Pen Caer Lan Farm - Flood Consequences Assessment

LSW-JBAU-XX-XX-RP-Z-0001-S3-P03-FCA

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1 Introduction

1.1 Terms of Reference

JBA Consulting (JBA) were commissioned by Greentech Invest UK in April 2025 to produce a Flood Consequences Assessment to support a planning application for a 34ha Solar PV site at Seven Sisters, Neath. The development proposed is a Development of National Significance (DNS).

1.2 FCA requirements

This FCA follows Welsh Government guidance and flood risk set out in Technical Advice Note 15: Development, Flooding and Coastal Erosion (TAN-15, 2025).

TAN-15 states that:

'The prime objective of a Flood Consequences Assessment is to develop a full appreciation of:

- The risks and consequences of flooding on the development; and

- The risk and consequences (i.e. the overall impact) of the development on flood risk elsewhere.'

To achieve this, the FCA should establish if suitable avoidance and mitigation measures can be incorporated (in a manner compatible with the placemaking aims of Planning Policy Wales) within the site design to ensure that development is safe and there is:

- Minimal risk to life
- Minimal disruption to people living and working in the area
- Minimal potential damage to property; and
- Minimal disruption to the sustainable management of natural resources.

As outlined in TAN-15, the planning authority will need to conclude where a development should proceed or not depending on whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere.

2 Site Description

2.1 Site Summary

The proposed development is comprised of the ‘Main Site’ and the associated ‘access track’.

The Main Site is located approximately 650m to the south-west of the village of Seven Sisters, Neath. The entire site is 34ha in area and currently comprised of greenfield agricultural land, set in a predominantly agricultural area with the Main Site equalling 33.5ha and the access track an additional 0.5ha in area. The boundary of the Bannau Brycheiniog National Park is approximately 2.5KM to the north. Pen-Cae'r Lan Farm and its associated buildings is located approximately 100m to the western boundary of the Main Site.

The access track connects the Main Site to the A4109, located approximately 1km south of the site. The access track comprises an existing vehicular access which requires some elements of formalisation to serve the Main Site. The access track utilises a small existing bridge cross the Afon Dulais. The bridge is approximately 3m wide and 7m in length.

Site details are summarised in Table 2-1, and a site location plan is shown in Figure 2-1, Figure 2-2 and Figure 2-3.

Table 2-1 Site Summary

Site name	Pen Caer Lan Solar Farm
Main Site area	34ha
Existing land use	Greenfield
Proposal	Solar PV Energy Farm
OS NGR	SN 80627 08131
Local Planning Authorities	Neath-Port Talbot Council
Lead Local Flood Authority	Neath-Port Talbot Council

