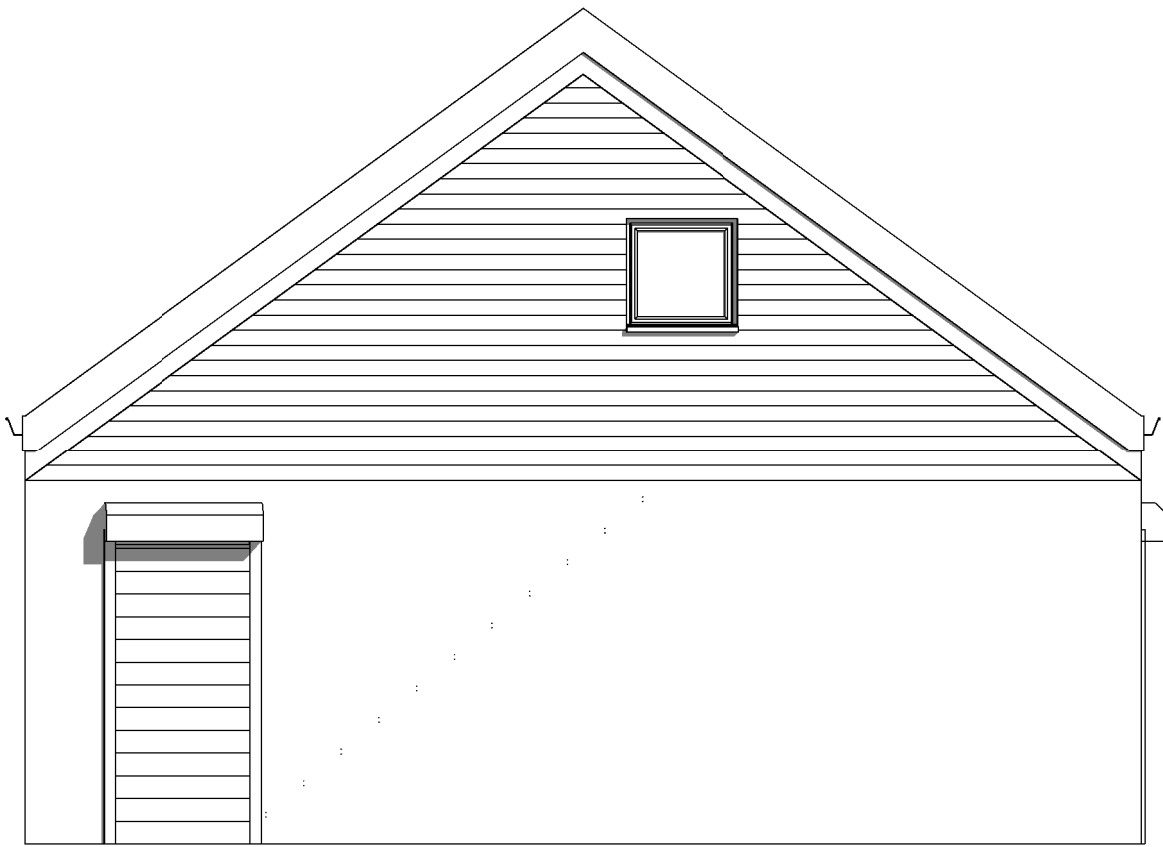
APPENDIX A: Existing Site Plans



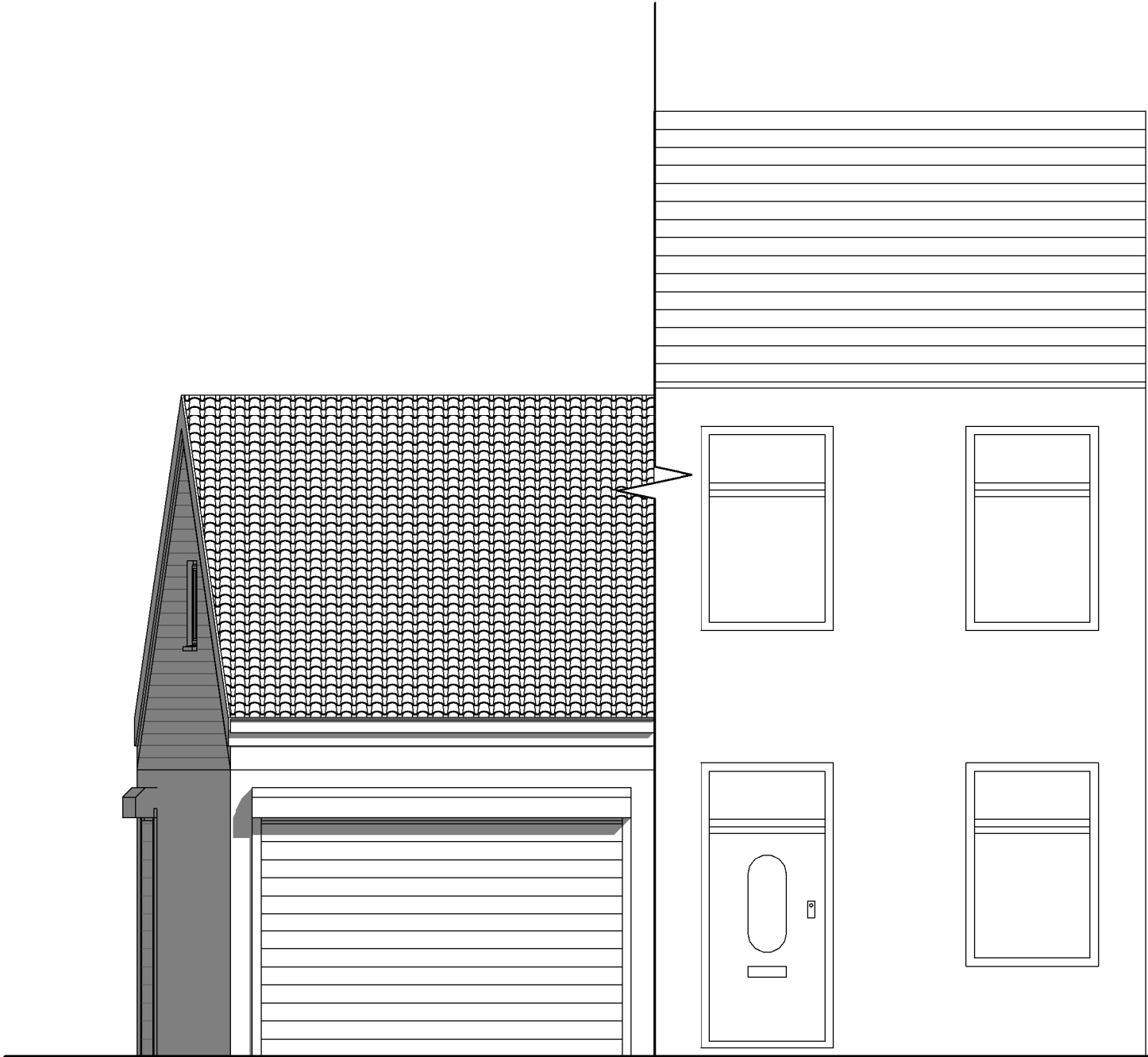
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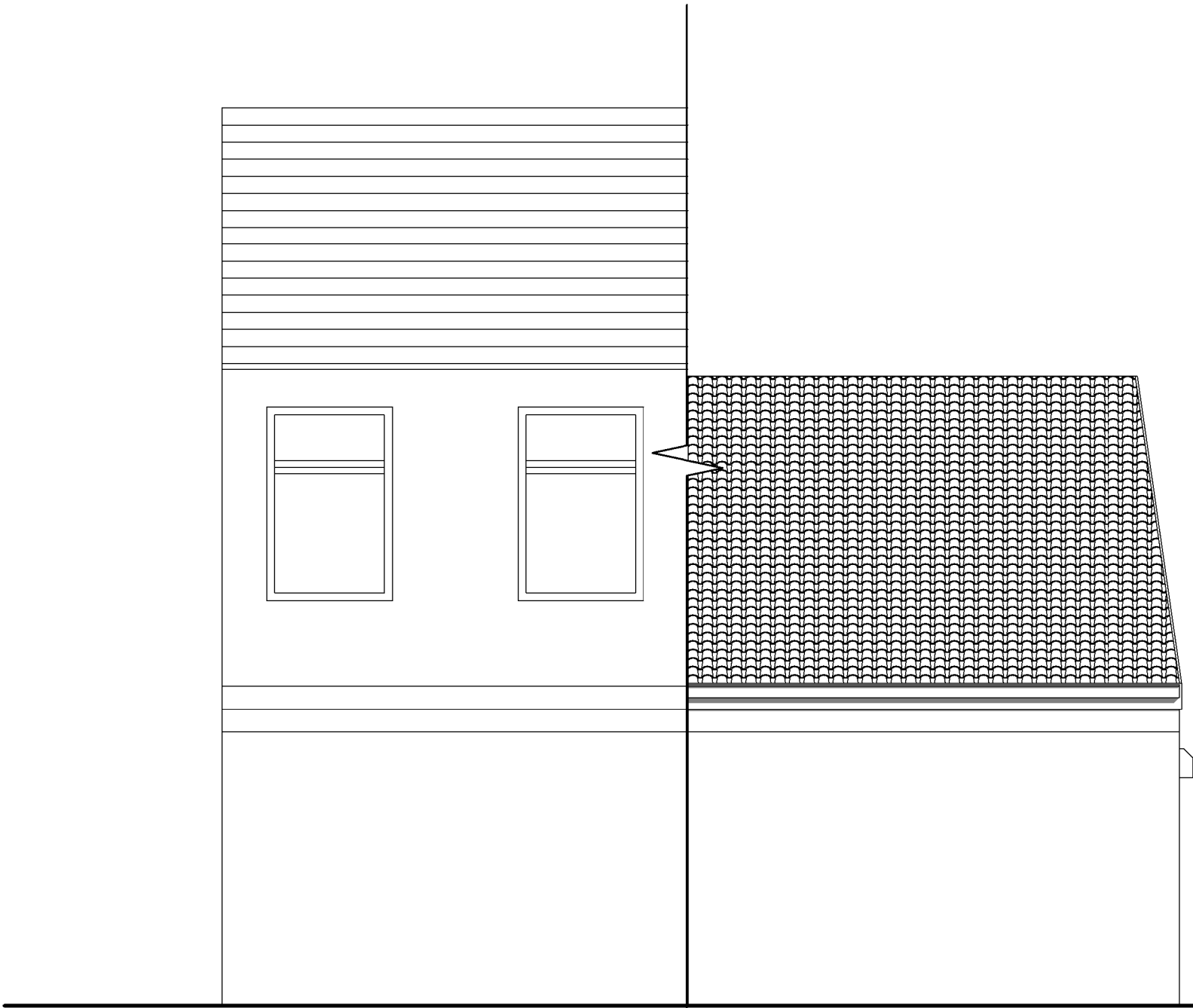
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Left Elevation
1 : 50



Front Elevation
1 : 50



Rear Elevation
1 : 50

Do not scale from this drawing, any dimensions show are indicative only and are subject to verification onsite. The contractor is to set out, check and co-ordinate all dimensions on site during the course of the works. this drawing is to be read in conjunction with all other plans, structural calculations and specifications.

All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulation
Prior to commencement of the building works the contractor should:

1. Ensure that all drawings are approved for used by the planning department and (if applicable) by building control.
2. Inform the building control department that works have commenced onsite.
3. Verify the boundary lines and ground conditions, including checking of all the services (gas, water, electric, telecom and sewers) prior to any excavation work.
4. Request a copy of the party wall award where works affect a party wall or involve excavations with in 3m of adjoining buildings.
5. Where the works include demolition to ensure that all elements of the building and adjoin structures are accounted for and that all necessary propping and temporary works are in place.
6. Works carried out under a building notice or prior to the approval of the drawings all works are at the contractors own risk.
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.

