



Former Poultry Units Rockfield Road - Flood Risk Statement

Version 2

Prepared for
The Trustees of the
Morspan Pension Scheme

Date
June 2025

Document Status

Issue date	June 2025
Issued to	The Trustees of Morspan Pension Scheme
BIM reference	QBO-JBA-XX-XX-RP-Z-0001-S3-P01-Former_Poultry_Units_Flood_Risk_Statement
Revision	P01
Prepared by	George Williams BSc (Hons) MSc Flood Risk Analyst
Reviewed by	George Baker BEng, FCIWEM, C.WEM, CEnv, IEng, AIEMA Associate Director
Authorised by	George Baker BEng, FCIWEM, C.WEM, CEnv, IEng, AIEMA Project Director

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with [governmental guidelines on accessible documents](#) and [WGAG 2.2](#) AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	George Williams
Address	Kings Chambers 7-8 High Street, Newport, NP201FQ
JBA Project Code	2025s0887

This report describes work commissioned by The Trustees of the Morspan Pension Scheme, by an instruction dated May 2025. The Client's representative for the contract was Catherine Blyth of Asbri Planning. George Williams of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of (insert the "Client") and its appointed agents in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to (insert the "Client") for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by JBA has not been independently verified by JBA, unless otherwise stated in the Report.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. JBA specifically does not guarantee or warrant any estimates or projections contained in this Report.

Copyright

© Jeremy Benn Associates Limited 2025

Contents

1	Introduction	7
2	The site	7
2.1	Site Description	7
2.2	Topography	8
2.3	Site Soils and Geology	9
2.4	Proposed Development	9
3	Flood Risk Assessment	11
3.1	Assessment of Flood Risk	11
3.2	Monmouthshire County Council Strategic Flood Consequences Assessment	11
3.3	Flood Risk from the Sea	11
3.4	Flood Risk from Rivers	12
3.5	Flood Risk from Surface Water and Small Watercourses	16
3.6	Flood Risk from Reservoirs	17
3.7	Flood Risk from Groundwater	17
3.8	Flood Risk from Canals	17
3.9	Flood Risk from Sewers	17
4	Planning Policy	18
4.1	Planning Context	18
4.2	Form of Development	18
4.3	Vulnerability Classification	18
4.4	Flood Map for Planning Classifications	20
4.5	Application of Flood Zones to Development Management Decisions	21
5	Flood Risk Management Recommendations	23
5.1	Finished Flood Levels	23
5.2	Property Flood Resilience Measures	23
5.3	Flood Warning Services	23
6	Conclusion	25

List of Figures

Figure 2-1 Site Overview	8
Figure 2-2 NRW 1m LiDAR DTM Derived Topography	9
Figure 3-1 Wye dominant 1% AEP plus Climate Change Maximum Flood Depths	12
Figure 3-2 Monow Dominant 1% AEP plus Climate Change Maximum Flood Depths	13
Figure 3-3 Monow Dominant 0.1% AEP Maximum Flood Depths	14
Figure 3-5 National Flood Hazard Mapping - 0.1% AEP Event + CC Maximum Depth	16
Figure 4-1 Flood Map for Planning - Flood Risk from Rivers	20
Figure 4-2 Flood Map for Planning - Flood Risk from Surface Water and Small Watercourses	21

List of Tables

Table 3-1 Summary of Flood Risk at the Site	11
Table 4-1 Form of Development	18
Table 4-2 TAN-15 Vulnerability Classifications	19

Abbreviations

AEP	Annual Exceedance Probability
BGS	British Geological Survey
DTM	Digital Terrain Model
FCA	Flood Consequence Assessment
FFL	Finished Floor Level
FMfP	Flood Map For Planning
ISIS	Hydrology and hydraulic modelling software
LDP	Local Development Plan
LiDAR	Light Detection And Ranging
NRW	Natural Resources for Wales
PM	Project Manager
PPW	Planning Policy Wales
TAN-15	Technical Advice Note 15: Development and Flood Risk
TUFLOW	Two-dimensional Unsteady FLOW (a hydraulic model)

1 Introduction

JBA Consulting were commissioned by the Trustees of Morspan Pension Scheme to undertake a Flood Risk Statement for a proposed development site on Rockfield Road. The client wishes to promote the site as a candidate site for the revised Monmouthshire Local Development Plan (LDP). The assessment is to support Stage 2 of the Candidate Site process as part of Monmouthshire County Council's ongoing review of a replacement Local Development Plan.

2 The site

2.1 Site Description

The proposed development site is located off Rockfield Road (B4233), Monmouth, as shown in Figure 2-1. The site is approximately 1.27ha and comprises disused poultry sheds, which have been derelict for several years. The proposed use for the site is for employment purposes (category B1). The site is bound by greenfield land to the north and west, a small retail development to the south that was constructed in circa 2017 (Planning Ref: DC/2014/01065) and Watery Lane to the east. The site is currently accessed from the southern boundary via the small retail development off Rockfield Road.

Three watercourses are located within close proximity to the site, as shown in Figure 2-1. An unnamed ordinary watercourse is located approximately 100m to the south of the site and flows in an easterly direction. This unnamed ordinary watercourse flows into the River Monnow, which is a Natural Resources Wales (NRW) designated Main River, approximately 300m to the east of the site. The River Monnow flows in a south-easterly direction towards its confluence with the River Wye, an NRW Main River, which is located approximately 1km to the east of the site.

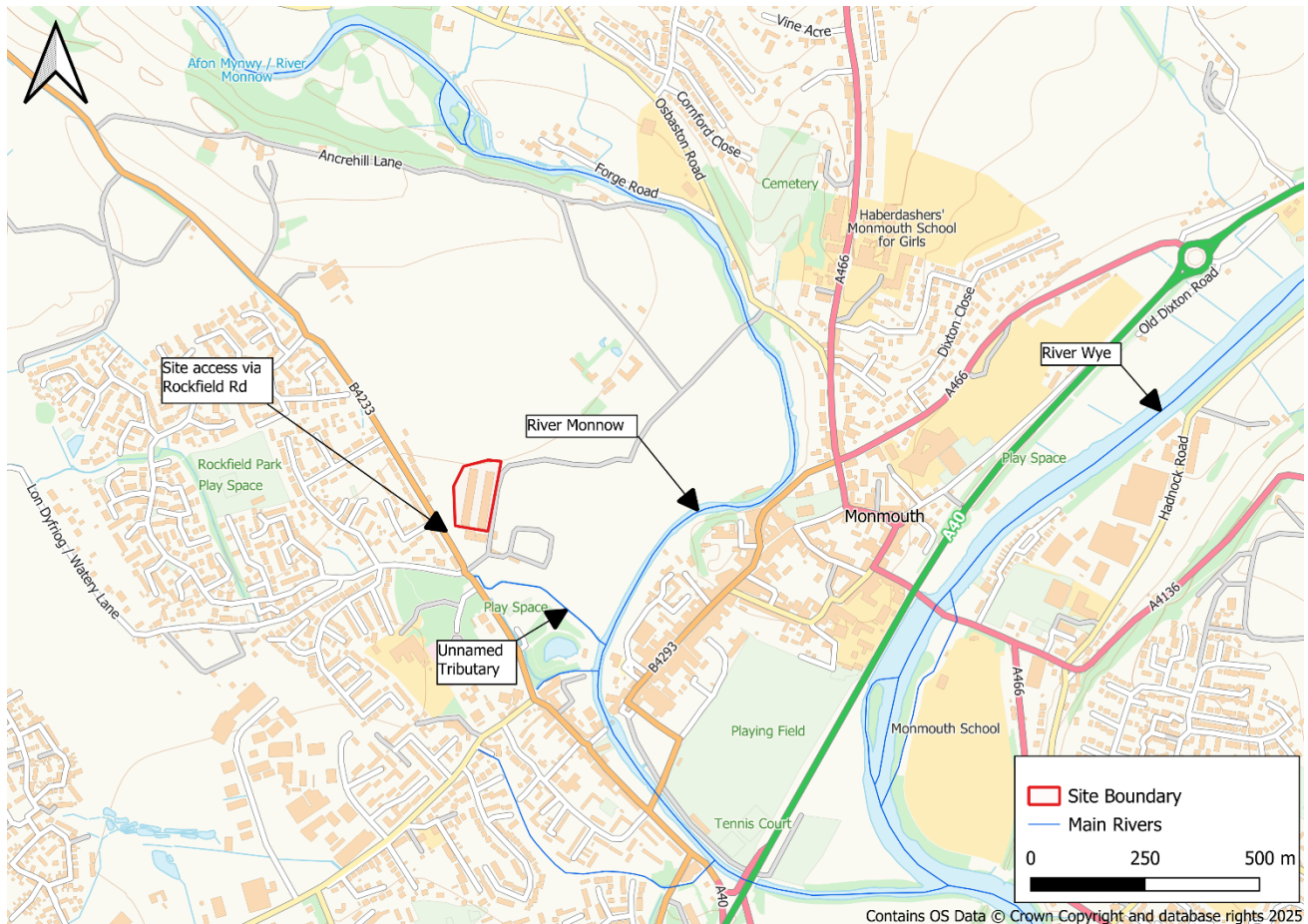


Figure 2-1 Site Overview

2.2 Topography

A 2018 topographic survey of the site undertaken by PM Consultants (UK) Ltd can be found in Appendix A. The topographic survey demonstrates that the site levels fall to the south-east from the northern boundary. Ground levels fall from 20.4mAOD at the northern boundary, to 19.3mAOD at the south-eastern corner of the site.

