LEIROS PARK

BRYN COCH | NEATH

ISSUE JUNE 2026

DESIGN & ACCESS STATEMENT

codi

hammond Architectural Ltd

PROJECT TEAM

From the project outset, a range of specialist consultants has been assembled by Codi Group (former name Pobl Group) to analyse the site context and inform the design and rationale behind the development. The core project team is summarised as follows:

Developer & Social Housing Provider

codi

hammond Architectural Ltd

Architectural Design

C3 CONSULT

Engineering

ArbTS

Aboriculture

asbri

Asbri Planning & Transport

tir collective LANDSCAPE ARCHITECTS

Landscape

edp the environmental dimension partnership

Ecology

Hale

The Neath-based company Hale Construction are a Development Park working alongside Codi Group.

DOCUMENT STATUS

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ILLUSTRATIVE MASTERPLAN

June '26

1. INTRODUCTION

1.1 PURPOSE OF THE DAS

This Design & Access Statement (DAS) has been prepared by Hammond Architectural Ltd (HAL) on behalf of Codi Group to support an Outline Planning Application for development at land off Daphne Road, Neath. The Statement explains the design process and sets out how the proposals respond to planning policy, site context, opportunities and constraints in accordance with TAN 12: Design.

1.2 THE DEVELOPMENT

The proposed development can be described as follows:

"Outline application (with all matters reserved except for access) for the construction of up to 250 residential dwellings, public open space, green infrastructure, a small flexible mixed-use/community space, sustainable drainage features, access arrangements, and all associated landscaping and infrastructure works."

1.3 VISION & DESIGN

Codi Group's vision is to create a sustainable, high-quality and inclusive neighbourhood that responds sensitively to its landscape setting, promotes active travel, and delivers a varied mix of homes supported by accessible green spaces. The design strategy integrates streets, green infrastructure, SuDS and architecture to create a cohesive yet distinctive place with a strong sense of identity.

1.4 DOCUMENT STRUCTURE

This DAS is structured to provide an overview of the site context and policy background, followed by the analysis, vision and design evolution. It then sets out the key components of the proposed development including movement, green infrastructure, drainage, character and sustainability. Together, these sections demonstrate how the scheme meets national and local planning expectations and aligns with the objectives of good design.

DEVELOPMENT SUMMARY

The Outline Application seeks permission for the following development at land off Leiros Parc, Neath:

SITE LOCATION & EXISTING USE

- Land off Leiros Parc, Neath
- Currently agricultural land
- Situated within the Neath settlement boundary

PLANNING STATUS

- Allocated for residential development under LDP Policy H1/2

PROPOSED DEVELOPMENT

- Up to 250 homes
- Public open space and green infrastructure
- Small flexible mixed-use / community space
- Vehicular, pedestrian and cycle routes throughout the site
- SuDS and all associated landscaping and infrastructure works

PROPOSED ACCESS

- Primary vehicular, pedestrian and cycle access via Daphne Road
- Pedestrian, cycle and emergency access via Leiros Parc Drive

SITE LAYOUT

- The Illustrative Masterplan (page 4) demonstrates the site's capacity to accommodate new homes, mixed uses, access arrangements, green infrastructure, and associated landscaping.

