

PRE-
APPLICATION
CONSULTATION
REPORT

Land at Leiros Park

July 2020



Summary

Proposal:

Development of 200 residential units and associated works

Location:

Land at Leiros Park, Neath

Date:

July 2020

Project Reference:

S16.729

Client:

Hale Homes

Product of:

Asbri Planning Limited
Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff CF23 8RS

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Appendix A

Copy of Site Notice and map showing their location

Appendix B

List of the addresses of adjoining land owners and/or occupiers and a copy of the draft letter issued

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Appendix D

Copy of all notices issued to community consultees (Schedule 1B)

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Copy of all notices issued to specialist consultees (Schedule 1C)

Appendix F

Responses received from community consultees

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Responses received from specialist consultees

Appendix H

Responses received from 'other' consultees

Introduction

- 1.1 Asbri Planning have been instructed by Hale Homes to prepare a Section 2F – Pre Application Consultation Report (PAC) in respect of the proposed development of 200 residential units and associated works.
- 1.2 In accordance with Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order"), all major developments are required to be subject to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 1.3 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report (Section 2F);
 - Publicity before application for Planning Permission (Section 2C);
 - Consultation before applying for Planning Permission (Section 2D); and
 - Duty to respond to pre-application consultation (Section 2E);
- 1.4 This PAC Report has been prepared in accordance with Part 1 Section 2F of the 2016 Order and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.
- 1.5 In accordance with section 2F(2) this report includes;
 - a) a copy of the site notice and a plan showing its locations;
 - b) a declaration that the site notice was displayed in accordance with the 2016 Order;
 - c) a list of the addresses of adjoining land owners or occupiers;
 - d) copies of all notices given to community consultees;
 - e) copies of all notices given to specialist consultees;
 - f) a summary of all issues raised in response to the statutory publicity, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - g) a summary of all issues raised by community and specialise consultees, including confirmation of whether the issues raised have been addressed, and, if so, how;
 - h) copies of all responses received from community and specialist consultees.

- 1.6 The statement confirms how the consultation has been publicised at section 2, whilst section 3 confirms which consultees have been consulted as part of this PAC. Sections 4 provides a summary of the responses received to the statutory publicity and provides a response to the comments. Section 5, 6 & 7 outlines the responses received to the consultation with Community, Specialist and 'other' consultees and provides a response to each comment. The report concludes at section 8.

Statutory publicity before applying for planning permission

- 2.1 In accordance with Section 2C of the 2016 Order, the applicant has undertaken appropriate publicity by way of:
- Displaying a site notice for a period of no less than 28 days from the 15th October 2018 to the 12th November 2018 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Hale Homes that the Site Notice was displayed in at least one place on or near the development site therefore the provisions of Section 2(C)(1)(a)(i) of the 2016 Order have been complied with;
 - Giving requisite notice to owners/occupiers of any land adjoining the application site. A list of the identified adjoining land owners and a draft notice is contained in Appendix B.
 - Made the full draft planning package available for inspection on Asbri Planning's website from the 15th October 2018 to the 12th November 2018 inclusive.
 - A copy of the screenshot is included at Appendix C. Computer facilities were identified to view the application at Neath Library, Victoria Gardens, Neath, Neath Port Talbot, SA11 3BA. The identified library is open as follows; Monday, Tuesday and Wednesday: 9:00 am – 6:00pm; Thursday: 9:00 am – 5:00pm; Friday: 9:00 am – 7:00pm; Saturday: 9.30am to 1pm. The following plans and documents were made available for inspection;

Table 1: list of proposed plans

Plan title
Site Location Plan
All House Types
External Works Layout
Phasing Plan
Planning Application Layout
Public Open Space Layout
Site Sections
Topographical Survey

Table 2: list of Documents

Document	Author
Application Forms	Asbri Planning
Design and Access Statement	Asbri Planning
Transport Assessment	Asbri Transport
Arbicultural Impact Assessment	ArbTS
Archaeological Desk Based Assessment	Archaeology Wales

Environmental and Waste Control	Hales Homes
Coal Mining Risk assessment	Terrafirma
Site Investigation	Terrafirma
Preliminary Ecological Assessment	Hawkeswood Ecology
Bat Survey Report	Phlorum Ltd.
Reptile Presence Absence Survey	Hawkeswood Ecology
Drainage Strategy	CB3
GI Soakaway	CB3
Greenfield Runoff Estimation	CB3

- 2.2 Any person who wished to make representations about the proposed development must have completed a Consultation Response Form, either online or as a hard copy, and issued to the agent by the 12th November 2018.

Consultation before applying for planning permission

- 3.1 In accordance with Section 2D of the 2016 Order, the applicant has undertaken consultation with all community and specialist consultees.

Community Consultees (Schedule 1B)

- 3.2 The applicant has undertaken consultation with the following community consultees;

Table 3: Community Consultees

Consultee	
Local Ward Members	Cllr. Wyndham Griffiths
Local Ward Members	Cllr. Jo Hale
Local Ward Members	Cllr. Chris Williams
Local Ward Members	Cllr. Annette Wingrave
Blaenhonddan Community Council	

- 3.3 A copy of all notices issued to community consultees is contained within Appendix D.

Specialist Consultees (Schedule 1C)

- 3.4 The applicant has undertaken consultation with the following specialist consultees;

- CADW
- The Coal Authority
- Dwr Cymru/Welsh Water
- NRW
- Health and Safety Executive
- Welsh Government – Agricultural Land Classification
- Welsh Government – Trunk Road Agency
- Local Highway Authority

- 3.5 A copy of all notices issued to specialist consultees are contained within Appendix E.

Other consultees

- 3.6 The client has gone beyond the requirements of the 2016 Order and has decided to consult the following additional ('other') consultees;

- National Grid
- Western Power
- Wales and West Utilities
- Archaeological Trust

- PRow Officer

3.7 The above consultees were given notice that the responses were required within 28 days from the receipt of the notice.

Response to the statutory publicity

4.1 This section provides a summary of the comments received in response to the statutory publicity, with personal data redacted in accordance with the General Data Protection Regulation (GDPR). Full copies of the responses received can be provided upon request; please note that all personal data will be redacted for data protection purposes in accordance with the GDPR.

4.2 As discussed, the application was publicised as follows;

- A site notice was displayed on/adjacent to the site; and
- Notices were issued to the adjoining land owners and/or occupiers.

4.3 47 responses were received between the date of issuing the letter and the time of the application submission. The nature of the correspondence received is summarised in the below table;

Consultation Response	Number of Response
Support	1
Neither object nor support	4
Object	42
Total	47

4.4 The contents of these responses are summarised as follows:

Comments in support

4.5 The following comments were raised:

Comment	Response
Recognition for scheme to improve PRow network	Comments welcomed

Comments neither in object nor support

4.6 The following comments were raised:

Comment	Response
Errors in DAS	All errors highlighted will be checked and corrected where necessary
Query regarding site redline and property ownership of Tycoch Farm	The applicant is satisfied with the redline plan.
The properties at 37, 39 and 50 Leiros Parc Drive were initial	A measured topographical survey was carried out and the

built out not in accordance with the approved plans. As a result 39 & 50 are closer together therefore close to the access of Leiros Parc Drive. There is insufficient room to access between the two houses	proposed development reflects that as built survey.
What traffic plan will be implemented for construction?	An Environmental Plan has been produced by Hales Homes which identifies how the construction will be both environmentally and socially responsible. Furthermore, prior to the commencement of any development on site a construction environmental management plan will be submitted to the LPA for approval. This will deal with all considerations during the construction phase including traffic.

Comments in objection

4.7 The following comments were raised:

Comment	Response
Concerns over point of access due to impact on road safety	As part of the development, it is proposed to construct two new access points in to the site by way of extending the north-eastern spurs off Leiros Parc Drive and Daphne Road. The proposed access points have been scrutinised within the Transport Assessment produced by Asbri Transport. The site access forms a logical extension from the existing residential areas and has been designed in accordance with national standards.
Increase in traffic/congestion	The Transport Assessment undertaken by Asbri Transport concludes that the traffic movement associated with the development proposal could be accommodated on the highway network. The TA considers existing volumes of traffic

	using the network and predicted growth in future traffic volumes. The widening of Cadoxton Road will significantly improve peak hour network performance.
Local infrastructure cannot accommodate new development	The capacity of the local infrastructure is considered to be able to accommodate the development. The site is allocated within the currently adopted LDP for residential housing. The development will be subject to planning obligations which contribute to improving community infrastructure.
Noise, light and air pollution increase	The level of noise, light and air pollution that the proposal will generate is not considered to be detrimental to the area; indeed, such detail can be secured via appropriately worded condition or requested prior to any formal decision. The proposal has been designed to minimise any disturbances.
Emergency vehicle response time concerns	The proposal is not considered to have an impact on emergency vehicle time or access.
Schools at full capacity	The capacity of surrounding schools will be a matter for discussion during the course of the planning application. Should the education department consider it necessary, a contribution towards education provision could be sought by the LPA via S106 agreement.
Impact on house prices	This is not a material planning consideration.
Detrimental to biodiversity	The necessary ecological surveys will be undertaken prior to the submission of any planning application. The reports will be submitted with the application and any recommendations and enhancements will be adhered to.