There are raised earth bunds to the east and south of the site which are at a level of 20.0-20.25mAOD. The south bund which was constructed between the site of the proposed development and the adjacent retail development.

1m Light Detection and Ranging (LiDAR) data has been used to visually represent the topography of the site as seen in Figure 2-2.

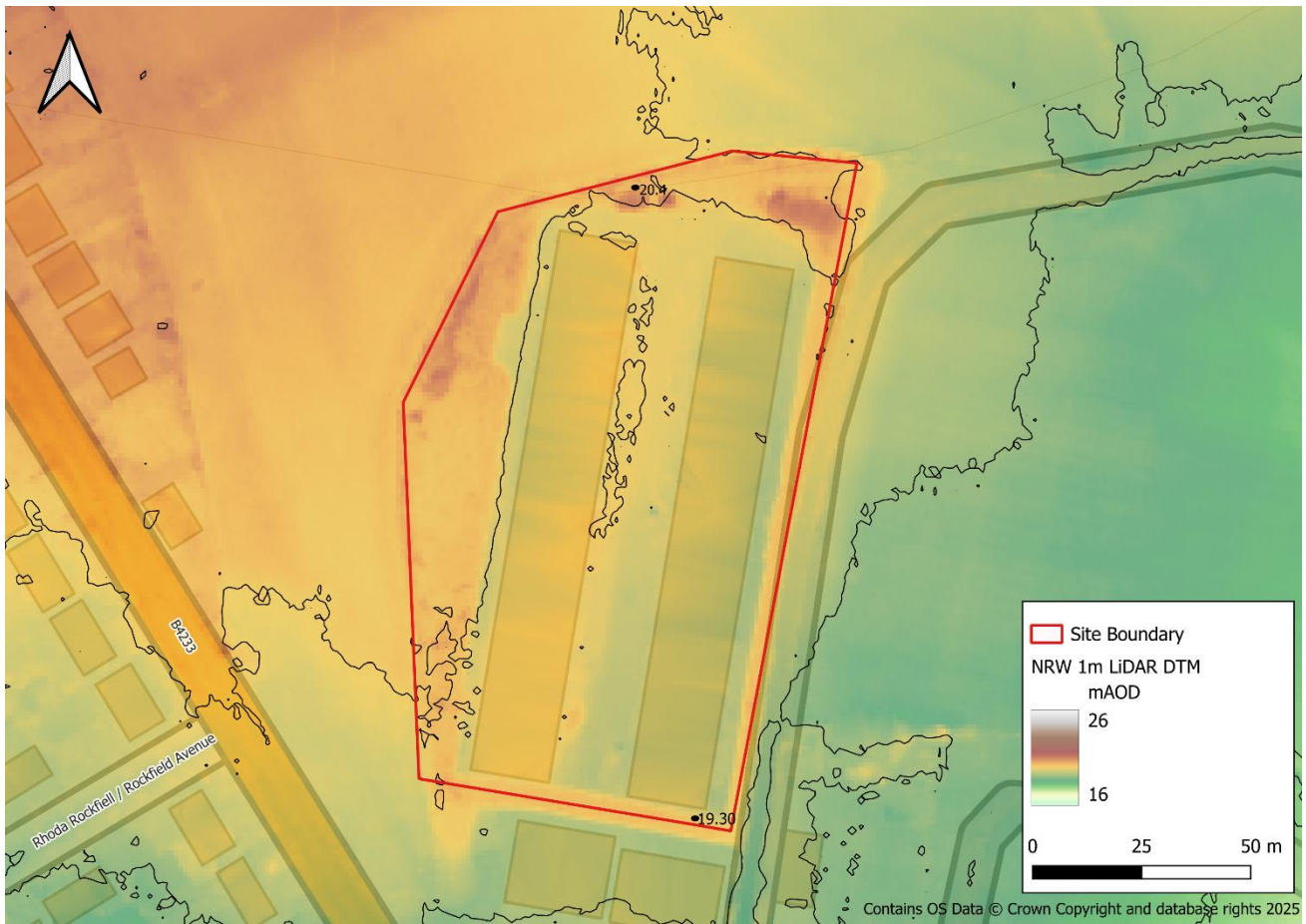


Figure 2-2 NRW 1m LiDAR DTM Derived Topography

2.3 Site Soils and Geology

The proposed development site, as well as most of the surrounding area, is situated on top of freely draining floodplain soils. The texture is classified as loamy, meaning it's comprised of a mix of sand, silt and clay-sized particles which make the soil freely draining. This information was obtained from the Cranfield University Soilscape Viewer¹.

The Geology of Britain map viewer² from the British Geological Survey (BGS) was analysed to determine the geological setting of the area. The bedrock geology forms part of the St Maughans Formation, which consists of argillaceous rocks and interbedded sandstones. The superficial deposits consist of sands and gravels which are categorised as River Terrace Deposits.

2.4 Proposed Development

The proposed development is for the demolition of the existing poultry shed and the construction two new units for use for commercial use, use class 'Business B1'. Each individual unit will have a gross internal floor area of 1630m². Associated car parking will

1 Cranfield University Soilscales: <http://www.landis.org.uk/soilscales/>

2 BGS Geology of Britain Viewer: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>

be located to the northeast, south and centrally of the existing sheds. An overview of the proposal can be found in Appendix B.

3 Flood Risk Assessment

3.1 Assessment of Flood Risk

A review of the existing data from NRW and Monmouthshire County Council (MCC) on flood risk from all sources has been undertaken and is summarised in Table 3-1 below.

Table 3-1 Summary of Flood Risk at the Site

Source of Flooding	Onsite Presence	Description
Flood Risk from the Sea	✗	The site is not at risk of tidal flooding.
Flood Risk from Rivers	✓	The site is at risk of flooding from rivers.
Flood Risk from Surface Water and Small Watercourses	✗	The site is subject to very low risk of surface water flooding.
Flood Risk from Reservoirs	✗	The site is not at risk of flooding from reservoirs.
Flood Risk from Groundwater	✗	The site is at low risk of flooding from groundwater.
Flood Risk from Canals	✗	The site is not at risk of flooding from canals.
Flood Risk from Sewers	✗	The site is at low risk of flooding from sewers.

3.2 Monmouthshire County Council Strategic Flood Consequences Assessment

A Stage 1 Strategic Flood Consequence Assessment was undertaken in 2022 to provide an overview of flood risk from all sources in the MCC area.

The Level 1 SFCA identifies a risk of fluvial flooding within the MCC area associated with main rivers and ordinary watercourses, and surface water flooding.

Details of historical tidal, fluvial and surface water flooding are provided within the SFCA. There is no historical flood events reported to have occurred within the site boundary.

No further site-specific concerns have been identified within the SFCA in relation to flood risk at the site.

3.3 Flood Risk from the Sea

The NRW Flood Map for Planning shows the site to be within Flood Zone 1 of the Flood Map for Planning. Flood Zone 1 represents those area at very low risk from costal/ tidal flooding. Consequently, the site is at **very low risk** of flooding from the sea.

3.4 Flood Risk from Rivers

The Flood Map for Planning - Flood Risk from Rivers shows the site to be entirely within Flood Zone 2 as seen in Figure 4-1. This represents a between 0.1% (1 in 1000 year) and 1% (1 in 100 year) chance of flooding in any given year including an allowance for climate change. A more detailed analysis has been undertaken below.

3.4.1 Detailed Hydraulic Modelling

In 2017, JBA Consulting acquired the ISIS-TUFLOW model of the Rivers Wye and Monnow at Monmouth from NRW. JBA updated the hydrology for the River Monnow, as well as incorporating topographic survey information of the site and recent adjacent retail development. The flood model separately assesses flood events that are dominated by the River Wye and the River Monnow.

During the 1% AEP plus climate change event, neither the Wye dominant nor Monnow dominant events pose a flood risk to the proposed site or its access, as shown in the Figures Figure 3-1 and Figure 3-2.

