

28 November 2025
Cover Letter



Neath Port Talbot County Borough Council
Development Control Station
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Dear Chris,

Former Oil Refinery, Llandarcy, Neath, SA10 6FG
Outline Planning Application – Revised Submission

An outline planning application (LPA ref: P2021/1193) was submitted to Neath Port Talbot Council and validated in February 2022. The application has the following description of development:

Outline planning application, with all matters reserved except for strategic access, for residential uses (C2 & C3 use class), including land for education (D1 use class) with associated public open space, commercial uses (A1, A2, A3, B1, D1 & D2), commercial/employment (B2 & B8) uses, public open space, highway works, sustainable drainage, ecological mitigation and enhancement, landscaping, ground remediation, and associated engineering and infrastructure works.

Following the submission of the outline application a number of comments have been received from statutory and non-statutory consultees. The comments received have been summarised in the planning statement addendum (prepared by Savills, dated November 2025) which has been submitted as part of this revised submission. The planning statement addendum also details the applicant's response to the comments and the relevant documents that seek to address the comments received.

In support of this revised submission, the following technical documents have been submitted:

- Planning Statement Addendum prepared by Savills (dated November 2025)
- Plans prepared by Powell Dobson:
 - Location Plan (dwg no. 21009(05) 100 F)
 - Illustrative Masterplan (dwg no. 21009(05) 104 I)
 - Land Use Plan (dwg no. 21009(05) 200 J)
 - Scale & Massing Plan (dwg no. 21009(05) 201 J)
 - Movement Plan (dwg no. 21009(05) 202 K)
 - Illustrative Phasing Plan (dwg no. 21009(05) 203 D)
 - Strategic Roads (dwg no. 21009(05) 204 C)
- Design and Access Statement prepared by Powell Dobson (Rev G, dated November 2024)
- Green Infrastructure Masterplan prepared by Soltys Brewster (dwg no. 2180801-SBC-00-XX-DR-L-101 PR16)
- Strategic Soft Landscape Plan prepared by Soltys Brewster (dwg no. 2180801-SBC-00-XX-DR-L-102 PL07)
- Green Infrastructure Statement prepared by Soltys Brewster (ref: Rev A dated 25 November 2024)



- Technical Note Mitigation and Enhancements prepared by SK Environmental Solutions Ltd (ref: JN00657/D05 dated October 2024)
- Losses and Gains Technical Note prepared by SK Environmental Solutions Ltd (ref: JN00657/D04 dated October 2024)
- Overarching Great Crested Newt Mitigation Strategy prepared by SK Environmental Solutions Ltd (ref: JN00657/D01 dated May 2024)
- Transport Overview prepared by SLR Consulting Limited (ref: Revision 03 dated 25 September 2025)
- Transport Response prepared by SLR Consulting Limited (ref: Revision 03 dated 25 September 2025)
- Proposed Crymlyn Road Active Travel Route prepared by SLR Consulting Limited (dwg no. VN232725-D101A P07)
- Environmental Statement Addendum prepared by Savills (dated November 2025)
- Environmental Statement Addendum Non-Technical Summary prepared by Savills (dated November 2025)

If you have any queries regarding the enclosed, please let me know. Otherwise I would be grateful if you could confirm receipt of the information submitted and I look forward to hearing from you.

Yours sincerely,



Nick Matthews MTCP MRTPI
Director