

Our Ref: PR26.198

Date: 3rd July 2026

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

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir or Madam,

Town and Country Planning Act 1990 (As Amended).

Installation of additional fencing surrounding sports pitches and associated works

Land at Cefn Saeson Comprehensive School, Afan Valley Road, Neath, SA11 3TA

Planning Portal Reference: PP-15023917

Asbri Planning is appointed as planning agent to Morgan Sindall Construction Infrastructure Ltd and Neath Port Talbot County Borough Council in respect of the above planning application for the proposed installation of additional fencing surrounding sports pitches and associated works at land at Cefn Saeson Comprehensive School Afan Valley Road, Neath, SA11 3TA.

The following drawings are submitted, prepared by South Wales Sports Grounds and Powell Dobson Architects to accompany the application:

Drawing name	Drawing reference
Site Location Plan	SLP-1
Additional Fencing Work Site Plan	C0034-CFSN-P01-FE-100
Fencing Details	C0034-CFSN-P01-FE-200
Fencing Side Elevation	C0034-CFSN-P01-FE-300

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Application Form	Asbri Planning
Planning Letter	Asbri Planning
Green Infrastructure Statement	Asbri Planning
Fencing Details	Duex Rebound
Netting Detail	Huck

The planning application fee has been calculated based upon the total site area, equating to £296.00.

Site Description

The site comprises 2 red line boundaries along the northern and western boundaries of the Cefn Saeson Comprehensive School site. The school was rebuilt and completed in 2021 (granted under application reference: P2019/5028), replacing the existing school buildings. The site is located on Afan Valley Road (B487) on the approach to Cilma, and is located approximately 2.5 km east of Neath town centre.

Planning History

A review of Neath County Borough Council's online planning register confirms that the following applications are of relevance to the site:

Reference	Proposal	Decision and Date
P2004/0355	Relocation of Kitchen and Formation of New Dining Room Extension.	Approved – 27 th April 2004
P2019/0040	Request for Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 for the demolition of the existing school and construction of a new comprehensive school and associated works on land to the east of the existing school.	Not EIA development – 1 st February 2019
P2019/5028	Demolition of existing school and construction of a new comprehensive school with car parking, accesses, sports facilities, external lighting, CCTV, landscaping, drainage works, changes to ground levels plus associated works.	Approved - 30 th July 2019
P2019/5636	Details to be agreed in association with Condition 14 (Permanent Lighting Scheme) of Planning Permission P2019/5028 granted on 30/07/19.	Approved – 4 th March 2020
P2020/0187	Details to be re-agreed in association with Condition 13 (Hard and Soft Landscaping) of Planning Permission P2019/5028 granted 30/07/19 (Amended Soft Landscaping Details).	Approved – 26 th March 2020
P2020/0422	Details to be agreed in association with Conditions 5 (External Materials) and 13 (Hard and Soft Landscaping) of Planning Permission P2019/5028 granted on 30/07/19.	Approved – 28 th May 2020
P2020/0463	Non-Material Amendment of Condition 2 (approved plans) of Planning Permission P2019/5028 to allow a reduction to the curtain walling on the front elevation.	Approved – 9 th June 2020
P2020/0602	Details to be partly agreed in association with Condition 7 (Demolition Method Statement) of Planning Permission P2019/5028 granted on 30/07/19 to allow Demolition of Care-takers House.	Approved – 6 th August 2020
P2020/0834	Non-Material Amendment application for the amendment of Condition 2 (approved plans) of planning consent P2019/5028 granted on 30th July 2019 to allow for a minor change to the roof plant and to include the provision of three flues.	Approved – 14 th October 2020
P2020/0564	Details to be agreed in association with Condition 11 (Verification Report) of Planning Permission P2019/5028 granted on 30/07/19.	Approved – 20 th July 2020
P2021/0117	Details to be agreed in association with Conditions 16 (Speed Reduction and TROs) and 18 (Pedestrian Crossing) of Planning Permission P2019/5028 granted on 30/07/19	Approved – 16 th March 2021
P2021/0909	Non-material amendment to planning application P2019/5028 in respect of changes to the junction at drop-off bay, plus alterations to the wording of conditions 9 and 10 to enable the demolition of the building prior to the submission of the site investigation and remediation scheme.	Approved – 20 th January 2022
P2021/0746	Details to be agreed in association with Condition 19 (Temporary bus-stop arrangements) of Planning Permission P2019/5028 granted on 30/07/19.	Approved – 17 th August 2021
P2021/0074	Details to be agreed in association with Condition 7 (Demolition Method Statement for old school) and 20 (Permanent Bus Layby Scheme) of P2019/5028 granted on 30/07/19.	Approved – 27 th January 2021

