
ALDI STORE AND FOOD VILLAGE – LAND AT PONTFAEN ROAD, LAMPETER

FLOOD CONSEQUENCES STATEMENT & DRAINAGE STRATEGY

Site Summary

It is proposed to build an ALDI retail food store and a 'Food Village' outdoor event/exhibition space with associated access road, parking and drainage alongside an existing sports pitch and pavilion, on a brownfield site at Pontfaen, Lampeter SA48 7BJ. Refer to appendix A for the site location plan.

The full site has an area of approximately 3.02Ha, with 0.87Ha comprising the ALDI site and a further 0.45ha to be modified to accommodate the Food Village, which will be owned and operated by the University of Wales Trinity St David. The area currently consists of a relatively flat piece of land, falling from east to west and north to south. The land falls from around 121.0m in the most north easterly corner to roughly 117.9m AOD in the most south westerly. The site is bounded by the A475 (Pontfaen Road) to the north, Lampeter Leisure Centre to the south and the Hafan Deg old peoples home to the east. Refer to appendix B for the existing site plan.

The site is currently used as a college playing field comprising a football pitch, rugby pitch and pavilion. As a result the vast majority of the site is currently composed of soft landscape.

It is proposed to construct the ALDI food store and associated car park on the eastern half of the site, with the servicing yard to the south and further car parking to the north of the food store. Access is to be provided to the site by a new junction off Pontfaen road to the north, with pedestrian access alongside. The proposed Food Village will be accessed via the ALDI car park and consists of a number of small event and exhibition pods along with associated parking, and a community recreation space. Refer to Appendix C for the proposed site plan.

The only existing drain within the site is a 100mm dia. foul pipe running from the pavilion to an existing sewer south of the site. The map from Welsh Water also shows an existing combined sewer passing across Pontfaen road to the north before circling the site to the west and south. Refer to appendix D for the Welsh Water asset map.

Flood Consequences Statement

The following considers the flood risk associated with the site in accordance with Planning Policy Wales Technical Advice Note 15 (TAN 15). The assessment is based on the new edition of TAN 15 which is to come into force on 1st December 2021, along with associated updated flood mapping.

According to Natural Resources Wales's (NRW) online Flood Map for Planning (FMP), the site is located predominately within Flood Zone 1, defined as having less than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change.

Parts of the site are located within Flood Zones 2 and 3, shown to be at relatively high risk of flood from rivers. The area shown to be at risk of flooding from rivers, the western part of the site, is to remain as a grassed sports pitch. However the proposed development areas of the ALDI store, car park and service yard as well as the Food Village are all located within Flood Zone 1. Refer to appendix E for the TAN 15 FMP, and other flood information from NRW.

TAN 15 Figure 1 gives the flood risk requirements for proposed developments in Zone 1, whereby the justification test is not applicable and there is no need to consider flood risk further, beyond a requirement to not worsen flood risk elsewhere.

Since the total proposed hardstanding area is less than 1.0Ha and the surface water drainage system will be designed to discharge via infiltration features located onsite (discussed in later sections), the surface water generated by the development is unlikely to have a significant impact upon flooding within the site locality. Other issues considered in assessing the flood risks associated with developing the site were:

- a) Overall loss of flood storage volume during the design event
- b) Obstruction to the flow of water during a flood event
- c) Increase in rate of runoff that might worsen flooding elsewhere

- d) Obstruction to existing watercourses or access to them
- e) Situations that may be dangerous during flooding.
- f) Flooding from fluvial sources.
- g) Flooding from tidal sources.
- h) Flooding from pluvial sources and overland flows
- i) Flooding from ground water
- j) Flooding from sewers
- k) Flooding from reservoirs or canals.
- l) Flooding from other sources.

Item a), b), d), e), f) and g) are satisfied since the developed ALDI site does not lie within an area at risk of flooding during the design events. The area at risk of flooding will remain soft landscape and so also satisfies these items.

Item c). Any potential increased runoff will result from the proposed ALDI development and Food Village. The drainage system will be designed to discharge to an infiltration feature onsite. As such it is anticipated that the development will not worsen flood risk elsewhere.

Item h). Flooding from overland flows. The NRW risk of flooding from surface water mapping shows the site is not at risk of flooding from overland flows.

Item i). There is no known history of flooding from ground water for the development site. An intrusive site investigation has been undertaken, including groundwater monitoring, which found groundwater to lie at least 2.0m below ground level. The groundwater table is not considered to be tidally influenced. As such the risk of groundwater flooding is considered to be low. Refer to Appendix F for relevant extracts from the site investigation.