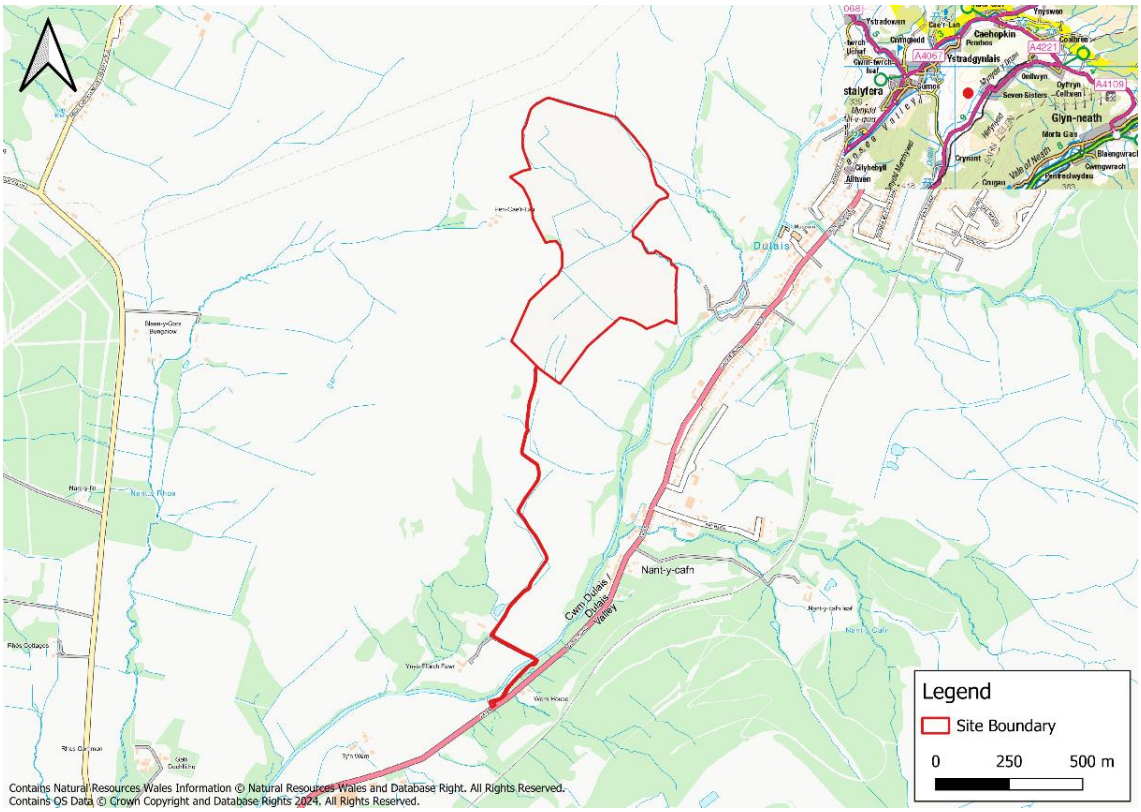


Figure 2-1 Site Overview

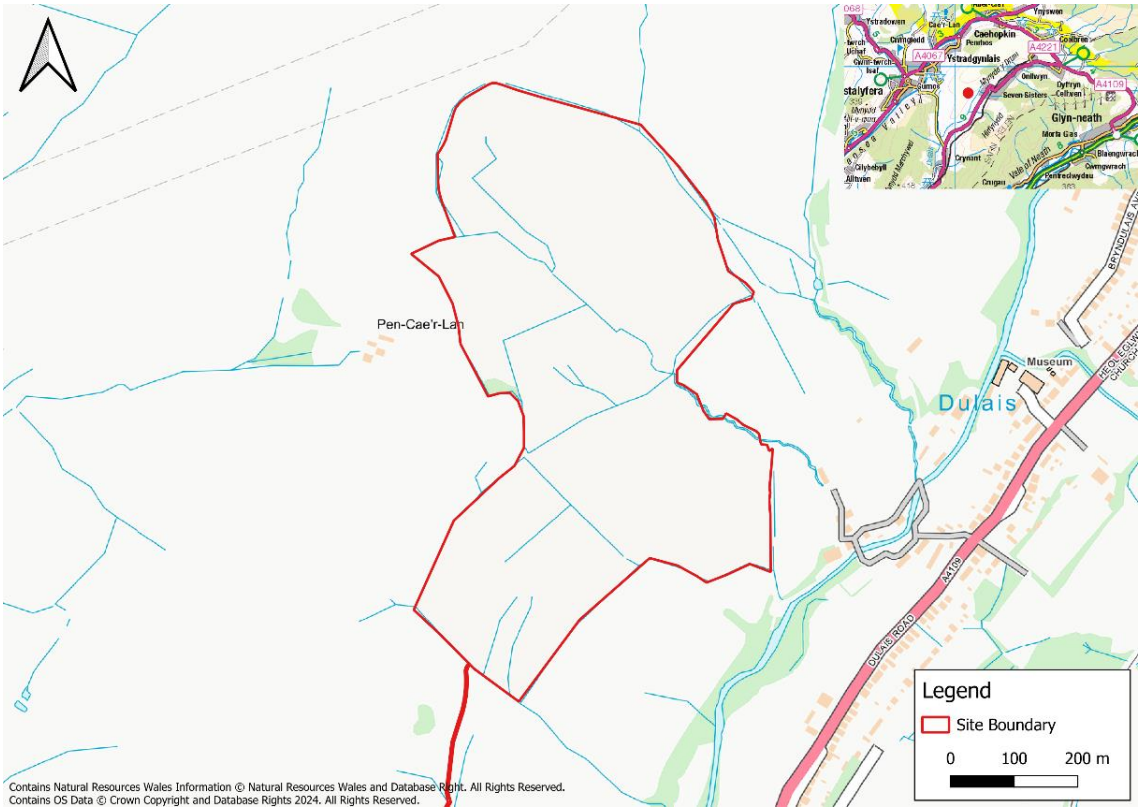


Figure 2-2 Main Site

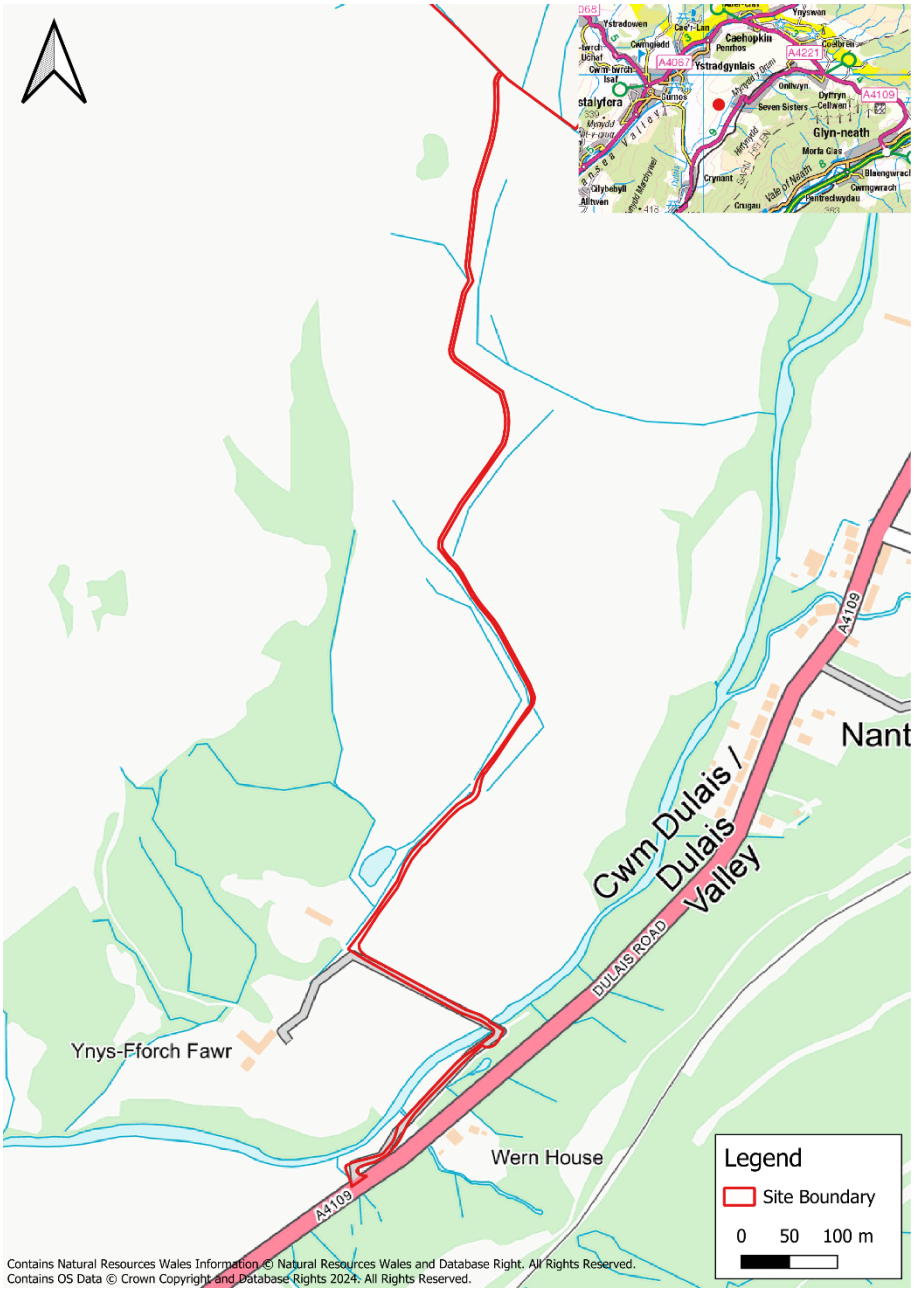


Figure 2-3 Access Track

2.2 Site Topography

A topographic survey was undertaken by Landmark Surveys Wales in May 2024, and is provided in Appendix A. Natural Resources Wales (NRW) open source 1m Light and Detection Ranging (LiDAR), which provides an alternative illustration of the site topography, is shown in Figure 2-4 and Figure 2-5.

Ground levels across the Main Site are shown to fall steeply in a general south-easterly direction. Highest elevations of 214.61mAOD are seen in the north-western corner of the Main Site, which fall to approximately 144.97mAOD on the eastern border of the Main Site.

The access track falls from 174.88mAOD to 120.00mAOD at the junction with the A4109.

The lowest elevations are found in the far south of the access track and the deck of the existing bridge that crosses the Afon Dulais with elevations of approximately 118.78mAOD.

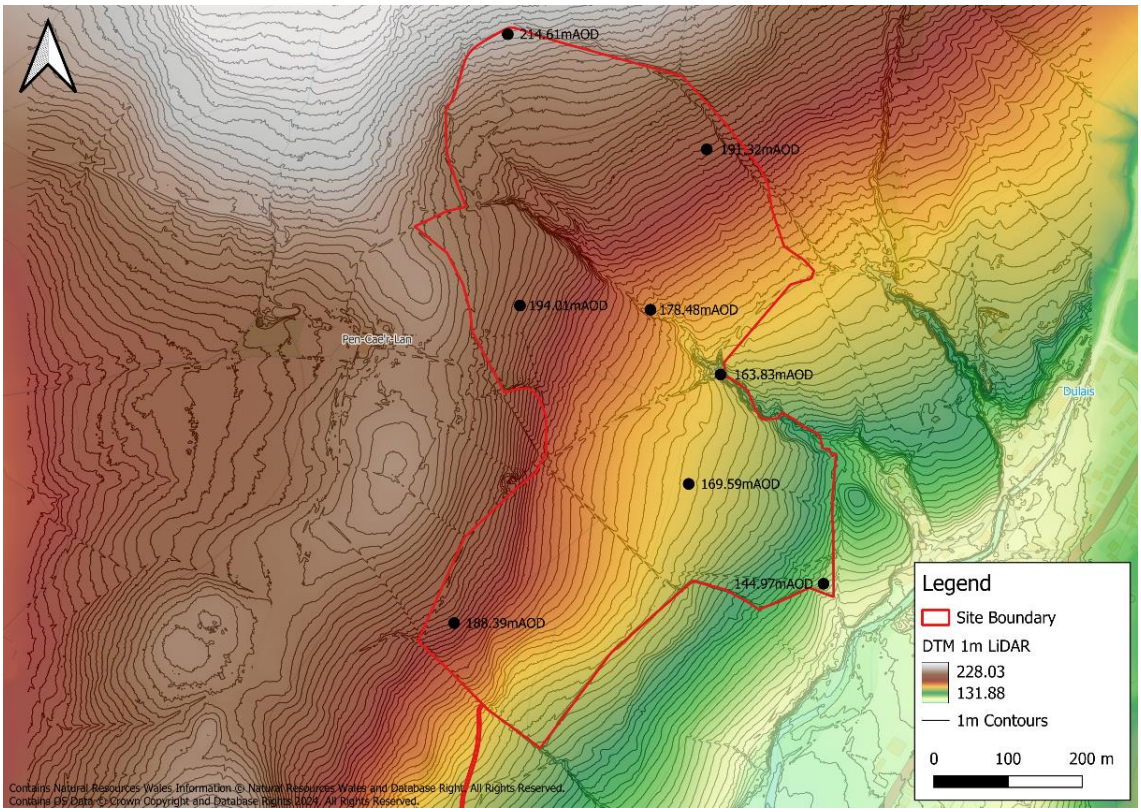


Figure 2-4 NRW 1m LiDAR DTM Topography (Main Site)

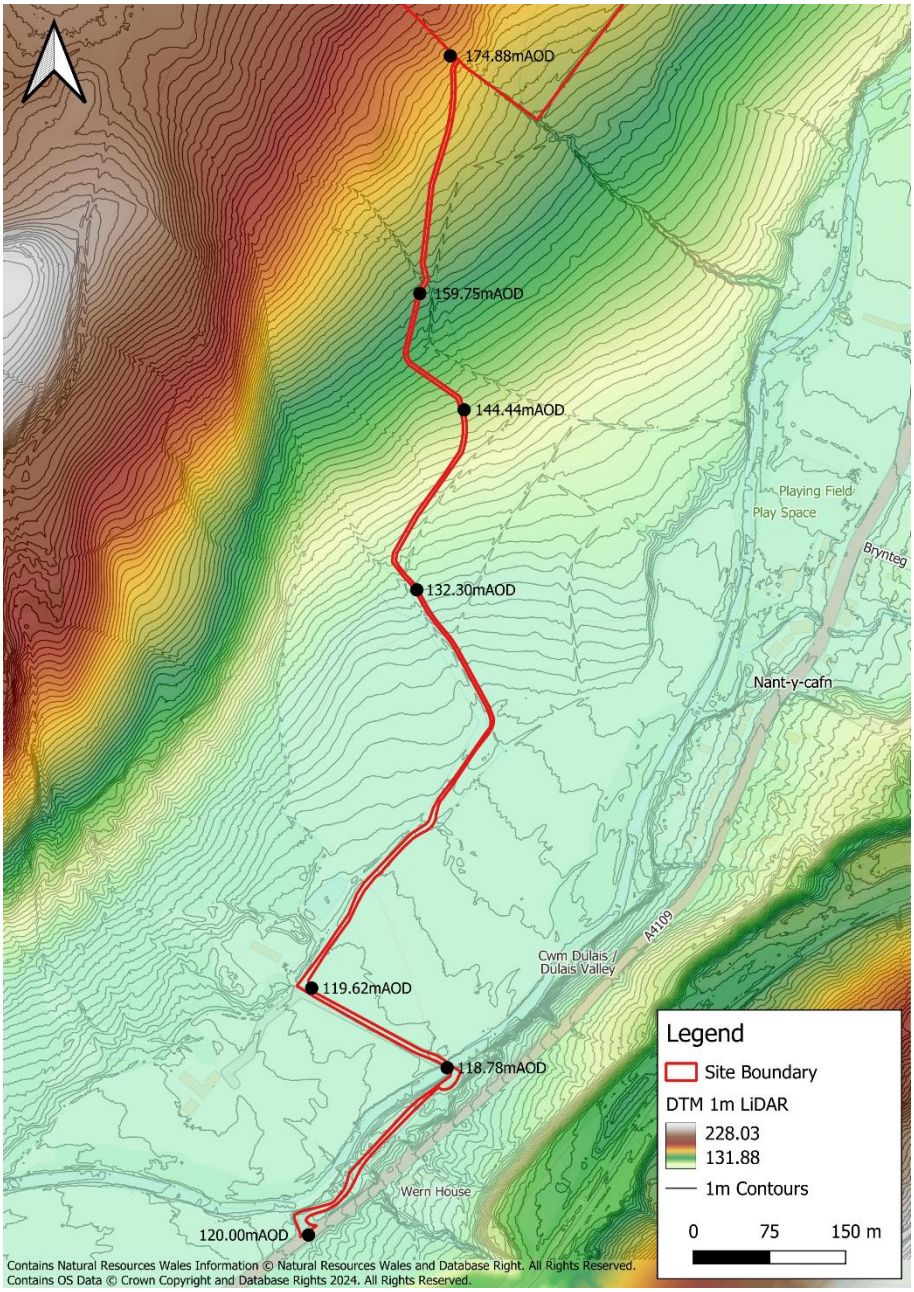


Figure 2-5 NRW 1m LiDAR DTM Topography (Access Track)

2.3 Soils and Geology

The geology of the site has been assessed using the British Geological Survey (BGS) GeoIndex[1]. The bedrock geology across the entirety of the development site is shown to be the South Wales Middle Coal Measures Formation, comprised of mudstone, siltstone and sandstone.

There are varying superficial deposits within the site, with some areas having no recorded superficial deposits. These areas are predominantly located in the north of the Main Site and the very southern extent as well as the access track. The areas in the central to south

1 https://www.bgs.ac.uk/map-viewers/geoindex-onshore/

but excluding the southern boundary of the Main Site, are indicated to be underlain by Devensian Till- a sedimentary superficial deposit.

2.4 Watercourses

The Afon Dulais, an NRW Main River, flows in a general south-westerly direction approximately 60m east of the Main Site at its closest point, as seen in Figure 2-6.