2. THE SITE & CONTEXT

2.1 OVERVIEW

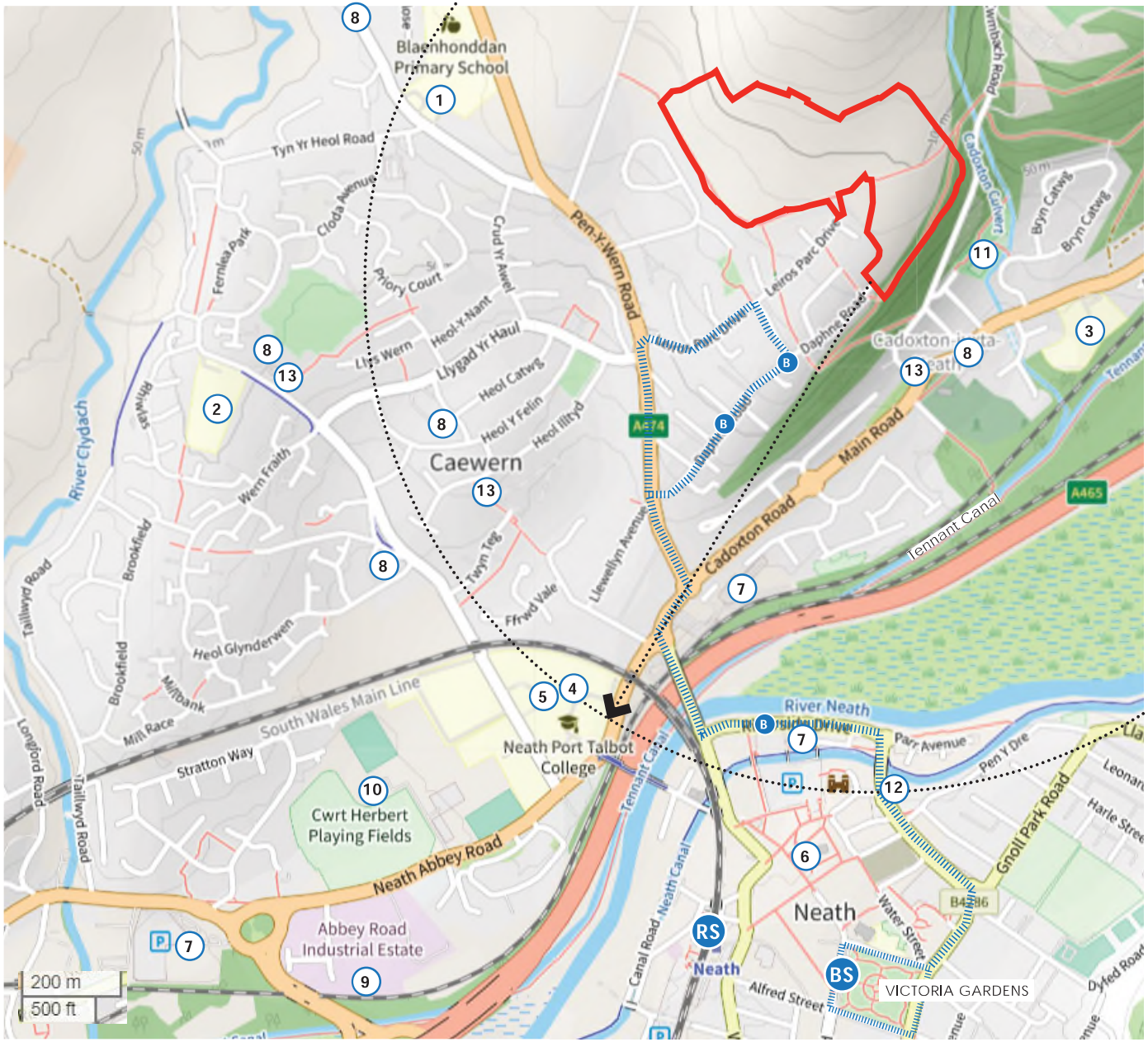
The site lies some 1.5km directly north of Neath town centre and some 300 metres to the east of the A474 Penywern Road, which links Neath with Pontardawe.

The site is located in Bryncoch South within Neath Port Talbot County, and it resides within the settlement boundary, directly adjacent to the residential area of Caewern.

The site boasts good walking and cycling links to Bryncoch and further south to Neath Town Centre.

The plan right identifies the site in relation to areas of open space, public transport nodes and local shops and services.

NEIGHBOURHOOD STRUCTURE PLAN MAPPING LOCAL FACILITIES



- The site (approx)
- Urban area
- School
- River / watercourse
- Open space / GI
- Rail Station
- Bus Station
- Bus stop
- Bus Route (closest to site)
- Footpath/Track/PROW
- Approx 1000m radius

1. Blaenhonddan Primary School
2. Waunceirch Primary School
3. Catwyg Primary School
4. Neath College
5. Dŵr Y Felin Comprehensive School
6. Town Centre
7. Food Store
8. Convenience Store
9. Industrial Estate
10. Neath Sports Centre
11. Caxton Park
12. Doctors surgery / health centre
13. Community Centre

THE SITE

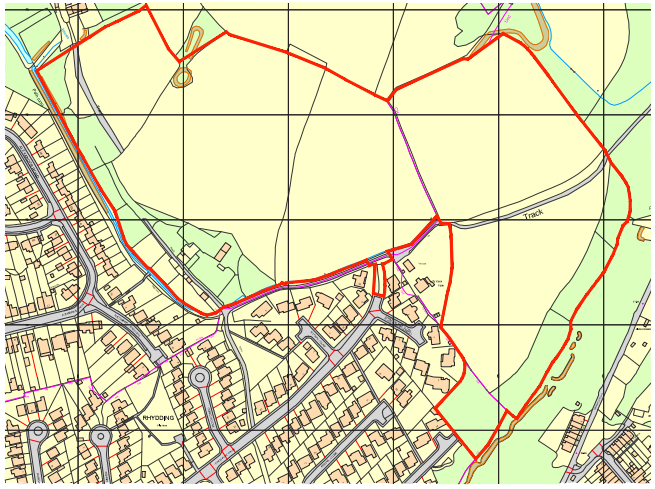
The site measures 11.79 hectares (29.13 acres). The development site is irregular in shape. The application site comprises several enclosed greenfield parcels on a south-facing slope.

