

31 March 2020

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P2020/0195

Land South Of Heol Y Glyn Glynneath Neath.

PRIVACY

I live in the southwest corner of the Enzo development. The land on which plots 33-35 are to be built is directly behind my house, according to the plans, the ground will need to be raised an additional 5 metres above it's current height. The ground level of the nearest house plot 35 will be approximately 5 metres away and level with my grandson's bedroom window. This is a serious privacy issue.

FLOOD RISK

in 2008 a Geo-technical survey of the proposed Enzo development stated of the area of plots 30-37 that:

"It is assumed that no development of the area in the southwest of the site, adjacent to the stream will take place. (20080500a-DO-TFIR-geo.rpt.cuddy.9.1)

This is because the area has been traditionally wetlands, a combination of marsh, pond and peat bog. In effect it is an inland flood plain which floods regularly in heavy rain. I have video evidence of this which was submitted to the 2016 planning application. This video evidence is available on request.

The same report also identified that this ground had not been tipped on and a test of the ground (TP8) showed that only peat was present. The test did not go further than 3.04 metres so there is an even greater deposit of peat than that: (Frances No 57 Brynhyfryd and Gareth Thomas No 60 Brynhyfryd will confirm that the area has traditionally been wetlands because they have lived in the area all their lives and played in this wetlands area / flood plain as children, they are both in their 60s). Russell Stanley, No 58 Brynhyfryd remembers a small bulldozer sinking into the peat bog behind his house which has never been recovered. He has lived at the property since 1981.

There is no evidence of stable ground suitable for building on in this location.

"No made ground was identified in TP8 (close to the stream), where peat was present from ground level to the full investigation depth of 3.04m (20080500a-DO-TFIR-geo.rpt.cuddy.4.5)"

The same report also notes that the stream follows the line of a fault in the earth's crust.

"The weakness of the underlying mudstone may be related to the proximity of the fault that runs through the site (the stream is above the fault line) - (20080500a-DO-TFIR-geo.rpt.cuddy.4.5)"

The Enzo development shows three properties being built in the southwest corner with the ground being raised a further 5 metres above its current height. The ground will then slope down to the boundaries of numbers 60, 58, 56 and 66 Brynhyfryd. This action will move the current flood plain from behind these properties to the actual properties themselves.

(SEE ILLUSTRATIONS BELOW)



Flooding already occurs in lower half of Brynhyfryd.



My garden already floods in heavy rain



This is the area where plots 33-35 are to be built 5 metres higher than is pictured here. This is an inland flood plain that will move to where my house is.



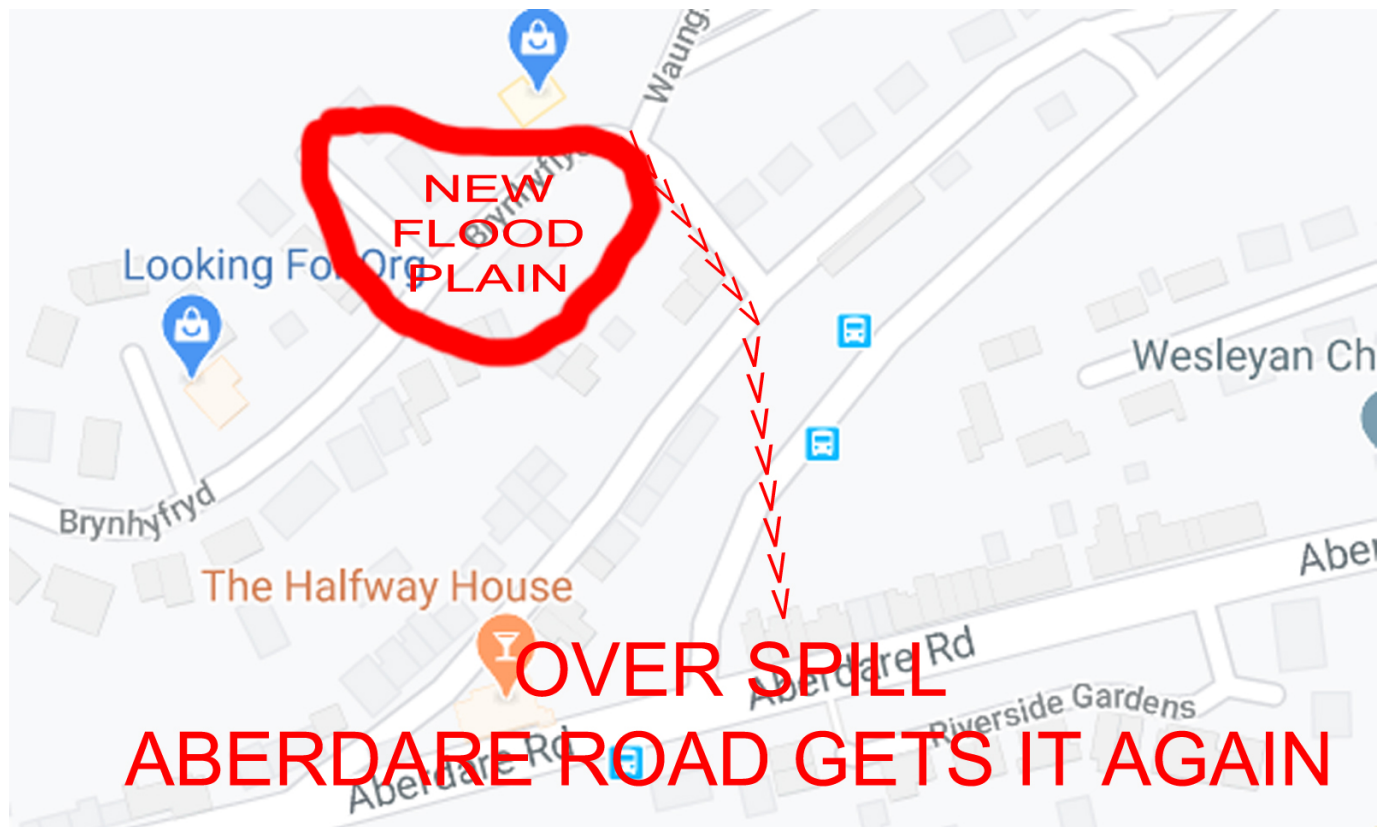
The smaller stream coming into the picture from the top centre becomes a raging torrent in heavy rain. This stream has not been catered for in any Cuddy or Enzo planning application since its initial planning application in 2003. On its own this stream is capable of flooding every house in lower Brynhyfryd. In 2020 we have seen the main stream pictured coming in from the bottom right burst its banks 4 or 5 times already. The telegraph pole, the proposed location of plot 35 is the junction of the two streams.



Flooding already occurs in lower Brynhyfryd – removing the natural flood plain will add to this flooding



The same can be said for No 62



Run off flood water from Brynhyfryd will follow the gradient downwards toward the river and flood houses in Aberdare Road. Houses in Aberdare Road have been flooded twice already this year. The Enzo development will add to their misery.