No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE


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PROJECT

10 Pendrill St

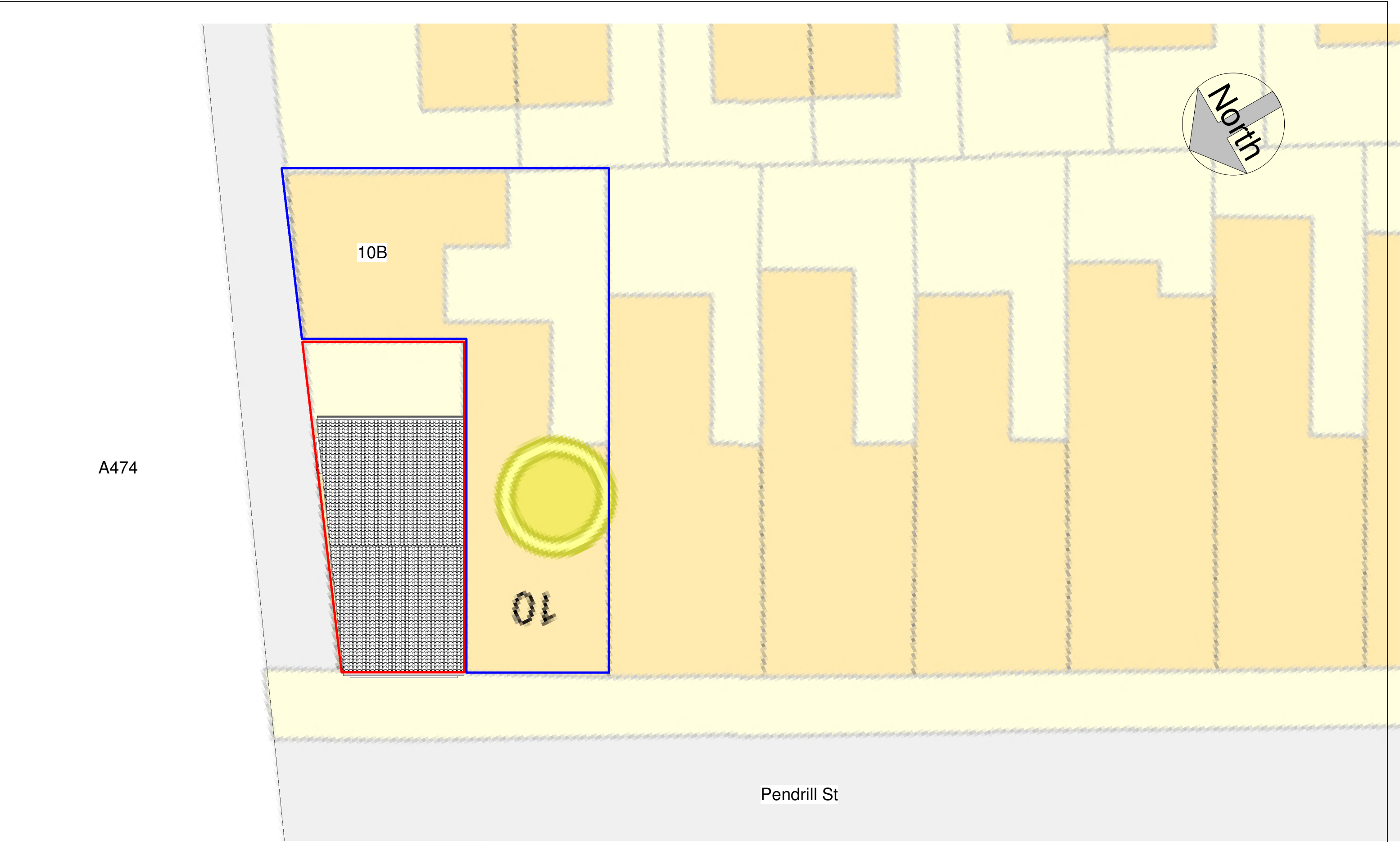
TITLE

Existing Plans

CLIENT

Mr David Phillips

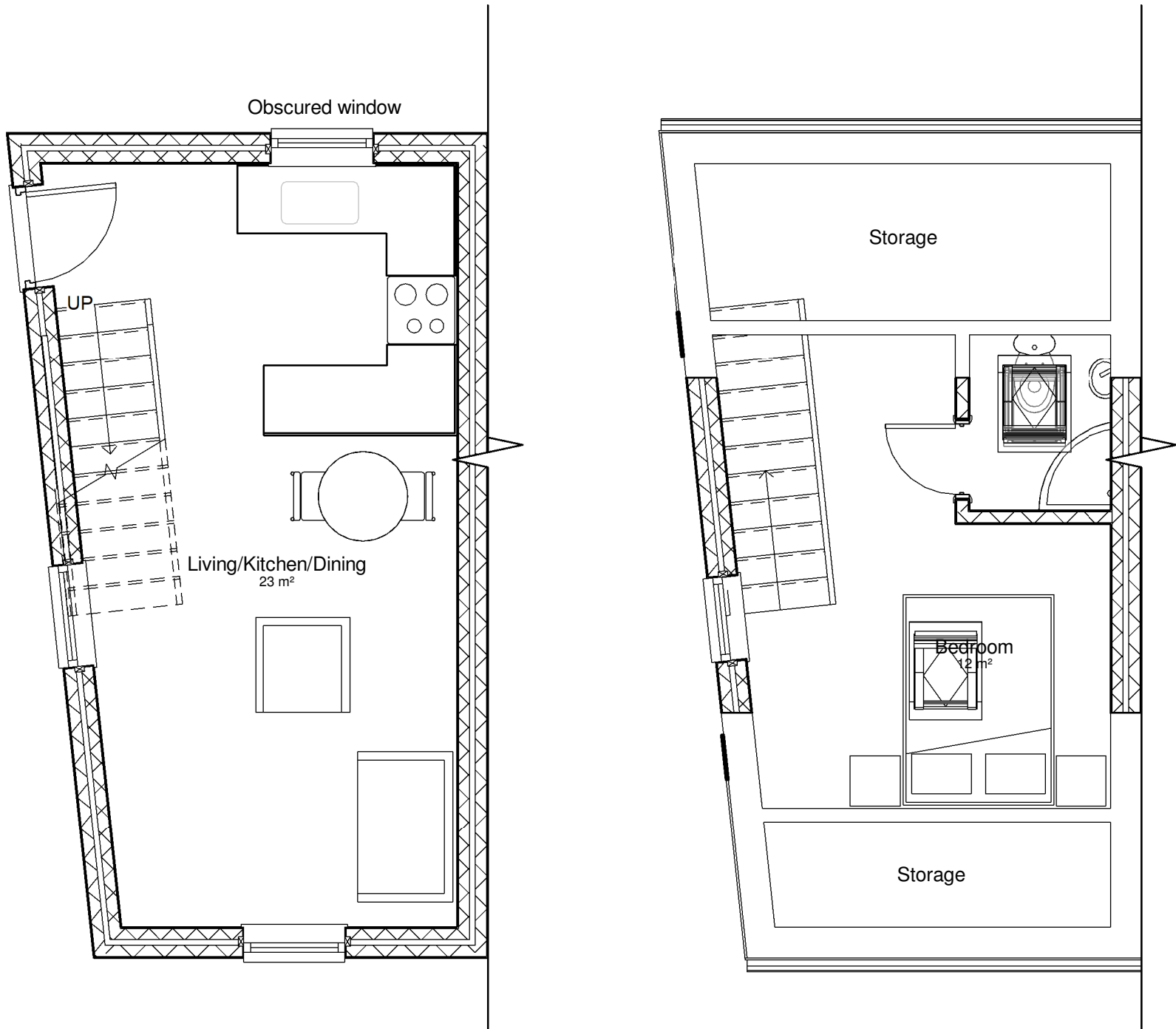
DRAWN BY Author	CHECKED BY Checker	DATE 11/04/2025
SCALE (@A2) 1 : 50		PROJECT NUMBER 11042025
DRAWING NUMBER A201		REV



