

FloodSmart



Flood Consequence Assessment

Site Address

Woodside House
Penrhiwgoch Road
Baglan
Port Talbot
SA12 8LN

Date

20/02/2026

Report Status

FINAL

Grid Reference

274300, 193622

Site Area

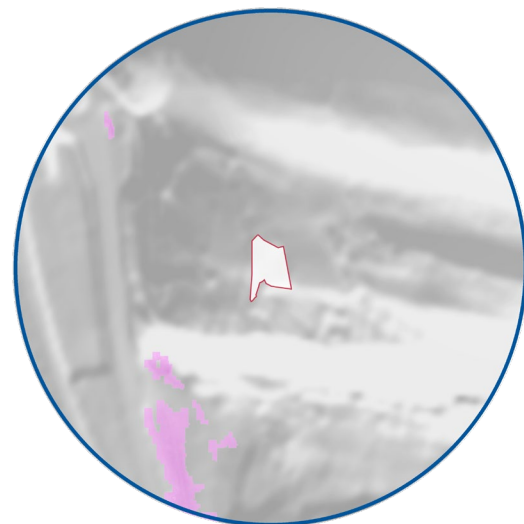
2512 m²

Report Prepared for

Mishael Carehome Limited
Woodside House Residential Home
Penrhiwgoch Road
Baglan
Port Talbot
SA12 8LN

Report Reference

87844R1



RISK – Very Low to Moderate

The Site is mapped within the NRW's fluvial and tidal Flood Zone 1, which indicates there is a Low probability of fluvial and tidal flooding. The risk of flooding from rivers and sea is Very Low, taking flood defences into account.

Following analysis of the baseline data the Site is considered to be at a Very Low to Low risk of surface water flooding, a Moderate risk of groundwater flooding and a Low risk of flooding from artificial sources (reservoirs, canals and sewers).

Mitigation measures are recommended in this report to reduce the risks to an acceptable level over the lifetime of the development.

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1. Executive summary



The Planning Policy Wales (PPW) 12th edition (2024) and Technical Advice Note 15 (TAN 15) (2025) requires Flood Consequence Assessments (FCA) to review flooding from all potential sources. A review has been undertaken of national environmental data sets to assess the potential flood risk to the Site. The review is provided within this concise interpretative report

Source of Flood Risk	Baseline ¹	After analysis ²	After Mitigation ³
River (fluvial) flooding	Very Low		N/A
Sea (coastal/tidal) flooding	Very Low		N/A
Surface water (pluvial) flooding	Very Low	Very Low to Low	Very Low
Groundwater flooding	Moderate		Negligible to Low
Other flood risk factors present	Yes (sewers)		Yes
Is any other further work recommended?	Yes (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of NRW flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

Summary of existing and proposed development

The Site is currently used within a residential capacity as a two to three storey care home building, with an associated access driveway and car parking in the west, and landscaped areas across the remainder of the Site.

Development proposals comprise the demolition of an existing building extension, followed by the construction of two new side extensions plus internal reconfiguration of the existing building. A single storey extension is proposed to the south, and a two-floor extension is proposed to the north. These will provide an additional four bedrooms and further living space for the care home.

Summary of flood risks

The flood risks from all sources have been assessed as part of this report and are as follows:

River (fluvial) and Sea (Estuarine/Coastal) flooding

According to NRW's Flood Map for Planning, the Site is located within fluvial and tidal Flood Zone 1.

According to the NRW's Flood Risk Assessment Wales (FRAW) map, which considers the type, condition and crest height of flood defences, the Site has a Very Low risk of flooding from both the sea and the nearby watercourse, the River Neath estuary and associated tributaries.

Surface water (pluvial) flooding

According to NRW's Flood Map for Planning, the Site is located within Surface Water and Small Watercourses Flood Zone 2.

However, according to NRW's Flood Risk Assessment Wales (FRAW) mapping, the Site has a Very Low risk of flooding from surface water and small watercourses.

Flooding would not affect the area proposed for development in the 1 in 100 year present day scenario event.

Baseline mapping indicates a Very Low risk. However, a review of the NRW flood zones mapping indicates the risk may be higher.

Groundwater flooding

Groundwater flood risk screening data indicates that there is a Moderate potential risk of groundwater flooding at the surface in the vicinity of the Site during a 1 in 100 year event.

- The Site is underlain by permeable bedrock. Groundwater levels may rise in the bedrock aquifer in a seasonal response to prolonged rainfall recharge which may cause an unusually high peak in groundwater levels during some years.
- It is understood that the existing building contains a basement level that includes a kitchen, laundry room, storage room and office. This is not proposed to be changed during redevelopment, and it should be noted that no new basement levels are proposed. It is acknowledged that the flood risks are higher for basements, which may be affected by shallow groundwater levels.

The baseline groundwater flood risk rating is Moderate; following further analysis this is considered to be appropriate for the Site, given the presence of a basement level and also the absence of any Site-specific groundwater level information.

Artificial sources of flooding

The risk of flooding from artificial (man-made) sources such as reservoirs, sewers and canals has been assessed:

- The NRW's Risk of Flooding from Reservoir map confirms the Site is not at risk of reservoir flooding.

- Ordnance Survey (OS) data confirms there are no canals near to the Site.
- The Strategic Flood Consequence Assessment (SFCA) (JBA Consulting, 2022) has identified 13 incidences of flooding as a result of surcharging sewers within the Baglan electoral ward, however, it is noted that this ward covers a large area, and incidents of flooding are not specific to the Site.

The risk of flooding from artificial sources is considered to be Low.

The risk to the development has been assessed over its expected 100 year lifetime, including appropriate allowances for the impacts of climate change which could increase the flood risk to the Site. Risks identified include increases in surface water flooding, and appropriate mitigation measures are proposed.

As the Site is located within Flood Zone 1 and the proposed development is Highly Vulnerable, the TAN15 (2025) tolerable conditions and acceptability criteria are not applicable to the proposed development.

Recommendations

Recommendations for flood mitigation are provided below, based upon the proposed development and the flood risk identified at the Site.

- A Very Low to Low surface water (pluvial) flood risk has been identified at the Site. Precautionary mitigation measures should be considered in order to reduce the pluvial flood risk over the entire lifetime of the development, including:
 - Air brick covers (manual or automatic closing);
 - Landscaping to divert water away from the property;
 - Develop a Sustainable Drainage Strategy (SuDS) for the effective management of surface water runoff from the proposed development.
- As there is a potential risk of flooding from groundwater sources (most notably in relation to the existing basement space), the following mitigation measures are recommended:
 - Where feasible, finished floor levels of the proposed development could be set at 0.3 m above the adjacent ground levels;
 - Waterproof tanking of any lower ground floor or basement levels, where feasible;
 - Interceptor drains;
 - Automatic sump to extract flood water; and
 - Non-return flap valves on the proposed foul and surface water sewer lines.
- The ongoing management and maintenance of existing and any proposed drainage networks, under the riparian ownership of the developer, should be undertaken in perpetuity with the development.

GeoSmart recommend the mitigation measures discussed within this report are considered as part of the proposed development where possible and evidence of this is provided to the Local Planning Authority as part of the planning application.

2. Introduction



Background and purpose

A site-specific flood consequence assessment has been undertaken, to assess the flood risk to and from the development Site. This assessment has been undertaken by firstly compiling information concerning the Site and the surrounding area. The information gathered was then used to construct a 'conceptual site model', including an understanding of the appropriateness of the development, as defined in the PPW (2024), and the source(s) of any flood risk present. Finally, a preliminary assessment of the steps that can be taken to manage flood risk to the development was undertaken.

This report has been prepared with reference to the Technical Advice Note (TAN) 15 (2025) which supplements the PPW (2024).

The general approach of PPW, supported by TAN15, is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions. The overarching aim of the precautionary framework is, in order of preference, to:

- Direct new development away from those areas which are at high risk of flooding; and
- Where development is considered to be in high-risk areas (Zones 2 and 3) only those developments which can be justified on the basis of the tests outlined in Section 6 are located within such areas.

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at the Site.

Report scope

A thorough review of a commercially available flood risk report and NRW supplied data has been undertaken, indicating potential sources of flood risk to the Site from rivers and tidal sources, surface run-off (pluvial), groundwater and reservoirs, including historical flood information and modelled flood extent. Appropriate measures are recommended to manage and mitigate the flood risk to the property.

Information obtained from NRW and a review of the South West Wales – Stage 1 Strategic Flood Consequence Assessment (SFCA) (JBA Consulting, 2022) and the Neath Port Talbot County Borough Council Local Development Plan (2011-2026) (Neath Port Talbot, 2016) are used to ascertain local flooding issues and, where appropriate, identify information to support an assessment of the acceptability criteria for flooding consequences, as required as part of the PPW (2024) and TAN15 (2025).

The existing and future flood risk to and from the Site from all flood sources is assessed in line with current best practice using the best available data. The risk to the development has been assessed over its expected lifetime, including appropriate allowances for the impacts of climate change. Residual risks that remain after the flood risk management and mitigation

measures are implemented, are considered with an explanation of how these risks can be managed to keep the users of the development safe over its lifetime.

An indication of whether the Site will potentially increase flood risk elsewhere is provided, including where the proposed development increases the building footprint at the Site. A drainage strategy to control runoff can be commissioned separately if identified as a requirement within this report.

Report limitations

It is noted that the findings presented in this report are based on a desk study of information supplied by third parties. Whilst we assume that all information is representative of past and present conditions, we can offer no guarantee as to its validity and a proportionate programme of site investigations would be required to fully verify these findings.

The basemap used is the OS Street View 1:10,000 scale; however, the Site boundary has been drawn using BlueSky aerial imagery to ensure the correct extent and proportion of the Site is analysed.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

Datasets

The following table shows the sources of information that have been consulted as part of this report:

Table 1. Datasets consulted to obtain confirmation of sources of flooding and risk

Source of flooding	Datasets consulted				
	Commercial Flood Maps	Local Policy & Guidance Documents*	Natural Resources Wales	Utility provider	OS Data
Historical	X	X	X		
River (fluvial) / Sea (tidal/coastal)	X	X	X		

Source of flooding	Datasets consulted				
	Commercial Flood Maps	Local Policy & Guidance Documents*	Natural Resources Wales	Utility provider	OS Data
Surface water (pluvial)	X	X	X		
Groundwater	X	X			
Sewer		X		X	
Culvert/bridges		X			X
Reservoir		X	X		

*Local guidance and policy, referenced below, has been consulted to determine local flood conditions and requirements for flood mitigation measures.

Local policy and guidance

For this report, several documents have been consulted for local policy and guidance and relevant information is outlined below:

Neath Port Talbot County Borough Council Local Development Plan (2011-2026) (Neath Port Talbot, 2016):

Policy SP1 Climate Change

In relation to the consequences of climate change:

- Likely increased flood risk will be taken into account and addressed by ensuring that there is greater resilience by avoiding development on land that is at risk from flooding in the first instance in accordance with the sequential approach set out in national guidance or in locations that could increase the risk of flooding elsewhere;
- New developments will be expected to avoid unnecessary flood risk and to meet the requirements of TAN 15: Development and Flood Risk. No highly vulnerable development will be permitted within Development Advice Map (DAM) Zone C2 and development will only be considered in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in the TAN.

South West Wales – Stage 1 Strategic Flood Consequence Assessment (JBA Consulting, 2022):

Groundwater flood risk

Groundwater flooding is caused by the emergence of water originating from sub-surface permeable strata. Groundwater flooding can happen at point or diffuse locations, and it tends to be long in duration, developing over weeks or months and prevailing for days or weeks.

Given the extensive history of mining in Wales, mine water flooding also presents a risk to Welsh communities. Whilst not strictly defined as groundwater flooding, mine workings can create pathways for groundwater to more readily emerge at the surface, which can then lead to flooding.

This has been known to occur in Neath, as recently as 2021 following Storm Cristoph, where high volumes of rainfall on hillsides worked their way down to valley settlements before emerging at the surface and causing internal property flooding.

Guidance

Strategic Flood Consequence Assessments are carried out by local authorities, in consultation with the Natural Resources Wales, to assess the flood risk to the area from all sources both now and in the future due to climate change. They are used to inform planning decisions to ensure inappropriate development is avoided (PPW, 2024).