Increase in impermeable surface concerns with SW	Surface water will be managed in accordance with national SuDS guidance.
High quality agricultural land	The site is allocated for up to 200 homes within the current local development plan as such the loss of the agricultural land has been considered and its loss is not significant.
Over development of the site	The proposed net density stands at 29 dwellings per hectare which is an appropriate medium density development.
Disturbance during construction	Prior to the commencement of any development on site a construction environmental management plan will be submitted to the LPA for approval. This will deal with all considerations during the construction phase.
Close proximity to working quarry	These comments are noted and it is considered that the proposal will have a negligible impact to the working of the quarry.
Development on green wedge	The site sits adjacent to the Green Wedge, The development of this site and it's impact on the status of the green wedge was considered during the preparation of the LDP.
Loss of privacy and visual amenity	The layout and design of the proposal will ensure that there is no loss of privacy for adjoining and nearby properties.
Concern with PRoW loss	The PRW will remain unaffected by the proposals Should there be a requirement to diver the PRW, this would need to be completed via formal channels.
Loss of light / overshadowing / overbearing from high roofline	The proposal has been designed in line with recognised architectural standards that do not allow for any loss of light, overshadowing or overbearing impacts from development proposals.
Previous planning refusal	This is noted.
Loss of trees	The proposal aims to retain as many trees as possible. A tree survey has

	been undertaken and has informed the design of the proposal. The arboricultural report concludes that no significant long term adverse arboricultural impacts will occur onto the health of any retained trees or adjacent to the site or the long term amenity of the area.
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Response to the community consultees

- 5.1 A full copy of all responses received from community consultees are contained within Appendix F. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).
- 5.2 The below tables provide a copy of the responses received, and the design teams responses to these comments;

Cllr. Wyndham Griffiths

Comment

Comment **22/10/18** Thank You for your invitation to respond to the pre application consultation for the development at Leiros Park. I am unable to respond as I currently sit on the authorities planning committee.

29/10/18 Can you please indicate to me what provision you are making for an influx of school children to the area, as the school which is in the immediate catchment area is full. It is a very popular school and has for many years been " the to go to school" of the area.

As a Borough Councillor and a governor of the school in question which is Blaenhonddan School; which facilitates pupils of Nursery, Infant and Primary age. I would like to receive this information to enable me to reach an informed decision as I sit on the planning committee of NPTCBC and cannot give an opinion at this time.

Response The capacity of local schools will be discussed once an application has been submitted to the LPA. Education contributions will be secured via S106 agreement should there be an identified need.

Blaenhonddan Community Council

Concerns

Comment The Council understands the context in which this application is being prepared and notes the fact that discussions have been held with officers at Neath Port Talbot CBC. The Council's views are based on the documents provided on your website, its understanding of the details indicated and the considerable amount of information which such an application requires. Members are also in touch with local residents and have direct

experience of this area. Council notes that there are likely to be further opportunities for comment and will amend the comments below or adopt a more explicit position should it so wish. Notwithstanding this, Council hopes that you will consider the following comments in a constructive manner in any future consideration of the proposals.

Council has significant concerns about this development, and has asked me to voice those concerns under the following headings –

1. **Transport and Traffic** – Whilst opportunities to introduce public transport into the body of the development are welcomed, Council feels that the majority of likely residents will inevitably use private transport. In its view, informed by local experience of traffic conditions, this will have a significant impact on the surrounding highway network, an impact which your studies appear to underestimate. Such an impact will be felt at junctions with Pen y Wern Road, where newly installed traffic management measures do help but are constrained by design considerations, and that additional traffic will exacerbate existing issues at the junctions and within the existing highways, particularly Leiros Parc Drive and Daphne Road. The impact at the two roundabouts is acknowledged in your reports, but the solution seems to “hinge” on improvement of the link between the two roundabouts and some “flared approaches”, and there is no consideration for the impact on feeder roads into the roundabouts from any direction. Even if the said improvement was implemented, these feeder roads would inevitably become busier, and the assessment of the roundabouts moving towards working within or at capacity and improved performance does not inspire confidence. NPT CBC is unlikely to have funding to deliver these improvements, and if there is a presumption to improve, Council will expect and press NPT CBC to include this as part of a wider S106 agreement.
2. **Car Parking within the Site** – Council notes the size of properties proposed and your assertion that your car parking proposals are consistent with national and local standards. Developments need to ensure that sufficient off street parking is provided, even for 6 bedroom properties and will

expect NPT CBC to ensure that estate roads are not “clogged up” by residential car parking. It would appear that most of the estate roads are relatively wide which may encourage on street parking, whilst resulting in a fairly sterile residential environment of long cul-de-sacs leading to a few private drives – something that perhaps your designers could consider further.

3. **Drainage Arrangements** – Your proposals to utilise DCWW foul sewers, highway drains and attenuation for surface water is noted, along with the fact that appropriate discussions have been held, but that further clarification of capacity may be needed. Council considers this essential as the site is elevated and it should not cause new or exacerbate existing problems elsewhere within the network. Situated in such an elevated location, Council recognises that, if developed, the site will generate more run off down the hillsides and is unclear as to whether adequate provision is made to mitigate this in the design, protecting, for example the existing residential areas to the south west and the embankment facing Cadoxton in the south east.
4. **Public Open Spaces** – The introduction of open spaces and corridors is welcomed, and includes provision of formal play opportunities. Council would welcome further clarification of your proposals for management of these areas to ensure that they remain in good condition and compliant with health and safety standards, including arrangements for long term funding. Such matters are clearly important issues for local authorities and many areas are suffering as a result.
5. **Biodiversity** – Council notes the studies that you have commissioned and the recommendations made, largely relying on the masterplan reflecting the existing field structure. Members are concerned about the impact of losing green fields (notwithstanding the LDP). If minded to approve, Council would like to see greater pro-active efforts to encourage biodiversity as part of the development, using those POS areas as you have suggested and the former canal in particular.
6. **Services** – There are no local shops included in the proposals and this will increase the reliance on private transport for even the most basic

necessity, thereby increasing traffic to Caewern, Bryncoch, Lidl, Neath etc. The impact of 200 dwellings on local schools is bound to be felt, but this is not addressed in your documents as far as Council can see.

My Council has not instructed me to support or object to this application, which is what your pro-forma would prefer. The above concerns clearly reflect the Council's views, however, in the context of the wider planning framework, and if the application proceeds, it would expect that these specific concerns are addressed and that local areas and residents in the vicinity are not significantly adversely affected by the proposals.

Apologies for coming back with a supplementary point. My Members are well aware that a significant development of this nature may well give rise to a number of other issues which are relevant to the site itself and the pressures placed on the wider community. To that end, if the proposals are likely to proceed, the Council would expect that your clients engage in a constructive manner with the Local Planning Authority on a S 106 agreement that could address some of the Council's concerns, particularly in relation to traffic, education, biodiversity and recreational land.. We understand that issues of viability need to be considered, but hope that part of the "cost" of the development to the local community could indeed be met by contributing to the "welfare" of the wider community. We note that there is little reference to this in the current consultation and hope that, if and when appropriate, this is the subject of constructive and productive discussions.

Response **1 Traffic generation**

The Transport Assessment undertaken by Asbri Transport concludes that the traffic movement associated with the development proposal could be accommodated on the highway network and will not have a significant detrimental impact on the conditions already experienced on the local highway. The widening of Cadoxotn Road will significantly improve peak hour network performance.

2 Sufficient off street parking

As detailed in the response car parking proposals are consistent with national and local standards. The

comments regarding wide highways that may encourage on street parking are noted.

3 SW drainage run off concerns

In line with national and local guidance no third party detriment is allowed to occur from any new development. The proposal will manage surface water in accordance with statutory SuDS guidance and require SAB approval.

4 Management of open spaces

Comments regarding open spaces are welcomed. The long-term management of these areas will be agreed prior to determination or via the S106 agreement. The open spaces will either be maintained by a private company at a service charge to residents, or a commuted sum will be made to the Local authority to maintain in perpetuity.

5 Biodiversity

All recommendations made in the ecology report will be incorporated into the development design. The comments regarding opportunities to improve site biodiversity are noted; indeed, the planning requirement to achieve net gain will secure this.

6 Inadequate services in surrounding area

The site is allocated for up to 200 homes within the currently adopted local development plan. The impact that the proposal will have on the existing services and infrastructure in the area is considered to be acceptable.

7 Additional point

Discussion regarding commuted sums and S106 will be conducted with the authority and the appropriate contributions will be made having regard to site viability.

Response to specialist consultees

- 6.1 The following comments have been received following consultation with the required specialist consultees. A full copy of the representations received can be reviewed at Appendix G. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

Trunk Road Agency

No objection

Comment I refer to your consultation of 15/10/2018 regarding the above planning application and advise that the Welsh Government as highway authority for the A465 trunk road does not issue a direction in respect of this application.

Response Comments noted, no response required.

HSE

No objection

Comment The site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Response Comments noted, no response required.

NPT Highway Officer

Comment

Comment Thank you for your formal request for observations regarding Leiros Park under schedule 1 Article 4 . Unfortunately, we require an extension of time to further assess the proposed drainage strategy. We wish to provide you with a response by the end of November 2018.

Response Comments noted, no response required.

Comment **Requirement**

- **Ecology** : Ecological surveys to be undertaken and up to date reports submitted to support any subsequent application.