Figure 2-6 and Figure 2-7 demonstrate that there is a network of Ordinary Watercourses and drainage ditches which flow around and across the site, which predominantly flow into the Afon Dulais.

The access track crosses the Afon Dulais in the southern extent via an existing bridge. In addition to this a number of small unnamed ordinary watercourses also cross the access track along its length.

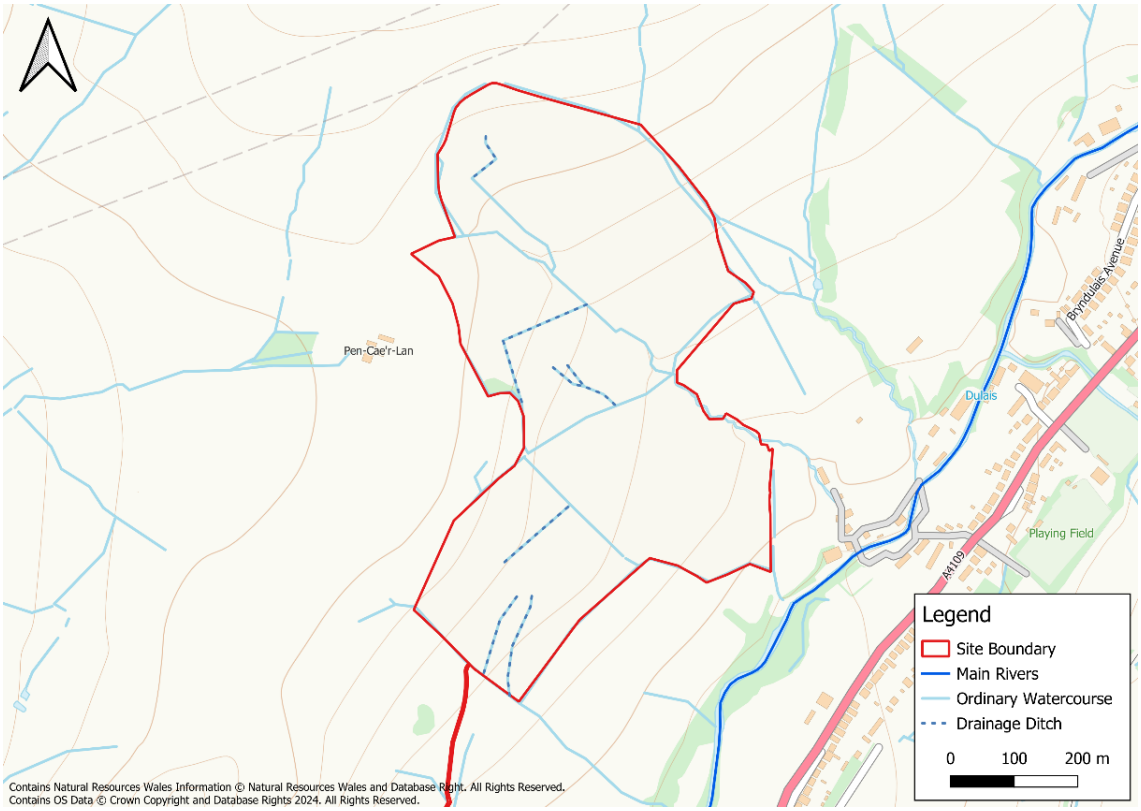


Figure 2-6 Watercourses (Main Site)

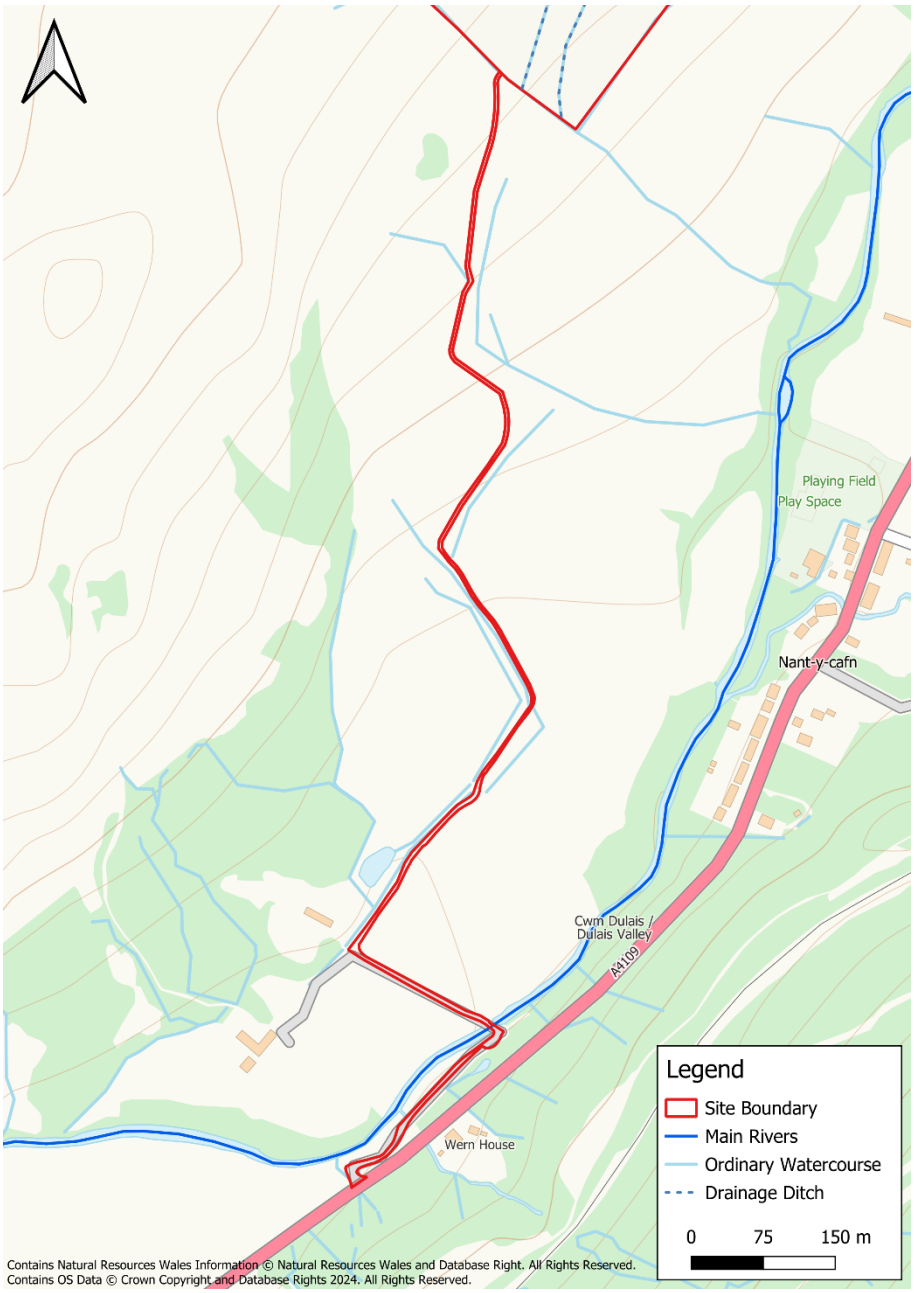


Figure 2-7 Watercourses (Access Track)

2.5 Development proposal

The proposed development is for the installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 25MWp, including permanent grid connection hub, mounting framework, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure including a Distribution Network Operator Substation compound, and landscaping.

The existing access track from the A4019 is not proposed to be altered from its current form. Only repairs are proposed to be made.

The development proposals are contained in full in Appendix B.

3 Flood Risk Assessment

3.1 Review of Existing Flood Risk Data

A summary of flood risk to the site based on Flood Risk Assessment Wales (FRAW) data is summarised below in Table 3-1. It should be noted that the FRAW dataset does not include an allowance for climate change.

Table 3-1 Summary of flood risk

Source of Flooding	Onsite Presence	Description
Flood Risk from Rivers	✓	The Main Site is at very **low** risk of river flooding. The access track has a low risk of river flooding.
Flood Risk from the Sea	×	The site is at **very low** risk of tidal flooding.
Flood Risk from Surface Water and Small Watercourses	✓	The site is at **medium - low** risk of flooding from small and ordinary watercourses.
Flood Risk from Groundwater	×	The site is at **very low** risk of flooding from groundwater.
Flood Risk from Reservoirs	×	The site is at **very low** risk of flooding from reservoirs.
Flood Risk from Sewers	×	There is no known sewage infrastructure crossing or in the vicinity of the site. Therefore, it's been assessed that the risk of sewer flooding is **very low.**

3.2 Historical Flooding

NRW's map of recorded flood extents does not show any evidence of historic flooding on the site.

3.3 Flood Risk from Rivers

NRW's Flood Risk Assessment Wales (FRAW) flood mapping indicates that the Main Site is not within an area at risk from flooding from rivers, as shown in Figure 3-1.

However, the southern extent of the access track is indicated to be at low risk of fluvial flooding, which includes the existing bridge crossing the Afon Dulais (Figure 3-2).

There are no proposed changes to the access track located within the indicative flood extent on both the FRAW and FMfP. Consequently, there will be no impact on flood risk to the site, or to third parties as a result of the development proposals.

Upon operation of the proposed solar development, the access road will be used infrequently and only for maintenance purposes of the Main Site. If required, planned maintenance can be scheduled around local weather and flood warnings, with maintenance proposed avoided during heavy rainfall events or time of high river levels.

It has therefore been assessed that the risk of river flooding to the proposed development site is **low**.

