

Flood Consequence Assessment

Risk: Very Low to Medium

The Site is mapped within NRW's fluvial and tidal Flood Zone 3 (High probability), with the flood risk originating from the River Afan. Detailed flood modelling indicates the risk of flooding from rivers and the Sea is Medium, taking flood defences and the impacts of climate change into account.

Following analysis of the baseline data the Site is considered to be at a Very Low risk of surface water flooding, a Negligible risk of groundwater flooding and a Very 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.



Report prepared for

SES Store Ltd

Site Address

**188 Water Street
Port Talbot
SA12 6LL**

Date

23/07/2026

Site Area

120 m²

Grid Reference

275880, 189920

Report Status

FINAL

Report Reference

92054R1

Version Control

Report Version	Date	Report Author	Report Checker	Report Reviewer
92054R1	23/07/2026	Annabel Elleray Senior Project Consultant	Nathan Montgomery Project Consultant	Bob Sargent Associate

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

Site analysis

Source of Flood Risk	Baseline ¹	After analysis ²	After Mitigation ³
River (fluvial) flooding	Low	Medium	Low – Medium
Sea (coastal/tidal) flooding	Low	Medium	Low – Medium
Surface water (pluvial) flooding	Very Low		N/A
Groundwater flooding	Negligible		N/A
Other flood risk factors present	No		N/A
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. Reasons for the change in classification are provided in the text.

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 mixed use capacity as a terraced two-storey building, comprising a retail unit (Class A1) on the ground floor and one-bedroom residential apartment on the first floor.

Development proposals comprise the change of use of the ground floor unit from Class A1 to Class A3 (food and drink). No changes to the first floor residential unit are proposed.

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 3, with the flood risk originating from the River Afan, c. 200 m south.

The Site benefits from the presence of flood defences, 220 m south-east, which are designed to provide a 1 in 200 year standard of protection against tidal flooding and 1 in 100 year standard of protection against fluvial flooding.

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 Low risk of fluvial and tidal flooding.

Modelled flood data obtained from the NRW has been analysed in line with the most up to date guidance on climate change to confirm a maximum "design" flood level at the Site.

- Flooding is not anticipated on-Site during the 1 in 100 year present day event.
- During the fluvial 1 in 100 year plus 35% climate change allowance event, the flood level at the Site would be 6.85 mAOD, which could result in on-Site flood depths of c. 1.40 m.
- During the tidal 1 in 200 year (2116) event, the flood level at the Site would be 5.73 mAOD, which could result in on-Site flood depths of c. 0.28 m.

Emergency evacuation routes are available to the west. In the event of a flood, safe refuge can be taken at first floor level (subject to agreement between the ground floor and first floor units).

Baseline mapping indicates a Low risk. However, a review of the flood model data indicates the risk is likely to be Medium when the impacts of climate change are considered.

Surface water (pluvial) flooding

According to NRW's Flood Map for Planning, the Site is located within Surface Water and Small Watercourses Flood Zone 1.

- 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.

Groundwater flooding

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

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.
- Table 1-2 in Appendix B of the SFCA (JBA Consulting, 2022) identified 8 incidences of flooding as a result of surcharging sewers within the Aberavon electoral ward between 1990 and 2021. However, it is recognised that this electoral ward covers a large area and instances of flooding are not specific to the Site.

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

The risk to the development has been assessed over its expected 75 year lifetime, including appropriate allowances for the impacts of climate change which could increase the flood risk to the Site. Risks identified include sea level rise and increases in river flooding, and appropriate mitigation measures are proposed.

Recommendations for flood mitigation are provided below, based upon the flood risk identified at the Site and TAN15 (2025) requirements for Less Vulnerable development.

Recommendations

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

- Given that development proposals are for the change of use of an existing building, raising Finished Floor Levels (FFLs) above the design (fluvial 1 in 100 year plus 35% climate change / tidal 1 in 200 year 2116) flood level would not be feasible. Therefore, flood resistance and resilient design measures should be incorporated into the development (as detailed within Section 7).
- A Business Continuity Plan (BCP) is recommended to reduce risks to people, property and profit. As part of this, occupants of the Site should be signed up to receive NRW Flood Alerts and Flood Warnings.
- 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 Strategic Flood Consequence Assessment (SFCA) (JBA Consulting, 2022) 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.

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 (Appendix B)	OS Data
Historical	X	X	X	
River (fluvial) / Sea (tidal/coastal)	X	X	X	
Surface water (pluvial)	X	X	X	
Groundwater	X	X		
Sewer		X		
Culvert/bridges		X		X

Source of flooding	Datasets consulted			
	Commercial Flood Maps	Local Policy & Guidance Documents*	Natural Resources Wales (Appendix B)	OS Data
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)

Policy SP 1 Climate Change

The causes and consequences of climate change will be addressed by implementing the following measures.

In relation to the causes of climate change:

- The efficiency and sustainability of the County Borough's settlements will be enhanced through developing more cohesive and efficient settlements and settlement patterns, and consequently more sustainable travel patterns;
- Greenhouse gas emissions from transport will be minimised through encouraging freight / commercial transport by alternatives to road (e.g. rail or sea);
- Dependence on the private car and the need to travel in general will be reduced through promoting alternative means of transport and more efficient use of existing facilities, co-location and joint use of facilities;
- Provision will be made for the County Borough's appropriate contribution to renewable and low carbon energy generation.

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 the national guidance or in locations that could increase the risk of flooding elsewhere;
- The fragmentation of habitats will be minimised and opportunities made for habitat and species change and migration where possible.

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

- The River Afan rises to the east of Blaengwynfi and flows in a south westerly direction through Port Talbot before discharging into the sea south of Swansea Bay. The Afon Corrwg converges with the River Afan at Cymmer, and the Pelenna River joins at Pontrhydyfen. In the upper and middle reaches the floodplain is fairly confined to the watercourse. Port Talbot, located in the lower reach of the River Afan, is partially located within Flood Zone 3. NRW fluvial flood defences are located along both riverbanks, and have a standard of protection of 1 in 100 years. As a result, areas behind the flood defences in Port Talbot are categorised as a TAN-15 Defended Zone.

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 Port Talbot in a setting of commercial and residential land use at National Grid Reference SS 75880 89920.

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



Figure 2 indicates the area surrounding the Site is generally level, with a modest fall in ground levels to the north-east. Areas with elevated ground levels are noted to the south, west and north-east, which is partially associated with historical artificial ground raising in the area.

Figure 2. Site Location and Relative Elevations (GeoSmart, 2026)

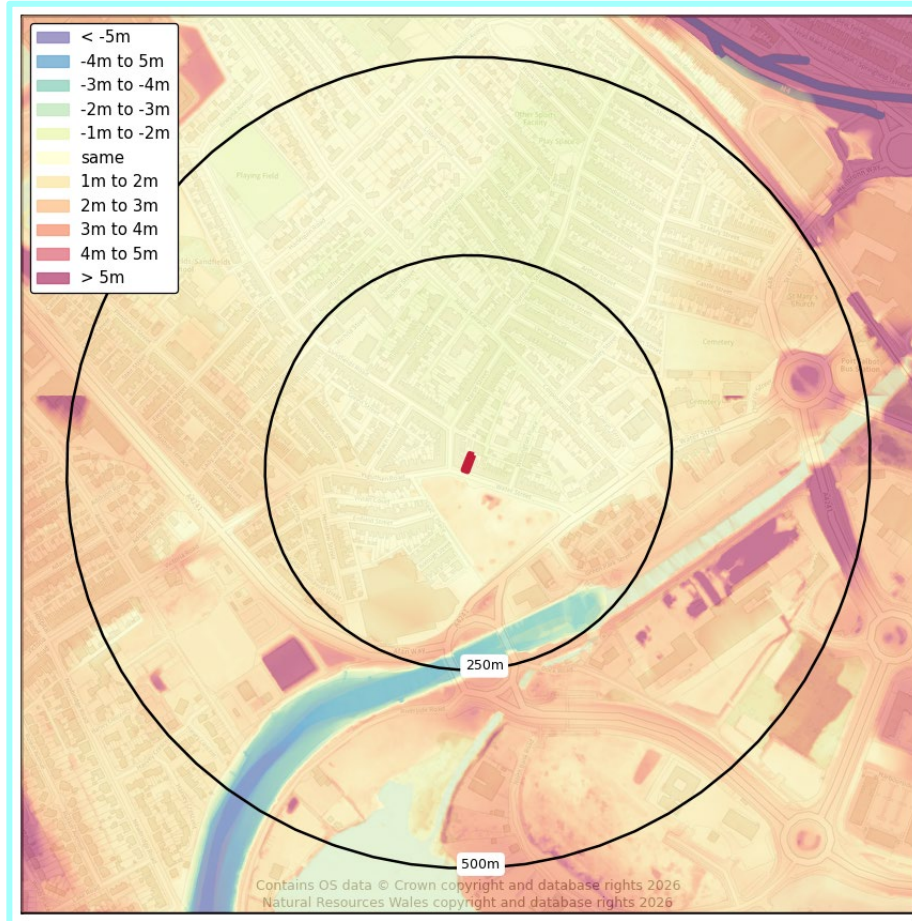
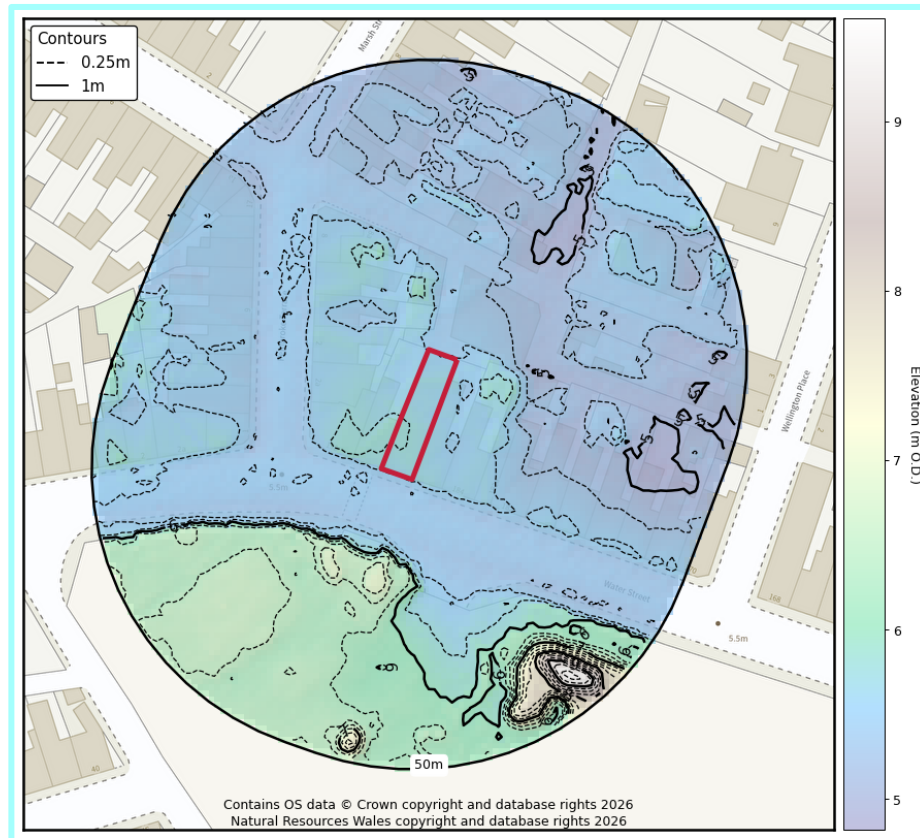


Figure 3 (overleaf) indicates that the general ground levels on the Site are between 5.46 and 5.82 mAOD. As these ground levels do not account for the presence of building footprint across the entire Site, observations of the Site were made using Google Streetview to refine them further; this indicates that the building threshold is set at approximately the same level as the adjacent pavement along Water Street (c. 5.45 mAOD), providing a broad indication of the minimum Finished Floor Level (FFL) of the property. This is based on NRW elevation data obtained for the Site to a 1 m resolution with a vertical accuracy of ± 0.15 m.

Figure 3. Natural Resources Wales LiDAR ground elevation data (GeoSmart, 2026)



Development

The Site is currently used within a mixed use capacity as a terraced two-storey building, comprising a retail unit (Class A1) on the ground floor and one-bedroom residential apartment on the first floor.

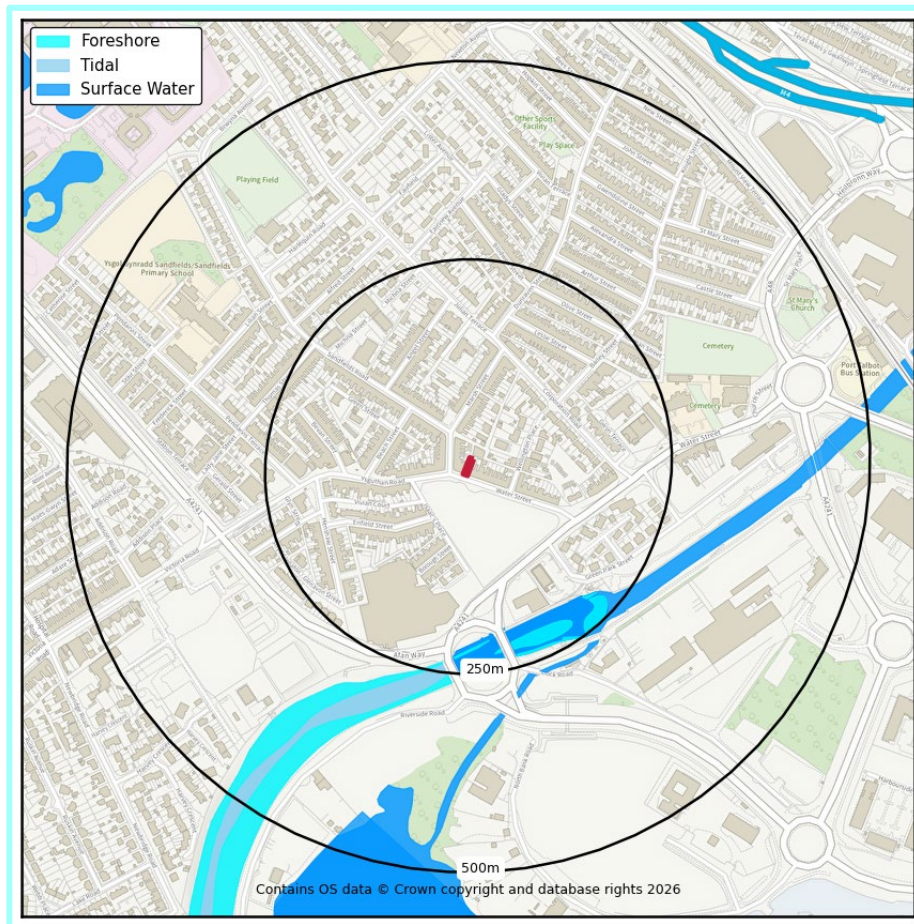
Development proposals comprise the change of use of the ground floor unit from Class A1 to Class A3 (food and drink). No changes to the first floor residential unit are proposed. Site plans are included within Appendix A.

