

Your Ref:

Our Ref: 332310590/JH

8th June 2023

Helen Bowen
Neath Port Talbot County Borough Council
Development Control Section
The Quays, Brunel Way
Neath
SA11 2 HZ

Dear Helen,

**RE: PERMISSION LPA REF. P2018/0493
WILDFOX AFAN VALLEY– LAND AT PEN Y BRYN, CROESERW, CYMMER, PORT TALBOT
Planning Portal Ref: PP-12222719**

We write on behalf of our client, Wildfox Resorts-Afan Valley, to inform you that we have submitted a discharge of condition application via the portal today in respect of the above-mentioned site. The application is made to discharge Conditions 7 – Phasing Plan, 11 – Boundary Treatment and 53 – Welsh Language Strategy.

You will be aware that both Conditions 7 and 11 have previously been discharged. These are re-submissions which are required to be made as a result of ongoing works on site and matters relating to site conditions, topography and buildability. Where changes are required which have resulted in these new submissions, they are clearly explained below.

Scope of Submission

Cond. 7 – Phasing Plan

Notwithstanding the submitted Phasing Plan (Drawing No 17023(SK)02 prior to submission, or as part of the first reserved matters application the applicant shall submit to the Local Planning Authority a plan sub-dividing the overall site area into phased development areas together with strategic infrastructure phases, to substantially accord with the concept masterplan hereby approved, and the parameters of development submitted to and approved as part of this application. This phasing shall include details of timing of delivery of the development and a breakdown of the floor space of development by land use together with details of the supporting information which is to be submitted for each phase under the relevant conditions of this consent. The development shall be carried out in accordance with these approved details.

Reason: *To allow the sub division of the overall site into coherent areas of land and the submission of reserved matters pursuant to each development area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.*

The translocation strategy has been amended from that previously submitted on the basis of the following:

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Caxton Place
Pentwyn
Cardiff CF23 8HA
Telephone: +44 (0)29 20 765649

Registered Office:
Stantec UK Ltd
Buckingham Court
Kingsmead Business Park
Frederick Place, London Road
High Wycombe HP11 1JU
Registered in England No. 1188070

- The trial translocation exercise within Area 0 (an area covering 10 ha) captured a very low density of reptiles; 24 reptiles (all species)/ ha. Further translocation is currently taking place from Area 0 and based on data so far it is not anticipated that this will materially change.
- Reptile surveys undertaken at the Solar Farm Site in 2022 record a low density of common lizards and slow-worm.
- The low population density recorded is likely to be a result of the regular and extensive fires within the Site and that C. 10 years previously the Site was largely mature, dense conifer plantation of limited value for reptiles.
- The original translocation proposal and habitat creation work within the Solar Farm Site were based on accommodating an assumed reptile population density of up to 500 reptiles per ha. Data from the trial translocation suggest a figure of 20- 40 reptiles/ ha is more appropriate
- Following further design input, it is no longer considered necessary for reptiles to be translocated from Areas 2a and 8 with works (creation of trackways and landscape works) managed through appropriate habitat manipulation and implementation of precautionary methods of working.

On the basis of the above and the extensive habitat creation works completed and due to be completed within the Solar Farm Site, it is considered that the reptile populations from Areas 0, 2 (excluding 2a), 4, 5, 6 and 7 can now be accommodated within the Solar Farm Site. Additional capacity **if required** will be provided through advanced habitat creation works (delivered in summer 2023) within retained habitats within the Site and within the Dyffryn Tips Site. The need for this additional capacity will be reviewed on a rolling basis during the translocation exercise.

Additional Information enclosed in respect of Condition 7 is as follows:

- Wildfox Resorts-Afan Valley- **Condition 7 Appendix A** - 332310590-201-SK21-P04 ECOLOGICAL TRANSLATION PHASE PLAN-Stantec
- Wildfox Resorts-Afan Valley-**Condition 7 Appendix B** - 2332310590-201-SK22-P04- CONSTRUCTION SEQUENCING PLAN-STANTEC
- Development Schedule – **Condition 7 Appendix C** - which provides information in respect of the amount of floorspace which will be constructed within each phase / area. Please note, this has not changed since the previous condition discharge submission, but has been submitted for completeness.

Cond. 11 – Boundary Treatments

Prior to the commencement of work on any build development approved for each phase of development as agreed under Condition 7, details of boundary treatments including their siting, design and materials shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments within each phase shall be carried out in accordance with the details as approved before the use of the associated land within that phase is commenced or buildings occupied thereafter retained as approved.

Reason: *In the interests of health and safety and visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.*

As you are aware from our recent discussions, there is a requirement to amend the boundary proposals due to the fact it has proved impossible to build the proposed fence on the alignment previously proposed and in some places the type of fence is also required to be amended. This is as a result of a combination of site constraints and topography. Further information is provided in the report accompanying this condition discharge application as detailed below (**Condition 11, Appendix A**).

The following documentation is submitted in response to Condition 11 requirements:

- Wildfox - Afan Valley - **Condition 11 Appendix A**, Resort Boundary Treatment Report, dated June 2023
- Wildfox - Afan Valley - **Condition 11 Appendix B**, Drawing No. 34999 IND05 NPT Boundary Treatment Plan
- Wildfox - Afan Valley - **Condition 11 Appendix C**, Drawing No. 34999 IND06 NPT Boundary Treatment Details

Cond. 53 – Welsh Language Strategy

Prior to first occupation, a Welsh Language Strategy (WLAP) setting out the mitigation measures to be undertaken to protect, promote and enhance the Welsh language shall be submitted to and agreed in writing with the Local Planning Authority. The agreed recommendations of that strategy shall be implemented and complied with throughout the duration of the site's operation.

Reason: In order to mitigate any negative effects from new development on the Welsh Language.

The following documentation is submitted in response to Condition 53 requirements:

- Wildfox Strategaerth Iaith Gymraeg / Welsh Language Strategy – **Condition 53 Appendix A**, dated May 2023.

Fees

The requisite fee of £115.00 has been made to NPT Council via a telephone payment.

Summary

We trust the above information and supporting documents enclosed with this letter are sufficient to satisfy the outstanding requirements of the above-mentioned conditions. However, should you have any queries, please do not hesitate to contact me

Yours sincerely

Jane Hirst
Planning Director
on behalf of Stantec UK Ltd