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CONSULTING CIVIL & STRUCTURAL ENGINEERS

FLOOD CONSEQUENCE ASSESSMENT (FCA)

Llanfair Farm
Marshfield
Newport
CF3 2UF

Prepared for: Chris Hinkman
Project Ref: 18894 – FCA - 02

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All the Natural Resources Wales (NRW) mapping data used is under special license. Data is current as of **January 2025** and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.



1 INTRODUCTION

1.1 Purpose of Report

Vale Consultancy has been instructed by *The Client* to undertake a Flood Consequences Assessment (FCA) for the proposed development of a rural enterprise workers single dwelling at Llanfair Farm, Church Lane, Marshfield, Newport City Council, CF3 2UF (326346E, 182502N).

The assessment has been undertaken in accordance with the requirements of Technical Advice Note 15 (TAN 15) dated July 2004 and taking into account the revised (draft version) of TAN 15 (January 2023).

1.2 Relevant Documents

Newport City Council have been consulted as part of the FCA. The Newport Local Development Plan (LDP) was adopted in January 2015 and now forms the development plan that will form the basis of decisions on land use for planning in Newport. The relevant specific policies relating to flood risk, drainage and climate change have been reviewed and considered as part of this FCA. In addition to the LDP, the following documents and associated relevant policies have been consulted;

- *Newport City Council – Preliminary Flood Risk Assessment (PFRA) April 2011*
- *Newport City Council Local Flood Risk Management Strategy (October 2014)*
- *Newport City Council Local Flood Risk Management Plan (December 2015).*
- *South East Wales – Strategic Flood Consequence Assessment (Stage 1) (November 2022)*



2 SITE DETAILS AND PROPOSED DEVELOPMENT

2.1 Site Location

Vale Consultancy has been instructed by *The Client* to undertake a Flood Consequences Assessment (FCA) for the proposed development of a rural enterprise workers single dwelling at Llanfair Farm, Church Lane, Marshfield, Newport City Council, CF3 2UF (326346E, 182502N). The site is located off Church Lane, Marshfield. The application site is located approximately 9.4km north east from the centre of Cardiff and approximately 7.15km south west of Newport. The site falls within Newport City Council.



Figure 1: Site Location Plan

2.2 Existing and Proposed Development

The existing site is occupied by undeveloped agricultural land used a part of the adjacent farm. The overall area of development is approximately 0.013 hectares in size as defined by the *Application Site Boundary*. The application site is bounded by agricultural fields to the north, east and south with an agricultural barn situated immediately west.

The existing site is occupied by field and dirt track which replicates and concurs with the surrounding general local land use.

Provision of site access / egress is from the unnamed single access track, off of Church Lane.

The proposed development is for construction of a new rural enterprise worker's single dwelling for one person.

Refer to Appendix B.



Residential development is considered '*Highly Vulnerable Development*' in accordance with Figure 2 of the Welsh Government's TAN15. *Highly Vulnerable Developments* have a minimum lifetime expectancy of 100 years.

2.3 Existing Topography

In the absence of topographical survey data of the site; LiDAR data to metres Above Ordnance Datum (m AOD) has been extracted from NRW's *DataMapWales* online service in the form of a 1m resolution Digital Terrain Model (DTM) to determine levels on-site and in the surrounding catchment area.

From a review of LiDAR data; the proposed dwelling is to be located at a site level in the region of 9.34 – 9.51 m AOD. The point of access from / off of Church Road is situated at levels generally in the order, 8.8 m – 10.8 m AOD, generally falling in a north westerly direction.

The wider, general topography slopes from southwest to northwest.

2.4 Existing Ground Conditions

Reference to the British Geological Survey (BGS) online mapping (1:50,000 scale) indicates Superficial deposits underlying the site as Devensian Till - Diamicton. Bedrock Geology is recorded as St Maughans Formation comprising Argillaceous Rocks and Sandstone, Interbedded.

The Cranfield University Soilscape online mapping tool indicates that the site and surrounding area are characterised by *Soilscape 8* which is defined as '*Slightly acid loamy and clayey soils with impeded drainage*' which under naturally prevailing conditions drains to the local stream network.

2.5 Existing and Proposed Site Drainage

Under the naturally prevailing conditions surface water drains into the underlying substrate (where possible), unfettered. Excess pluvial flows are conveyed east and into a series of minor watercourses (*reens*) that eventually discharge into the Severn Estuary, further downstream.

The existing site is not currently served by any formal, positive drainage infrastructure

The proposed drainage strategy will be designed in accordance with national and regional policy, guidance and legislation. A Drainage Strategy and Water Quality Assessment has been undertaken by *EnvirEn* in support of the planning application. A plan of the proposed drainage strategy is included in Appendix D, for reference. Infiltration testing was undertaken and deemed that infiltration is a viable option for the discharge of surface water flows from the development. The report proposes utilisation of permeable paving and soakaways. Specifically; '*Proposed surface water soakaway – 15m² in plan area, 0.4m deep made of Aquacell Core-R attenuation crates (or similar approved)*'.

Refer to Appendix D.



3 PLANNING POLICY

3.1 National Planning Policy

Future Wales – The National Plan 2040 sets out the national framework for Wales with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate – resilience, developing strong ecosystems and improving the health and well-being of our communities.

Policy 8 – Flooding states that “flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority.

Planning Policy Wales (PPW) sets out the government’s planning policies for Wales and how these are expected to be applied. TAN15 provides technical guidance which supplements the policy within PPW and seeks to ensure that flood risk is taken into account at all stages in the planning process and is appropriately addressed.

The general approach of TAN15 is to set out a precautionary framework to guide planning decisions at high risk of flooding by:

- Directing new development away from high-risk areas;
- Where development has to be considered in high-risk areas (Zone C) only those developments which can be justified should be located in these areas

In accordance with paragraph 6 of TAN15, development will only be justified if it can be demonstrated that:

- 1) Its location in Zone C is necessary for local authority regeneration
- 2) Its location in Zone C contributes to key employment objectives

And;

- i) It meets the aims of PPW and meets the definition of previously developed land
- ii) The potential consequences of a flooding event for a particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and Appendix 1 found to be acceptable

A revised version of TAN15 and updated Flood Map for Planning are due to be published in the near future (albeit the timing is yet to be confirmed by Welsh Government). The Flood Map for Planning currently holds no formal weight as it is not yet national policy, but Welsh Government advise this is the best available information.

National Policy requires that planning applications for new development proposals should incorporate sustainable drainage systems (SuDS) to appropriate operational standards and with maintenance arrangements in place unless there is clear evidence that this would be inappropriate.

Statutory standards for sustainable drainage were published by Welsh Government in October 2018 in relation to the design, construction, operation and maintenance of sustainable drainage systems serving new developments of more than one house or where the construction is equal to or greater than 100m².

3.2 Local Planning Policy



Newport City Council Local Development Plan 2011 -2026 (January 2015)

The Local Development Plan (LDP) is the development plan for Newport and is the basis for land use planning within the council's administrative area. The following policies refer to flood risk and drainage and are mentioned below:

SP1 – Sustainability

PROPOSALS WILL BE REQUIRED TO MAKE A POSITIVE CONTRIBUTION TO SUSTAINABLE DEVELOPMENT BY CONCENTRATING DEVELOPMENT IN SUSTAINABLE LOCATIONS ON BROWNFIELD LAND WITHIN THE SETTLEMENT BOUNDARY. THEY WILL BE ASSESSED AS TO THEIR POTENTIAL CONTRIBUTION TO:
MINIMISE THE RISK OF AND FROM FLOOD RISK, SEA LEVEL RISE AND THE IMPACT OF CLIMATE CHANGE;

SP3 – Flood Risk

NEWPORT'S COASTAL AND RIVERSIDE LOCATION NECESSITATES THAT DEVELOPMENT BE DIRECTED AWAY FROM AREAS WHERE FLOOD RISK IS IDENTIFIED AS A CONSTRAINT AND ENSURE THAT THE RISK OF FLOODING IS NOT INCREASED ELSEWHERE. DEVELOPMENT WILL ONLY BE PERMITTED IN FLOOD RISK AREAS IN ACCORDANCE WITH NATIONAL GUIDANCE. WHERE APPROPRIATE A DETAILED TECHNICAL ASSESSMENT WILL BE REQUIRED TO ENSURE THAT THE DEVELOPMENT IS DESIGNED TO COPE WITH THE THREAT AND CONSEQUENCES OF FLOODING OVER ITS LIFETIME. SUSTAINABLE SOLUTIONS TO MANAGE FLOOD RISK SHOULD BE PRIORITISED.

Flood risk management is a clear consideration for the LDP due to Newport's coastal location, the River Usk and the complex *reen* systems on the Gwent Levels. The tidal limit of the Usk extends beyond Newport's boundary making tidal and fluvial flood risk a key concern for a high proportion of the Authority area. In addition to tidal and fluvial flood risk developers must also consider their effect on surface, groundwater and flood risk from artificial sources, including reservoirs and canals. Watercourses within the Internal Drainage Board (IDB) area must not be culverted and development must avoid obstructing the water course by providing a buffer zone of 12.5m minimum for reens and 7m minimum for field ditches in order to allow on-going maintenance. It is recommended that developers seek advice and information from Natural Resources Wales, the Local Authority and Internal Drainage Board where relevant.

A Strategic Flood Consequence Assessment (SFCA) has been undertaken to collate and refine the extensive amount of existing information on flood risk within Newport to inform policy production, namely Policies SP3 Flood Risk and GP1 Climate Change and site selection. There are a range of statutory and non-statutory plans and strategies which affect how flood risk is to be managed by the LDP. The development of coastal strategies (Shoreline Management Plan) and catchment focused strategies (Catchment Flood Management Plans for River Usk and Eastern Valleys) deal with a range of flooding issues and a consistent approach towards such a complex issue is required and will be brought together in the SFCA. The Plan sets out its approach to planning within its Coastal Zone in Chapter 4.

There is a clear requirement to address the issue of flood risk and flood resilience and resistance measures in developments. The Plan sets out its approach to flood risk in Policy GP1: Climate Change.

GP1 – Climate Change

DEVELOPMENT PROPOSALS SHOULD:

- i) BE DESIGNED TO WITHSTAND THE PREDICTED CHANGES IN THE LOCAL CLIMATE AND TO REDUCE THE RISK OF FLOODING ON SITE AND ELSEWHERE BY DEMONSTRATING WHERE APPROPRIATE THAT THE RISKS AND CONSEQUENCES OF FLOODING CAN BE ACCEPTABLY MANAGED, INCLUDING AVOIDING THE USE OF NON-PERMEABLE HARD SURFACES;
- ii) BE DESIGNED TO MINIMISE ENERGY REQUIREMENTS AND INCORPORATE APPROPRIATE RENEWABLE, LOW OR ZERO CARBON ENERGY SOURCES, INCLUDING ON SITE ENERGY PROVISION WHERE PRACTICABLE;



- iii) BE DESIGNED TO REUSE OR RECYCLE EXISTING CONSTRUCTION MATERIALS PRESENT ON THE SITE;
- iv) MEET THE RELEVANT BREEAM OR CODE FOR SUSTAINABLE HOMES LEVEL.

The sustainable development agenda is something that can be pursued at all levels, from global to local. Planning Policy Wales notes that tackling climate change is a fundamental part of delivering sustainable development. National guidance continues to outline how the planning system can play an important part in improving the sustainability of new developments whilst also tackling climate change. Therefore, the overall strategy that the Plan seeks to pursue has been developed in accordance with sustainability principles, and this Policy seeks to carry that through into individual developments, whether large or small.

Flood risk is a key concern for Newport due to its coastal proximity and its location on the River Usk. Legislation and Regulations set clear expectations for flood risk management, and these include The Flood and Water Management Act (2010), or as amended, and European Flood Regulations (2009). There is a clear requirement for developers to address the issue of flood risk and flood resilience in developments in line with TAN 15: Development and Flood Risk (2004) Flood mitigation and ancillary works associated with managing flood risk will be required to consider their impact upon sensitive environments as set out in Policy GP5 of the Plan.

Development will be directed away from flood risk areas, and layouts and buildings will be expected to incorporate high quality, sustainably designed systems. The use of Sustainable Drainage Systems (SUDS) is encouraged where appropriate. Policy SP4 sets out the Plan's consideration for the use of SUDS.

Development proposals may not only be at risk of flooding themselves, but may also exacerbate existing or create new flooding problems on other land or property through reductions in floodplain storage capacity or by impeding flood flows. Developers must ensure that flood flows and storage areas are not compromised. The impact of climate change and sea level rise will require continued and improved flood risk management schemes. Developments must reflect a lifetime appropriate standard of design. In the case of residential development 100 years is required and for employment and industrial development 75 years.

New developments may result in a substantial increase in surface water run-off as permeable surfaces are replaced by impermeable surfaces such as roofs and paving. As well as a consequent reduction in groundwater infiltration this can also result in risks of flooding downstream. Other consequential effects include increased pollution, silt deposition, damage to watercourse habitat and river channel instability. Developments will therefore only be permitted where the Council is satisfied that suitable mitigation measures and provision for the long-term maintenance of these measures are included as an integral part of the development. All alleviation works must be detailed as part of the planning application.

General resource efficiency of energy, heat and water is an important element of good design. Minimising resource demand has huge benefits, including assisting meeting UK targets to tackle climate change, reducing pressure on local resources such as water resources, and reducing long-term running costs to individual householders. Detailed guidance referring to standards and design advice on how to achieve energy efficiency in buildings and developments is set out in Planning Policy Wales (2014)²⁸, and TAN 8: Planning for Renewable Energy (2010)²⁹. Government guidance sets out the level that is currently required.

Green roofs and green walls are a sustainability measure that can provide social and economic benefits as they: help to soften the urban environs; mitigate for the urban heat island effect; filter airborne and gaseous pollutants; help to absorb noise pollution; provide a public amenity / green space; and are aesthetically pleasing. Green roofs and walls also benefit the sustainability of the building itself by helping to regulate internal building temperatures and recycle rainwater. They can contribute to more innovative design scheme. They also contribute to green infrastructure more generally, which will help our environment adapt to the impacts of climate change, as well as helping to mitigate the causes. In addition, green walls and roofs can also provide opportunities for biodiversity in buildings and provide a valuable part of a wider SUDS scheme.



4 REVIEW OF FLOOD RISK

4.1 Historical Records of Flooding

The Flood Map for Planning – Recorded Flood Extents and associated database indicates that there have been no recorded flood extents at or within the immediate vicinity of the site.

4.2 Flood Risk from the Sea (Tidal / Coastal) and Rivers (Fluvial)

Figure 1 of TAN15 defines three development advice zones:

- Zone A: Considered to be at little or no risk of fluvial / coastal flooding
- Zone B: Areas known to have been flooded in the past evidenced by sedimentary deposits
- Zone C: Based on Natural Resources Wales flood outline, equal to or greater than 0.1% (river, tidal or coastal).

Zone C is subdivided into two zones:

- 1) Zone C1: Areas of the floodplain which are developed and served by significant infrastructure
- 2) Zone C2: Areas of the floodplain without significant defence infrastructure.

The Development Advice zones are shown on the Development Advice Map (DAM) and are defined by the predicted extent of the 1 in 1,000 (rivers and sea) AEP event (zone C) and the British Geological Survey drift data (Zone B).

The zones do not take into account the possible impact of climate change.

The DAM indicates the site to be located within Zone A & Zone C1

The Flood Map for Planning – Rivers and Sea (FMfP) indicates the site to be located in Flood Zone 1, 2 & 3 (Sea). The site is located in a TAN15 Defended Zone

The flood zones are defined as follows and include the potential effects of climate change:

- Flood Zone 1 (Rivers and Sea): Less than 1 in 1,000 chances of flooding from rivers and the sea in a given year;
- Flood Zone 2 (Rivers): Areas with a 1 in 1,000 to 1 in 100 chances of flooding from rivers in a given year;
- Flood Zone 3 (Rivers): Areas with more than a 1 in 100 chance of flooding from rivers in a given year;
- Flood Zone 2 (Sea): Areas with a 1 in 1,000 to 1 in 200 chances of flooding from sea in a given year;
- Flood Zone 3 (Sea): Areas with more than a 1 in 200 chance of flooding from the sea in a given year;
- TAN15 Defended Zones: Areas that benefit from Risk Management Authority flood defences with a present day 1 in 100 and 1 in 200 AEP standard of protection for rivers and the sea respectively.

A1.14 of TAN15 requires the developer to demonstrate (via an FCA) that the site is designed to be flood free for its lifetime expectancy for either a 1 in 100 chance (fluvial) flood event, or a 1 in 200 chance (tidal) flood event including an appropriate allowance for climate change in accordance with table A1.14.



A1.15 states beyond the threshold frequency, proposed development would be expected to flood under extreme conditions. However, even with adequate mitigation measures in place, it may still not be sensible for developments to be built in areas where the velocity and depth of floodwaters was such that structural damage was possible or that people could be swept away by the flood. Similarly, it would not be sensible for single storey residential development to be sited where the depth of flooding would exceed heights of 0.6 m (i.e. the height of a bed). The following table, which should not be regarded as prescriptive indicates guidance on what is considered tolerable conditions for different types of development. Refer to Table 1, below.

