

FCA/ Flood Management Plan

**Salem Chapel Brynawel Crynant Neath Port Talbot
SA10 8SR**

Change of use to residential care home (Class C2)

June 2026

PHONE

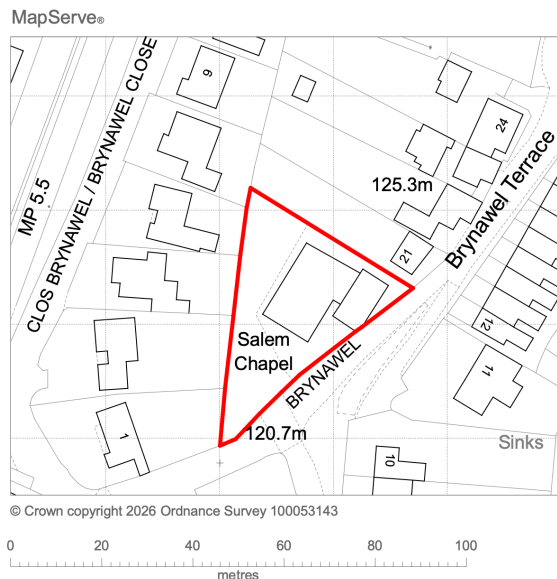
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1.0 Scope of the Report

- 1.1 This document has been prepared in support of a planning application for the change of use of a church (Class D1) to residential care home (Class C2)
- 1.2 In February 2026 the applicant submitted a pre application enquiry reference Q2026/0046. The response confirmed that the site was within Flood Zone 2 Surface Water & Small Watercourses
- 1.3 In additions to assessing flood risk the document will include a Flood Management Plan(FMP)
- 1.4 The objective of the FMP is to assess and raise awareness of the risk of flooding in the location specified below, to detail the Flood Warnings and estimated lead time available, and to detail how the Plan is triggered by who and when, and what actions are required by those people in the area.
- 1.5 The FMP assesses the evacuation procedure and the need for safe refuge. The location covered by this Plan (Location plan) is set out in **Figure 1** below

Figure 1



Site Location Plan

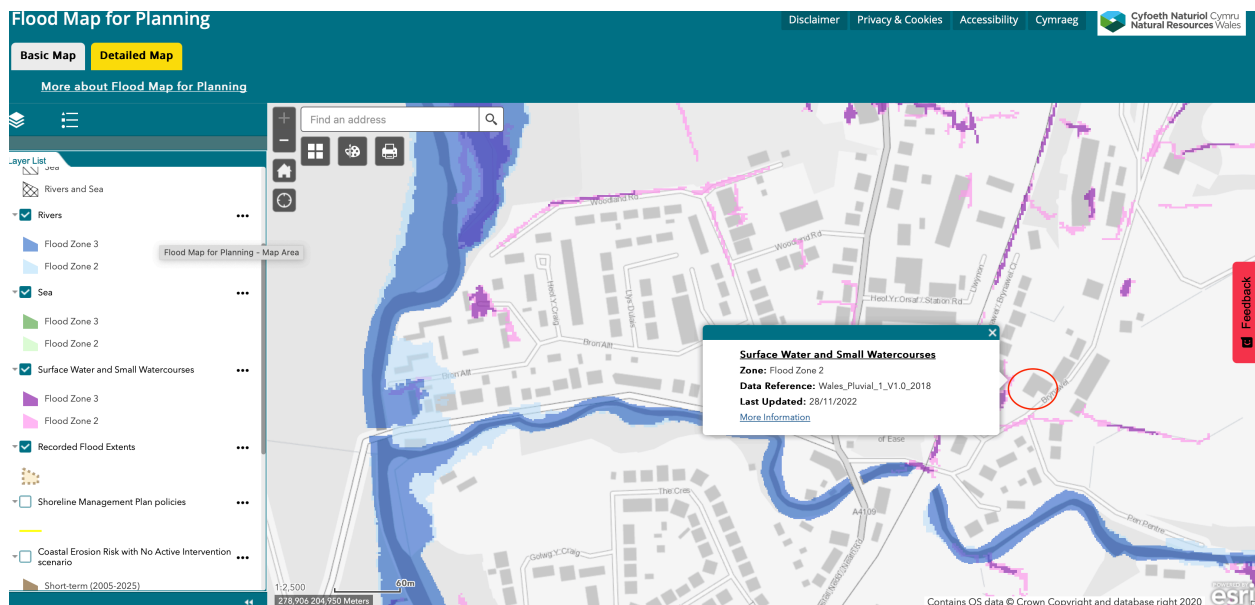
- 1.6 Paragraph 15.3 TAN 15¹ set out the roles of NRW and the Local Lead Flood Authority in relation to sites within a flood zone

*15.3 Natural Resources Wales should provide detailed advice to the planning authority on the findings and conclusions of the Flood Consequences Assessment in relation to flooding from rivers and the sea, including the impact on flooding elsewhere and the impact of flood alleviation works on the environment and other property. **The Lead Local Flood Authority should provide advice to the planning authority on the findings and conclusions of the Flood Consequences Assessment in relation to surface water risks, flooding from ordinary watercourses and coastal erosion.** (emphasis added)*

2.0 Flood Risk

- 2.1 NRW Flood Maps for Planning (FMP) indicates that part of the site is with Zone 2 for Watercourses. **Figure 1**