Item j). Flooding from sewers. There is no known history of flooding from sewers within the vicinity of the development. The only existing sewer follows the western perimeter of the site. Due to the existing levels any flooding it causes would run into the watercourse that runs parallel to it. The sewer does also run along Pontfaen road to the north of the site but the levels of the road are lower than that of the site so any flooding from the sewer is not expected to enter the site.

Item k). The NRW risk of flooding from reservoirs map indicates that the site is not in an area at risk of reservoir flooding.

Item l). No other natural or artificial sources of flooding have been identified for this development.

Conclusion: This development is deemed appropriate in this location, is at minimal risk of flooding and its undertaking will not increase the risk of flooding to the neighbouring area.

Surface Water Drainage Strategy

Following the implementation of Schedule 3 of the Flood Water Management Act 2010 in Wales, developments with a construction area greater than 100m² are required to incorporate Sustainable Drainage Systems (SuDS). All such systems are required to be approved by the SuDS Approval Body (SAB) under an approval application, and required to be adopted by the SAB where they serve more than a single property. As such, surface water drainage for the proposed ALDI site and the Food Village will be developed and approved under SAB applications separate to the planning process.

The disposal of surface water generated by the development is proposed to be via infiltration into the ground. BRE 365 soil percolation testing has been undertaken with the site investigation, this found drainage conditions to be good with underlying silty, gravely sand and sandy clay. As mentioned above, groundwater was found

to be at sufficient depth beneath the site to allow for a combination of near surface (e.g., permeable paving) and below ground (e.g., soakaways) infiltration features. It is currently anticipated that all surface water generated by the proposed development will be disposed of to ground.

The surface water drainage design for the ALDI site is to be agreed under the SAB approval process. The system will be designed to have enough storage capacity to prevent flooding for all storm durations up to and including the 1 in 30-year return period event, plus a 20% increase in rainfall intensity as allowance for climate change. MicroDrainage System 1 software will be used to size the pipes and MicroDrainage Simulation and Source Control software will be used to model the integrated below ground drainage system.

The drainage system will also be checked for the 1 in 100-year return period events plus 40%. Any surface water flooding will be retained on the site during these storm events, via ponding on the car park and lorry ramp. Any ponding will not affect the proposed building or access/egress routes.

In the event of drainage system failure or exceedance (beyond 1 in 100-year events), flow routes will be away from the proposed and existing buildings which will not be affected.

The surface water drainage system for the ALDI site will remain separate and will only serve the ALDI property, therefore will not be offered for adoption to the SAB.

Surface water drainage from the Food Village will similarly be disposed of via infiltration to the ground and subject to a separate SAB application.

The design of the private drainage will be developed in accordance with the requisite standards, including current Building Regulations Approved Document Part H.

ALDI Store Foul Water Drainage Strategy

It is proposed to discharge the foul water from the proposed ALDI store development to the existing DCWW foul sewerage network. Four potential options for discharge routes from the site are available:

- To the combined sewer located on Pontfaen road to the north of the site.
- To the same sewer, downstream of the first option, to a manhole within the site boundary, on the western end of the site.
- To another existing sewer located on Pontfaen Road but running in the opposite direction from the one noted above.
- To the existing drainage system in place by the existing pavilion.

All foul drainage options may require pumping, subject to the proposed site levels. The option most practical would be an onsite gravity pump to a lateral drain, which would then discharge to the combined sewer mentioned in option 1. The options are illustrated in appendix G.