The effect of the overall development will not result in an increase in number of occupants and/or users of the building but will result in the change of use, nature or times of occupation. According to Figure 4 of TAN 15 (2025), the vulnerability classification of the existing and proposed developments is Highly Vulnerable, relating to the presence of a first-floor residential unit, although the development proposals only relate to the ground floor, which will remain Less Vulnerable. The estimated lifespan of the development is 75 years.

Hydrological features

According to Ordnance Survey (OS) mapping included in Figure 4, a single surface water feature is located within 500 m of the Site – the River Avan (Afon Afan), c. 200 m south of the Site at its closest point. The River Avan flows in a south-westerly direction prior to entering the Sea c. 1.5 km south-west of the Site.

Figure 4. Surface water features (NRW, 2026)



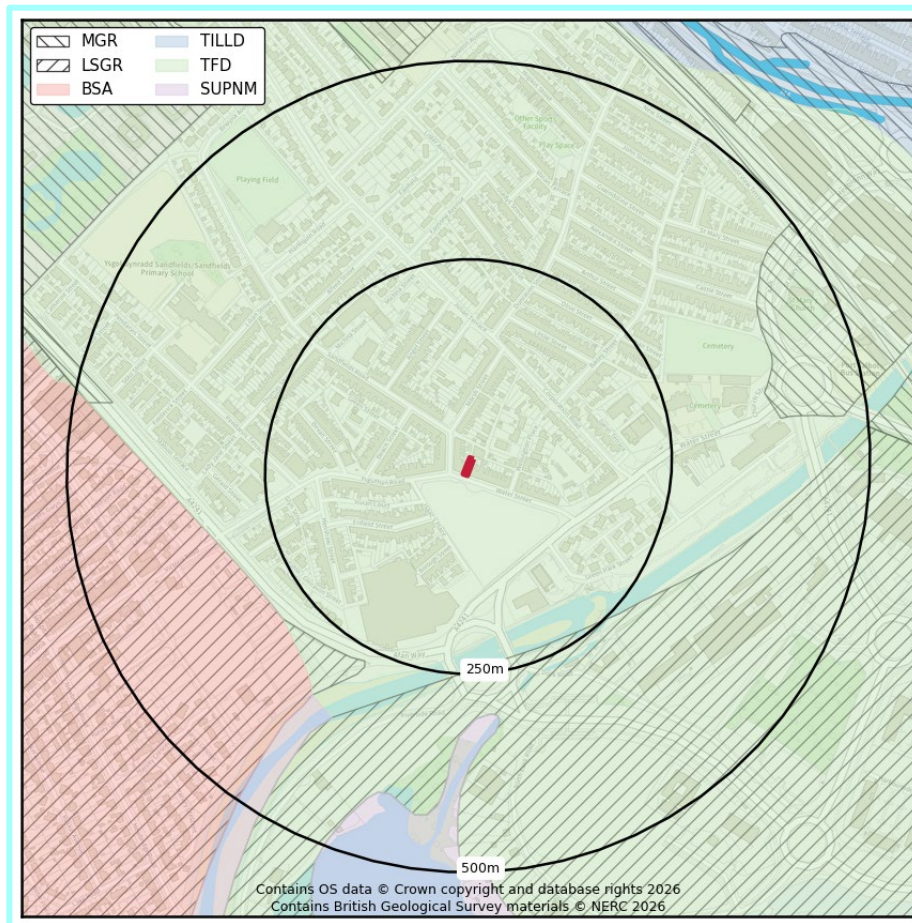
Proximity to relevant infrastructure

No infrastructure has been identified within proximity of the Site which could influence the risks of flooding to existing or future occupants.

Hydrogeological features

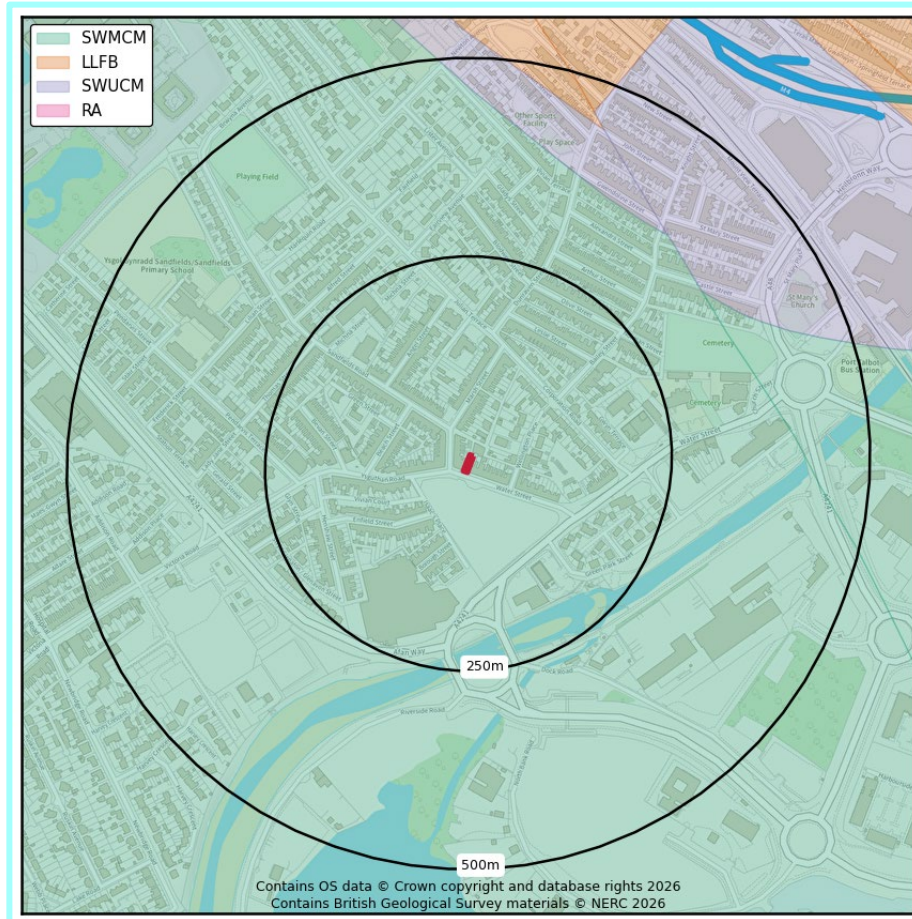
British Geological Survey (BGS) mapping indicates the underlying superficial geology (Figure 5) consists of Tidal Flat Deposits (TFD), which comprises clay, silt and sand (BGS, 2026). These deposits are classified by BGS as a Secondary (Undifferentiated) Aquifer, which indicates they are likely to have been designated as both minor and non-aquifer in different locations due to their variable characteristics.

Figure 5. Superficial Geology and Artificial Deposits (BGS, 2026)



BGS mapping indicates the underlying bedrock geology (Figure 6) consists of the South Wales Middle Coal Measures Formation (SWMCM), which comprises mudstone, siltstone and sandstone (BGS, 2026). This bedrock geology is classified by 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 6. Bedrock Geology (BGS, 2026)



Geological conditions

A review of the BGS borehole database (BGS, 2026) indicates the nearest and most relevant borehole to the Site (ref: SS78NE99) is located c. 170 m to the west of the Site boundary at an elevation of c. 6.40 mAOD (taken from the borehole record). A summary of the geological strata encountered by the borehole is provided within the table below.

Table 2. Summary of BGS borehole ref: SS78NE99

Strata encountered	Depth to base of stratum (m bgl)	Strata composition
Made Ground	0.75	Ash, brick and stones
Tidal Flat Deposits	1.85	Fine sand
	4.25	Silty organic clay
	>6.55 (base of borehole)	Clayey sandy gravel with occasional cobbles

Groundwater

Borehole ref: SS78NE99 struck groundwater at 2.30 m bgl within sand strata on an unknown date, with a maximum observed water level of 2.15 m bgl, subject to seasonal variations.

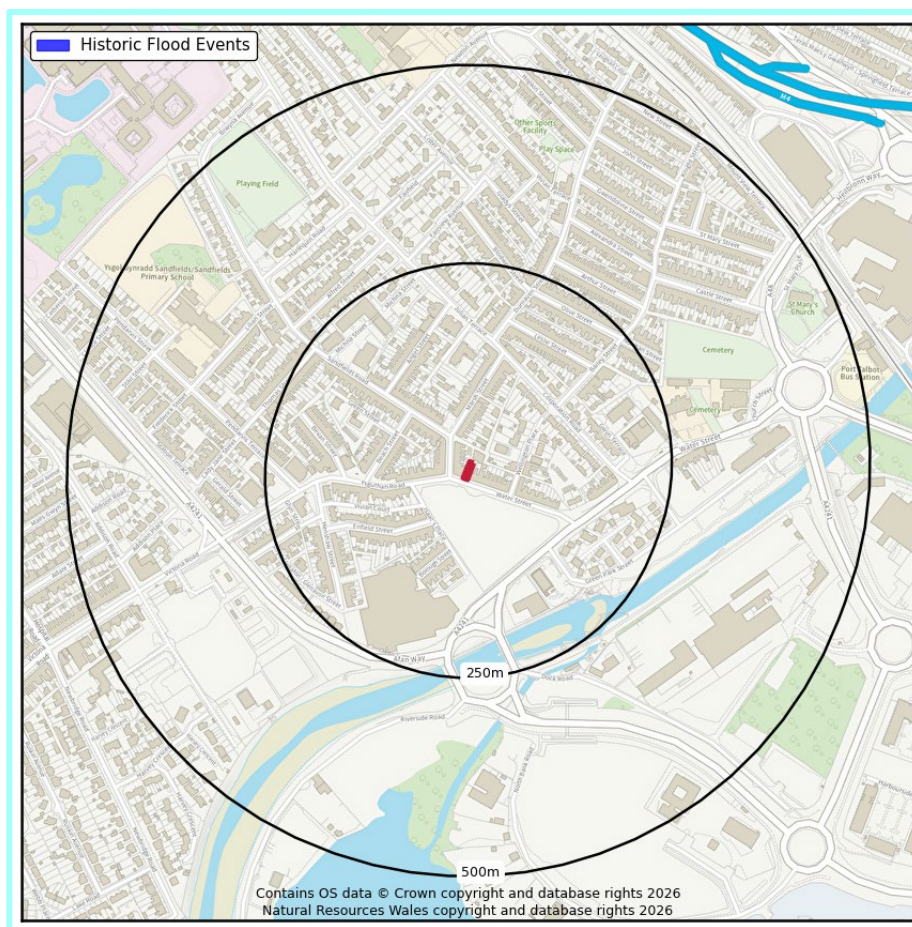
4. Flood risk to the development

Historical flood events

According to the NRW's Recorded Flood Extents Map (Figure 7) and Table 1-1, Appendix B1 of the SFCA (JBA Consulting, 2022), no flooding events have historically affected the Site.

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 7. Historic Flood Event Outline (NRW, 2026)



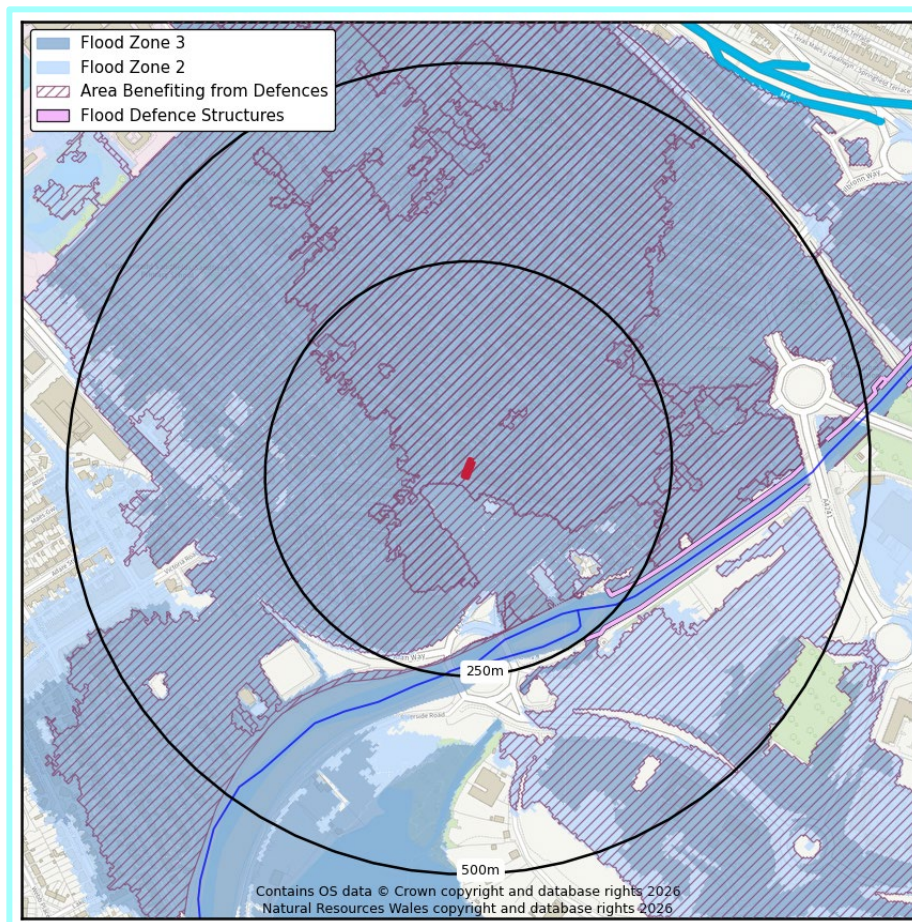
Rivers (fluvial) / Sea (coastal) / Estuarine (tidal) flooding

The Site is located in an estuarine location and flooding could occur from a combination of the sea, termed as coastal flooding and from rivers, termed as fluvial flooding. There may be a predominant effect from either the sea or from the river.

