Robert Bowen Planning and Development Ltd

FCA/ Flood Management Plan

6 Prettyman Drive

Llandarcy

Neath

SA10 6HZ

March 2026 Rev C

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1.0 Scope of the Report

1.1 This document has been prepared in support of a planning application for the retention of use of land as part of domestic curtilage, retention of garden shed, walls and patio area. Please note that the works with the original garden do not require planning permission.

1.2 The application site consists of a residential dwelling and an adjacent section of open land.

1.4 The objective of the FCA is to consider the risk of flooding in the location specified below.

1.5 The location covered by this Plan (Location plan) is set out in ***Figure 1*** below

Figure 1

2.0 Flood Risk

2.1 NRW Flood Maps for Planning (FMP) indicates that a small portion of the site at the rear of the building is with Zone 2 surface water and small water courses. ***Figure 2*** The site is not affected by flooding from rivers and Sea. ***Figure 3***

Figure 2

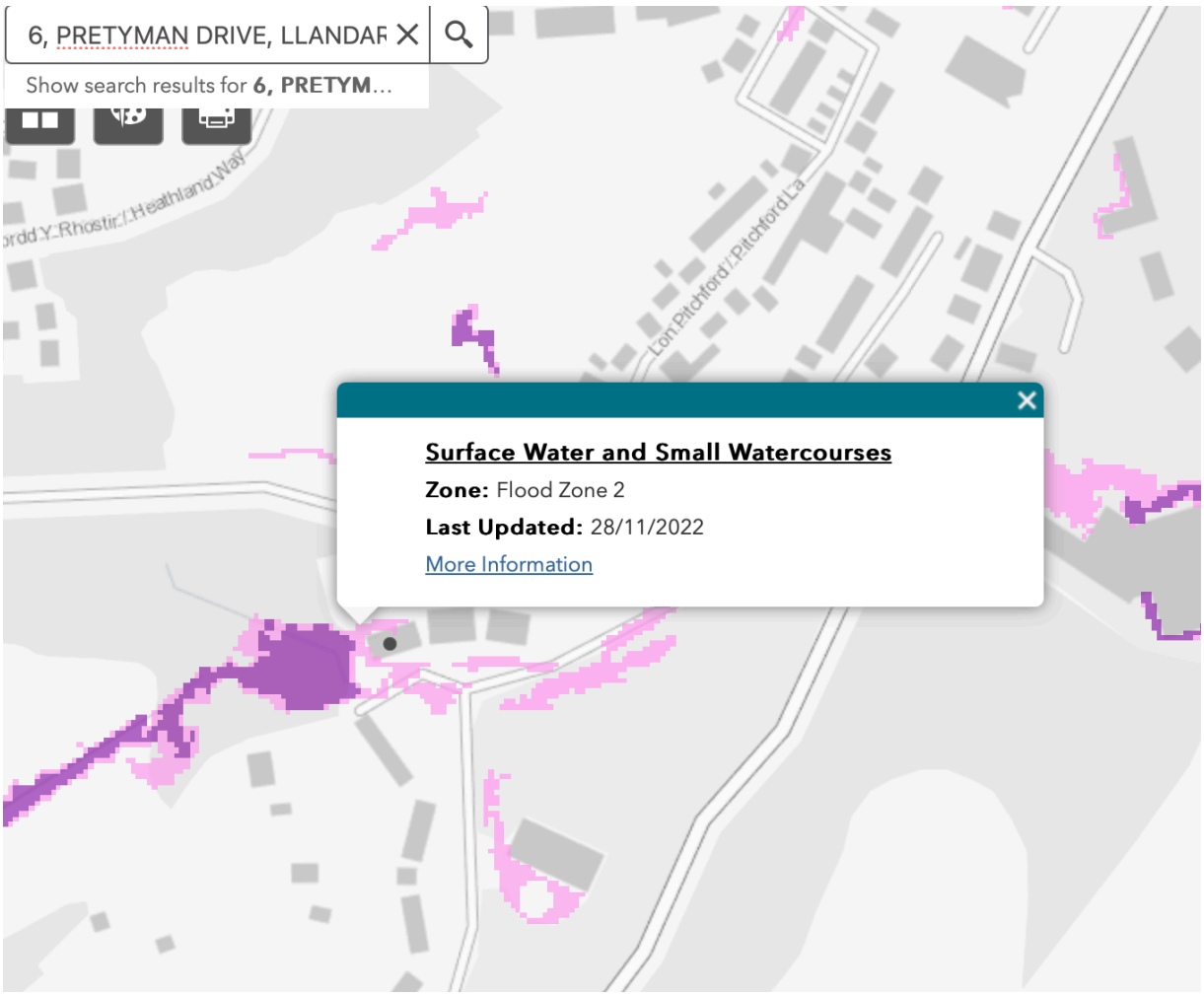
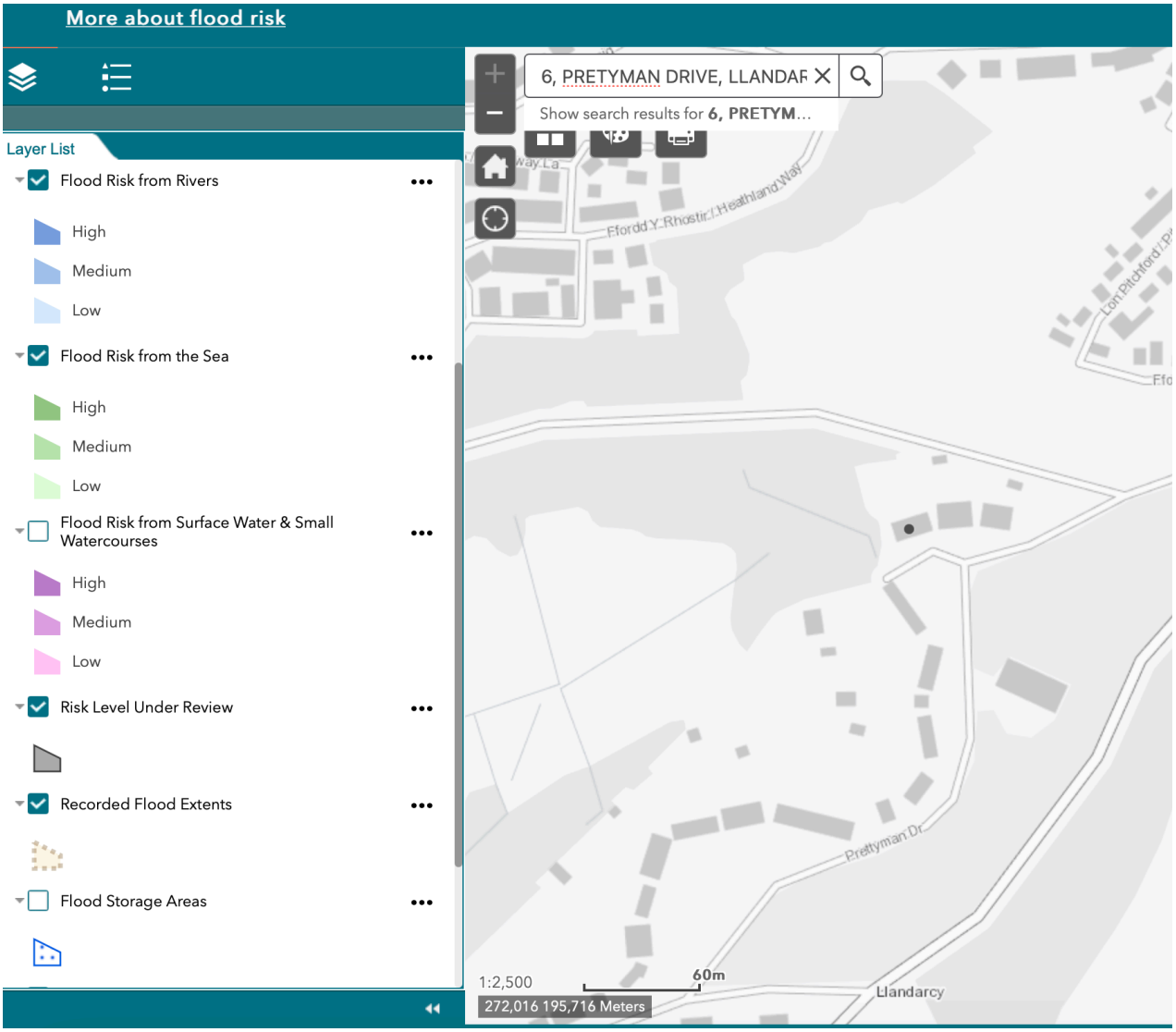
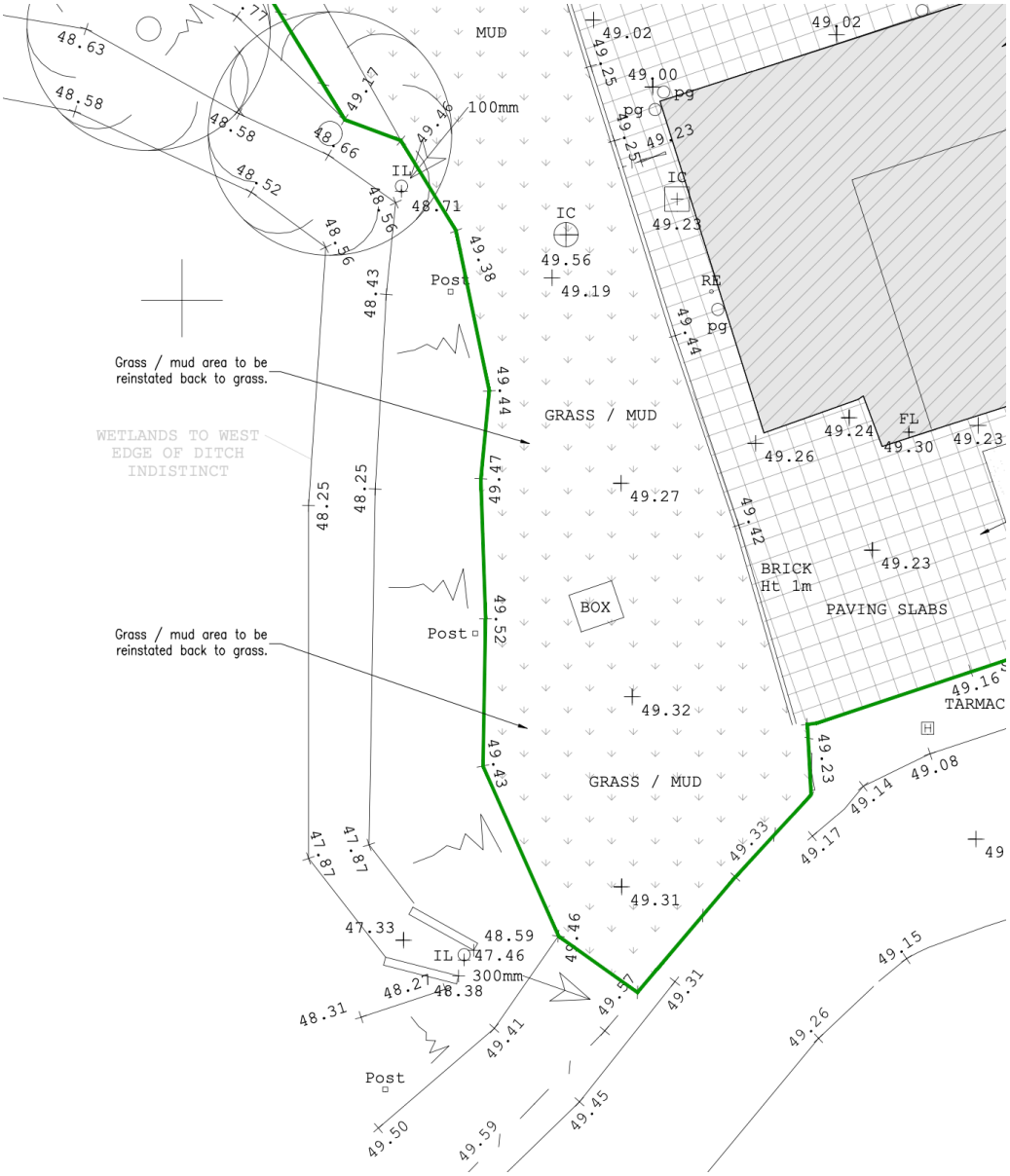