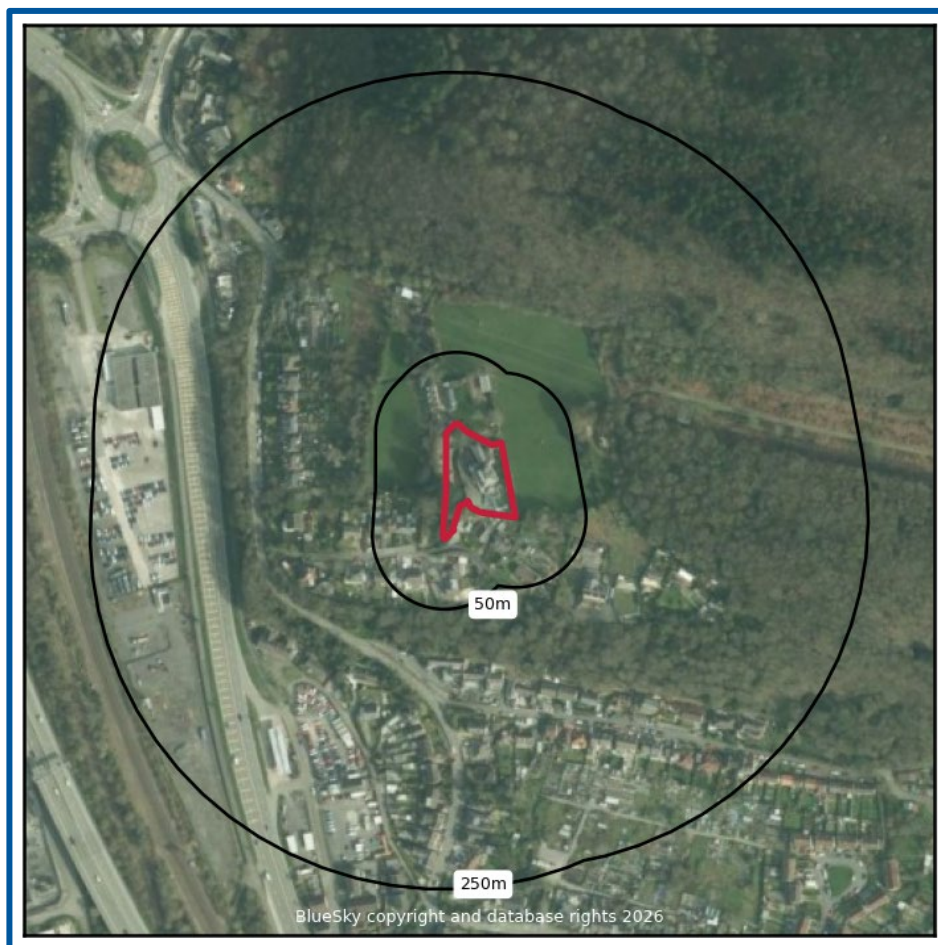
3. Site analysis



Site information

The Site is located in Baglan in a setting of residential land use at National Grid Reference SS 74300 93622.

Figure 1. Aerial imagery of the Site (Bluesky, 2026)



According to Figure 4 of TAN 15 (2025), the vulnerability classification of both the existing and proposed developments is Highly Vulnerable. The estimated lifespan of the development is 100 years.

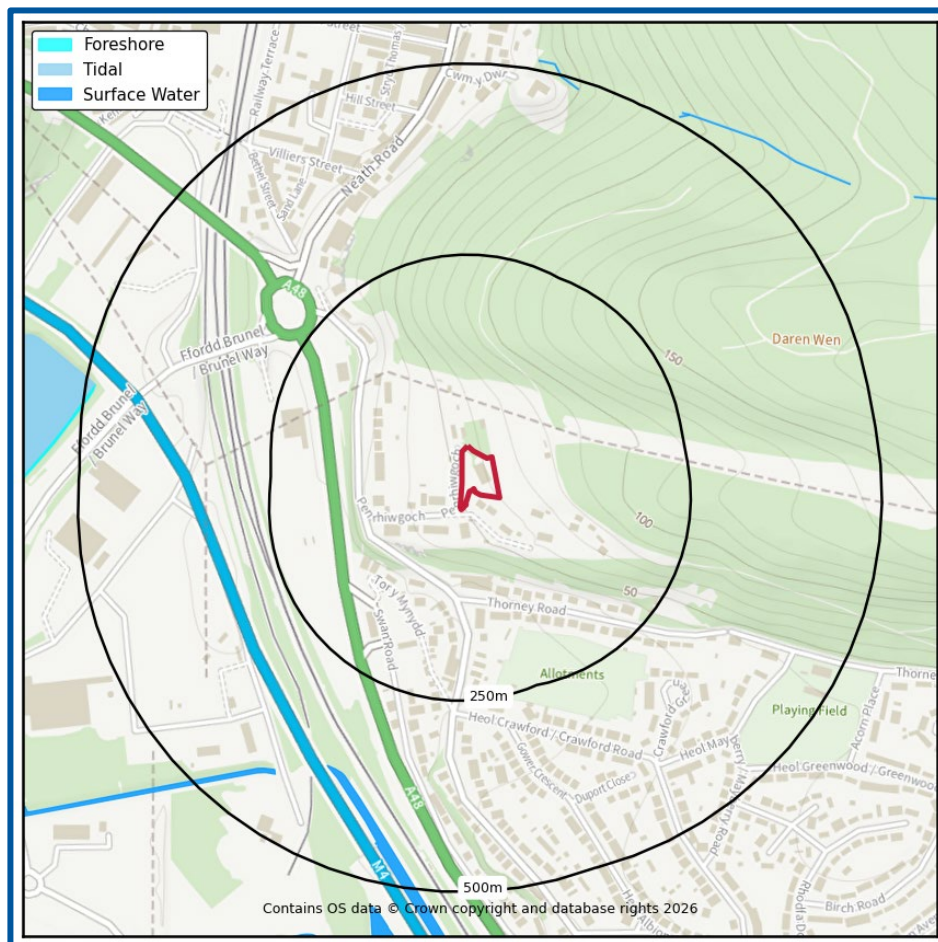
Hydrological features

According to Ordnance Survey (OS) mapping included in Figure 3, there are numerous surface water features within 500 m of the Site.

- The Baglan Brook is located c. 375 m south west of the Site, flowing in a northerly direction.
- A drainage ditch is located c. 495 m north of the Site.
- A tidal basin is located c. 485 m west of the Site.

It is noted that the tidal portion of the River Neath is located c. 950 m west of the Site.

Figure 3. Surface water features (EA, 2026)



Proximity to relevant infrastructure

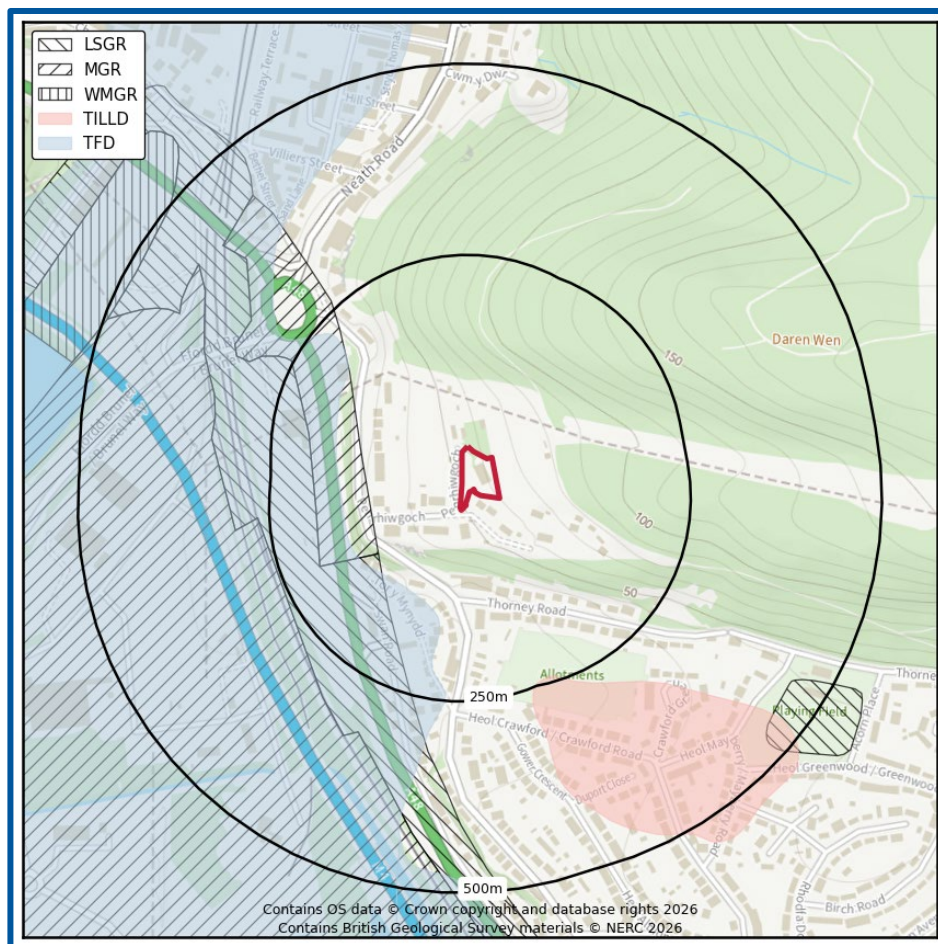
Infrastructure has been identified within proximity of the Site which could influence the risks of flooding to existing or future occupants. These include:

- Baglan Brook flows beneath the M4 and an associated slip road c. 380 m to the south west of the Site.
- The drainage ditches to the north of the Site are potentially culverted c. 495 m and 505 m from the boundary.

Hydrogeological features

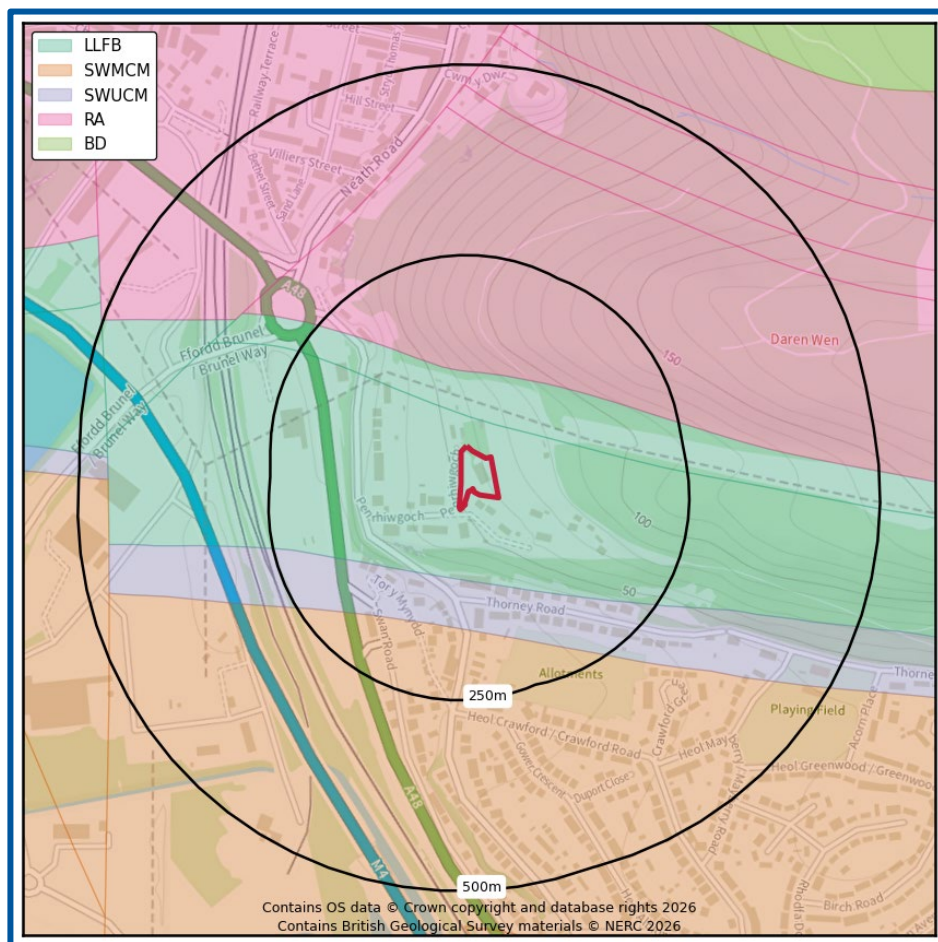
British Geological Survey (BGS) mapping indicates that there are no superficial deposits beneath the Site (BGS, 2026) (Figure 4).

Figure 4. Superficial Geology and Artificial Deposits (BGS, 2026)



BGS mapping indicates that the underlying bedrock geology (Figure 5) consists of the Llynfi Member (LLFB), which comprises of sandstone (BGS, 2026). This bedrock geology is classified by the BGS as a Secondary (A) Aquifer, which indicates it is likely to comprise permeable layers capable of supporting water supply at a local rather than strategic scale.