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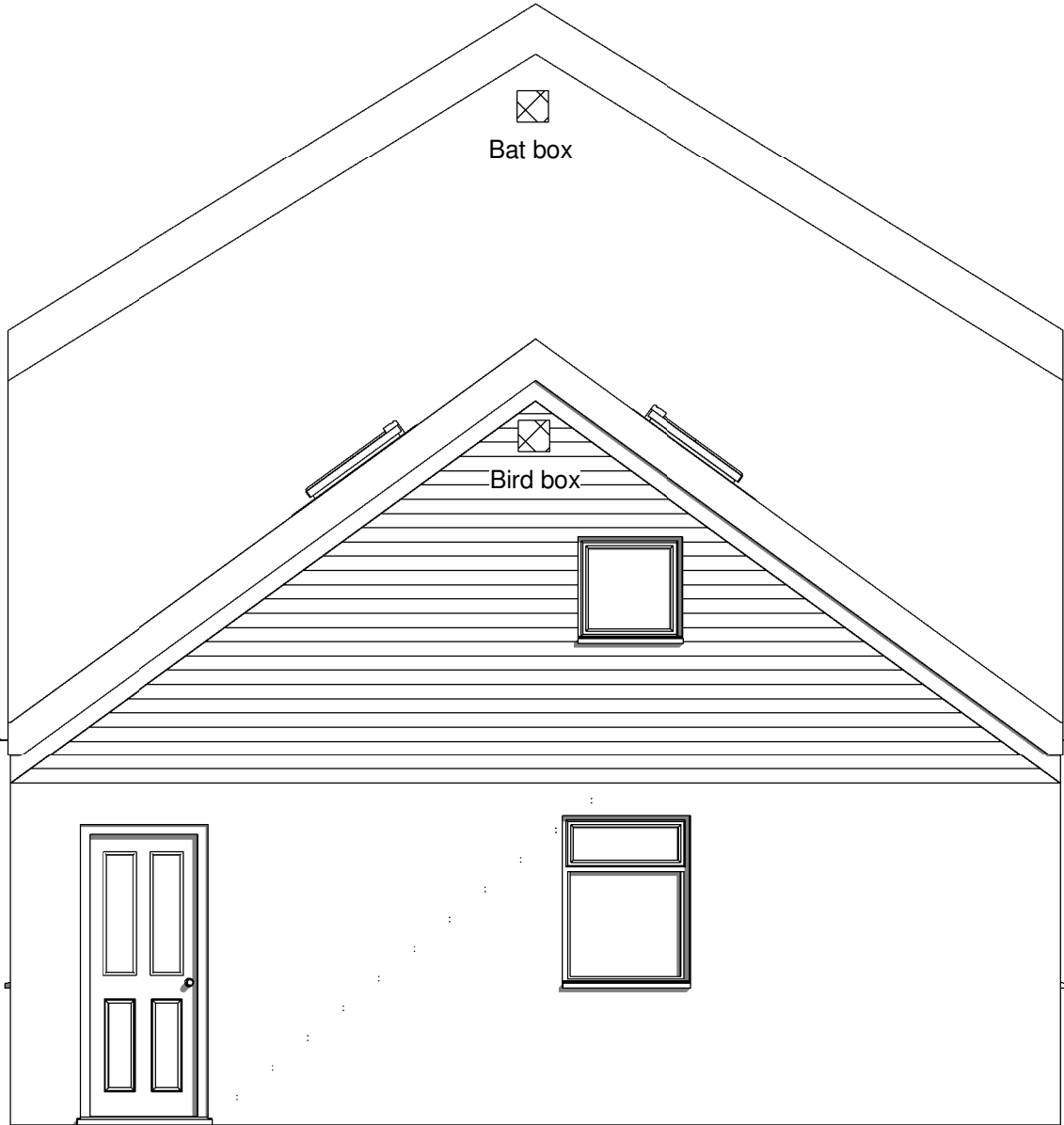