- Estuarine flooding can occur through the following processes:
- High tide levels – variations in tidal levels due to gravitational effects of the sun and moon can result in higher sea levels – there is an approximate twice daily variation between high and low tide, onto which is superimposed a spring-neap tide cycle when extra high and low tides occur;
- Surge – an increase in sea level above tidal level caused by low atmospheric pressure which may be exacerbated by the wind acting on the sea. Tidal flooding is of greatest risk when tidal surges combine with high tides.

According to the NRW's Flood Map for Planning (Figure 8), the Site is located within fluvial and tidal Flood Zone 3 and is therefore classified as having a High probability of fluvial and tidal (coastal) flooding from the River Avan.

Figure 8. NRW Flood Zone Mapping (NRW, 2026)



Flood defences

Guidance

Sites that are located close to flood defences are likely to be zones where rapid inundation will occur in the event of the flood defences being overtopped or breached. A Site located close to flood defences (within 250 m) may require a more detailed FCA subject to local topography.

Existing flood defences

According to NRW's Flood Map for Planning (Figure 8), the Site is located within a TAN15 Defended Zone for fluvial and tidal flooding (ref: Port Talbot), which provides a 1 in 200 year standard of protection against tidal flooding and 1 in 100 year standard of protection against fluvial flooding.

The NRW's Flood Map for Planning (2026) identifies the following assets within the vicinity of the Site:

- A wall (asset ID: WALL1500468) is located c. 220 m to the southeast of the Site, along the northern bank of the River Avan. While the standard of protection has not been provided, it can be reasonably assumed that the defence provides a 1 in 100 year (fluvial / 1 in 200 year (tidal) standard of protection, given the wider area is located within a TAN15 defended zone.

Future flood defences

The Shoreline Management Plan (SMP) 20 - Lavernock Point to St Ann's Head confirms the policy for defences over the next 100 years is to hold the line (NRW, 2026).

From the available information, there does not appear to be any plans for further flood alleviation schemes at Port Talbot. Therefore, it is assumed that the risk presented by the Port Talbot Harbourside Hydraulic Model (JBA Consulting, 2022) is sufficiently representative of the future tidal flood risk at the Site, acknowledging that further tidal defence raising in line with the SMP could occur in the future.

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 Low (Figure 9).
- The risk from the Sea is Low (Figure 10, overleaf).

Figure 9. Rivers – FRAW Risk Map (NRW, 2026)

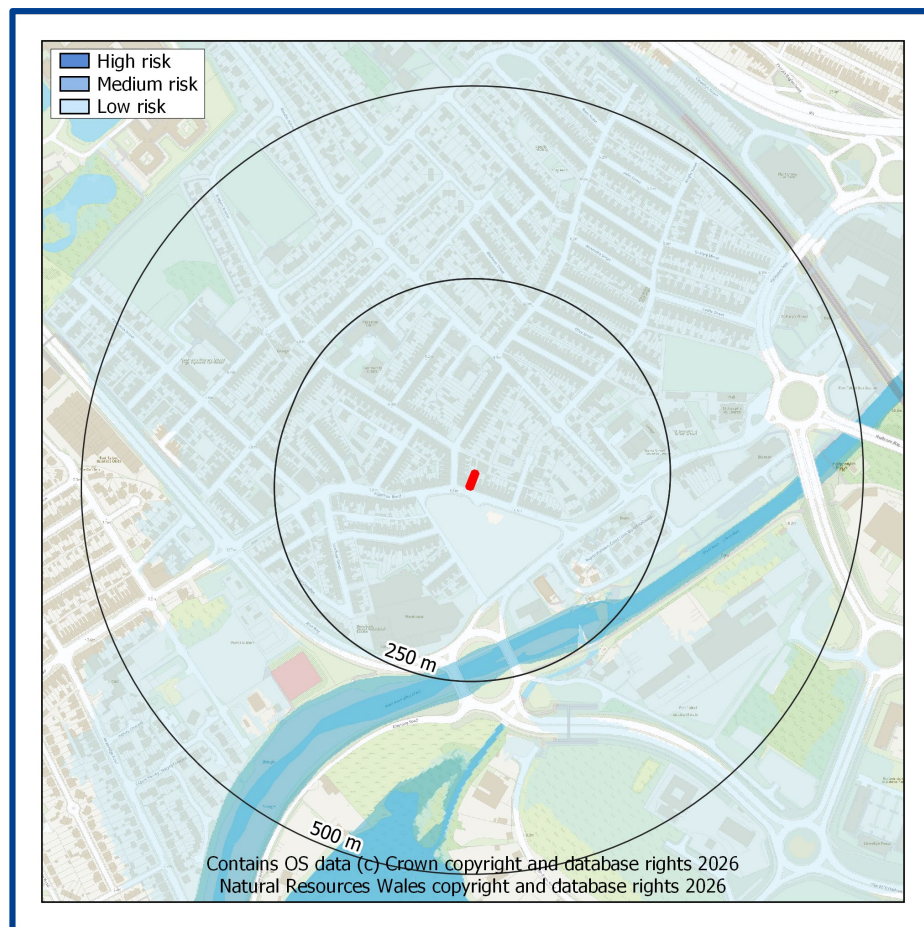
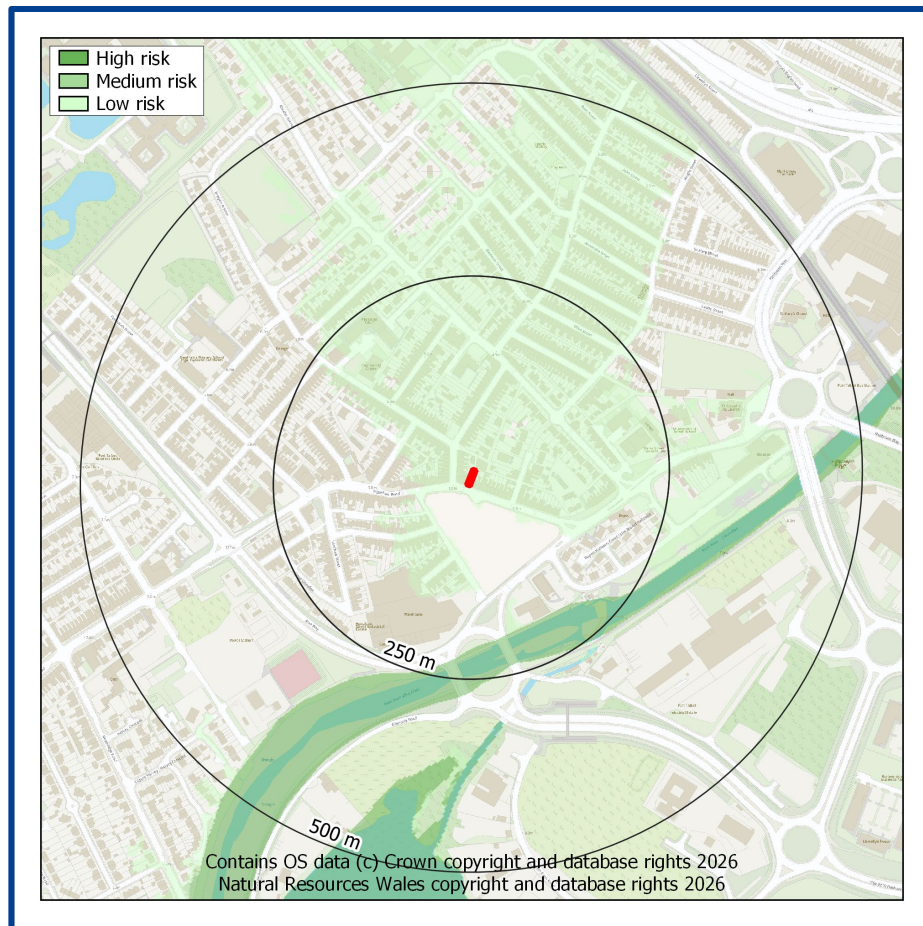


Figure 10. Sea – FRAW Map (NRW, 2026)



Model data

As the Site is located within NRW's fluvial and tidal floodplain, modelled flood elevation data was obtained from NRW and has been used to assess flood risk and to provide recommendations for mitigation for the proposed development.

Defended modelled data from the Port Talbot Harbourside Hydraulic Model (JBA Consulting, 2022) has been extracted from the 2D fluvial floodplain data provided at and in the vicinity of the Site¹; the report accompanying the model confirms that tidal flooding from the River Afan is not modelled to occur during the present-day scenario. The data is provided in the table below and is included within Appendix B.

¹ The accuracy of the modelled flood levels is not known. These are dependent on the accuracy of input datasets such as LiDAR data, used to model the impacts of flooding within the 2D domain. Confirmation of the accuracy of the modelled flood data can be obtained separately from Natural Resources Wales.

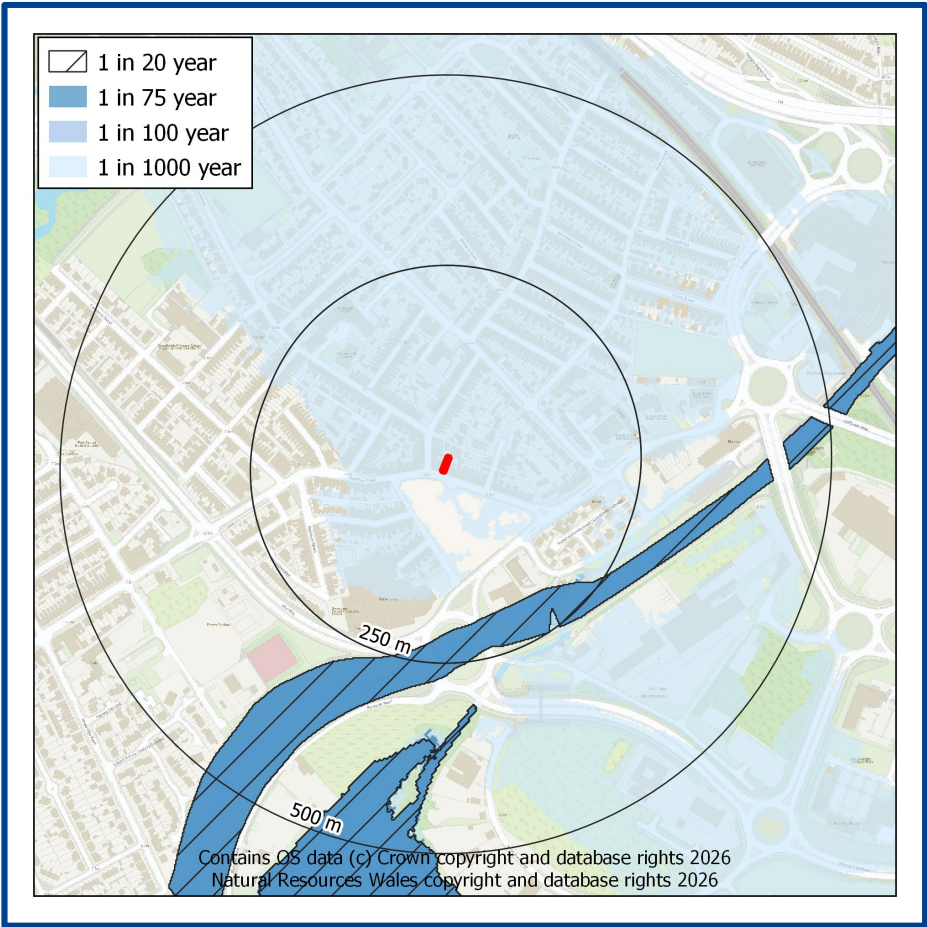
Table 3. Defended fluvial NRW present day modelled flood data

Flood data	Flooding scenario			
	1 in 20 year	1 in 75 year	1 in 100 year	1 in 1000 year
Flood level (mAOD)	No flooding on-Site			6.23
Flood depths (m)*	N/A			Up to 0.78
Flood velocities (m/s)	N/A			Up to 0.22

*Compared to an approximate Finished Floor Level of 5.45 mAOD on the ground floor (estimated using LiDAR).

The following figure confirms the flood extent associated with overtopping of the flood defences in the present day flooding scenarios.

Figure 11. Defended fluvial modelled present day flooding scenarios (JBA Consulting, 2022)



Breach modelling

The extent of flooding in the event of a breach in the flood defences was not considered as part of the Port Talbot Harbourside Hydraulic Model (JBA Consulting, 2022), and undefended scenarios were not available. Therefore, the potential flood depths in the event of a breach cannot be fully assessed.

Climate change factors

In accordance with the Welsh Government's *Climate Flood Consequences Assessments: Climate change allowances guidance* (2021; updated 2026), allowances should be made for the impact of increased river and sea levels and flows to the proposed development.

Fluvial flooding

As the Site is located within the West Wales River Basin and the proposed development is classed as Less Vulnerable (with Highly Vulnerable development at first floor level), where the proposed lifespan is 75 years, the Central 2080s (35%) allowance has been used to determine a suitable climate change factor to apply to river data. Whilst the Upper allowance (70%) should also be considered, in this case it is not possible to reliably determine a flood level with this allowance applied, given that it is significantly greater than the allowance in all modelled scenarios.

The Port Talbot Harbourside Hydraulic Model (JBA Consulting, 2022) includes modelled scenarios for the 1 in 100 year and 1 in 1000 year fluvial flood events including a 30% allowance for climate change, which have been used to identify a suitable increase in river flows from the River Afan. A stage graph has been produced (Appendix C) using the EA's modelled flood level data to reach the 35% allowance. The climate change allowances have been derived as a proportion of the 100 year peak flow to the 1 in 1000 year event, using the Flood Studies Report (FSR) (1975) growth curves.

In Wales, the 1 in 1000 year event flow is approximately 46% greater than the 1 in 100 year flow; therefore, the following flood levels apply.