Conditions

- **Pollution prevention**: No <development or phase of development, including site clearance,> shall commence until a <site wide or phase> Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

- **Geoscience**: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

1.Ecology

We acknowledge the inclusion of the following reports:

- Preliminary Ecological Assessment, Land at Leiros Park, Neath. Produced by Hawkeswood Ecology, referenced HE/88/2015 dated July 2016.
- Bat Survey Report produced by Phlorum Limited dated October 2016.
- Reptile presence absence survey produced by Hawkeswood Ecology dated November 2016.

The submitted reports were all produced in 2016 and are now considered to be out of date. Any subsequent planning application submission should be supported by up to date reports based on up to date surveys to accurately reflect conditions on the site.

Key habitats

We advise that up-to-date Phase 1 habitat survey information is provided. This should indicate where further specific protected species surveys are recommended. The results of the Phase 1 survey should be presented on a scaled map and supported by target notes detailing features of particular interest, with

photos to show areas of particular nature conservation interest.

The development should seek to promote green infrastructure with the aim of creating ecological networks and green corridors to link existing green spaces, providing essential stepping stones for wildlife. Connecting habitats is vital to secure functioning ecosystems. The riparian corridor on open areas of the watercourse on the Southern boundary of the site should be protected by a buffer zone which is free from development. Full details of the buffer zone should be included in the submission

Protected species

The presence of a protected species is a material consideration in the planning process. Therefore, we advise that the site should be comprehensively assessed for its potential to support protected species, with surveys as appropriate to provide a full assessment of the likely impacts of the proposal on such species. Surveys should be undertaken by a qualified, experienced and, where necessary, licensed ecologist, and in accordance with published guidance where this exists, and best practice.

If protected species are likely to be affected, the application should be submitted with full details of all the mitigation that will be put in place to offset the anticipated impacts. We also advise that the application identifies where further licences may be required e.g. European Protected Species licences (EPS) and, in the context of EPS, how the three tests required in order to be granted a licence may be satisfied.

2. Pollution prevention

We have reviewed the Environmental Plan, produced by Hale dated 22/3/17. This is an overarching document and not specific to this development. As such we would request the following condition when consulted on the application. Please note the documents should be made relevant to Wales and NRW.

Condition: No <development or phase of development, including site clearance,> shall commence until a <site wide or phase> Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials used in construction; details of how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between the development and any watercourse, protection of any culverted watercourses.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water, wastewater and energy use.
- Traffic Management: details of site deliveries access points, storage and use of plant on site, details of wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed <prior to commencement of development or phase of development or specified activity> and implemented for the protection of the environment during construction.

3. Geoscience

We have reviewed Geotechnical and Geo-environmental site investigation produced by Terrafirma, referenced 14156 and dated June 2017. Based on this submission we would request that the following condition be placed on any planning permission issued when consulted by the Local Planning Authority.

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

4. Drainage

Protection of the water environment is a material planning consideration and the Local Planning Authority must be satisfied that the proposed method of foul and surface water drainage from the proposal will not cause any detriment to water quality. The foul drainage from the proposed development is to be connected to the main sewerage system which is the preferred and most sustainable method of foul water disposal. We note the statement that Dwr Cymru Welsh Water have confirmed that capacity exists within the system to accommodate the additional flows generated from the development.

With regard to surface water disposal, it is imperative that no surface water is allowed to enter the sewerage infrastructure. This is to avoid hydraulic overloading of the sewerage system. To fulfil the requirements of Section 8.5 of Technical Advice Note (TAN) 15 Development and Flood Risk, surface water run-off should be dealt with by way of a Sustainable Drainage System (SUDS), to attenuate flows and prevent an increased risk of flooding in the catchment.

We note from the Drainage Strategy on Drawing C-002 Revision D dated 28.2.17 that infiltration is to be utilised where possibly subject to further soakaway testing. Ultimately the surface water drainage system design is a matter for the Lead Local Flood Authority. However, we would advise that surface water drainage system must be designed to ensure no increased run-off from the site during and post development in all events up to the 1:100 year storm with an allowance for climate change. A well-designed SUDS scheme could also offer significant habitat enhancement opportunities particularly on a site of this scale.

Please note any watercourse crossing required to facilitate the proposal will require an ordinary watercourse consent prior to commencement from the Lead Local Flood Authority.

This development represents an excellent opportunity to demonstrate how the principles of the Environment (Wales) Act 2016 and Well-being of Future Generations (Wales) Act 2015 can be applied to achieve a flagship sustainable development to benefit both people and wildlife.

Response The relevant ecological surveys will be undertaken and up to date reports will be submitted with any subsequent planning application. The condition in relation to the CEMP is noted and a CEMP will be produced to support the proposal. The condition in relation to contamination is noted. The proposal will be designed to manage surface water compliant with Welsh Government statutory SuDS standards. A SAB application will be submitted.

The Coal Authority

Comment

Comment The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response:

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered when submitting a formal planning application.

The Coal Authority records indicate the presence of three recorded mine entries (two on-site; one off-site) and thick coal seams which outcrop at or close the surface within the north and southern parts of the site.

This enquiry is accompanied by a Coal Mining Risk Assessment (ref: 14156, April 2017) and a Geotechnical and Geo-environmental Site Investigation Report (ref: 14156, June 2017) prepared by Terra Firma (Wales) Ltd, which identify the coal mining risks associated with this site and recommendations have been made that site investigations will be required. This will inform the required mitigation strategy such as grouting and stabilisation works, treatment and capping of the mine shafts, specific foundation design and / or gas protection measures, if deemed necessary, to ensure the safety and stability of the proposed development.

As one of the risks to development taking place within this site is the presence of recorded mine entries, should the applicant submit a full planning application, these investigations will need to be undertaken prior to the submission of the formal application in order that the exact location and calculated no build zones around these mining features inform the layout of the development. These features would then need to be illustrated on the proposed layout plan in order that the inter relation between these mining features to buildings / gardens / parking areas demonstrates to the Local Planning Authority that should the mine entries

collapse, there would be no impact to the safety and stability of the development.

Subject to this information being submitted as part of a formal planning application, the Coal Authority would have no objections to the proposal, subject to appropriate mitigation measures are implemented prior to commencement of development.

Response The information and survey work identified above will be provided as part of a subsequent planning application.

CADW

Comment

Comment Advice

Having carefully considered the information provided with this pre-planning application, we have no objections to the proposed development.

Response Comments noted, no response required.

DCWW

Comment

Comment Having reviewed the details submitted I would advise there is **no objection** to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system.

In regards to removal of surface water we advise the applicant to exhaust the use of sustainable drainage systems for the disposal of surface water, we refer the applicant to the sustainable surface water removal hierarchy set out in "recommended non statutory guidance for sustainable drainage systems (SuDS) Wales. Prior to us considering if a surface water sewer connection was acceptable we would require evidence that alternative drainage systems had been exhausted. There are a number of sewerage systems surrounding

the development site, we would not accept surface water into a foul water only sewer.

WATER SUPPLY

When we previously completed our own pre planning advice applications for the above development site we confirmed that in order to establish what would be required to serve the site with an adequate water supply, it would be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network.

The applicant progressed with the water network hydraulic modelling assessment in 2017, the findings of the assessment confirmed that the development site could be fed with a potable water supply that would not cause unacceptable levels of detriment to our existing water supply network

Response Comments noted, no response required.

Response to other consultees

- 7.1 The following comments have been received following consultation with the 'other' consultees listed. A full copy of the representations received can be reviewed at Appendix H. Please note that any personal data has been redacted for data protection purposes in accordance with the General Data Protection Regulation (GDPR).

GGAT

Comments

Comment Many thanks for your pre-planning enquiry. We have consulted the Regional Historic Environment Record (HER) and note the submission of an archaeological desk-based assessment by Archaeology Wales. Several sites of archaeological interest are located in the proposed development area, including Rhydding Farmstead/Grange, Rhydding Canal, a trackway etc. The proposed development will have an adverse effect on several identified features and so require mitigation.

Should a similar application to the one you have outlined by submitted we would not likely recommend any pre-determination works, rather we would recommend two conditions be attached to any consent.

One would require a detailed archaeological survey of the Farmstead, prior to any development taking place. The methodology for such a survey would need to be detailed in a written scheme of investigation (WSI) which will need to be submitted and approved by the LPA, prior to the start of the survey.

The second would require requires the submission of an additional Written Scheme of Investigation (WSI) detailing an archaeological programme of works including a watching brief with sufficient contingencies to record any remains that may be present. The field boundaries within the development area are depicted on the Tithe map of 1844 and can therefore be considered to be historically significant. As a result they should be preserved *in-situ* within the proposed development, although where this is not possible they will need to be surveyed prior to their removal. This can also be detailed in the requisite WSI.

It is also proposed to maintain a buffer zone around the Rydding Canal and a terraced platform (LPN06), a recommendation with which we concur.

Response Comments noted, no response required.

Conclusion

- 8.1 Asbri Planning have been instructed by Hale Homes to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the Development of 200 residential units and associated works at Land at Leiros Park, Neath.
- 8.2 This PAC Report is prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act") and responded to the comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act.
- 8.3 As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
- 8.4 Where appropriate, responses to comments received are provided in addition to details of any amendments to the application package/ proposal arising from the comments received.
- 8.5 In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order have been satisfied.

Appendix A - Copy of Site Notice and map
showing their location



Date: 15th October 2018
Our Ref: PB/LH/S16.729

Suite D
1st Floor
220 High Street
Swansea
SA1 1NW

SITE NOTICE

Tel: 01792 480535
www.asbriplanning.co.uk

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

Development of 200 residential units and associated works

Land at Leiros Park, Neath.