As shown from the extract of the approved site plan below, there is existing an 8-metre net on the grass pitch to the north of the site, offering an effective boundary treatment for the residents on Greenwood Drive. It is proposed that this fence will be of identical/similar scale and character of this approved fence, and is considered acceptable and necessary to protect the amenity of the adjacent residents on Greenwood Drive.

In relation to the proposed 5-metre fence on the grass pitch to the north of the site, as shown on the extract of the approved site plan below, there have been a number similar fences on built on the site, offering effective boundary treatments within the site.



Planning Policy Framework

Planning Policy Wales

PPW Edition 12 was adopted by the Welsh Government in February 2024 and is the principal document for planning considerations in Wales. PPW provides land use planning policy and should be taken into account when preparing planning applications. 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.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Wellbeing of Future Generations (Wales) Act 2015 and other key legislation. PPW and the National Development Framework (NDF) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).

Future Wales: The National Plan 2040

Published on the 28th of February 2021, Future Wales comprises the first development plan of its kind within Wales. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. The National Plan notes that the planning system must respond to these changes and contribute to a sustainable recovery, shaping places around a vision for healthy and resilient places.

Technical Advice Notes

Technical Advice Notes (TANs) should be taken into account by local planning authorities and should be read alongside PPW. They provide more detailed planning policy guidance on technical disciplines that are broadly covered within PPW. The below TANs are considered relevant to the application.

- TAN 11: Noise
- TAN 12: Design
- TAN 16: Sport, recreation and open space

Neath Port Talbot Local Development Plan

The development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 is the Neath Port Talbot Local Development Plan (LDP) and provides the framework for the development and use of land within the County over the plan period.

The following LDP policies are considered relevant in the context of the proposed development for this application:

Policy Reference	Relating to
<i>Overarching Policies</i>	
SP3	Sustainable Communities
SC1	Settlement Limits
<i>Environment and Resources</i>	
EN8	Pollution and Land Stability
<i>Culture and Heritage</i>	
BE1	Design

Policy SP3 (Sustainable Communities) states that:

"The delivery of sustainable, healthy and cohesive communities and the conservation of the countryside will be promoted by:

- 1. Defining sustainable communities and locations for development by the identification of a settlement hierarchy that reflects the role and function of settlements;*
- 2. Defining settlement limits within which development which accords with the settlement hierarchy will be permitted in principle;*
- 3. Resisting inappropriate development outside settlement limits."*

Policy SC1 (Settlement Limits) states that:

"Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle.

Outside settlement limits, development will only be permitted under the following circumstances:

- 1. It constitutes a sustainable small-scale employment use adjacent to a settlement limit; or*
- 2. It constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only; or*
- 3. It constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or*
- 4. It constitutes the appropriate replacement of an existing dwelling; or*
- 5. It is an affordable housing exception site; or*
- 6. It is an appropriate rural enterprise dwelling; or*
- 7. It is an appropriate 'One Planet Development'; or*
- 8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location; or*
- 9. It is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or*

10. It is associated with either agriculture, forestry, minerals or energy generation; or
11. It relates to the appropriate provision of accommodation for Gypsies / Travellers; or
12. It constitutes the provision of open space and small-scale ancillary facilities adjoining the settlement limit.

Where development is permitted outside settlement limits, any new buildings must be located adjacent to existing buildings or settlements wherever possible and be of an appropriate scale and form."