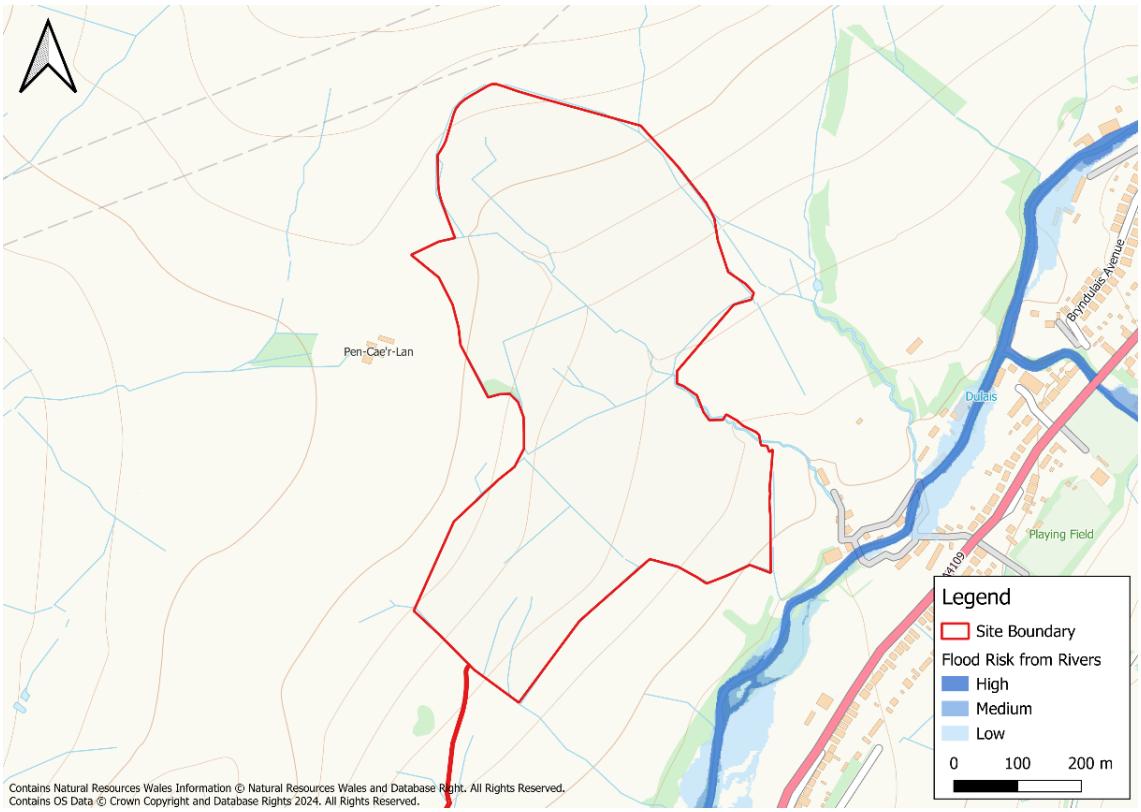


Figure 3-1 FRAW- Flood Risk from Rivers (Main Site)

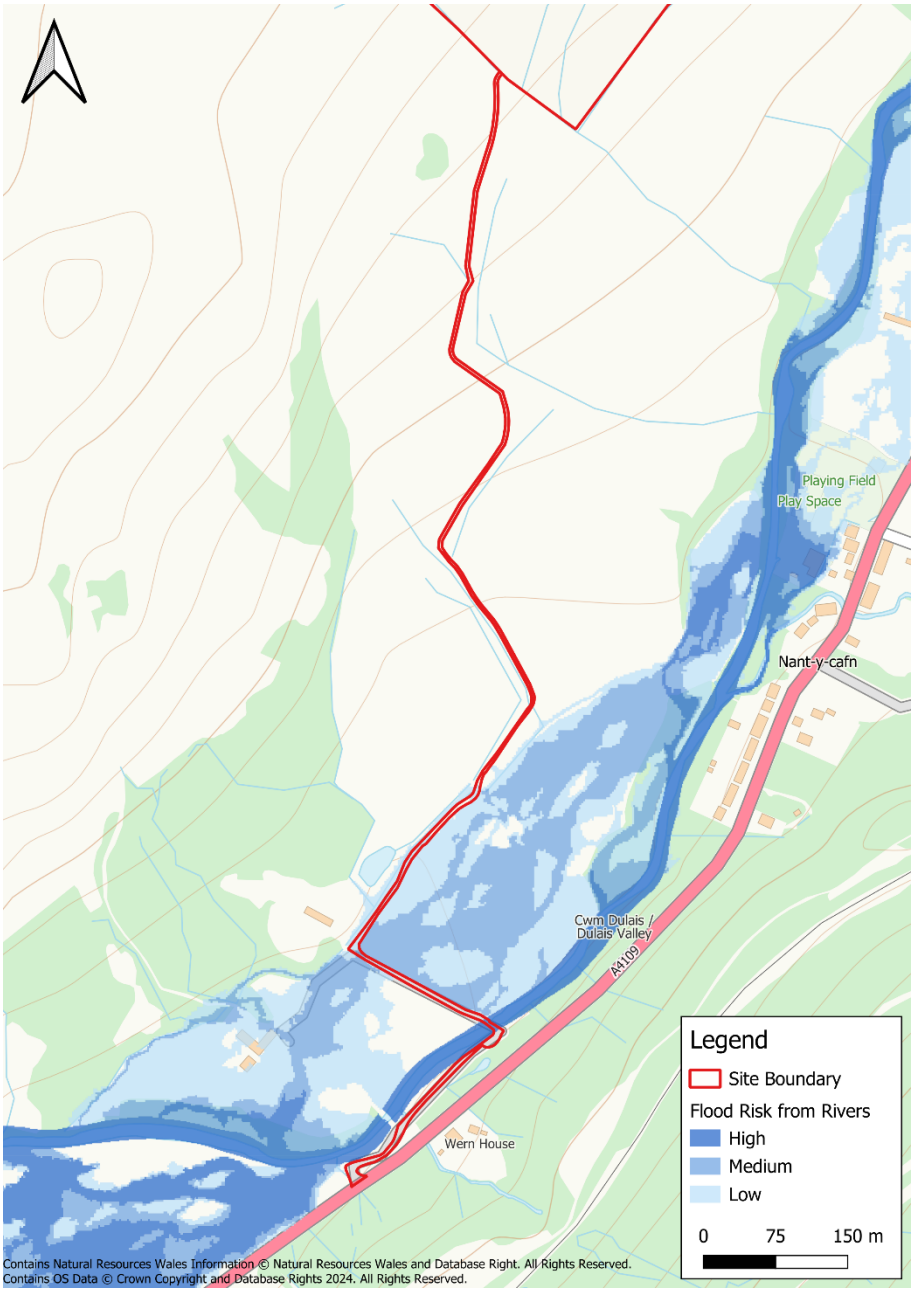


Figure 3-2 FRAW- Flood Risk from Rivers (Access Track)

3.4 Flood Risk from the Sea

Due to the site's location inland, the site is at **very low** risk of tidal flooding. This is shown by a transparent layer on NRW mapping, and therefore no figure has been provided.

3.5 Flood Risk from the Surface Water and Small Watercourses

Surface water flooding occurs when rain falling on saturated ground flows overland, following the local topography. Surface water flooding and subsequent overland flow can therefore pose a risk to both the development site and the surrounding land. Overland flow may originate from the site itself, or adjoining land at a higher elevation from which flow migrates onto the development.

The NRW FRAW map for surface water and small watercourses, as shown in Figure 3-3, identifies the site as being predominantly at very low risk of surface water flooding (i.e. less than 0.1% AEP (1 in 1000) chance of flooding in any given year).

However, several small or ordinary watercourses are located within the proposed development site with the associated access track being frequently transgressed by overland flow routes.

Across the Main Site, flood risk is predominantly associated with an unnamed tributary to the Afon Dulais. The watercourse corridor is shown to have a high risk of surface water flooding (i.e. greater than 3.3% AEP (1 in 30) chance of flooding in any given year).

Development proposals include a 5m buffer zone around several ordinary watercourses that are present on the site. In addition, solar panels are raised above ground level. It is therefore envisaged that any flooding associated with the ordinary watercourses will have a limited impact upon the development.

Along the proposed access track, several areas of the road are shown to be at high risk of surface water flooding, as shown in Figure 3-4. Predominantly, this is associated with an unnamed tributary to the Afon Dulais which flows in a south westerly direction. NRW's Flood Hazard Mapping indicates that flood depths of up to 300mm are predicted during High-Risk events.

No alterations in ground levels are proposed across the access track and it is therefore considered that there shall be no change to this source of flood risk as a consequence of the development. Once operational, the access track will be used infrequently as access for maintenance vehicles. Planned maintenance should take account of local weather conditions to determine accessibility of the site during these events.

Consequently, the risk of surface water flooding across the development site is considered to be **medium-low**.

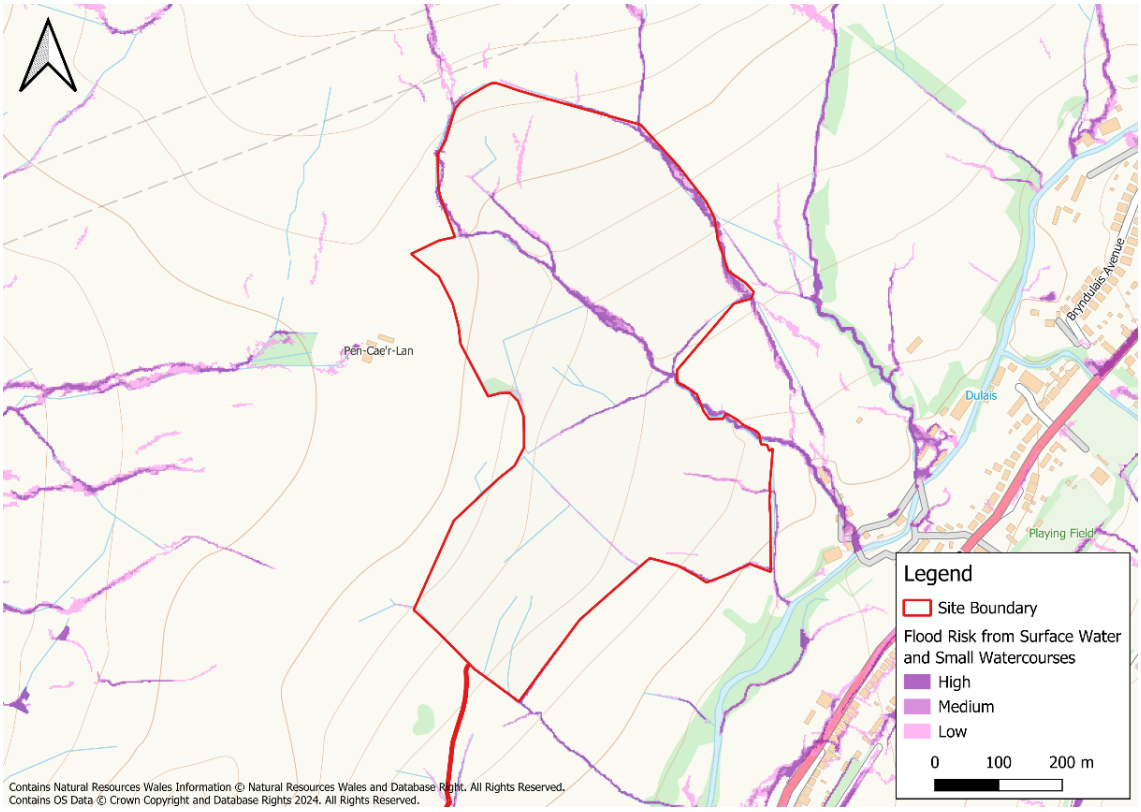


Figure 3-3 FRAW - Flood Risk from Surface Water and Small Watercourses (Main Site)

