

Blaenhonddan Community Council

Response to Consultation on Planning Application P2026/0478 - Development of up to 250 dwellings at Leiros Parc Bryncoch.

- The consultation was reported to Council on 17 August 2026 and prior to the formal agenda item, members of the public were invited to offer their comments to Council. There were 95 members of the public present and 2 individuals furnished Council with copies of representations made by them to NPT CBC Planning.
- In conclusion, the Council resolved to object to the proposal for a number of reasons which reflect the views of Members and those of the public expressed at the meeting. The following note summarises the views expressed.

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 public were made aware of the Council's previous note and objection forwarded to Asbri Planning at the Pre Application Consultation stage, and the fact that these views were summarised in the PAC Report supporting the Application, although the concerns do not appear to have been reflected in any changes. The views expressed by members of the public to Council Members were as follows –
 - Concerns about inadequate and selective publicity of the consultation and the fact that not all residents are able to view information online
 - There was a clear suggestion that much of the survey information used in support of the application was either historic or selective in the way in which it was prepared and presented. As such, the public felt that there should be no confidence placed in it, and that it should be robustly challenged.
 - There was huge concern about the A474 and the assertion by the developer that it could take extra traffic, with residents feeling that it was already operating at capacity, it would not be safe to add more traffic and that this would only add to the gridlock already experienced at the two roundabouts and on the roads into Neath and towards Neath Abbey. Figures were quoted about traffic flows following an FOI request to NPT CBC. Residents wondered why a suggestion to build a dual carriageway between the two roundabouts had not been included although there was skepticism anyway about its feasibility.
 - There was a general "disbelief" in the value of the traffic modeling and a feeling that it was based on outdated survey information, that information may have been "manipulated", "glossed over", to minimize impact and risk.
 - 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. There were specific fears that new “rat runs” would be generated in Leiros Parc as a result of the development

- 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 concern that the proximity of Gilfach Quarry (and its proposed expansion) could cause problems with noise and flooding in future (the recent example of Gwaelod y Garth near Cardiff was cited), having received a suggestion at the PAC stage that there had been an 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”. There seemed to be no appreciation for the height of proposed dwellings overlooking existing dwellings
- 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. The information on infiltration models and work to be done in this respect, along with no detail on attenuation tanks was highlighted
- 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. It was deemed unacceptable to rely on a one-day survey of biodiversity (in 2024) as wildlife “comes and goes” over longer periods of time.
- 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 suggestion that the developers claimed that mines could not be located, so the stability of the area was questioned, and a degree of contamination suggested but not addressed.

- Mention was made of two listed structures that could be affected – a stench pipe and a lime kiln – and concern that CADW and Henneb were not properly engaged more recently than in a 2016 desk study.
- 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.
- There was some confusion expressed by the public regarding previous local planning decisions on LDPs and at planning inquiries, relating to the acceptable number of dwellings for the proposed allocation (not 250) and the need to commit to infrastructure, including a reported recommendation from an inspector to remove the allocation from a previous LDP.

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. They were advised of their response at the PAC stage and the application's comments on the response content
- 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.

Council Decision (Minute 6125)

RESOLVED that Council object to the proposed development of the Leiros Parc Development Site in view of its consistent objections and the concerns detailed below, and that a summary of the views expressed to Council by the public be appended in its response to the Local Planning Authority –

- the site is situated in an elevated position, has extensive landscape and informal recreational value that would be lost to the wider community
- there are substantive drainage issues connected with the proposal and information provided by the developer does not adequately assess the implications nor the effectiveness of potential solutions, including the potential for flooding of areas below the site
- there are significant biodiversity implications, and research submitted in support of the application is not considered to be sufficiently robust

- the proposed development would be served by the A474 which cannot safely accommodate additional traffic and there are effectively gridlock situations already affecting the wider network towards Neath and Neath Abbey
- there are significant traffic circulation issues associated with the site itself and with Daphne Road as a primary access and the proposals are not consistent with previous requirements arising from local planning policies
- there is concern about inadequate consideration of past mining activity and current/future proximity to the Gilfach Quarry
- there are listed structures in the area which could be affected
- such a large development would place significant demands on a range of local services which are already under pressure, including local schools and health facilities
- there are suggestions that previous public inquiries have made recommendations that have been ignored or set aside to facilitate the proposal and/or land allocation in policy documents
- there are suggestions that some of the supporting studies are based on historic information or on insufficient survey results, which need to be challenged by the LPA.

Further RESOLVED that it be minuted that Council's resolution was supported by all Members present, with no vote against and one abstention.