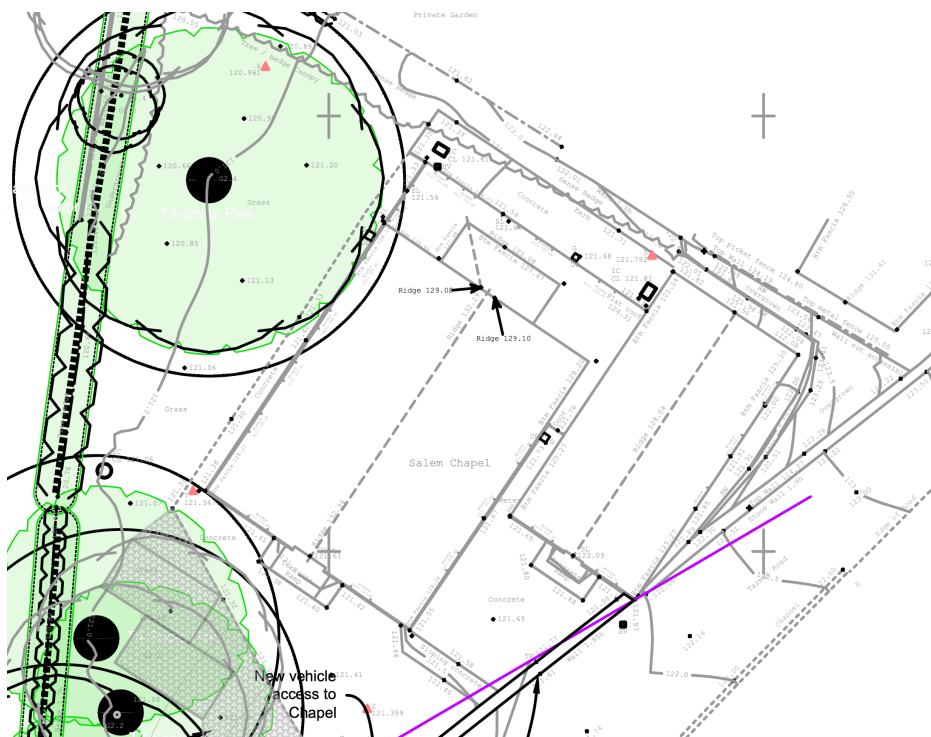
Figure 1



¹ <https://www.gov.wales/sites/default/files/publications/2025-03/technical-advice-note-15-development-flooding-and-coastal-erosion.pdf>

- 2.2 The site is not within a flood zone for sea, river or reservoirs
- 2.3 The application site is a large church and therefore falls within the low vulnerable category as set out within TAN 15.
- 2.4 The application seek consent for the change of use to a care home which is a highly venerable category
- 2.5 NRW flood maps indicate small section of surface water flooding on the western boundary. **Figure 1** The submitted plans (982b-LvWH-GEM-BC-DR-GEN-1010 Rev B) indicate that the site levels in this area are typically less than 120.85m AOD.
- 2.6 There will be no changes in floor levels and at 121.61m AOD the internal floor level of the building will be in excess of 760mm above and localised flooding on the western boundary. **Figure 2**

Figure 2



- Figure 3**

The site plan illustrates the proposed landscaping and vehicle access for the 12-Scotts Farm Chapel. Key features include:

- Proposed Landscaping:** A large area of 'Porous surfacing' (88m²) is shown in green, with a 'New vehicle access to Chapel' indicated by a purple line. A 'Cleared Ground' area is also marked.
- Existing Features:** The '12-Scotts Farm Chapel' is shown as a grey building. A 'Private Garden' is located to the west. A 'Salem Chapel' is visible to the north-east.
- Topography and Infrastructure:** The plan includes contour lines and spot heights (e.g., 121.0, 121.34, 121.46, 121.58, 121.69). A 'Concrete' path or boundary is also indicated.
- Other Labels:** 'New vehicle access to Chapel' is labeled near the purple line. 'Porous surfacing 88m²' is labeled in the green area. 'Cleared Ground' is labeled at the bottom.

- 2.9 The parking area is not within the flood areas.
- 2.11 Given the scale, location and nature of the development it is there considered that the proposed development will not lead to any additional third-party flooding.

3.0 Flood Management Plan

3.1 Flood Warnings

- 3.2 Whilst the proposed use is within a highly vulnerable category given the scale and location of the flood areas within the application site it is considered that flood warning, an evacuation plans and a safe refuge are not necessary.

4.0 SAB Application

- 4.1 As indicated previously the development footprint consists of the construction of a car park with an area of 88m².
- 4.2 The Flood and Water Management Act 2010 indicates that SAB approval is required where works within the curtilage of a site outside of the current footprint be carried out, that alone or combined equal 100m² or more.
- 4.3 On 31st March 2025 the Welsh Government issued revised guidance within TAN 15 Development, flooding and costal erosion
- 4.4 Section 7.6 of the TAN requires the submission of drainage statements on development that require SAB approval where simultaneous planning and SAB applications are not made. Details of the information required in the statement are set out at section 7.7.

*"7.6 Simultaneous applications are advised as the best approach but it is not always feasible. **Where planning permission is sought prior to SAB approval, the applicant will be expected to provide a Drainage Statement as part of the planning application.** The Drainage Statement should outline how it is proposed to integrate SuDS into the scheme, to provide the planning authority with confidence the scheme incorporates SuDS appropriately and is subsequently likely to obtain SAB approval. The statement should not generate additional cost or effort to applicants because the information it contains will be required for the subsequent SAB process."*

- 4.5 In this case all works are below the 100m² threshold and therefore SAB approval is not required and a drainage statement is also not required