APPENDIX B:
Proposed Site Plans

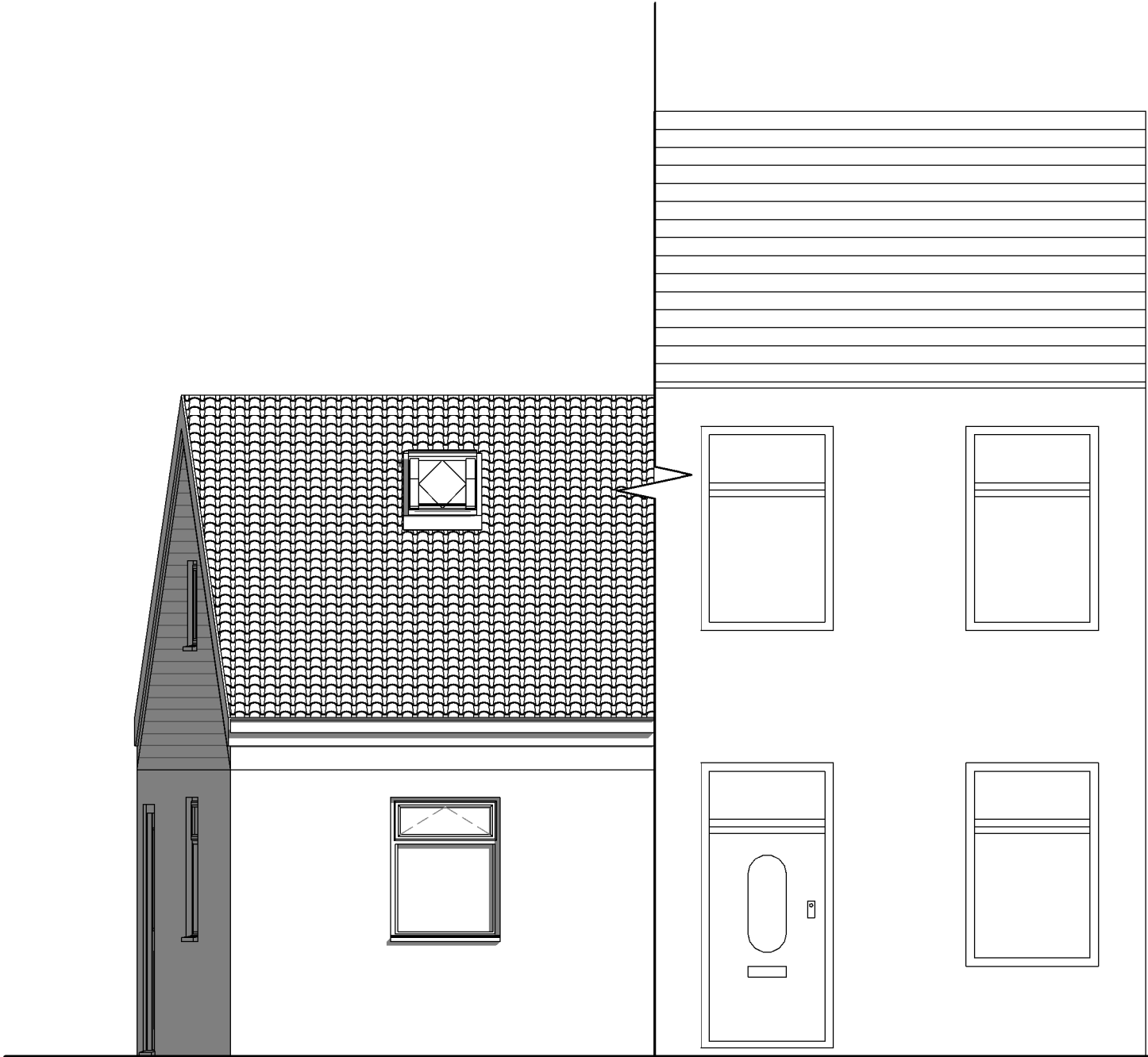


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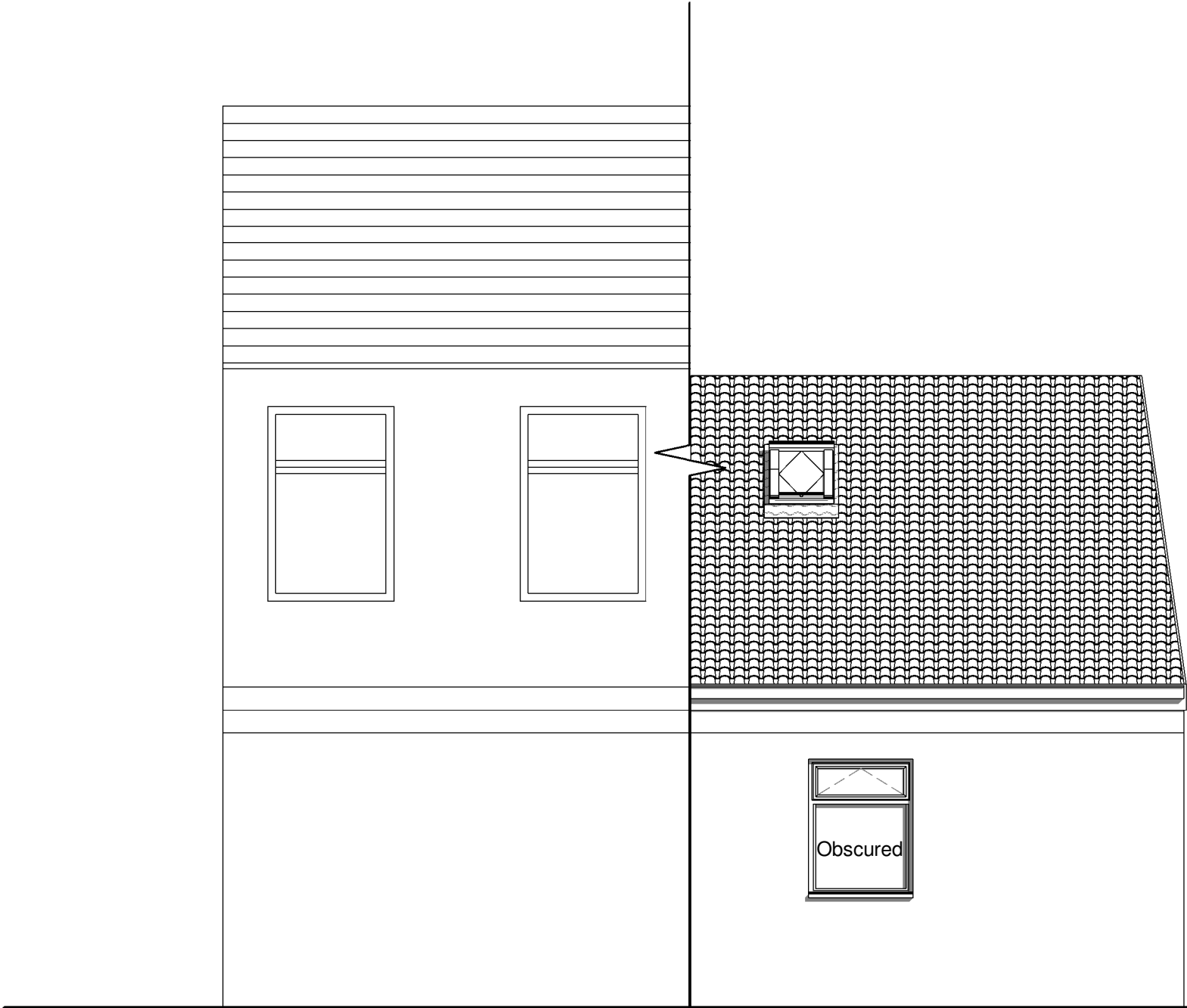
FF
1 : 50



Left Elevation
1 : 50



Front Elevation
1 : 50



Rear Elevation
1 : 50

Do not scale from this drawing, any dimensions show are indicative only and are subject to verification onsite. The contractor is to set out, check and co-ordinate all dimensions on site during the course of the works. this drawing is to be read in conjunction with all other plans, structural calculations and specifications.