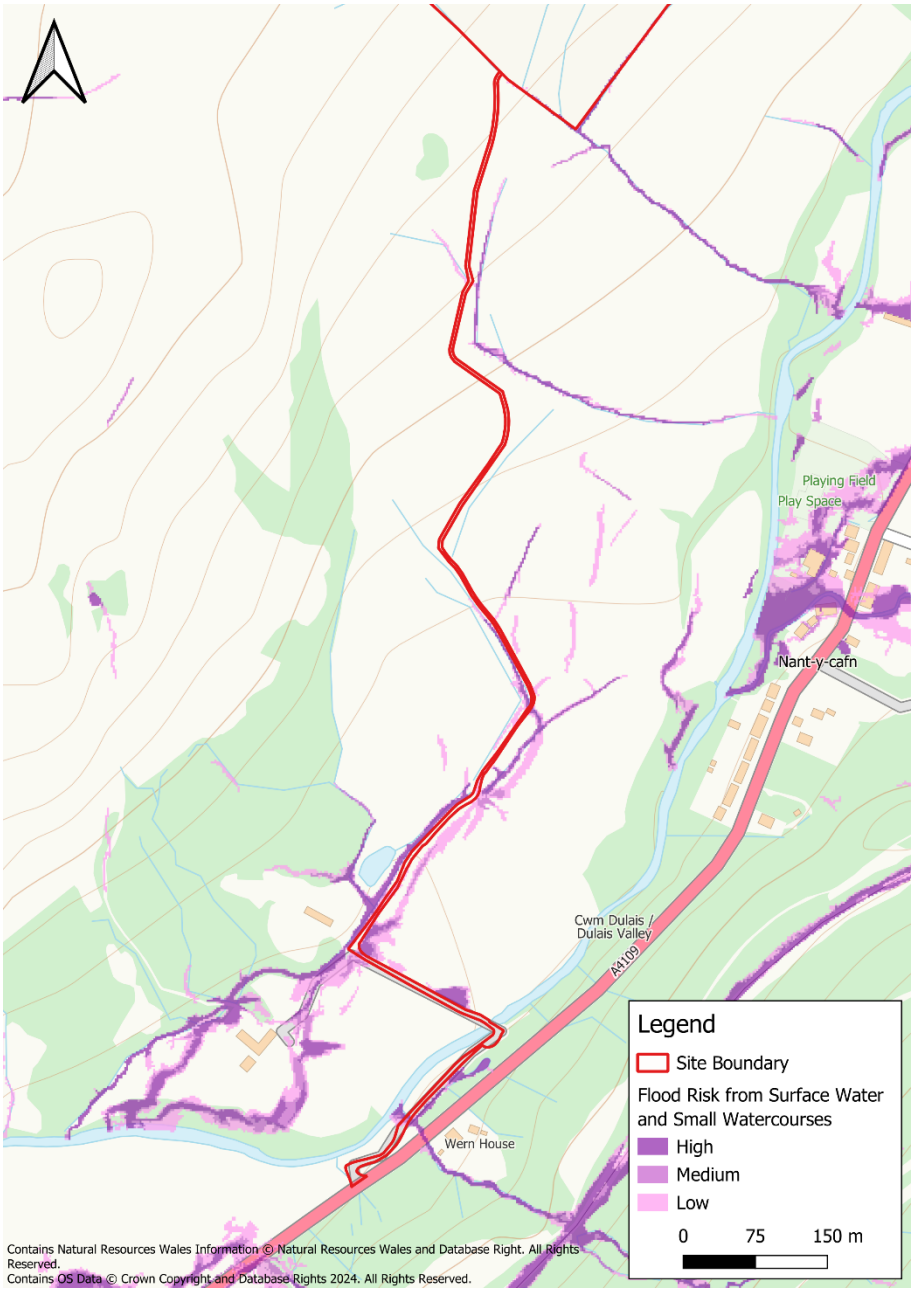


Figure 3-4 FRAW - Flood Risk from Surface Water and Small Watercourses (Access Track)

3.6 Flood Risk from Groundwater

Groundwater flooding is caused by unusually high groundwater levels. It occurs as excess water emerges at the ground surface or within manmade structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and can result in damage to property. This risk of groundwater flooding depends on the nature of the geological strata underlying the site and the local topography.

There is no mention of groundwater flooding records presented in the Neath Port Talbot Strategic Flood Consequence Assessment (SFCA). Therefore, it has been assessed that the risk from groundwater flooding is **low**.

3.7 Flood Risk from Reservoirs

NRW's flood maps indicate that the proposed development and associated access track are not located within an area at risk from reservoir flooding, subsequently, the risk is assessed to be **very low**.

3.8 Flood Risk from Sewers

No records of existing sewer records have been provided. However, as the site is predominantly on greenfield land that has been used for agricultural purposes it is unlikely any public or private sewers transgress the site. Therefore, the risk of sewer flooding has been assessed to be **low**.

4 Planning Policy and Flood Risk

4.1 Planning Context

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. These policies have the aim that all development in Wales is sustainable and improves the social, economic, environmental, and cultural wellbeing of Wales as set out in the Wellbeing of Future Generations Act 2015.

Technical Advice Note (TAN-15) was initially introduced by the Welsh Government in 2004. An update to the TAN-15 was published on 31st March 2025 and implemented with immediate effect, applying to any planning application registered after this date.

The risk-based approach set out in TAN-15 (2025) provides technical guidance relating to development planning and flood risk in Wales. TAN-15 provides a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. The approach set out in TAN-15 ensures flooding and coastal erosion are accorded appropriate consideration in plan making and development management decisions.

4.2 Form of Development

TAN-15 recognises two key forms of development - new development and redevelopment, as defined in Table 4-1 below.

Table 4-1 Form of Development

Form of Development	Definition
New Development	Any Development on greenfield land
Redevelopment	Any Development on previously developed land as defined in Planning Policy Wales

As the development proposals are for the installation of a solar farm on greenfield land, the proposals are classified as **'new development'**.

4.3 Vulnerability Classification

TAN-15 assigns one of three flood risk vulnerability classifications to a development, as shown in Table 4-2 (TAN-15, Figure 4). The proposed development is for a PV solar farm (renewable energy generation facilities) and is consequently classified as 'Less Vulnerable' development.

Table 4-2 Development Categories defined by TAN-15

Development category	Types
Highly vulnerable development	All residential premises (including hotels, Gypsy and Traveller sites, caravan parks and camping sites). Schools and childcare establishments, colleges and universities. Hospitals and GP surgeries. Especially vulnerable industrial development (e.g. power generating and distribution elements of power stations, transformers, chemical plants, incinerators), and waste disposal sites. Emergency services including: ambulance stations, fire stations, police stations, command centres, emergency depots. Buildings used to provide emergency shelter in time of flood.
Less vulnerable development	General industrial, employment, commercial, and retail development. Transport and utilities infrastructure. Car parks. Mineral extraction sites and associated processing facilities (excluding waste disposal sites). Public buildings including libraries, community centres and leisure centres (excluding those identified as in Highly Vulnerable category and emergency shelters). Places of worship. Cemeteries. Equipped play areas. **Renewable energy generation facilities (excluding hydro generation).**
Water compatible development	Boatyard, marinas, and essential works required at mooring basins. Development associated with canals. Flood defences and management infrastructure. Open spaces (excluding equipped play areas). Hydo renewable energy generation.

4.4 Flood Map for Planning

The Flood Map for Planning (FMfP) is the starting point for consideration of flood risk in the planning system. The map uses flood zones to indicate the degree to which land is at risk of flooding from rivers, the sea, surface water and small watercourses. The Flood Map for Planning displays predicted future flood risk with an allowance made for climate change over a 100-year lifetime of development.

4.4.1 Flood Map for Planning - Rivers

The Flood Map for Planning shows that the Main Site is located within Flood Zone 1, as shown in Figure 4-1. This represents a less than 0.1% (1 in 1000 year) AEP of a flood in any given year, including climate change.

The southern extent of the access track is located within Flood Zones 2 and 3, as shown in Figure 4-2. Flood Zone 2 represents a between 0.1% and 1% (1 in 1000 year and 1 in 100 year) AEP chance of flooding. Flood Zone 3 represents a greater than 1% (1 in 100 year) AEP chance of flooding in any given year.

The presence of Flood Zones 2 and 3 within the site boundary triggers the requirement for an FCA.

