

Blaenhonddan Community Council

Response to Pre Application Consultation from Asbri Planning on development of up to 250 dwellings at Leiros Parc Bryncoch.

- The consultation was reported to Council on 16 February 2026 and prior to the formal agenda item, members of the Public were invited to offer their comments to Council. There were 30 members of the public present and 4 joined the meeting online. 5 individuals furnished Council with copies of representations made by them to Asbri Planning.
- In conclusion, the Council resolved to object to the proposal and this has been forwarded to Asbri Planning with a copy of this note summarizing the views of local residents expressed to Members of Council.

Public Comments to Council

- The public part of the meeting raised a number of issues, many of which were reiterated by a number of speakers. The written representations were highlighted by the Clerk. All of the issues have been summarized below and reflect the views expressed by members of the public to Council Members –
 - Concerns about inadequate and selective publicity of the consultation by Asbri Planning
 - The potential impact of the proposals on the wider Bryncoch and Cadoxton areas in addition to Leiros Parc
 - Concerns about social housing and the development being framed to meet the specific requirements of the principal council – Neath Port Talbot CBC
 - The inadequacy of Daphne Road to accommodate additional vehicular traffic during the different phases of construction and, following development, in terms of additional private vehicles and bus traffic. The road is not wide enough and has on-street parking which narrows the potential for through traffic. It was also claimed that the levels at the Daphne Road/Penywern Road junction were incompatible with bus use.
 - A general feeling that promoting “government” aspirations for active travel will not result in wider walking and cycling given the topography of Leiros Parc and the proposed development area. This is also inconsistent with providing 3 parking spaces for 3-bedroom houses.
 - There was a general “disbelief” in the value of the traffic modeling and a feeling that it was based on outdated survey information, that information may have been “manipulated”, “glossed over”, to minimize impact and risk.
 - There was specific concern about congestion and generating an increasingly dangerous traffic situation on Penywern Road, and the impact on the roundabouts at Cadoxton Road.
 - There was surprise at the reported inability to make contact with the Gilfach Quarry regarding a noise survey

- Residents of streets at the top of Leiros Parc challenge the assertion that the “modest scale” development, in terms of siting and layout at a higher elevation above their properties, would have no effect on them and have “no detrimental impact”.
- Concerns were expressed about the proposed swales, the porous driveways, lack of drainage outlets and the proposed “rain garden”, based on a belief that there is presently very little infiltration into the ground below. These are, therefore, considered impractical solutions and drainage issues with potential flooding will follow.
- There were numerous concerns about the loss of biodiversity given that this area is currently very rich in wildlife, and that creating an urban environment where green fields previously existed will result in a significant loss of wildlife. It will also result in a valuable resource for informal recreation that supports the mental health of residents being lost and not being able to be replicated by an urban layout.
- Questions were raised about the emergency access proposed, given the change in levels as it would extend up from Leiros Parc Drive over the bridleway. It was claimed that a referenced 2m inspection hole in the garden of 39 Leiros Parc Drive for a drainage assessment never took place.
- There was a general consensus that existing services – schools, health facilities, shopping facilities – are currently inadequate or at capacity, that no provision is made to address this and that there would be no confidence that it would follow if the development were approved.

Council Discussions

- Members noted the comments received from members of the public. They also received a factual report from the Clerk on their previous discussions and responses to development proposals at this site, in respect of –
 - A previous pre-application consultation in October 2018 when significant concerns were raised
 - Planning Application P2020/1020, when Council formally objected to the proposal, and which was subsequently withdrawn in April 2021
 - The Candidate Sites consultation undertaken in 2022 by NPT CBC as part of the preparation of the Replacement Local Development Plan process, when Council reiterated its concerns and requested that NPT CBC remove the site from its list of Candidate Sites under consideration.
- Members had also been provided with the link to the Asbri website for their own use and this was available for collective scrutiny at the meeting.
- Members commented on a number of similar issues to those raised by the public, and expressed the view that some issues had been exacerbated since previous representations were made. As nothing has appeared to have demonstrably changed, and given the overwhelming concerns expressed locally, Council resolved to object to the development proposed at Leiros Parc for similar reasons to those previously expressed.

Council Decision

- Council RESOLVED to object to the proposed development of the Leiros Parc Development Site in view of its consistent objections and concerns expressed –
 - it is situated in an elevated position, has extensive landscape and informal recreational value
 - there are substantive drainage and biodiversity issues
 - it would be served by the A474 which cannot safely accommodate additional traffic particularly in the Neath direction, and there are significant traffic circulation issues associated with the site itself and with Daphne Road as a primary access
 - such a large development would place significant demands on a range of local services which are already under pressure.