Figure 5. Bedrock Geology (BGS, 2026)



Geological conditions

A review of the BGS borehole database (BGS, 2026) indicates there are no relevant boreholes within the vicinity of the Site from which the mapped geology can be confirmed.

Groundwater

No nearby BGS borehole records are available, and therefore the depth to groundwater at the Site cannot be confirmed.

4. Flood risk to the development

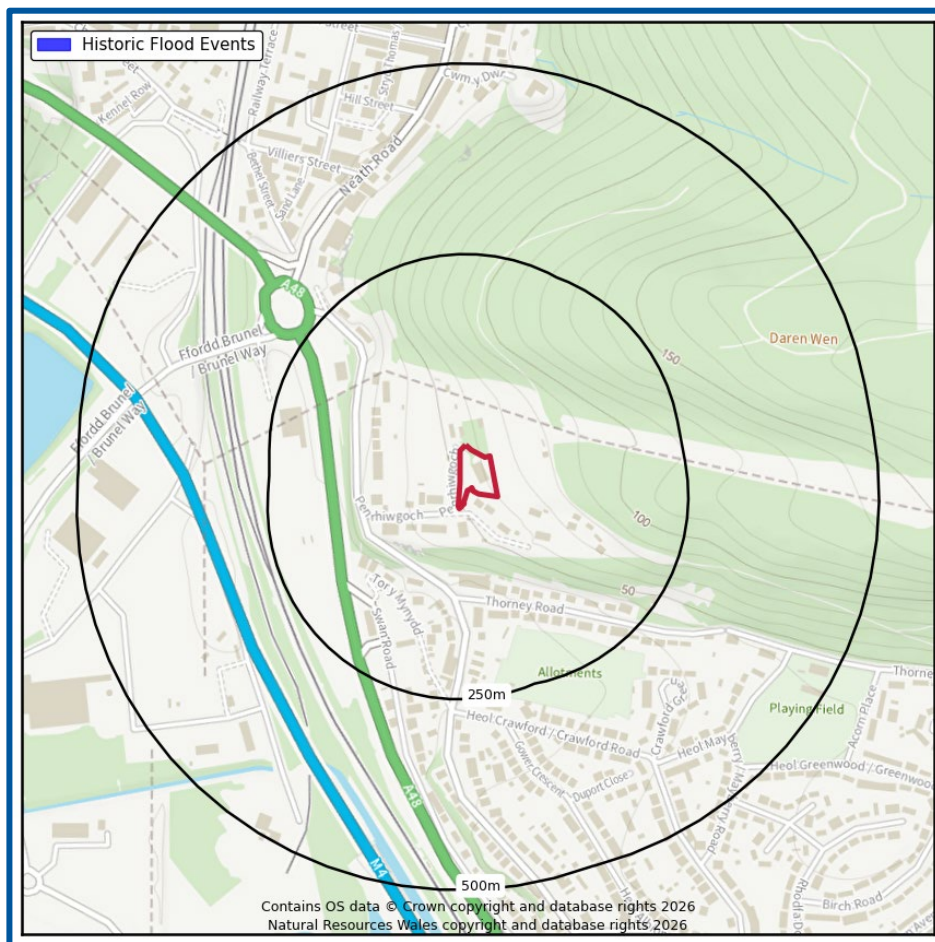


Historical flood events

According to the NRW's Recorded Flood Extents Map (Figure 6), no flooding events have historically affected the Site. Table 1-1 of the SFCA does not confirm whether flooding events have impacted the specific Site area, however, it does not record flooding in Baglan (JBA Consulting, 2022).

The purpose of historical flood data is to provide information on where and why flooding may have occurred in the past. The absence of any recorded events does not mean flooding has never occurred on-Site or that flooding will never occur at the Site.

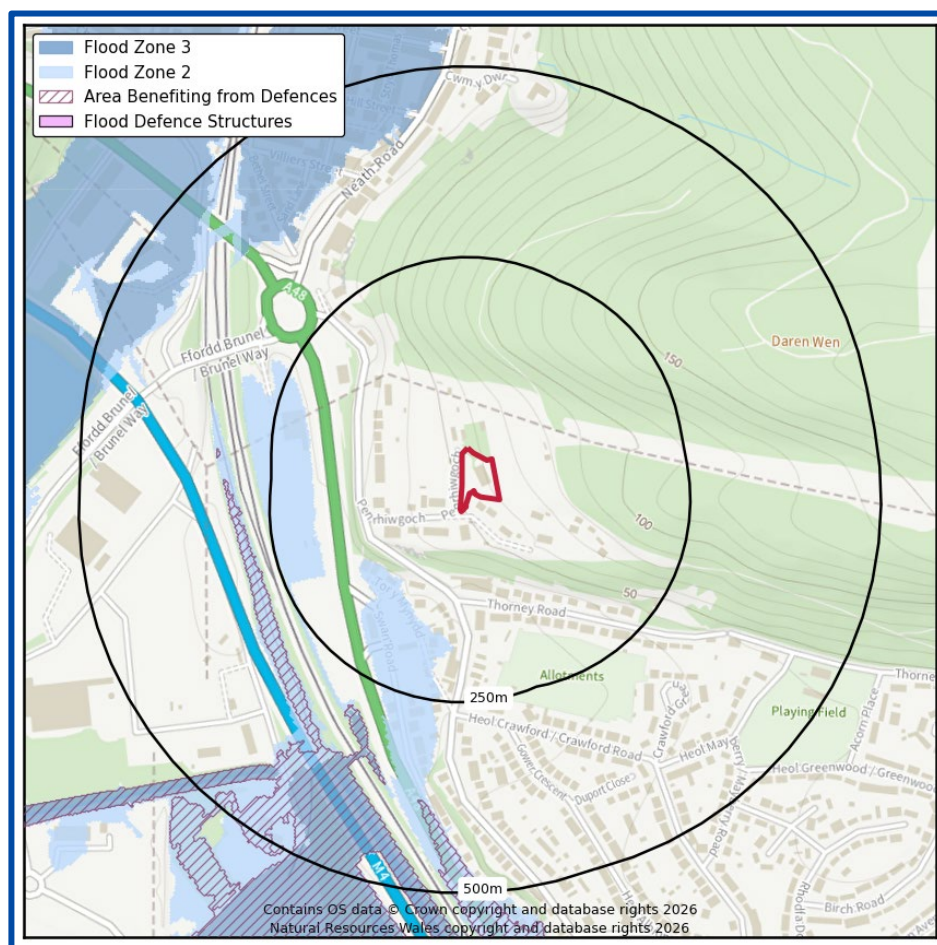
Figure 6. Historic Flood Event Outline (NRW, 2026)



Rivers (fluvial) / Sea (coastal) / Estuarine (tidal) flooding

According to the NRW's Flood Map for Planning (Figure 7), the Site is located within fluvial and tidal Flood Zone 1 and is therefore classified as having a Low probability of fluvial and tidal (coastal) flooding from the River Neath Estuary.

Figure 7. NRW Flood Zone mapping (NRW, 2026)



Flood risk including the benefit of defences

The Flood Risk Assessment Wales (FRAW) maps were published in the Summer of 2020.

The FRAW mapping includes consideration of flood defences that have been built to protect against flooding from rivers and the sea. The defences shown provide different levels of flood protection and this is recognised in the risk classification shown in the Flood Risk Assessment Wales (FRAW) map, which indicate:

- The risk from Rivers is Very Low (Figure 8).
- The risk from the Sea is Very Low (Figure 9).

Figure 8. Rivers – FRAW Risk Map (NRW 2026)

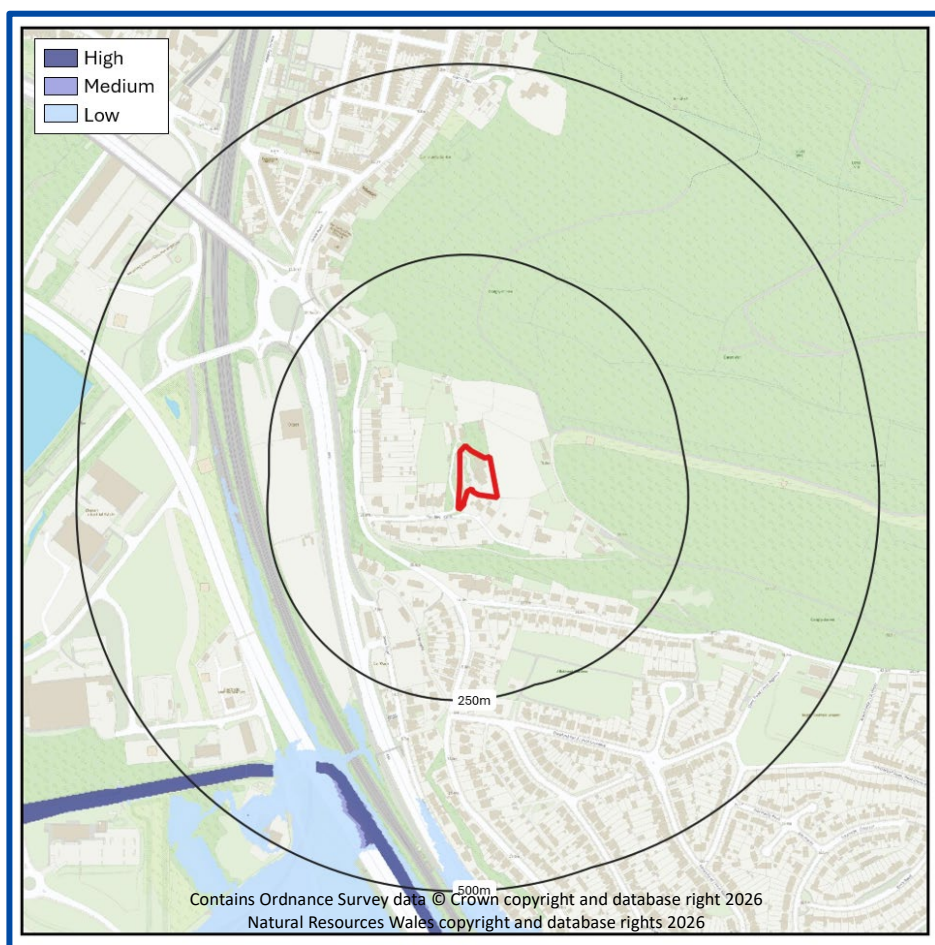
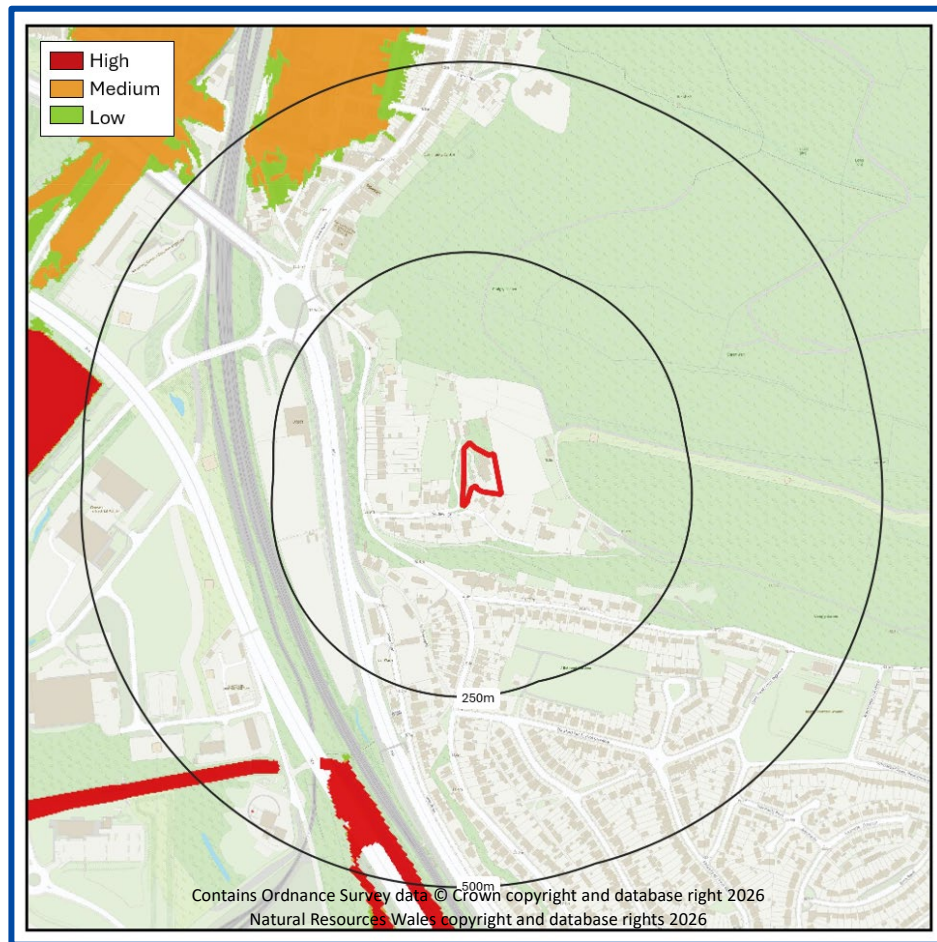


Figure 9. Sea – FRAW Risk Map (NRW 2026)



Surface water (pluvial) flooding

Surface water flooding occurs when intense rainfall exceeds the infiltration capacity of the ground and overwhelms the drainage systems. It can occur in most locations even at higher elevations and at significant distances from river and tidal floodplains.