All works to be carried out in accordance with the latest appropriate codes of practice and to comply with current building regulation
Prior to commencement of the building works the contractor should:

1. Ensure that all drawings are approved for used by the planning department and (if applicable) by building control.
2. Inform the building control department that works have commenced onsite.
3. Verify the boundary lines and ground conditions, including checking of all the services (gas, water, electric, telecom and sewers) prior to any excavation work.
4. Request a copy of the party wall award where works affect a party wall or involve excavations with in 3m of adjoining buildings.
5. Where the works include demolition to ensure that all elements of the building and adjoin structures are accounted for and that all necessary propping and temporary works are in place.
6. Works carried out under a building notice or prior to the approval of the drawings all works are at the contractors own risk.
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.

No.	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE


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PROJECT

10 Pendrill St

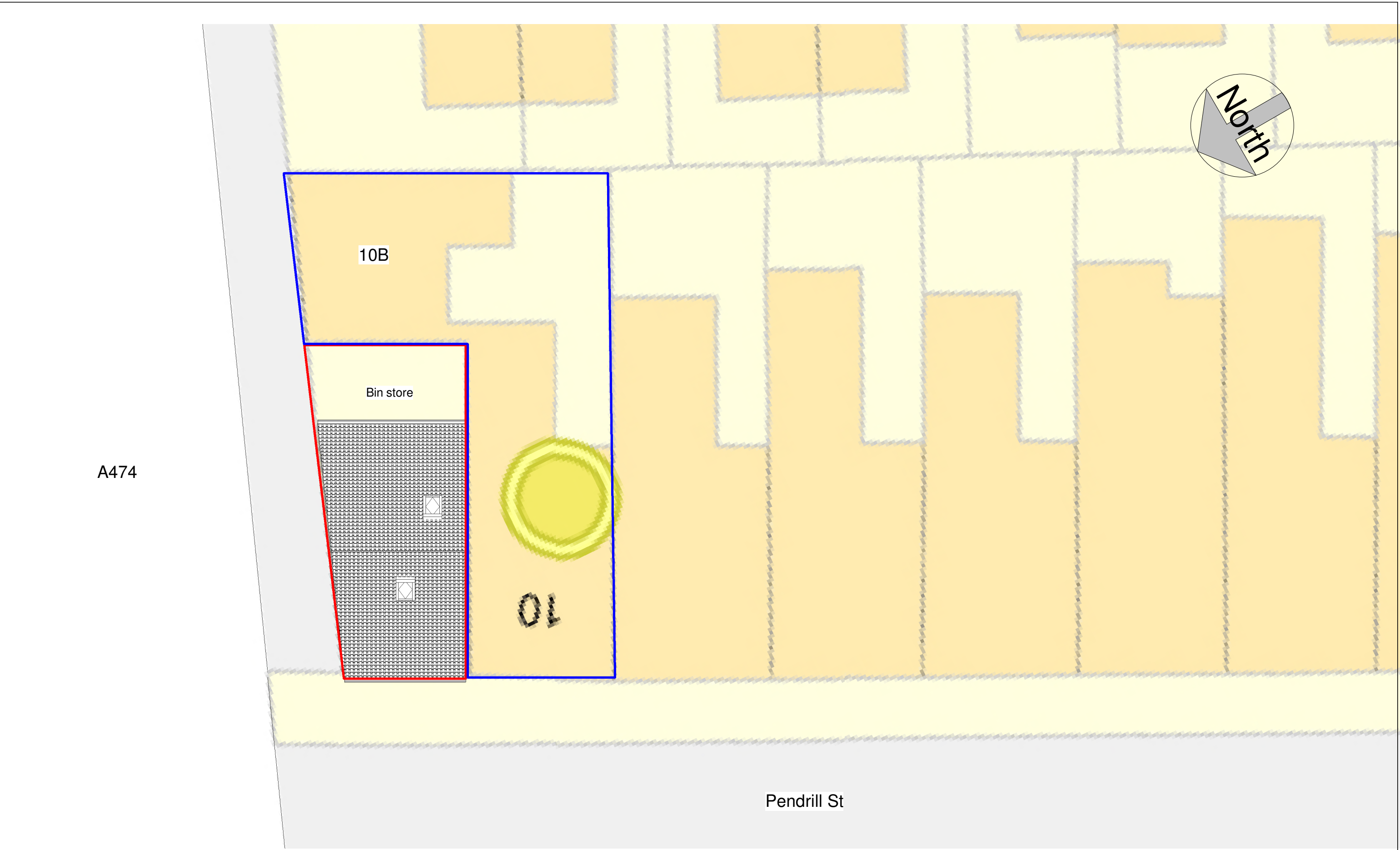
TITLE

Proposed Plans

CLIENT

Mr David Phillips

DRAWN BY Author	CHECKED BY Checker	DATE 11/04/2025
SCALE (@A2) 1 : 50		PROJECT NUMBER 11042025
DRAWING NUMBER A202		REV



	No.	Description	Date	 www.ccs-solutions.co.uk				PROJECT 10 Pendrill St		CLIENT Mr David Phillips			
								SHEET Proposed Site Plan		Date 11/04/2025	Project number 11042025	Scale (@ A3) 1 : 100	
										Drawn by CCS	DRAWING NUMBER A302		REV
										Checked by Client			



APPENDIX C:
NRW Personal Flood Plan Template

Personal flood plan

Before a flood

You can find more information about how to prepare online at naturalresources.wales/prepareforflood

Check your flood risk

You can find out the flood risk in your area by using the 'Check your flood risk by postcode' service or viewing the map online at naturalresources.wales/flooding. Or contact Natural Resources Wales's General Enquiries **0300 065 3000** or enquires@naturalresources.wales to request a hard copy to be sent to you.