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. give notices that Hale Homes are intending to apply for full planning permission to develop 200 residential units and associated works at Land at Leiros Park, Neath.

You may inspect copies of:

- **the proposed application;**
- **the plans; and**
- **other supporting document**

Online at www.asbriplanning.co.uk/statutory-pre-application-consultation. For those without access to the internet, computer facilities are available at Neath Library, Victoria Gardens, Neath, Neath Port Talbot, SA11 3BA. The identified library is open as follows; Monday, Tuesday and Wednesday: 9:00 am – 6:00pm; Thursday: 9:00 am – 5:00pm; Friday: 9:00 am – 7:00pm; Saturday: 9.30am to 1pm. Please note that the library is closed on Sundays.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High St, Swansea, SA1 1NW by the 12th November 2018.

Appendix B - List of the addresses of
adjoining land owners and/or occupiers and
a copy of the draft letter issued

Consultee	Add1	Add2	Add3	Add4	
Cwm Tennant Estate		Leeder Property Consultants	26 Walter Road	Swans ea	SA1 5NN
Owner/Occupier	28 Alexander Road	Rhyddings	Neath	SA10 8EF	
Owner/Occupier	30 Alexander Road	Rhyddings	Neath	SA10 8EF	
Owner/Occupier	32 Alexander Road	Rhyddings	Neath	SA10 8EF	
Owner/Occupier	34 Alexander Road	Rhyddings	Neath	SA10 8EF	
Owner/Occupier	36 Alexander Road	Rhyddings	Neath	SA10 8EF	
Owner/Occupier	38 Alexander Road	Rhyddings	Neath	SA10 8EF	
Owner/Occupier	40 Alexander Road	Rhyddings	Neath	SA10 8EF	
Owner/Occupier	42 Alexander Road	Rhyddings	Neath	SA10 8EF	
Owner/Occupier	44 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	46 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	48 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	50 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	52 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	54 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	56 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	58 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	60 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	62 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	64 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	66 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	68 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	69 Alexander Road	Rhyddings	Neath	SA10 8EG	
Owner/Occupier	2 Alexander Crescent	Rhyddings	Neath	SA10 8EB	

Owner/Occupier	4 Alexander Crescent	Rhyddings	Neath	SA10 8EB	
Owner/Occupier	6 Alexander Crescent	Rhyddings	Neath	SA10 8EB	
Owner/Occupier	8 Alexander Crescent	Rhyddings	Neath	SA10 8EB	
Owner/Occupier	10 Alexander Crescent	Rhyddings	Neath	SA10 8EB	
Owner/Occupier	9 Curlew Close	Neath	SA10 7EJ		
Owner/Occupier	10 Curlew Close	Neath	SA10 7EJ		
Owner/Occupier	11 Curlew Close	Neath	SA10 7EJ		
Owner/Occupier	12 Curlew Close	Neath	SA10 7EJ		
Owner/Occupier	13 Curlew Close	Neath	SA10 7EJ		
Owner/Occupier	14 Curlew Close	Neath	SA10 7EJ		
Owner/Occupier	15 Curlew Close	Neath	SA10 7EJ		
Owner/Occupier	16 Curlew Close	Neath	SA10 7EJ		
Owner/Occupier	21 Leiros Park Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	23 Leiros Park Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	25 Leiros Park Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	27 Leiros Park Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	29 Leiros Park Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	31 Leiros Park Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	33 Leiros Park Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	1 Bittern Court	Bryncoch	Neath	SA10 7EX	
Owner/Occupier	2 Bittern Court	Bryncoch	Neath	SA10 7EX	
Owner/Occupier	3 Bittern Court	Bryncoch	Neath	SA10 7EX	
Owner/Occupier	4 Bittern Court	Bryncoch	Neath	SA10 7EX	
Owner/Occupier	5 Bittern Court	Bryncoch	Neath	SA10 7EX	
Owner/Occupier	6 Bittern Court	Bryncoch	Neath	SA10 7EX	

Owner/Occupier	7 Bittern Court	Bryncoch	Neath	SA10 7EX	
Owner/Occupier	8 Bittern Court	Bryncoch	Neath	SA10 7EX	
Owner/Occupier	9 Bittern Court	Bryncoch	Neath	SA10 7EX	
Owner/Occupier	33 Leiros Parc Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	35 Leiros Parc Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	37 Leiros Parc Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	39 Leiros Parc Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	46 Leiros Parc Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	48 Leiros Parc Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	50 Leiros Parc Drive	Bryncoch	Neath	SA10 7EW	
Owner/Occupier	1 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	2 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	3 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	4 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	5 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	6 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	7 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	8 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	9 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	10 Swallow Tree Close	Bryncoch	Neath	SA10 7EZ	
Owner/Occupier	58 Daphne Road	Bryncoch	Neath	SA10 8DU	
Owner/Occupier	59 Daphne Road	Bryncoch	Neath	SA10 8DU	
Owner/Occupier	60 Daphne Road	Bryncoch	Neath	SA10 8DU	
Owner/Occupier	62 Daphne Road	Bryncoch	Neath	SA10 8DU	
Owner/Occupier	Leiros Farm	Gilfach Road	Neath	SA10 8EA	

Owner/Occupier	Ty Coch Farm	Rhyddings	Neath	SA10 8ED	
Owner/Occupier	Cefnfaes Farm	Cadoxton	Neath	SA10 8AH	

Community

Consultee	Add1	Add2	Add3	Add4			Email
Cllr Wyndham Fryer Griffiths	21 Tudor Gardens	Waunceirch	Neath	SA10 7RX			cllr.w.f.griffiths@npt.gov.uk
Cllr Jo Hale	24 Tudor Gardens	Waunceirch	Neath	SA10 7RX			cllr.j.hale@npt.gov.uk
Cllr Chris Williams	27 Cloda Avenue	Bryncoch	Neath	SA10 7FH			cllr.c.williams@npt.gov.uk
Cllr Annette Wingrave	9 Pretymann Drive	Llandarcy	Neath	SA10 6HZ			cllr.a.wingrave@npt.gov.uk
Blaenhonddan Community Council	Clerk: Mr. Rowland Lanchbury	Cadoxton Community Centre	Cwm Bach Road	Cadoxton	Neath	SA10 8AR	blaenhonddancc.clerk@btconnect.com

Specialist

Adjoining Local Planning Authority	Populate
The Health and Safety Executive	lupenquiries@hsl.gsi.gov.uk
Trunk Road Agency	LGCDdevelopmentControlSouth@Wales.gsi.gov.uk
Local Highway Authority	hdc@npt.gov.uk
The Coal Authority	planningconsultation@coal.gov.uk
Natural Resources Body for Wales	swplanning@cyfoethnaturiolcymru.gov.uk
Cadw	AmAdminplanning@wales.gsi.gov.uk
Agricultural Land	lqas@gov.wales
DCWW	developer.services@dwrcymru.com

Other

Consultee	Email
National Grid	plantprotection@nationalgrid.com
Western Power	wpdnewsupplieswales@westernpower.co.uk
Wales and West Utilities	connections@wwutilities.co.uk
Archaeological Trust	planning@ggat.org.uk
Public Right of Way	countryside@npt.gov.uk

Appendix C - Screenshot of the Asbri Planning Website





029 2073 2652

ABOUT US

CONTACT US >

Services Sectors Our Team News Projects Consultations Asbri Transport Home

LEIROS PARK, NEATH

Home » Consultations » Statutory Pre-Application Consultation » Leiros Park, Neath

LEIROS PARK, NEATH



Home » Consultations » Statutory Pre-Application Consultation » Leiros Park, Neath

LEIROS PARK, NEATH



Asbri Planning Ltd. has been commissioned by Hale Homes to undertake pre-application consultation in respect of the proposed development of 200 residential units and associated works at land at Leiros Park, Neath.

We give notice that Hale Homes is intending to apply to Neath Port Talbot County Borough Council for planning permission, for the following development;

Development of 200 residential dwellings and associated works.

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, the proposal will be subject to pre-application consultation.

Order 2012, the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review on-line below. For those without access to the internet, computer facilities are available at Neath Library, Victoria Gardens, Neath, Neath Port Talbot, SA11 3BA. The identified library is open as follows; Monday, Tuesday and Wednesday: 9:00 am – 6:00pm; Thursday: 9:00 am – 5:00pm; Friday: 9:00 am – 7:00pm; Saturday: 9.30am to 1pm. Please note that the library is closed on Sundays.

Anyone who wishes to make representations about this proposed development must do so by the 12th November, 2018, we would encourage you to e-mail these to mail@asbriplanning.co.uk, alternatively please download the [attached form](#), and send to;

Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW.

Supporting Documents

[Application Form](#)

[Design and Access Statement](#)

Plans

[Site Location Plan](#)

[Planning Application Layout](#)

[External Works Layout](#)

[House Finishes Layout](#)

[Public Open Space Layout](#)

[Site Sections](#)

Order 2012, the proposal will be subject to pre-application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review on-line below. For those without access to the internet, computer facilities are available at Neath Library, Victoria Gardens, Neath, Neath Port Talbot, SA11 3BA. The identified library is open as follows; Monday, Tuesday and Wednesday: 9:00 am – 6:00pm; Thursday: 9:00 am – 5:00pm; Friday: 9:00 am – 7:00pm; Saturday: 9.30am to 1pm. Please note that the library is closed on Sundays.

