

LANDSCAPE

BASIS OF OBJECTION

It is clear from the Inspector's comments on the Landscape issue that she has not fully appreciated the effect on developing this site on the Landscape of the Clydach Valley. This section outlines the significance of the ridge on the farm in relation to the Landscape of the Clydach Valley and in particular to its effect on the village of Bryncoch. In addition the "screening" of the site is incorrectly assessed and this issue is investigated photographically

QUOTING DIRECTLY FROM THE INSPECTOR'S REPORT:-

Strong tree-lines border the road frontage and the exterior boundaries, and also follow the majority, though not all, of the interior field boundaries within the site.

From its frontage to the A474, the site rises gently to the west to a low ridge. . . .

In the broad valley landscape between Neath and the watershed above Rhos, the site does not occupy a prominent position which draws the eye. The existing boundary trees would form a basis for planting which could limit the extent to which the development might be seen from the main road.

The development of the site for housing would not materially harm the landscape setting of Neath, nor would it intrude harmfully into the landscape of the Clydach valley.

Because of the flatness of the Clydach Valley base, the ridge is actually very significant and this issue is addressed with photographs taken from the ridge.

We have undertaken a GPS survey of the ridge and key points through the village. The results of that survey are shown on the map of the area on the following page.

The top of the ridge stand some forty three feet above the junction of Main road and Furzeland Drive. Fifty feet above the junction of Main road and Elias drive, and over sixty feet above the junction of Main road and Neath road at the top of Pen-Y-Wern hill. This, of course, does not take into account the 30 feet or more of house build and roof aerials above this level.

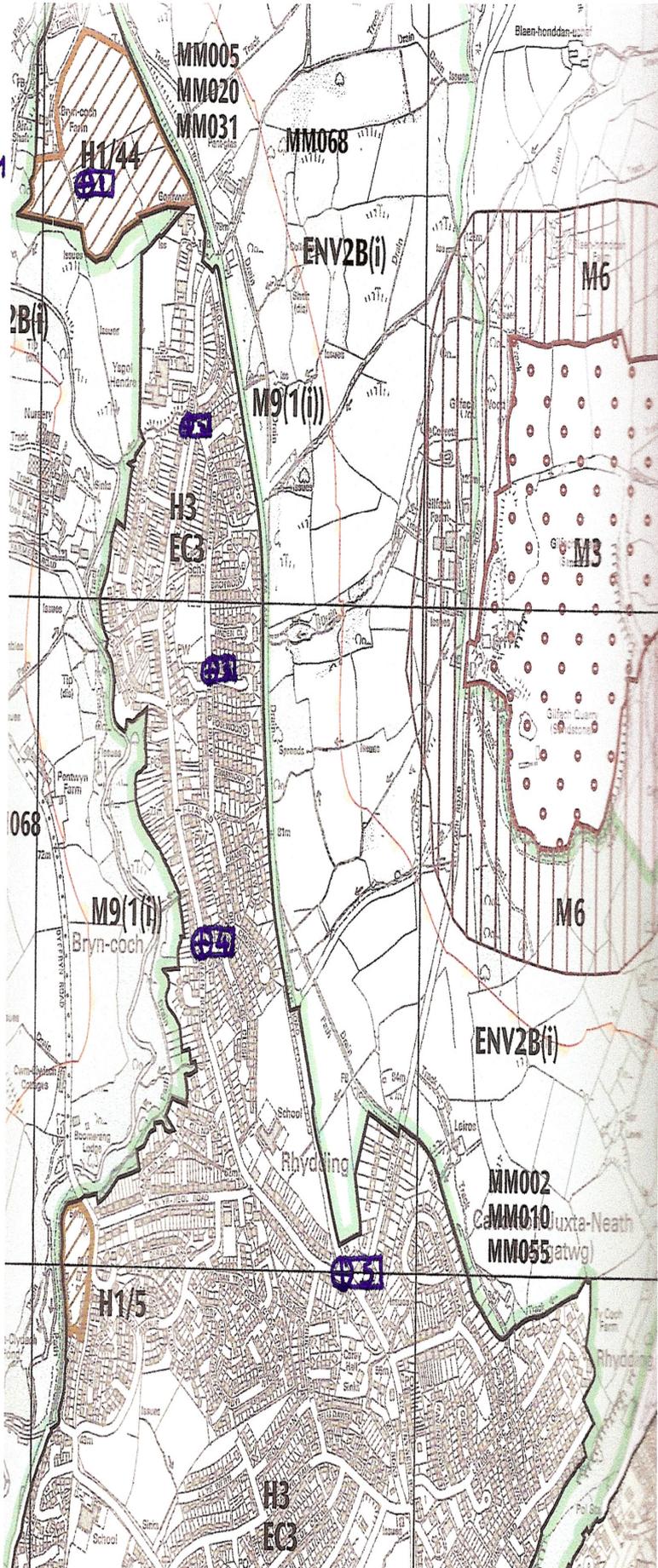
⊕1 BRYNCOCH FARM - DATUN 90M

⊕2 J.N. MAIN ROAD
FUZZELAND DAVE 77M

⊕3 SHOPS 84M

⊕4 J.N. MAIN ROAD 75M.
ELIAS DRIVE

⊕5 J.N. MAIN ROAD
A474 NORTH ROAD 71M.





View over Bryncoch to Neath and Briton Ferry



View over Rhos to the mountains on the other side of the Tawe Valley

From the above photographs it is clear that the site is far more prominent than is implied in the Inspector's report. The effect on Brynoch, built in a flat area of the Valley will be very significant indeed, with the homes looking down on the village. Perhaps the photograph below gives a better indication, although it is taken from a lower level than the two above.



View over the new Ysgol Hendre and the top part of the village toward the Quarry opening.

The photographs also show the trees that help to “screen” the site. They are, of course, native deciduous trees. Which means that they offer very limited screening during late Autumn, Winter and early Spring. They are – as outlined in the ecology section, of significant ecological interest and are worthy of conservation. It may well be possible to improve the screening of the site, from the A474, by supplementary planting. From the village of Bryncoch though the task is very likely to be impossible. Especially since the lower fields are of ecological interest precisely because they are grazed and not wooded.