

Flood Consequences Assessment (FCA)

Proposed New Bridge
Land at / adjacent to 20 Neath Road
Fforest Goch, Pontardawe
Neath Port Talbot, SA8 3JB

Local Planning Authority: Neath Port Talbot County Borough Council

1. Executive Summary

This Flood Consequences Assessment (FCA) has been prepared in support of a planning application for the construction of a new bridge at land associated with 20 Neath Road, Fforest Goch, Pontardawe, within the administrative area of Neath Port Talbot County Borough Council. The proposed development is classified as Less Vulnerable Development in accordance with Technical Advice Note (TAN) 15: Development, flooding and coastal erosion (Welsh Government, 2025). This assessment demonstrates that the development will not increase flood risk elsewhere and that the consequences of flooding are acceptable.

2. Site Description

The site is located at land associated with 20 Neath Road within the settlement of Fforest Goch, near Pontardawe, Neath Port Talbot. The surrounding area is characterised by residential development and transport infrastructure within the wider River Tawe catchment. The site is influenced by nearby watercourses and surface water flow routes typical of the Tawe Valley.

3. Proposed Development

The proposal comprises the construction of a new bridge structure. The development does not include habitable accommodation, basements, or permanent occupation. The bridge represents infrastructure development designed to remain structurally resilient during extreme flood events.

4. Planning Policy and Guidance

This FCA has been prepared in accordance with Planning Policy Wales, Technical Advice Note (TAN) 15 (2025), and Natural Resources Wales (NRW) guidance including the Flood Map for Planning. TAN 15 supports Less Vulnerable Development within flood risk areas where acceptable flood consequences can be demonstrated.

5. Sources of Flood Risk

- Fluvial flooding from rivers and ordinary watercourses
- Surface water flooding from intense rainfall events
- Groundwater flooding following prolonged wet periods
- Reservoir flooding (low probability, high consequence)
- Artificial sources including drainage and culvert infrastructure

6. Natural Resources Wales Flood Map for Planning

This assessment has been informed by the Natural Resources Wales Flood Map for Planning (accessed 2025). The mapping identifies the site within the wider River Tawe catchment where fluvial and surface water flood risk must be considered. In accordance with TAN 15, the proposed Less Vulnerable development is appropriate for consideration within the identified flood zones, subject to acceptable flood consequences.

The following NRW datasets have been reviewed as part of this assessment:

- Flood Map for Planning – Rivers (fluvial flooding)
- Flood Map for Planning – Surface Water
- Reservoir Flood Risk Map

7. Flood Consequences Assessment

Risk to People: The bridge will not be permanently occupied and does not include habitable space. Temporary closure during extreme flood events is acceptable. **Risk to life** is therefore considered low. **Risk to Property:** The bridge will be designed to withstand flood loading, debris impact and scour. Use of flood-resilient materials will limit damage during flood events. **Access and Egress:** The bridge does not rely on continuous dry access for life safety. Temporary restrictions during flooding are acceptable for this type of infrastructure.

8. Climate Change Allowances

In accordance with Welsh Government climate change guidance, increased peak river flows have been considered. The bridge design will accommodate increased flows and velocities and remain structurally safe

under future climate change scenarios.

9. Mitigation Measures

- Bridge soffit and abutments designed to pass flood flows
- Use of flood-resistant construction materials
- No obstruction to floodplain conveyance or loss of flood storage
- Ongoing inspection and maintenance regime

10. Conclusion

This Flood Consequences Assessment demonstrates that the proposed new bridge at land associated with 20 Neath Road, Fforest Goch, Pontardawe is acceptable in flood risk terms. The development complies with TAN 15 and Planning Policy Wales and will not increase flood risk elsewhere. The proposal is therefore suitable for determination by Neath Port Talbot County Borough Council.