According to NRW's Flood Map for Planning, the Site is located within Surface Water and Small Watercourses Flood Zone 2.

According to the NRW's Flood Risk Assessment Wales (FRAW) mapping (Figure 10), the Site has a Very Low risk of pluvial flooding.

Guidance

According to NRW's surface water flood risk map the Site is at:

- Very Low risk - chance of flooding of less than 1 in 1000 (0.1%).

To provide further information regarding the extent and depth of flooding, the National Flood Hazard (NFH) maps (published in 2020) have been considered for surface water.

The NRW's NFH surface water flood risk mapping (Figure 10) provides flood depth and extent data, and confirms that during the Low to High risk events (>3.3 – 0.1% AEP), the Site is modelled to be unaffected by pluvial flooding.

Figure 10. Surface Water and Small Watercourses – FRAW risk map (NRW, 2026)

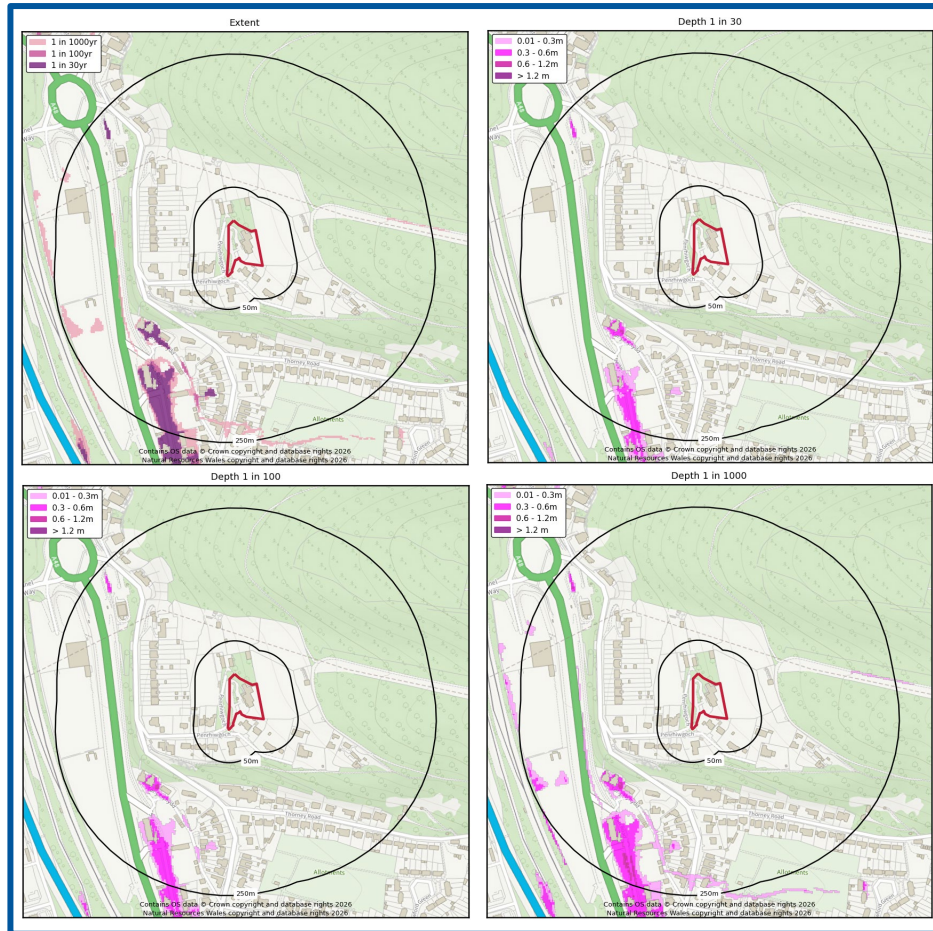


Table 1-1 of the SFCA indicates no incidences of surface water flooding have occurred within 50 m of the Site (JBA Consulting, 2022).

Surface water flooding flow routes

Analysis of OS mapping, ground elevation data and the NRW's surface water flood risk mapping confirms the Site is not located on a potential overland flow route.

Climate change factors

Climate change may lead to an increase in rainfall intensity which affects river levels, land and urban drainage systems. Rainfall intensity for small and urban catchments may increase from 5 to 20% (central estimate) or 10 to 40% (upper estimate) over the period to 2115 (NRW, 2025).

To consider the risk of surface water flooding over the lifetime of the development, the 0.1% AP (1 in 1000 year) surface water flooding event has been used as a proxy in this instance for

the 1% AP (1 in 100 year) plus climate change event. This indicates that the Site would not be affected by flooding in the 1 in 100 year plus climate change scenario.

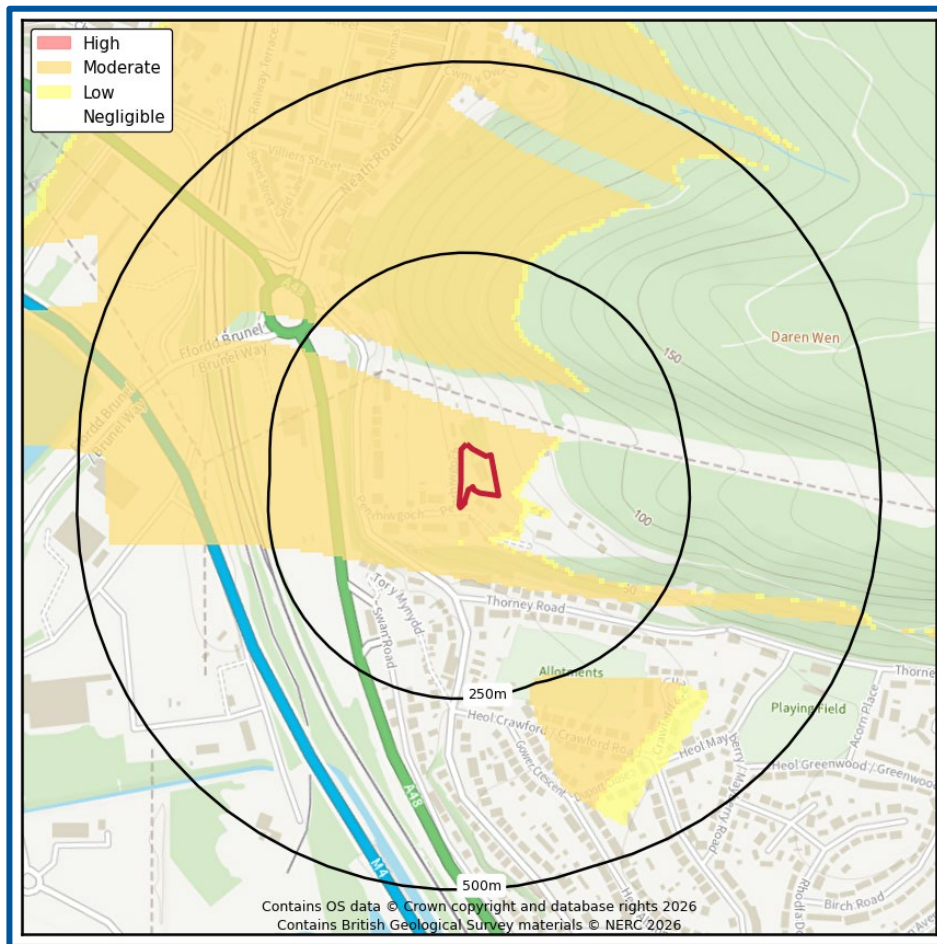
It is noted that the Site is located within Surface Water and Small Watercourses Flood Zone 2, despite there being no modelled flooding on-Site. This extent is determined by the “Areas with 0.1% to 1% (1 in 1000 to 1 in 100) chance of flooding from surface water and/or small watercourses in a given year, including the effects of climate change” (NRW, 2025). Therefore, following further consideration, the risk of surface water flooding at the Site is raised from Very Low to Very Low - Low.

Groundwater flooding

Groundwater flooding occurs when sub-surface water emerges from the ground at the surface or into Made Ground and structures. This may be as a result of persistent rainfall that recharges aquifers until they are full; or may be as a result of high river levels, or tides, driving water through near-surface deposits. Flooding may last a long time compared to surface water flooding, from weeks to months. Hence the amount of damage that is caused to property may be substantially higher.

Groundwater Flood Risk screening data (Figure 11) indicates there is a Moderate risk of groundwater flooding at the surface in the vicinity from permeable bedrock aquifer during a 1 in 100 year event.

Figure 11. GeoSmart GW5 Groundwater Flood Risk Map (GeoSmart, 2026)



Mapped classes within the screening map combine likelihood, possible severity and the uncertainty associated with predicting the subsurface system. The map is a national scale screening tool to prompt site-specific assessment where the impact of groundwater flooding would have significant adverse consequences. Mapping limitations and a number of local factors may reduce groundwater flood risk to land and property even where it lies within mapped groundwater flood risk zones, which do not mean that groundwater floods will occur across the whole of the risk area.

A site-specific assessment has been undertaken to refine the groundwater risk screening information on the basis of site-specific datasets (see Section 3) including BGS data to develop a conceptual groundwater model. The risk rating is refined further using the vulnerability of receptors including occupants and the existing and proposed Site layout, including the presence of basements and buried infrastructure. The presence of any nearby or on-Site surface water features such as drainage ditches, which could intercept groundwater, have also been considered.

- It is understood that the existing building contains a basement level that includes a kitchen, laundry room, storage room and office. This is not proposed to be changed during redevelopment, and no additional basement levels are proposed. *Note: the risks are higher for basements, buried infrastructure and soakaway systems which may be affected by high groundwater levels.*

- According to a review of the hydrogeology (Section 3), the Site is underlain by permeable bedrock. Groundwater levels may rise in the bedrock aquifer in a seasonal response to prolonged rainfall recharge which may cause an unusually high peak in groundwater levels during some years.
- Groundwater levels may also rise in the bedrock aquifer in response to high tidal events due to the potential hydraulic continuity with the River Neath, however, the local topography indicates that this is unlikely to impact the Site.
- The design of the property should consider the groundwater pathway through permeable formations.
- Despite the presence of an underlying aquifer, the Site would only be at risk of groundwater flooding if the water table reaches the base of the Site development or the ground surface, when groundwater seepage could lead to overland flow and ponding. The surrounding topography suggests that groundwater seepage is more likely to occur downgradient of the Site to the west / south-west.
- There are no nearby boreholes from which the underlying groundwater depth can be inferred.
- Spring lines have not been identified in close proximity to the Site.

The hydrogeological characteristics suggest there is potential for a groundwater table beneath the Site, although based on the local topography, the groundwater level is considered unlikely to be present close to ground surface.

The baseline groundwater flood risk rating is Moderate; following further analysis this is considered to be appropriate for the Site, given the presence of a basement level and also the absence of any Site-specific groundwater level information. It should also be noted that no basement levels are proposed as part of the extensions to the building.

Guidance

Moderate Risk - There will be a significant possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location.

Climate change predictions suggest an increase in the frequency and intensity of extremes in groundwater levels.

- Rainfall recharge patterns will vary regionally resulting in changes to average groundwater levels.

The impact of climate change on groundwater levels beneath the Site is linked to the variation in rainfall recharge, which is uncertain.

Flooding from artificial sources

Artificial sources of flood risk include waterbodies or watercourses that have been amended by means of human intervention rather than natural processes. Examples include reservoirs (and associated water supply infrastructure), docks, sewers and canals. The flooding mechanism associated with flood risk from artificial sources is primarily related to breach or failure of structures (reservoir, lake, sewer, canal, flood storage areas, etc.).

