

Planning Supporting Statement – Planning Application Reference P2020/0214

Track Improvement & Realignment at Land Adjacent To Bryncoed Farm, Off C153 (Starvin Hill),
Crynant, Neath SA10 8PP

The following document has been produced to support a planning application for a track improvement and realignment.

The site is located on a parcel of land adjacent to Bryncoed Farm, Off C153 (Starvin Hill), Crynant, Neath SA10 8PP.

Background information

The site currently has a track and bridleway, as existing on the site and benefits from an existing private access.

Planning consent is sought for improvements and realignments to the existing track and width of bridleway.

Access to the farm is currently by way of a shared access, over a common.

The track improvement will allow the existing track to be the new main point of access, reducing the requirement of the shared access arrangement currently being used, and negating any issues relating to such.

The current issues with the shared access/right of way have been impacting on the farm business, as larger vehicles are having difficulty accessing and exiting the site.

The site has trees relating to a tree preservation order located in and adjacent to the site, there will not be a detrimental impact on the trees, due to the minimal nature of the proposed works.

The forestry commission granted and approved works in this area in 2003.

We are also aware that the proposed site is located within a Coal Authority Coal High Risk Area. The proposed works to be carried out will not impact upon this, due to the minimal nature of the materials and works to be carried out.

The site is located within Natural Resources Wales flood zones: NRW DAM Zone B and NRW DAM Zone C2.

The proposed works have taken into account materials and that these will be pervious, thus allowing rain water to drain freely into the ground.

There is also a natural spring on site, which we have proposed to be culverted under the existing track, and to permeate into the existing ground.

No rainwater will discharge directly to the existing watercourse.