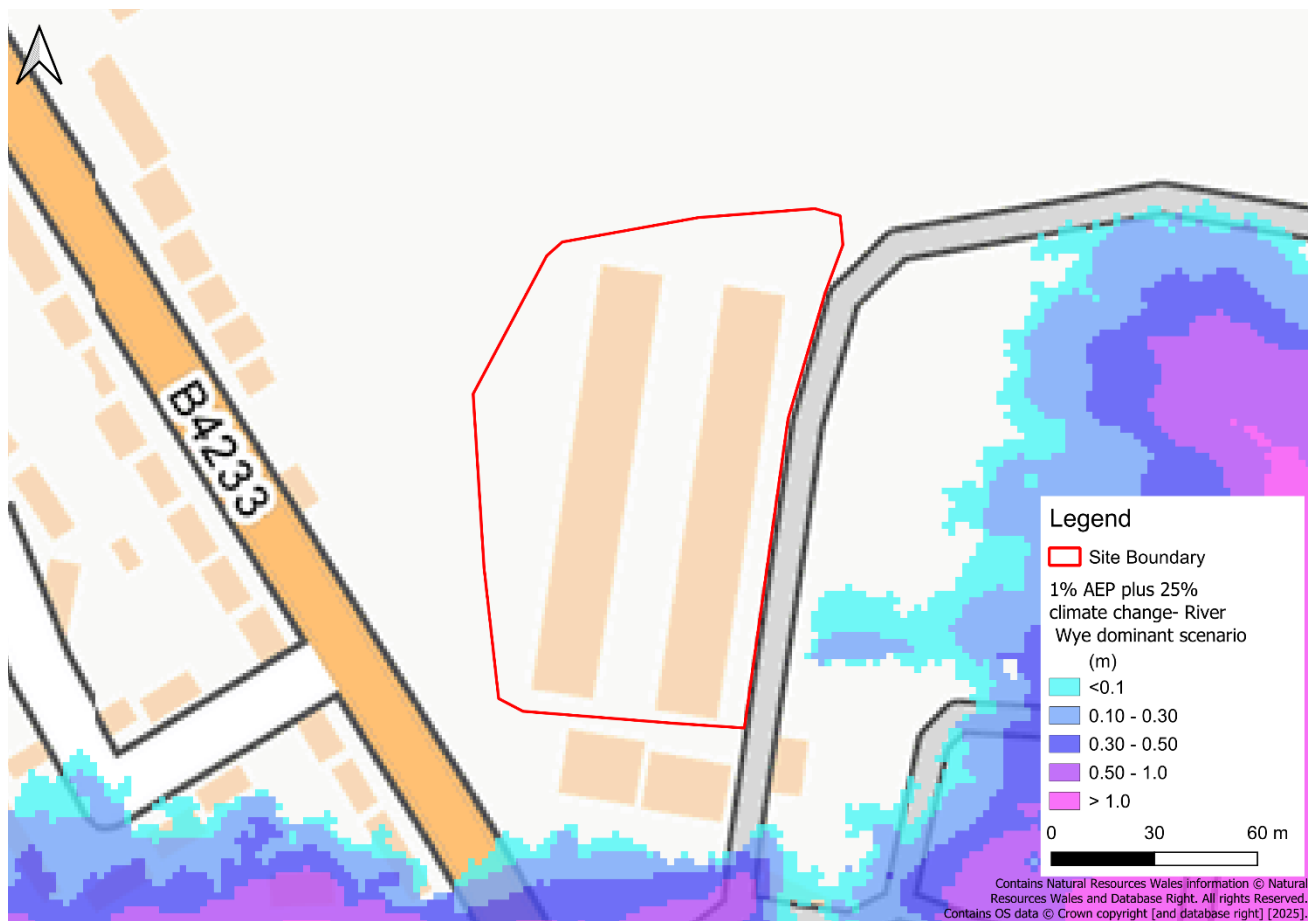


Figure 3-1 Wye dominant 1% AEP plus Climate Change Maximum Flood Depths

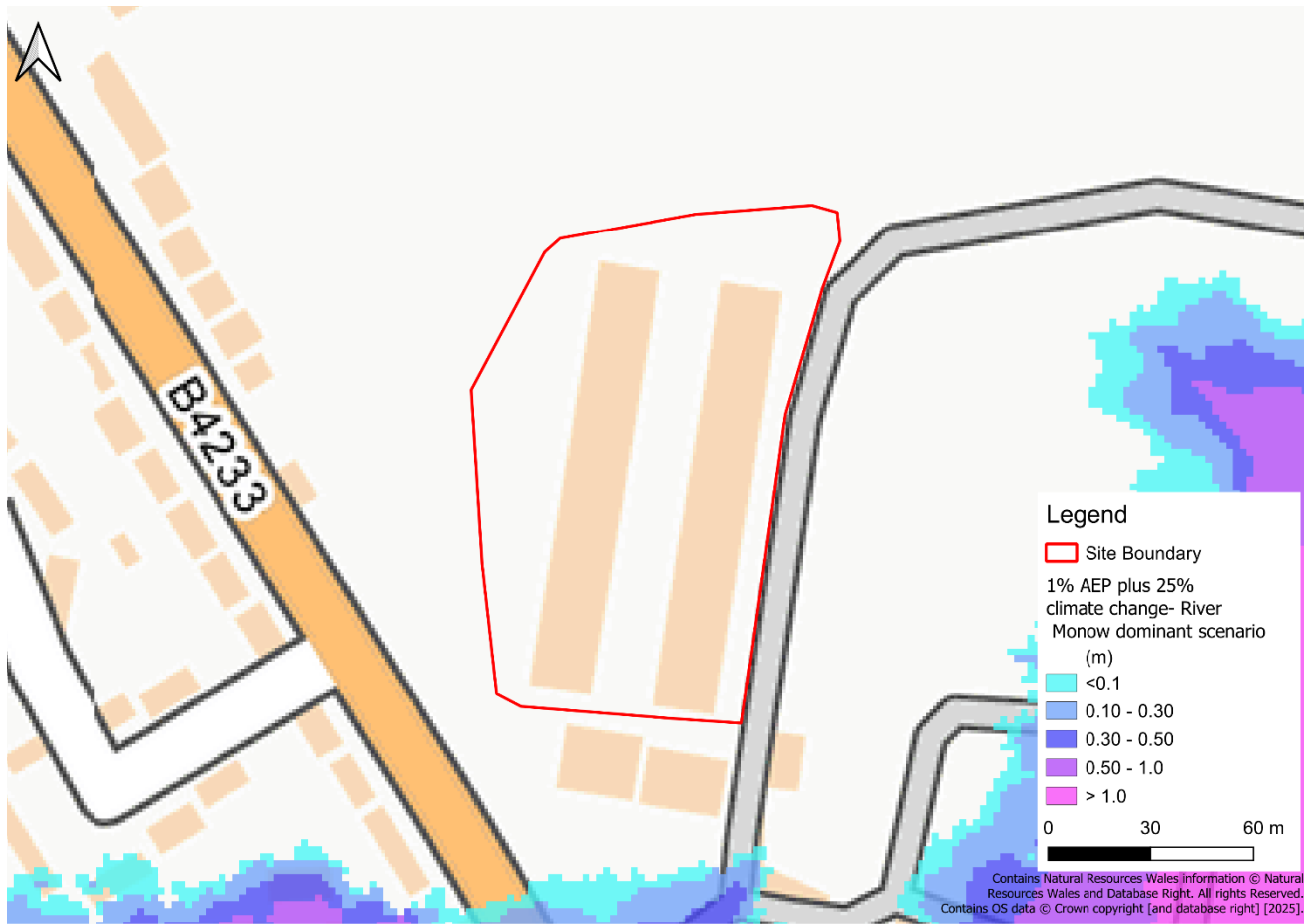


Figure 3-2 Monow Dominant 1% AEP plus Climate Change Maximum Flood Depths

The 0.1% event was assessed for both the Wye and Monow dominant events. In the 0.1% AEP Monnow dominant event, the site is predominantly flood free, with flood waters restricted by the existing bunds to the south and east of the site. In the 0.1% AEP Wye dominant event, shall flooding of up to 600mm was predicted to the eastern extent of the site. These results are presented below in Figure 3-3 and Figure 3-4.