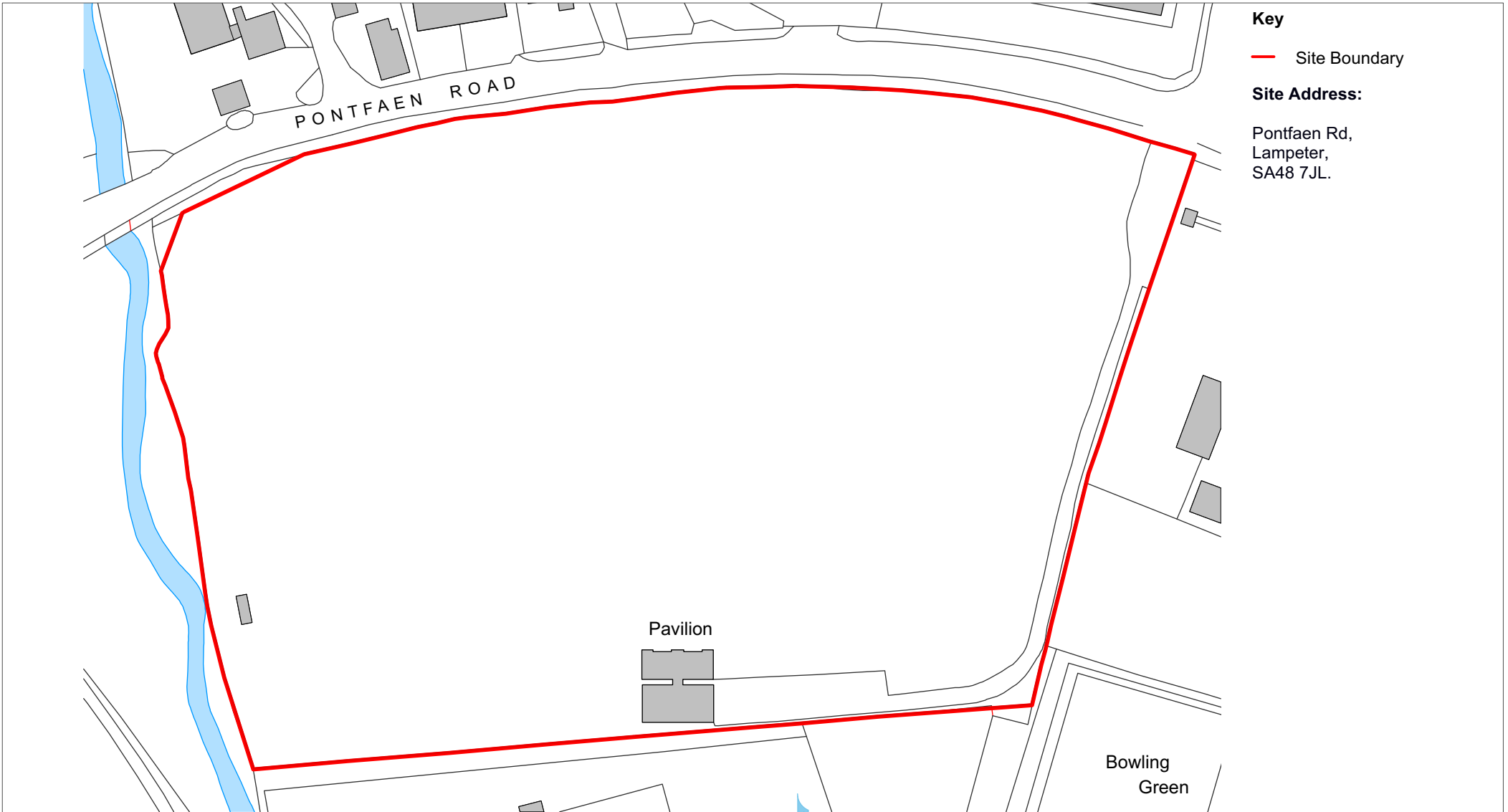
The connection to the foul drainage will be subject to a Section 104 drain adoption and 106 direct connection agreement with Dŵr Cymru Welsh Water. Further discussion with DCWW is required to confirm the final arrangements.

The design of the private foul drainage will be developed in accordance with Building Regulations Approved Document H. The design of the adoptable drainage will be developed in accordance with Sewers for Adoption / The Design and Construction Guidance for Adoptable Sewers, and Welsh Ministers Standards.

Ownership and Maintenance

All the ALDI private foul and surface water drainage will be maintained by ALDI Stores Ltd. Drainage features serving the Food Village will be maintained by the University of Wales Trinity St David. Specific maintenance requirements for the new surface water drainage systems (including SuDS) will be agreed with the SAB. Off-site drainage offered and accepted for adoption will be maintained by DCWW.

Appendix A
Site Location Plan



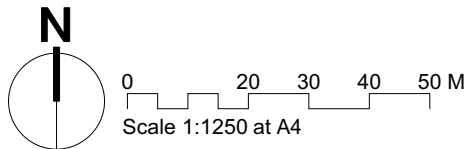
Key

— Site Boundary

Site Address:

Pontfaen Rd,
Lampeter,
SA48 7JL.