Source of flooding	Level of risk (High, medium, low or very low risk)
Flooding from rivers	
Flooding from the sea	
Flooding from surface water and small watercourses	

This risk level takes into account the effect of any flood defences that may be in this area.

Sign up for flood warnings

Check if you can sign up for free flood warnings and alerts for flooding from rivers or the sea online at naturalresources.wales/flooding or contact Floodline **0345 988 1188** or **Type talk: 0345 602 6340**.

Flood code	What could be happening	Actions to take	Your area
 Flood Alert Flooding is possible, be prepared.	• Flooding of fields, recreation land and car parks • Flooding of minor roads • Flooding of farmland • Spray or wave overtopping on the coast • Low lying land and roads will be affected first	• Prepare your home, business or farm for a flood • Monitor local river levels online and the 5 day flood risk • Farmers should consider moving livestock and equipment away from areas likely to flood	Quickdial:
 Flood Warning Flooding is expected; immediate action is required.	• Flooding of homes and businesses • Flooding of rail infrastructure and roads • Significant waves and spray on coast • Extensive flood plain inundation (including caravan parks and campsites)	• Move family, pets and valuables to a safe place • Turn off gas, electricity and water supplies if it is safe to do so • Put flood protection equipment in place	Quickdial:
 Severe Flood Warning Danger to life.	• Deep and fast flowing floodwater • Debris in the water causing danger • Potential or observed collapse of buildings and structures • Communities isolated by floodwaters • Critical infrastructure for communities disabled • Communities evacuated • Military support	• Stay in a safe place with a means of escape • Be ready to leave your home • Cooperate with the emergency services • Call 999 if you are in immediate danger	Quickdial:

Find out how to turn off electricity, water and gas

Service	Description of location (delete or amend as appropriate)
Electricity	<i>Your electricity main is usually a red switch on your fuse box.</i>
Gas	<i>The gas valve is usually located next to your gas meter.</i>
Water	<i>Your water stopcock is usually under a kitchen sink or where the water pipe enters your home.</i>

Pack a flood kit

Discuss as a household what you would like to pack in a flood kit. There are suggestions below and you can add anything extra you need.

Copy of your flood plan (with useful numbers completed)		a first aid kit and prescription medication	
copies of your insurance documents		bottled water and non-perishable food	
a phone charger and battery pack		warm, waterproof clothing and blankets	
a torch with spare batteries		rubber gloves and wellington boots	
a radio – on your phone or battery operated		face masks and hand sanitiser	
baby food and baby care items		pet supplies	

Who can help / who can you help?

Identify friends, family or neighbours who could help you, or who you could help in the event of a flood. This could be to help moving possessions or providing somewhere else to stay if necessary.

Name	Contact details	How can they help or how can you help?

Plan what to do in an emergency situation

Write down the relevant information below for you.

Where to move cars:

Identify areas outside flood risk area.

Alternative communication methods:

If power, mobile networks or landlines are disrupted.

Safe places to meet:

In the event of a flood, you can use this meeting place if you're not able to get in touch.

Protect your property and belongings

Consider getting a chartered surveyor to carry out a flood survey. This will tell you where floodwater might enter your property, how fast it will flow and where it could cause the worst damage. The surveyor can then use this information to help you choose the best flood protection for your property. Installing the wrong flood protection products could mean they are ineffective, or even cause more damage in a flood.

Choose BSI kitemark certified flood protection products online at [kitemark.com](https://www.kitemark.com) that meet the British standard for quality and safety.

You can also make changes to your property that will make it easier and cheaper to clean up if you do flood.

Follow the guidance and checklists in the property resilience Code of Practice online at ciria.org/pfr. To make sure the surveys, installations or building work are completed to the correct standard.

More information is available at naturalresources.wales/flooding or contact Floodline **0345 988 1188** or **Type talk: 0345 602 6340**.

More steps you can take now

Check insurance for home and vehicle covers you for flooding and the details of the policy. For example if it replaces or repairs items, or if it includes temporary accommodation if you can't stay in your home	
Take photos of your property and make a list of your belongings to help with future insurance claims	
Keep important and sentimental items in a safe place all year round (upstairs or on a shelf in a waterproof container)	
Plan what to do in an emergency, including a safe place to move yourself, family and pets to	
Check your local authority's evacuation centre procedure (for example, if pets are allowed)	
If you or a relative live in sheltered housing or assisted living, check with the warden or building manager if they have an emergency plan to keep you safe in the event of a flood	
If you or a relative relies on water, gas or electricity for medical reasons or other reasons. Sign up to the priority register with the supplier	
If there's a watercourse on or by the property or land you own, it is your responsibility to manage the flood risk. Find out about your responsibilities at naturalresources.wales/flooding	

During a flood

You can find more information about what to do in a flood online at naturalresources.wales/inaflood

Contacts and sources of information

In an emergency

- Call the emergency services **999**
 - The police have general control and co-ordination of response
 - Ambulance service for medical assistance
 - Fire and Rescue or Coastguard complete rescue operations
- Call the RSPCA emergency line **0300 1234 999** for animal rescues. Do not put your life or someone else's life in danger to attempt an animal rescue

If flooding is happening

- For information about the live flooding situation and advice call Floodline **0345 988 1188** or **Type talk: 0345 602 6340** (for the hard of hearing)
naturalresources.wales/flooding
- To report flooding inside a property or find out the response to the flooding in your area contact your Local Authority. Make a note of their details below:

Emergency telephone number:

Social media:

- To report or to get information about power cuts call **105**
- To report a gas or carbon monoxide emergency call **0800 111 999**
- To find out about road closures check with your local authority, or for motorways and trunk roads call [Traffic.wales](https://traffic.wales) **0300 123 1213**
- To find out about impacts on public transport call [Traveline.cymru](https://traveline.cymru) **0800 464 00 00**

Live information

Online

5 day flood risk forecast for Wales: 5-day-flood-risk.naturalresources.wales

Flood warnings and alerts: flood-warning.naturalresources.wales

River levels, sea and rainfall: rivers-and-seas.naturalresources.wales

Telephone

Floodline is a 24/7 flood information service for Wales, England and Scotland.