The site includes a former farmyard which is partially used as allotments, agricultural fields, hedgerow and areas of semi-improved grassland, scrub and woodland and an old stone barn. Existing woodland and hedgerows define the separate field parcels.

Field boundaries are unmanaged and consist of mature trees and shrubs. To the north of the site is farmland and Gilfach Quarry, to the west is Leiros Farm and Gilfach Road – a lane that runs north-south providing access to Gilfach Quarry.

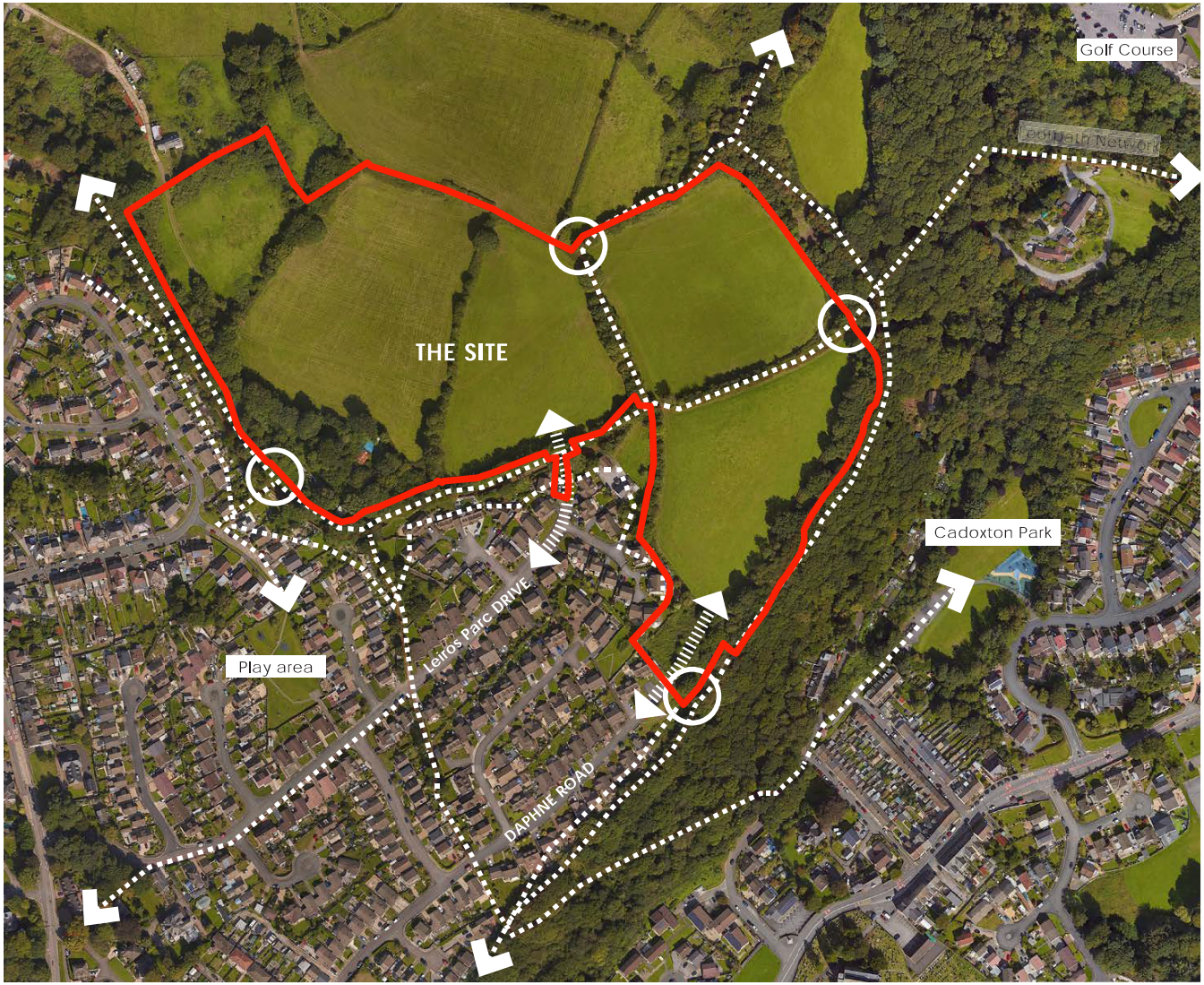
To the east is dense woodland covering steep topography, beyond that is Cwmbach Road and further housing.