Sewer flooding

Table 1-2 of the SFCA has identified 13 incidences of flooding as a result of surcharging sewers within the Baglan electoral ward. However, it is recognised that this ward covers a large area and instances of flooding are not specific to the Site (JBA Consulting, 2022).

Guidance

Properties classified as “at risk” are those that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system either once or twice in the ten year reference period. Records held by the sewage utility company provide information relating to reported incidents, the absence of any records does not mean that the Site is not at risk of flooding.

Canal failure

Canals typically present a residual risk to Site rather than a direct flood risk due to the water levels being highly managed within an operating zone. Flooding can still occur from canals as a result of overtopping due to prolonged rainfall or embankment failure.

According to Ordnance Survey (OS) mapping, there are no canals within 500 m of the Site and therefore the risk is considered to be Negligible.

Water supply infrastructure

Water supply infrastructure is comprised of a piped network to distribute water to private houses or industrial, commercial or institution establishments and other usage points. In urban areas, this represents a particular risk of flooding due to the large amount of water supply infrastructure, its condition and the density of buildings.

The risks of flooding to properties from burst water mains cannot be readily assessed.

If more information regarding the condition and history of the water supply infrastructure within the vicinity of the Site is required, then it is advisable to contact the local water supplier (Dwr Cymru – Welsh Water).

Culverts and bridges

The blockage of watercourses or structures by debris (that is, any material moved by a flowing stream including vegetation, sediment and man-made materials or refuse) reduces flow capacity and raises water levels, potentially increasing the risk of flooding. High water levels can cause saturation, seepage and percolation leading to failure of earth embankments or

other structures. Debris accumulations can change flow patterns, leading to scour, sedimentation or structural failure.

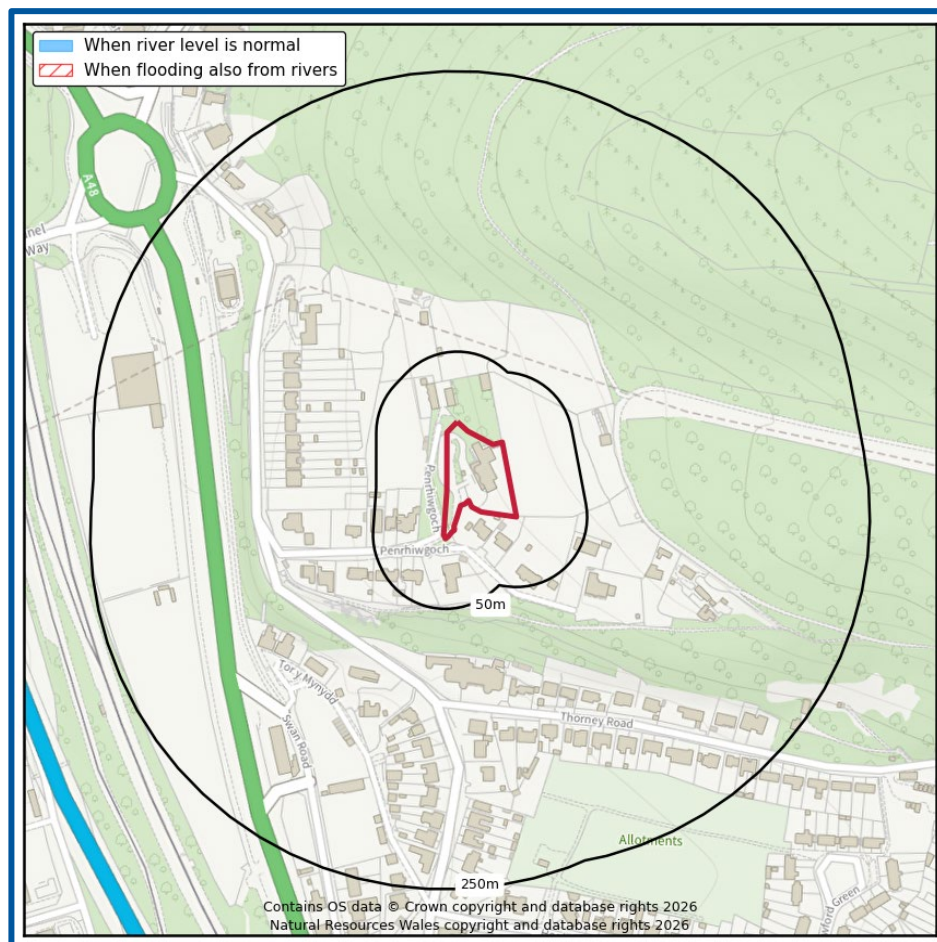
Culverts and bridges have been identified within the vicinity of the Site. However, these structures are located a reasonable distance from the Site and also at a significantly lower elevation than the Site and are therefore deemed unlikely to represent a flood risk to the Site in the event of a blockage.

The SFCA has not discussed any historical drainage issues within the Site area (JBA Consulting, 2022).

Reservoir flooding

According to the NRW's Flood Risk from Reservoirs mapping the Site is not at risk of flooding from reservoirs (Figure 12) (NRW, 2026).

Figure 12. NRW Flood Risk from Reservoirs Flooding (NRW, 2026)



Guidance

The risk of reservoir flooding is related to the failure of a large reservoir (holding over 25,000 m³ of water) and is based on the worst-case scenario. Reservoir flooding is extremely unlikely to occur (NRW, 2026).

5. Flood risk from the development



Floodplain storage

Where flood storage from any source of flooding is to be lost as a result of development, on-site level-for-level compensatory storage, accounting for the predicted impacts of climate change over the lifetime of the development, should be provided. Where it is not possible to provide compensatory storage on site, it may be acceptable to provide it off-site if it is hydraulically and hydrologically linked.

The loss of floodplain storage is less likely to be a concern in areas benefitting from appropriate flood risk management infrastructure or where the source of flood risk is solely tidal.

Although the development involves an increase in building footprint, it is not located within an area that would be impacted by a 1 in 100 year plus climate change surface water flood event. Therefore, the development would not displace flood waters during this event and compensatory flood storage is not required.

Drainage and run-off

Based on the topography and Low surface water flood risk in the vicinity, interference or interaction with overland flow paths and inflows from offsite is considered unlikely.

The potential surface water run-off generated from the Site during a 1 in 100 year return period should be calculated, using FEH 2022 rainfall data from the online Flood Estimation Handbook (FEH), developed by NERC (2009) and CEH (2016).

The PPW (2024) recommends the effects of climate change are incorporated into FRAs, as indicated within the Welsh Government's *Climate Flood Consequences Assessments: Climate change allowances guidance (2021)*.

As the proposed development is residential, the lifespan of the development and requirements for climate change should allow up to the 2115 scenario.

Table 2. Climate change rainfall allowances

Applies across all of Wales	Total potential change anticipated by the 2020s	Total potential change anticipated by the 2050s	Total potential change anticipated by the 2080s
Upper end	10%	20%	40%
Central	5%	10%	20%

A separate assessment of surface water runoff may be required, as the Statutory requirements in Wales are to include a SuDS strategy where development proposals are

greater than 100m² in size. This is to ensure surface water runoff is managed in accordance with the Welsh Statutory requirements over the lifetime of the proposed development.

6. Suitability of the proposed development



The information below outlines the suitability of proposed development in relation to national and local planning policy.

National policy and guidance

The aims of the national planning policies TAN15 (2025) and PPW (2024) are achieved by confirming that the proposed development meets the acceptability criteria for flooding consequences.

Guidance
Acceptability criteria for flooding consequences: All developments should be designed to be flood free during the 1% river flood and 0.5% flood from the sea, plus an allowance for climate change over the lifetime of development. Tolerable conditions: During an extreme 0.1% flood event, flood depths should not exceed 600 mm at the Site. The maximum permitted velocity of flood waters is 0.15 m/s for Highly Vulnerable development and 0.3 m/s for Less Vulnerable development.

As the Site is located within Flood Zone 1, all types of development listed within the Table overleaf are acceptable according to National Policy. The TAN15 (2025) tolerable conditions and acceptability criteria are therefore not applicable to the proposed development.

Table 3. Flood risk vulnerability and flood zone compatibility (taken from TAN15, 2025)

Flood risk vulnerability classification	Highly vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓
Defended Zone	Must satisfy acceptability criteria and tolerable conditions	✓	✓
Zone 2	Must satisfy acceptability criteria and tolerable conditions	Must satisfy acceptability criteria	✓
Zone 3	X (greenfield land) / brownfield land must satisfy acceptability criteria and tolerable conditions	Must satisfy acceptability criteria	✓

7. Resilience and mitigation



Based on the flood risk identified at the Site, the national and local policies and guidance and proposed development, the mitigation measures outlined within this section of the report are likely to help protect the development from flooding.

Sea (coastal/tidal) flood mitigation measures

As the Site is not identified as being at risk of flooding from the sea, mitigation measures are not required.

Rivers (fluvial) flood mitigation measures

As the Site is not identified as being at risk of flooding from fluvial sources, mitigation measures are not required.

Surface water (pluvial) flood mitigation measures

A Very Low to Low surface water (pluvial) flood risk has been identified at the Site. As the Site is not at risk of pluvial flooding during the design flood event (1 in 100 year plus climate change), no specific mitigation measures are required.

None-the-less, as a precaution, the following measures should be considered in order to reduce the pluvial flood risk over the entire lifetime of the development (note: the below measures could be adopted in combination with the mitigation measures proposed for groundwater flooding),

It may be appropriate to adopt water exclusion measures for possible flood depths of up to 0.3 m (in line with the NRW's Standing Advice). The following flood avoidance and resistance measures are appropriate where floods are expected to last for short durations:

- Air brick covers (manual or automatic closing);
- Landscaping to divert water away from the property;
- Develop a Sustainable Drainage Strategy (SuDS) for the effective management of surface water runoff from the proposed development.

In addition, the regular maintenance of any drains and culverts surrounding/on the Site under the riparian ownership of the developer should be undertaken to reduce the flood risk.

If these mitigation measures are implemented this would reduce the flood risk to the development from Very Low - Low to Very Low.

Groundwater flood mitigation measures

A Moderate risk of groundwater flooding has been identified at the Site. In order to ensure the development includes sufficient flood mitigation measures to reduce the risk of groundwater flooding over its lifetime, the following mitigation measures are recommended:

- Where feasible, finished floor levels of the proposed development could be set at 0.3 m above the adjacent ground levels;
- Waterproof tanking of any lower ground floor or basement levels, where feasible;
- Interceptor drains;
- Automatic sump to extract flood water; and
- Non-return flap valves on the proposed foul and surface water sewer lines.

If these mitigation measures are implemented this could reduce the flood risk to the development from Moderate to Negligible-Low.

Reservoir flood mitigation measures

The Site is not at risk of flooding from reservoirs; therefore, mitigation measures are not required.

Other flood risk mitigation measures

As the Site is not identified as at risk from other sources, mitigation measures are not required.

Residual flood risk mitigation measures

The risk to the Site has been assessed from all sources of flooding and appropriate mitigation and management measures proposed to keep the users of the development safe over its lifetime. There is, however, a residual risk of flooding associated with the potential for failure of mitigation measures if regular maintenance and upkeep are not undertaken. If mitigation measures are not implemented or maintained, the risk to the development will remain as the baseline risk.

Further flood mitigation information

More information on flood resistance, resilience and water entry can be found here: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Emergency evacuation - safe access / egress and safe refuge

Emergency evacuation to land outside of the floodplain should be provided if feasible. Where this is not possible, Highly Vulnerable developments and, where possible, development in general (including basements), should have internal stair access to an area of safe refuge within the building to a level higher than the maximum likely water level. An area of safe refuge should be sufficient in size for all potential users and be reasonably accessible to the emergency services.