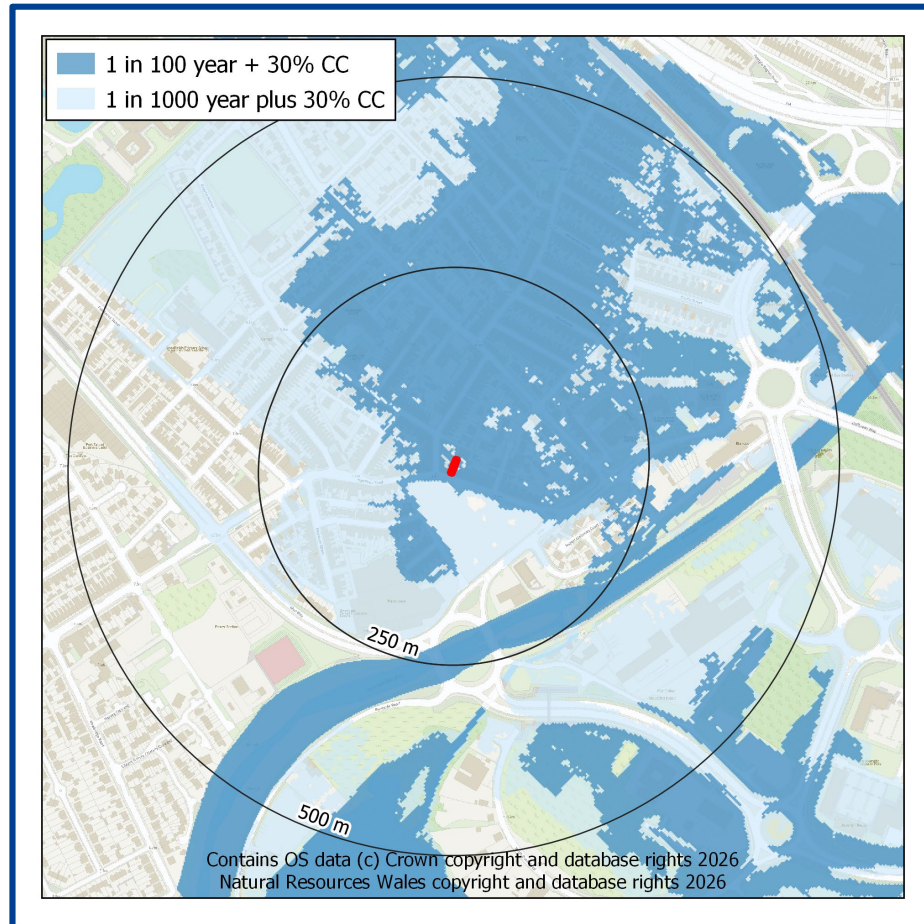
Table 4. Fluvial flood levels plus climate change allowances

Flood data	Flooding scenario		
	Modelled 1 in 100 year plus 30% allowance for climate change	1 in 100 year plus 35% 2080s Central allowance for climate change	Modelled 1 in 1000 year plus 30% allowance for climate change
Flood level (mAOD)	5.64	5.82	6.85
Flood depths (m)*	0.19	0.37	1.40
Flood velocities (m/s)	Up to 0.06	N/A	Up to 0.84

*Compared to an approximate Finished Floor Level of 5.45 mAOD on the ground floor (estimated using LiDAR).

The following figure confirms the flood extent associated with overtopping of the flood defences in the 30% climate change flooding scenarios.

Figure 12. Defended fluvial modelled climate change flooding scenarios (JBA Consulting, 2022)



Tidal flooding

As the Site is located in Neath Port Talbot, the mean sea level rise by 2130 (from a baseline of 1981-2000) is 1.24 m (70th percentile) or 1.67 m (95th percentile). The Port Talbot Harbourside Hydraulic Model (JBA Consulting, 2022) includes modelled scenarios for the 1 in 200 year and 1 in 1000 year tidal flood events up to 2116, which is considered suitable to account for sea level rise over the lifetime of the development (75 years). The resulting flood levels are included within the table overleaf.

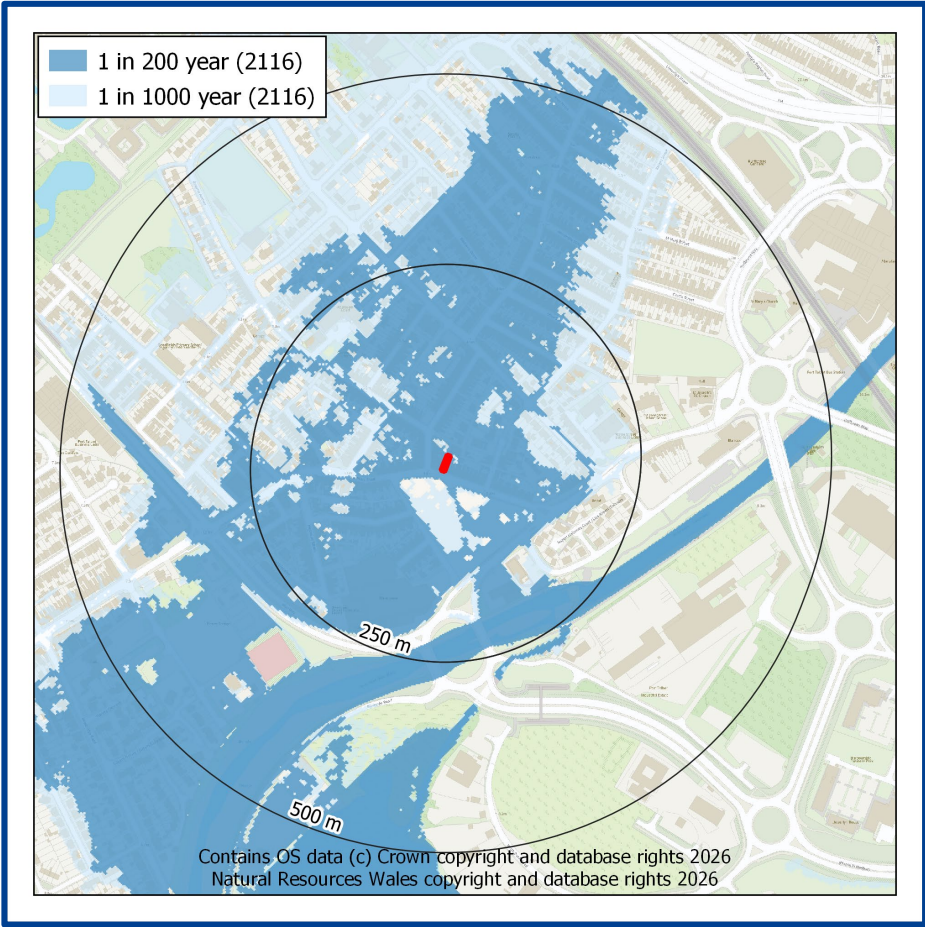
Table 5. Tidal flood levels plus climate change allowances

Flood data	Flooding scenario	
	1 in 200 year (2116)	1 in 1000 year (2116)
Modelled flood level (mAOD)	5.73	6.12
Flood depths (m)*	0.28	0.67
Flood velocities (m/s)	Up to 0.32	Up to 0.84

*Compared to an approximate Finished Floor Level of 5.45 mAOD on the ground floor (estimated using LiDAR).

The following figure confirms the flood extent associated with overtopping of the flood defences in the climate change (2116) flooding scenarios. It should be noted that these scenarios are based on the present day defences, assuming no future defence raising will occur, whilst the SMP suggests that defence raising may occur in the future to account for climate change.

Figure 13. Defended tidal modelled climate change flooding scenarios (JBA Consulting, 2022)



Whilst baseline mapping indicates there is a Low risk of fluvial and tidal flooding, further analysis of Site ground levels and modelled flood data across the lifetime of the development indicate the Site would be impacted by flooding during the fluvial 1 in 100 year plus 35% climate change and tidal 1 in 200 year (2116) flood events. The risks are therefore considered to be Medium.

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 1.

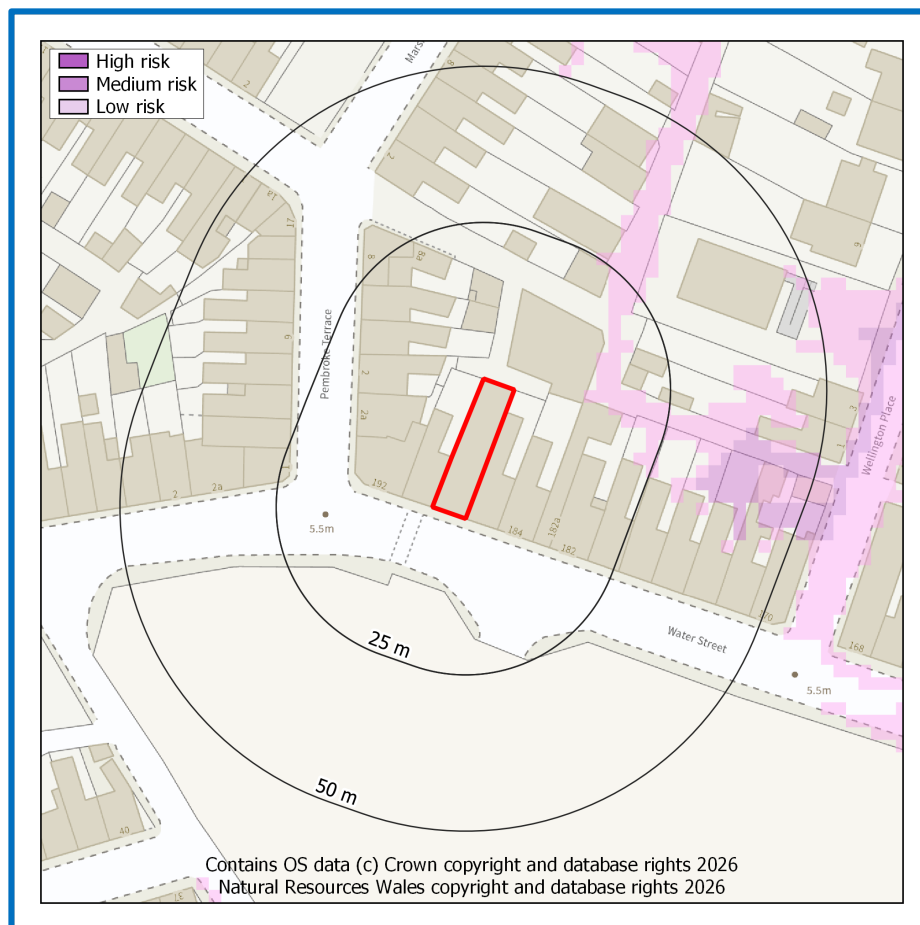
According to the NRW's Flood Risk Assessment Wales (FRAW) mapping (Figure 14), the Site has a Very Low risk of pluvial flooding.

Table 1-1, Appendix B1 of the SFCA (JBA Consulting, 2022) confirms that no significant incidents of historical surface water flooding have been recorded within the vicinity of the Site.

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%).

Figure 14. Surface Water and Small Watercourses – FRAW risk map (NRW, 2026)



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. These maps indicate that the Site is unaffected by pluvial flooding during all modelled flood scenarios, up to and including the Low risk event (1 - 0.1% AEP).

Pluvial flooding is considered unlikely to impact access and egress during any modelled event, with Water Street not modelled to experience flooding adjacent to the Site boundary or to the west.

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.

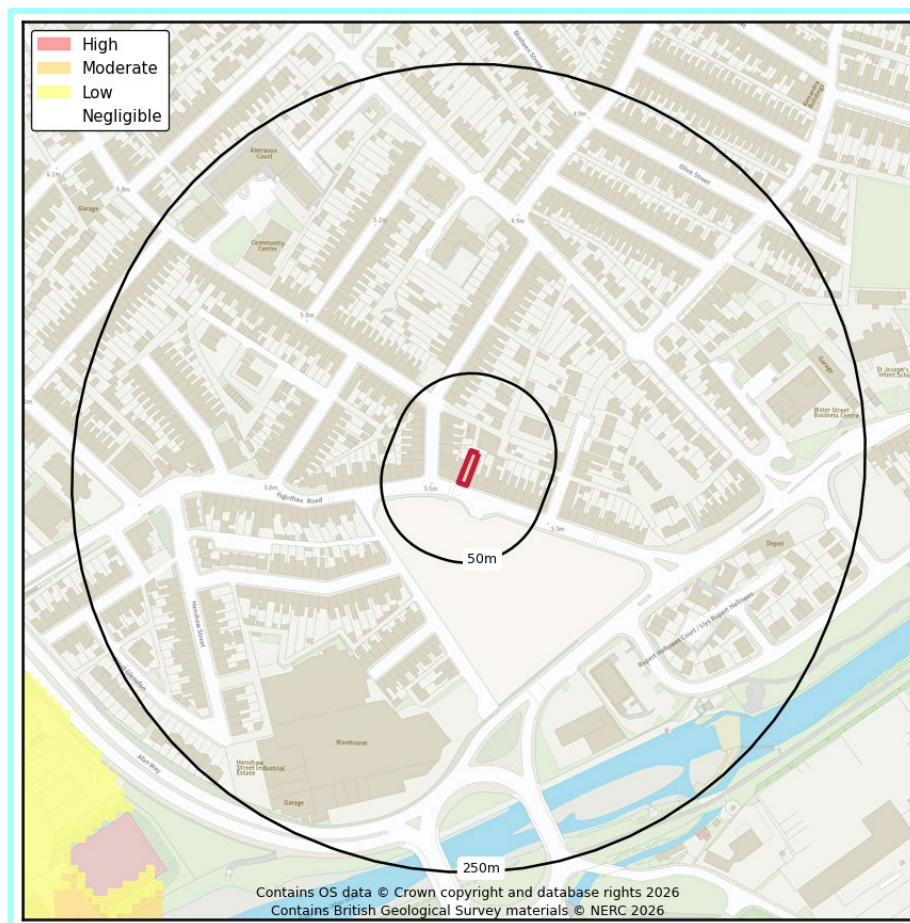
Groundwater flooding

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 15) indicates there is a Negligible risk of groundwater flooding at the surface in the vicinity during a 1 in 100 year event.

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.

