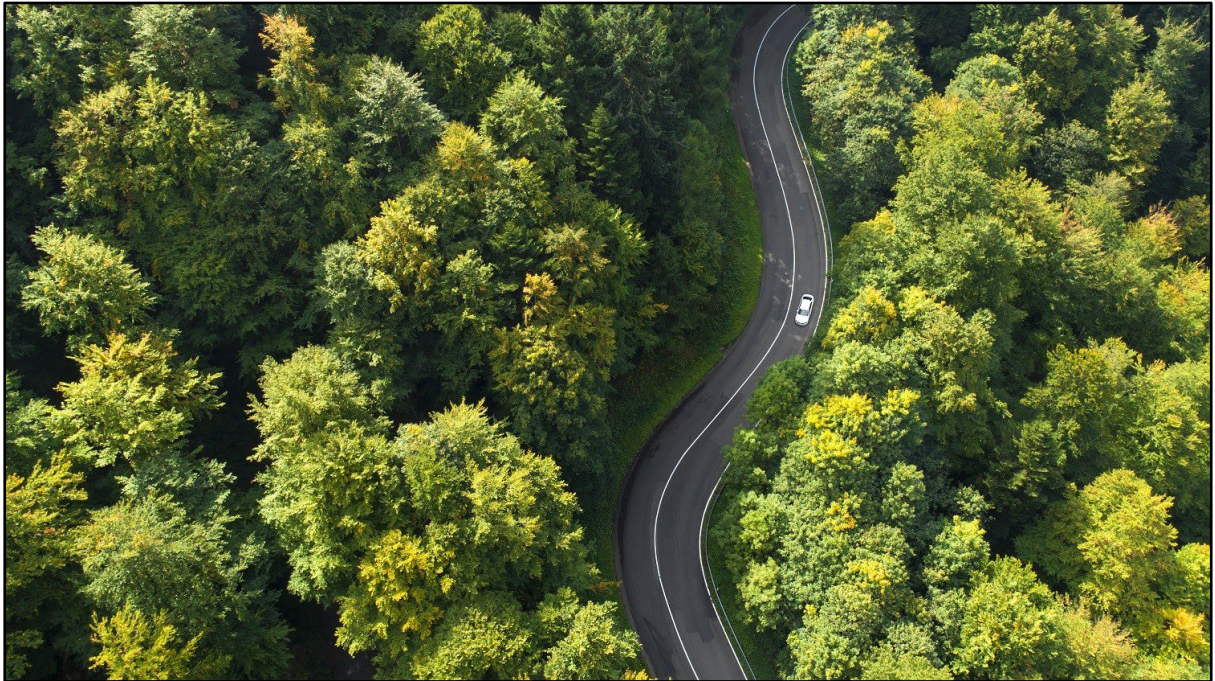




Flood Risk Assessment

British Land – Cyfarthfa Shopping Park (B)

27 February 2026 – Rev A

Introduction

This flood risk assessment is submitted in support of the full planning application for the proposed installation of ten electric vehicle charging stations and associated equipment at Cyfarthfa Shopping Park car park.

InstaVolt own, install and operate our own rapid EV charging stations, leading the way in EV charging infrastructure. Using the latest cutting edge technology, InstaVolt are helping to make the UK an easier place to own and operate an electric vehicle providing rapid charging to any EV.

The Site

The information obtained to undertake this flood risk assessment has been taken from the 'flood map for planning service' website provided by the UK Government.

The site also lies within an area of very low risk of flooding by surface water, meaning our proposed location has less than a 0.1% chance of flooding from surface water each year.

Flood Risk Assessment

The proposed installation will not have any impact on the hydrodynamic regime which currently exists on the site or the surrounding area. The existing parking spaces are already brick paving and this will not be changed. There will be a small amount of concrete installed for the foundations of the units, however this will be less than 4.5m² in total and therefore will not have any impact on the surface runoff associated with the site. The drainage which already occurs on the site will continue to operate as normal and will not be affected by the development. Given the scale of the development is small and the change to surface materials is very minor, there will be no impact on the existing hydrodynamic regime and therefore no increase in flood risk to the surrounding area.

In addition, the proposed infrastructure is raised off the ground to increase flood resistance. Equipment in the feeder pillar is at least 500mm above ground level as dictated by DNO installation guidelines. Further to this, there are many safety features built into the chargers which mean they would shut down in the event of a flood to protect the equipment. We are also able to remotely shut down the chargers in the event of an emergency or a developing flood situation.

Conclusion

The ten proposed EV charging stations at Cyfarthfa Shopping Park will provide essential infrastructure for the area. As the proposed site does not increase the flood risk in the surrounding area, the equipment has a certain level of in built flood protection, plus various other safety measures, InstaVolt's proposed development is considered to be a suitable location for the charging stations.