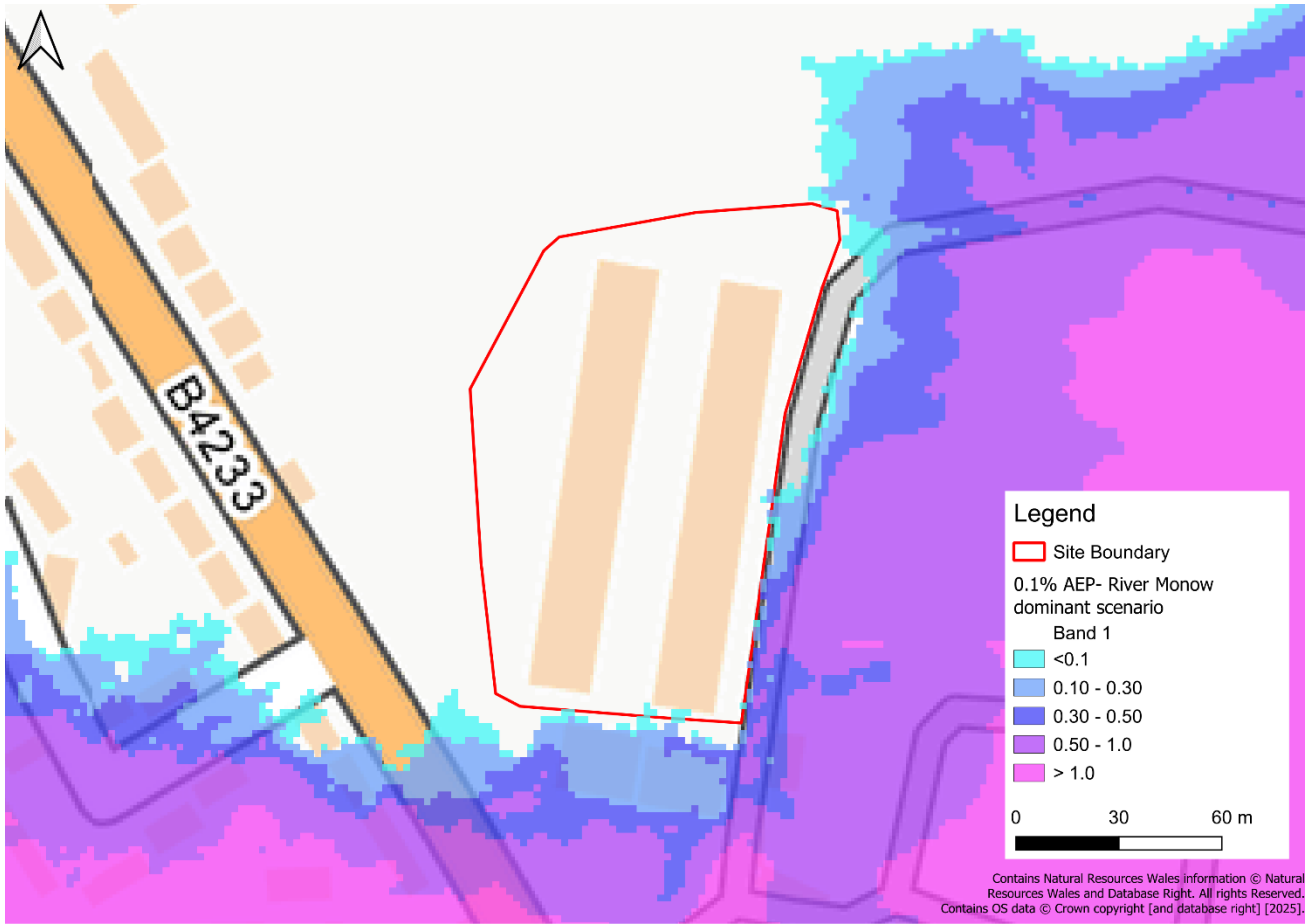


Figure 3-3 Monow Dominant 0.1% AEP Maximum Flood Depths

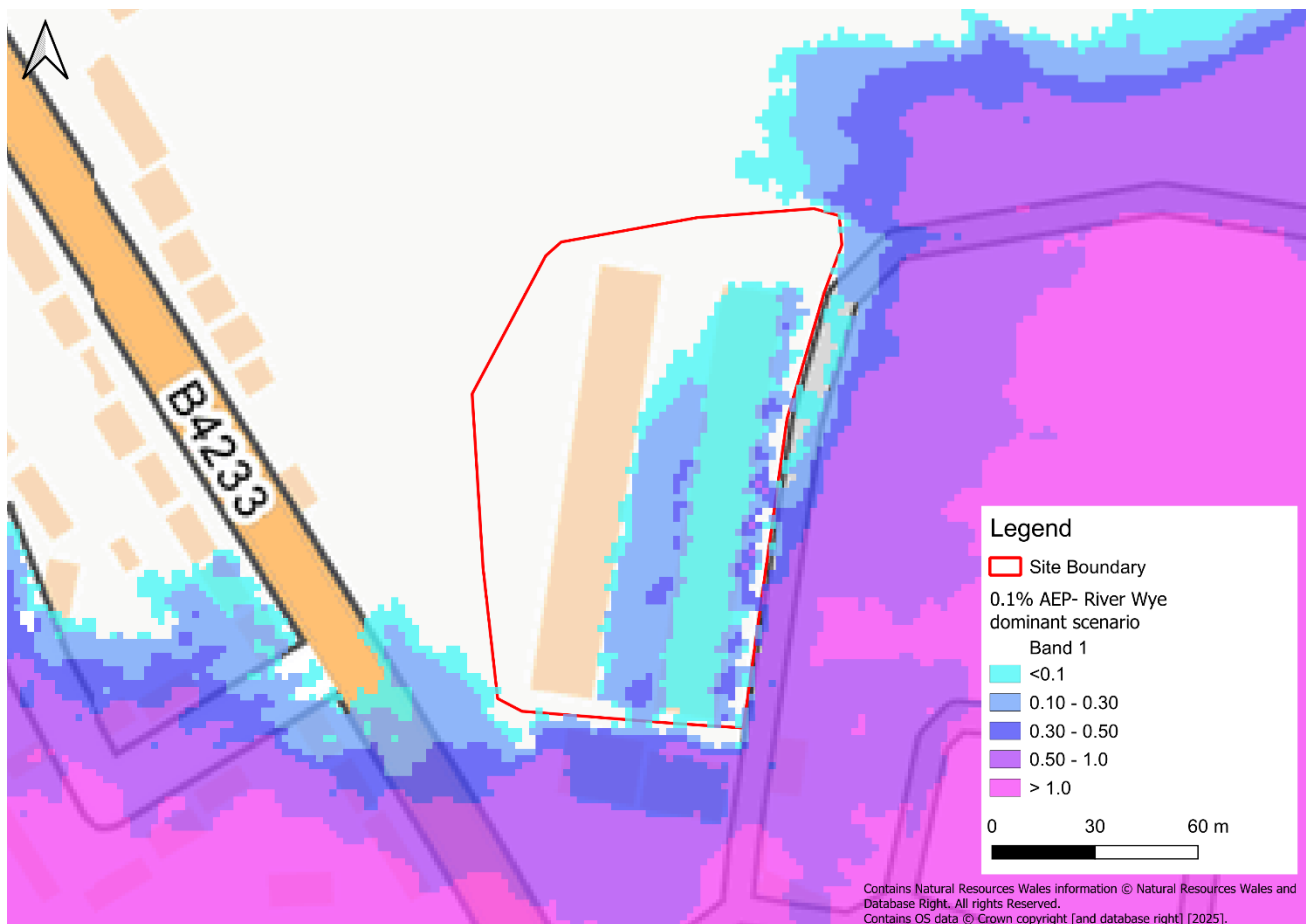


Figure 3-4 Wye dominant 0.1% AEP Maximum Flood Depths

The new release of TAN-15 requires the 0.1% AEP **plus climate change** event to be assessed, replacing the previous extreme design event of the 0.1% AEP. No new modelling has been conducted at this stage to fully assess the site against the Wye and Monow dominate events for the 0.1% AEP plus climate change event.

In the absence of detailed flood modelling information for the 0.1% AEP plus climate change event, NRW's National Flood Hazard Mapping (NFHM) has been used to assess the potential flood risks in this event. The generalised nature of the NFHM modelling normally provides precautionary results. The predicted flood depths from the NFHM data are shown in Figure 3-5.