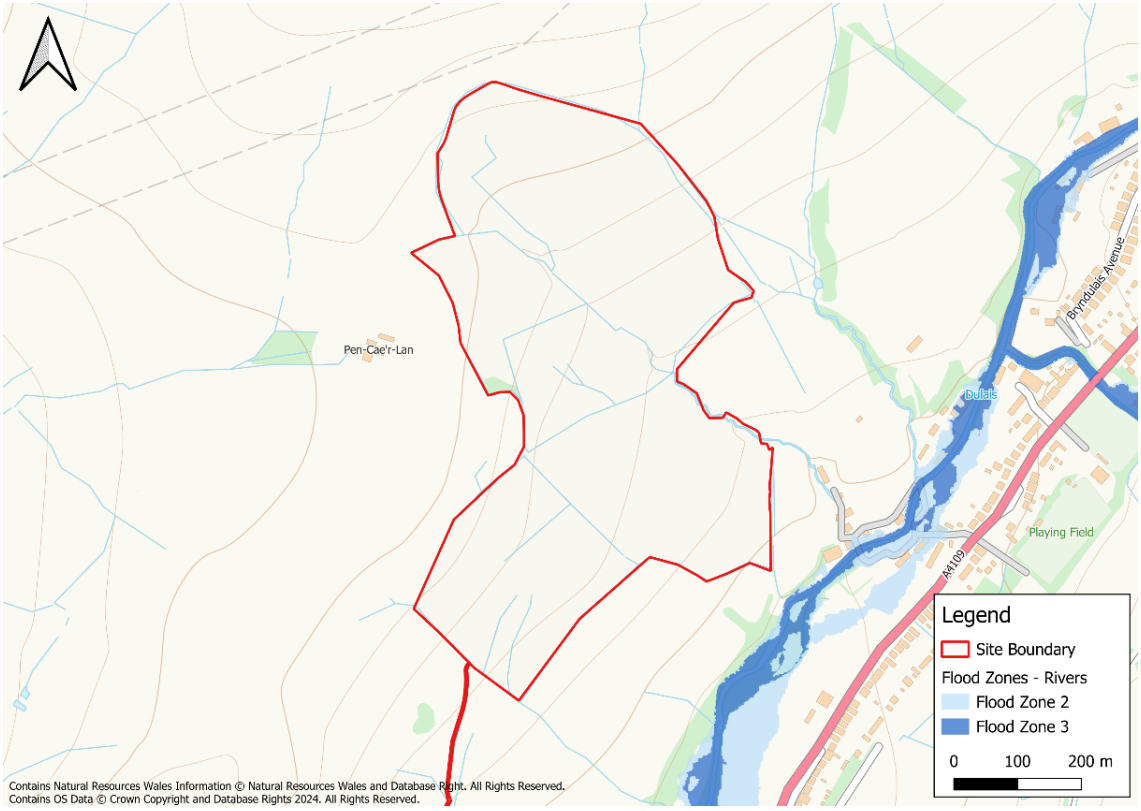


Figure 4-1 FMfP- Flood Risk from Rivers (Main Site)

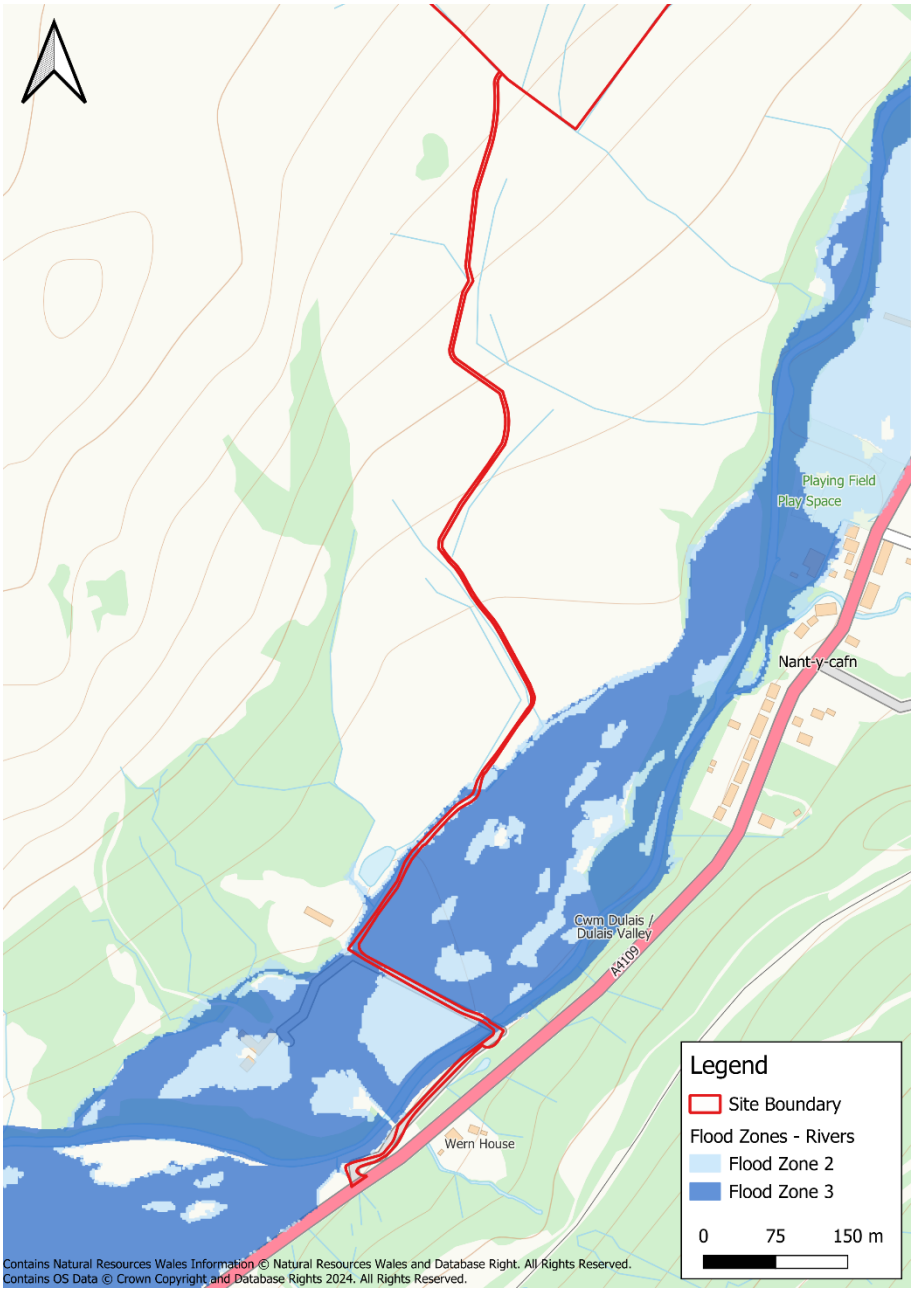


Figure 4-2 FMfP - Flood Risk from Rivers (Access Track)

4.4.2 Flood Map for Planning - The Sea

All areas of the proposed site, including the access track, are located within Flood Zone 1. This represents a less than 0.1% (1 in 1000 years) AEP chance of flooding in any given year, including climate change. No figure has been provided as Flood Zone 1 is displayed as a transparent layer on the FMfP.

4.4.3 Flood Map for Planning – Surface Water and Small Watercourses

Surface water flooding occurs when rain falling on saturated ground flows overland, following the local topography. Surface water flooding and subsequent overland flow can therefore pose a risk to both the development site and the surrounding land. Overland flow

may originate from the site itself, or adjoining land at a higher elevation from which flow migrates onto the development.

The site is shown to be predominantly located within Flood Zone 1 of the Flood Map for Planning for Surface Water and Small Watercourses, as shown in Figure 4-3 and Figure 4-4. Flood Zone 1 represents areas that are at a less than 0.1% AEP chance of flooding in a given year, including an allowance for climate change.

Flood Zones 2 and 3 are present within the site boundary, associated with small ordinary watercourses and drainage ditches. Flood Zone 2 represents areas that have between a 1% AEP and 0.1% AEP chance of flooding in any given year, including an allowance for climate change.

Flood Zone 3 represents areas that have a greater than 1% AEP chance of flooding in any given year, including an allowance for climate change.

It should be emphasised that the surface water flood risk areas are confined to existing channels and drainage ditches across the site. No built development will be located within a 5m buffer of the ordinary watercourses across the site, with all built development located within Flood Zone 1.

The presence of Flood Zones 2 and 3 within the site boundary triggers the requirement for an FCA.

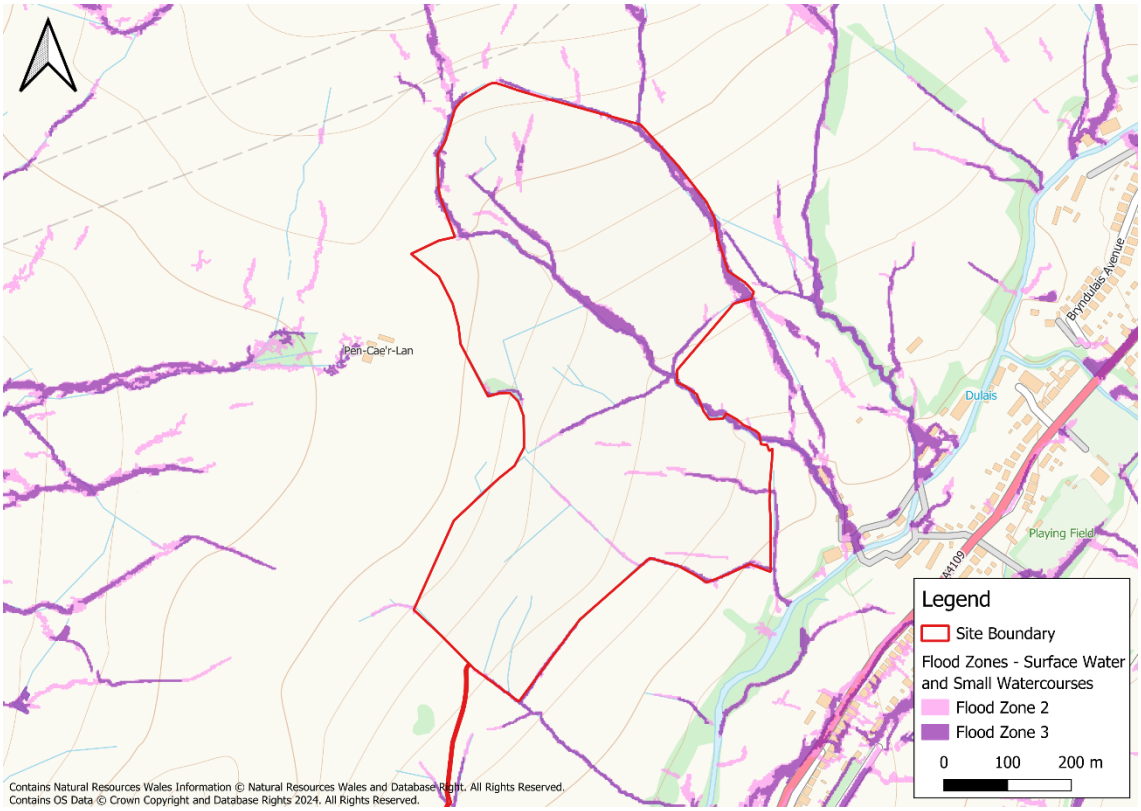


Figure 4-3 Flood Map for Planning - Surface Water and Small Watercourses (Main Site)