Emergency evacuation from the development and the Site should only be undertaken in strict accordance with any evacuation plans produced for the Site, with an understanding of the

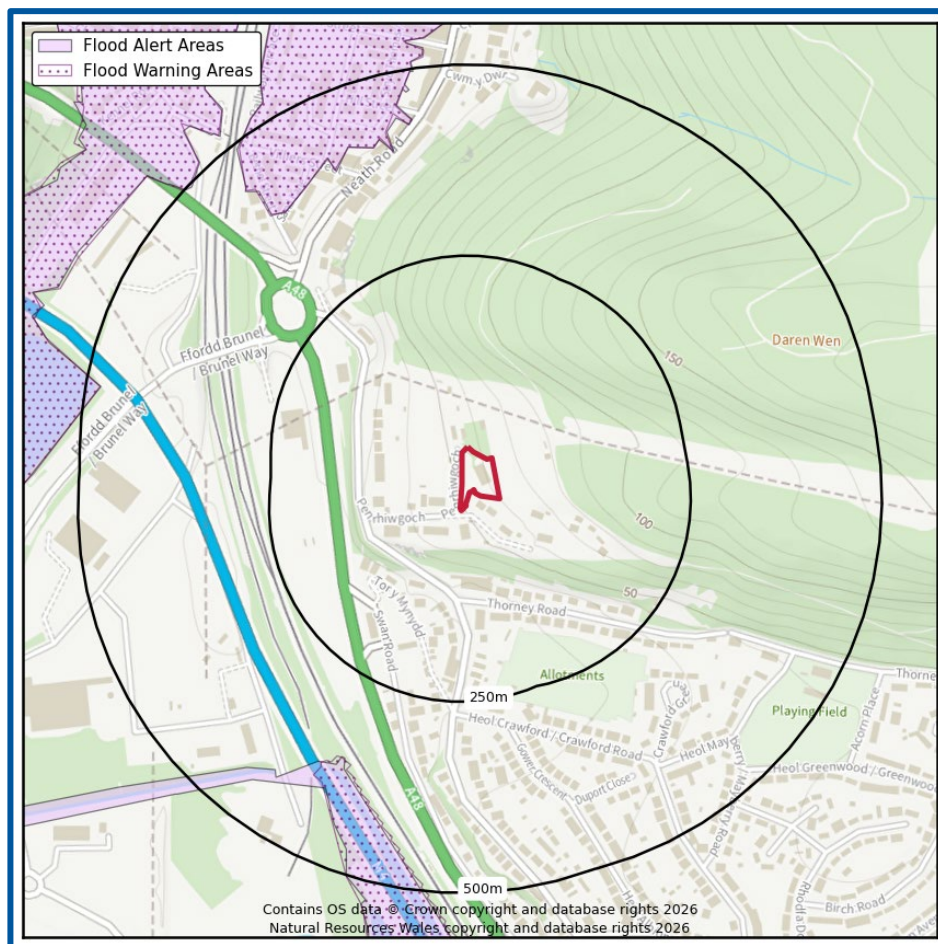
flood risks at the Site including available mitigation, the vulnerability of occupants and preferred evacuation routes.

Flood warnings

The NRW operates a flood warning service in all areas at risk of flooding; this is available on their website: <https://www.gov.uk/check-flood-risk>. However, as the Site is not at risk of fluvial or tidal flooding, the Site is not located within an NRW Flood Alerts or Warning coverage area so is unable to receive alerts or warnings (Figure 13). All warnings are, however, available through the NRW's 24 hour Floodline Service (0345 988 1188).

The NRW aims to issue Flood Warnings 2 hours in advance of a flood event. Flood Warnings can provide adequate time to enable protection of property and evacuation from a Site, reducing risk to life and property.

Figure 13. NRW Flood Warning Coverage for the local area (NRW, 2026)



Other relevant information

It is recommended that main communication lines required for contacting the emergency services, electricity sockets/meters, water supply and first aid stations and supplies are not compromised by flood waters. Where possible these should all be raised above the extreme flood level.

8. Conclusions and recommendations



Table 4. Risk ratings following Site analysis

Source of Flood Risk	Baseline ¹	After analysis ²	After Mitigation ³
River (fluvial) flooding	Very Low		N/A
Sea (coastal/tidal) flooding	Very Low		N/A
Surface water (pluvial) flooding	Very Low	Very Low to Low	Very Low
Groundwater flooding	Moderate		Negligible to Low
Other flood risk factors present	Yes (sewers)		Yes
Is any other further work recommended?	Yes (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of NRW flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

The table overleaf provides a summary of where the responses to key questions are discussed in this report.

Highly Vulnerable developments in Flood Zone 1 are acceptable according to TAN15 (2025) and providing the recommended mitigation measures are put in place (see previous sections) it is likely that flood risk to this Site will be reduced to an acceptable level.

Table 5. Summary of responses to key questions in the report

Key sources of flood risks identified	Pluvial, groundwater (see Section 4).
Are standard mitigation measures likely to provide protection from flooding to/from the Site?	Yes (see Section 7).
Is any further work recommended?	Yes (see executive summary and Section 7).

9. References and glossary



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Glossary

General terms

BGS	British Geological Survey
NRW	National Resource Wales
GeoSmart groundwater flood risk model	GeoSmart's national groundwater flood risk model takes advantage of all the available data and provides a preliminary indication of groundwater flood risk on a 50m grid covering England and Wales. The model indicates the risk of the water table coming within 1 m of the ground surface for an indicative 1 in 100 year return period scenario.
Dry-Island	An area considered at low risk of flooding (e.g. In a Flood Zone 1) that is entirely surrounded by areas at higher risk of flooding (e.g. Flood Zone 2 and 3)
Flood resilience	Flood resilience or wet-proofing accepts that water will enter the building, but through careful design will minimise damage and allow the re-occupancy of the building quickly. Mitigation measures that reduce the damage to a property caused by flooding can include water entry strategies, raising electrical sockets off the floor, hard flooring.
Flood resistance	Flood resistance, or dry-proofing, stops water entering a building. Mitigation measures that prevent or reduce the likelihood of water entering a property can include raising flood levels or installation of sandbags.
Flood Zone 1	This zone has less than a 0.1% annual probability of river flooding
Flood Zone 2	This zone has between 0.1 and 1% annual probability of river flooding and between 0.1% and 0.5 % annual probability sea flooding
Flood Zone 3	This zone has more than a 1% annual probability of river flooding and 0.5% annual probability of sea flooding
Functional Flood Plain	An area of land where water has to flow or be stored in times of flood.
Hydrologic model	A computer model that simulates surface run-off or fluvial flow. The typical accuracy of hydrologic models such as this is $\pm 0.25\text{m}$ for estimating flood levels at particular locations.
OS	Ordnance Survey
Residual Flood Risk	The flood risk remaining after taking mitigating actions.
SFCA	Strategic Flood Consequence Assessment. This is a brief flood risk assessment provided by the local council

SuDS

A Sustainable drainage system (SuDS) is designed to replicate, as closely as possible, the natural drainage from the Site (before development) to ensure that the flood risk downstream of the Site does not increase as a result of the land being developed. SuDS also significantly improve the quality of water leaving the Site and can also improve the amenity and biodiversity that a Site has to offer. There are a range of SuDS options available to provide effective surface water management that intercept and store excess run-off. Sites over 1 Ha will usually require a sustainable drainage assessment if planning permission is required. The current proposal is that from April 2014 for more than a single dwelling the drainage system will require approval from the SuDS Approval Board (SABs).

Aquifer Types

Principal aquifer

These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer

Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Secondary B aquifer

Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated

Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type due to the variable characteristics of the rock type.

Unproductive Strata

These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow.

Data Sources

Aerial Photography	Contains Ordnance Survey data © Crown copyright and database right 2026 BlueSky copyright and database rights 2026
Bedrock & Superficial Geology	Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (Flood Zone/Fluvial/Tidal/Historic Flooding/Pluvial/Surface Water Features/Reservoir/Flood Alerts & Warnings)	Natural Resource Wales copyright and database rights 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (Groundwater)	GeoSmart, BGS & OS GW5 (v2.4) Map (GeoSmart, 2026) Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Location Plan	Contains Ordnance Survey data © Crown copyright and database right 2026
Topographic Data	OS LiDAR/EA Contains Ordnance Survey data © Crown copyright and database right 2026 Natural Resource Wales copyright and database rights 2026