SITE LOCATION PLAN



The site

AERIAL CONTEXT PLAN, POINTS OF ACCESS & WIDER CONNECTIVITY



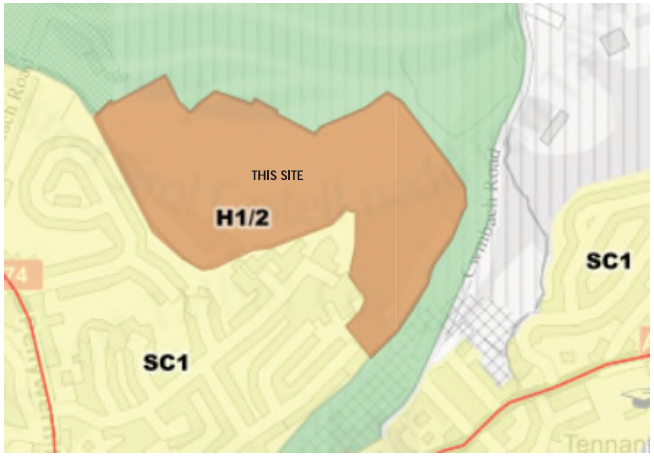
2.2 PLANNING CONTEXT

The Site lies within the development limits for Neath as currently defined by the LDP and is allocated for Residential Development - Leiros Parc Extension, Bryncoch (H1/2).

A greenfield site which adjoins an established residential area on the north eastern edge of Bryncoch with good access to Neath Town Centre and the more local facilities and services on offer. The land to the north of the site is classified as Green Wedge (EN3/1) and a Safeguarded Mineral area (M1).

There is a policy requirement that any residential development within the allocations will secure the provision of Affordable Housing (AH) at a level of 25%.

EXTRACT OF LDP PROPOSALS MAP



RELEVANT PLANNING POLICIES

- Future Wales: The National Plan 2040
- Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking
- Policy 9 - Resilient Ecological Networks and Green Infrastructure
- Planning Policy Wales (Edition 11, February 2021)
- Technical Advice Note 12: Design (2016).
- Joint Mid Wales Local Transport Plan 2015-2020.
- Active Travel (Wales) Act 2013.
- Well-Being of Future Generations (Wales) Act 2015
- Manual for Streets (MfS1 and 2) (2007 & 2010).

OTHER KEY POLICY CONSIDERATIONS

- Welsh Government Circular 016/2014: The Environment (Wales) Act 2016
- The Active Travel (Wales) Act 2013
- The Well-being of Future Generations Act (Wales) 2015

RELEVANT LDP (ADOPTED 2016) POLICIES:

Neath Port Talbot County Borough Council Local Development Plan (LDP) which was adopted January 2016. Within the LDP Proposals Map, the site is identified as being a housing land allocation for 200 dwellings – H1/2 – Leiros Parc Extension. The pertinent policies are listed below:

- Policy SP1: Climate Change
- Policy SP2: Health
- Policy SP3: Sustainable Communities
- Policy SP4: Infrastructure
- Policy SP5: Development in the Coastal Corridor Strategy Area
- Policy SP8: Affordable Housing
- Policy SP10: Open Space
- Policy SP15: Biodiversity and Geodiversity
- Policy SP16: Environmental Protection
- Policy SP18: Renewable and Low Carbon Energy
- Policy SP19: Waste Management
- Policy SP20: Transport Network
- Policy SP2: Built Environment and Historic Heritage
- Policy H1/2: Housing Sites
- Policy I: Infrastructure Requirements
- Policy SC1: Settlement Limits
- Policy AH1: Affordable Housing
- Policy OS1: Open Space Provision
- Policy OS2: Protection of Open Space
- Policy EN6: Important Biodiversity and Geodiversity sites
- Policy EN7: Important Natural Features
- Policy RE2: Renewable and Low Carbon Energy in New Development
- Policy W3: Waste Management in New Development
- Policy TR2: Design and Access of New Development
- Policy BE1: Design