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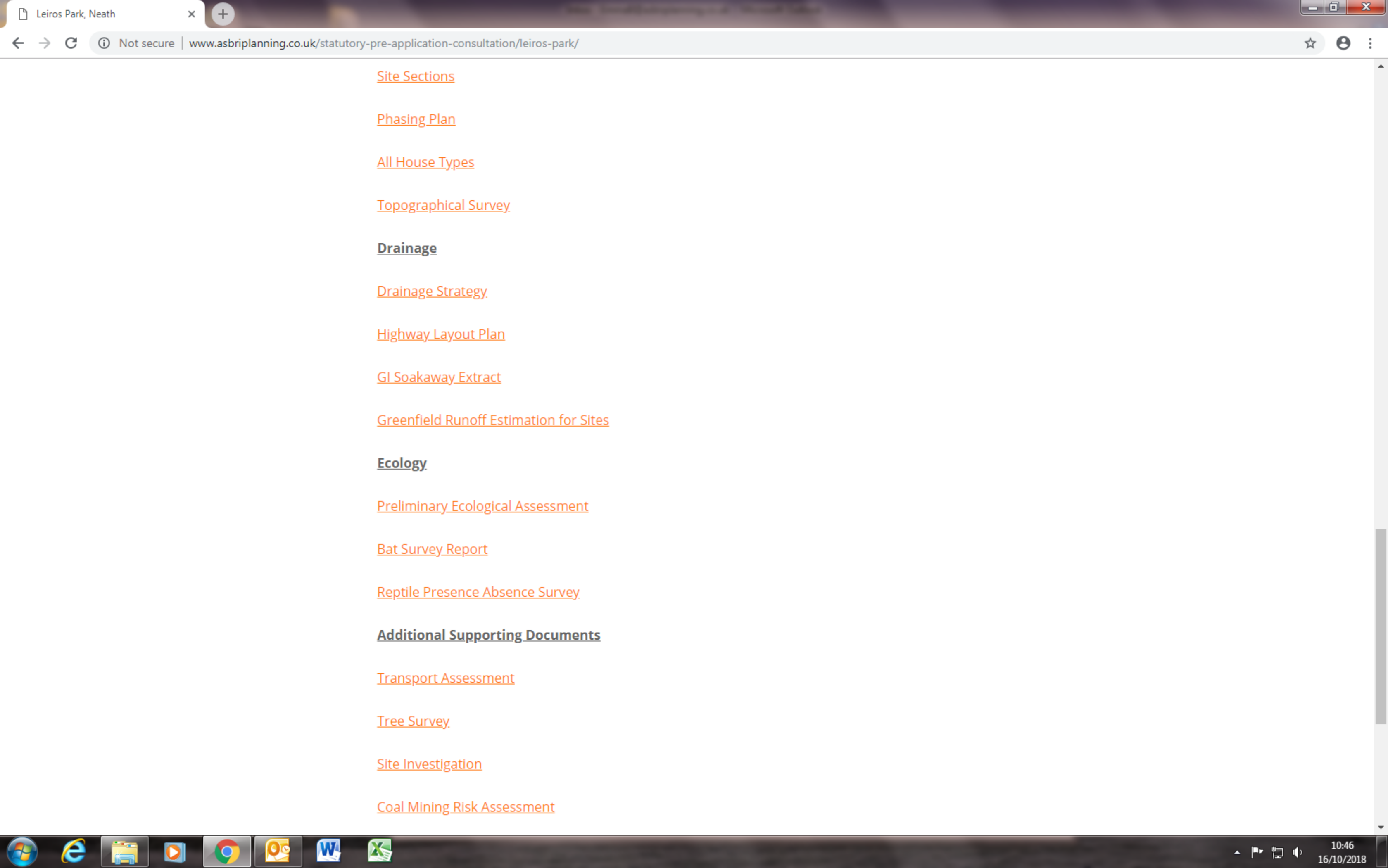
[Planning Application Layout](#)

[External Works Layout](#)

[House Finishes Layout](#)

[Public Open Space Layout](#)

[Site Sections](#)



[Site Sections](#)

[Phasing Plan](#)

[All House Types](#)

[Topographical Survey](#)

[Drainage](#)

[Drainage Strategy](#)

[Highway Layout Plan](#)

[GI Soakaway Extract](#)

[Greenfield Runoff Estimation for Sites](#)

[Ecology](#)

[Preliminary Ecological Assessment](#)

[Bat Survey Report](#)

[Reptile Presence Absence Survey](#)

[Additional Supporting Documents](#)

[Transport Assessment](#)

[Tree Survey](#)

[Site Investigation](#)

[Coal Mining Risk Assessment](#)

Archaeology Desk Based Assessment

Appendix D - Copy of all notices issued to
community consultees (Schedule 1B)

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Cllr Wyndham Fryer Griffiths
21 Tudor Gardens
Wauanceirch
Neath
SA10 7RX
cllr.w.f.griffiths@npt.gov.uk
Bryngoch North

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Development of 200 residential dwellings and associated works
Leiros Park, Neath.

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

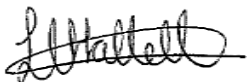
Asbri Planning Ltd. give notices that Hale Homes are intending to apply for full planning permission to development 200 residential units and associated works at Land at Leiros Park, Neath.

You may inspect copies of:

- **the proposed application;**
- **the plans; and**
- **other supporting documents**

Online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. For those without access to the internet, computer facilities are available at Neath Library, Victoria Gardens, Neath, Neath Port Talbot, SA11 3BA. The identified library is open as follows; Monday, Tuesday and Wednesday: 9:00 am – 6:00pm; Thursday: 9:00 am – 5:00pm; Friday: 9:00 am – 7:00pm; Saturday: 9.30am to 1pm. Please note that the library is closed on Sundays.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High St, Swansea, SA1 1NW by the 12th November 2018.
Yours Faithfully,



Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Cllr Jo Hale
24 Tudor Gardens
Wauanceirch
Neath
SA10 7RX
cllr.j.hale@npt.gov.uk
Bryngoch South

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

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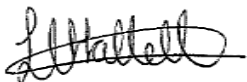
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Yours Faithfully,



Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

CLlr Chris Williams
27 Cloda Avenue
Bryncoch
Neath
SA10 7FH
cllr.c.williams@npt.gov.uk
Bryngoch South

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

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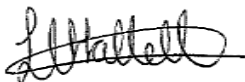
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Yours Faithfully,



Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Cllr Annette Wingrave
9 Pretyma Drive
Llandarcy
Neath
SA10 6HZ
cllr.a.wingrave@npt.gov.uk
Cadaxton

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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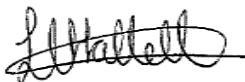
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Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Blaenhonddan Community Council
Clerk: Mr. Rowland Lanchbury
Cadoxton Community Centre
Cwm Bach Road
Cadoxton
Neath
SA10 8AR
blaenhonddancc.clerk@btconnect.com
Com Council

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam,

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D
Development of 200 residential dwellings and associated works
Leiros Park, Neath.

Purpose of this notice:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Asbri Planning Ltd. give notices that Hale Homes are intending to apply for full planning permission to develop 200 residential units and associated works at Land at Leiros Park, Neath.

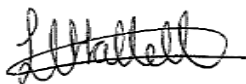
You may inspect copies of:

- **the proposed application;**
- **the plans; and**
- **other supporting documents**

Online at <http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>. For those without access to the internet, computer facilities are available at Neath Library, Victoria Gardens, Neath, Neath Port Talbot, SA11 3BA. The identified library is open as follows; Monday, Tuesday and Wednesday: 9:00 am – 6:00pm; Thursday: 9:00 am – 5:00pm; Friday: 9:00 am – 7:00pm; Saturday: 9.30am to 1pm. Please note that the library is closed on Sundays.

Anyone who wishes to make representations must write to the agent at mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High St, Swansea, SA1 1NW by the 12th November 2018.

Yours Faithfully,



Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Dear Sir/Madam,

Tel: 01792 480535
www.asbriplanning.co.uk

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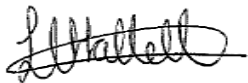
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Yours Faithfully,



Llinos Hallett
Senior Planner

Appendix E - Copy of all notices issued to specialist consultees (Schedule 1C)

Date: 15th October 2018
Our Ref: PB/LH/S16.729

The Health and Safety Executive
lupenquiries@hsl.gsi.gov.uk

Dear Sir/Madam

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

**SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Development of 200 residential dwellings and associated works
Land at Leiros Park, Neath.**

Purpose of this notice:

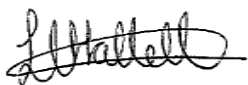
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<http://www.asbriplanning.co.uk/statutory-pre-application-consultation/>.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at mail@asbriplanning.co.uk or to Asbri Planning Ltd, Suite D, 1st Floor, 220 High St, Swansea, SA1 1NW by the 12th November 2018.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Llinos Hallett', with a horizontal line drawn through it.

**Llinos Hallett
Senior Planner**

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Trunk Road Agency
LGCDDevelopmentControlSouth@Wales.gsi.gov.uk

Dear Sir/Madam

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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Land at Leiros Park, Neath.