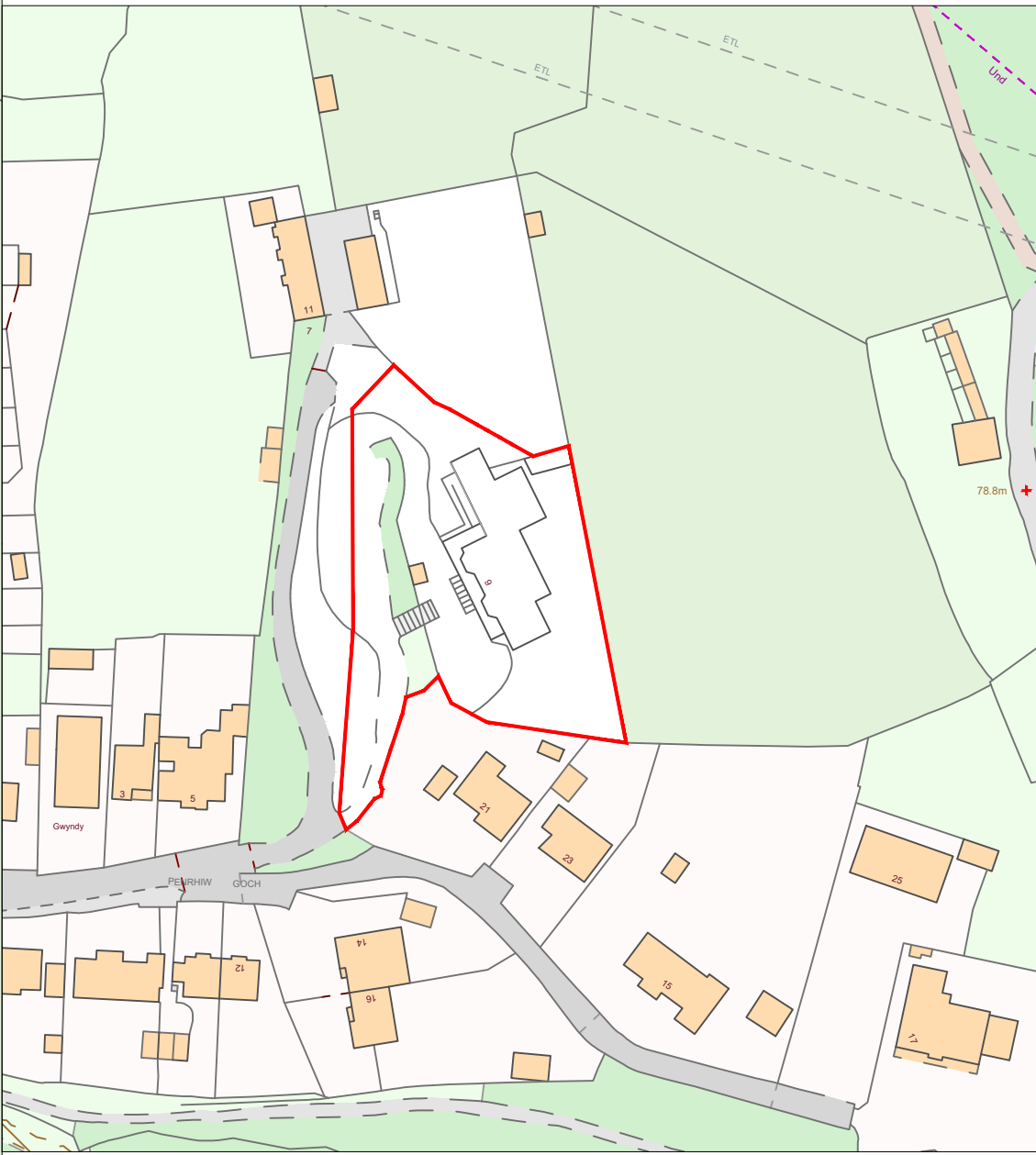
10. Appendices



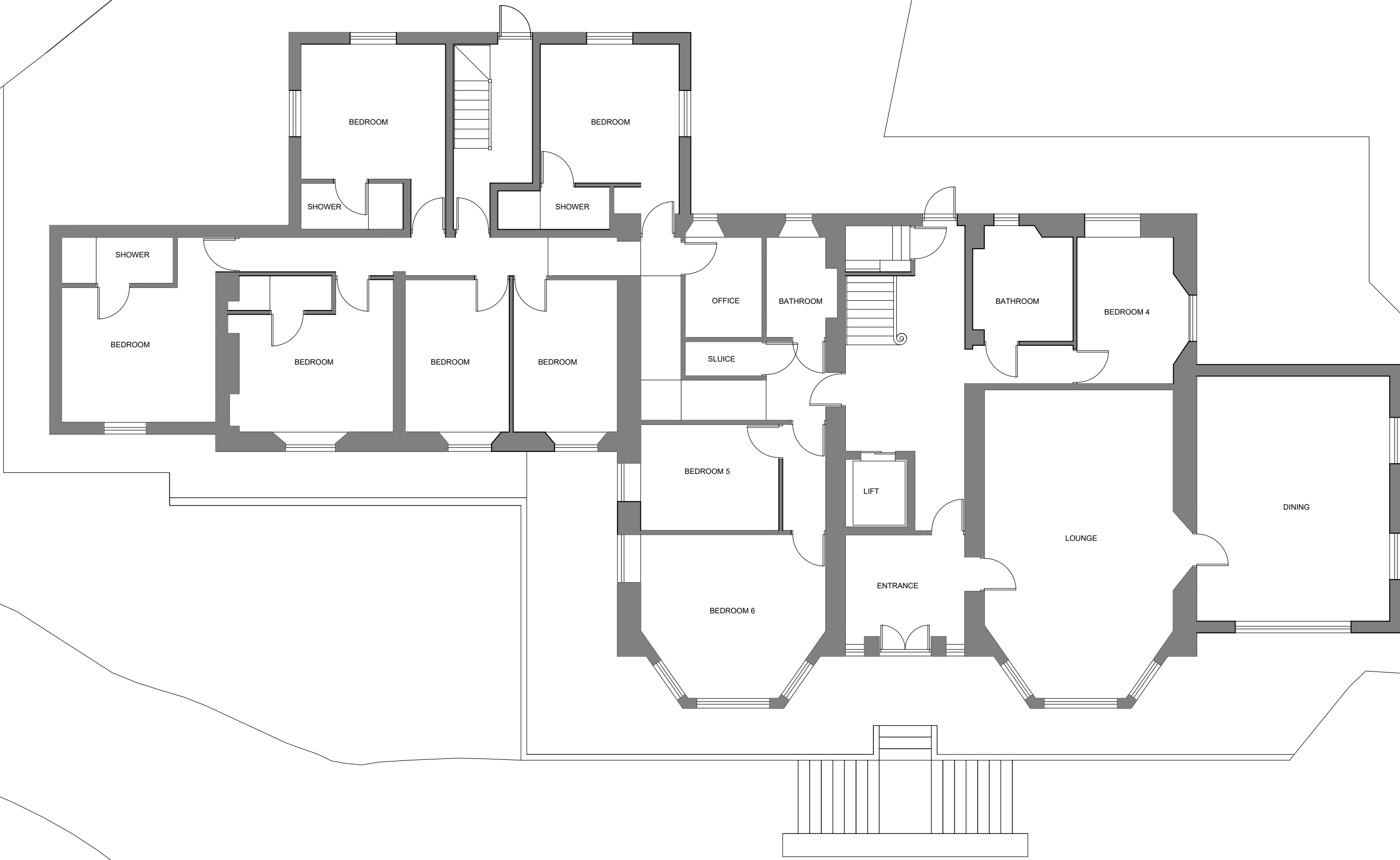
Appendix A

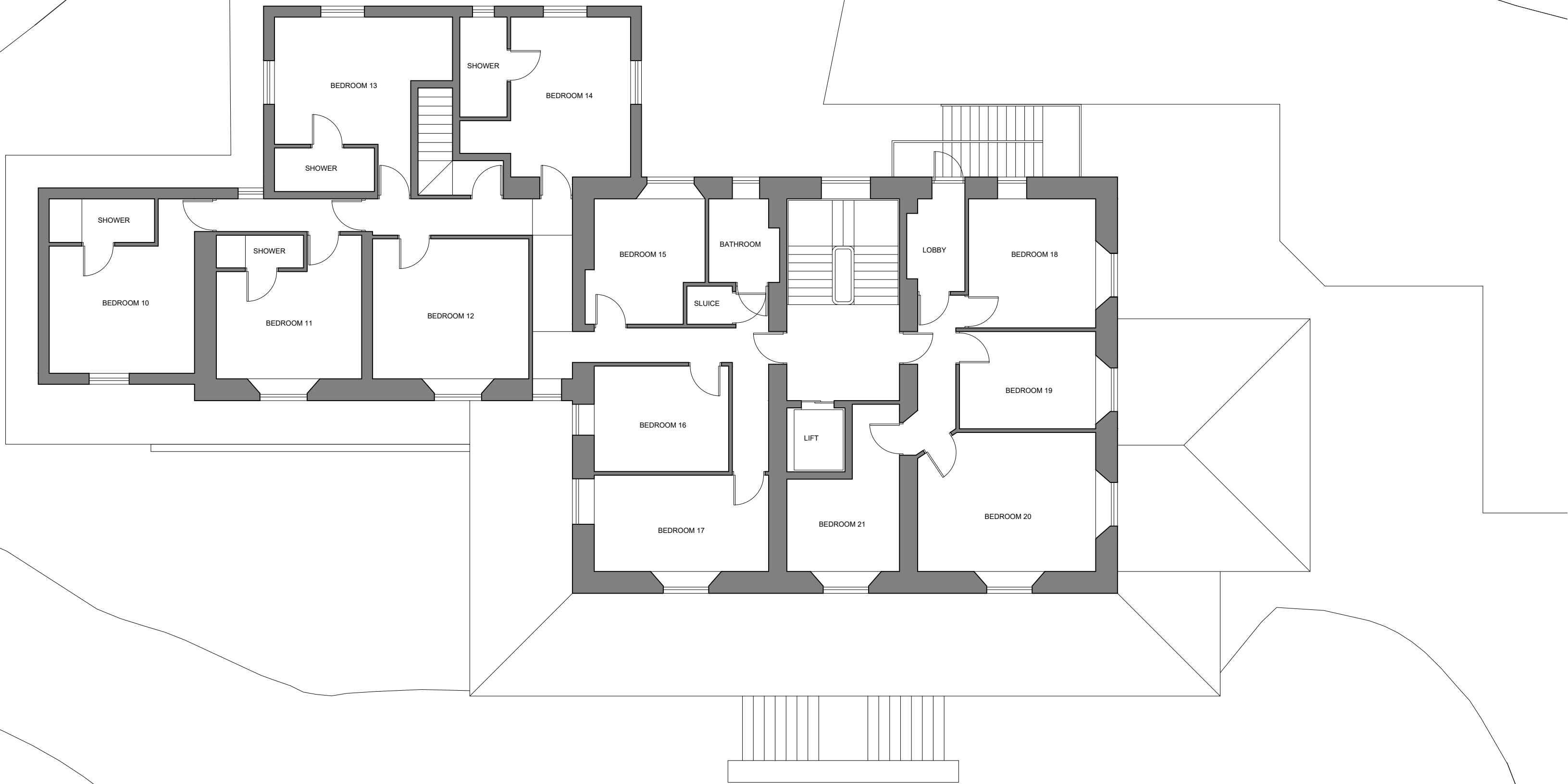


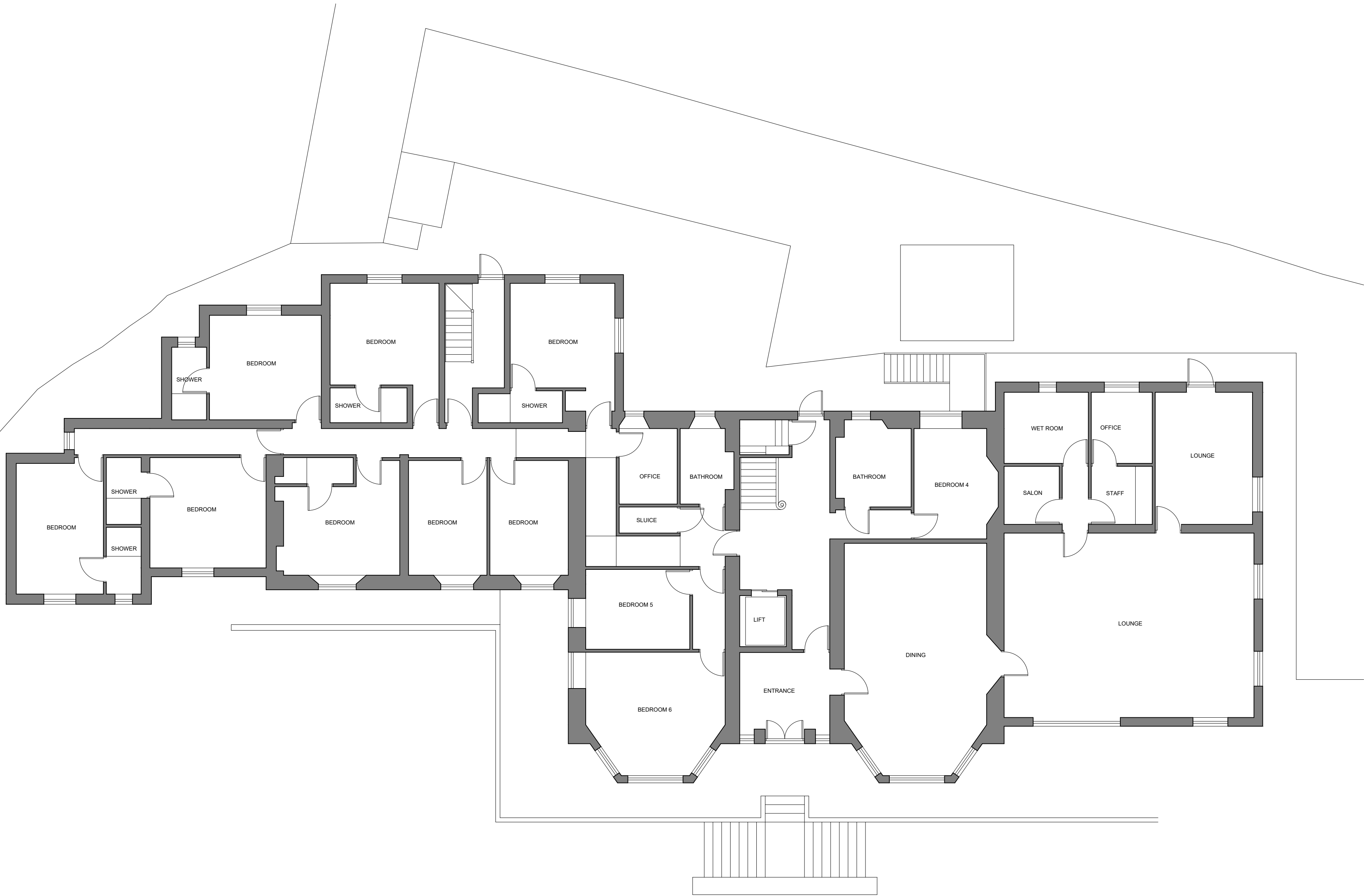
Site plans

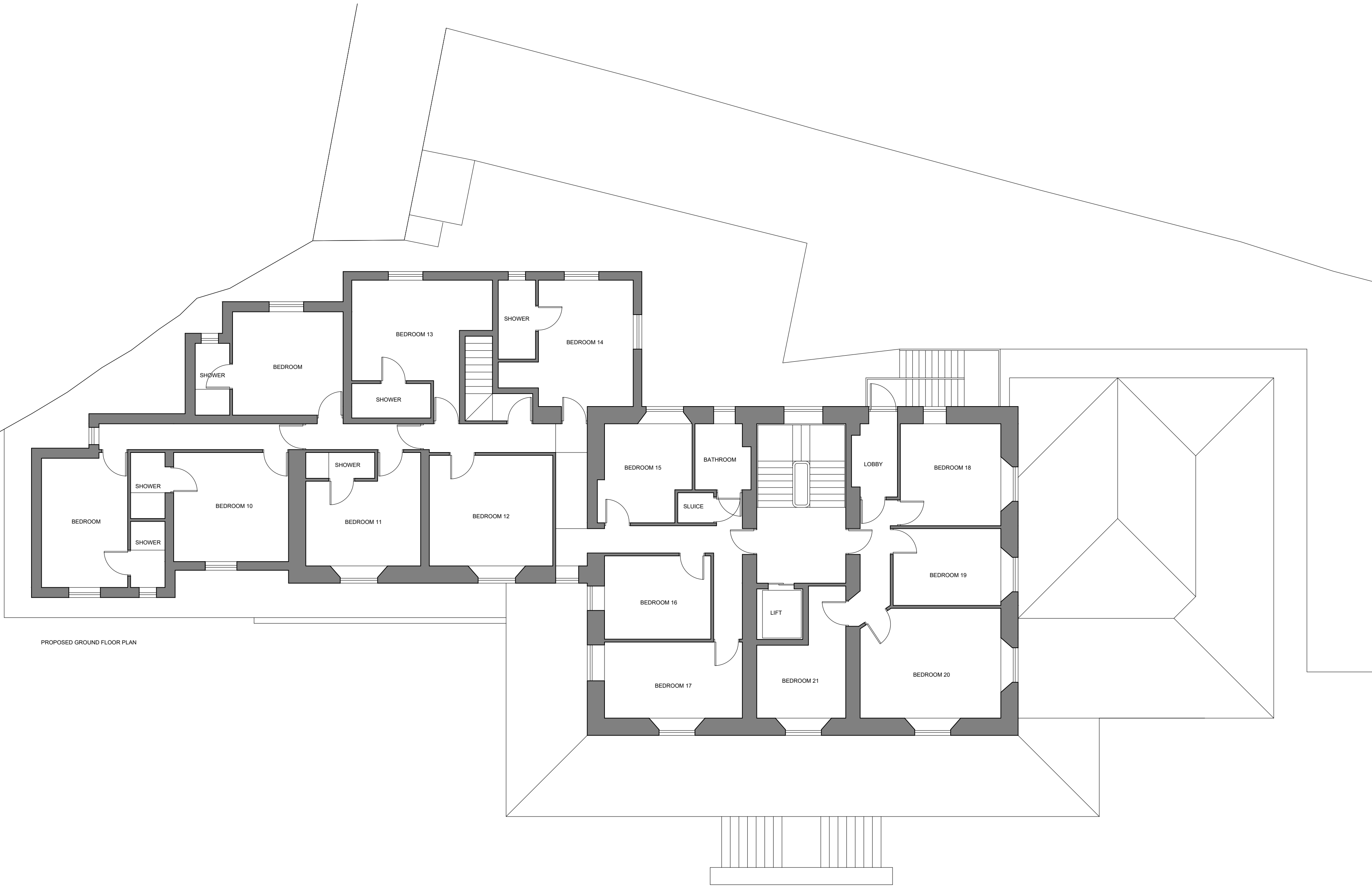


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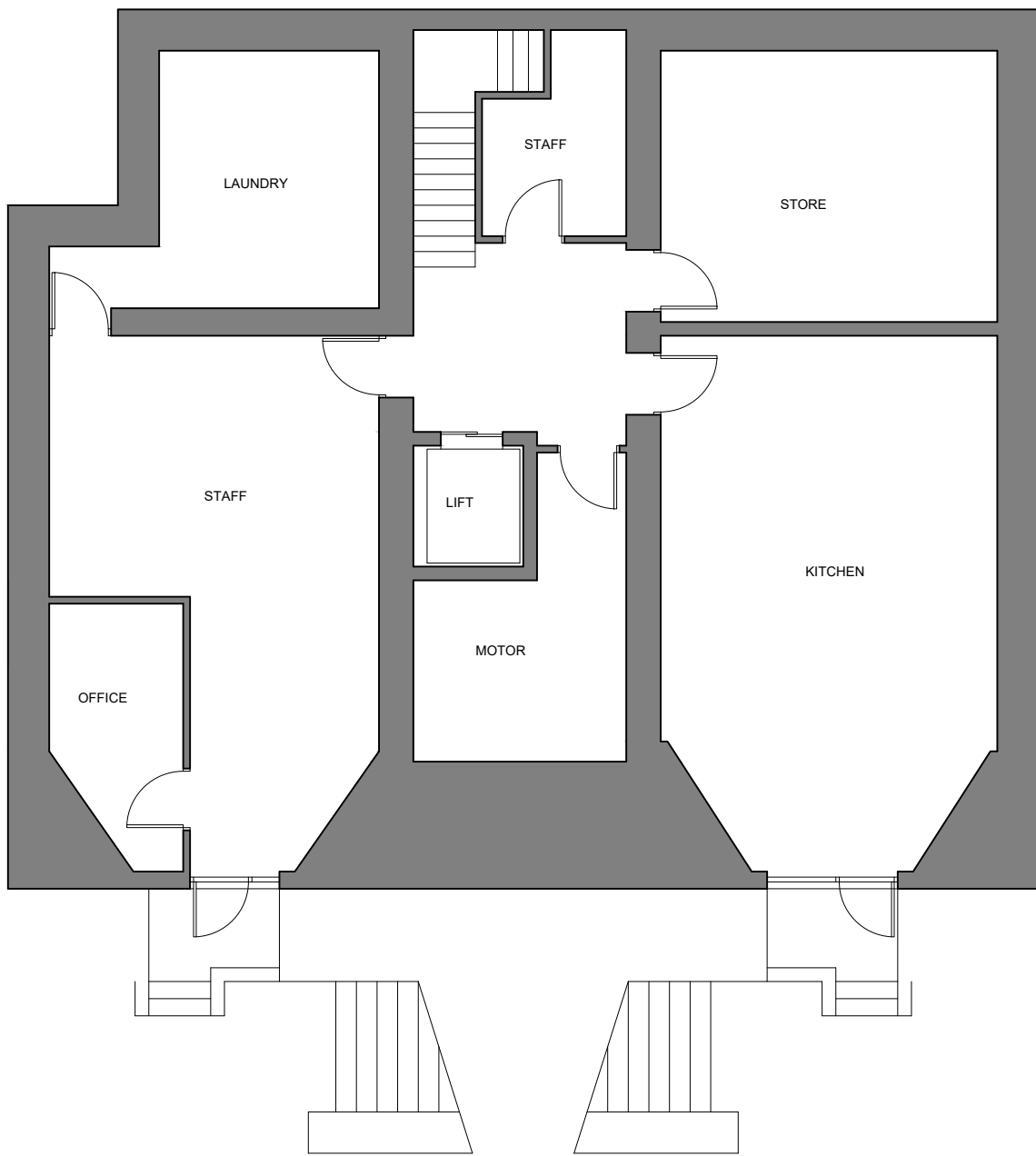




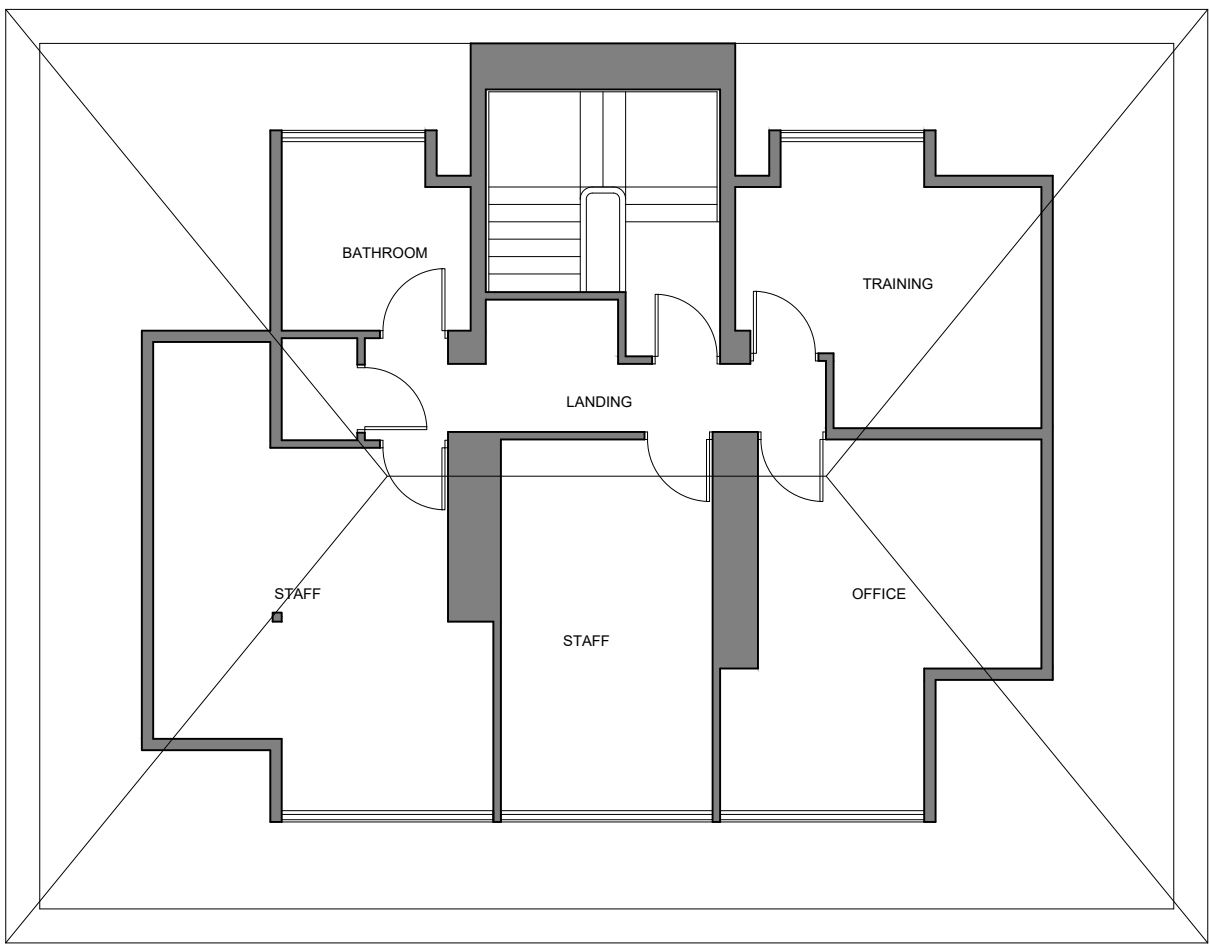




PROPOSED GROUND FLOOR PLAN



EXISTING + PROPOSED BASEMENT PLAN



EXISTING + PROPOSED SECOND FLOOR PLAN



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

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PROPOSED SIDE ELEVATION (SOUTH)