Figure 15. GeoSmart GW5 Groundwater Flood Risk Map (GeoSmart, 2026)



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 borehole data and the NRW's fluvial and tidal floodplain 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 there are no existing basements and a basement is not proposed as part of the development. *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 Tidal Flat Deposits with a low permeability and limited thickness, above a bedrock aquifer. Permeable superficial deposits may be present in between the Tidal Flat Deposits and bedrock (as suggested by the nearest BGS borehole record, ref: SS78NE99), within which a shallow groundwater body may be present.
- Any underlying groundwater may rise in the superficial aquifer in response to high river and tidal events due to the potential hydraulic continuity with the River Afan and Sea. It is noted groundwater flooding may occur in response to prolonged high water levels, by-passing flood defences even if overtopping does not occur.
- However, despite the presence of an 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 presence of Tidal Flat Deposits is likely to significantly reduce the potential for any groundwater emerging at the ground surface.
- Borehole ref: SS78NE99 struck groundwater at 2.30 m bgl on an unknown date, with a maximum observed water level of 2.15 m bgl, subject to seasonal variations. However, the groundwater strike corresponds to sand strata, which is considered likely to refer to mapped Blown Sand deposits to the west (rather than being representative of a groundwater body within the Tidal Flat Deposits).
- Spring lines have not been identified in close proximity to the Site.

The hydrogeological characteristics suggest there is potential for a shallow groundwater body beneath the Site. However, the overlying presence of low permeability Tidal Flat Deposits is likely to prevent groundwater emergence at the surface.

The baseline groundwater flood risk rating is Negligible, and further analysis confirms that this would be appropriate for the Site.

Guidance

Negligible Risk - There will be a remote 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.
- A rise in peak river levels will lead to a response of increased groundwater levels in adjacent aquifers subject to the predicted climate change increases in peak river level for the local catchment.
- Sea level rises of between 0.4m and 1m are predicted by 2100, leading to a rise in average groundwater levels in the adjacent coastal aquifer systems, and potential increases in water levels in the associated drainage systems. The 'backing up' of groundwater levels from both coast and tidal estuary locations may extend a significant

distance inland and affect infrastructure previously constructed above average groundwater levels.

The impact of climate change on groundwater levels beneath the Site is linked to the predicted rise in both peak river levels and sea levels, as well as 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 in Appendix B1 of the SFCA (JBA Consulting, 2022) identified 8 incidences of flooding as a result of surcharging sewers within the Aberavon electoral ward between 1990 and 2021. However, it is recognised that this electoral ward covers a large area and instances of flooding are not specific to the Site.

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

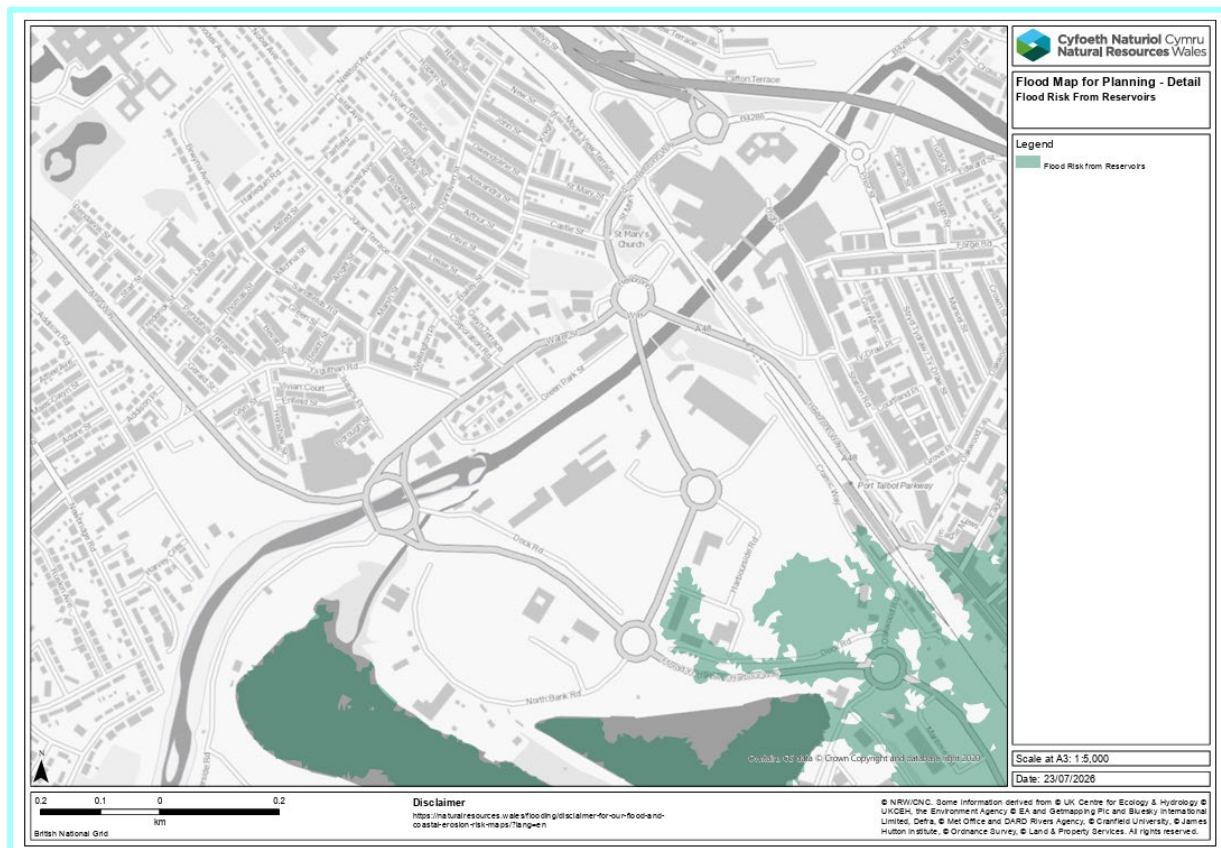
The blockage of watercourses or structures by debris (that is, any material moved by a flowing stream including vegetation, sediment and man-made materials or refuse) reduces flow capacity and raises water levels, potentially increasing the risk of flooding. High water levels can cause saturation, seepage 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 not been identified within the vicinity of the Site and therefore the risk is considered to be Negligible.

Reservoir flooding

According to the NRW's Flood Risk from Reservoirs mapping the Site is not at risk of flooding from reservoirs (Figure 16; NRW, 2026).

Figure 16. Flood risk from reservoirs (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.

The development is located within fluvial and tidal Flood Zone 3 but does not involve an increase in building footprint. Therefore, there would be no displacement of flood water and compensatory flood storage is not required.

Drainage and run-off

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

As the development proposals are for a change of use and will not involve the alteration of any external features (or any changes to existing impermeable and permeable areas), an estimation of surface water runoff is not considered to be required.

Any changes to the existing drainage system will be undertaken in accordance with best practice and care will be taken to ensure the new development does not overload/block any existing drainage or flow pathways to/from the Site.

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 a TAN 15 defended zone and the proposed development is defined as Less Vulnerable, the proposals are acceptable according to National Policy. *Note: whilst the first floor residential unit is classed as Highly Vulnerable, this will not be affected by the development proposals.*

Table 6. 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	✓

Natural Resources Wales Flood Risk Standing Advice for Sites located in Flood Zones 2 or 3²

For all relevant vulnerable developments (i.e. more vulnerable, less vulnerable and water compatible), advice on the points should be followed:

- Surface water management;
- Access and evacuation; and
- Floor levels.

Surface water management

Plans for the management of surface water need to meet the requirements set out in either the local authority's:

- Surface water management plan where available; OR
- Strategic flood consequence assessment.

They also need to meet the requirements of the approved building regulations Part H: drainage and water disposal. Read section H3 rainwater drainage.

Planning permission is required to use a material that can't absorb water (e.g. impermeable concrete) in a front garden larger than 5 square metres.

² Please note in the absence of NRW FRSA the EA guidance (2022) has been used in lieu providing a clear framework for Flood Risk assessment and mitigation strategies and deemed sufficiently applicable

Access and evacuation

Details of emergency escape plans should be provided for any parts of a building that are below the estimated flood level:

Plans should show:

- Single storey buildings or ground floors that don't have access to higher floors can access a space above the estimated flood level, e.g. higher ground nearby;
- Basement rooms have clear internal access to an upper level, e.g. a staircase; and
- Occupants can leave the building if there's a flood and there's enough time for them to leave after flood warnings.

Floor levels

The following should be provided:

- Average ground level of the building; and
- Finished floor level of the lowest habitable room in the building.

Ground floor levels should be a minimum of whichever is higher of:

- 300 millimetres (mm) above the general ground level of the site; OR
- At least 600 mm above the estimated river or sea flood level.

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.

Rivers (fluvial) flood mitigation measures

The Site is located within an area which is affected by flooding from rivers. The following table confirms the flood depths associated with the area proposed for development.

Table 7. On-Site fluvial flood levels

Flood data	Flooding scenario	
	1 in 100 year plus 35% 2080s Central allowance for climate change	1 in 1000 year plus 30% allowance for climate change
Flood level (mAOD)	5.82	6.85
Flood depths (m)*	0.37	1.40
Flood velocities (m/s)	Up to 0.06	Up to 0.84

*Compared to an approximate Finished Floor Level of 5.45 mAOD on the ground floor (estimated using LiDAR).

As the proposals are for the change of use of the existing building, raising Finished Floor Levels (FFLs) above the flood level during the design event is unlikely to be feasible. Therefore, a water exclusion strategy should be adopted or flood depths up to 0.6 m in line with NRW's Standing Advice. A water exclusion strategy, using avoidance and resistance measures, is appropriate where floods are expected to last for short durations. Potential water exclusion strategies include:

- Passive flood door systems;
- Temporary flood barriers;
- Air brick covers (manual or automatic closing);
- Non-return flap valves on sewer outfalls.

Avoidance and resistance measures are unlikely to completely prevent floodwater entering a property, particularly during longer duration flood events. Therefore, it is recommended that the following flood resilience measures are also considered.

- Flood resilient materials and designs:
 - Use of low permeability building materials up to 0.3 m such as engineering bricks (Classes A and B) or facing bricks;

- Hard flooring and flood resilient metal staircases;
- The use of internal lime plaster/render or where plasterboards are used these should be fitted horizontally instead of vertically and/or using moisture resistant plasterboard at lower levels;
- Water, electricity and gas meters and electrical sockets should be located above the predicted flood level;
- Communications wiring: wiring for telephone, TV, Internet and other services should be protected by suitable insulation in the distribution ducts to prevent damage.

If these mitigation measures are implemented this could reduce the flood risk to the development from Medium to Low – Medium.

Sea (coastal/tidal) flood mitigation measures

The Site is located within an area which is affected by flooding from the sea. The following table confirms the flood depths associated with the area proposed for development.

Table 8. On-Site tidal flood levels

Flood data	Flooding scenario	
	1 in 200 year (2116)	1 in 1000 year (2116)
Flood level (mAOD)	5.73	6.12
Flood depths (m)*	0.28	0.67
Flood velocities (m/s)	Up to 0.32	Up to 0.84

*Compared to an approximate Finished Floor Level of 5.45 mAOD on the ground floor (estimated using LiDAR).

The mitigation measures recommended for the fluvial flood risk are likely to provide sufficient protection for tidal flooding at the Site during the design event (1 in 200-year 2116).

Surface water (pluvial) flood mitigation measures

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

In line with best practice, the regular maintenance of any drains and culverts surrounding/on the Site under the riparian ownership of the developer should be undertaken to maintain the Very Low flood risk.

Groundwater flood mitigation measures

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

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.

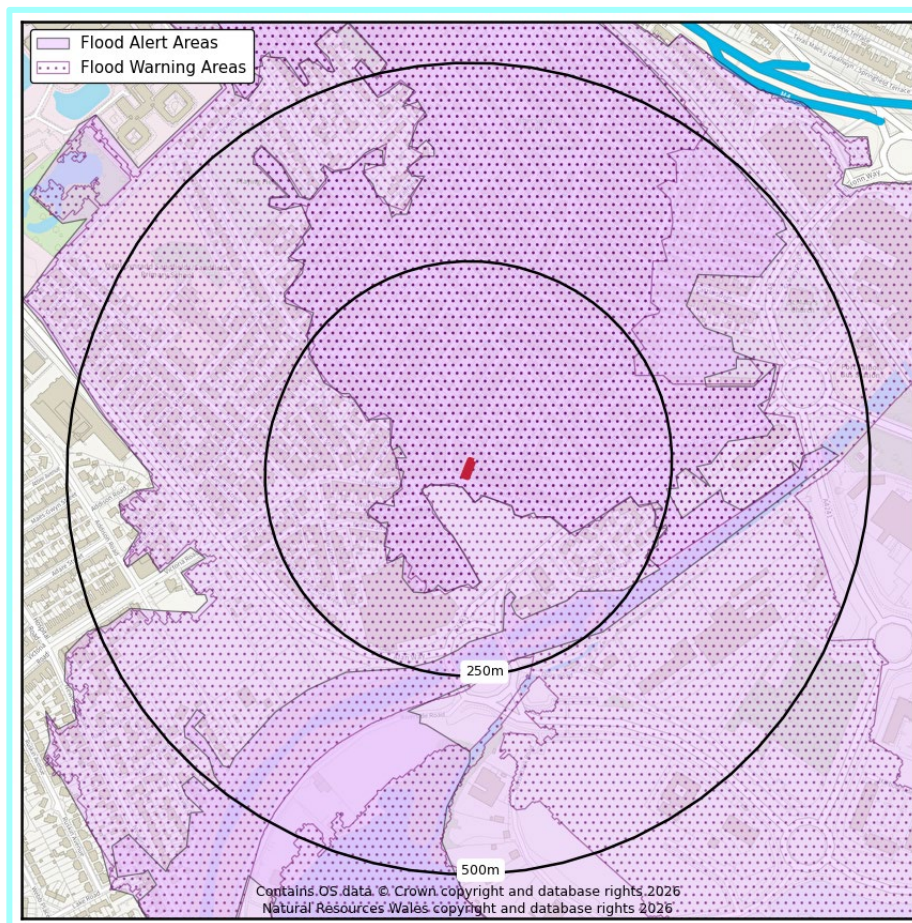
Flood warnings

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>. The Site is located within an NRW Flood Alerts/Warning coverage area so is able to receive alerts and warnings (Figure 17). All warnings are also available through the NRW's 24 hour Floodline Service (0345 988 1188).