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Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

Glentworth Court, Lime Kiln Close
Stoke Gifford, Bristol BS34 8SR
+44 (0)117 931 2062
www.kendallkingscott.co.uk

Project
Aldi Lampeter, Pontfaen Road

Client
Aldi Stores Ltd

Scale Paper Size Filename
1:1250 ISO A4 190866 SITE MASTER.vwx
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P1	28/09/21	JKCJS	Drawing Issue
Rev	Date	By	Ap Note

Drawing Title
Site Location Plan

Project Number	Drawing Number	Revision
190866-1000	P1	

Date	Drawn	Checked	Purpose/Status
28/09/2021	JKC	JS	PLANNING

Check all dimensions and levels on site

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Appendix B
Existing Site Plan

ABBREVIATIONS

Ave	Average	LB	Letter Box
AV	Air Valve	LT	Litter Bin
BB	Belisha Beacon	LP	Lamp Post
Bol	Bollard	MH	Manhole
BL	Bollard Light	MK	Marker
Box	BT/Elec	NP	Name Plate
BS	Bus Stop	OH	Overhead (Elec/Tele)
BT	Telecom IC	OSBM	Ordnance Survey BM
CATV	Cable Television IC	PARA	Parapet
CCTV	Closed Circuit Camera	Pav	Paved
CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Rodding Eye
DC	Drainage Channel	RL	Ridge Level
DH	Ditch	RS	Road Sign
Dil	Dilapidated	RSJ	Rolled Steel Joint
DK	Drop Kerb	SA	Soakaway
DN	Drain	SD	Slot Drain
EL	Eaves Level	Sen	Traffic Sensors
EP	Electricity Pole	SP	Sign Post
ER	Earthing Rod	ST	Water Stop Tap
FB	Footbridge	SV	Water Stop Valve
FEsc	Fire Escape	SY	Stay
FL	Floor Level	Tac	Tactile Paving
Fit	Floodlight	TCB	Telephone Call Box
FS	Flagstaff	TS	Traffic Signal
FH	Fire Hydrant	TP	Telephone Pole
Gab	Gabions	Veg	Vegetation
GM	Gas Meter	VP	Vent Pipe
GV	Gas Valve	WL	Water Level
GY	Gully	WM	Water Meter
HR	Hand Rail	WO	Wash Out
IC	Inspection Cover	WP	Wooden Peg
IL	Invert Level		
KO	Kerb Outlet		

Drainage

FW	Foul Water	SW	Surface Water
Com	Combined Storm/Foul	BD	Back Drop
225mm	Pipe Diameter	UTL	Unable To Lift

Fences / Walls

CB	Crash Barrier	HR	Hand Rail
BWF	Barbed Wire	PRF	Post and Rail
CBF	Close Boarded	PWF	Post and Wire
CLF	Chain Link	PLF	Panel Fence
IR	Iron Railings	SR	Steel Railings
TR	Trellis	SPF	Steel Palisade
BW	Brick Wall	BLK	Block Wall
RW	Retaining Wall	Ren	Rendered Wall
SW	Stone Wall	(1.8m)	Height of Wall/Fence

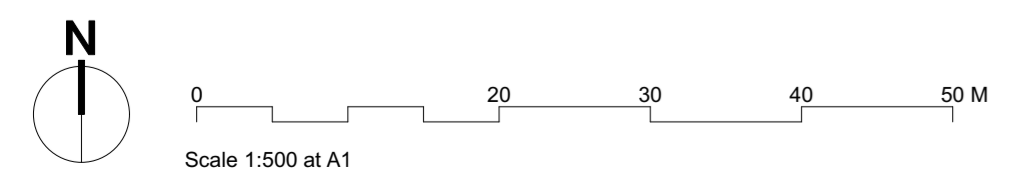
Services

E	Electric	S	Traffic Signals
G	Gas	W	Water
CCTV	CCTV	F	Foul Water Sewer
T	Telecom	1	Surface Water Sewer
BT	BT	CS	Combined Sewer
U	Unknown	End of trace	
OH	Overhead Cable	NLR	Not located (from records)

DRAWING BASED ON TOPOGRAPHICAL SURVEY
 UNDERTAKEN BY BERRY GEOMATIC SURVEYS, DRAWING
 NUMBER 46/20, DATED 01/07/20.

DRAWING LEGEND

Application Boundary



Kendall Kingscott
 Chartered Architects
 Chartered Building Surveyors
 Interior Designers
 CDM Services

Project
 Aldi Lampeter, Pontfaen Road

Client
 Aldi Stores Ltd

Scale
 1:500

Paper Size
 ISO A1

Filename
 190866 SITE MASTER.vwx

Date
 28/09/2021

Drawn
 JKC

Checked
 JS

Purpose/Status
 PLANNING

Project	28/09/21	JKCJS	Drawing Issue
Rev	Date	By	Ap Note
Existing Site Plan			
Project Number	Drawing Number	Revision	
190866-1050	P1		
Date	Drawn	Checked	Purpose/Status
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Appendix C
Proposed Site Plan

