
Design and Access Statement

Llandarcy North Site Reservoir, Coed Darcy, Neath

Prepared by Savills on behalf of St. Modwen
Developments Ltd

Design & Access Statement

Llandarcy North Site Reservoir, Coed



Introduction

- 1.1. This Statement has been prepared in support of the planning application submitted by Savills on behalf of St. Modwen Developments Ltd (hereafter referred to as 'the applicant'). The application is for the discontinuance of the North Site Reservoir (NSR) (hereafter referred to as 'the Project').
- 1.2. In preparing the Statement, consideration has been given to the Design and Access Statements in Wales (April 2017) guidance. This guidance responds to legislative requirements for DASs under the Planning (Wales) Act 2015. The following section broadly follows the headings suggested in the guidance where these are relevant to the proposals.

Space and Public Realm

- 1.3. The existing NSR site does not provide for public access and this will remain the case post development, with the land reverting back to predominantly open grassland as per its condition pre-installation of the reservoir. This is consistent with the previous uses of the site.

Use

- 1.4. The current use of the site is a reservoir. It was previously associated with the operation of the Llandarcy Oil Refinery, as it was believed to have been used for storing water and fire fighting water. However, the refinery closed in 1998 and since then the reservoir has become redundant.
- 1.5. Once the works are complete the land will revert back to its former use prior to the installation of the NSR, which is open grassland.

Scale

- 1.6. The current reservoir is approximately 575m long by 150m wide, and occupies an area of approximately 7 ha. The proposed development will return this size area to open grassland.

Heritage

- 1.7. There are no designated heritage assets on or within close proximity to the site.
- 1.8. Following draw down of the water within the reservoir it is anticipated that the remaining ground and resultant land form will be similar to the pre-existing condition prior to the installation of the NSR. The following image is a plan of the site dating back to 1923. It shows the land pre-construction of the NSR and clearly demonstrates the original land form as a series of individual agricultural fields, with a central valley running through the site from east to west.

Design & Access Statement

Llandarcy North Site Reservoir, Coed

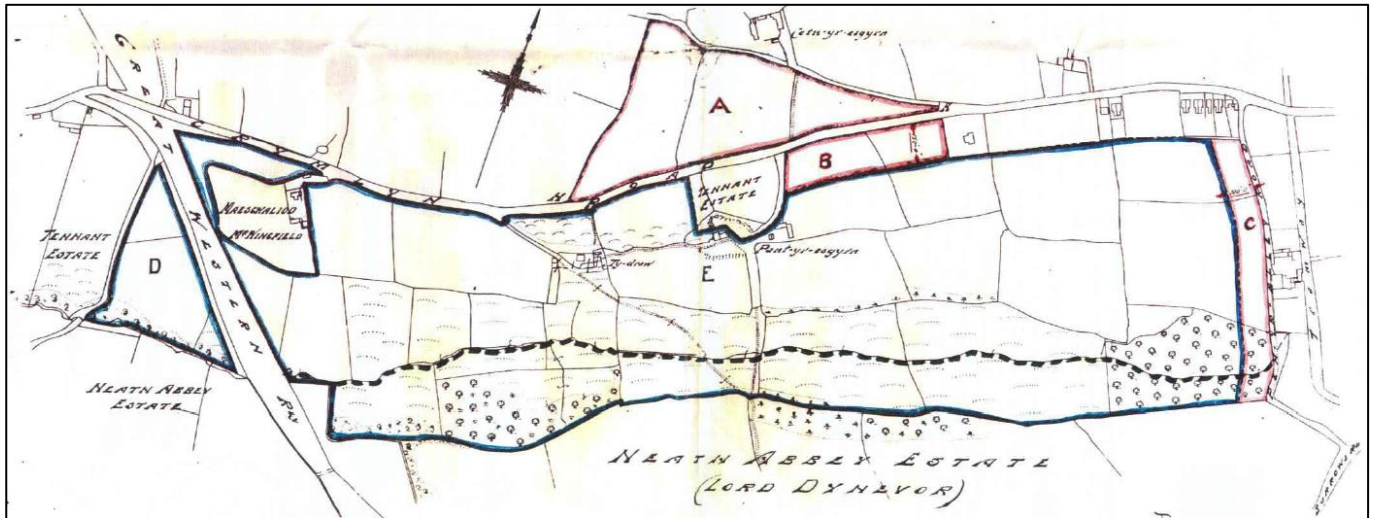


Image 1: 1923 Plan

- 1.9. The following photographs are early aerial images of the NSR as they clearly show the wider land still in use by the former owners of the site, BP, for the purpose of an oil refinery. There is some similarities between Image 1 and the photographs in Images 2 & 3 which are explained, as follows.
- 1.10. Whilst the plan in Image 1 is distorted, the field layout and the location of the Great Western Railway line are clearly discernable and match with the arrangement seen in the aerial photographs below, particularly in Image 3. The 1923 plan in Image 1 clearly indicates that the land form drops gradually from east to west into a central valley and there is no dam feature to the east of the Great Western Railway, denoting that the NSR is a later feature. The black hatched line which tracks east to west through the site appears to follow a natural low point (a central valley) which would also have accommodated the former watercourse that discharged surface water through to the Crymlyn Bog via the Tal-y-wedu stream. It starts in the copse to the east before tracking west through the valley, following the natural topography of the site, then passes underneath the Great Western Railway line and onward to the Tal-y-wedu. The stream skirts the South Site Reservoir on its northern side. The South Site Reservoir is the second, smaller water body that can be seen in the background of Image 3.
- 1.11. When the reservoir is drawn down and the development complete, it is anticipated that the topography of the land is likely to be similar to the land in Image 1 and that its reversion back to open grassland is entirely appropriate and in accordance with its historic use prior to the construction of the NSR.

Design & Access Statement

Llandarcy North Site Reservoir, Coed



Image 2: NSR viewed from the south



Image 3: NSR viewed from the north east

Design & Access Statement

Llandarcy North Site Reservoir, Coed



Environmental Sustainability (including Landscape)

- 1.12. The proposals are accompanied by a Landscape Strategy Plan which shows how the land will be restored following completion of the works.

Access

- 1.13. There is an existing access road off Pen-Y-Heol/B4290 which is used for maintenance vehicles. There will be no public access to the site as is currently the case.