Policy EN8 (Pollution and Land Stability) states that:

"Proposals which would be likely to have an unacceptable adverse effect on health, biodiversity and/or local amenity or would expose people to unacceptable risk due to the following will not be permitted:

- *Air pollution;*
- *Noise pollution;*
- *Light pollution;*
- *Contamination;*
- *Land instability;*
- *Water (including groundwater) pollution.*

Proposals which would create new problems or exacerbate existing problems detailed above will not be acceptable unless mitigation measures are included to reduce the risk of harm to public health, biodiversity and/or local amenity to an acceptable level."

Policy BE1 (Design) states that:

"All development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. *It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*
2. *It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;*
3. *It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;*
4. *It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;*
5. *Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;*
6. *It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well-lit environments and areas of public movement);*
7. *It plays a full role in achieving and enhancing an integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;*
8. *It uses resources, including land and energy, as efficiently as possible through:*
 - a) *Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;*

- b) *The layout and form of the development does not preclude the reasonable use of other adjacent land;*
 - c) *Developing brownfield land in preference to greenfield land where possible;*
 - d) *Minimising building exposure while maximising solar gain.*
9. *Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;*
10. *The layout and design of the development achieve inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities."*

Planning Appraisal

This application seeks full planning permission for the installation of additional fencing surrounding sports pitches and associated works. Below are subheadings which address specific issues with the proposal whilst complying with National and Local Policies.

Principle of Development

The development proposals comprise the installation of additional boundary treatments to the sports pitches as granted and constructed under permission P2019/5028. The sports pitches includes existing boundary treatments which will be further improved through the additional fencing proposed. It is not considered that the proposals will be introducing significant change compared to the existing situation albeit proposals will further protect residential amenity. It is considered that the proposed development is acceptable in principle noting the existing facilities within the school grounds

Impact of the proposed development on Neighbouring Amenity

It must be noted that the proposed 8-metre net would result in a 3-metre increase of the existing fence, hence raising potential queries on the impact of the proposed development on the amenity of the residents on Greenwood Drive. However as mentioned above, an 8-metre net exists on the sports pitch to the north of the site, offering an effective boundary treatment between the site and the properties on Greenwood Drive. The existing sports pitches and boundary treatments are well established in the area as such it is not considered that the character will be significantly altered from the existing situation.

The proposals also comprise a 5m fence location on the northern boundary of the grass pitch. This will be in addition to the existing 8m ball stop fencing and will provide further screening to the existing residential properties adjoining the site.

In light of the above, it is considered that the proposed development is will not have a detrimental impact on Neighbouring Amenity and will improve the situation for neighbours by offering further screening.

Impact from Noise on the surrounding area

As mentioned within the Cefn Saeson Baseline Noise Report (March 2019), the nearest Noise Sensitive Receptors (NSR's) to the proposed fencing are the properties on Greenwood Drive and Brynsiriol.

In order to satisfy the requirements as set out in Condition 15 (complaints investigation procedure for noise arising from the sports pitch) of the decision notice, a Sports Pitch Noise Management Plan was submitted to the LPA to demonstrate that the sports pitches will not have an impact on the adjoining properties when the sports pitches are being used between the hours of 17:00 to 21:15. It includes a high-level noise management plan to show how the impact of noise from balls hitting fences will be mitigated. The proposals will not alter the existing uses of the sport pitches and the main aim is to improve screening for the residential properties adjoining the site. Overall its not anticipated that the development proposals will result in any material changes to the existing situation in relation to noise.

Conclusion

This letter has been prepared on behalf of Morgan Sindall Construction Infrastructure Ltd and Neath Port Talbot County Borough Council to accompany a full planning application in respect of the proposed installation of additional fencing surrounding sports pitches and associated works at land at Cefn Saeson Comprehensive School, Afan Valley Road, Neath, SA11 3TA.

The development involves the instillation of an 8-metre net and a 5-metre fence as a boundary treatment to protect the amenity of adjacent residents. As mentioned above, the proposed fences are not materially different from those existing and approved under application P2019/5028. Whilst there is an increased height of the of the 5-metre fence to 8 meters considering the existing context of the site with sports pitches and fencing this offers an effective boundary treatment for the residents on Greenwood Drive, and is considered to be in accordance with policyBE1 (Design) of the adopted LDP.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,

Max Cruse
Graduate Planner