SUPPLEMENTARY PLANNING GUIDANCE

- Planning Obligations—October 2016
- Affordable Housing – October 2016
- Open Space and Greenspace - July 2017
- Parking Standards - October 2016
- Design - July 2017
- Renewable & Low Carbon Energy - July 2017
- Development and the Welsh Language - July 2017

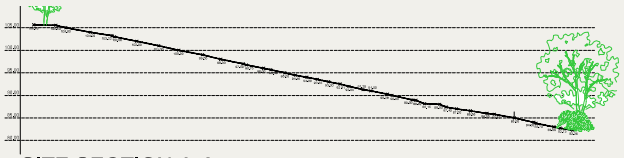
2.3 TOPOGRAPHY & LEVELS

The application site comprises several enclosed greenfield parcels on a south-facing slope. The site's biggest constraint is arguably its prevailing topography. This means

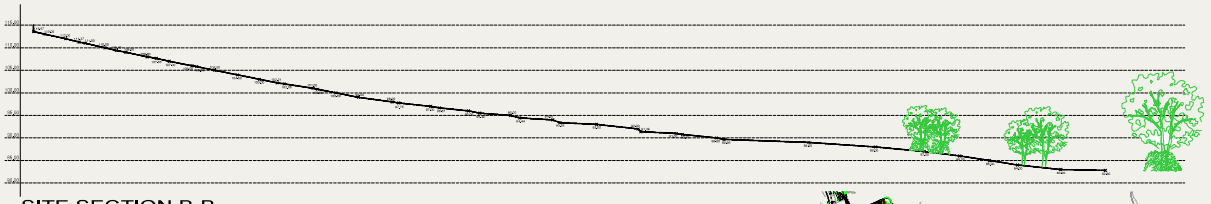
that some sections of the site, are undevelopable. The sites topography affords views south towards Baglan Bay.

A copy of the topographical survey and site sections are presented right.

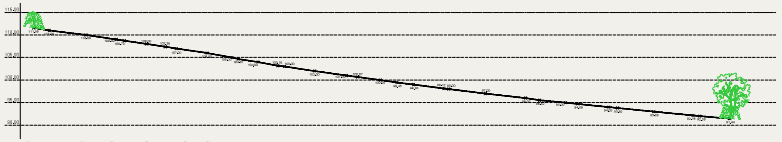
SITE SECTIONS PREVIOUSLY PREPARED FOR OUTLINE APPLICATION (WITHDRAWN)



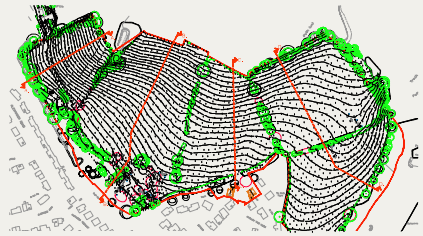
SITE SECTION A-A.



SITE SECTION B-B.



SITE SECTION C-C.



VIEWS ACROSS THE SITE LOOKING WEST



2.4 INFRASTRUCTURE & DRAINAGE

SITE INVESTIGATION

A range of site investigative works have been carried out for the site, including:

- Coal Mining Risk Assessment – April 2017
- Site Investigation - June 2017
- Intrusive Coal Mining Risk Assessment - October 2017
- Geotechnical Appraisal – August 2020

Remedial measures will be required with regards to site soils which have been found to contain elevated levels of arsenic. The affected soils are the shallow surface soils that cover the entire site. The proposed remediation for the site comprises capping that is to consist of the proposed buildings, hard standing and in garden and landscaped areas 600mm of suitable clean imported subsoil/topsoil material.

Coal seams have been encountered. It is understood the risk to the site from shallow workings in the unnamed thin coal seam is negligible and further investigative works concluded there is no risk.

Percolation testing identified that generally the strata is described as silty Gravel and the underlying rock head provide a relatively high Soil Infiltration Rate which is anticipated will be sufficient to use within soakaway drainage, however the strata in localised areas was found to have significantly lower infiltration rates that is unlikely to support the use of such drainage solutions. Overall with the level of site investigation undertaken it is considered that contamination can be readily mitigated for. Refer to supporting reports for details.