Table 1 : A1.15 from TAN15

Type of Development	Maximum Depth of flooding (mm)	Maximum rate of rise of floodwaters (m/hr)	Maximum speed of inundation of flood risk area (hrs)	Maximum velocity of floodwaters (metres/sec)
	Property Access			Property Access
Residential (habitable rooms)	600 600	0.1	4	0.15 0.3
Commercial and Retail	600 600	0.3	2	0.15 0.3
Industrial	1000	0.3	2	0.3 0.45
Emergency Services	450 600	0.1	4	0.15 0.3
General Infrastructure	600 600	0.3	2	0.3 0.3

The Caldicot and Wentlooge levels are protected by NRW flood defences. In these tidal areas it is known that with the application of climate change, the coastal defences overtop which results in a large tidal flood extent with significant depths of flooding. This increase in flood risk may make it difficult to meet the requirements of the acceptability criteria of TAN-15.

The NRW FMfP identifies that a significant part of Newport is within Flood Zones 2 and 3 and therefore is at risk of tidal flooding. This is from the overtopping of the coastal defences along the Severn Estuary.

In the absence of reliable and up-to-date Product 5 & 6 Data; the UKCP18 methodology has been used to determine the potential tidal flood risk posed to the site. The updated 2018 model applies new sea level science and improvements to statistical methods to update the 'pre-existing' (2011) extreme sea levels. The science behind climate change projections for sea level rise has changed substantially in recent years. There is greater confidence in the revised projections of global mean sea level presented by UKCP18, which reflects regional variation. This guidance has been updated to reflect the higher central allowance (70th percentile) and upper end allowance (95th percentile) of RCP² 8.5. This reflects an increase in global mean surface temperature of around 4.3⁰ C by 2100.

Table 3 of the document sets out estimates of cumulative sea level rise for each local authority area to 2100 and 2120 (to reflect the 100-year lifetime expectancy for new residential developments. The allowances are derived using the UKCP18 2100 dataset. The allowances in Table 3 are provided as a guide, with the 2100 figure currently appropriate for development with a 75-year lifetime expectancy. As a minimum, development proposals should be assessed against the relevant regional 70th percentile presented in Table



3 to inform design levels. An assessment should also be made against the 95th percentile to inform mitigation measures, access / egress routes, and emergency plans. From the updated (2018) model the current extreme sea levels for the 1 in 200 (0.5% AEP) and 1 in 1000-year (0.1%AEP) events are:

- | | |
|-------------------------------|------------|
| - 1 in 200 (2017) AEP event | 8.11 m AOD |
| - 1 in 1,000 (2017) AEP event | 8.45 m AOD |

TAN15 requires an allowance for climate change to be made. Using the allowance set out in Welsh Government Guidance and a development lifetime of 100 years (PPG – Flood Risk and Coastal Change para. 006), this allowance has been calculated as 1.13 m (70th percentile; 70P) and 1.53 m (95th percentile; 95P).

The peak still tidal level for the 1 in 200 AEP event plus climate change (2125) is therefore estimated to be 9.24 m AOD (70P) and 9.64 m AOD (95P). The peak still tidal level for the 1 in 1000 AEP event plus climate change (2125) is therefore estimated to be 9.58 m AOD (70P) and 9.98 m AOD (95P).

The Welsh Government climate change guidance is based on UK Climate Projections (UKCP18) data and states “as a minimum, development proposals should be assessed against the relevant regional 70th percentile to inform design levels. An assessment should also be made against the 95th percentile to inform mitigation measures, access and egress routes and emergency evacuation plans”.

The coastal sea defences serving the site comprise an embankment (*Peterstone Embankment*) which has a recorded cover level of **10.2m AOD**. Thus, the formal flood defence infrastructure serving the site provides a minimum standard of protection (SOP) (of at least) commensurate to all of the DFLs up to and including the T1000CC (95P) event, with a supplementary freeboard of 0.22m. Therefore, it has been ascertained that the tidal flood defences serving the site meet the requirements and definition of the TAN15 Defended Zone (Sea) as per the FMfP. It also demonstrates compliance with A1.14 and A1.15 of TAN15. The flood defences are located approximately 2.6km south from the site.

Even if the flood defences were to fail or were breached in an extreme and unprecedented incident; then the site would remain flood-free up to and including the T1000 + CC (70P) event with a freeboard of approximately 0.22 m. This has been deduced from a comparison of the DFLs and the recorded spot levels from the LiDAR extract at the siting of the new dwelling. In the extreme likelihood of a T1000 + CC (95P) event, the site would flood between 0.47 - 0.64 m.

There is significant third-party land / infrastructure situated between the potential source of tidal flooding and the site. There are no records or incidents of tidal flooding at the site or within the wider vicinity. As aforementioned (and crucially); the Newport Flood Risk Review (by JBA) states; *Flood defences found along the River Usk and its tidal tributaries in the Newport City Council authority area and around its coastline are maintained by NRW. As a result of these defences, a significant part of the tidal flood plain in Newport is categorised as a TAN-15 Defended Zone.*

It can be concluded that the risk of tidal (Sea) flooding to the site is **Low**

The nearest surface water feature is the *Drenwydd Reen* which is located approximately 250m east from the site at its nearest point. This discharges into the *Broadway Reen* further downstream and then ultimately into the Severn Estuary.

The watercourse is considered to be and defined by NRW as a *Main River*. *Main Rivers* are usually larger streams and rivers but also include some smaller watercourses. In Wales, main rivers are legally designated by NRW. If you want to carry out works in, over, under or near a main river, or in a flood plain or flood defence (including a sea defence), you will need to apply for a Flood Risk Activity Permit. It can be concluded that the proposals are exempt from a Flood Risk Activity Permit.



The Severn Estuary is located over 2km due south. The *Levels* are protected by formally managed and maintained sea defences, with the sea wall situated at the tidal extent of the Severn Estuary. The *Levels* are drained by a comprehensive network of drainage *reens* which manage surface water in the area and come under the tenure of Caldicot and Wentlooge Internal Drainage District (IDD). A review of the FMfP indicates that the site is located wholly within **Flood Zone 1 (Rivers)** which defines;

'Areas with less (<) than 0.1% (1 in 1000) chance of flooding from rivers in a given year, including the effects of climate change'

It can be concluded that the site is at **Low** risk of flooding from fluvial sources.

4.3 Surface Water & Small Watercourses (Pluvial)

Surface water (or pluvial) flooding occurs when rainwater does not drain away through the normal drainage system or soak into the ground. It is usually associated with high intensity rainfall events but can also occur with lower intensity rainfall or melting snow where the ground is saturated, frozen or developed, resulting in overland flow and ponding in depressions in topography. Surface water flooding can occur anywhere without warning. However, flow paths can be determined by consideration of contours and relative levels.

The FMfP 'Surface Water and Small Watercourses' Map indicates that the site is in Flood Zone 1 and therefore is at Low risk of surface water flooding; meaning it has a less than 0.1% (AEP) annual probability of flooding from surface water / pluvial sources. Site access / egress is also shown outside of the extreme flood extent and is therefore at Low risk of flooding from pluvial sources. There are no distinct flow routes in the area which would direct any excess surface water towards the site. The proposed drainage strategy will be designed in compliance with national and regional policy, guidance and criteria.

The drainage strategy undertaken by EnvirEn states;

'In accordance with flood risk planning guidance, the SFRA and the non-statutory technical standards there should be no increase in peak discharges from the site and discharge rates and discharge volumes should be constrained as close as reasonably practicable to greenfield runoff rates is not reasonably practicable a 30% betterment over brownfield runoff rates could reasonably be specified, providing confirmation is received from the council, with the volume of water not exceeding previous brownfield conditions. Where a betterment cannot be incorporated then the development must provide wider benefits to the downstream water network in line with the other three core pillars of SuDS, being water quality, biodiversity and amenity.

The proposed development will result in an increase in impermeable surface area as the existing green space shall be replaced with the dwelling. Surface water shall be disposed of through permeable paving and a soakaway system, thereby not increasing flood risk elsewhere.

In compliance with the requirements of the National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Additionally, the development will not increase flood risk to the wider catchment area owing to suitable management of surface water runoff.

It can be concluded that the risk of surface water flooding to the proposed development is Low / residual.

Refer to Appendix D and E.



4.4 Sewer Flooding

Flooding from sewers can occur when a sewer is overwhelmed by heavy rainfall, becomes blocked, is damaged, or is of inadequate capacity. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. Sewer flooding tends to occur sporadically in both location and time. As such, any inundation flows emitting from / breaching the local sewer network would be confined to the highways around the development before either re-entering the water cycle via evapotranspiration, flow away from the site following the natural fall in topography, be absorbed by local surface water drainage as and where the capacity of the system is recovered.

There are no known records of notable flooding from sewers at the site or in the near vicinity.

There are no distinct flow routes in the area which would direct any potential flooding arising from the local sewer network.

It can be concluded that the risk of sewer flooding to the site is **Low**

4.5 Groundwater Flooding

Groundwater flooding occurs when water levels underneath the ground rise above normal levels. Prolonged heavy rainfall soaks into the ground and can cause the ground to become saturated. This results in rising groundwater levels which lead to flooding above ground. There are no known records of groundwater flooding incidents at or near to the site. Furthermore, the wider area is drained by a comprehensive network of drainage reens which manage ground water levels in the surrounding area. Therefore, it can be concluded that the risk of groundwater flooding is Low

4.6 Artificial Sources of Flooding

There are no canals or other artificial / man-made surface water bodies within the immediate vicinity of the site or surrounding area which would pose a flood risk to the site.

The NRW 'Risk of Flooding from Reservoirs' map shows that the site is not at risk of flooding from reservoirs. The risk of flooding from reservoirs is extremely unlikely to happen. For instance, all large reservoirs must be inspected and supervised by a reservoir panel engineer, as the enforcement agency the NRW ensure that reservoirs are inspected regularly, and essential safety / maintenance work is carried out.

Therefore, it can be concluded that the probability of flooding from artificial sources is **Low / Residual**.

4.7 Justification Test

Much urban development in Wales has taken place alongside rivers and in the coastal plain. It is therefore inevitable, despite the overall aim to avoid flood risk areas, that some existing development will be vulnerable to flooding and fall within Zone C. Some flexibility is necessary to enable the risks of flooding to be addressed whilst recognising the negative economic and social consequences if policy were to preclude investment in existing urban areas, and the benefits of reusing previously developed land. Further development in such areas, whilst possibly benefiting from some protection, will not be free from risk and could in some cases exacerbate the consequences of a flood event for existing development and therefore a balanced judgement is required.

New development should be directed away from Zone C and towards suitable land in Zone A, otherwise to Zone B, where river or coastal flooding will be less of an issue. In Zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone



C2 should not be permitted. All other new development should only be permitted within Zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that: -

- Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement, or;
- Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; and,

It concurs with the aims of PPW and meets the definition of previously developed land (PPW Figure 2.1)

And;

The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

As mentioned above, the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable in relation to A1.12, A1.14 and A1.15 and therefore a justification test need not be required for this application.

5 FLOOD MITIGATION

5.1 Flood Risk Mitigation

The risk of flooding to the proposed development from all identified sources is assessed to be low.

Finished floor levels should be set at a minimum of 9.64 m AOD. This is the flood level expected at the site in a 1 in 200 AEP overtopping / breach event plus climate change (2125 - 95P) and provides a freeboard of 400 mm above the flood level expected at the site in a 1 in 200 AEP overtopping / breach event plus climate change (2125 - 70P). In addition, the finished floor level should be at least 0.15 m above adjacent ground levels following any reprofiling of the site, with ground levels sloping down from the buildings / dwellings.

External alterations such as commercial flood guards (barriers) are available and could be fitted to doorways. They can be applied and removed as and when by site users / residents and can provide a protection and freeboard to inundation waters of up to 0.6m and will prevent the ingress of waters to properties thus minimising and avoiding internal damage. Other products which would protect the dwellings from inundation and which should be considered; include flood fences, flood doors and air bricks.

Additional *internal* alterations that should be introduced where practically possible to the building aspect (office) of the proposed development include:

- Raised electronic control units and sockets;
- Install smart air bricks or air brick covers;
- Provide low level flood guards on all access points;
- Use plastic and stainless-steel fixtures and fittings and avoid wooden alternatives;
- Use solid flooring (tiled, resin, concrete) at lower ground level, where possible;
- Ensure that with the time afforded by advance warning, evacuation of property via safe egress and removal
- of valuables from the building can be implemented;
- Clearance of the existing surface water drainage system to improve drainage of the site and follow necessary



- maintenance procedures (to new & existing SW drainage) to ensure that the system functions to optimum
- capacity;
- The predicted depths, rise, speed of inundation and velocities are likely to satisfy the TAN 15 suggested
- tolerable conditions for more extreme events.

All construction methods to be inherently flood resilient as and where possible. ***Refer to the BS 85500: 2015, Flood resistant and resilient construction. Guide to improving the flood performance of buildings*** (November 2015).

Flood Alerts and **Flood Warnings** cover this area (Site owners should register to receive the service. Flood Warnings Direct is a free service that provides prior warnings of a fluvial flood event. Areas at risk of flooding from rivers (fluvial) and the sea (tidal) are warned, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall data and information from the Met Office. This service operates 24 hours / day 365 days a year. If flooding is forecast, warnings are issued using a set of easily recognisable codes.

It should be mentioned that Tidal forecasts generally offer a greater period of warning compared to fluvial catchments which can react in a more unpredictable and flashier manner.

Appropriate documentation should be displayed to inform any users of the site of the potential flood risk. Documentation will be displayed at an appropriate position. The documentation will indicate the risk of flooding and contain information on how prior warnings will be sent. Further information on the documentation will comprise of the Floodline Warnings Direct telephone number, emergency services numbers and exit plans and egress directions, as identified in the evacuation procedure for the site.

The site owner should undertake a Flood Evacuation Management Plan (FEMP) for implementation during an extreme event. This should be done in conjunction with the appropriate professional bodies including and in particular Newport County Council Emergency Planning Department. The FEMP should be a written document which should outline the course of action to all occupants during a flood. The evacuation procedure should address (but not be limited to) the following topics:

- A list of important contacts, building services, suppliers and evacuation contacts for officers and users;
- A description or plan showing locations of key property, protective materials and service shut-off points;
- Basic strategies for protecting property and assisting recovery;
- Checklist of procedures that can be quickly accessed by users during a flood;
- Safe exit-plan (building and site);
- Safe exit route to higher ground outside the flood risk area (building and site), kept and displayed on site.

Flood proofing measures should be incorporated as far as is practically possible.

It is proposed that any new building elements will be constructed from materials with inherently good wet proofing performance. Wet proofing is the use of more flood resistant building materials in the floors, walls and doors.

Proper observation and implementation of these Mitigation Measures and Recommendations will mean that the risks and associated consequences of flooding to the site are acceptable, manageable and residual across

the lifetime expectancy of the development (100-years). The developer wholly accepts the risks and potential consequences of flooding, as outlined in this report.

5.2 Access and Egress

Safe access / egress is provided by the proposed access route to an area outside of the extreme flood extents, to higher ground and away from potential source (s) of flooding. Evacuation should only be undertaken if safe to do so and sufficient time is allowed between the receipt of Flood Alerts / Warnings and inundation of the site, for evacuation / safe refuge to be sought. Refer to Figure 2, below.

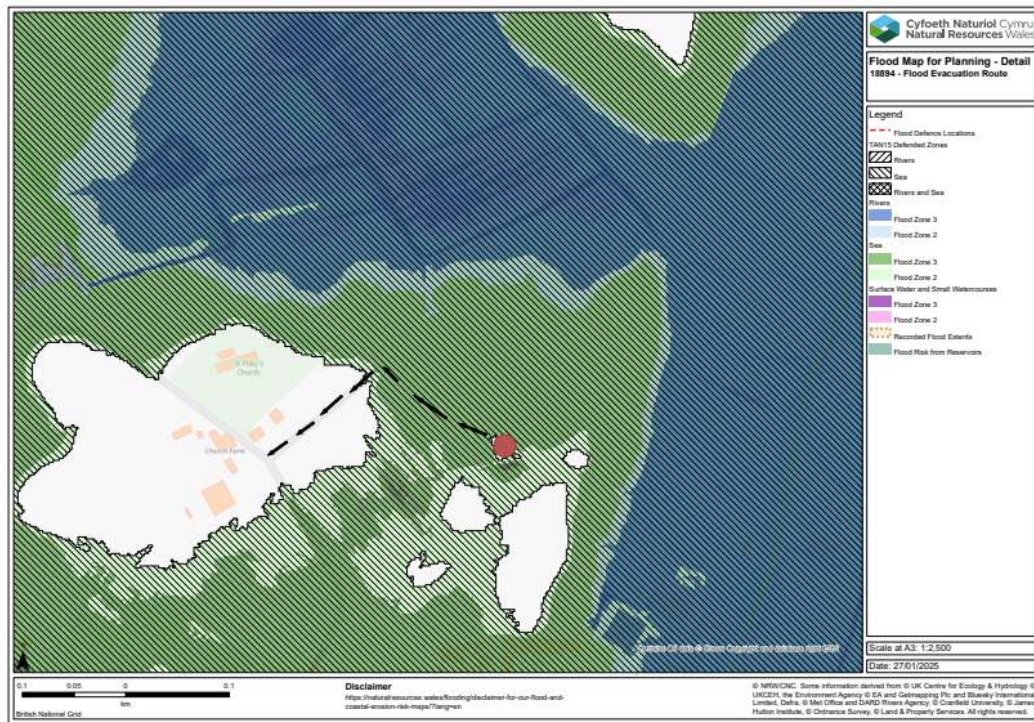


Figure 2: Flood Evacuation Plan

In the highly unlikely event that the site floods without warning then Newport City Council, and the local emergency services will be responsible for public care and safety. The nearby St Mary's Church offers a suitable place of safe refuge and is located outside of the extreme flood extents (from all potential sources of flooding).

5.3 Flood Risk Elsewhere

Compensatory storage is generally not required for the loss of floodplain storage or conveyance during a tidally dominated event. However, in such instances where overtopping of defences is expected by tidal floodwaters, and the predicted water level is not an extension of the water level within the estuary, then the developer should demonstrate no increase in flood risk.

The dwelling site is not at risk of flooding in up to a 1 in 1000 AEP tidal (95P) event. As such the proposals would not be expected to impact flood risk elsewhere and no compensatory storage would need to be provided on site. No third-party land / infrastructure will be affected, neither will flood risk be exacerbated as a result of the proposals. An accurate hypothetical calculation for the potential displacement of flood storage due to the increase (minor) in impermeable area of what is currently undeveloped land is not possible and would be meaningless as technically, this would not occur



6 SUMMARY

The proposed development is for construction of a new rural enterprise worker's dwelling for one person.

The Natural Resources Wales Development Advice Map shows the site to fall within Zone A and C1.

The Natural Resources Wales Flood Map for Planning indicates the site to fall within a TAN15 Defended Zone (Sea). The report demonstrates that the current defences provide a SOP commensurate with the extreme estimated maximum DFLs. Even if the defences were to fail or were breached; then the site would remain flood free up to a T1000CC (70P) when finished floor levels are set to 9.64 m AOD. Flooding may occur in the T1000CC (95P) event to 0.34 m; however, this is unlikely to occur in reality as the defences are regularly inspected and maintained by Natural Resources Wales.

The site and proposals are compliant with TAN15 including A1.12, A1.14 and A1.15

All other sources of flooding have been assessed and are concluded to pose a low/negligible risk.

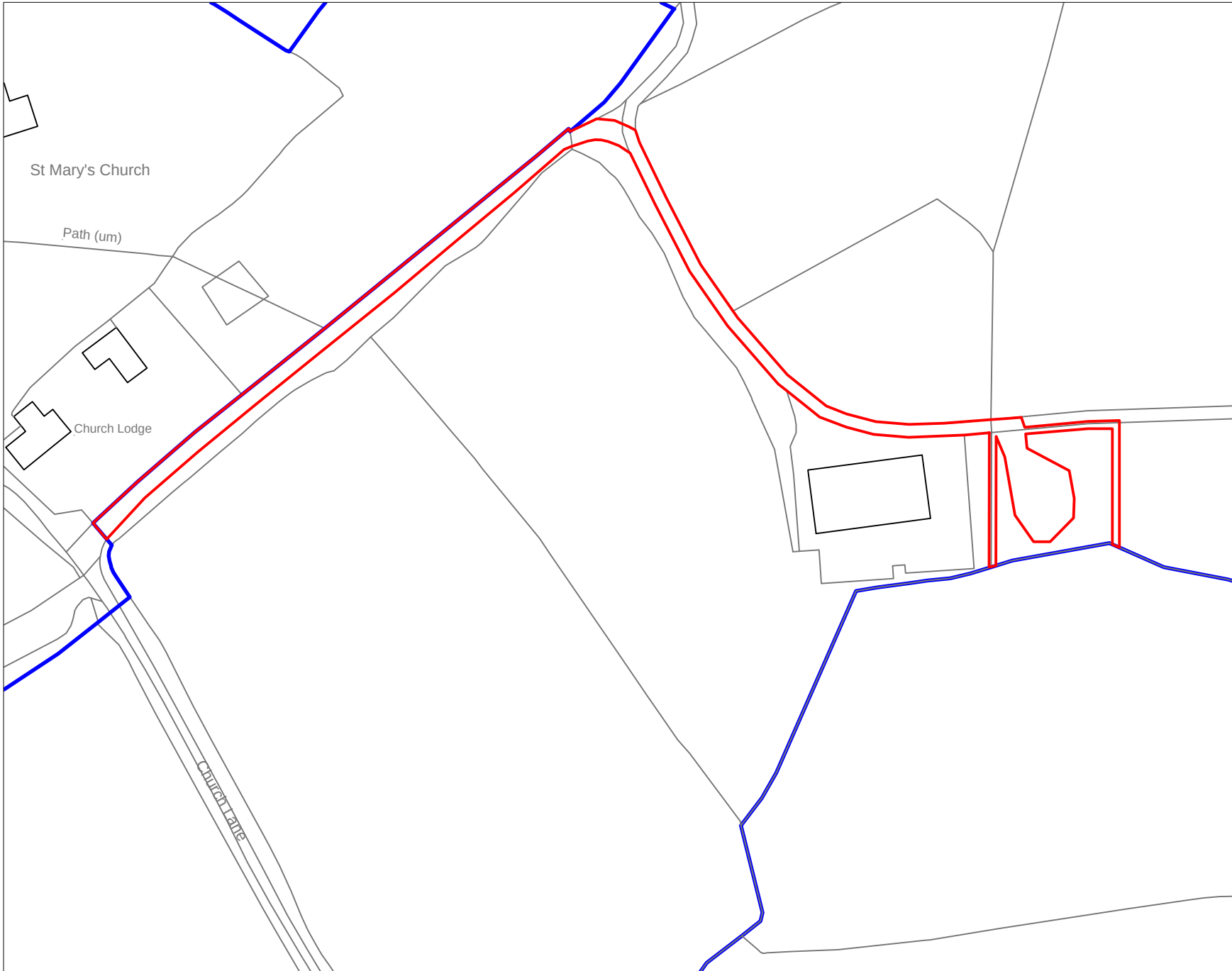
The justification test is not required as, the potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable in relation to A1.12, A1.14 and A1.15 and therefore a justification test need not be required for this application.

The proposal concurs with the policy contained within the LDP.

Proposed surface water drainage will be in accordance with national, regional and sub-regional policy and guidance.



APPENDIX A:
Existing Site and Location Plan



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1:1250



Rev.	Comment	Date
Drawing title LOCATION PLAN (2023)		
Contract LLANFAIR FARM, MARSHFIELD, CF3		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.reading-ag.com		
Ref. RAC/9644/1		Rev. 11/2023
Drawn by AGM/HTD		Checked by IDW
Scales 1:1,250@A4		Date 11/2023





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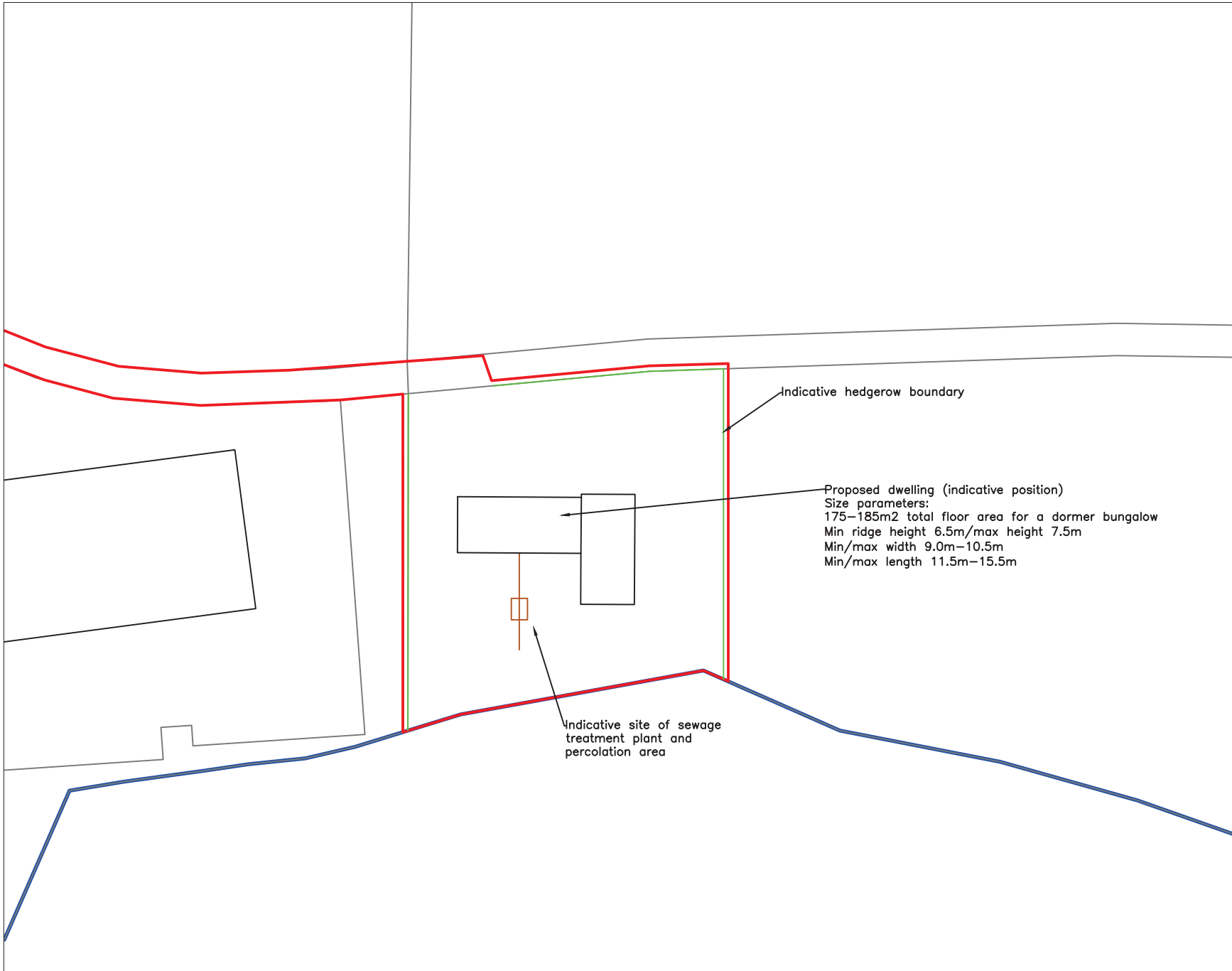
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Rev.	Comment	Date
Drawing title SITE PLAN – EXISTING		
Contract LLANFAIR FARM, MARSHFIELD, CF3		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.reading-ag.com  READING AGRICULTURAL CONSULTANTS		
Ref. RAC/9644/4	Rev.	
Drawn by AGM/HTD	Checked by IDW	
Scales 1:500@A4	Date 11/2023	



APPENDIX B:
Proposed Site Plans



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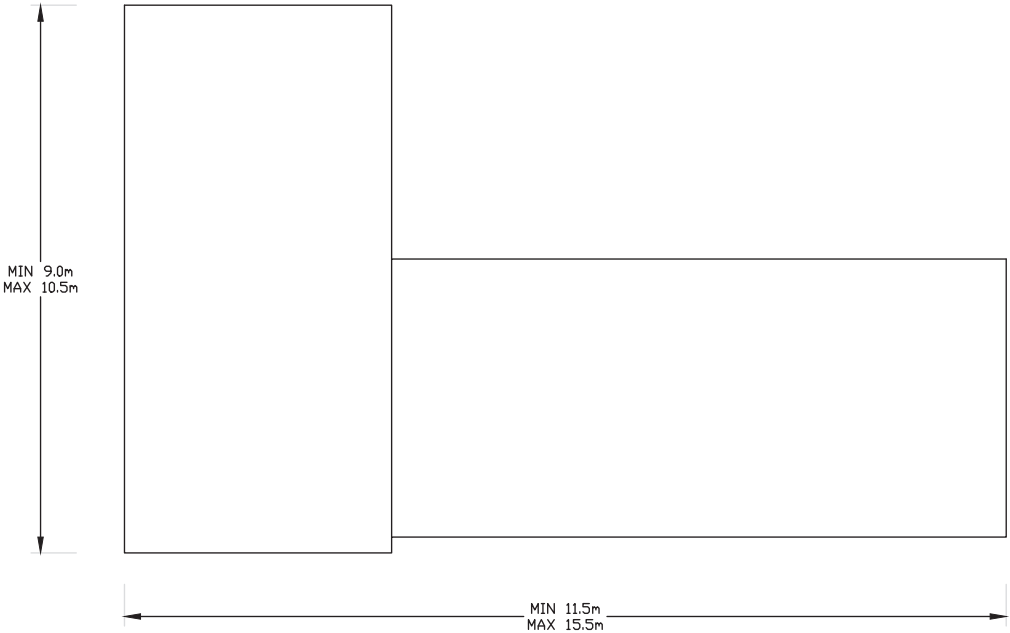
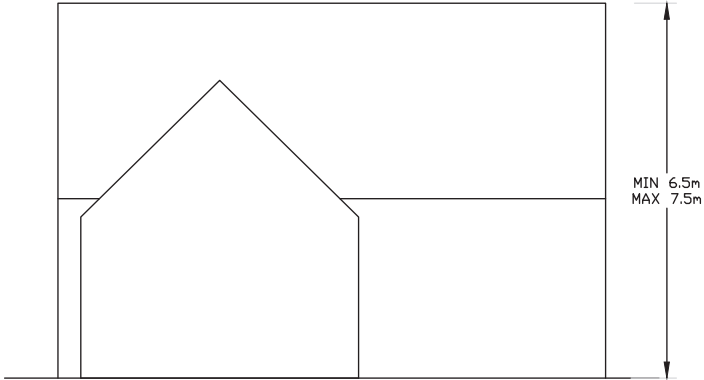
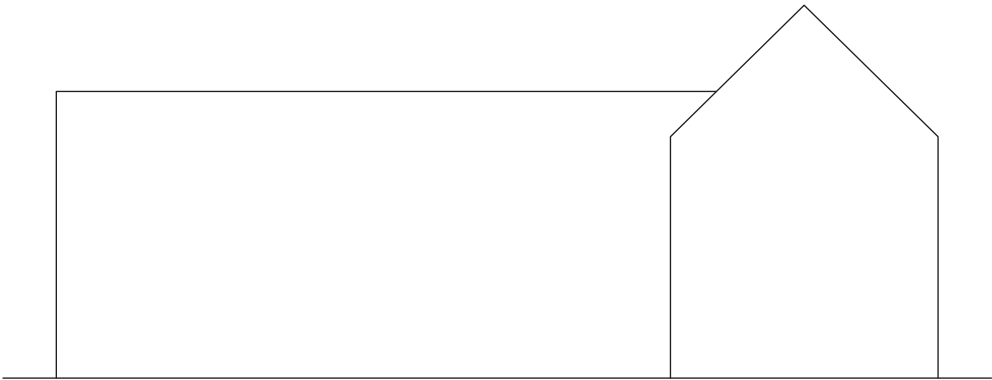
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A	Change in footprint	051124
Rev.	Comment	Date
Drawing title		
PROPOSED SITE PLAN (2024)		
Contract		
LLANFAIR FARM, MARSHFIELD, CF3		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.reading-ag.com		
		
Ref. RAC/9644/2	Rev. A	
Drawn by AGM/HTD	Checked by IDW	
Scales 1:500@A4	Date 11/2024	

Indicative Elevations.
MAX/MIN values as show.

FOR PLANNING USE ONLY



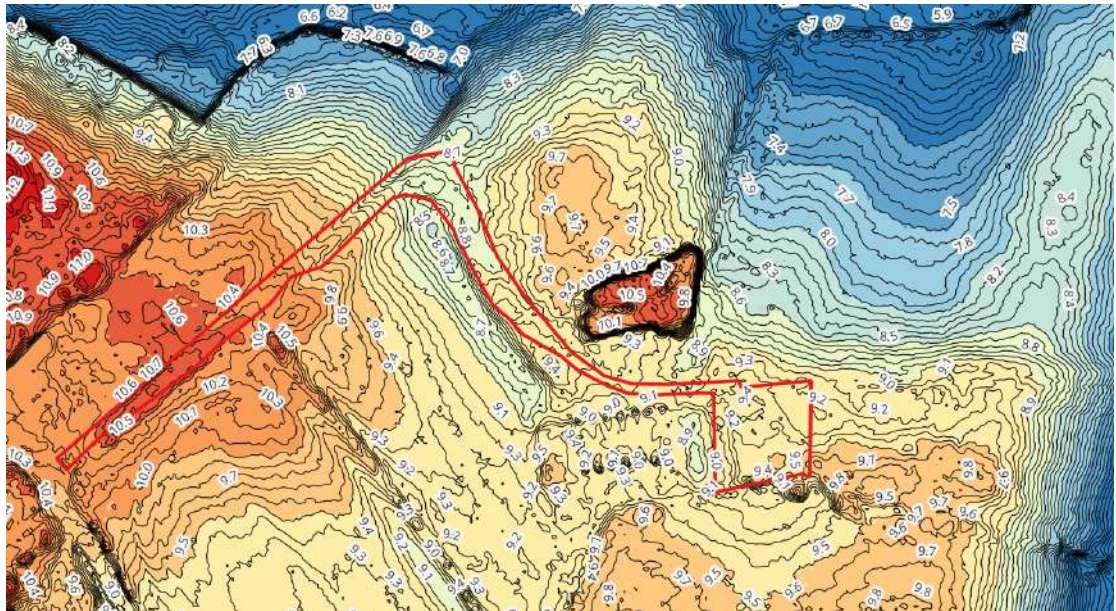
Size parameters:
175–185m² total floor area for a dormer bungalow
Min ridge height 6.5m/max height 7.5m
Min/max width 9.0m–10.5m
Min/max length 11.5m–15.5m



A	Update extents/style	051124
Rev.	Comment	Date
Drawing title		
INDICATIVE ELEVATIONS		
Contract		
LLANFAIR FARM, MARSHFIELD, CF3		
Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.reading-ag.com		
 READING AGRICULTURAL CONSULTANTS		
Ref. RAC/9644/4	Rev. A	
Drawn by AGM	Checked by IDW	
Scales AS SHOWN	Date 11/2024	



APPENDIX C: LiDAR Extract





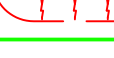
APPENDIX D:
Proposed Drainage Strategy

2024 Enviren Ltd ©

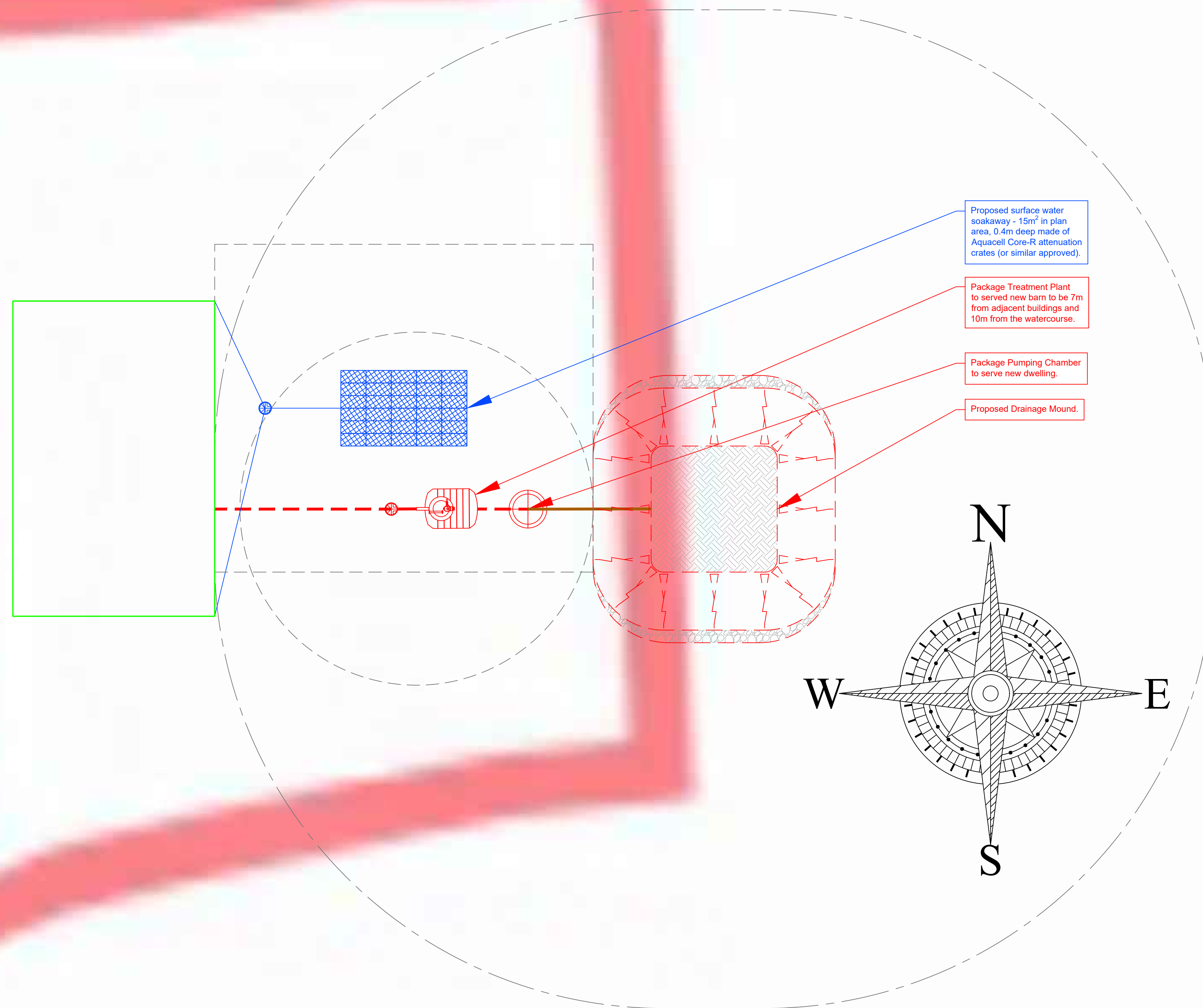
General Notes

1. This drawing is for planning purposes only and cannot be relied upon as construction information. Detailed levels information will be required for construction drawings.
2. Actual levels on-site will vary and will need further investigation. Slab and Spot levels shown on this layout are indicative and act as a minimum level in relation to adjacent spot levels.
3. All installed pipework and drainage infrastructure must be installed inline with the relevant Approved Document and British Standard to the satisfactions of the Building Control Officer and any other relevant inspector.

Key

-  Proposed Fouled Water Sewer
-  Proposed 450mm Plastic Inspection Chamber
-  Proposed Package Pumping Chamber
-  Proposed Package Treatment Plant
-  Proposed Drainage Mound
-  Indicative Building Outline
-  Proposed Surface Water Soakaway
-  Drainage Mound 15m Offset
-  Package Treatment Plant 7m Offset/Soakaway 5m Offset
-  Proposed 50mm Rising Main

Drawing Reference Table

[illegible]

1.1	First Issue.	13.02.2024	ZS
REV.	REVISION DETAILS	DATE	INITIAL



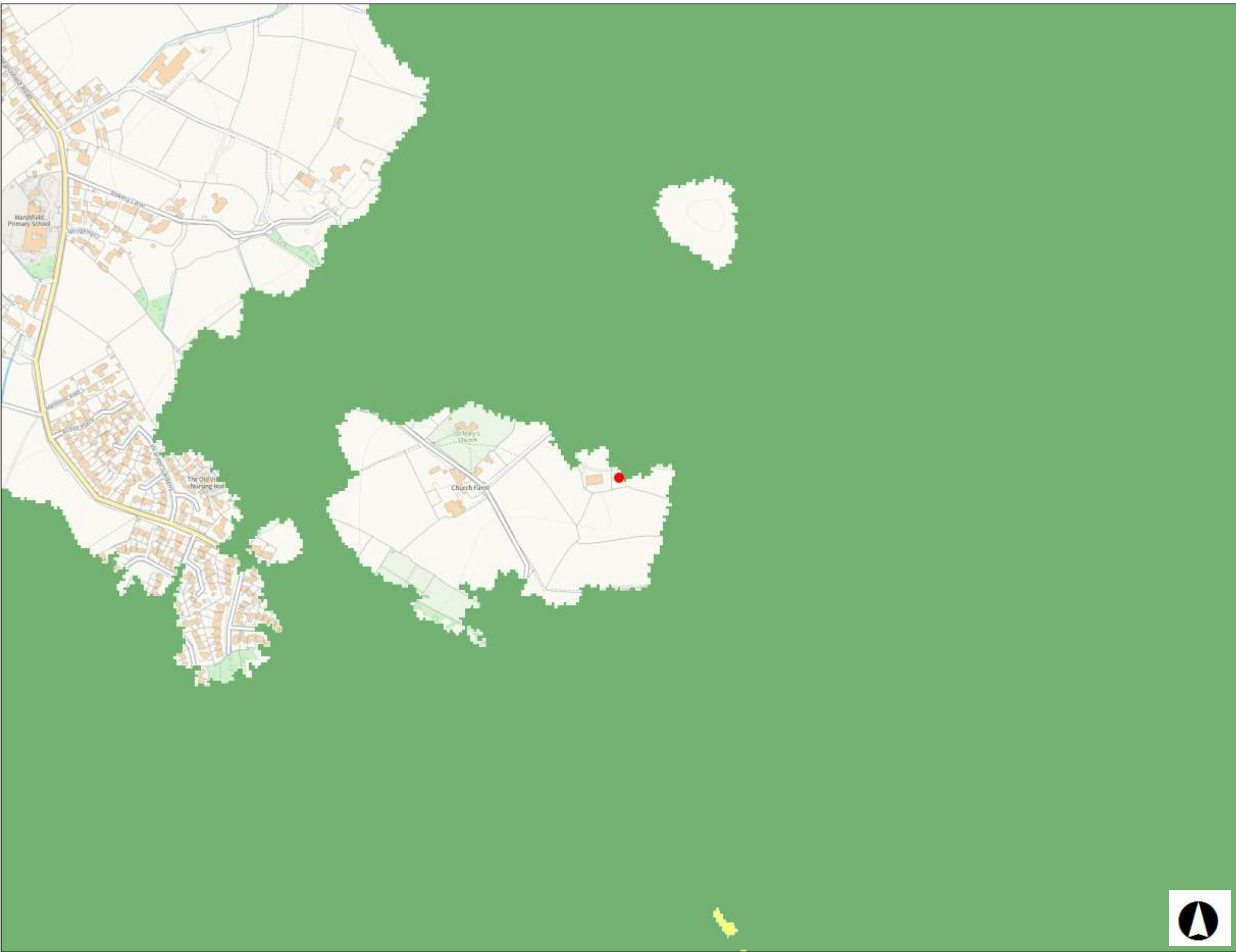
Llanfair Farm,
Marshfield

Drainage Strategy Plan

PLANNING	ZS Drawn by
1:100 Drawing Scale	13.02.2024 First issued
2400103-1102 Drawing No.	1.1 Revision Letter



APPENDIX E:
NRW & LA Maps, Data & Correspondence



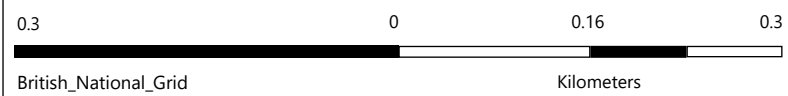
18894 - Development Advice Map

Allwedd / Map Key

-  Zone C1
-  Zone C2
-  Zone B
-  Zone A

Graddfa / Scale at A3 1: 6,429

Dyddiad / Date
27/01/2025



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Flood Map for Planning - Detail
18894 - Flood Map for Planning

Legend

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



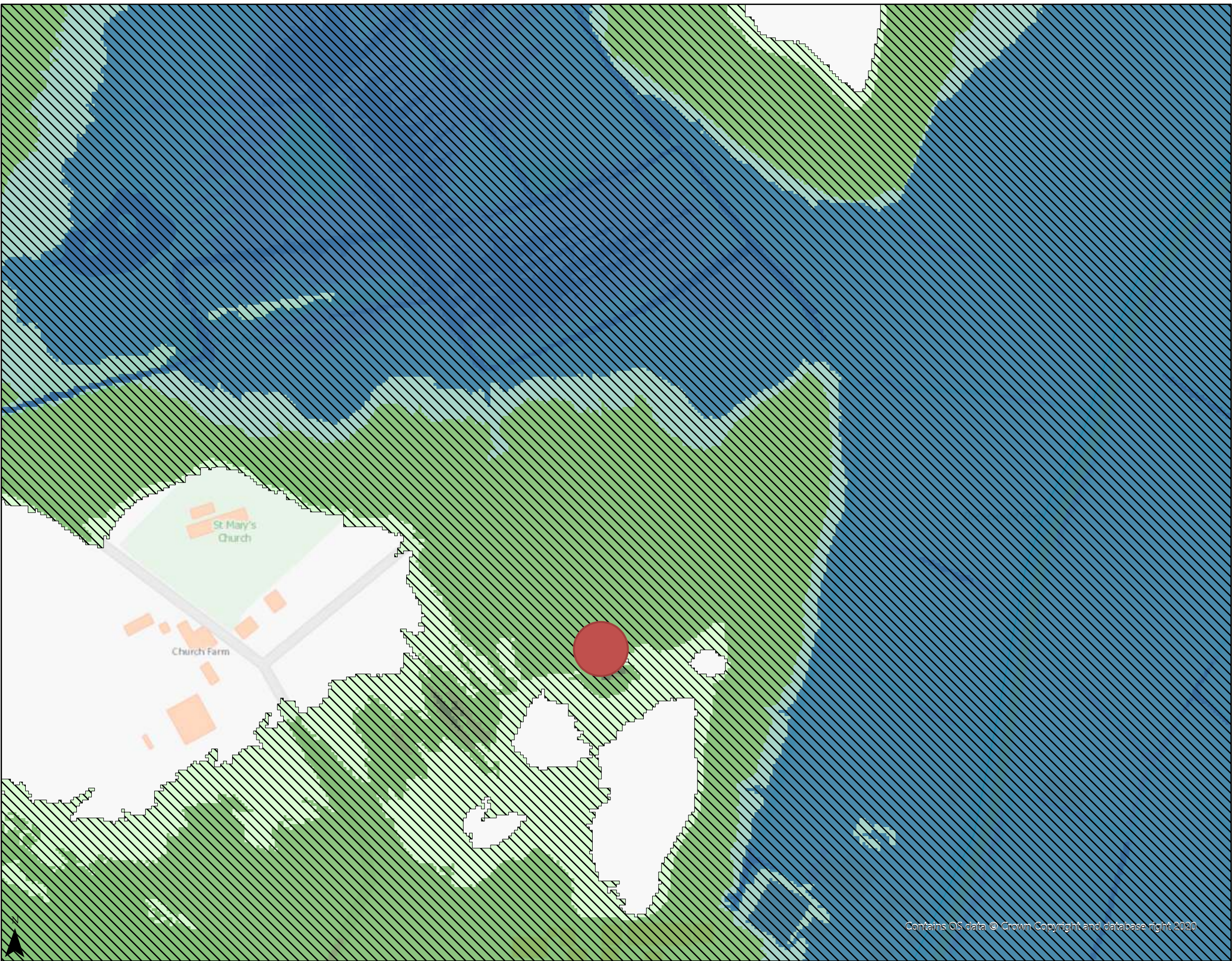
Recorded Flood Extents



Flood Risk from Reservoirs



Main Rivers



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Scale at A3: 1:2,500

Date: 27/01/2025

0.1 0.05 0 0.1
km
British National Grid

Disclaimer

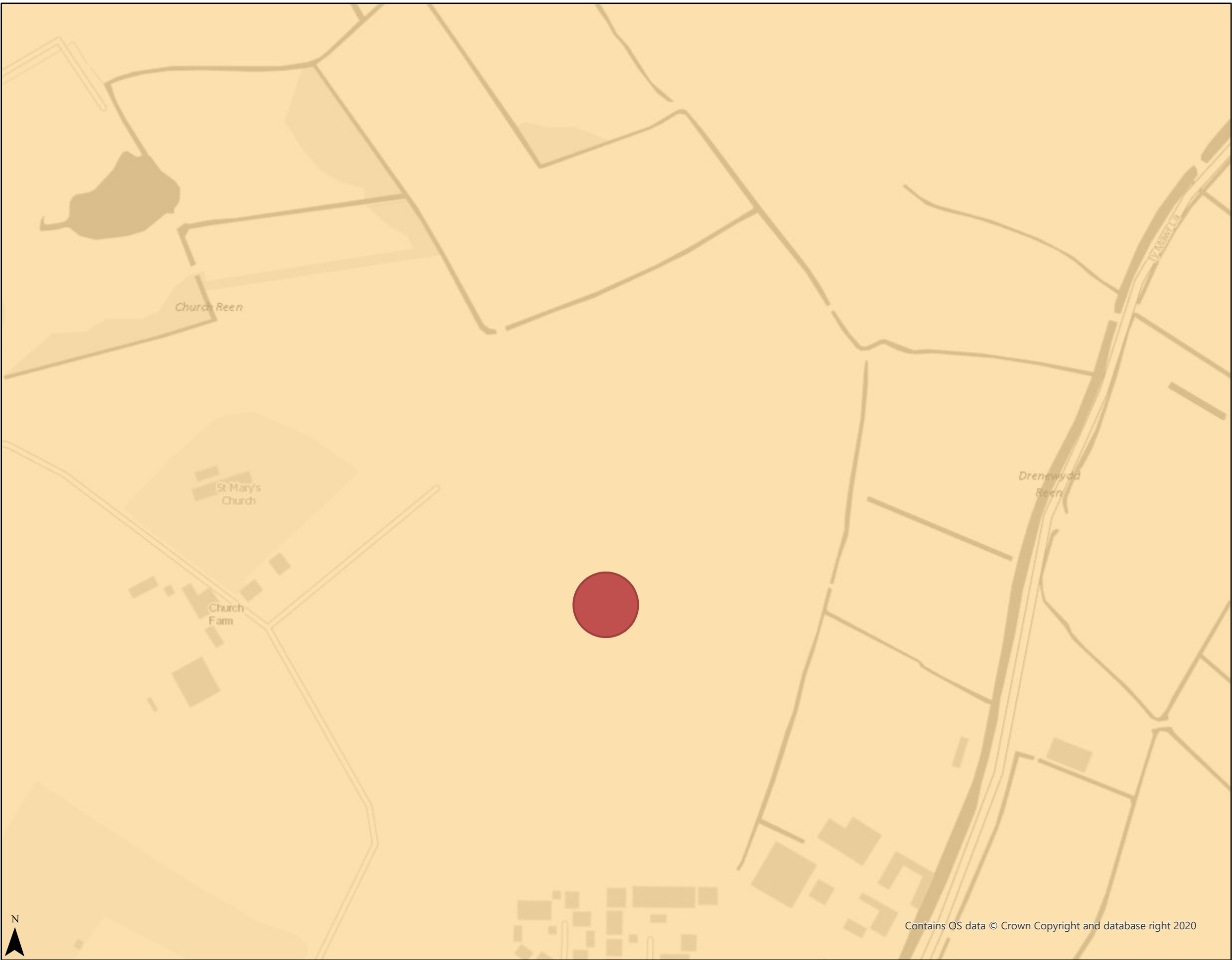
<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

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Flood Warning and Alert Areas
18894 - Flood Alert Area

Legend

 Flood Alert Areas

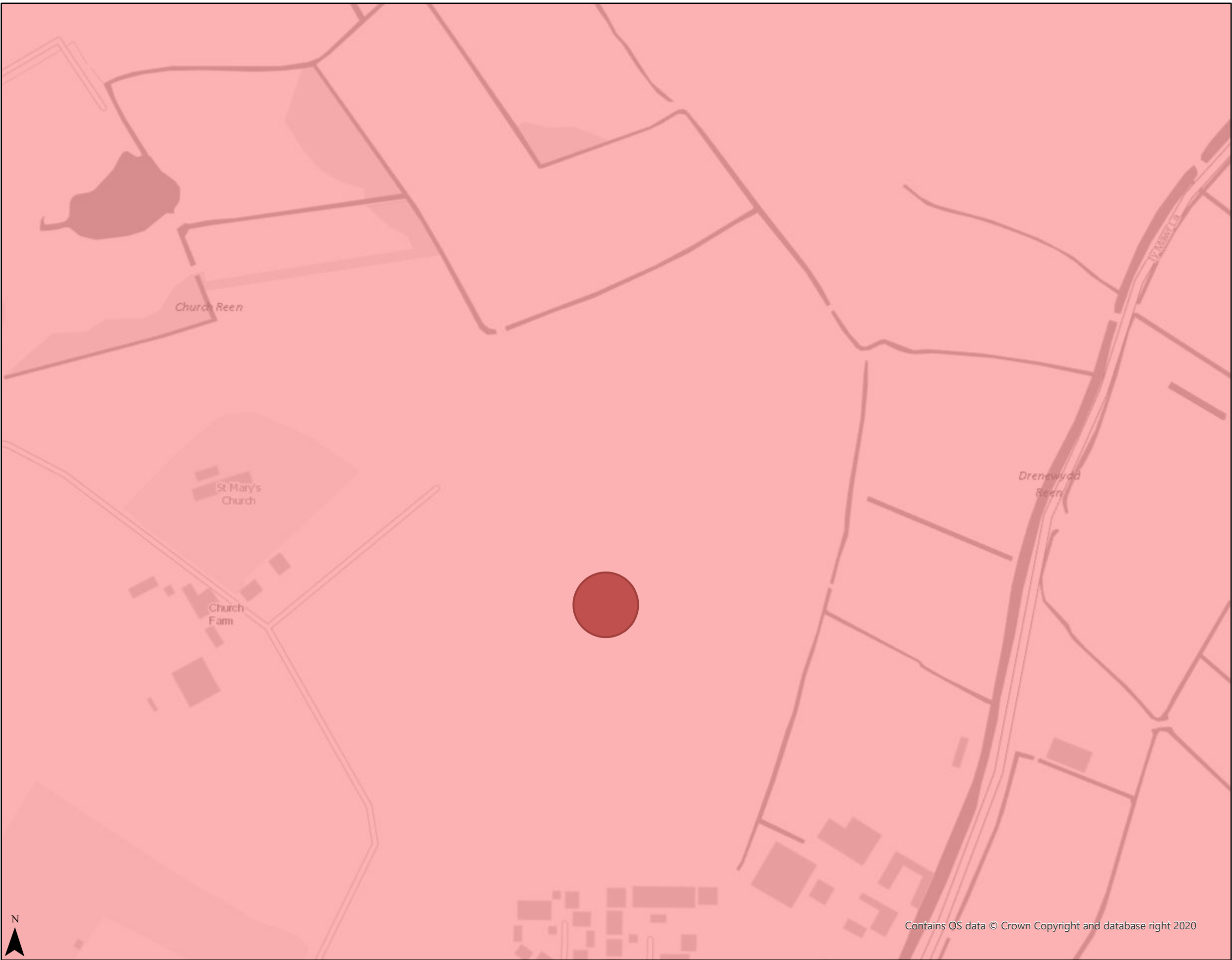


Scale at A3: 1:2,500

Date: 27/01/2025

Flood Warning and Alert Areas
18894 - Flood Warning Area

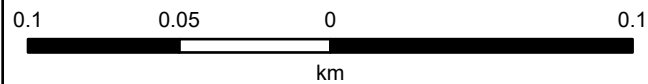
- Legend**
-  Flood Warning Areas



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Scale at A3: 1:2,500

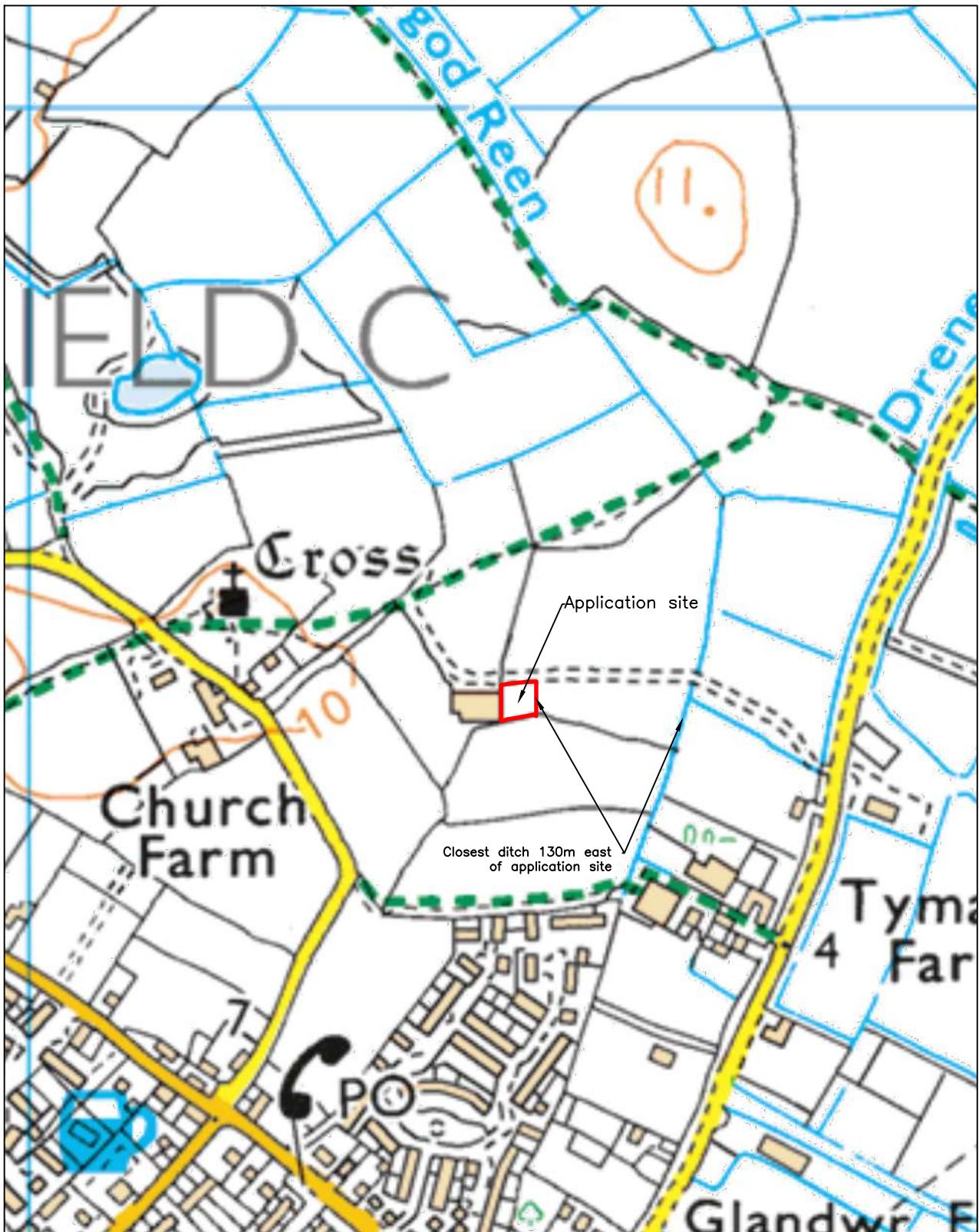
Date: 27/01/2025



British National Grid

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<https://naturalresources.wales/flooding/disclaimer-for-our-flood-and-coastal-erosion-risk-maps/?lang=en>

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1:5,000



0 100m 200m

Drawing title REEN & DITCH PLAN	Ref. RAC/9644/5	Rev.				Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Toll Woodcote RG8 0RR 01491 684233 www.reading-ag.com
Contract LLANFAIR FARM, MARSHFIELD, CF3	Drawn by AGM	Checked by IDW				
	Scales 1:5,000@A4	Date 11/2024				
			Rev.	Comment	Date	



READING
AGRICULTURAL
CONSULTANTS

Ein cyf/Our ref: CAS-251347-F0S8
Eich cyf/Your ref: 23/1058

Newport City Council
Civic Centre
Newport
NP20 4UR

Dyddiad/Date: 09 April 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Outline application for a rural enterprise worker's dwelling

LLEOLIAD/LOCATION: Llanfair Farm, Church Lane, Marshfield, CF3 2UF

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 13 March 2024.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice and by attaching the following condition to any planning permission granted:

Document: Flood Consequence Assessment, prepared Chris Hickman, Vale Consultancy, dated March 2024, reference: 18894-FCA.

Condition: Construction and Environmental Management Plan (CEMP)

Please note, without the inclusion of this document and condition we would object to this planning application. Further details are provided below.

Protected Sites – Gwent Levels St Brides Site of Special Scientific Interest (SSSI)

The site is within the Gwent Levels – St Brides SSSI. The SSSI is notified for its range of aquatic plants and invertebrates associated with the reens and ditches of the drainage system. The special interests of the SSSI are dependent on the water quality, water quantity, the existence of the drainage system and its continued management. Any development which has an adverse effect on any of these factors will have an adverse impact on the wildlife for which the area was notified.

We note that the nearest water body is Pwllbargod Reen, approximately 180 metres east of the site. To protect the SSSI, buffer zones of a minimum 12.5 metres to the top of reen bank should be implemented in the Gwent Levels. In this buffer there should be no physical

development, no storage of materials including soil piles or fuel storage, no refuelling of machinery, and where possible no trafficking of vehicles. This is required to ensure that contamination of reens and impacts on the interest features of the SSSI are avoided. These measures can be secured in a Construction Environmental Management Plan (CEMP). Further details are included within the CEMP condition requirements below.

Biodiversity

We note that the habitat at the site is classed as neutral semi-improved grassland with several abundant herb species present, and that approximately 80 metres squared of semi-improved grassland will be lost during development.

We welcome that the preliminary ecological appraisal recommends that native species of high value to pollinators and wildlife should be used for landscaping purposes.

Shrill Carder Bee (SCB) (Bombus sylvarum)

We have provided recommendations below for habitat management to support populations of SCB.

SCB is a feature of the Gwent Levels SSSI, the area is of national importance and a strong hold for the species. Management recommendations for SCB focus on ensuring plentiful flower-rich habitat with suitable forage is available from April to late September/October, in addition to providing undisturbed nesting habitat. The use of local green hay or a local seed mix is the preferred method of re-seeding to provide appropriate forage for SCB. If flora that provides a good nectar source for bees is not flourishing on site, seeding could be undertaken from a local seed mix to build resilience for SCB populations in the local area. Our preference would be seed harvested from Great Traston (Solutia) the Gwent Wildlife Trust reserve.

We advise that areas of foraging habitat are mown once per year in late September to mid-October to leave flowers in place for SCB to forage. All cuttings should be collected and removed. SCB nesting requirements are rough field margins and areas of tussocky grassland. Field buffers could be encouraged by cutting and collecting on rotation.

We note that the preliminary ecological appraisal recommends the following avoidance and mitigation measures:

- A suitably qualified ecologist will be on call for the duration of the work and will be informed in any European protected species is found.
- If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.
- Silt barriers must be installed around the site to avoid run off into the reen system.

These measures should be secured in a CEMP. Further details are included within the CEMP condition requirements below.

We therefore request the following condition is attached to any planning permission granted, securing the submission and approval of a CEMP.

Condition – Construction Environmental Management Plan (CEMP)

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized 12.5 metre buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management and biosecurity measures; species and habitats protection, avoidance and mitigation measures.
- A suitably qualified ecologist will be on call for the duration of the work and will be informed in any European protected species is found.
- If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.
- Silt barriers must be installed around the site to avoid run off into the reen system.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction

Foul Drainage

We understand that the development is within the Gwent Levels SSSI and it is proposed that foul drainage is to be discharged to a private sewerage system (package treatment plant and drainage mound).

In this instance, we are satisfied that sufficient information has been provided by the Applicant as part of this planning application to justify the use of a private sewerage system.

We have considered this proposal in the context of the advice and guidance provided in [Welsh Government Circular 008/2018](#) and we raise no objection to the application against the matters in paragraphs 2.3-2.6 of that Circular.

Paragraph 2.10 of Circular 008/2018 states that before a planning application is made, the Applicant should discuss with NRW the proposed sewage disposal arrangements for the development. The information submitted in support of the application does not confirm whether the Applicant has carried out any pre-application consultation with NRW's permitting service in relation to an application for an environmental permit or exemption.

Due to the proposed development being within the Gwent Level's SSSI a bespoke environmental permit will be required in addition to a tertiary treatment for the Package Treatment Plant.

We therefore advise that if the Applicant has not undertaken consultation with our Permitting Team, they should do so at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the environmental permitting requirements.

The Applicant should note that a grant of planning permission does not guarantee a permit or exemption will be granted. Notwithstanding a grant of planning permission, a proposal may be deemed to be unacceptable (e.g., because the permitting application process identifies an unacceptable environmental risk or because there is a feasible connection to mains sewer).

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#).

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [NetRegs website](#) which provides further information.

Flood Risk

The planning application proposes highly vulnerable development, a proposed enterprise workers dwelling. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 3 Sea.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA undertaken by Chris Hickman, Vale Consultancy, dated March 2024, reference: 18894-FCA. Our advice to you is that the FCA shows that the risks and consequences could be managed to an acceptable level, provided the FCA is included in the approved plans and documents condition on the decision notice.

Modelling Data

In the absence of detailed topographical information, LiDAR data puts the site at a level of 12.58 metres Above Ordnance Datum (AOD).

The FCA states that the modelled data that covers the site and surrounding area is considered to be 'out-of-date' by NRW and may not be valid for determination of compliance / non-compliance with A1.14 and A1.15 criteria of TAN15. In the absence of reliable and up-to-date Product 5 & 6 Data; the UKCP18 methodology has been used to determine the potential tidal flood risk posed to the site.

The updated 2018 model applies new sea level science and improvements to statistical methods to update the 'pre-existing' (2011) extreme sea levels. The science behind climate change projections for sea level rise has changed substantially in recent years. There is greater confidence in the revised projections of global mean sea level presented by UKCP18, which reflects regional variation. This guidance has been updated to reflect the higher central allowance (70th percentile) and upper end allowance (95th percentile) of RCP2 8.5. This reflects an increase in global mean surface temperature of around 4.30 C by 2100.

Advice on A1.12

The proposals will not displace flood storage / water and will not increase flood risk elsewhere. An accurate hypothetical calculation for the potential displacement of flood storage due to the increase (minor) in impermeable area of what is currently undeveloped land is not possible and would be meaningless as technically, this would not occur, as the site levels are already well above (>2m) the DFLs during the extreme and critical tidal flood events including appropriate allowances for climate change.

We agree with this statement within the FCA and would not require further assessment of third-party impact as a result of the development.

Advice on A1.14 and A1.15

From the updated (2018) model the current extreme sea levels for the 1 in 200 year (0.5%) and 1 in 1000 year (0.1%) tidal flood events are:

- 1 in 200 year (0.5%) tidal flood event is 8.11 metres AOD.
- 1 in 1000 year (0.1%) tidal flood event is 8.45 metres AOD.

Taking into consideration climate change allowances as per NRW guidance / methodology (September 2021), and a 100-year lifetime for the development, the estimated extreme sea Design Flood Levels (DFLs) during the 1 in 200 year (0.5%) and 1 in 1000 year (0.1%) tidal flood events are:

- 1 in 200 year (0.5%) tidal flood event plus climate change (70th%) is 9.12 metres AOD.
- **1 in 200 year (0.5%) tidal flood event plus climate change (95th%) is 9.44 metres AOD.**
- 1 in 1000 year (0.1%) tidal flood event plus climate change (70th%) is 9.46 metres AOD.
- **1 in 1000 year (0.1%) tidal flood event plus climate change (95th%) is 9.78 metres AOD.**

The coastal sea defences serving the site comprise an embankment (Peterstone Embankment) which has a recorded cover level of 10.2 metres AOD.

The formal flood defence infrastructure serving the site provides a minimum standard of protection (of at least) and provides a freeboard of 0.42 metres for all of the DFLs up to and including the 1 in 1000 year (0.1%) tidal flood event plus climate change (95th%).

The FCA demonstrates that if flood defences were to fail or were breeched in an extreme and unprecedented incident; then the site would remain flood-free up to and including the 1 in 1000-year (0.1%) tidal flooding plus climate change (95%) event with a freeboard of

approximately 2.8 metres. This has been deduced from a comparison of the DFLs and the recorded spot levels from the LiDAR extract.

Access and Egress

The point of access from / off of Church Road is situated at levels generally in the order of 10 metres AOD.

The FCA states that safe access / egress is from Church Lane and that site occupiers are advised to sign up to NRW Early Flood Warning system to allow for early evacuation.

Further flood mitigation is provided in Section 5 Mitigation and Recommendations, we would recommend that your Emergency Planners review these details to deem if they are appropriate.

The FCA concludes that Finished Floor Levels (FFLs) will be raised 150 millimetres above surrounding ground levels in accordance with building regulations with a minimum of approximately 12.73 metres AOD.

Further Advice to the Authority

To conclude, the FCA is proportionate to the scale and nature of the development and demonstrates that the site is located above DFL's for the extreme events. Flood defences in the area also provide protection during these flood events. The FFLs are to be set higher than the surrounding ground levels, meaning the dwelling will remain flood free and meet the requirements of TAN 15.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Advice to Applicant

Pollution Prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the [NetRegs website](#).

Flood Warning Service

The availability of a flood warning service to the development location should be confirmed by visiting the [Natural Resources Wales website](#). NRW provides warnings where it is technically possible, but this service must not be relied on to guarantee the timely and safe

evacuation of occupants. Where available, the flood warning service can be a useful means of alerting occupants who have voluntarily signed up to receive Flood Alerts and Flood Warning, enabling them to take action in advance of a flood event. Protection measures should not be wholly dependent on the flood warning service and should be implemented to manage risks and impacts of flooding.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Gemma James

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.

APPLICATION DETAILS

No: 23/1058 **Ward:** Tredegar Park And Marshfield

Type: Outline

Expiry Date: 3 December 2024

Applicant: C Hinksman

Site: Llanfair Farm Church Lane Marshfield Cardiff CF3 2UF

Proposal: **OUTLINE APPLICATION FOR A RURAL ENTERPRISE WORKER'S DWELLING (ALL MATTERS RESERVED)**

Decision: **GRANTED WITH CONDITIONS**

1. CONSULTATIONS

- 1.1 NATURAL RESOURCES WALES: We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice and by attaching the following condition to any planning permission granted:

Document: Flood Consequence Assessment, prepared Chris Hickman, Vale Consultancy, dated March 2024, reference: 18894-FCA.

Condition: Construction and Environmental Management Plan (CEMP)

Please note, without the inclusion of this document and condition we would object to this planning application.

Gwent Levels St Brides Site of Special Scientific Interest (SSSI)

The site is within the Gwent Levels – St Brides SSSI. The SSSI is notified for its range of aquatic plants and invertebrates associated with the reens and ditches of the drainage system. The special interests of the SSSI are dependent on the water quality, water quantity, the existence of the drainage system and its continued management. Any development which has an adverse effect on any of these factors will have an adverse impact on the wildlife for which the area was notified.

We note that the nearest water body is Pwllbargod Reen, approximately 180 metres east of the site. To protect the SSSI, buffer zones of a minimum 12.5 metres to the top of reen bank should be implemented in the Gwent Levels. In this buffer there should be no physical development, no storage of materials including soil piles or fuel storage, no refuelling of machinery, and where possible no trafficking of vehicles. This is required to ensure that contamination of reens and impacts on the interest features of the SSSI are avoided. These measures can be secured in a Construction Environmental Management Plan (CEMP).

Biodiversity

We note that the habitat at the site is classed as neutral semi-improved grassland with several abundant herb species present, and that approximately 80 metres squared of semi improved grassland will be lost during development.

We welcome that the preliminary ecological appraisal recommends that native species of high value to pollinators and wildlife should be used for landscaping purposes.

Shrill Carder Bee (SCB) (*Bombus sylvarum*)

We have provided recommendations below for habitat management to support populations of SCB.

SCB is a feature of the Gwent Levels SSSI, the area is of national importance and a strong hold for the species. Management recommendations for SCB focus on ensuring plentiful flower-rich habitat with suitable forage is available from April to late September/October, in addition to providing undisturbed nesting habitat. The use of local green hay or a local seed mix is the preferred method of re-seeding to provide appropriate forage for SCB. If flora that provides a good nectar source for bees is not flourishing on site, seeding could be undertaken from a local seed mix to build resilience for SCB populations in the local area. Our preference would be seed harvested from Great Traston (Solutia) the Gwent Wildlife Trust reserve.

We advise that areas of foraging habitat are mown once per year in late September to mid-October to leave flowers in place for SCB to forage. All cuttings should be collected and removed. SCB nesting requirements are rough field margins and areas of tussocky grassland. Field buffers could be encouraged by cutting and collecting on rotation.

We note that the preliminary ecological appraisal recommends the following avoidance and mitigation measures:

- A suitably qualified ecologist will be on call for the duration of the work and will be informed in any European protected species is found.
- If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.
- Silt barriers must be installed around the site to avoid run off into the reën system.

These measures should be secured in a CEMP. Further details are included within the CEMP condition requirements below.

We therefore request the following condition is attached to any planning permission:

Condition – Construction Environmental Management Plan (CEMP)

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized 12.5 metre buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management and biosecurity measures; species and habitats protection, avoidance and mitigation measures.
- A suitably qualified ecologist will be on call for the duration of the work and will be informed in any European protected species is found.
- If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.
- Silt barriers must be installed around the site to avoid run off into the reën system.

- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Foul Drainage

We understand that the development is within the Gwent Levels SSSI and it is proposed that foul drainage is to be discharged to a private sewerage system (package treatment plant and drainage mound).

In this instance, we are satisfied that sufficient information has been provided by the Applicant as part of this planning application to justify the use of a private sewerage system.

We have considered this proposal in the context of the advice and guidance provided in Welsh Government Circular 008/2018 and we raise no objection to the application against the matters in paragraphs 2.3-2.6 of that Circular.

Paragraph 2.10 of Circular 008/2018 states that before a planning application is made, the Applicant should discuss with NRW the proposed sewage disposal arrangements for the development. The information submitted in support of the application does not confirm whether the Applicant has carried out any pre-application consultation with NRW's permitting service in relation to an application for an environmental permit or exemption.

Due to the proposed development being within the Gwent Level's SSSI a bespoke environmental permit will be required in addition to a tertiary treatment for the Package Treatment Plant.

We therefore advise that if the Applicant has not undertaken consultation with our Permitting Team, they should do so at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the environmental permitting requirements.

The Applicant should note that a grant of planning permission does not guarantee a permit or exemption will be granted. Notwithstanding a grant of planning permission, a proposal may be deemed to be unacceptable (e.g., because the permitting application process identifies an unacceptable environmental risk or because there is a feasible connection to mains sewer).

Flood Risk

The planning application proposes highly vulnerable development, a proposed enterprise workers dwelling. Our Flood Risk Map confirms the site to be within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 3 Sea.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in

section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of a Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

The FCA shows that the risks and consequences could be managed to an acceptable level.

Modelling Data

In the absence of detailed topographical information, LiDAR data puts the site at a level of 12.58 metres Above Ordnance Datum (AOD).

The FCA states that the modelled data that covers the site and surrounding area is considered to be 'out-of-date' by NRW and may not be valid for determination of compliance / non-compliance with A1.14 and A1.15 criteria of TAN15. In the absence of reliable and up to-date Product 5 & 6 Data; the UKCP18 methodology has been used to determine the potential tidal flood risk posed to the site.

The updated 2018 model applies new sea level science and improvements to statistical methods to update the 'pre-existing' (2011) extreme sea levels. The science behind climate change projections for sea level rise has changed substantially in recent years. There is greater confidence in the revised projections of global mean sea level presented by UKCP18, which reflects regional variation. This guidance has been updated to reflect the higher central allowance (70th percentile) and upper end allowance (95th percentile) of RCP2 8.5. This reflects an increase in global mean surface temperature of around 4.30 C by 2100.

Advice on A1.12

The proposals will not displace flood storage / water and will not increase flood risk elsewhere. An accurate hypothetical calculation for the potential displacement of flood storage due to the increase (minor) in impermeable area of what is currently undeveloped land is not possible and would be meaningless as technically, this would not occur, as the site levels are already well above (>2m) the DFLs during the extreme and critical tidal flood events including appropriate allowances for climate change.

We agree with this statement within the FCA and would not require further assessment of third-party impact as a result of the development.

Advice on A1.14 and A1.15

From the updated (2018) model the current extreme sea levels for the 1 in 200 year (0.5%) and 1 in 1000 year (0.1%) tidal flood events are:

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Taking into consideration climate change allowances as per NRW guidance / methodology (September 2021), and a 100-year lifetime for the development, the estimated extreme sea Design Flood Levels (DFLs) during the 1 in 200 year (0.5%) and 1 in 1000 year (0.1%) tidal flood events are:

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The coastal sea defences serving the site comprise an embankment (Peterstone Embankment) which has a recorded cover level of 10.2 metres AOD.

The formal flood defence infrastructure serving the site provides a minimum standard of protection (of at least) and provides a freeboard of 0.42 metres for all of the DFLs up to and including the 1 in 1000 year (0.1%) tidal flood event plus climate change (95th%).

The FCA demonstrates that if flood defences were to fail or were breached in an extreme and unprecedented incident; then the site would remain flood-free up to and including the 1 in 1000-year (0.1%) tidal flooding plus climate change (95%) event with a freeboard of approximately 2.8 metres. This has been deduced from a comparison of the DFLs and the recorded spot levels from the LiDAR extract.

Access and Egress

The point of access from / off of Church Road is situated at levels generally in the order of 10 metres AOD.

The FCA states that safe access / egress is from Church Lane and that site occupiers are advised to sign up to NRW Early Flood Warning system to allow for early evacuation.

Further flood mitigation is provided in Section 5 Mitigation and Recommendations, we would recommend that your Emergency Planners review these details to deem if they are appropriate.

The FCA concludes that Finished Floor Levels (FFLs) will be raised 150 millimetres above surrounding ground levels in accordance with building regulations with a minimum of approximately 12.73 metres AOD.

Further Advice to the Authority

To conclude, the FCA is proportionate to the scale and nature of the development and demonstrates that the site is located above DFL's for the extreme events. Flood defences in the area also provide protection during these flood events. The FFLs are to be set higher than the surrounding ground levels, meaning the dwelling will remain flood free and meet the requirements of TAN 15.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

- 1.2 WELSH WATER DWR CYMRU: Since the proposal intends on utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.
- 1.3 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST: The site is located within the Gwent Levels Archaeologically Sensitive Area. It is possible that buried archaeological remains could be encountered during the groundworks. To mitigate the impact of the

development on the archaeological resource we recommend that a condition be imposed as follows.

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

A note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.

1.4 WILDLIFE IN NEWPORT: no comments received.

2. INTERNAL COUNCIL ADVICE

2.1 HERITAGE OFFICER: no objection.

2.2 ECOLOGY OFFICER: No buildings or trees are to be affected by this proposal, so I would not ask for a bat survey on this occasion.

The creation of a species-rich boundary hedge as referred to by our Landscape Advisor in their letter of January 2024 would represent a biodiversity net benefit.

I support the advice provided by NRW in their response of 20/12/24 in relation to impacts upon the Gwent Levels SSSI.

Installation of the bat and bird nest boxes referred to in section 5.9 of the Preliminary Ecological Appraisal Report should be secured by planning condition as a biodiversity net benefit feature.

2.3 LANDSCAPE OFFICER: The following policies apply although the submitted documents do not demonstrate how or if the proposals will comply with relevant policies:

GP5 General Development Principles – Natural Environment:

- v) there would be no unacceptable impact on landscape quality
- vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks
- vii the proposal includes appropriate tree planting or retention where appropriate and does not result in the unacceptable loss of or harm to trees, woodland or hedgerows that have wildlife or amenity value.

SP5 Countryside

Proposals should respect the landscape character and biodiversity of the immediate and surrounding rural area ie. be rural rather than suburban in character.

SP8 Special Landscape Areas

The site lies within the Wentlooge Special Landscape Area. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area's special features.

Green Wedge, SSSI, AIA are further relevant policies.

Landscape Impacts

Insufficient landscape-based information has been submitted to enable an assessment of impacts. The proposal is for the introduction of a bungalow in a Special Landscape Area where high quality design is required. Proposals will need to relate to the rural landscape character of the Wentlooge Levels.

A proportionate and targeted Landscape and Visual Appraisal would be required. There is a need to understanding the landscape character impact and visual amenity impact. Mitigation may include building location, materials and style/character, use of recessive colours, height, glazing extent, boundaries and surfacing in addition to new planting.

A public footpath lies close by, views may be screened by existing hedgerows, but if not in this flat landscape the introduction of a new bungalow will have more impact.

The adjacent barn is visible from Ty Mawr Lane, again views from here should be assessed.

The existing boundary hedge should be adequately protected. In addition to other Ecological Appraisal (5.9) enhancements, new boundaries as shown should be secured by native mixed hedgerows with clear maintenance objectives set out. A varied regime is recommended e.g. allowing the hedge to grow on in sections or planted with suitable small scale trees to break up views and avoid the risk of a new bungalow above a clipped hedge line.

New hedge boundaries should reflect the existing field pattern i.e. a regular square or rectangle may not be appropriate.

If outline permission is to be granted, the following would require conditions:

1. A proportionate and targeted Landscape and Visual Appraisal undertaken by a professional landscape architect, to include photos taken as panoramas into and out from the site in all compass directions with annotation to show the development extent with analysis of the landscape impacts. If impacts are identified, there may be an opportunity to mitigate through redesign, new planting, or potentially management or new planting within the wider land holding.

2. Provision of a soft landscape plan to meet LDP Policy GP5, appropriate to conserving the strong landscape character, to be undertaken by a professional landscape architect showing:

- condition and management of existing trees, hedgerows, scrub or other screening vegetation clearly showing what is within the land ownership
- any constraints to planting - detailing of plant species, size, density, location
- outline specification for ground preparation and planting

3. Boundary treatment and hard surfacing which should be appropriate to conserving the landscape character.

Following the submission of a landscape appraisal, the Landscape Officer provided additional comments as below:

The proposal is for the introduction of a dormer bungalow in a Special Landscape Area where high quality design is required.

A proportionate and targeted Landscape and Visual Appraisal has been submitted, undertaken by Enderby Associates. The conclusions in section 6.4 and 6.5 are summarised below and I have no reason to disagree.

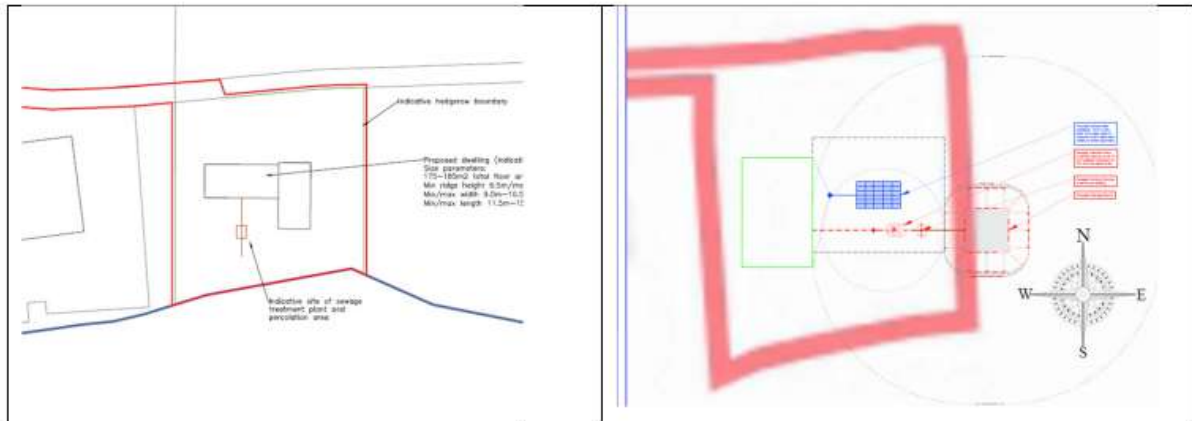
- The proposed house would be a clearly evident change in views from some locations, but the effect on visual amenity is likely to be Moderate (in closer views) to Slightly adverse (in more distant views), reducing to Minor to Negligible adverse as planting matures.
- The proposed house would have an adverse effect on the character of the SLA, but this would be very localised, with no wider effect on the Wentlooge Level's intrinsic characteristics.

The main visual impacts will be from viewpoints 7 (footpath to the north) and viewpoints 10,11,12 along Ty Mawr Road.

Mitigation is proposed, as shown on the landscape strategy plan and described in section 4.2, this will be delivered through: new planting of native mixed hedgerows to establish a new field parcel to contain the amenity area of the house; management/gapping up of existing vegetation within the wider land holding; control over proposed building materials.

My additional comments would be:

- The extent of glazing in elevations could be an area of concern.
- New hedgerow planting and gapping up of existing hedgerows should both incorporate tree planting.
- The existing south boundary hedge should be adequately protected during the construction phase and the Site Plan needs to show the drainage proposals can be delivered without impacting on the hedgerow trees. Note that the location of the drainage mound differs between the revised Site Plan by RAC and the Drainage Strategy as shown below:



If outline permission is to be granted, the following would require conditions:

- Provision of a detailed soft landscape plan to be undertaken by a professional landscape architect building on the landscape strategy plan and section 4.2 description in the LVA and showing:
 - any constraints to planting
 - detailing of plant species, size, density, location; outline specification for ground preparation, planting and establishment maintenance
- Boundary treatment and hard surfacing which should be appropriate to conserving the landscape character.
- Building materials to reflect the assumptions in the LVA section 5.10.
- Elevations showing constraint on the extent of glazing.
- Revised Site Plan to accurately show the line of south boundary trees in relation to the proposals including the drainage mound.

2.4 TREE OFFICER: no objection.

2.5 DRAINAGE MANAGER: no comments received.

2.6 PLANNING CONTRIBUTIONS MANAGER: Commuted sum payments for affordable housing will normally be sought on developments of one to two dwellings anywhere within Newport. The site lies within the Housing Target Area of Rural Newport. Rural Newport has aspirations for delivery of 40% affordable housing on new development. The equivalent commuted sum generated would dependent upon the following formula

1 bed flat = £1,315
 2 bed flat = £1,840
 2 bed house = £2,385
 3 bed house = £2,559
 4+ bed house = £3,212

This sum will be paid upon signing of the legal agreement.

2.7 PUBLIC PROTECTION: no objection.

2.8 SCIENTIFIC OFFICER: no objection.

2.9 SAB: no comment.

2.10 WASTE MANAGER: no comment.

2.11 HIGHWAYS: No objection subject to the following condition:

1. Except for site clearance and remediation no development shall take place until full details in the form of scaled plans and/or written specifications have been submitted to and approved in writing by the Council as Local Planning Authority to illustrate the following:
 - a) proposed highway layout including the highway boundary
 - b) dimensions of any carriageway, cycleway, footway and verges
 - c) visibility splays
 - d) proposed buildings and site layout, including levels
 - e) accesses and driveways
 - f) parking and cycle parking provision
 - g) drainage and sewerage system
 - h) all types of surfacing (including tactile paving), kerbing and edging
 - i) full working drawings for any structures which affect or form part of the highway networkThe development shall be carried out in accordance with the approved drawings and details prior to first occupation of the development unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety and the amenity and convenience of highway users together with suitable means of drainage.

3. REPRESENTATIONS

- 3.1 NEIGHBOURS: Neighbouring residents have been notified of the application and a site notice has been placed at the site. No comments have been received.
- 3.2 MARSHFIELD COMMUNITY COUNCIL: notes that the dwelling would be contained within the green wedge and the SSSI but has no other comment to make and defer any assessment under TAN 6 to Newport City Council.

4. RELEVANT SITE HISTORY

21/0622	RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF AN AGRICULTURAL BUILDING FOLLOWING FIRE DAMAGE at Land East of Church Lodge	Granted with conditions
21/1066	PARTIAL DISCHARGE OF CONDITION 2 (BAT AND BIRD BOXES) OF PLANNING PERMISSION 21/0622 RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF AN AGRICULTURAL BUILDING FOLLOWING FIRE DAMAGE	Approved
22/0894	PRIOR NOTIFICATION FOR EXTENSION TO EXISTING AGRICULTURAL STORAGE BUILDING	Prior approval required
22/1186	EXTENSION TO EXISTING AGRICULTURAL BUILDING	Granted with conditions

23/0330	PARTIAL DISCHARGE OF CONDITIONS 2 (PROGRAMME OF ARCHAEOLOGICAL WORK) AND 3 (CEMP) RELATING TO PLANNING PERMISSION 22/1186 FOR THE ERECTION OF EXTENSION TO EXISTING AGRICULTURAL BUILDING	Approved
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5. ASSESSMENT

The site

- 5.1 The site comprises a field situated within the countryside to the northeast of Marshfield. The site itself is a greenfield site with an area of 860 square metres. A hedgerow exists to the southern rear boundary. To the west is a barn belonging to the applicant.

Description of development

- 5.2 This application seeks outline planning permission for a rural enterprise dwelling on land at Llanfair Farm near Marshfield. All matters are reserved for subsequent approval. The application has been accompanied by an indicative site plans and elevations which indicate:
- The construction of a dormer bungalow located almost centrally within the site with a rectangular footprint
 - The plan indicates minimum and maximum parameters to indicate the footprint of the proposed dwelling, showing a 'L' shaped footprint, with a depth varying from a minimum of 9 metres and a maximum of 10.5 metres and a width varying from a minimum of 11.5 metres and a maximum of 15.5 metres
 - A height varying from a minimum of 6.5 metres and a maximum of 7.5 metres.

The plan states that the floor area would vary between 175 and 185 square metres, taking on board that this would include both ground and first floor floorspace.

- 5.3 Access is reserved, but the site location indicates that access would be achieved via an existing access track leading off Church Lane. The plan also shows a private treatment plant and percolation area to be provided.

Summary of issues

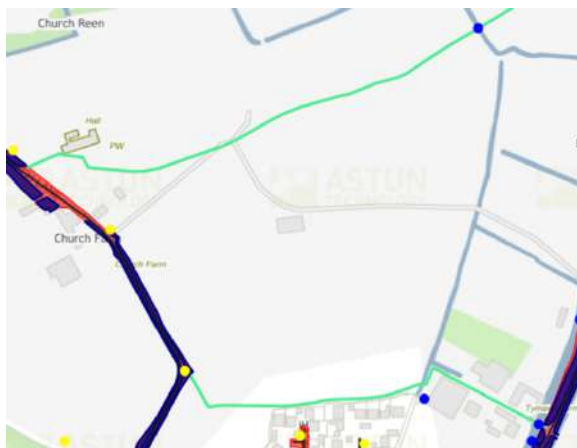
- 5.4 The following issues have been considered:
- Principle of development and relevant planning policies
 - The requirements relating to TAN 6 (Planning for Sustainable Rural Communities) July 2010
 - The impact of the proposed dwelling on the Special Landscape Area
 - Highways and traffic impacts
 - Flood risk
 - Foul drainage arrangements
 - Archaeology
 - Trees
 - Ecology
 - Affordable housing.

Principle of development and relevant planning policies

- 5.5 The site is located outside the defined settlement boundary and within countryside and green wedge, as designated by the Newport Local Development Plan.
- 5.6 New housebuilding in the countryside is strictly controlled. Planning Policy Wales sets out that isolated houses in the countryside requires special justification, for example, rural enterprise dwellings. Paragraph 4.2.37 of PPW states that "The purpose of 'rural enterprise dwellings' is to enable rural enterprise workers to live at or close to their

place of work, including encouraging younger people to manage farm businesses and supporting the diversification of established farms. Rural enterprise dwellings represent one of the few circumstances in which isolated new residential development in the open countryside *may* be justified.”

- 5.7 Policy SP5 ‘countryside’ states that development in the countryside will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. Rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.
- 5.8 Policy SP7 ‘Green Wedges’ states that green wedges have been identified to prevent coalescence including between Newport and Cardiff. Within this area, development which prejudices the open nature of the land will not be permitted. This places a very high bar on the proposal in terms of its impact on the openness of the area. The proposed dwelling is indicated to be a dormer bungalow with a maximum height of 7.5 metres and a maximum width of 15.5 metres. The nearest public highway runs to the southwest of the site, but the site is heavily screened by mature hedgerows and trees, and the site is not visible from this road. There is a residential estate to the south (Cambrian Way and Cambrian Drive) some way to the south of the site, but again views from this estate are heavily screened.
- 5.9 There are two public rights of way within the vicinity of the site-coloured green on the image below; one running to the north of the site and one running to the south. These rights of way are unaffected by the proposals. From the public right of way to the south, there are intervening hedgerows which would help to screen views of the proposed dwelling. From the public right of way to the north, the land is more open, and so views of the site and proposed bungalow would be available.





- 5.10 Technical Advice Note 6 (Planning for Sustainable Rural Communities) July 2010 is relevant to the application. The application has also been assessed having regard to Rural Enterprise Dwellings Practice Guidance December 2011.

Requirements relating to TAN 6 – Rural Enterprise Dwelling

- 5.11 Section 4.3 of TAN 6 outlines five factors that must be established if new permanent rural enterprise dwellings are to be found acceptable:

- (1) the 'functional' test (i.e. the need for a resident worker)
- (2) the 'time' test (i.e. the labour requirement)
- (3) the 'financial' test (i.e. to ensure the size of the dwelling is commensurate to the need)
- (4) the 'other dwellings' test (i.e. are there any other dwellings or buildings suitable to house the worker)
- (5) other normal planning requirements test (i.e. consideration of siting, access, amenity).

- 5.12 To enable a full and proper assessment of these factors, the applicant has submitted a Rural Enterprise Dwelling Appraisal (to be referred to as 'the Appraisal'). Furthermore, the Council has commissioned an independent consultant report which has examined the application and provided the Council with advice and recommendations (to be referred to as 'the Consultant Report').

The Functional Test

- 5.13 TAN 6 states that the purpose of the functional test is to establish whether it is essential, for the proper functioning of the enterprise, for one or more workers to be readily available at most times.
- 5.14 The Appraisal has explained that the applicant has a sheep enterprise involving 850 ewes and the selling of 1500 store lambs. The flock is larger than the average flock in Wales (638 ewes). He owns 16 hectares (purchased in 2020) but also rents other land (110 hectares summer grass and 400 hectares winter keep).
- 5.15 Lambing takes place in batches from December to early May but also in October with each block lasting 6 weeks, which means an intense workload for 7 months of the year with an additional month each side to tend to weaker animals. Therefore, an on-site presence is required 9 months out of 12. The applicant has a statutory duty to care for his animals, particularly to deal with complications during the birth of lambs, providing

health care and administering medication. There is also a need for a presence for security reasons.

- 5.16 The Consultant Report acknowledges that the applicant currently lives 4 miles away. It states that whilst the enterprise depends on large areas of rented land, which may be lost, these could be replaced. Having operated for 4 years, the enterprise is considered to have become established.
- 5.17 The Consultant Report has concluded that there is an existing essential functional need for one person to reside at or near to the site to enable the proper functioning of the enterprise. Therefore, this test has been passed.

The Time Test

- 5.18 In the event that the functional requirement is established, it is necessary to consider the number of workers needed to meet the identified functional requirement. Under this test the scale and nature of the enterprise is relevant. To satisfy this element of the policy it is necessary to demonstrate that a full-time worker is required.
- 5.19 The Appraisal estimates 673 standard man days which equates to 2.4 full-time workers. An extract from the Appraisal showing these calculations is provided below:

	SMD/hd (ha)	Enterprise size	Total
Sheep (ewes)	0.5	850	425
Sheep (rams)	0.5	20	10
Store lambs	0.1 ¹	1500	150
Sub-total			585
Management and maintenance (15%)			88
Total			673
Full-time worker SMDs			275
Worker equivalent on holding			2.4

- 5.20 The Consultant Report states that the Standard Man Day Assessment should be used as a guide only as base data is out of date. However, based on the flock size, the Council's independent consultant is satisfied that the operation would warrant a full time worker with part time help. Therefore, this test has been passed.

Financial Test

- 5.21 Paragraph 4.4.1(c) of TAN 6 is divided into four parts and states that the unit and the activity concerned should:
- i) have been established for at least three years;
 - ii) have been profitable for at least one of them;
 - iii) be currently financially sound; and
 - iv) have a clear prospect of remaining so.
- 5.22 The Appraisal explains that business accounts from the years ended 31st March 2021 to 31st March 2023 inclusive show a profit every year, thereby satisfying the first two criteria of the financial test. Profits have grown each year. A dormer bungalow extending to 175-185m² would cost £225,000 to build with a mortgage equivalent of

£14,625. Information provided within the Appraisal shows that the profits can cover the mortgage and provide a reasonable living wage for the applicant.

The Appraisal further states that the business runs on a low-cost basis with minimal machinery and minimal use of conserved fodder. In the winter the ewes and lambs are grazed on winter keep which has been banked up with grass, after neighbouring dairy farms have housed their cattle. A small amount of hay or silage is purchased each year for feeding the ewes whilst housed at lambing, otherwise reliance is placed on the grass-fed system.

- 5.23 The Consultant Report concludes that this test has been passed.

The Other Dwellings Test

- 5.24 The applicant shall provide evidence to show that there is no dwelling(s) or buildings suitable for conversion, which are available to meet the need.
- 5.25 The Appraisal explains that there is no existing dwelling available on the holding and there are no other dwellings available sufficiently close by to meet the identified management and welfare needs of the livestock. There are no buildings suitable for conversion to residential accommodation on the site. A search has shown that there any dwellings nearby for sale are either too distant as to fail to be within 'sight and sound' of the site or unaffordable to the applicant.
- 5.26 The Consultant Report has not suggested any suitable alternatives and none are known to the Council at the time of preparing this report. This test has therefore also been passed.

Other Planning Requirements Test

Paragraph 3.75 of PPW states that the construction of new buildings in a Green Belt or green wedge is inappropriate development unless it is for specified purposes including justified rural enterprise needs.

Siting

- 5.27 The Practice Guidance states that prominent siting in the landscape should be avoided and should have regard to its functional need.
- 5.28 The site is within Green Wedge and a Special Landscape Area and it is located next to the barn which functions as the main base for the enterprise. Its siting is therefore considered to be reasonable in this instance.
- 5.29 The Practice Guidance also states that the dwelling should not be sited so as to prejudice its future use as affordable housing. Whilst it would be located next to a barn, it would have a separate access point, and it would not cause an unacceptable harm to amenity for future occupiers.

Size and scale

- 5.30 The indicative plans show minimum and maximum parameters (height of between 6.5 and 7.5 metres and footprint to be defined by width of between 11.5 and 15.5 metres and depth of between 9 and 10.5 metres). The indicative plan states that the floor area (totalling both ground and first floors) would vary between 175 and 185 square metres.
- 5.31 As a comparison, planning permission was granted (18/0066) for second rural enterprise workers dwelling at New farm, Green Lane in St Brides Wentlooge on 20 June 2019. This provided a 3 bedroom property all within a total floor area of 150

square metres (ground and floor floors). It was proposed to have a height of just less than 7 metres.

- 5.32 The Council's consultant has advised that the applicant currently resides with his partner and a 5 year old child. It is considered that a 3 bedroom dwelling would be more than adequate to serve the applicant's needs based on the information provided. A proposed dwelling with a maximum footprint of 185 square metres would be relatively large, in terms of the cost and resulting value of the property, but not excessively so as to warrant refusing the application.

The impact of the proposed dwelling on the Special Landscape Area

- 5.33 The site is located within a Special Landscape Area. The application has therefore been considered against Policy SP8 which states that within special landscape areas, proposals will be required to contribute positively to the area through high quality design, materials and management schemes that demonstrate a clear appreciation of the area's special features.
- 5.34 Following a request by the Council's Landscape Officer, a Landscape and Visual Appraisal has been submitted to understand the landscape character and visual amenity impact together with any mitigation measures. The Appraisal finds that the impact would be moderate (in closer views) to slightly adverse (in more distant views), reducing to minor to negligible adverse as planting matures. The impact on the Special Landscape Area would be localised. The Landscape Officer has not raised an objection to the application but has requested that mitigation measures set out as recommendations in the Appraisal relating to design, materials, landscaping measures including hedgerows and tree planting and boundary treatment be controlled at reserved matters stage. Conditions have been imposed to ensure that the detailed scheme accords with these recommendations.
- 5.35 A public footpath lies close by, views may be screened by existing hedgerows, but if not in this flat landscape the introduction of a new bungalow will have more impact.
- 5.36 The adjacent barn is visible from Ty Mawr Lane, again views from here should be assessed.
- 5.37 The existing boundary hedge should be protected, and additional hedgerow planting provided. The Landscape Officer has requested that conditions be imposed to require a landscape appraisal, a landscaping scheme and details of boundary treatment and hard surfacing, and these have been attached.

Highways and traffic impacts

- 5.38 The proposed dwelling would be accessed via an existing private track that currently is used to serve the barn.
- 5.39 The Council's highways officer has raised no objection in principle. The access is existing, and the highways officer considers that intensification caused by the proposal would be negligible.

Residential amenity

- 5.40 The application is in outline, so there is very little detail as to the proposed dwelling. The site is situated in countryside adjacent to an agricultural barn that belongs to the applicant. The site would offer a suitable plot to develop a dwelling in terms of future residential amenity.

- 5.41 There are no immediate neighbouring residential properties. The nearest property is to the southwest which is situated adjacent to the access off Church Lane. The proposed dwelling would not adversely impact on this property.

Flood Risk

- 5.43 The planning application proposes highly vulnerable development. The site is within Zone C1 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 3 Sea.

- 5.44 Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified having regard to tests set out in section 6.2 of TAN15:

- i) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement, **OR**
- ii) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region.

AND

- iii) It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
 - iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.
- 5.45 The site is within countryside outside of Newport's settlement boundary. It does not support a Local Planning Authority initiative to sustain a settlement; the proposal does not generate employment opportunities apart from temporary employment during the construction of the proposed dwelling and the site is not previously developed land. Therefore, the proposal fails to meet the justification tests outlined in TAN 15. However, Planning Policy Wales sets out a special justification for rural enterprise dwellings and so the departure from TAN 15 is outweighed by Planning Policy Wales in this instance. It is also noted that the site is not impacted by flooding itself.

- 5.46 In relation to the 4th test, the applicant has submitted a Flood Consequences Assessment (FCA). Natural Resources Wales has advised that FCA shows that the risks and consequences could be managed to an acceptable level. The proposals will not displace flood storage / water and will not increase flood risk elsewhere. The FCA demonstrates that if flood defences were to fail or were breached in an extreme and unprecedented incident; then the site would remain flood-free. The FCA states that safe access / egress is from Church Lane. The FCA concludes that Finished Floor Levels (FFLs) will be raised 150 millimetres above surrounding ground levels in accordance with building regulations with a minimum of approximately 12.73 metres AOD.

Foul drainage arrangements

- 5.47 A drainage strategy has accompanied the application. This has found that permeability on the site is adequate. It is proposed to provide a package treatment plant which would be located 7 metres from the proposed dwelling and 10 metres from any watercourse. A pumping chamber would be provided together with a drainage mound.

- 5.48 As the proposed dwelling is in a relatively isolated location, any public sewers are likely to be located some distance away from the site which would mean that the cost of connecting to a public sewer would likely be prohibitive.
- 5.49 Natural Resources Wales are satisfied that sufficient information has been provided to justify the use of a private sewerage system. Due to the proposed development being within the Gwent Level's SSSI a bespoke environmental permit will be required.
- 5.50 It is considered that this proposal accords with the guidance provided in Welsh Government Circular 008/2018.

Archaeology

- 5.51 The site is within an Archaeologically Sensitive Area and so falls to be considered against Policy CE6 which states that proposals will normally be required to undertake an archaeological impact assessment before the proposal is determined where groundworks and/or the installation of services are proposed within the archaeologically sensitive areas.
- 5.52 However, the Archaeological Trust has requested that a condition be imposed to require an archaeological watching brief.

Trees

- 5.53 Agent has stated that the vegetation line closest to the application site is a maintained hedgerow and that any works associated with the proposed dwelling will be at least 5m from the edge of the hedgerow and will not impact upon it in any way. In fact, it is the applicant's intention to thicken the hedgerow in due course, both to act as a visual screen but also improve nesting opportunities for birds as part of the net biodiversity gain for the site. On this basis, the agent has not submitted Arboricultural surveys with the application. The Council's tree officer has raised no objection to the application on this basis.

Ecology / SSSI

- 5.54 The site is within the Gwent Levels – St Brides SSSI. The SSSI is notified for its range of aquatic plants and invertebrates associated with the reens and ditches of the drainage system. The special interests of the SSSI are dependent on the water quality, water quantity, the existence of the drainage system and its continued management. Any development which has an adverse effect on any of these factors will have an adverse impact on the wildlife for which the area was notified.
- 5.57 Paragraph 6.4.25 of Planning Policy Wales states that development in a SSSI which is not necessary for the management of the site must be avoided. This provision needs to be weighed against Planning Policy Wales and TAN 6 which set out a special justification for rural enterprise dwellings. The proposed dwelling is required in association with the farming enterprise, which, with good farming practices, would assist with the management of the land.
- 5.57 Natural Resources Wales (NRW) has raised no objection subject to a condition to require a Construction Management Plan. NRW welcomes biodiversity proposals as does the Council's Ecology Officer. A condition is attached to secure biodiversity net benefit.

Occupancy restriction and affordable housing

- 5.58 An occupancy condition is imposed to ensure that the dwelling is retained for the purpose as a rural enterprise dwelling or failing that, is available for use as an affordable dwelling.

6. OTHER CONSIDERATIONS

6.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

6.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

6.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

6.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

6.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

6.6 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

7. CONCLUSION

- 7.1 The workers dwelling is justified in accordance with the requirements of TAN 6 and PPW. It is therefore considered appropriate to grant outline planning permission subject to the following conditions.

8. DECISION

GRANTED WITH CONDITIONS

01 Approval of the details of the layout, scale, appearance of the building(s), access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority.

Reason: To safeguard the rights of control of the Local Planning Authority in respect of the reserved matters and to comply with the provisions of Article 3(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Plans condition

02 The development shall be implemented in accordance with the following plans and documents:

Site location plan July 2024

Supporting Agricultural Appraisal November 2023 by Reading Agricultural

Preliminary Ecological Appraisal by Ashley Butler dated 23 October 2023

Written Scheme of Historic Environmental Mitigation January 2024 by Cardiff

Archaeological Consultants

Flood Consequence Assessment March 2014 by Vale Consultancy

Drainage Strategy and Water Quality Assessment February 2024.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pursuance of reserved matters

03 In pursuance of reserved matters relating to layout, details of car parking arrangements shall be provided in accordance with the Council Supplementary Planning Guidance on Parking Standards.

Reason: in the interests of highway safety.

04 In pursuance of reserved matters relating to scale, details of the proposed dwelling shall accord with the outline parameters stated in this application; namely a 'L' shaped footprint with a maximum floorspace of 185m², with a depth varying from a minimum of 9 metres and a maximum of 10.5 metres, a width varying from a minimum of 11.5 metres and a maximum of 15.5 metres and a height varying from a minimum of 6.5 metres and a maximum of 7.5 metres.

Reason: To protect the purpose of the development as an agricultural dwelling / future purpose as an affordable dwelling and help preserve the openness of the Green Wedge and protect the special landscape of the area.

05 In pursuance of reserved matters relating to appearance, the design of the building including external materials and external lighting shall accord with the recommendations set out in Section 5.10 of the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024.

Reason: To protect the rural character of the countryside and the special landscape of the area.

Pre-commencement

Construction Environmental Management Plan (CEMP)

06 No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been

submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized 12.5 metre buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management and biosecurity measures; species and habitats protection, avoidance and mitigation measures.
- A suitably qualified ecologist will be on call for the duration of the work and will be informed in any European protected species is found.
- If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.
- Silt barriers must be installed around the site to avoid run off into the reën system.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Drainage

07 No development shall commence until full details of the foul and surface drainage systems (including manufacturer's information, capacity, location and details of secondary treatment) has been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented fully in accordance with the approved scheme prior to the occupation of the dwelling.

Reason: To ensure adequate drainage is provided.

Boundary treatment

08 No development shall commence until full details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The design of the boundary treatments shall accord with recommendations set out in the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024. The boundary treatments shall be constructed in accordance with the approved details prior to the occupation of the dwelling and then retained accordingly for the duration of the development.

Reason: To ensure the development is completed in a satisfactory manner and in order to protect the rural character of the area.

Slab levels

09 No development shall commence until details and plans showing the finished slab level of the dwelling hereby approved, together with cross sections through the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenities.

Archaeology

10 No development shall take place until full details of a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, to mitigate the impact of the works on the archaeological resource.

Landscaping

11 Prior to the commencement of development, a landscaping and tree planting scheme (to include the proposed green roofs) indicating the number, species, heights on planting and positions of all trees and shrubs scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the recommendations set out in the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024. The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the first occupation or the completion of that development whichever is the sooner. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

Biodiversity

12 Prior to commencement of any development, an ecological enhancement and habitat management plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall accord with the recommendations of the Preliminary Ecological Appraisal hereby approved. The enhancement measures shall be fully implemented prior to beneficial occupation of the dwelling and managed in accordance with the approved details.

Reason: In the interests of ecology.

General conditions

Occupancy restriction

13 The occupancy of the dwelling shall be restricted to:

a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,

b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason: It is the policy of the Local Planning Authority to severely restrict the provision of new dwellings in this area. In this case the development is only justified on the grounds that the dwelling is functionally required in association with the rural enterprise that shares the site.

Permitted development rights

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, or E shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the rural character of the area.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan. Policies SP5 Countryside, SP7 Green Wedges, SP8 Special Landscape Area, CE6 Archaeology were relevant to the determination of this application.

02 Planning Policy Wales, Technical Advice Note 6 (Planning for Sustainable Rural Communities) July 2010 and the Practice Guidance relating to Technical Advice Note 6 for Sustainable Rural Communities – Rural Enterprise Dwellings (December 2011) were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

04 The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.

05 Natural Resources Wales Advice to Applicant

- **Pollution Prevention**

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website.

- **Flood Warning Service**

The availability of a flood warning service to the development location should be confirmed by visiting the Natural Resources Wales website. NRW provides warnings where it is technically possible, but this service must not be relied on to guarantee the timely and safe evacuation of occupants. Where available, the flood warning service can be a useful means of alerting occupants who have voluntarily signed up to receive Flood Alerts and Flood Warning, enabling them to take action in advance of a flood event. Protection measures should not be wholly dependent on the flood warning service and should be implemented to manage risks and impacts of flooding.

Notice of Decision



I Williams
Reading Agricultural Consultants Ltd
Beechwood Court
Long Toll
Woodcote
Reading
RG8 0RR

TOWN AND COUNTRY PLANNING ACT 1990 [as amended]

Application No: **23/1058**
Application Type: **Outline**
Proposal: **OUTLINE APPLICATION FOR A RURAL ENTERPRISE WORKER'S DWELLING (ALL MATTERS RESERVED)**
Site/Location: **Llanfair Farm , Church Lane, Marshfield, Cardiff, CF3 2UF**
Decision Date: **3rd December 2024**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 7th December 2023. The application has been:-

Granted with Conditions

STANDARD CONDITIONS

The matters set out in the conditions below are reserved for the submission and approval of details.

In the case of any reserved matter, application for approval must be made not later than the expiration of **THREE YEARS** beginning with the date of this permission.

Reason: The application is in outline only and the further details are required to ensure that a satisfactory form of development take place.

No development shall be carried out on the site until details of the reserved matters have been approved, and the development shall be carried out in accordance with these details.

Reason: The application has been submitted in outline only. Further details are required to ensure that a satisfactory form of development takes place.

The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

the expiration of **THREE YEARS** from the date of this permission; or

the expiration of **TWO YEARS** from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform to the requirements of Sections 91 and 92 of the Act 1990.

ADDITIONAL CONDITIONS

1. Approval of the details of the layout, scale, appearance of the building(s), access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority.

Reason: To safeguard the rights of control of the Local Planning Authority in respect of the reserved matters and to comply with the provisions of Article 3(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

2. **Plans condition**

The development shall be implemented in accordance with the following plans and documents:

Site location plan July 2024

Supporting Agricultural Appraisal November 2023 by Reading Agricultural
Preliminary Ecological Appraisal by Ashley Butler dated 23 October 2023
Written Scheme of Historic Environmental Mitigation January 2024 by Cardiff Archaeological Consultants
Flood Consequence Assessment March 2014 by Vale Consultancy
Drainage Strategy and Water Quality Assessment February 2024.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

3. **Pursuance of reserved matters**

In pursuance of reserved matters relating to layout, details of car parking arrangements shall be provided in accordance with the Council Supplementary Planning Guidance on Parking Standards.

Reason: in the interests of highway safety.

4. In pursuance of reserved matters relating to scale, details of the proposed dwelling shall accord with the outline parameters stated in this application; namely a 'L' shaped footprint with a maximum floorspace of 185m², with a depth varying from a minimum of 9 metres and a maximum of 10.5 metres, a width varying from a minimum of 11.5 metres and a maximum of 15.5 metres and a height varying from a minimum of 6.5 metres and a maximum of 7.5 metres.

Reason: To protect the purpose of the development as an agricultural dwelling / future purpose as an affordable dwelling and help preserve the openness of the Green Wedge and protect the special landscape of the area.

5. In pursuance of reserved matters relating to appearance, the design of the building including external materials and external lighting shall accord with the recommendations set out in Section 5.10 of the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024.

Reason: To protect the rural character of the countryside and the special landscape of the area.

6. **Pre-commencement**

Construction Environmental Management Plan (CEMP)

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- o Construction methods: details of materials, how waste generated will be managed.
- o General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized 12.5 metre buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- o Biodiversity Management: details of tree and hedgerow protection; invasive species management and biosecurity measures; species and habitats protection, avoidance and mitigation measures.
- o A suitably qualified ecologist will be on call for the duration of the work and will be informed in any European protected species is found.
- o If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.
- o Silt barriers must be installed around the site to avoid run off into the reën system.
- o Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- o Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

7. **Drainage**

No development shall commence until full details of the foul and surface drainage systems (including manufacturer's information, capacity, location and details of secondary treatment) has been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented fully in accordance with the approved scheme prior to the occupation of the dwelling.

Reason: To ensure adequate drainage is provided.

8. **Boundary treatment**

No development shall commence until full details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The design of the boundary treatments shall accord with recommendations set out in the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024. The boundary treatments shall be constructed in accordance with the approved details prior to the occupation of the dwelling and then retained accordingly for the duration of the development.

Reason: To ensure the development is completed in a satisfactory manner and in order to protect the rural character of the area.

9. **Slab levels**

No development shall commence until details and plans showing the finished slab level of the dwelling hereby approved, together with cross sections through the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenities.

10. **Archaeology**

No development shall take place until full details of a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, to mitigate the impact of the works on the archaeological resource.

11. **Landscaping**

Prior to the commencement of development, a landscaping and tree planting scheme (to include the proposed green roofs) indicating the number, species, heights on planting and positions of all trees and shrubs scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the recommendations set out in the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024. The approved scheme shall be carried out in its

entirety by a date not later than the end of the full planting season immediately following the first occupation or the completion of that development whichever is the sooner. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

12. Biodiversity

Prior to commencement of any development, an ecological enhancement and habitat management plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall accord with the recommendations of the Preliminary Ecological Appraisal hereby approved. The enhancement measures shall be fully implemented prior to beneficial occupation of the dwelling and managed in accordance with the approved details.

Reason: In the interests of ecology.

**13. General conditions
Occupancy restriction**

The occupancy of the dwelling shall be restricted to:

- a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,
- b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason: It is the policy of the Local Planning Authority to severely restrict the provision of new dwellings in this area. In this case the development is only justified on the grounds that the dwelling is functionally required in association with the rural enterprise that shares the site.

14. Permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order), Schedule 2, Part 1, no development within Classes A, B, C, D, or E shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the rural character of the area.

NOTE TO APPLICANT

The development should be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.

This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact streetscene@newport.gov.uk highway.planning@newport.gov.uk.

1. The development plan for Newport is the Newport Local Development Plan. Policies SP5 Countryside, SP7 Green Wedges, SP8 Special Landscape Area, CE6 Archaeology were relevant to the determination of this application.
2. Planning Policy Wales, Technical Advice Note 6 (Planning for Sustainable Rural Communities) July 2010 and the Practice Guidance relating to Technical Advice Note 6 for Sustainable Rural Communities - Rural Enterprise Dwellings (December 2011) were relevant to the determination of this application.
3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
4. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.
5. Natural Resources Wales Advice to Applicant
Pollution Prevention
During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website.

Flood Warning Service

The availability of a flood warning service to the development location should be confirmed by visiting the Natural Resources Wales website. NRW provides warnings where it is technically possible, but this service must not be relied on to guarantee the timely and safe evacuation of occupants. Where available, the flood warning service can be a useful means of alerting occupants who have voluntarily signed up to receive Flood Alerts and Flood Warning, enabling them to take action in advance of a flood event. Protection measures should not be wholly dependent on the flood warning service and should be implemented to manage risks and impacts of flooding.



Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 23/1058

Decision Date: 3rd December 2024

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).