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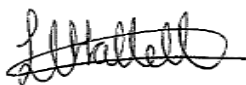
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Yours Faithfully,



Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Local Highway Authority
hdc@npt.gov.uk

Dear Sir/Madam

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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Land at Leiros Park, Neath.

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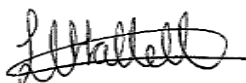
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Yours Faithfully,

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Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

The Coal Authority
planningconsultation@coal.gov.uk

Dear Sir/Madam

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

**SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Development of 200 residential dwellings and associated works
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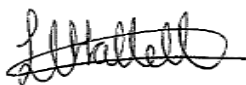
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Yours Faithfully,

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Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Natural Resources Body for Wales
swplanning@cyfoethnaturiolcymru.gov.uk

Dear Sir/Madam

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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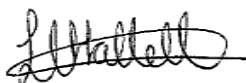
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Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Llinos Hallett', with a horizontal line drawn through it.

Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Cadw
AmAdminplanning@wales.gsi.gov.uk

Dear Sir/Madam

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
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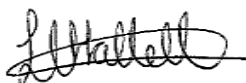
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Yours Faithfully,

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Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Agricultural Land
lqas@gov.wales

Dear Sir/Madam

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

**SCHEDULE 1C Article 2D
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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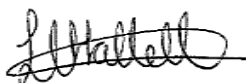
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**Llinos Hallett
Senior Planner**

Date: 15th October 2018

Our Ref: PB/LH/S16.729

DCWW

developer.services@dwrcymru.com

Dear Sir/Madam

Suite D, 1st Floor

220 High Street

Swansea

SA1 1NW

Tel: 01792 480535

www.asbriplanning.co.uk

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Development of 200 residential dwellings and associated works

Land at Leiros Park, Neath.

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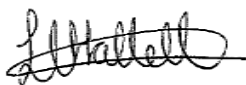
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Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
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Dear Sir/Madam

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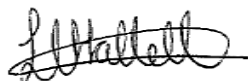
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**Llinos Hallett
Senior Planner**

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

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**SCHEDULE 1C Article 2D
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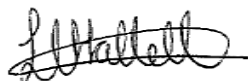
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Yours Faithfully,

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Llinos Hallett
Senior Planner

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

**SCHEDULE 1C Article 2D
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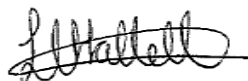
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Yours Faithfully,

A handwritten signature in black ink, appearing to read 'L Hallett', with a stylized flourish at the end.

**Llinos Hallett
Senior Planner**

Date: 15th October 2018
Our Ref: PB/LH/S16.729

Suite D, 1st Floor
220 High Street
Swansea
SA1 1NW

Tel: 01792 480535
www.asbriplanning.co.uk

Dear Sir/Madam

**SCHEDULE 1C Article 2D
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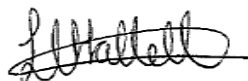
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Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Llinos Hallett', with a stylized flourish at the end.

Llinos Hallett
Senior Planner

Appendix F - Responses received from community consultees

Archived: 27 July 2020 10:14:35
From: [wyndham griffiths](#)
Sent: 29 October 2018 10:16:44
To: [Emma Box](#)
Subject: Leiros Development
Importance: Normal

Good Morning,

Can you please indicate to me what provision you are making for an influx of school children to the area, as the school which is in the immediate catchment area is full. it is a very popular school and has for many years been " the to go to school" of the area.

As a Borough Councilor and a governor of the school in question which is Blaenhonddan School; which facilitates pupils of Nursery, Infant and Primary age.

I would like to receive this information to enable me to reach an informed decision as I sit on the planning committee of NPTCBC and cannot give an opinion at this time.

Regards

Cllr W.F. Griffiths

Checked for spam and viruses
<http://www.canit.akauk.net/>

Archived: 27 July 2020 10:14:09
From: [Cllr. Wyndham Fryer Griffiths](#)
Sent: 22 October 2018 14:35:28
To: [Emma Box](#)
Cc: [Craig Griffiths; '2@npt.gov.uk'](#)
Subject: RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Leiros Park
Importance: Normal

Dear Emma Box,

Thank You for your invitation to respond to the pre application consultation for the development at Leiros Park .I am unable to respond as I currently sit on the authorities planning committee .

From: Emma Box [<mailto:EmmaB@asbriplanning.co.uk>]
Sent: 15 October 2018 16:22
To: Cllr. Wyndham Fryer Griffiths <cllr.w.f.griffiths@npt.gov.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Leiros Park

Dear Sir/Madam

Please find attached a Consultation letter for your attention.

Kind regards

Emma Box - Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW

cid:image001.jpg@01D2C
405.18F0CAC0

Bristol | Cardiff | Swansea



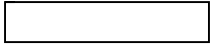
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Archived: 27 July 2020 10:15:15
From: [Clerk Blaenhonddancc](#)
Sent: 31 October 2018 12:25:48
To: [Mail Asbriplanning](#)
Subject: RE: Leiros Parc Neath
Importance: Normal

Apologies for coming back with a supplementary point. My Members are well aware that a significant development of this nature may well give rise to a number of other issues which are relevant to the site itself and the pressures placed on the wider community. To that end, if the proposals are likely to proceed, the Council would expect that your clients engage in a constructive manner with the Local Planning Authority on a S 106 agreement that could address some of the Council's concerns, particularly in relation to traffic, education, biodiversity and recreational land.. We understand that issues of viability need to be considered, but hope that part of the "cost" of the development to the local community could indeed be met by contributing to the "welfare" of the wider community. We note that there is little reference to this in the current consultation and hope that, if and when appropriate, this is the subject of constructive and productive discussions.

Rowland Lanchbury

Rowland Lanchbury
Clerc y Cyngor / Clerk to the Council
Cyngor Cymuned BLAENHONDDAN Community Council
t – 01639 632436
m – 07873 129744
e – clerk@blaenhonddan-wcc.gov.uk

From: Clerk Blaenhonddancc
Sent: 31 October 2018 11:49
To: mail@asbriplanning.co.uk
Subject: Leiros Parc Neath

I write further to your Pre Application Consultation on the above dated 15 October 2018, and following a special meeting of my Council last evening.

The Council understands the context in which this application is being prepared and notes the fact that discussions have been held with officers at Neath Port Talbot CBC. The Council's views are based on the documents provided on your website, its understanding of the details indicated and the considerable amount of information which such an application requires. Members are also in touch with local residents and have direct experience of this area. Council notes that there are likely to be further opportunities for comment and will amend the comments below or adopt a more explicit position should it so wish. Notwithstanding this, Council hopes that you will consider the following comments in a constructive manner in any future consideration of the proposals.

Council has significant concerns about this development, and has asked me to voice those concerns under the following headings –

1. **Transport and Traffic** – Whilst opportunities to introduce public transport into the body of the development are welcomed, Council feels that the majority of likely residents will inevitably use private transport. In its view, informed by local experience of traffic conditions, this will have a significant impact on the surrounding highway network, an impact which your studies appear to underestimate. Such an impact will be felt at junctions with Pen y Wern Road, where newly installed traffic management measures do help but are constrained by design considerations, and that additional traffic will exacerbate existing issues at the junctions and within the existing highways, particularly Leiros Parc Drive and Daphne Road. The impact at the two roundabouts is acknowledged in your reports, but the solution seems to “hinge” on improvement of the link between the two roundabouts and some “flared approaches”, and there is no consideration for the impact on feeder roads into the roundabouts from any direction. Even if the said improvement was implemented, these feeder roads would inevitably become busier, and the assessment of the roundabouts moving towards working within or at capacity and improved performance does not inspire confidence. NPT CBC is unlikely to have funding to deliver these improvements, and if there is a presumption to improve, Council will expect and press NPT CBC to include this as part of a wider S 106 agreement.
2. **Car Parking within the Site** – Council notes the size of properties proposed and your assertion that your car parking proposals are consistent with national and local standards. Developments need to ensure that sufficient off street parking is provided, even for 6 bedroom properties and will expect NPT CBC to ensure that estate roads are not “clogged up” by residential car parking. It would appear that most of the estate roads are relatively wide which may encourage on street parking, whilst resulting in a fairly sterile residential environment of long cul-de-sacs leading to a few private drives – something that perhaps your designers could consider further.
3. **Drainage Arrangements** – Your proposals to utilise DCWW foul sewers, highway drains and attenuation for surface water is noted, along with the fact that appropriate discussions have been held, but that further clarification of capacity may be needed. Council considers this essential as the site is elevated and it should not cause new or exacerbate existing problems elsewhere within the network. Situated in such an elevated location, Council recognises that, if developed, the site will generate more run off down the hillsides and is unclear as to whether adequate provision is made to mitigate this in the design, protecting, for example the existing residential areas to the south west and the embankment facing Cadoxton in the south east.
4. **Public Open Spaces** – The introduction of open spaces and corridors is welcomed, and includes provision of formal play opportunities. Council would welcome further clarification of your proposals for management of these areas to ensure that they remain in good condition and compliant with health and safety standards, including arrangements for long term funding. Such matters are clearly important issues for local authorities and many areas are suffering as a result.
5. **Biodiversity** – Council notes the studies that you have commissioned and the recommendations made, largely relying on the masterplan reflecting the existing field structure. Members are concerned about the impact of losing green fields (notwithstanding the LDP). If minded to approve, Council would like to see greater pro-active efforts to encourage biodiversity as part of the development, using those POS areas as you have suggested and the former canal in particular.
6. **Services** – There are no local shops included in the proposals and this will increase the reliance on private transport for even the most basic necessity, thereby increasing traffic to Caewern, Bryncoch, Lidl, Neath etc. The impact of

200 dwellings on local schools is bound to be felt, but this is not addressed in your documents as far as Council can see.