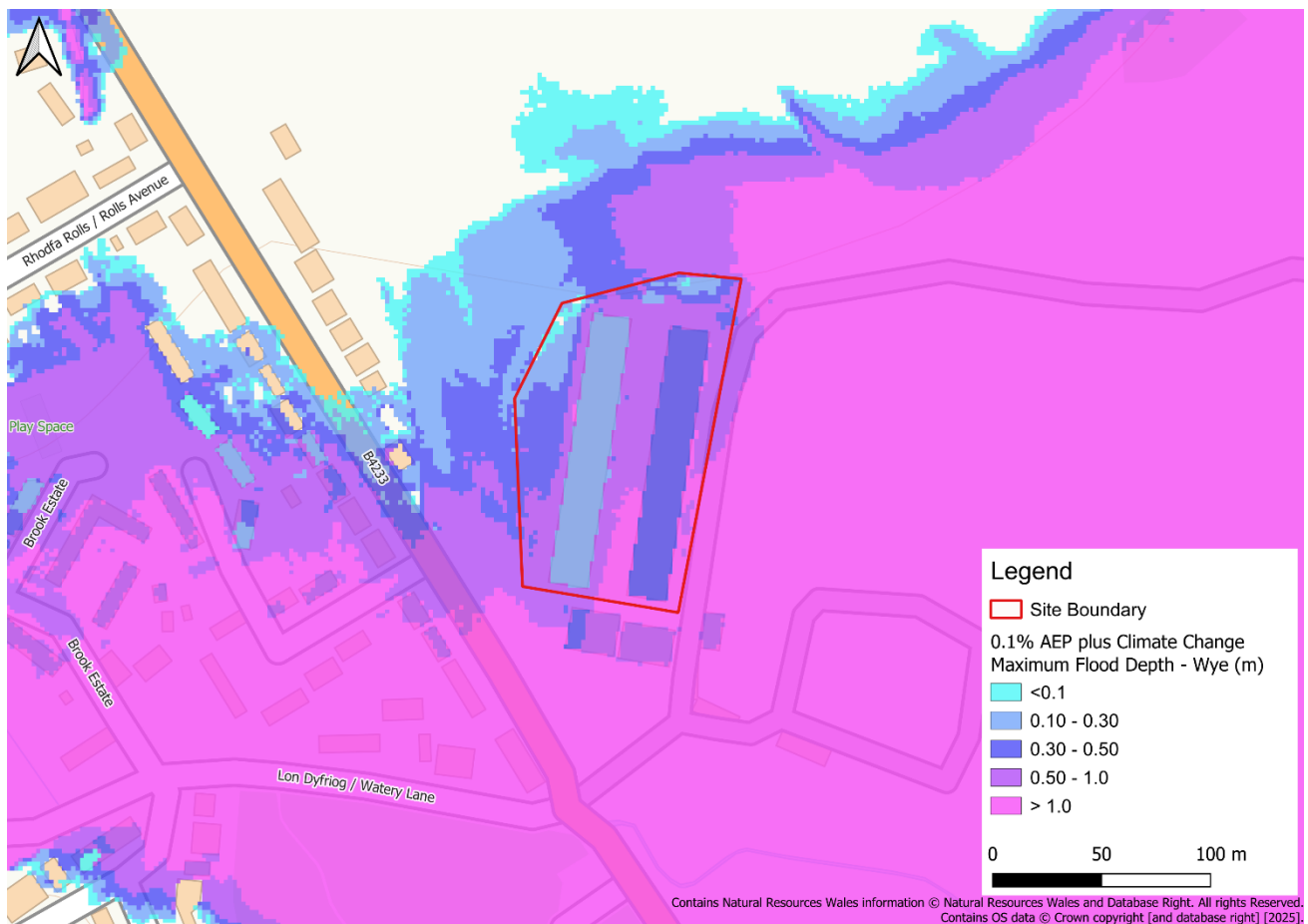


Figure 3-5 National Flood Hazard Mapping - 0.1% AEP Event + CC Maximum Depth

Flooding during this event covers the entire site, and maximum flood depths are in excess of 1.2m south of the eastern shed. Across the site, the maximum flood depths are shown to vary with the shallowest depths being found in the north west of the site, where depths are around 0.2m in depth, if not shallower. The maximum depths inside the existing buildings are approximately 0.27m and 0.42m for the western and eastern sheds, respectively.

Based on the data available to us it has been assessed that the site is at **moderate** risk of fluvial flooding.

Should this site progress it is recognised that further details flood modelling will be required to support a robust assessment of flood risks and develop appropriate flood mitigation and resilience strategies.

3.5 Flood Risk from Surface Water and Small Watercourses

The site is predominantly within Flood Zone 1 for the FMfP- Flood Risk from Surface Water and Small Watercourses, and as such, at very low risk. A Small area adjacent to the western shed is represented by a small area of Flood Zone 2. This will likely be mitigated by a detailed drainage strategy and is not thought to pose a risk to the development. As such, the site is assessed to be at **low** risk of surface water and small watercourse flooding.

3.6 Flood Risk from Reservoirs

The NRW Flood Risk Assessment Wales (FRAW) map for Flood Risk from Reservoirs indicates that the proposed development site is not at risk of flooding due to reservoir failure. It can therefore be concluded that the risk of reservoir flooding at the site is **very low**.

3.7 Flood Risk from Groundwater

Groundwater levels are not a significant flood risk on a strategic scale within Monmouthshire and groundwater levels are known to rise and fall slowly. There are localised areas within the MCC administrative boundary where groundwater flooding has known to have occurred previously, though none of these areas are located within the vicinity of this site. The site is not located within a Groundwater Source Protection Zone where groundwater levels are more likely to fluctuate.

The Monmouthshire Strategic Flood Consequences Assessment states that the risk of groundwater flooding in the study area is considered to be low and the sites are not identified as an area where groundwater has occurred previously.

Overall, the risk of groundwater flooding to the proposed development site is **low**.

3.8 Flood Risk from Canals

The site is located a significant distance from the Monmouthshire and Brecon Canal and is therefore **not at risk** from a breach or overtopping of the canal.

3.9 Flood Risk from Sewers

The Monmouthshire Strategic Flood Consequences Assessment does not indicate any historic sewer flooding records at the site. Overall, the risk of sewer flooding to the proposed development site is **low**.

4 Planning Policy

4.1 Planning Context

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which, together with PPW, provide the national planning policy framework for Wales. These policies aim to make all development in Wales sustainable and improve the social, economic, environmental, and cultural wellbeing of Wales as set out in the Wellbeing of Future Generations Act 2015.

Technical Advice Note 15 (TAN-15), originally introduced by the Welsh Government in 2004 and most recently updated in March 2025, provides technical guidance relating to development planning and flood risk in Wales. TAN-15 provides a framework within which the flood risks arising from rivers, the sea and surface water, and the associated risk of coastal erosion can be assessed. The approach set out in the most recent update to TAN-15 ensures flooding and coastal erosion are accorded appropriate consideration in plan-making and development management decisions.

4.2 Form of Development

TAN-15 recognises two key forms of development: New Development and Redevelopment. The definition of both terms is provided in Table 4-1.

Table 4-1 Form of Development

Form of Development	Definition
New Development	Any Development on greenfield land
Redevelopment	Any Development on previously developed land as defined in Planning Policy Wales

As detailed in Section 2.5, the development proposals are for the demolition and construction of two new industrial units. As such, the proposed development is classified as **Redevelopment**.

4.3 Vulnerability Classification

TAN-15 assigns one of three flood risk vulnerability classifications to developments, as shown in Table 4-2. The proposed development is for industrial/commercial development; therefore, it is classified as a 'less vulnerable development' by TAN-15. The proposals do not seek to increase the vulnerability classification of the site.

Table 4-2 TAN-15 Vulnerability Classifications

Development category	
Highly vulnerable development	All residential premises (including hotels, Gypsy and Traveller sites, caravan parks and camping sites). Schools and childcare establishments, colleges and universities. Hospitals and GP surgeries. Especially vulnerable industrial development (e.g. power generating and distribution elements of power stations, transformers, chemical plants, incinerators), and waste disposal sites. Emergency services, including ambulance stations, fire stations, police stations, command centres, and emergency depots. Buildings used to provide emergency shelter in time of flood.
Less vulnerable development	General industrial, employment, commercial and retail development. Transport and utilities infrastructure. Car parks. Mineral extraction sites and associated processing facilities (excluding waste disposal sites). Public buildings including libraries, community centres and leisure centres (excluding those identified as in Highly Vulnerable category and emergency shelters). Places of worship. Cemeteries. Equipped play areas. Renewable energy generation facilities (excluding hydro generation).
Water Compatible Development	Boatyards, marinas and essential works required at mooring basins. Development associated with canals. Flood defences and management infrastructure. Open spaces (excluding equipped play areas). Hydro renewable energy generation.

4.4 Flood Map for Planning Classifications

The Flood Map for Planning (FMfP) is the starting point for consideration of flood risk. The map uses flood zones to indicate the degree to which land is at risk of flooding from rivers, the sea, surface water and small watercourses. The main zones are Zone 1, Zone 2, Zone 3 and the Defended Zone. The FMfP displays predicted future flood risk with an allowance made for climate change over a 100 year lifetime of development.

Proposals for development located partially or wholly in Flood Zone 2 or 3 must be supported by a Flood Consequences Assessment (FCA).