NATURAL SLATE ROOF
WHITE UPVC WINDOWS + EXTERNAL DOORS
CLEAR POLYCARBONIC CANOPY ROOF
PAINTED RENDERED WALL TO EXTENSIONS
ALL FINISHES TO MATCH EXISTING

PROPOSED SIDE ELEVATION (NORTH)

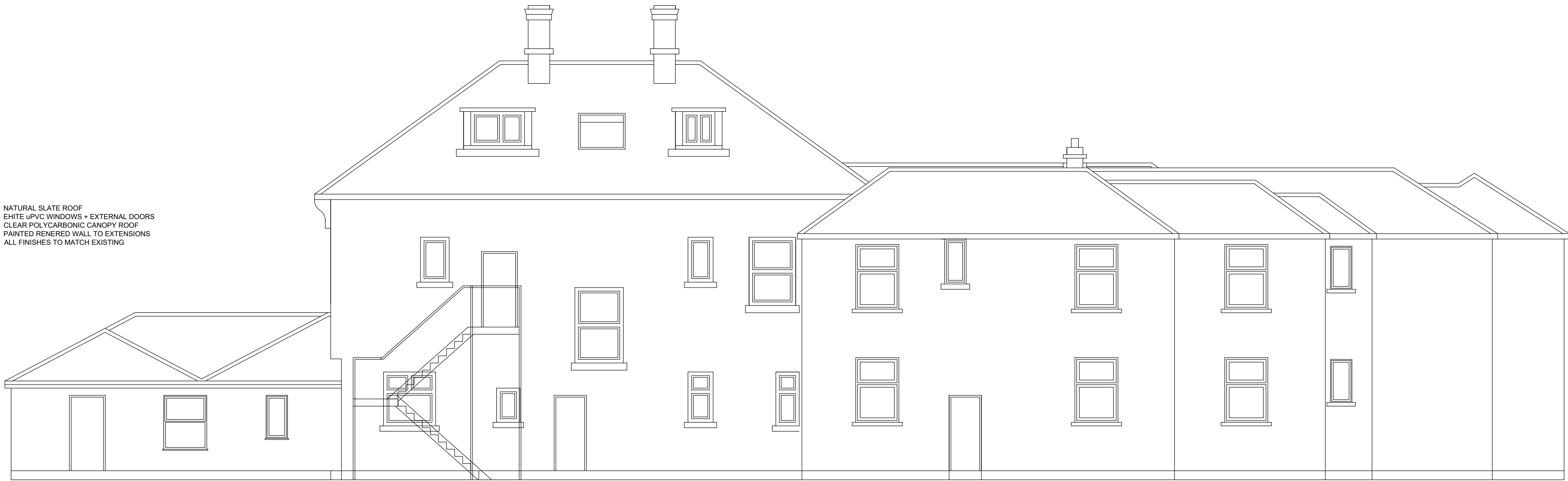


EXISTING SIDE ELEVATION (SOUTH)



EXISTING SIDE ELEVATION (NORTH)

NATURAL SLATE ROOF
WHITE UPVC WINDOWS + EXTERNAL DOORS
CLEAR POLYCARBONIC CANOPY ROOF
PAINTED RENDURED WALL TO EXTENSIONS
ALL FINISHES TO MATCH EXISTING



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

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Liz Lloyd

Finance Manager

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