

Flood Consequences Assessment



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1 Site Address

Rockfield, Longford Road, Neath SA10 7HQ
(Specific building shown in grey on the supplied plan)

Site address: Rockfield, Longford Rd, Neath, SA10 7HQ
Coordinates (from plan grid): approx. SS7397 (Ordnance Survey)
Development: *Loft conversion*
Site plan reference: AAA-PWA-000-A05 – Site and Location Plan

Local Planning Authority: Neath Port Talbot Council
The site is located within a developed residential/commercial area of Longford, north-east of Neath town centre.



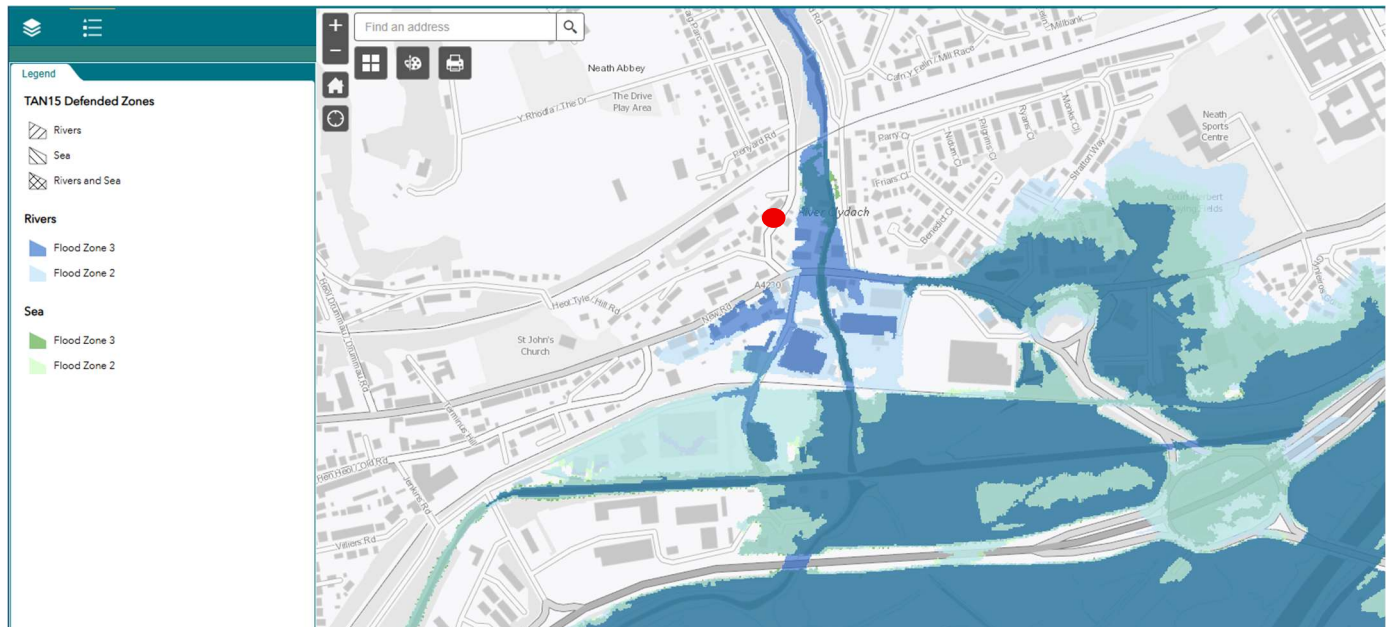
2 Flood research

Likely Flood Zone 1 (Low Probability)

Longford Road is generally positioned away from the immediate River Neath floodplain.

The nearest major watercourse (River Neath) is further west, and the location sits on rising ground relative to the valley bottom.

NRW elevation-based resources for Neath indicate substantial upland areas with low fluvial exposure.



Site location marked on flood map extract above with red dot.

3. Sources of Flood Risk

3.1 Fluvial (River) Flooding

The River Neath is a major watercourse, but the site sits at a distance from the river channel in a built-up suburban setting.

No search results indicated fluvial flood alerts specific to the area.

Source: NRW live flood-risk resources and river level portals.

Assessment: Low

3.2 Tidal Flooding

Tidal influence from Swansea Bay diminishes substantially inland; Longford is well beyond tidal reach.

Assessment: Very Low

3.3 Surface Water (Pluvial) Flooding

Areas in Neath can experience localised surface-water accumulation during intense rainfall.

NRW states their flood maps include surface-water/small-watercourse data.

Source: NRW flood-risk assessment mapping overview (surface water included).

Given the site's suburban location and road gradients, some localised ponding may occur but is unlikely to pose a significant risk to building fabric.

Assessment: Low to Moderate

3.4 Groundwater Flooding

No evidence from search results indicating groundwater issues in the Longford area.

Assessment: Low

3.5 Sewer/Drainage Flooding

Older drainage networks in Neath can occasionally surcharge in extreme rainfall, but the site is not flagged in NRW's available hazard mapping.

Source: NRW flooding guidance overview.

Assessment: Low to Moderate

3.6 Artificial Sources (Reservoirs, Canals, Infrastructure)

The NRW flood-risk mapping service includes reservoir breach scenarios but no data returned indicating reservoir risk at this location.

Source: NRW flood-risk map categories (reservoirs included).

Assessment: Low

4. History of Flooding

No flooding incidents were identified through NRW portals or regional hazard summaries from search results.

Sources: NRW flood warnings & monitoring resources.

Assessment: No known historical flooding affecting the site.

5. Impact of Proposed Development

The proposed development affects only the building footprint shown in grey.

There is no proposed increase in impermeable areas proposed as part of this development.

No anticipated change to overland flow paths.

Conclusion: No impact, subject to existing system for surface water run off in place.

6. Recommended Mitigation Measures

6.1 Flood-Resistant Construction

Maintain raised thresholds $\geq 150\text{mm}$ above external ground.

Use water-resistant materials for ground-level finishes.

6.2 Surface-Water Management (SuDS)

Not required – No increase in impermeable areas, no net increase in risk to flooding from development.

6.3 Flood Preparedness

Register for NRW flood warnings (free service).

7. Residual Risks

Residual flood risk mainly relates to:

Extreme rainfall events

Blocked drainage

Climate-change effects on localised runoff

Residual risk level: Low

8. Conclusion

Based on NRW flood-risk resources and site context, the risk to the building at Rockfield, Longford Road, Neath is assessed as:

Overall Flood Risk: Low

With standard mitigation and good drainage practice, the site is considered acceptable for development under typical planning expectations. With further consideration for the nature of development being a loft conversion only within the existing curtilage the development risk is deemed to be none.

9. Flood Response & Emergency Procedures

The occupants will remain aware of Natural Resources Wales (NRW) flood alerts and Met Office severe-weather warnings relevant to the Neath area. The property will be registered with the free NRW Flood Warning Service, as recommended in the FCA (*"Register for NRW flood warnings (free service)."*). In the unlikely event of an extreme rainfall or drainage-related incident (noted in the FCA as *"Residual flood risk mainly relates to extreme rainfall events and blocked drainage"*), occupants will follow NRW guidance, including: – Monitoring live flood updates – Moving valuables and electrical items above ground level if required – Avoiding use of ground-floor rooms if water ingress occurs – Contacting emergency services where necessary.

Given the development is a loft conversion only, no additional evacuation or refuge measures are required.

10. Flood Maps

Surface Flood risk:

