

Your Ref: 23/1058

Our Ref: 9644

27 February 2025



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Proposal: Variation of Condition 2 of 23/1058: Approved Plans and Documents.

Location: Llanfair Farm, Church Lane, Marshfield, Cardiff, CF3 2UF

Reading Agricultural Consultants Ltd (RAC) has been instructed by the applicant, Chris Hinksman, to provide an updated Flood Consequence Assessment for the Variation of Condition 2 (plans and documents) of approved application 23/1058. The amended Flood Consequence Assessment, written by Vale Consultancy and dated 28th January 2025, accompanies this application.

Condition 2 of the permission relates to the approved plans (approved 3rd December 2024) and states:

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

Site location plan July 2024...

...Flood Consequence Assessment March 2014 by Vale Consultancy...

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

The reason for the variation of the Condition is to allow the decision to be based upon a revised (corrected) Flood Consequence Assessment because an error was noticed in the ground levels used when mapping out the site after approval.

We have been informed that the Flood Consequences Assessment conducted by Vale Consultancy presented site levels that significantly exceeded the actual conditions at the site. This discrepancy arose from the use of Digital Surface Models (DSM) rather than Digital Terrain Models (DTM) for this location, resulting in an inaccurate assessment of potential flood risk. Consequently, Vale Consultancy has made a minor amendment to their report (Ref: 18894-FCA-02) to address the sections pertaining to Existing Topography and their review of flood risk at this site.



Reading Agricultural Consultants Ltd

Registered Office as above

Company No. 3282982

Registered in England



Vale Consultancy sincerely apologises for any inconvenience this may have caused and wishes for the Council and NRW to reassess the flood risk based on these revised levels, which will provide a new decision informed by the updated FCA, superseding the previous FCA (Ref: 18894-FCA).

Although the assessed levels have changed there are no material adverse impacts on flood risk

The revised FCA 18894 – FCA – 02 for the rural enterprise dwelling at Llanfair Farm, Marshfield accompanies this S73 application and we would be obliged if Condition 2 could be revised in order that the application can progress.

It is suggested that the revised Condition 2 should read, in full,:

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 January 2025 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.

Please do not hesitate to come back to me if you have any queries

Yours sincerely,

A handwritten signature in black ink, appearing to read 'I. D. Williams', written over a horizontal line.

Ieuan Williams