Figure 3



2.2 There are no watercourses within the site but there is an open culvert to the west as shown in ***Figure 4 .*** The culvert enters a pipe and travels south east under the highway. The proposal does not involve the erection of structures adjacent or close to the watercourse.

Figure 4



2.3 NRW records indicate that there have been no recorded flood events at the site. ***Figure 3.*** However, the applicant has confirmed that flooding, as a result of a culvert block outside the site, occurred about 3 - 4 years ago. It is understood that this was repaired by the council.

2.4 In December 2025 it is understood that flooding occurred on the highway and green in front of Prettyman Drive. This was as a result of a blocked culvert southeast of the site adjacent to the St. Modwen's development. There is no evidence to suggest that the development had caused the flooding.

2.5 The existing use of the site is a dwelling (Class C3) and therefore falls within the high vulnerable category as set out within TAN 15.

2.6 The application seeks the retention of use of land as part of domestic curtilage, retention of garden shed, walls and patio area. There are no works proposed to the watercourse.

2.7 The forecourt and rear patio area adjacent to the dwelling will remain unchanged. The area to be included within the curtilage to the west will not be subject to any works and the structures and works the subject of the application will be outside the flood area.

2.8 Given the type and limited nature of flooding it is considered that a suitable flood warning/evacuation plan is not required.

2.9 The development will not entail the construction of any extensions. Therefore it is considered that the proposed development will not lead to any additional third-party flooding or increase flood risk within the site or elsewhere.

2.10 **Other matter**

2.11 It is understood that water quality testing is undertaken within the watercourse. The proposed development will not prevent this as the watercourse is outside the application site.

2.12 **Additional Information**

2.13 The proposal will not result in changes to impermeable/ permeable areas

Area subject to the Change of use

	Existing	**Proposed**
Permeable	375sqm	375sqm
Nonpermeable	0sqm	0sqm

Whole site

	Existing	**Proposed**
Permeable	614sqm	614sqm
Nonpermeable	156sqm	156sqm

2.14 No works have been undertaken to the culvert inlet, including any reduction in width, obstruction or alteration during this scheme of work. – **The culvert is outside the application site.**

2.15 There have been no ground level changes adjacent to the culvert inlet and non are proposed