- **Flood Alert:** Rivers Afan and Kenfig; Quick Dial code: 503025
- **Flood Warning:** Tidal area at Baglan Moors and Aberavon; Quick Dial code: 603136
- **Flood Warning:** River Afan at Port Talbot; Quick Dial code: 603053

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



Emergency evacuation

Where possible, a safe access and egress route with a 'very low' hazard rating from areas within the floodplain to an area wholly outside the 1 in 100 year flood event including an allowance for climate change should be demonstrated.

Based on NRW's detailed flood modelling, the closest dry evacuation area outside the 1 in 1000 year fluvial flood extent is along Ysguthan Road (c. 130 m west). It is advised that evacuation from the premises would be the preferred option in a flood event if safe to do so. It is recommended that the Site occupants prepare to close and evacuate the Site as soon as an NRW Flood Warning is issued in order to completely avoid flood waters.

On-Site refuge

Evacuation should be the primary action in preference; however, safe refuge could be sought at first floor level in a worst-case scenario (subject to agreement between the users of the ground floor and first floor units), as the residential areas of the development are situated on the first floor.

Other relevant information

A Business Continuity Plan (BCP) is recommended to reduce risks to people, property and profit.

Occupants should be signed up to receive NRW Flood Alerts and Warnings. Registration to the Natural Resource Wales flood warning scheme can be done by following this link: <https://www.gov.uk/sign-up-for-flood-warnings>.

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 9. Risk ratings following Site analysis

Source of Flood Risk	Baseline ¹	After analysis ²	After Mitigation ³
River (fluvial) flooding	Low	Medium	Low – Medium
Sea (coastal/tidal) flooding	Low	Medium	Low – Medium
Surface water (pluvial) flooding	Very Low		N/A
Groundwater flooding	Negligible		N/A
Other flood risk factors present	No		N/A
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. Reasons for the change in classification are provided in the text.

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

Redevelopment on brownfield land in a TAN15 Defended Zone is 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 10. Summary of responses to key questions in the report

Key sources of flood risks identified	Fluvial and tidal (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 exec summary and Section 7).

9. Further information

The following table includes a list of additional products by GeoSmart:

Additional GeoSmart Products		
	Additional assessment: 	The SuDSmart Report range assesses which drainage options are available for a Site. They build on technical detail starting from simple infiltration screening and work up to more complex SuDS Assessments detailing alternative options and designs. Please contact info@geosmartinfo.co.uk for further information.
	Additional assessment: 	Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

10. 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

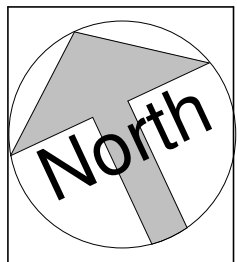
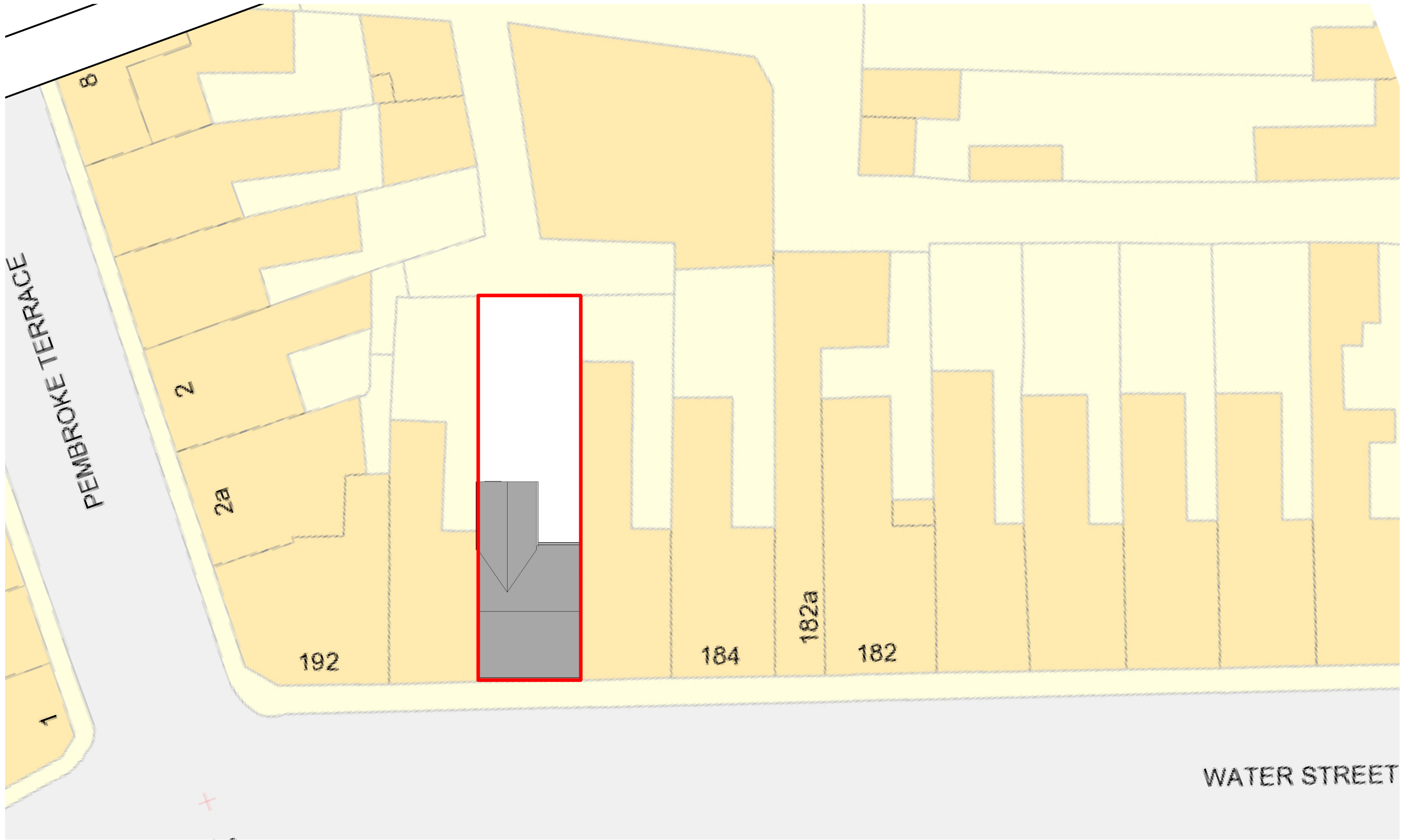
Aerial Photography	Contains Ordnance Survey data © Crown copyright and database right 2026 BlueSky copyright and database rights 2026
Bedrock & Superficial Geology	Contains British Geological Survey materials © NERC 2026 Ordnance Survey data © Crown copyright and database right 2026
Flood Risk (Flood Zone/RoFRS/Historic Flooding/Pluvial/Surface Water Features/Reservoir/ Flood Alert & Warning)	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/NRW

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11. Appendices

Appendix A

Site plans

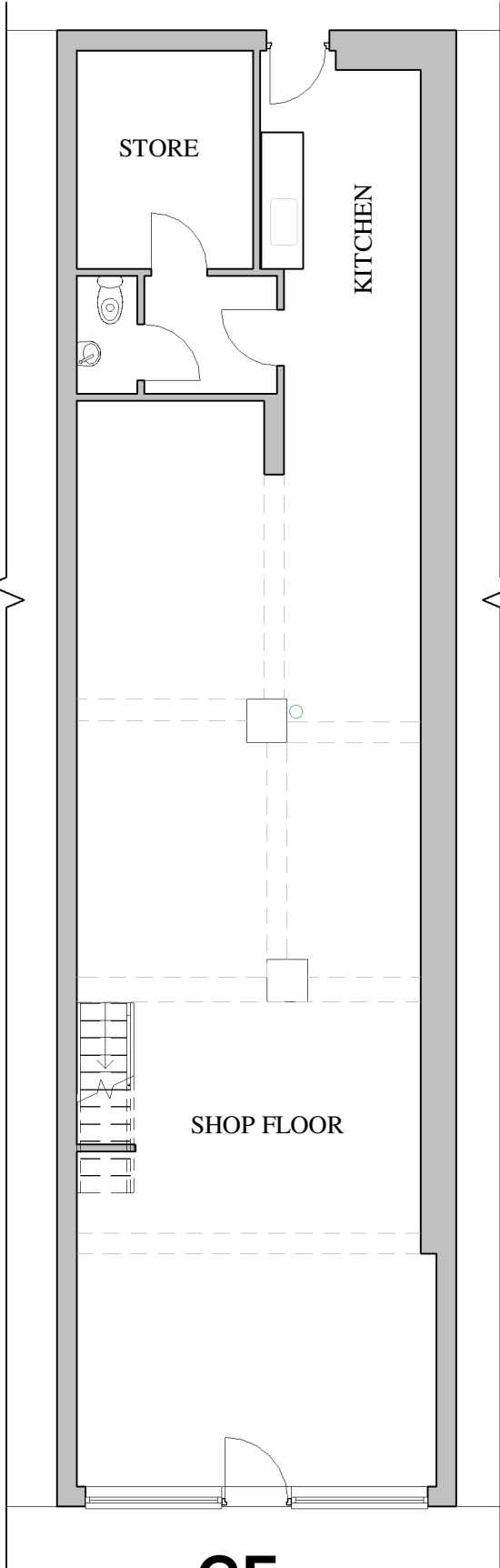


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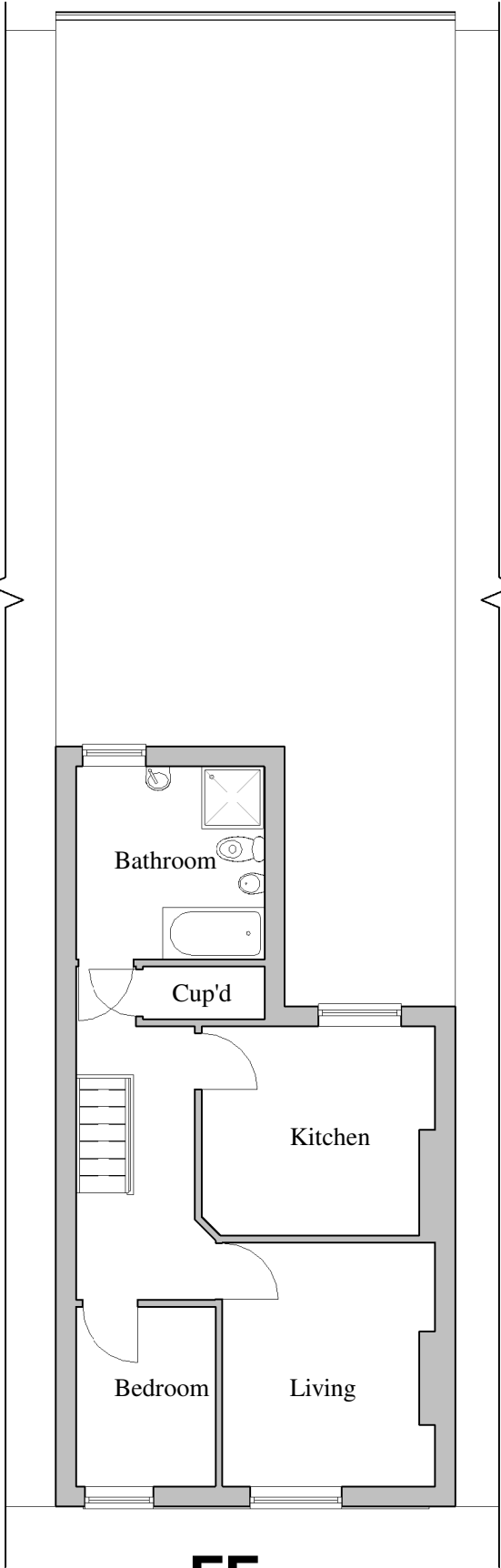
 www.ccs-solutions.co.uk			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT	Landmark Stores, Port Talbot
SHEET	Existing Site Plan

CLIENT			Mr Sakilan
Date	Project number	Scale (@ A3)	
29/01/26	29012026	1 : 200	
Drawn by	DRAWING NUMBER		REV
CCS	A304		
Checked by			
Client			



