

Ein cyf/Our ref: CAS-285580-K9Q4
Eich cyf/Your ref: P2025/0539

Neath Port Talbot Council
Planning Department
The Quays
Brunel Way
Baglan Energy Park
Briton Ferry
SA11 2GG

Dyddiad/Date: 29 August 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: REVISED APPLICATION FOR THE CREATION OF ONE GYPSY PITCH WITH ONE RESIDENTIAL STATIC UNIT, TOURING CARAVAN, A UTILITY/DAY ROOM TOGETHER WITH A TEMPORARY DAY ROOM, DOG KENNEL AND GARDEN SHED, BOUNDARY FENCING, RAISING OF GROUND LEVELS AND CONSTRUCTION OF MEANS OF ESCAPE ROUTE (PARTLY RETROSPECTIVE)

**LLEOLIAD/LOCATION: NO 1 PONDEROSA CHURCH STREET BRITON FERRY
NEATH PORT TALBOT SA11 2HZ**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 30 July 2025.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes highly vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Sea).

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

Therefore, we have reviewed the FCA undertaken by Francis Saint, dated April 2025, Revision B reference C/MWG/P/2425. Our advice to you is that the FCA fails to demonstrate that the potential risks and consequences of flooding are manageable for the reasons explained below.

We have previously commented on very similar proposals relating to this application site under the guidance contained within the previous version of TAN15 (2004). This review has been undertaken in conjunction with the latest flood risk guidance of TAN15 (March 2025). However, our principal concerns relating to noncompliance of the TAN remain.

The cover page of the FCA which shows an extract of Flood Risk Assessment Wales (FRAW) Map risk from the sea is visually misleading as FRAW data has no formal standing in terms of the consideration of flood risk for planning applications. If the author wishes to provide a map showing the flood risk, then an extract from Flood Map for Planning (FMfP) risk from the sea should be used (as illustrated in Figure 1.1 on page 1), which clearly shows the site to be within Flood Zones 2 and 3 for the sea.

Section 10.21 of TAN15 clearly states allocations for redevelopment in zone 3 should be avoided and may only be made in exceptional circumstances where it is essential to the strategy of an LDP or where it addresses national security etc. Furthermore, section 10.19 of TAN15 states where proposals for redevelopment include residential use, local authorities should ensure that such uses do not occur at ground level.

Whilst we agree with the FCA that, given the distance of the site from the foreshore, direct wave action is not a required to be considered however, the FCA proposes to raise site levels to achieve frequency and depth flooding values to comply with TAN15. Given the distance of the site from the foreshore, it is appropriate to consider the site to effectively lie within a flood cell (as when considering fluvial flood risk) as such, any proposed raising of ground levels has the potential to increase flood risk elsewhere. The FCA has not considered nor provided any evidence that this will not lead to increased flood risk elsewhere and therefore fails to satisfy Figure 2 of TAN15.

In summary the proposed development intends to create a highly vulnerable development (residential) into Flood Zones 2 and 3. The FCA has failed to demonstrate compliance with Figure 5 and 6 of TAN15 without proposing mitigation and the potential impact has not been assessed.

Whilst not within NRW's remit, we wish to highlight that the emergency access/egress route is also shown to be located within Flood Zone 2 and should be considered by your Authority.

Paragraph 15.4 of TAN15 is clear that where insufficient information is provided, the planning authority should use its powers to request further information. Furthermore, should you be minded to go against our advice, you should inform us at the earliest opportunity prior to granting consent and allow reasonable time for us to make further representations.

Please note, if an amended FCA is not submitted or any subsequent amended FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then we are likely to object to the application.

Land Contamination

The site lies over tidal flat deposits designated as a Secondary Undifferentiated aquifer and bedrock designated as Secondary A aquifer, and there are no surface waters within close proximity. We consider that the controlled waters at this site are not of the highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site.

The documents submitted indicate that the site historically comprised a business yard in association with the adjacent railway. Whilst there may be potential sources of contamination associated with this use, these comments are based on our assumption that gross contamination is not present at this location. If, during development, gross contamination is found to be present at the site NRW should be contacted.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the Developer

We recommend that the developer should:

- Follow the risk management framework provided in [Land contamination risk management \(LCRM\)](#)
- Refer to '[Development of land affected by contamination: A guide for developers](#)' (WLGA, 2023) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to our [groundwater protection](#) advice on www.gov.uk

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Ashley Bosomworth

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.