DRAWING LEGEND

- Application Boundary
- Denotes tarmac finish
- Denotes block paving
- Denotes concrete surface finish
- Denotes concrete paving slab finish
- Denotes landscaped area with misc planting within application area
- TKR — Timber knee rail
- TPR — Timber post and rail fence (1.2m high)
- CBF — Close boarded fence (1.8m high)
- PF — Pallsade fence (1.8m high)
- HDB • Heavy duty bollards
- New stainless steel anti ram bollards
- LC Lighting Column
- C Denotes Click & Collect spaces
- E Electric vehicle charging point
- F Provision for future electric vehicle charging point
- Existing Levels
- Proposed Levels

PROPOSED ALDI PARKING: 118 no. TOTAL SPACES

- 100no. Standard spaces
- 7no. P&C spaces
- 5no. Disabled spaces
- 4no. EVCP spaces
- (+20 future spaces)
- 2no. Click & Collect spaces

DRAWING BASED ON TOPOGRAPHICAL SURVEY UNDERTAKEN BY BERRY GEOMATIC SURVEYS, DRAWING NUMBER 46/20, DATED 01/07/20.

ABBREVIATIONS

Ave	Average	LB	Letter Box
AV	Air Valve	Lit	Litter Bin
BB	Bellisha Beacon	LP	Lamp Post
Bol	Bollard	MH	Manhole
BL	Bollard Light	NK	Marker
Box	BT/Elec	NP	Name Plate
BS	Bus Stop	O/H	Overhead (Elec/Tele)
BT	Telecom IC	OSBM	Ordnance Survey BM
CATV	Cable Television IC	PARA	Parapet
CCTV	Closed Circuit Camera	Pav	Paved
CL	Cover Level	PM	Parking Meter
Conc	Concrete	RE	Rodding Eye
DC	Drainage Channel	RL	Ridge Level
DH	Ditch	RS	Road Sign
DII	Dilapidated	RSJ	Rolled Steel Joint
DK	Drop Kerb	SA	Soakaway
DN	Drain	SD	Slot Drain
EL	Eaves Level	Sen	Traffic Sensors
EP	Electricity Pole	SP	Sign Post
ER	Earthing Rod	ST	Water Stop Tap
FB	Footbridge	SV	Water Stop Valve
FEsc	Fire Escape	SY	Slay
FL	Floor Level	Tac	Tactile Paving
Flt	Floodlight	TCB	Telephone Call Box
FS	Flagstaff	TS	Traffic Signal
FH	Fire Hydrant	TP	Telephone Pole
Gab	Gabions	Veg	Vegetation
GM	Gas Meter	VP	Vent Pipe
GV	Gas Valve	WL	Water Level
GY	Gully	WM	Water Meter
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IL	Invert Level		
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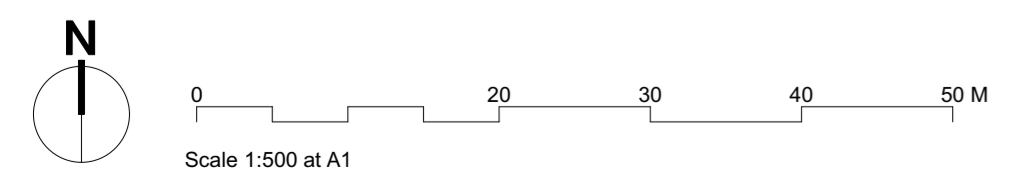
Drainage


FW	Foul Water	SW	Surface Water
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Fences / Walls

CB	Crash Barrier	HR	Hand Rail
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BW	Brick Wall	BLK	Block Wall
RW	Retaining Wall	Ren	Rendered Wall
SW	Stone Wall	(1.8m)	Height of Wall/Fence

Services + Levels omitted for clarity





Kendall Kingscott

Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

ALDI

Glenworth Court, Lime Kiln Close
Stoke Gifford, Bristol BS34 8SR
+44 (0)117 931 2062
www.kendallkingscott.co.uk

ALDI

Client: Aldi Stores Ltd

Scale: 1:500
Paper Size: ISO A1
Filename: 190866 SITE MASTER.vwx

Project: Aldi Lampeter, Pontfaen Road

Drawing Title: Proposed Site Plan

Project Number: 190866-1300
Drawing Number: P1

Date: 28/09/2021
Drawn: JKC
Checked: JS
Purpose/Status: PLANNING

Rev: P1
Date: 28/09/21
By: JKC
Note: JKCS Drawing Issue

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Appendix D
Welsh Water Asset Maps

Appendix E
NRW Flood Risk Maps

<https://check-your-flood-risk.naturalresources.wales>

26/10/2021 14:08

Flood risk report for the area within 10 metres of:

HAFAN DEG OLD PEOPLES HOME, TEMPLE TERRACE, LAMPETER, SA48 7BJ

Very low risk

Flooding from rivers

Risk less than 0.1% chance each year

Very low risk

Flooding from the sea

Risk less than 0.1% chance each year

Medium risk

Flooding from surface water and small watercourses

Risk between 1% and 3.3% chance each year

The risk levels are: High, Medium, Low and Very low.