GF
1 : 100



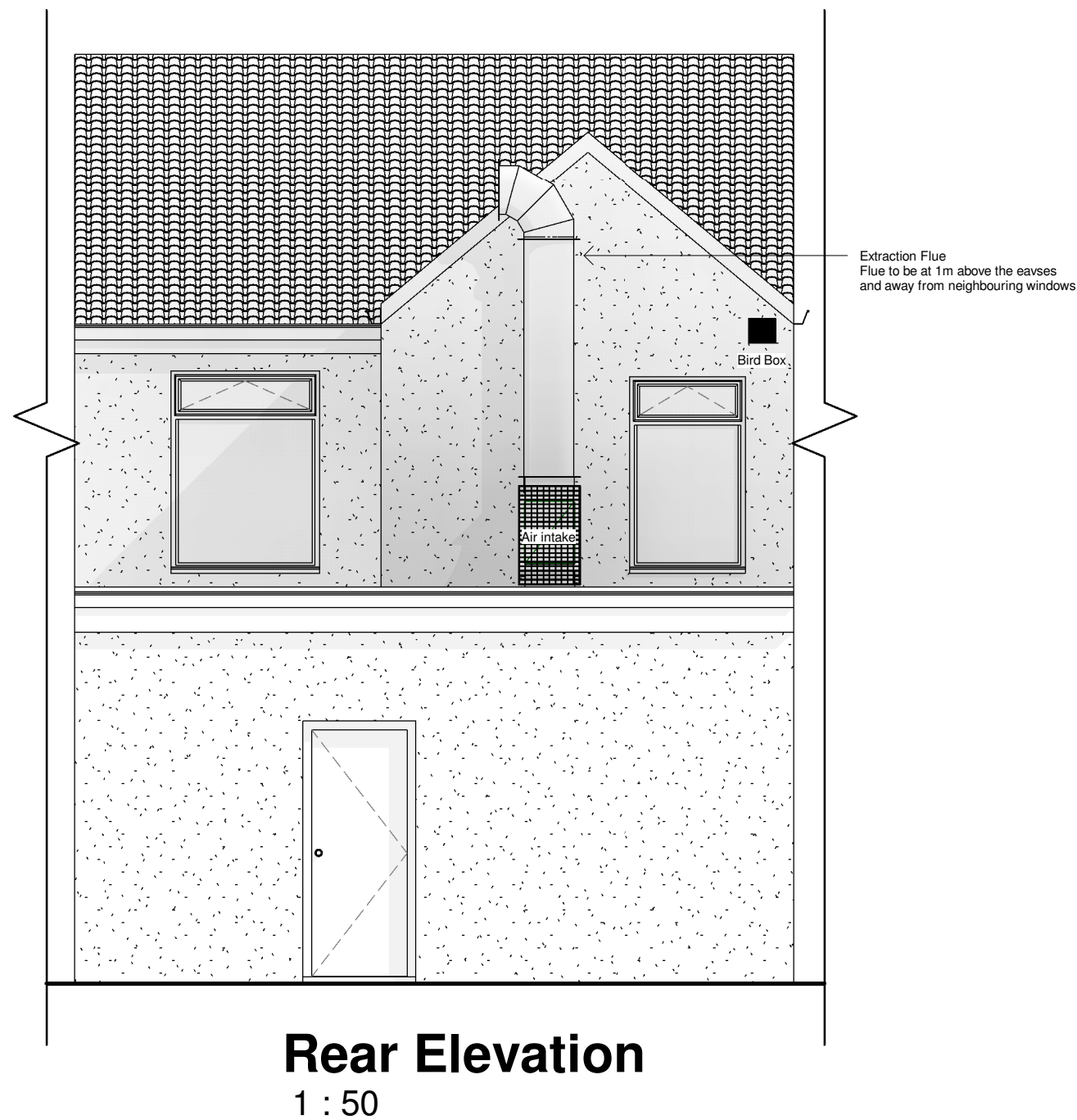
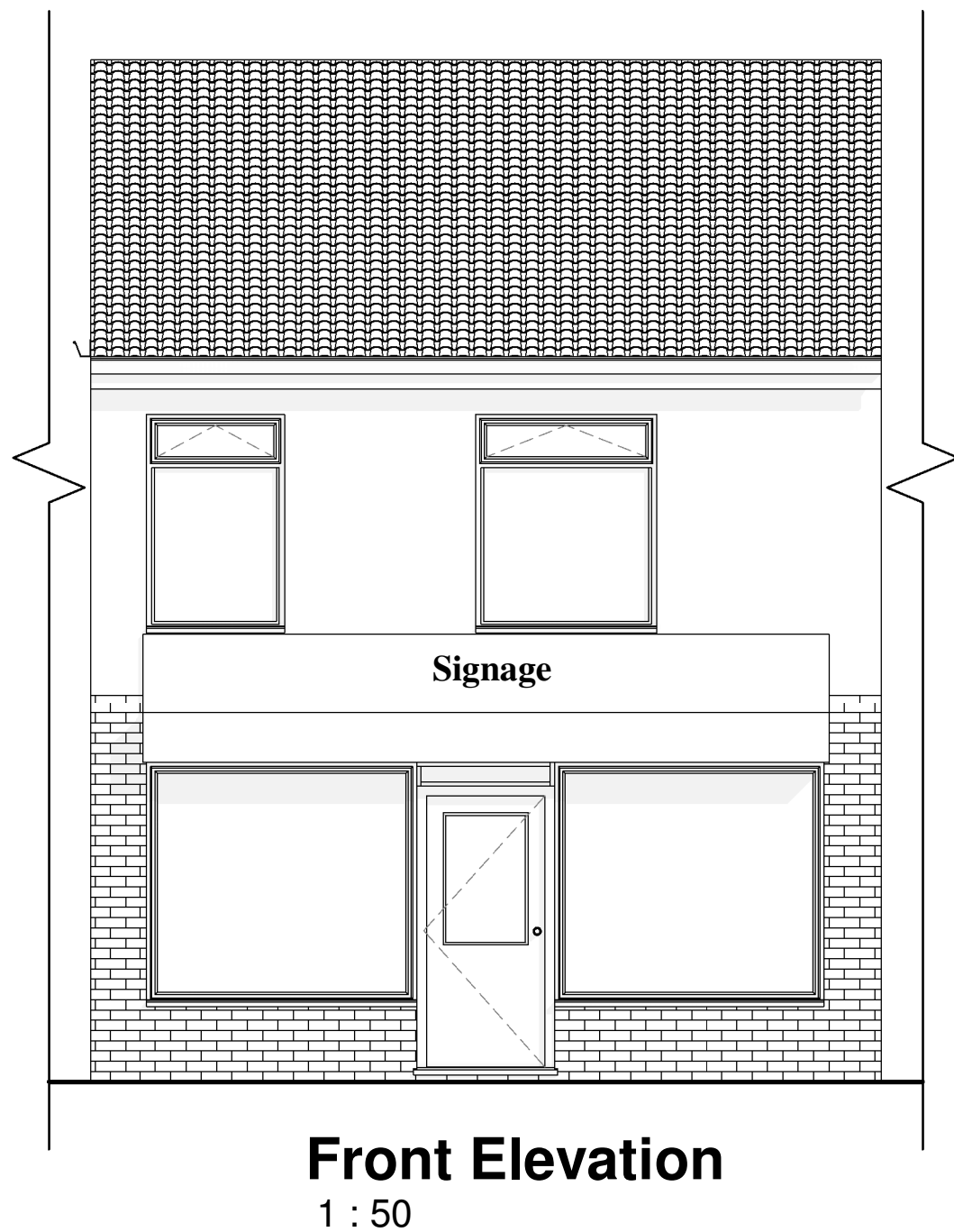
FF
1 : 100

No.	Description	Date

 www.ccs-solutions.co.uk			
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT	Landmark Stores, Port Talbot
SHEET	Existing Floor Plans

CLIENT	Mr Sakilan		
Date	Project number	Scale (@ A3)	
29/01/26	29012026	1 : 100	
Drawn by	DRAWING NUMBER		REV
OA	A301		
Checked by			
HA			



	No.	Description	Date	 www.ccs-solutions.co.uk				PROJECT		CLIENT			
								Landmark Stores, Port Talbot		Mr Sakilan			
				CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	SHEET		Date	Project number	Scale (@ A3)	
								Proposed Elevations		29/01/26	29012026	1 : 50	
										Drawn by	DRAWING NUMBER		REV
										OA	A306		A
										Checked by			
										HA			

Appendix B

Natural Resources Wales data

From: [Data Distribution](#)
To: [Rosamund Whitehurst](#)
Cc: [Data](#)
Subject: RE: ATI - 30063a - P5 & P6 - 188 Water Street, Port Talbot, Wales, SA12 6LL
Date: 24 June 2026 14:13:12
Attachments: [image001.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[ATI - 30063a Flood Flows Estimate Licence.pdf](#)

Hi Rosa,

Thank you for signing and returning the Section 3 Agreement.

Please see the below data as requested.

Port_Talbot_5_V3.2_2022

P5: <https://cyfoethnaturiolcymru.sharefile.eu/d-s25316bb91b904f9c9277a97e18344d83>

P6: <https://cyfoethnaturiolcymru.sharefile.eu/d-s259c42313e0b47f8a7883b6830f5b6ed>

Port_Talbot_5_V3.1_2021

P5: N/A

P6: <https://cyfoethnaturiolcymru.sharefile.eu/d-sa0a8604c1fb8446585fb572ce6e2ce40>

Further to your question concerning whether we are planning to update this model data and when, we currently have no plans from FRA to update the model in this area.

Please note that the model was built for specific NRW requirements and might not meet your needs. In addition, since the time of modelling, there may have been changes that can impact the suitability of the model which means the model might no longer comply with present day standards. For example, there may have been changes to:

- The methodology for calculating hydrological flows,
- Hydraulic modelling software (e.g. improvements in the way that in channel structures such as bridges and weirs are represented in the hydraulic model),
- Tidal boundary,
- LIDAR,
- OS MasterMap®,
- Changes to the channel or within the floodplain,
- Climate change allowances.

This is not an exhaustive list, and it is the responsibility of the user to ensure the model is suitable for their use.

The flood model report for re-use with the attached licence and for the raw flood product data, please re-use with the licence below:

Please find a link to our Open Government Licence (OGL) here -

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Please also include the attribution statement: "Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved."

Many Thanks,

Matthew Mumford

Teitl Swydd – Swyddog Hyb Cwsmeriaid / **Job Title** – Customer Hub Officer

Adran – Hyb Cwsmeriaid / **Cyswllt Cyfoeth** – Customer Hub

Rhif ffôn | Phone number: 03000 654 920

E Fe | He Him



Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



From: Rosamund Whitehurst <RosamundWhitehurst@geosmartinfo.co.uk>

Sent: 23 June 2026 15:56

To: Data Distribution <datadistribution@cyfoethnaturiolcymru.gov.uk>

Cc: Data <data@geosmartinfo.co.uk>

Subject: RE: ATI - 30063a - P5 & P6 - 188 Water Street, Port Talbot, Wales, SA12 6LL

Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

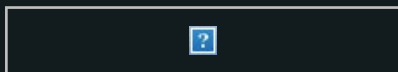
Caution: This email originated from outside of the organisation. Do not click links, open attachments or scan QR Codes unless you recognise the sender and know the content is safe.

Hi Matthew,

Yes of course, please see attached.

Kindest Regards

Rosa



**Rosamund
Whitehurst** (she/her)
Sales Coordination Manager

rosamundwhitehurst@geosmartinfo.co.uk
01743 298100

Suite 9-11, Old Bank
Buildings, Bellstone,
Shrewsbury, SY1 1HU

Registered in England & Wales:
No. 5475394.
Registered address: as above.

From: Data Distribution <datadistribution@cyfoethnaturiolcymru.gov.uk>

Sent: 23 June 2026 15:44

To: Rosamund Whitehurst <RosamundWhitehurst@geosmartinfo.co.uk>

Cc: Data <data@geosmartinfo.co.uk>

Subject: ATI - 30063a - P5 & P6 - 188 Water Street, Port Talbot, Wales, SA12 6LL

Hi Rosa,

Further to your recent email, please note that as all flood model reports, (old Product 5); contain flood flow estimates data, there is a licensing requirement to cover the re-use.

Therefore, please find attached a draft licence for this.

Once happy, please sign the Section 3 Agreement, by means of a scanned signature, and return to me, I can then finalise your licence and send the report and raw flood model output data to you.

Many Thanks,

Matthew Mumford

Teitl Swydd – Swyddog Hyb Cwsmeriaid / **Job Title –** Customer Hub Officer

Adran – Hyb Cwsmeriaid / **Cyswllt Cyfoeth –** Customer Hub

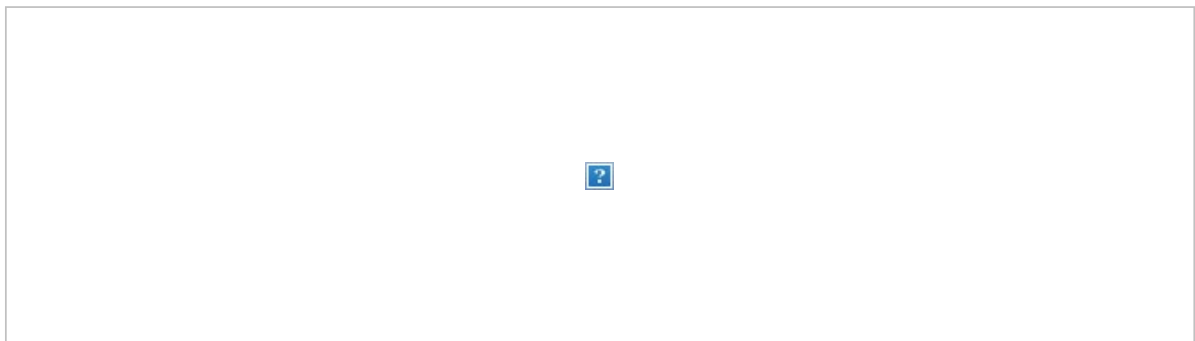
Rhif ffôn| Phone number: 03000 654 920

E Fe | He Him



Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



From: Rosamund Whitehurst <RosamundWhitehurst@geosmartinfo.co.uk>

Sent: 16 June 2026 13:01

To: Data Distribution <datadistribution@cyfoethnaturiolcymru.gov.uk>

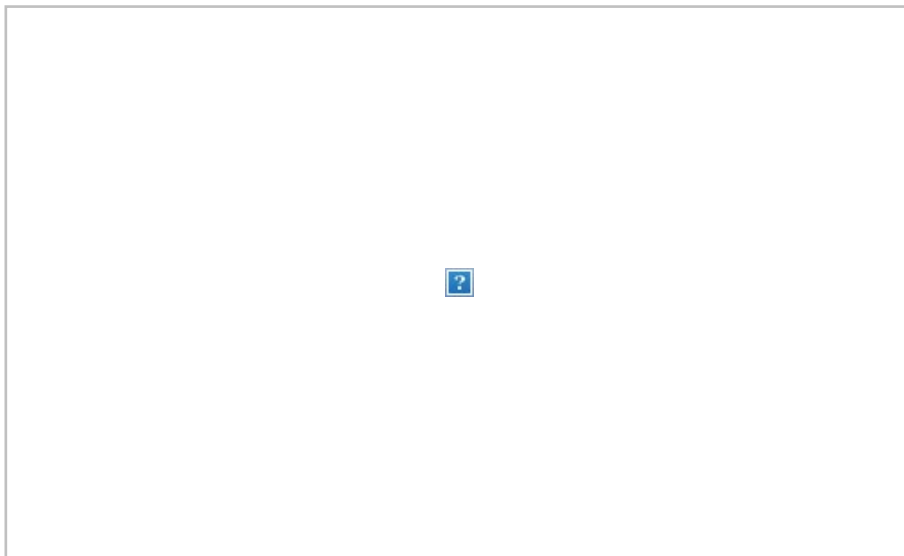
Cc: Data <data@geosmartinfo.co.uk>

Subject: 92054 REF 188 Water Street, Port Talbot, Wales, SA12 6LL flood data information



Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

Caution: This email originated from outside of the organisation. Do not click links, open attachments or scan QR Codes unless you recognise the sender and know the content is safe.