4.4.1 Flood Map for Planning - River

The site is located within Flood Zone 2 of the FMfP- Flood Risk from Rivers as shown in Figure 4-1 below. Areas in Flood Zone 2 have a less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance of flooding in any given year, including an allowance for climate change.

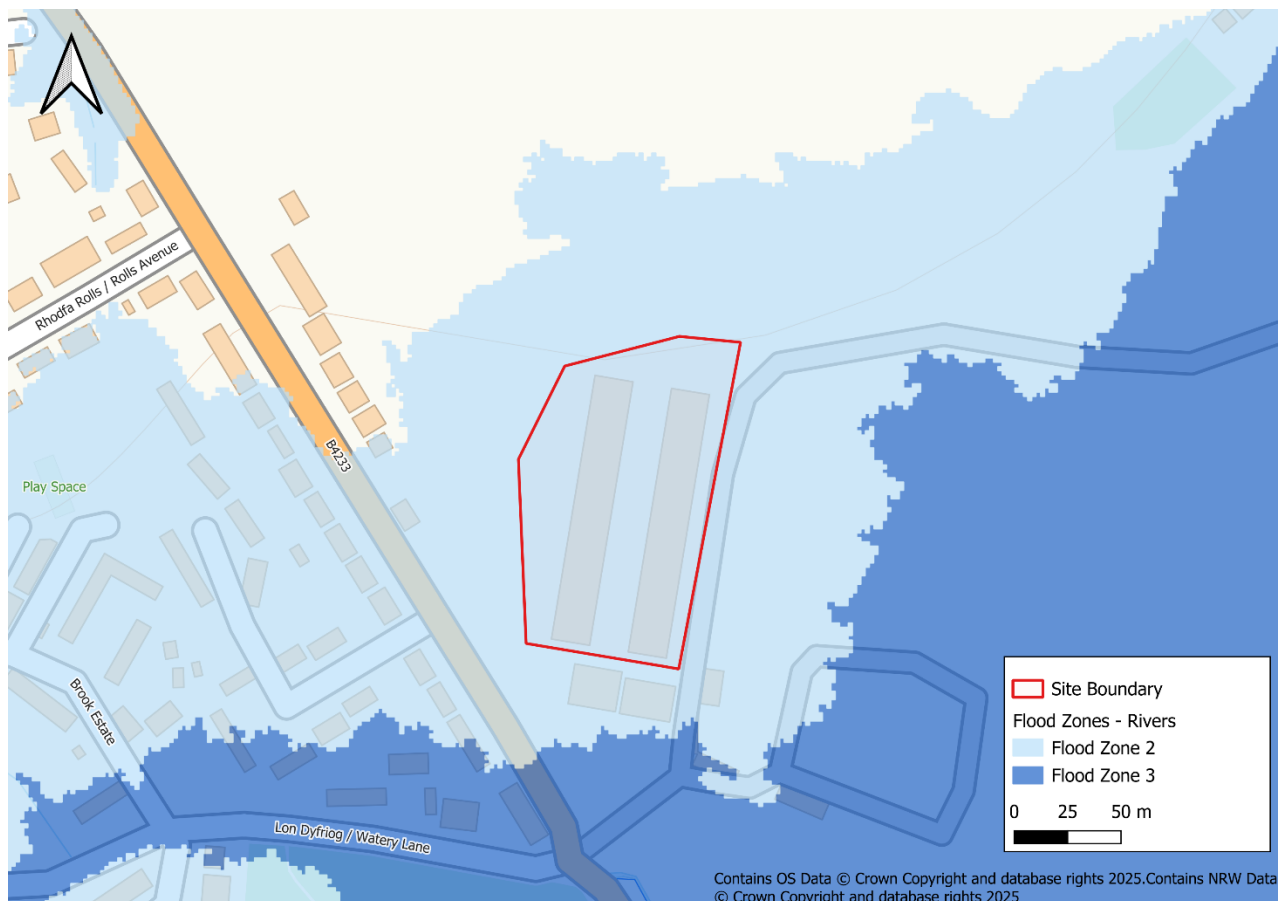


Figure 4-1 Flood Map for Planning - Flood Risk from Rivers

4.4.2 Flood Map for Planning - The Sea

The site is located in Flood Zone 1 of the Flood Map for Planning for Sea. This means that there is less than a 0.1% Annual Exceedance Probability (AEP) chance of tidal flooding in any given year, including an allowance for climate change. This is shown by a transparent

layer on the Flood Map for Planning, and as such, no map has been provided in this assessment.

4.4.3 Flood Map for Planning - Surface Water and Small Watercourses

The site is predominantly located within Flood Zone 1 of the FMfP- Flood Risk from Surface Water and Small Watercourses as shown in Figure 4-2 below. There is however a small area located within Flood Zone 2 located adjacent to the western most shed.

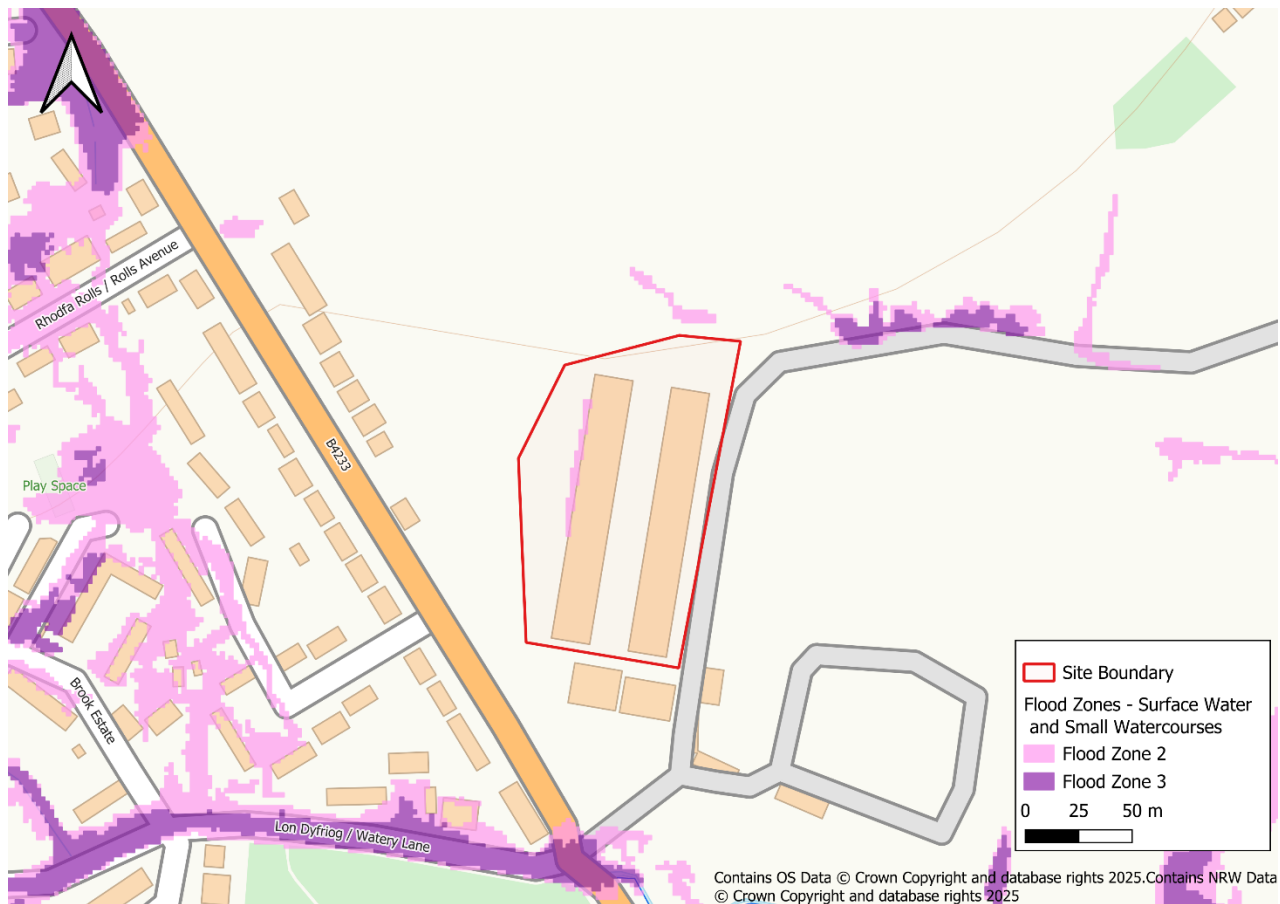


Figure 4-2 Flood Map for Planning - Flood Risk from Surface Water and Small Watercourses

4.5 Application of Flood Zones to Development Management Decisions

Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere. TAN-15 sets out the key conditions that should be met to demonstrate that development is appropriate for its location.