My Council has not instructed me to support or object to this application, which is what your pro-forma would prefer. The above concerns clearly reflect the Council's views, however, in the context of the wider planning framework, and if the application proceeds, it would expect that these specific concerns are addressed and that local areas and residents in the vicinity are not significantly adversely affected by the proposals.

Yours faithfully

Rowland Lanchbury

Rowland Lanchbury
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Archived: 27 July 2020 10:11:19
From: [Clerk Blaenhonddance](#)
Sent: 31 October 2018 12:05:23
To: [Mail Asbriplanning](#)
Subject: Leiros Parc Neath
Importance: Normal

I write further to your Pre Application Consultation on the above dated 15 October 2018, and following a special meeting of my Council last evening.

The Council understands the context in which this application is being prepared and notes the fact that discussions have been held with officers at Neath Port Talbot CBC. The Council's views are based on the documents provided on your website, its understanding of the details indicated and the considerable amount of information which such an application requires. Members are also in touch with local residents and have direct experience of this area. Council notes that there are likely to be further opportunities for comment and will amend the comments below or adopt a more explicit position should it so wish. Notwithstanding this, Council hopes that you will consider the following comments in a constructive manner in any future consideration of the proposals.

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Yours faithfully

Rowland Lanchbury

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Appendix G - Responses received from specialist consultees

Archived: 27 July 2020 10:23:48

From: Justin W. Griffiths

Sent: 12 November 2018 15:52:49

To: Emma Box

Cc: Delyth A. Thomas; Claire Eckersley; Nicholas Waters; Chris Davies; Steven Jenkins

Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Leiros Park

Importance: High

Attachments:

Local Highway Authority.pdf 

Dear Emma

Thank you for your formal request for observations regarding Leiros Park under schedule 1 Article 4 . Unfortunately, we require an extension of time to further assess the proposed drainage strategy. We wish to provide you with a response by the end of November 2018.

Sorry for any inconvenience.

Many Thanks/Diolch Yn Fawr

Justin W. Griffiths

BSc(Hons), MSc (PM), FCABE, C.Build E, MIHE.

(Fellow Chartered Building Engineer)

Senior Development Management Engineer – Team Leader/ Peiriannydd datblygu uwch briffordd - Arweinydd Tîm

Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot

Tel/Ffôn: 01639 686397

Email / E-bost: j.griffiths4@npt.gov.uk

The Quays, Brunel Way, Neath SA11 2GG

Y Ceiau, Ffordd Brunel, Castell-nedd, SA11 2GG

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.

Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni

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From: Claire Eckersley
Sent: 12 November 2018 09:44
To: Justin W. Griffiths <j.griffiths4@npt.gov.uk>
Cc: Delyth A. Thomas <d.a.thomas@npt.gov.uk>
Subject: FW: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Leiros Park

fyi

Claire Eckersley

Assistant Highway Development Engineer / Peiriannydd Datblygu Priffyrdd Cynorthwyol
Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/ Ffôn: 01639 686393

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales.
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From: Emma Box [<mailto:EmmaB@asbriplanning.co.uk>]
Sent: 15 October 2018 16:23
To: HDC <hdc@npt.gov.uk>
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Leiros Park

Dear Sir/Madam

Please find attached a Consultation letter for your attention.

Kind regards

Emma Box - Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW

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Ms Llinos Hallett
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220 High Street
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Maes Newydd
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SA10 6JQ

Ebost/Email:
swplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 0300 065 3275

Ein cyf/Our ref: CAS-70249-V1P4
Eich cyf/Your ref: PB/LH/S16.729

Dyddiad/Date: 12 November 2018

Annwyl / Dear Ms Hallett

PROPOSAL: Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Development of 200 residential dwellings and associated works.

LOCATION: Land at Leiros Park, Neath.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales (NRW) on the above pre-planning application, which we received on 15 October 2018.

We have significant concerns with the proposed development as submitted. We recommend that the Local Planning Authority should only grant planning permission if the scheme can meet the following requirement regarding ecology and if the following conditions are attached. Otherwise, we would object to this planning application.

Requirement

- **Ecology** : Ecological surveys to be undertaken and up to date reports submitted to support any subsequent application.

Conditions

- **Pollution prevention:** No <development or phase of development, including site clearance,> shall commence until a <site wide or phase> Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.
- **Geoscience:** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

1. Ecology

We acknowledge the inclusion of the following reports:

- Preliminary Ecological Assessment, Land at Leiros Park, Neath. Produced by Hawkeswood Ecology, referenced HE/88/2015 dated July 2016.
- Bat Survey Report produced by Phlorum Limited dated October 2016.
- Reptile presence absence survey produced by Hawkeswood Ecology dated November 2016.

The submitted reports were all produced in 2016 and are now considered to be out of date. Any subsequent planning application submission should be supported by up to date reports based on up to date surveys to accurately reflect conditions on the site.

Key habitats

We advise that up-to-date Phase 1 habitat survey information is provided. This should indicate where further specific protected species surveys are recommended. The results of the Phase 1 survey should be presented on a scaled map and supported by target notes detailing features of particular interest, with photos to show areas of particular nature conservation interest.

The development should seek to promote green infrastructure with the aim of creating ecological networks and green corridors to link existing green spaces, providing essential stepping stones for wildlife. Connecting habitats is vital to secure functioning ecosystems. The riparian corridor on open areas of the watercourse on the Southern boundary of the site should be protected by a buffer zone which is free from development. Full details of the buffer zone should be included in the submission

Protected species

The presence of a protected species is a material consideration in the planning process. Therefore, we advise that the site should be comprehensively assessed for its potential to support protected species, with surveys as appropriate to provide a full assessment of the likely impacts of the proposal on such species. Surveys should be undertaken by a qualified, experienced and, where necessary, licensed ecologist, and in accordance with published guidance where this exists, and best practice.

If protected species are likely to be affected, the application should be submitted with full details of all the mitigation that will be put in place to offset the anticipated impacts. We also advise that the application identifies where further licences may be required e.g. European Protected Species licences (EPS) and, in the context of EPS, how the three tests required in order to be granted a licence may be satisfied.

2. Pollution prevention

We have reviewed the Environmental Plan, produced by Hale dated 22/3/17. This is an overarching document and not specific to this development. As such we would request the following condition when consulted on the application. Please note the documents should be made relevant to Wales and NRW.

Condition: No <development or phase of development, including site clearance,> shall commence until a <site wide or phase> Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials used in construction; details of how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between the development and any watercourse, protection of any culverted watercourses.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water, wastewater and energy use.
- Traffic Management: details of site deliveries access points, storage and use of plant on site, details of wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed <prior to commencement of development or phase of development or specified activity> and implemented for the protection of the environment during construction.

3. Geoscience

We have reviewed Geotechnical and Geo-environmental site investigation produced by Terrafirma, referenced 14156 and dated June 2017. Based on this submission we would request that the following condition be placed on any planning permission issued when consulted by the Local Planning Authority.

Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

4. Drainage

Protection of the water environment is a material planning consideration and the Local Planning Authority must be satisfied that the proposed method of foul and surface water drainage from the proposal will not cause any detriment to water quality.

The foul drainage from the proposed development is to be connected to the main sewerage system which is the preferred and most sustainable method of foul water disposal. We note the statement that Dwr Cymru Welsh Water have confirmed that capacity exists within the system to accommodate the additional flows generated from the development.

With regard to surface water disposal, it is imperative that no surface water is allowed to enter the sewerage infrastructure. This is to avoid hydraulic overloading of the sewerage system. To fulfil the requirements of Section 8.5 of Technical Advice Note (TAN) 15 Development and Flood Risk, surface water run-off should be dealt

with by way of a Sustainable Drainage System (SUDS), to attenuate flows and prevent an increased risk of flooding in the catchment.

We note from the Drainage Strategy on Drawing C-002 Revision D dated 28.2.17 that infiltration is to be utilised where possibly subject to further soakaway testing.

Ultimately the surface water drainage system design is a matter for the Lead Local Flood Authority. However, we would advise that surface water drainage system must be designed to ensure no increased run-off from the site during and post development in all events up to the 1:100 year storm with an allowance for climate change.

A well-designed SUDS scheme could also offer significant habitat enhancement opportunities particularly on a site of this scale.

Please note any watercourse crossing required to facilitate the proposal will require an ordinary watercourse consent prior to commencement from the Lead Local Flood Authority.

This development represents an excellent opportunity to demonstrate how the principles of the Environment (Wales) Act 2016 and Well-being of Future Generations (Wales) Act 2015 can be applied to achieve a flagship sustainable development to benefit both people and wildlife.

We trust the enclosed information will be helpful. Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>).

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

These comments do not set a precedent for Natural Resources Wales' response to any formal application for planning permission or other legal consent. Such applications shall be assessed on the information submitted and regulations of relevance at that time. The details contained in this letter are based on the information available to date.

If you have any queries, or if you require any further information, please do not hesitate to contact us at the above address.