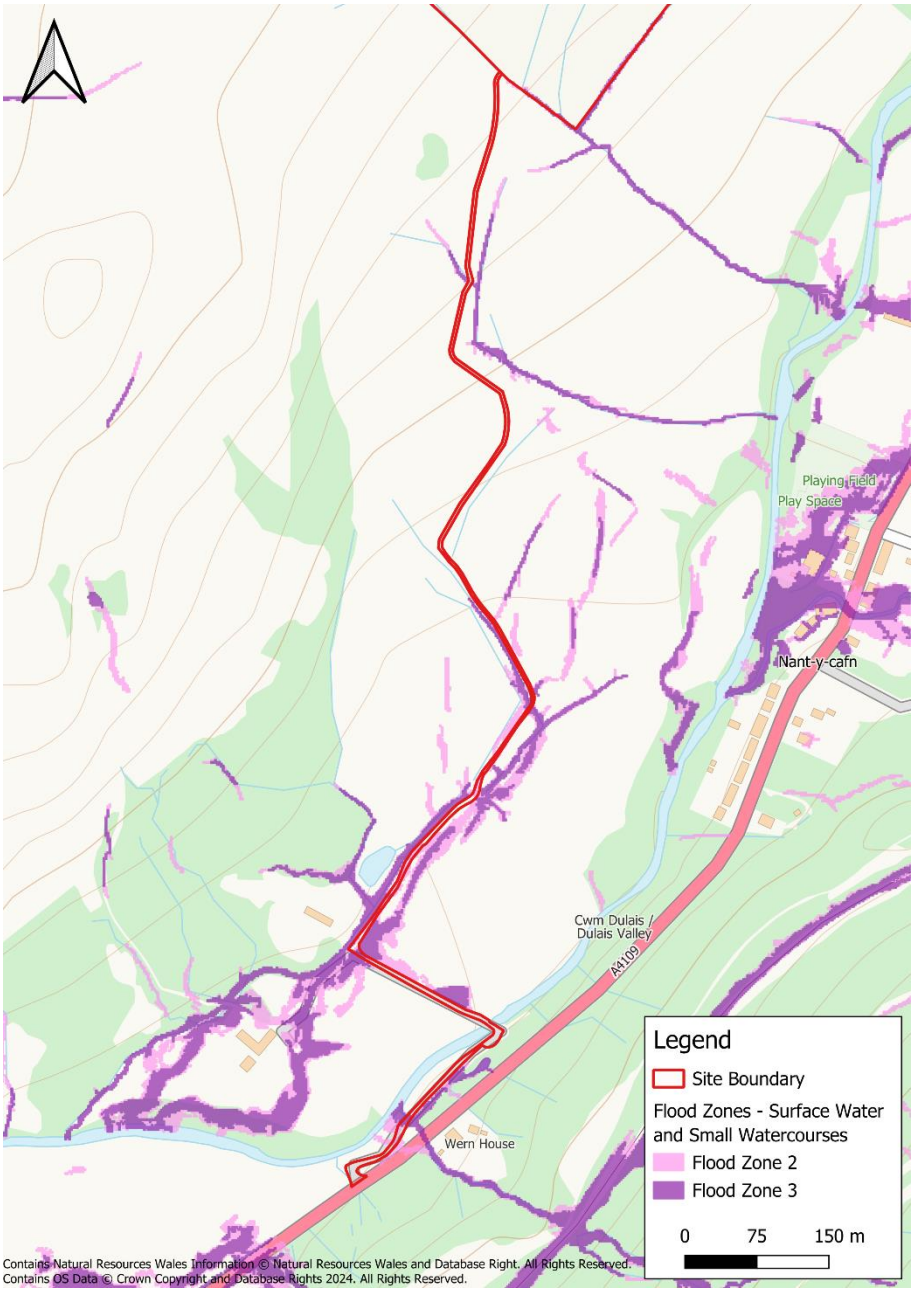


Figure 4-4 Flood Map for Planning - Surface Water and Small Watercourses (Access Track)

4.5 Application of Flood Zones to Development Management Decisions

4.5.1 Rivers

When considering a site for development, Section 10 of TAN-15 sets out the requirements for the form of development in any given flood zone, supported by Section 15.

Section 15.15 highlights that where a site falls into two or more flood zones the planning authority must make an assessment of the proposal, taking into account each of its proposed land uses, against each of the flood zones to which it applies. The Main Site is located within Flood Zone 1, where all types of development are acceptable in principle.

The southern extent of the Access Track is located within Zones 2 and 3 of the FMfP - Rivers. Development is appropriate within this zone where it can be demonstrated to support the Development Plan Strategy and/or are "proposals which address national security, **energy security needs**, mitigate the impacts of climate change, that are necessary to protect and promote public health', in which this proposal for a site for renewable energy generation inherently meets.

It is also noted that there is no work proposed as part of the development within the flood zone. There shall be no change to the access track from its existing form, resulting in flood risk remaining unchanged from existing conditions, including for third parties. Upon operation of the proposed solar development, the access road will be used infrequently and only for maintenance purposes of the Main Site.

4.5.2 Surface Water

The TAN-15 document is not explicit as to which development principles are to be considered in relation to surface water and small watercourse flood risk. The TAN highlights that the Flood Map for Planning provides information on the risks of surface water and small watercourse flooding to enable planning authorities to develop locally appropriate approaches for areas at risk, or in close proximity to risk. The TAN states that locally appropriate approaches should be incorporated into the Development Plan through setting local policies, to be used in the decision-making process for planning applications. These considerations are not yet available within local policies within this local authority area.

The TAN advises that an FCA should be proportionate to the nature and scale of the development, and it is considered that this FCA applies a proportionate approach to assessing surface water and small watercourse flood risk, along with the appropriate mitigation required to promote sustainable and resilient development, in line with the risk-based approach of the policy document.

In accordance with Section 15.5 of TAN-15, where a site falls in two or more flood zones the planning authority must make an assessment of the proposal, taking into account each of its proposed land uses, against each of the flood zones to which is applies.

All built development is to be located within Flood Zone 1, in which all types of development is acceptable, in principle. Land within Zones 2 and 3 is to be retained as open space, defined as 'water compatible development' within the TAN and therefore acceptable within these flood risk areas.

Section 3.5 details how surface water and small watercourse flood risk shall be managed across the Main Site. An assessment against the acceptability criteria is contained in Section 5 of this report.

In line with TAN-15, where planning permission is sought prior to SAB approval, a Drainage Statement is required as part of the planning application. This Drainage Statement (LSW-JBAU-XX-XX-RP-D-0001-S3-P01-Outline_Drainage_Strategy) has been prepared alongside this FCA which demonstrates how surface water will be managed in association with the proposed impermeable area across the site.

5 Acceptability of Flood Consequences

Whether a development should proceed or not will depend upon whether the consequences of flooding can be safely managed, including its effects on flood risk elsewhere. TAN-15 sets out the key conditions that should be met to demonstrate that development is appropriate for its location.

5.1 Acceptability Criteria - Rivers

Sites within Zones 2 and 3 of the FMfP - Rivers should be assessed against the acceptability criteria. Whilst it is recognised that no development works are located within these flood risk areas, the site has been assessed against the Acceptability Criteria of Section 11 of TAN-15 for completeness. This assessment is contained in Table 5-1.

Table 5-1 Assessment of Acceptability Criteria

TAN-15 Acceptability Criteria	Comments	Achieved
No increase in flooding elsewhere.	The Main site is located within Flood Zone 1 and therefore flood free. Development proposals shall therefore have no impact on flood risk. The Access Track is predicted to flood; however, the track is not proposed to be modified from its existing form. Therefore the development proposals will have no impact on flooding elsewhere.	✓
Occupiers aware of flood risk.	Future site owners shall be aware of the risk of flooding to the access track in the form of this report.	✓
Escape / evacuation routes present.	The Main Site shall be flood free in all events. The access track has a low risk of fluvial flooding which may constrain access and egress. Upon operation of the proposed solar development, the access road will be used infrequently and only for maintenance purposes of the Main Site. If required, planned maintenance can be scheduled around local weather and flood warnings. The area is located within the River Neath Flood Warning Area.	✓
Flood emergency plans and procedures agreed and in place.	The Main Site is shown to be flood free under all conditions.	✓

TAN-15 Acceptability Criteria	Comments	Achieved
Flood resistant and resilient design.	The Main Site is shown to be flood free under all conditions. There is no proposed development within Flood Zones 2 & 3.	✓
Acceptable consequences for type of use.	Yes - There is no proposed development within Flood Zones 2 & 3. Access to the site shall be infrequent and therefore the known risk to access track is considered to be appropriate for the nature of the proposals.	✓

5.2 Acceptability Criteria - Surface Water and Small Watercourses

Section 11.4 of TAN-15 states that there are requirements that must be in place for any development that is permitted to be located in flood risk areas. Consequently, due to the presence of FMfP Flood Zones 2 & 3 for surface water and small watercourses across the site, it has been assessed against the Acceptability Criteria of Section 11. This assessment is contained in Table 5-15-2.

Table 5-2 Assessment of Acceptability Criteria

TAN-15 Acceptability Criteria	Comments	Achieved
No increase in flooding elsewhere.	Across the Main Site all built development is retained within Zone 1. Consequently, this shall result in no change to existing flood risk across the Main Site. The access track is predicted to flood to shallow depths; however, is not proposed to be modified from its existing form. Therefore, the development proposals will have no impact on flooding elsewhere.	✓
Occupiers aware of flood risk.	Future site owners shall be aware of the risk of flooding to the access track in the form of this report.	✓
Escape / evacuation routes present.	All built development across the Main Site shall be flood free in all events. The access track is predicted to flood to shallow depths in High-risk events. However, the access road will be used infrequently and only for maintenance purposes of the Main Site. If required, planned maintenance can be scheduled around local weather warnings.	✓
Flood emergency plans and procedures agreed and in place.	N/A - The Main Site is shown to be flood free under all conditions.	✓

TAN-15 Acceptability Criteria	Comments	Achieved
Flood resistant and resilient design.	N/A - The Main Site is shown to be flood free under all conditions.	✓
Acceptable consequences for type of use.	Section 11.7 indicates that the frequency thresholds and tolerable conditions set out in Figure 5 & 6 of the TAN are applicable to areas at fluvial and tidal flood risk only and are therefore not assessed in this report. This report sets out the predicted risks to the site from surface water and small watercourse flooding, and how this shall be managed and mitigated through the masterplanning process. The risks are therefore considered acceptable for the proposed site use.	✓

6 Conclusion and Recommendations

JBA Consulting (JBA) were commissioned by Greentech Invest UK Ltd to undertake a Flood Consequences Assessment to support a planning application for the development for a proposed PV solar farm at Seven Sisters, Neath, Wales.