This area:

- Does not benefit from flood defences
- Has no recorded flooding

This risk level takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

Please note

We cannot give the flood risk for individual buildings because this depends on building features and other local factors like drainage conditions.

TAN15 Defended Zones

- Rivers
- Sea
- Rivers and Sea

Rivers

- Flood Zone 3
- Flood Zone 2

Sea

- Flood Zone 3
- Flood Zone 2

Surface Water and Small Watercourses

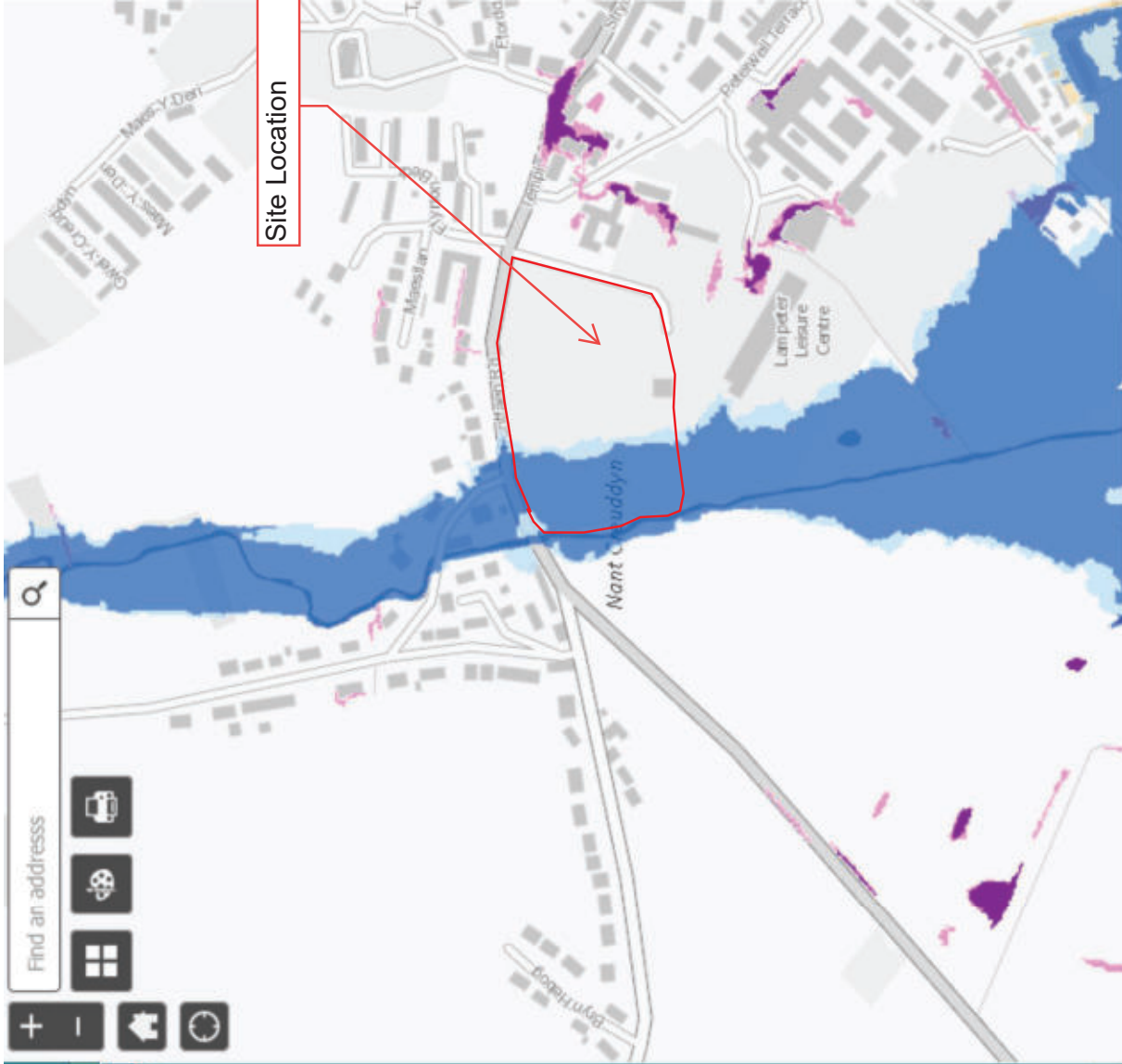
- Flood Zone 3
