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WILDFOX
RESORTS

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AFAN VALLEY

Condition 57
Watercourse Buffer
Zones

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1.0 INTRODUCTION

- 1.1 This statement on the provision of buffer zones to existing watercourses has been prepared by Stantec on behalf of WildFox resorts to inform the Reserved Matters Application in relation to the proposed WildFox Resort at Afan Valley, Neath Port Talbot. Specifically this Statement seeks to inform the discharge of Condition 57 of the outline planning consent (Ref: P2018/0493), which states:

Condition 57

No development shall commence on each phase of development approved under condition 7 (other than any temporary access track that may be agreed under condition 8) until such time as a scheme detailing the incorporation of buffer zones from all watercourses within which development will not take place (which shall as far as practicable measure 7m either side, from the top of the bank) has been submitted to and approved in writing by the local planning authority. The zones shall be permanently fenced-off prior to any site clearance or development taking place, and maintained as a development free buffer thereafter.

Reason: *In the interests of biodiversity, and to maintain the riparian habitat and corridor in accordance with Policy EN7 of the adopted Neath Port Talbot Local Plan.*

2.0 WATERCOURSE BUFFER ZONE

- 2.1 There are four defined watercourses on the site where fencing will be installed to provide a protected biodiversity zone along the stream corridors. Two streams flow north from the centre of the site and converge next to the Cymmer Welfare Bowling Club where they flow through an existing culvert beneath the A4107. Two further streams flow westwards off the site and beneath the A4107 in separate culverts, with all the watercourses ultimately discharging into the River Afan.
- 2.2 It is proposed to establish the buffer zones along the watercourses with post and rail fencing to provide a permanent development free area. The buffer zones will measure 7.0m from the top of the bank on either side of the watercourse. The extent of the watercourse buffer zones are depicted on **Drawing Reference AV-STN-DG-XX-DR-D-007 Condition 57 Watercourse Buffer Zone plan.**
- 2.3 Stream crossings for the internal access roads and footpaths will be provided with precast concrete pipe culverts and concrete bagwork headwalls. At stream crossing locations the fencing will be curtailed and taken across the top of the culvert headwalls thereby enclosing the open channel sections of the watercourse.

Condition 57 - Watercourse Buffer Zones

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