For areas within Flood Zones 2 of the Flood Map for Planning for Rivers, such as this site, Section 10.19 of TAN-15 states:

"Planning applications in Zone 2 require careful consideration and must be consistent with the acceptability considerations set out in section 11. They must also be accompanied by a FCA which clearly describes the flood risk and the risks must be acceptable... Proposals for

redevelopment on brownfield land of any vulnerability will need to assist, and be consistent with, the Development Plan strategy to regenerate an existing settlement or achieve key economic or environmental objectives. Where proposals for redevelopment include residential use, local authorities should ensure that such uses do not occur at ground floor level, they will also need to be compatible with the tolerable conditions set out in section 11 and exhibit resilient flood design as described in section 13"

The proposed development will bring back into use a former agricultural/industrial site, providing key employment and economic opportunities. On this basis, should the site be allocated it would be permissible within its current location, subject to an FCA, including assessment against the acceptability consideration set out in Section 11 of TAN-15.

Whilst the National Flood Hazard Mapping currently shows that certain areas of the site exceed the tolerable conditions (600mm) during the 0.1% AEP plus climate change event, such as the south east of the site. However, not all areas of the site are predicted to exceed the tolerable conditions during this event. During the 0.1% AEP plus climate change event, both the existing sheds and much of the western/northwestern area of the site have maximum flood depths that do not exceed the tolerable conditions. Furthermore, Section 11.8 of TAN15 notes:

"The thresholds may be applied with more flexibility for redevelopment, changes of use, conversions and extensions, where the ability to substantially redesign a development is limited. In those circumstances, the thresholds are a guide. If they cannot reasonably be met, the planning authority should seek the views of the relevant risk management authorities on the resilience measures proposed to help it reach a decision."

5 Flood Risk Management Recommendations

The following measures are recommended to help manage the risk of flooding at the site. The proposed redevelopment of the site provides an excellent opportunity to improve the flood resilience of the development.

5.1 Finished Flood Levels

The raising of internal FFL or the existing site levels could reduce the flooding during the extreme 0.1% AEP plus climate change event. Minimum FFL's will need to be informed by updated modelling. Additionally, any changes to the existing site levels may require post-development modelling to assess whether mitigation measures could negatively impact on flood risk elsewhere.

5.2 Property Flood Resilience Measures

It is recommended that the future development should adopt flood resistance and resilience measures in accordance with the CIRIA Property Flood Resilience Code of Practice.

Flood resistance measures (i.e. keeping water out of the building) are generally feasible for flood depths less than 0.6m. In some instances, it may be feasible to increase these depths, subject to structural design and sign off by a structural engineer.

Resilience measures should be included alongside flood resistance, as keeping water out of the building is unlikely to be 100% effective.

Resilience measures could include (but not limited to):

- using flood-resistant and resilient materials to above the flood level i.e hard floors and tiling;
- flood doors or barriers on external entrances;
- raising sensitive equipment, wiring and sockets above the flood level (where practicable);
- locate service entry points above the flood level or seal to avoid creating points of entry for flood water (where practicable);
- ensure access to all spaces internally to enable drying and cleaning; and
- fit non-return valves to drainage pipework for backflow protection against sewer flooding.

It should be noted that many of the measures mentioned above i.e raised electrical sockets and hard floors are common within industrial/commercial settings.

5.3 Flood Warning Services

NRW flood warnings for fluvial flood events are typically provided 1-2hrs in advance of an event. Flood warnings give notice that “flooding is expected” and “immediate action is required”. A lower grade flood alert is used to prepare for possible flooding and will generally be issued with a greater lead-time.

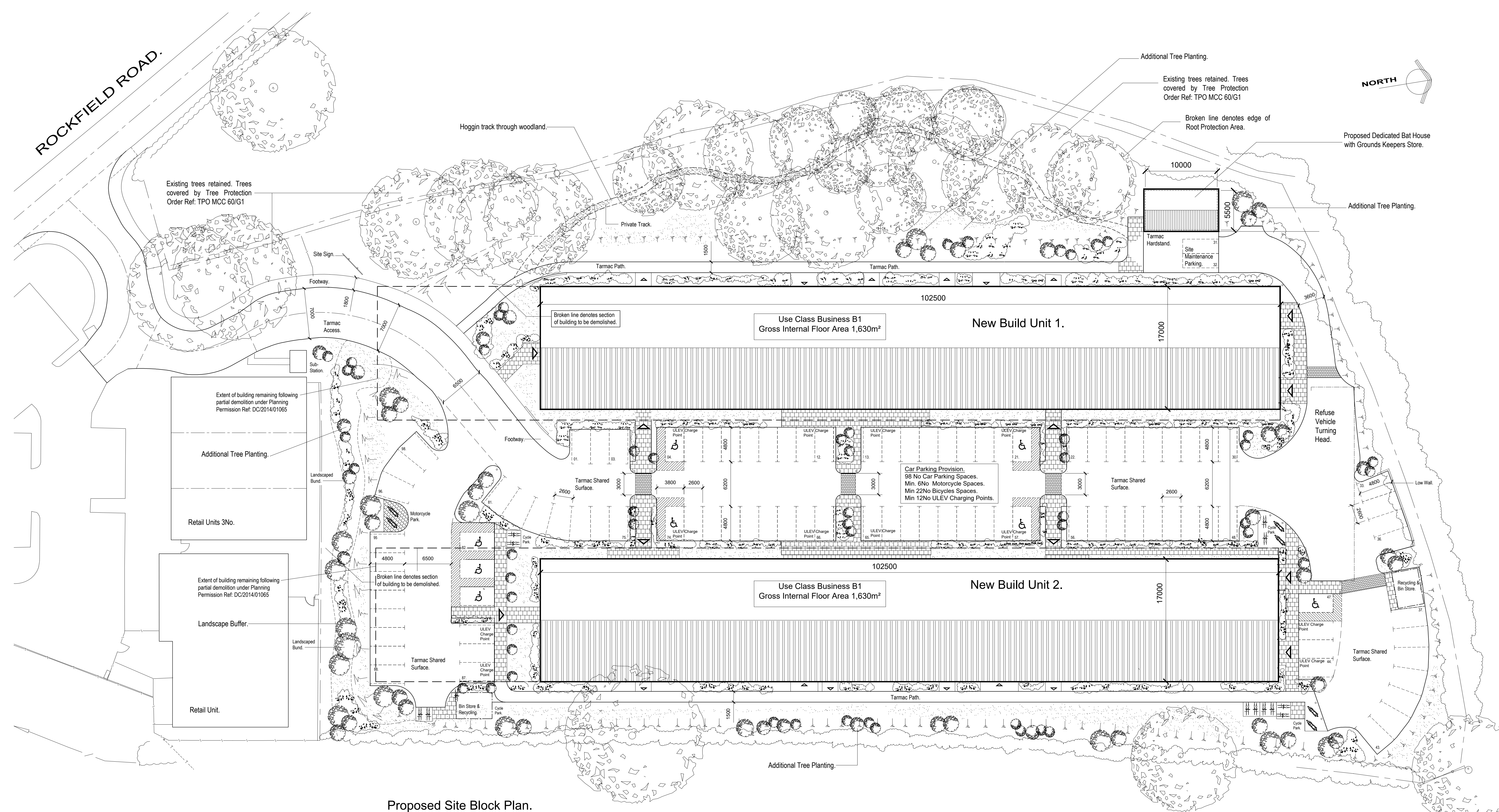
The proposed development site is located within the 'River Monnow at Watery Lane, Over Monnow' flood warning area and the 'Rivers Wye and Monnow in Monmouthshire' flood alert area. It is recommended that the occupants sign up for these flood warnings and alerts to ensure the site can be evacuated before a flood event.