To whom it may concern,

We are currently undertaking a Flood Risk Assessment for the following Site (location plan attached):

Address: 188 Water Street, Port Talbot, Wales, SA12 6LL

Easting and Northings: X: 275874 , Y: 189912, (NGR: SS 75874 89912)

Please can we obtain:

- the most up to date flood risk data relevant to the Site in the form of Product 5 (model report) and Product 6 (model output data);
- confirmation on whether you are planning to update this model data and when;
- any existing or proposed flood defence schemes and the standard of protection provided to the Site.
- Any evidence of historic flooding at the Site;

Kindest Regards

Rosa



**Rosamund
Whitehurst** (she/her)
Sales Coordination Manager
rosamundwhitehurst@geosmartinfo.co.uk
01743 298100

Suite 9-11, Old Bank
Buildings, Bellstone,
Shrewsbury, SY1 1HU

Registered in England & Wales:
No. 5475394.
Registered address: as above.

Re-use Licence	
ATI Ref:	30063a

Section 1 – General Conditions

You are encouraged to use and reuse the Information that is available under this licence with the following conditions:

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This licence does not affect your freedom under fair dealing or fair use or any other copyright or database right exceptions and limitations.

Subject to any special conditions and the licensing period cited in section 2 You are free to:

- copy, publish, distribute and transmit the Information;
- adapt the Information;
- exploit the Information commercially and non-commercially for example, by combining it with other Information, or by including it in your own product or application.
- Sub-licence the data to your contractors under a written licence that must include all special conditions, for the same licence time-period and attribution statements listed in this agreement under section 2. Contractor sub-licencing is further explained in appendix 1.

You must, where You do any of the above:

- acknowledge the source of the Information by including the following attribution statement: ***“Contains Natural Resources Wales information © Natural Resources Wales and database right. All rights reserved.”*** (Additional third-party rights might need to be acknowledged – please refer to section 2.)
- ensure that You do not use the Information in a way that suggests any official status or that NRW endorses You or your use of the Information;
- ensure that You do not mislead others or misrepresent the Information or its source;
- ensure that your use of the Information does not breach any Privacy and Electronic Communications (EC Directive) Regulations 2003 (as amended by The Data Protection, Privacy and Electronic Communications (Amendments etc) (EU Exit) Regulations 2019) or the NRW guidance on species and habitats at risk from environmental harm;

Re-use Licence	
ATI Ref:	30063a

- where sensitive data is provided (under section 2) any outputs that contain the raw data it must be marked “Official – sensitive” and You must keep it secure from any unauthorised or accidental use, access, duplication, disclosure, damage, loss or destruction;
- comply with any additional special licence conditions listed in section 2.

These are important conditions of this licence and if You fail to comply with them the rights granted to You under this licence, or any similar licence granted by NRW, will end automatically.

Exemptions

This licence does not cover the use of:

- Personal data (including any personal data comprised in the Data Protection Legislation) in the Information;
- Information that has not been accessed by way of publication or disclosure under information access legislation (including the Freedom of Information Acts for the UK and Scotland) by or with the consent of the Information Provider;
- NRW logos except where they form an integral part of a document or dataset;
- Information subject to other intellectual property rights, including patents, trademarks, and design rights.
- Onward licensing of the Information, except for sub-licensing to a contractor as detailed above.

No warranty

The Information is licensed ‘as is’ and NRW excludes all representations, warranties, obligations and liabilities in relation to the Information to the maximum extent permitted by law.

NRW is not liable for any errors or omissions in the Information and shall not be liable for any loss, injury or damage of any kind caused by its use. NRW does not guarantee the continued supply of the Information.

It is your responsibility to ensure the information is fit for the intended purpose. To avoid re-using old information, You should periodically obtain the latest version from the original source.

Indemnity

You shall indemnify us against all costs (including reasonable and proper legal costs), claims, damages, demands and expenses arising directly or indirectly out of any third party claim that arises out of a breach of our licensing conditions except to the extent that any such claim arises out of a negligent or wilful default by us. We will

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ATI Ref:	30063a

in respect of a third party claim to which the above condition applies use reasonable endeavours to give you notice of such claim, at no time admit liability and act in such a way as to mitigate the third party's losses.

Governing Law

This licence is governed by the laws of England & Wales and in the event of a dispute, the parties submit to the exclusive jurisdiction of the courts of England & Wales.

Ending the Licence

We have the right to end this licence at any time:

- if You are wound up, declared bankrupt, placed in administration, placed in the hands of receivers or creditors or involved with any other insolvency procedure or otherwise stop operating;
- if there is a material breach of the terms of this licence and You do not put this right within 30 days of our telling You in writing or by email, or
- to comply with any legal requirement including the legal requirement of a third party whose content is used in the creation of our Information.

Clauses that will still apply after the end of a licence include confidentiality, indemnities and governing law. Ending the licence will not affect accrued rights and liabilities.

Licence expiry and renewal

Upon termination of this Licence, the Licensee shall immediately cease use of the Data. The Licensee is not permitted to retain the Data Set(s) to be used for any other projects or supply/distribute the Data Set(s) to any third parties.

The Licensee shall be permitted to retain: (i) one copy of the Data Set(s) for archival purposes with all personal data redacted unless granted permission by NRW, (ii) any derived datasets that contain the licensed Data Set(s) that have been created for the project to be used as per the licensed conditions.

The Licensee is permitted to use the archival copy for any complaints, statutory audits, defects under contract or insurance purposes only.

Please contact us if You require a licence renewal.



Section 2 – Datasets and Special Conditions

The licence applies to the licensing period and the datasets listed below:

Licence start date	Licence end date
23/06/2026	22/06/2027

Ref. Number	Summary Table
1	Flood Flows Estimate Data, (WinFap).

Further details, restrictions and special licensing conditions are listed for the dataset(s) in the table(s) below:



1	Ref. Number	1
2	Dataset Name	Flood Flows Estimate Data, (WinFap).
3	NRW Dataset Number	NRW_DS123530.
4	Metadata link¹ if available OR Description & geographical extent	Peak flood flow and/or flood hydrograph estimates for one or more locations for one or more design events, usually calculated using gauged data, Flood Estimation Handbook Statistical and/or Rainfall Runoff methods. NRW Data Discovery metadata NRW_DS123530
5	Format Supplied	Formats include text, tables and/or charts in excel, word, pdf or email.
6	Information Warnings	This data is not raw, factual or measured. It comprises of estimated or modelled results showing expected outcomes based on the data available to us.
7	Third Party Rights	Wallingford Hydrosolutions Ltd. UKCEH and NERC, (UKRI).
8	Attribution Statement	Contains Natural Resources Wales information © Natural Resources Body for Wales and database right. All rights reserved. Flood flow estimates are based upon FEH methodology and data, © and database right UKCEH 2015*, using WinFap FEH and/or the Revitalised Flood Hydrograph Modelling Tool © Wallingford HydroSolutions Limited 2023 or its licensors. Catchment descriptors or other extracts from the FEH Web-Service, if supplied, are © and database right UKCEH 2015*. All rights reserved. *UKCEH 2015. The Flood Estimation Handbook (FEH) Online Service, UK Centre for Ecology & Hydrology, Wallingford, Oxon, UK.
9	Third Party Special Conditions	The flood flow estimates data are licenced for internal business or personal use only. The raw data may not be re-supplied to any third party or re-communicated to the public on commercial terms or for financial gain or be published. You may publish pdf outputs in a research paper on non-commercial terms, using above attribution statement
10	NRW Special Conditions	As above.

¹ Please consult the metadata for further information about the dataset, such as frequency of update.

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ATI Ref:	30063a

Section 3 – Signatory

Parties

NATURAL RESOURCES BODY FOR WALES whose principal office is at Cathays Park, King Edward VII Avenue, Cardiff, CF10 3NQ (the “**Licensor** “) (1) and

GEOSMART INFORMATION LIMITED (05475394), whose registered office is at Suite 9 To 11, First Floor Old Bank Buildings, Bellstone, Shrewsbury, England, SY1 1HU (the “**Licensee**”) (2)

Contact details	LICENSOR	LICENSEE
Contact Name:	Matthew Mumford	Rosamund Whitehurst
Job Title:	Data Licensing Officer	Sales Coordination Manager
Telephone/Mobile:	07917243096	01743 298100
Email:	datadistribution@naturalresourceswales.gov.uk	RosamundWhitehurst@geosmartinfo.co.uk
Address:	Cathays Park, King Edward VII Avenue, Cardiff, CF10 3NQ	Suite 9-11, Old Bank Buildings, Bellstone, Shrewsbury, SY1 1HU
Signature: Signed by authorised signatory		
Name & Post title of signatory: (if different from above)		
Date:	24/06/2026	23/06/2026

We will only use your personal data in accordance with the General Data Protection Regulation to deal with your request and any matters that arise from it. If You have any queries or concerns, please contact dataprotection@naturalresourceswales.gov.uk. For further information on the processing of your personal details please see our [Privacy Notice Page](#).

Re-use Licence	
ATI Ref:	30063a

Appendix 1- Glossary

Definitions

In this licence the terms below have the following meanings:

‘Contractor’

a person or legal entity entering into a formal Contractor Agreement with the Licensee to provide services.

‘Contractor sub-licensing’

means passing of Information under a written licence to a contractor (see definition above) who is formally contracted to provide services to the Licensee. The following conditions must be met: a) all terms of the original NRW licence must be applied to the Contractor in a written licence that must not exceed the time period of the original licence; b) use must be limited to the purposes of the contract; c) at the end of the contract the Contractor destroys all copies of the original Information supplied; d) the person or legal entity letting the contract remains responsible for ensuring that terms a), b) and c) are met.

‘Data Protection Legislation’

means (i) Data Protection Act (DPA) 2018 and the UK General Data Protection Regulation (GDPR) and then (ii) any successor legislation to the GDPR or the Data Protection Act.

‘Information’

means information protected by copyright or by database right (for example, literary and artistic works, content, data and source code) offered for use under the terms of this licence.

‘Internal Business Use’

means use within a business or organisation.

‘NRW’

is the acronym for Natural Resources Wales / Natural Resources Body for Wales.

‘Provider’

means an organisation, individual, organisation, company or a legal entity that owns information that has been supplied to a 3rd Party.

‘Use’

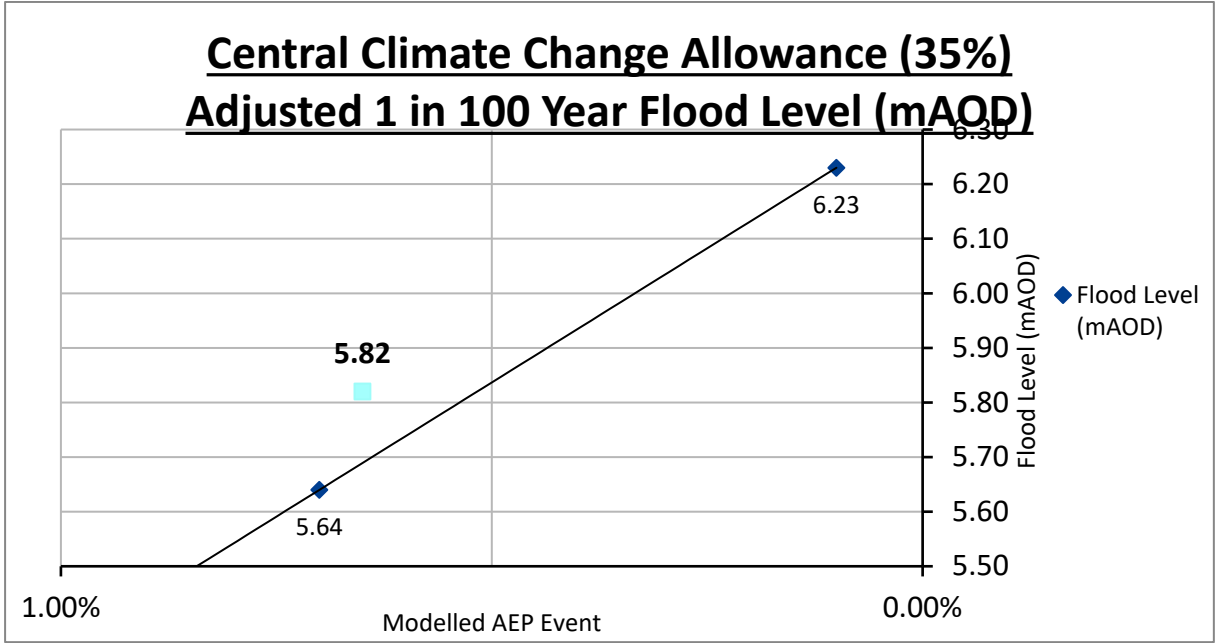
as a verb, means doing any act which is restricted by copyright or database right, whether in the original medium or in any other medium, and includes without limitation distributing, copying, adapting, modifying as may be technically necessary to use it in a different mode or format.

‘You’

means the natural or legal person, or body of persons corporate or incorporate, acquiring rights under this licence as identified as the Licensee in Section 3

Appendix C

Stage (level) relationship graph



Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil, groundwater, flood risk and drainage specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, GeoSmart may, by prior written agreement, agree to such release, provided that it is acknowledged that GeoSmart accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. GeoSmart accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against GeoSmart except as expressly agreed with GeoSmart in writing.

For full T&Cs see <http://geosmartinfo.co.uk/terms-conditions>

Important consumer protection information

This search has been produced by GeoSmart Information Limited, Suite 1, 1 Bellstone Court, Bellstone, Shrewsbury, SY1 1JB.

Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

GeoSmart Information Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.
- By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence.
- at all times maintain adequate and appropriate insurance to protect consumers.
- conduct business in an honest, fair and professional manner.
- handle complaints speedily and fairly.
- ensure that products and services comply with industry registration rules and standards and relevant laws.
- monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk. Please ask your search provider if you would like a copy of the search code

Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 1, 1 Bellstone Court,

Bellstone, Shrewsbury, SY1 1JB

Tel: 01743 298 100

support@geosmartinfo.co.uk

12. Terms and conditions, CDM regulations and data limitations

Terms and conditions can be found on our website:

<http://geosmartinfo.co.uk/terms-conditions/>

CDM regulations can be found on our website:

<http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/>

Data use and limitations can be found on our website:

<http://geosmartinfo.co.uk/data-limitations/>