- Flood Zone 2

Recorded Flood Extents

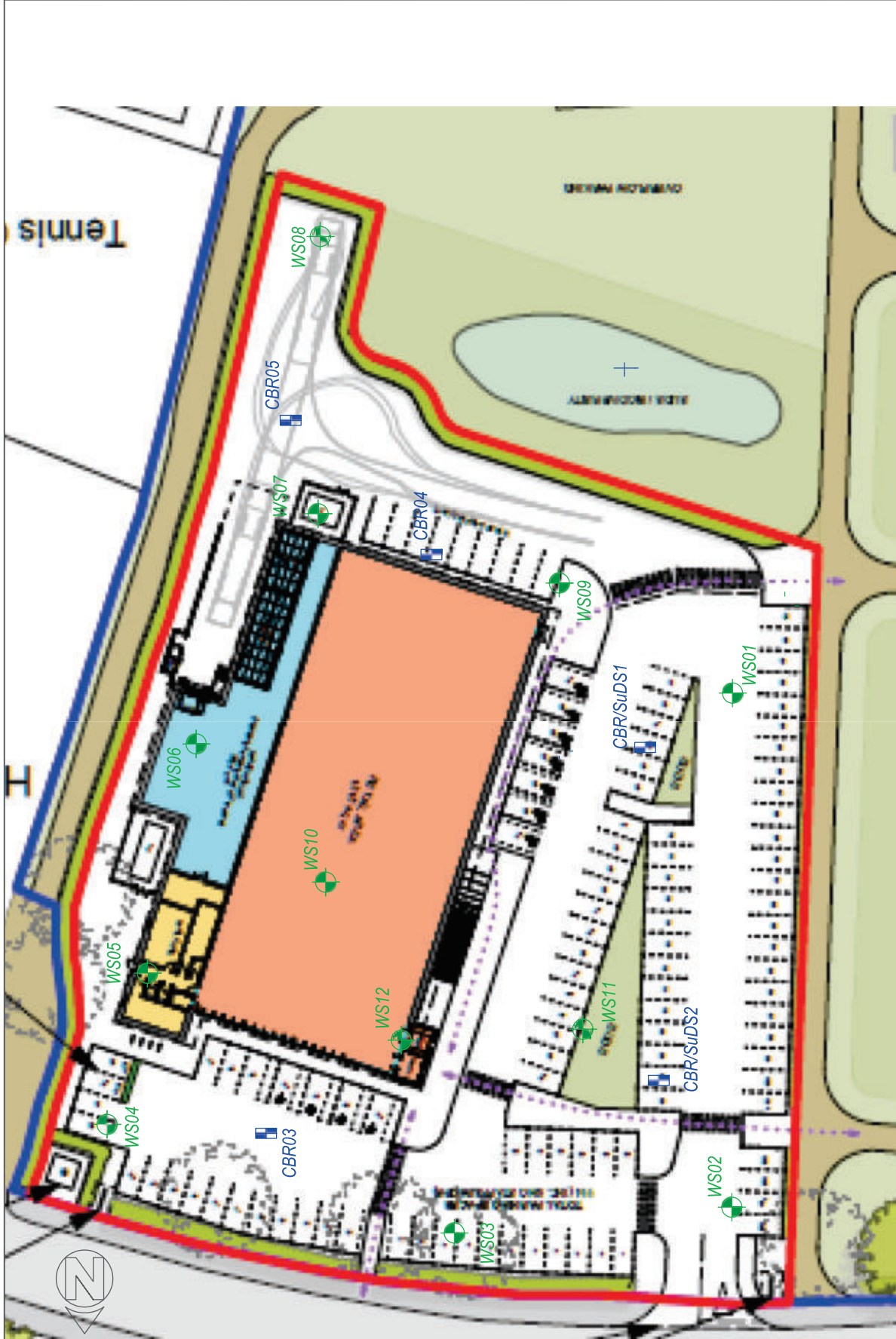
Flood Risk from Reservoirs

Coastal Erosion

Shoreline Management Plan



Appendix F
Extracts from Site Investigation



	CLIENT	ALDI STORES LIMITED	DATE	JUNE 2020	Status Preliminary Draft Issued For Comment Approved	Notes Window Sample Borehole Location CBR / SuDS Location
	PROJECT TITLE	PONTIFAEN ROAD, LAMPETER	SCALE	NTS		
	PLAN TITLE	EXPLORATORY HOLE LOCATION PLAN	PLAN NUMBER	GRO-20171-L-P04	Rev. Details Date	<input type="checkbox"/>



