

Ownership

Mr and Mrs DG Jones own the land in question save for a very small element of the land in the central section of the track (see certificate B for details of notices served). A land registry plan was also submitted with the planning application showing the land ownership (this is attached again below for ease of reference).

Need

The provision of grazing at the site is required for around 50 young cattle (circa 18 months old) during the summer until High Tide. The land provides rich grazing opportunities for livestock. Note the livestock are not specifically fed here (i.e. the farmer does not wish to gain access by vehicle to transport fodder to the area), the purpose is simply grazing the land.

It is understood the dynamic of the marsh has changed over the years due to the tide moving in and out. As a result more water comes up the river, causing the marsh to change and creating difficulties to the farmer of access on foot between the top and bottom marsh area to attend to any cattle in difficulty.

The farmer experienced a time when due to a member of the herd being lame it was unable to get to higher ground when the tide came in. A vehicle was unable to access the area due to the lay of the land and no track provision. In order to assist the animal the farmer entered the area on foot in order to ensure it was not taken away on the tide or drowned. Once the tide receded the animal could be helped properly and eventually could walk to safety. In this instance the animal survived however it was an experience that should not be repeated either for the animal or the farmer. This access track would link the top to bottom marsh for vehicle access which would greatly assist the welfare of the animals (daily checks and assistance if required.)

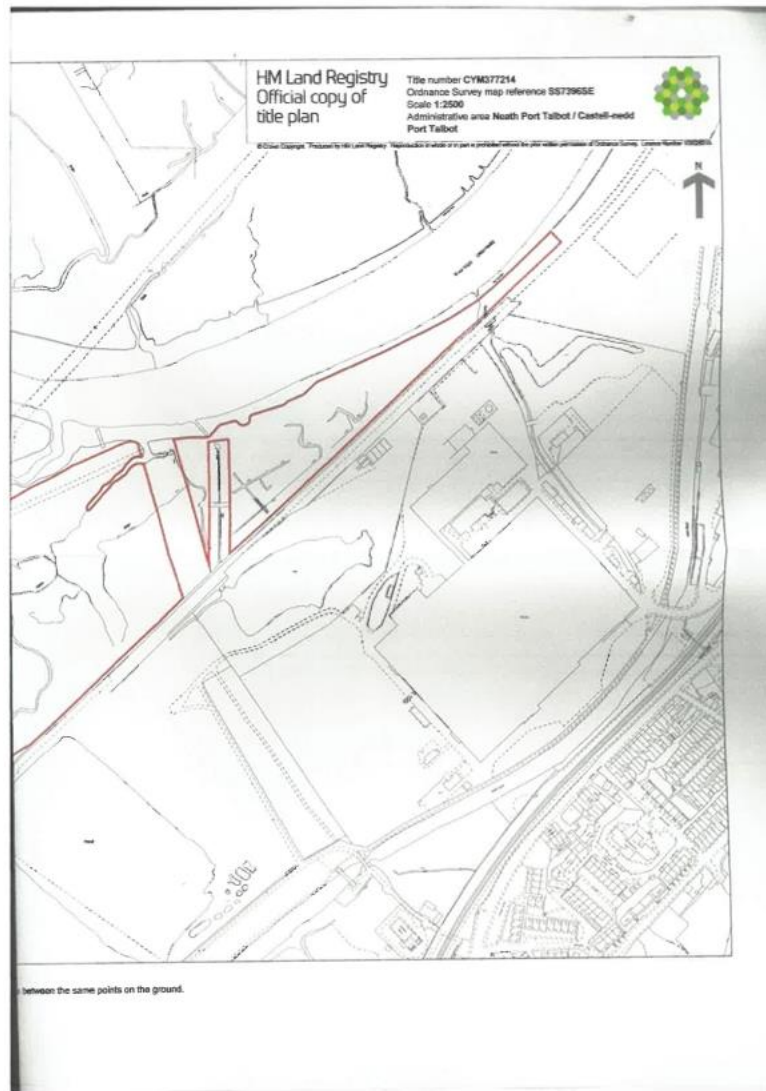
The track is already in existence, its removal would be a huge backward step for the farmer as the track now connects the top and bottom marsh and allows vehicle access purely for animal welfare reasons.

Flooding

You will note the track is not a barrier in any way to the inundation at High tide. The track protrudes around 9 inches to 1 ft (variation due to changes in ground conditions) above the ground level.

We have liaised with an FCA consultant regards the council request for information regarding the floodrisk of the proposals and been advised NRW would not likely request an FCA for this application. Confirmation from the NRW Barry Cox was received on 20/1/22 confirming an FCA is not required and his email has been shared with Case Officer Helen Bowen.

U route - Retention of Track, Penrhiwtyn, Briton Ferry



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