Yn ddiffuant / Yours sincerely

Miss Sharon Luke

Ymgynghorydd Cynllunio Datblygu Uwch / Senior Development Planning Advisor



Llywodraeth Cymru
Welsh Government

Planning Department
The Quays
Brunel Way
Baglan Energy Park
Briton Ferry
SA11 2GG

Eich cyf / Your ref S16.729

Ein cyf / Our ref 18/SW-1653

24 October 2018

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)

ORDER 2012:

Land at Leiros Park, Neath

Development of 200 residential dwellings and associated works

I refer to your consultation of 15/10/2018 regarding the above planning application and advise that the Welsh Government as highway authority for the A465 trunk road does not issue a direction in respect of this application.

If you have any further queries, please forward to the following Welsh Government Mailbox
Lgc_development_control-south@wales.gsi.gov.uk

Yours faithfully

Richard Jones



Llinos Hallett
Asbri planning

mail@asbriplanning.co.uk

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

5 November 2018

Llinell uniongyrchol
Direct line

03000 257894

E-bost
Email:

amadminplanning@gov.wales

Dear Ms Hallett

Pre-Planning Application – Development of 200 residential dwellings and associated works, Land at Leiros Park, Neath.

Thank you for your letter of 15 October 2018 inviting our comments on the non-statutory pre-planning application consultation for the proposed development as described above. The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.

Advice

Having carefully considered the information provided with this pre-planning application, we have no objections to the proposed development.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.



PPW ([Chapter 6 – The Historic Environment](#)) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. [Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by The Glamorgan-Gwent Archaeological Trust Ltd, Heathfield House, Heathfield, Swansea SA1 6EL.

Yours sincerely

Nick Segust
Diogelu a Pholisi / Protection and Policy



The Coal
Authority



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Llinos Hallett - Senior Planner
Asbury Planning Ltd

[By Email: mail@asbriplanning.co.uk]

09 November 2018

Dear Mr Hallett

PRE APPLICATION ENQUIRY: PB/LH/S16.729

Full permission of the development of 200 residential dwellings and associated works; Land At, Leiros Park, Neath

Thank you for your notification of 15 October 2018 seeking the views of the Coal Authority on the above pre application enquiry.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response:

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered when submitting a formal planning application.

The Coal Authority records indicate the presence of three recorded mine entries (two on-site; one off-site) and thick coal seams which outcrop at or close the surface within the north and southern parts of the site.

This enquiry is accompanied by a Coal Mining Risk Assessment (ref: 14156, April 2017) and a Geotechnical and Geo-environmental Site Investigation Report (ref: 14156, June 2017) prepared by Terra Firma (Wales) Ltd, which identify the coal mining risks associated with this site and recommendations have been made that site investigations will be required. This will inform the required mitigation strategy such as grouting and

stabilisation works, treatment and capping of the mine shafts, specific foundation design and / or gas protection measures, if deemed necessary, to ensure the safety and stability of the proposed development.

As one of the risks to development taking place within this site is the presence of recorded mine entries, should the applicant submit a full planning application, these investigations will need to be undertaken prior to the submission of the formal application in order that the exact location and calculated no build zones around these mining features inform the layout of the development. These features would then need to be illustrated on the proposed layout plan in order that the inter relation between these mining features to buildings / gardens / parking areas demonstrates to the Local Planning Authority that should the mine entries collapse, there would be no impact to the safety and stability of the development.

Subject to this information being submitted as part of a formal planning application, the Coal Authority would have no objections to the proposal, subject to appropriate mitigation measures are implemented prior to commencement of development.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning Liaison Officer

General Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Where development is proposed over areas of coal and past coal workings at shallow depth, The Coal Authority is of the opinion that applicants should consider wherever possible removing the remnant shallow coal. This will enable the land to be stabilised and treated by a more sustainable method; rather than by attempting to grout fill any voids and consequently unnecessarily sterilising the nation's asset. Prior extraction of surface coal requires an Incidental Coal Agreement from The Coal Authority. Further information can be found at:

<https://www.gov.uk/get-a-licence-for-coal-mining>

Where development is proposed over areas of coal and past coal workings at shallow depth, The Coal Authority is of the opinion that applicants should consider wherever possible removing the remnant shallow coal. This will enable the land to be stabilised and treated by a more sustainable method; rather than by attempting to grout fill any voids and consequently unnecessarily sterilising the nation's asset. Prior extraction of surface coal requires an Incidental Coal Agreement from The Coal Authority. Further information can be found at:

<https://www.gov.uk/get-a-licence-for-coal-mining>

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Miss Llinos Hallett
Asbri Planning Ltd.
Suite D
1st Floor 220 High Street
Swansea
SA1 1NW

Date: 1/11/2018
Our Ref: PPA0003519

Dear Miss Hallett,

Grid Ref: 275353 199032

Site Address: Land at Leiros Park Neath

Development: Schedule 1C Article 2D - 200 Residential dwellings

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 16th of October, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would advise there is **no objection** to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system.

In regards to removal of surface water we advise the applicant to exhaust the use of sustainable drainage systems for the disposal of surface water, we refer the applicant to the sustainable surface water removal hierarchy set out in "recommended non statutory guidance for sustainable drainage systems (SuDS) Wales. Prior to us considering if a surface water sewer connection was acceptable we would require evidence that alternative drainage systems had been exhausted. There are a number of sewerage systems surrounding the development site, we would not accept surface water into a foul water only sewer.

WATER SUPPLY

When we previously completed our own pre planning advice applications for the above development site we confirmed that in order to establish what would be required to serve the site with an adequate water supply, it would be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network.

The applicant progressed with the water network hydraulic modelling assessment in 2017, the findings of the assessment confirmed that the development site could be fed with a potable water supply that would not cause unacceptable levels of detriment to our existing water supply network.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

Archived: 27 July 2020 11:05:09

From: kathryn.deakin@hsl.gsi.gov.uk

Sent: 16 October 2018 13:34:51

To: Emma Box

Subject: Re: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Leiros Park

Importance: Normal

Attachments: [pic11478.jpg](#) 

Dear Ms Box,

Pre-application consultation under Section 61Z Town and Country Planning Act 1990 and Part 1A Town and Country Planning (Development Management Procedure) (Wales) Order 2016

Thank you for your communication of 15 October 2018 requesting HSE's consultation response on a proposed residential development of 200 residential dwellings on Land at Leiros Park, Neath.

HSE's pre-application planning advice

The site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Regards,
Kathryn Deakin

Land Use Planning Support Team
HSL, Harpur Hill,
Buxton,
SK17 9JN
Please note our new number is 0203 0283708

For HSE's Land Use Planning Advice Terms and Conditions, please click on the following link <https://www.hsl.gov.uk/planningadvice> and then click on 'terms and conditions'.

From: Emma Box <EmmaB@asbriplanning.co.uk>
To: "lupenquiries@hsl.gsi.gov.uk" <lupenquiries@hsl.gsi.gov.uk>,
Date: 15/10/2018 16:23
Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D –
Leiros Park

Dear Sir/Madam

Please find attached a Consultation letter for your attention.

Kind regards

Emma Box - Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW

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[attachment

"Health and Safety.pdf" deleted by Kathryn Deakin/STAFF/HSL]

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Appendix H - Responses received from 'other' consultees

Archived: 27 July 2020 10:24:20
From: [Rob Dunning](#)
Sent: 19 October 2018 12:21:16
To: [Emma Box](#)
Subject: RE: Leiros Park
Importance: Normal

Dear Emma,

Many thanks for your pre-planning enquiry. We have consulted the Regional Historic Environment Record (HER) and note the submission of an archaeological desk-based assessment by Archaeology Wales. Several sites of archaeological interest are located in the proposed development area, including Rhydding Farmstead/Grange, Rhydding Canal, a trackway etc. The proposed development will have an adverse effect on several identified features and so require mitigation.

Should a similar application to the one you have outlined by submitted we would not likely recommend any pre-determination works, rather we would recommend two conditions be attached to any consent.

One would require a detailed archaeological survey of the Farmstead, prior to any development taking place. The methodology for such a survey would need to be detailed in a written scheme of investigation (WSI) which will need to be submitted and approved by the LPA, prior to the start of the survey.

The second would require requires the submission of an additional Written Scheme of Investigation (WSI) detailing an archaeological programme of works including a watching brief with sufficient contingencies to record any remains that may be present. The field boundaries within the development area are depicted on the Tithe map of 1844 and can therefore be considered to be historically significant. As a result they should be preserved *in-situ* within the proposed development, although where this is not possible they will need to be surveyed prior to their removal. This can also be detailed in the requisite WSI.

It is also proposed to maintain a buffer zone around the Rydding Canal and a terraced platform (LPN06), a recommendation with which we concur.

Should you require anything further, please get in touch.

Regards,

Rob

Rob Dunning BSc MCIfA
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
Heathfield House
Heathfield
Swansea
SA1 6EL

Tel 01792-655208
Fax 01792-474469

e-mail rob@ggat.org.uk
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From: Emma Box <EmmaB@asbriplanning.co.uk>

Sent: 15 October 2018 16:24

To: GGAT Planning <planning@ggat.org.uk>

Subject: SCHEDULE 1 Article 4. (4) SCHEDULE 1B/1C Articles 2C & 2D – Leiros Park

Dear Sir/Madam

Please find attached a Consultation letter for your attention.

Kind regards

Emma Box - Administrator

Asbri Planning Ltd | T: 01792 480535 | W: <http://www.asbriplanning.co.uk>

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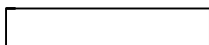
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