Borehole Log

Borehole No.
WS04
Sheet 1 of 1

Project Name: PONTFAEN ROAD

Project No.
GRO-20171

Co-ords: -

Hole Type
WS

Location: LAMPETER

Level:

Scale
1:25

Client: ALDI STORES LIMITED

Dates: 25/06/2020 -

Logged By
SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.20	ES		0.30		Grass over dark brown slightly clayey slightly sandy TOPSOIL.	
		0.70	D				Medium dense brown slightly clayey gravelly SAND with a low cobble content. Gravel is subangular to subrounded fine to coarse of mixed lithologies. Cobbles are subangular to subrounded.	
		1.20 1.20	D	N=21 (3,3/3,3,5,10)				
	▼	2.00 2.00	D	N=16 (2,3/3,4,4,5)	2.00		Firm grey brown slightly gravelly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse of mixed lithologies including siltstone and quartzite.	
		2.30 - 2.70	B		2.80		Very weak grey SILTSTONE residually weathered recovered as sand and gravel.	
		3.00 3.00	D	N=40 (5,6/10,13,9,8)	3.50		End of borehole at 3.50 m	

Remarks

1. Hand dug pit to 1.2m bgl. 2. Groundwater encountered at 2.1m bgl. 3. Installation to 3.5m bgl, 1.0m plain and 2.5m slotted.





Borehole Log

Borehole No.

WS07

Sheet 1 of 1

Project Name: PONTFAEN ROAD

Project No.
GRO-20171

Co-ords: -

Hole Type
WS

Location: LAMPETER

Level:

Scale
1:25

Client: ALDI STORES LIMITED

Dates: 25/06/2020 -

Logged By
SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
Well	Water Strikes	0.10	ES		0.20		Grass over dark brown slightly clayey slightly sandy TOPSOIL with roots and rootlets.	
		0.50	ES				Very dense brown slightly clayey gravelly SAND with a low cobble content. Gravel is subangular to subrounded fine to coarse of mixed lithologies. Cobbles are subangular to subrounded.	
		1.20 1.20	D	N=50 (8,16/15,13,11,11)	2.00		Firm grey mottled brown slightly sandy slightly gravelly CLAY. Gravel is subangular to subrounded fine to medium of mixed lithology.	
		2.00 2.00	D	N=10 (3,2/2,3,3,2)				
		3.00 3.00	D	N=11 (2,2/3,3,3,2)				
		4.00		N=9 (1,1/2,2,3,2)	4.45		End of borehole at 4.45 m	

Remarks

1. Hand dug pit to 1.2m bgl. 2. Groundwater encountered at 2.8m bgl. 3. Borehole backfilled.





Borehole Log

Borehole No.
WS11
Sheet 1 of 1

Project Name: PONTFAEN ROAD

Project No.
GRO-20171

Co-ords: -

Hole Type
WS

Location: LAMPETER

Level:

Scale
1:25

Client: ALDI STORES LIMITED

Dates: 26/06/2020 -

Logged By
SM

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.10	ES		0.20			Grass over dark brown slightly clayey slightly sandy TOPSOIL.
		1.00	D					Dense brown slightly clayey gravelly cobbly SAND. Gravel is subangular to subrounded fine to coarse of mixed lithologies including siltstone and quartzite. Cobbles are subangular to subrounded.
		1.20		N=49 (7,10/11,12,13,13)				
		2.00 2.00	D	N=41 (12,10/11,10,11,9)				
		3.00 3.00	D	N=18 (8,10/8,5,2,3)	3.45			becoming medium dense from 3.0m bgl
								End of borehole at 3.45 m

Remarks

1. Hand dug pit to 1.2m bgl. 2. Groundwater encountered. at 3.3m bgl. 3. Borehole backfilled.



Appendix G
Foul Drainage Connection Options

PROPOSED MASTERPLAN

DRAFT Option 4 190866-0604 06/09/21

Event and exhibition pods linked with the food and nutrition industry to showcase Welsh produce to coincide with associated academic activities

Informal routes delineated by short cut grass

Improved multi-purpose grassed pitch to accommodate rugby and football

Existing Listed pavilion to be extensively refurbished to form a community hub for the Food Village and sport/recreation uses.

PARKING PROVISION

Foodstore

119no. (INC. 7no STAFF SPACES)