6 Conclusion

- JBA were commissioned by the Trustees of Morspan Pension Scheme to assess flood risk for a site on Rockfield Road, Monmouth.
- The site has been put forward as a candidate site for the revision to the Local Development Plan for Monmouthshire County Council.
- The site is shown to be at a very low risk from surface water and small watercourse flooding, where there is a less than a 1 in 1,000 chance of flooding in any given year. The site is also at very low risk of groundwater flooding, flooding from canals and sewers. Furthermore, the site is not at risk of tidal or reservoir flooding.
- The site was shown to be within Flood Zone 2 of the Flood Map for Planning - Flood Risk from the Sea.
- Detailed fluvial flood modelling has previously been undertaken for the site by JBA, improving upon earlier modelling by NRW. This flood modelling shows that the site is not at risk of flooding during the 1% AEP plus climate change scenario.
- Assessment of maximum flood depths during the extreme 0.1% AEP plus climate change scenario showed that flooding during this event covers the entire site, and maximum flood depths are in excess of 1.2m south of the eastern shed.
- Across the site, the maximum flood depths are shown to vary with the shallowest depths being found in the north west of the site, where depths are around 0.2m in depth, if not shallower. The maximum depths inside the building are approximately 0.27m and 0.42m for the western and eastern sheds, respectively Based on the data available to us
- This was based of the National Flood Hazard Mapping dataset. It was therefore, assessed that the site is at moderate risk from fluvial flooding.
- Should this site progress it is recognised that further details flood modelling will be required to support a robust assessment of flood risks and develop appropriate flood mitigation and resilience strategies.
- As the site is located within Flood Zone 2 of the FMfP development in the Flood Zone is permissible provided that it is "*consistent with, the Development Plan strategy to regenerate an existing settlement or achieve key economic or environmental objectives*". The proposed development will bring back into use a former agricultural/industrial site, providing key employment and economic opportunities.
- Should the site come forward in the plan, any planning application will have to been supported by a full FCA to assess the site against all forms of flooding and demonstrate the *consequences of flooding are acceptable for its lifetime*.

Appendix A - Topographic Survey

Appendix B - Proposed Development



Proposed Site Block Plan.

BAT MITIGATION NOTES.

Please be aware this site contains European Protected Species (EPS). An EPS Licence must be obtained from Natural Resources Wales prior the commencement of works on site. Refer to David Clements Ecology - Survey For Bats & Nesting Birds - Survey Report for Mitigation proposals.

The Retained Ecologist DAVID CLEMENTS ECOLOGY LIMITED 02920 350120 should be consulted on all issues relating to the protected species.

Proposed Mitigation to include:-

- Dedicated Bat Loft
- Four Number Integrated bat boxes on adjacent tress;
- Four Number Surface Mounted bat boxes on adjacent tress;
- Crawl board gaps between fascias / barge and wall;
- Using type 1F hessian-backed bitumen felt lining. The use of breathable roofing membrane will not be permitted.
- Sensitive lighting strategy;

Dedicated Bat House: Refer to drawing 1376[PL]11 & 1376[PL]12. To mitigate/compensate for the loss of the existing bat roosts a new dedicated Bat House will be constructed on site. The dimensions of the bat roost set below a duo-pitched roof will have the approximate dimensions as follows: apex height of **5.0m**, a width of **5.0m** and a length of **5.0m** giving a total volume of **100.0m³**. The secondary space containing the Toast Rack an Hot box has a apex height of **2.0m**, providing a further volume of **22.0m³**. Total volume of **122.0m³**. The bat loft will be created for the use by brown long-eared bats and other bat species such as common pipistrelles.

BAT MITIGATION Continued.

The retained Ecologist will undertake a Toolbox talk with the Contractors prior to development works commencing on site. Advising of protocol and procedures should a bat be discovered. The retained Ecologist will also be attendance during the soft strip of sensitive areas identified in the report.

Disturbance works to the existing structure shall be restricted, where practical, to the winter period between November and March.

Where the barge boards lie next to the roost, care will be taken to ensure that there are adequate gaps of at least 50mm x 20mm along the top of the wall panel to allow access by bats below the verge and onto the top edge of the wall panels into the roost without being blocked by insulation or other structures.

Hopper type access to Bat Roost formed in North Gable of dedicated building providing weather protection.

Bat access points to be left unobstructed during or post construction with rafters and purlins to roof structure exposed providing uninterrupted flying space.

External lights to be positioned at low level and away from bat access points. Installed to agreed positions with Ecologist.

All timber treatment chemicals and procedures to be approved by Natural Resources Wales.

BIRD NESTING OPPORTUNITIES.

Construction work on the buildings that may be used by breeding birds should, wherever possible, be undertaken from September to February outside the bird breeding season (March to August inclusive). Alternatively, any works undertaken from March to August should be subject to a check for nesting birds by a suitably qualified ecologist immediately prior to removal of such habitats. If any active nests are found these will be protected, along with an appropriate buffer zone of approximately 5m, until the nesting is complete and the young have fledged.

Proposed Mitigation to include:-

- Four number Swallow nest cups in a sheltered location on the structure;
- A integrated Starling box shall be installed in the wall structure.
- Two Number Jackdaw bird nest boxes to be located in nearby trees;
- Two Sparrow terraces shall be affixed / built into the structure; Located away from Bat mitigation features;
- A Barn Owl nest box located in a nearby tree;
- Two Number wren and robin nestboxes located in nearby trees;
- A Little Owl nest box located in a nearby tree;
- A House Martin cup to be affixed to the building;
- Nesting Box for Blue Tit, Birdhouse, Titmice fixed to a nearby tree;
- A integrated swift box shall be installed in the wall structure.

NOTE. All boxes should be of Woodcrete or other similar durable material other than wood.

Buckle Chamberlain Partnership Ltd. Architects & Architectural Technologists.

Mill House, Llancayo Court, NP15 1HY
Llancayo, Usk, Monmouthshire
Tel: 01291 672264
01291 673424
Fax: 01291 671050
Email: enquiries@bucklechamberlain.co.uk

Client Morspan Pension Scheme Limited.

Project Candidate Site Proposal For the Siting of Business Use Class B1 - On Land At Rockfield Road, Monmouth.

Drawing Proposed Site Block Plan.

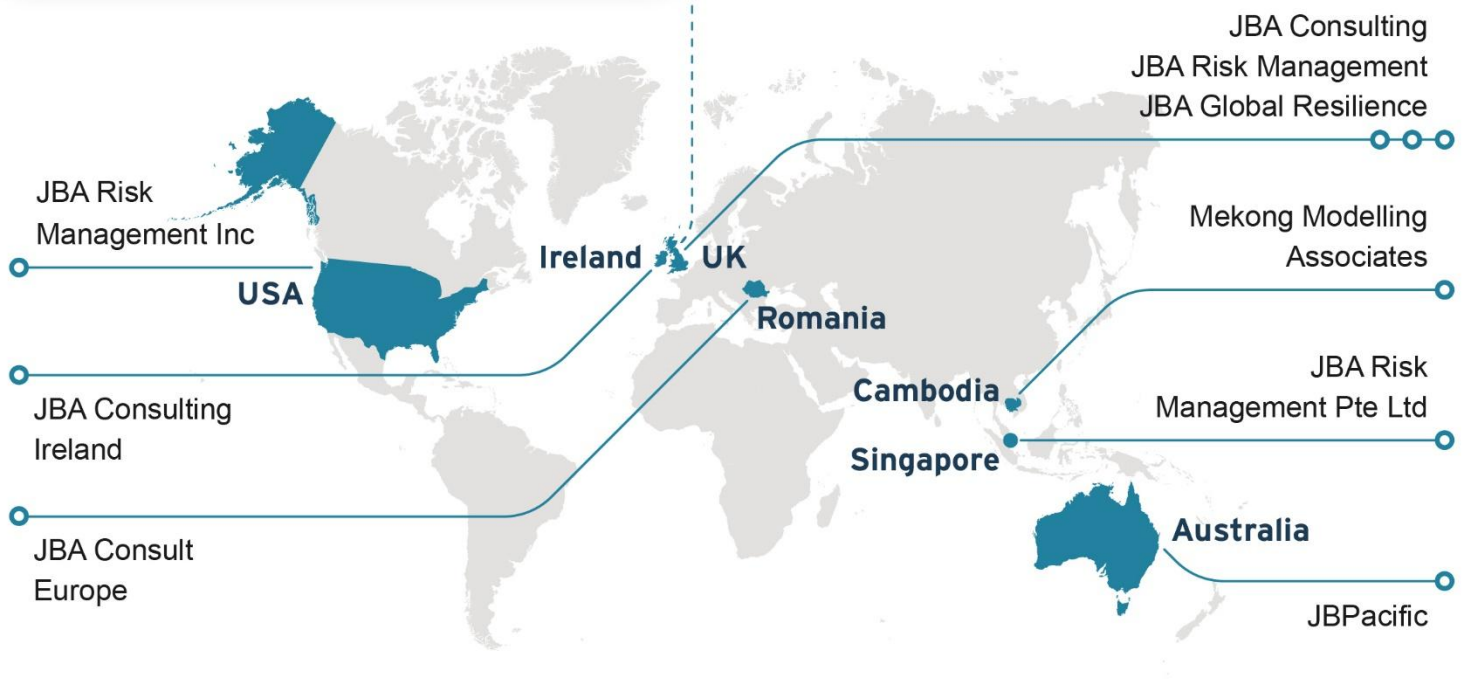
Date	August 2021	Scale	1:250 @ A1
Drawn by	JSS	Drawing No	1450[SK]11
Checked by	.		
Status	Preliminary		



Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick

Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office

1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on  

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