The proposed development site is located approximately 650m southwest of the village of Seven Sisters. The Main Site area (excluding the access road) is approximately 34 ha in size and is greenfield in nature. The site is bound by greenfield land (of agricultural use) in all directions.

Development proposals for the site are for the installation and operation of a PV solar farm that due to its size is deemed a Development of National Significance (DNS). Due to the greenfield nature of the site, the proposals are classified as less vulnerable, new development under TAN-15.

The existing access track from the A4019 is not proposed to be altered from its current form. Only repairs are proposed to be made.

The Flood Map for Planning shows that the Main Site is located within Flood Zone 1 for Rivers. The southern extent of the access track is located within Flood Zones 2 and 3 of the Flood Map for Planning for Rivers.

The site is shown to be predominantly located within Flood Zone 1 of the Flood Map for Planning for Surface Water and Small Watercourses. Flood Zones 2 and 3 are present within the site boundary, associated with small ordinary watercourses and drainage ditches. 5m buffers have been retained around watercourse corridors and it is therefore considered that surface water flood risk to the Main Site is low.

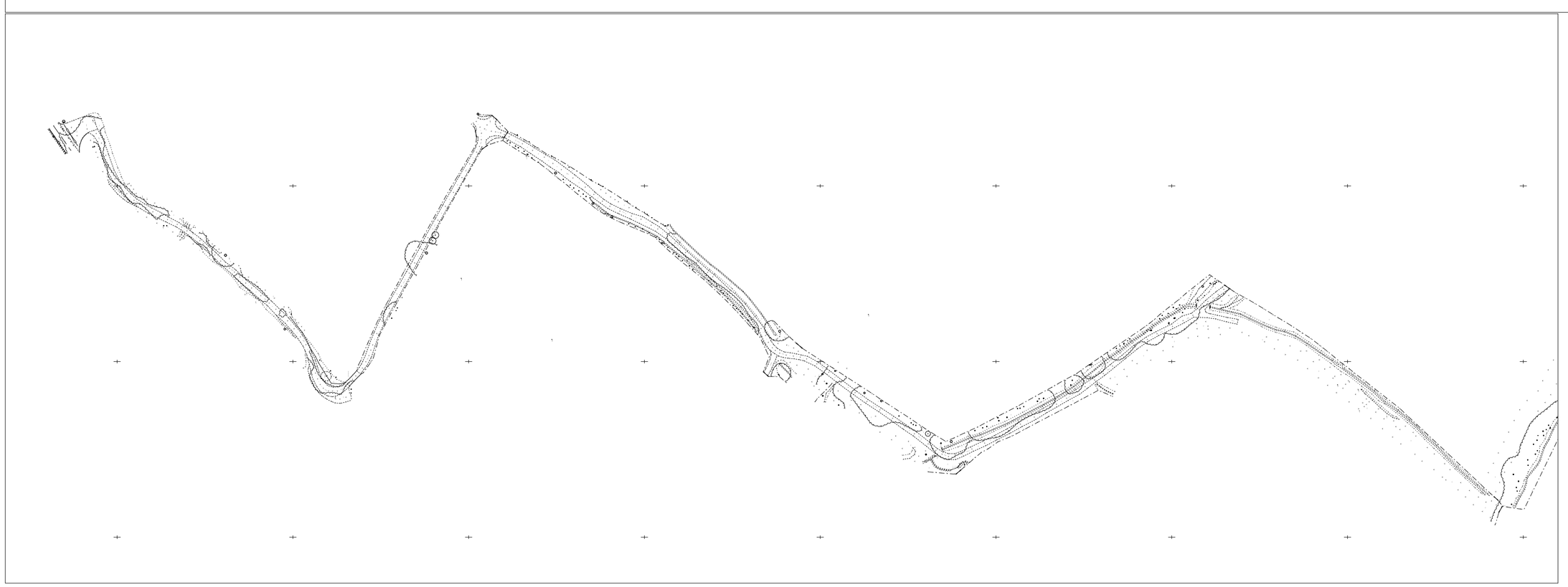
The Main Site is at a very low risk of tidal, reservoir, groundwater and sewer flooding.

The access track is at very low risk of reservoir flooding and is at low risk of tidal, groundwater and sewer flooding. The access track is within an area that is shown to be at low to medium risk of fluvial flooding. It is therefore thought that access to the main site from the track can be managed so that future planned maintenance will only occur when there is no flood warning (River Neath) in place.

Consequently, we conclude that on the grounds of flood risk, the proposed development meets the requirements set out in TAN-15 and the aims of Planning Policy Wales.

A Topographic Survey





B Development Proposals

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Legend:

- Existing Vegetation Retained
- Overhead Power Lines
- Existing PRoW
- Existing Improved Grassland
- Existing Rough Grassland
- Existing Access Track
- Proposed Solar Panels
- Proposed Internal Access Track
- Proposed Perimeter Security Fence
- Proposed Sub-Station
- Proposed Temporary Bridge Crossing over watercourse
- Proposed Improved Grassland and Species Rich Grass Seed Mix (under arrays)
- Proposed Inverter Cabinets

Note:

Unless identified differently within the drawing, the proposed off-set distances have been applied:

- 5m between existing hedgerows and proposed fencelines or solar arrays;
- 5m between proposed fencelines and solar arrays;
- 5m between field drains and fencelines / solar arrays;
- 10m between main water courses (upper edge of embankment) and fencelines or solar arrays; and
- 15m between existing woodland and any element of the proposed development, noting distance is taken from base of identified feature and not the plotted canopy overhang.

Do not scale from this drawing unless for Planning purposes. Illustrated dimensions only are to be used.

All dimensions must be checked on site by the contractor prior to the commencement of any building works.

Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings or available information, with any discrepancy between drawings brought to the attention of the project manager prior to the commencement of any fabrication or building works.

0m 40m 100m

1:2000

N

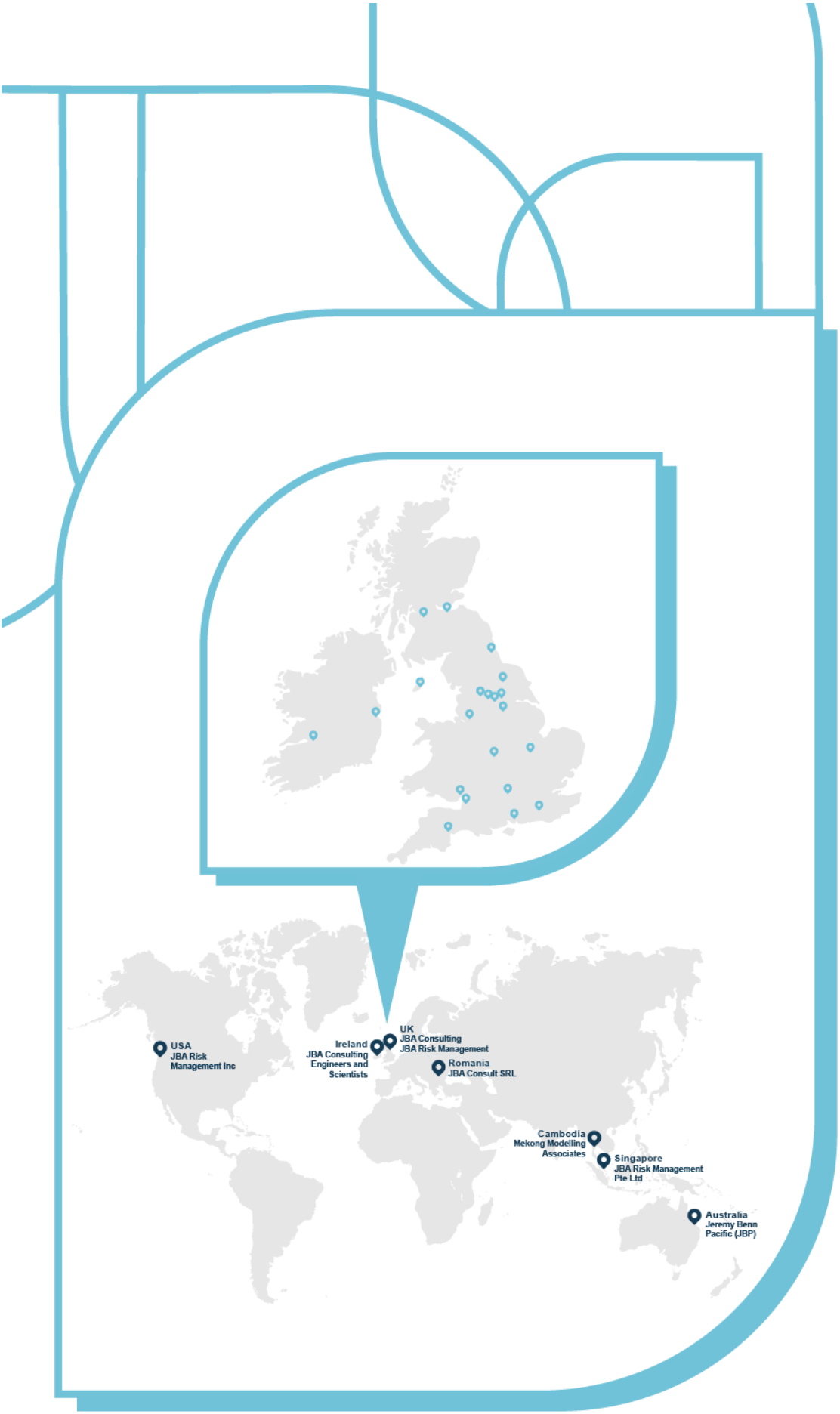
Rev:	Date:	Note:	By:
-	01/09/2024	FIRST ISSUE - Draft v0.1	ICS
-	16/10/2024	FIRST ISSUE - Draft v0.2	ICS
-	19/10/2024	FIRST ISSUE - Draft v0.3	ICS
-	29/10/2024	FIRST ISSUE - Draft v0.4	ICS

Pencaerlan Solar Project

lighthouse
DEVELOPMENT CONSULTING

Web: Https://www.lighthouse-dc.co.uk/

Site: **Pencaerlan**			
Drawing Title: **Site Block Plan - Proposed**			
Drawing No or Client Ref: **Figure 2**		Revision: Draft v0.4	Scale: 1:2,000 @ A1
Drawn: ICS	App By: NB	Date: 01.09.24	CAD Ref: L/H-23-27 - DW02 - Draft v0.4 - Fig 2 Site Block Plan



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