Call **0345 988 1188** or **Type talk: 0345 602 6340** (for the hard of hearing)

Social media

Make a note of the social media accounts for organisations below. This could include your local authority, local police force, fire service or your water company:

twitter.com/NatResWales
facebook.com/NatResWales

Make a note of social media accounts for local community groups below:

Radio

Make a note of local radio stations for relevant updates below:

Actions to take if you are about to flood

Listen to the advice of the emergency services	
Prepare to leave your home	
Contact the people that can help you	
Get your flood kit	
Prepare to move people and pets in your property to a safe place	
Move important, sentimental and valuable items	
Put flood gates and other protection equipment in place	
Turn off gas, electricity, and water - Do not touch plugs and other sources of electricity when standing in floodwater	
Block water entering through doors and windows with plastic bags filled with soil or other heavy objects	
Cover airbricks and vents	
Block sinks, baths and toilets and weigh down with heavy objects	
Unplug washing machines and dishwashers and disconnect them from the water supply. Block water inlet pipes with towels or cloths	
Move rugs, electrical items like laptops or computers, and lightweight items of furniture	
Throw curtains over the rail out of reach of floodwater, or remove them if you have time	
Lift items you can't move with bricks or a pallet and cover the bottom with plastic	
Empty and move contents from kitchen base units and other low storage cupboards, to worksurface level or higher if possible	
Consider moving contents from your fridge or freezer to a higher place	
Move your car to higher ground or outside the flood risk area	
Any outside garden furniture or trampolines should be made secure	
Contact the people that you can help	

After a flood

You can find more information about what to do after a flood online at naturalresources.wales/afterflood

Stay safe

Never walk or drive through floodwater. It can sweep you off your feet, lift cars and carry other objects. Floodwater is often contaminated and it can hide dangers like open manholes.

Stay away from impacted areas. Floodwater may have damaged structures like bridges and riverbanks, and left large amounts of debris.

Turn around and find another route if a road is flooded, and respect road closure signs. Driving through floodwater is not only dangerous for yourself, but it can also worsen the problems of flooding in area, as a vehicle driving pushes waves of floodwater towards other vehicles and buildings.

If your property has flooded

- Contact your insurer and follow their advice
- If you rent your property, contact your landlord or agent and ask what their insurance covers for flooding
- If you do not have insurance, your local authority can provide information on hardship grants or charities that may be able to help you
- Contact your local authority if floodwater entered your property so they are aware of the impacts and can advise on any support available locally
- Check with the emergency services if it is safe to re-enter your property, floodwater may have damaged structures and buildings – your property may not be safe
- There could be damage to the electricity, gas or water supply. Do not turn it on before seeking professional advice

Your local authority can support you with

- Emergency accommodation if you can't stay in your home
- Information on hardship grants or charities that may be able to help you if you don't have insurance
- Community flood recovery grants
- Council tax exemptions
- Waste collections, including disposal of contaminated sandbags (that have been in contact with floodwater, sewage, or fuel)

Report flooding

Source of flooding	Organisation and contact details
• Main rivers • Sea • Internal Drainage Districts • If you're not sure where the water is coming from	Natural Resources Wales Call 24/7 incident line 0300 065 3000 or report a flood online naturalresources.wales/reportit
• Surface water • Ordinary watercourses • Roads (like gullies, the drain inlet by kerb)	Your local authority Emergency contact:
• Burst water main • Sewers	Your water company Water: Sewerage:
• Motorways and trunk roads	Traffic Wales Call 0300 123 1213

Important contact details

Organisation	Contact details
Insurance for your home and vehicle	Your buildings, contents and/or car provider phone numbers Buildings: Contents: Vehicle: Note your policy numbers Buildings: Contents: Vehicle:
If you rent your property – note the details of your landlord or letting agent	Your landlord or letting agent Emergency contact:
Local Authority	Your local authority Emergency contact:
Electricity	Your provider Emergency contact:
Gas	Your provider Emergency contact:
Work	Contact:
School or nursery	Contact:
Doctor's surgery	Contact:
Vet, kennel or cattery	Contact:
Family or neighbours	Contact:

Where to find help

Physical and mental health

Advice about keeping physically and mentally well is available online at phw.nhs.wales

Whether you have just experienced flooding for the first time, or you've flooded before, it's a scary experience and can be traumatic. Being flooded is stressful, and you may feel a wide range of emotions.

Public Health Wales give the following advice:

- Do not underestimate the stress and strain of being flooded and cleaning up after floods. Take time to consider your and your family's mental health and wellbeing
- Do not overdo it when cleaning up, and remember that tiredness, difficulty sleeping and anxiety are normal in these circumstances
- Anyone with concerns for their own health, or a loved one's should contact their GP for advice or call **111**

There are also a number of organisations that can help if you are feeling down or anxious:

- Samaritans is available day or night, for anyone who's struggling to cope: samaritans.org or call **116 123**
- CALL is a free confidential listening and support service: callhelpline.org.uk, call **0800 132 737** or text the word HELP to **810666**
- Mind is a charity which provides confidential mental health information service: mind.org.uk or call **0300 123 3393**
- Meic Cymru is a free, confidential helpline for children and young people up the age of 25: meiccymru.org, call **0808 80 23456** or text **84001**

Financial support

- You may be able to apply for the Emergency Assistance Payment grant from Welsh Government: gov.wales/discretionary-assistance-fund-daf or call **0800 859 5924**

Advice and practical support

- National Flood Forum is a charity that helps support people at risk of flooding: nationalfloodforum.org.uk or call **01299 403 055**
- Shelter Cymru is a charity that provides free independent housing advice: sheltercymru.org.uk or call **08000 495 495**
- British Red Cross is a charity that provides support to people after a crisis: redcross.org.uk or call **03448 711 111**
- Citizens Advice Bureau offers confidential advice: citizensadvice.org.uk or call **03444 772 020**
- Association of British Insurers have advice on what to expect from your insurer: abi.org.uk/products-and-issues/topics-and-issues/flooding
- Flood Re is designed to help people living in flood risk areas have more options for affordable insurance. Check with your insurer if they are signed up to the 'Build Back Better scheme', which offers options to install Property Flood Resilience measures up to the value of £10,000: floodre.co.uk

Contact Natural Resources Wales if you have any general queries or find out more online at naturalresources.wales/flooding, call **0300 065 3000** or email enquiries@naturalresources.wales