DRAINAGE & ENGINEERING

Under Schedule 3 all developments in Wales over 100m² now require surface water drainage to be designed in accordance with the statutory standards for Sustainable Drainage Systems Standards for Wales (SDSSfW) produced by Welsh Government. SAB / SUDS approval will follow the Outline Planning Application timeline in the hope that approval can be sought around the same time as Planning. Discussions have been advanced by appointed Engineers (CB3) in relation to SAB.

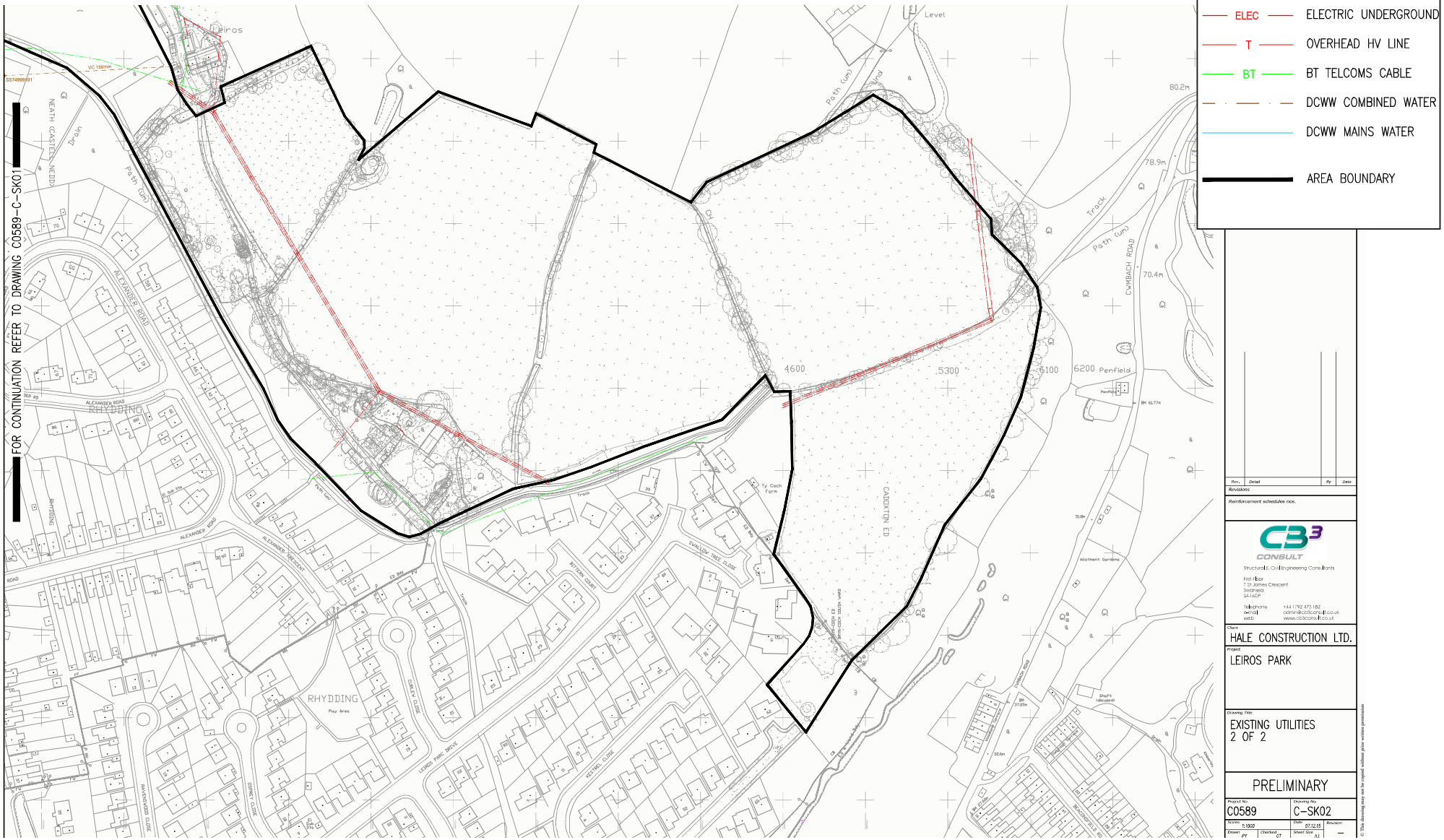
UTILITIES & INFRASTRUCTURE

CB3 have identified utilities crossing the site. The plan below illustrates that are HV electric overhead lines crossing the site. It is understood these could be under-grounded where deemed necessary to facilitate development.

VIEWS ACROSS SITE LOOKING WEST SHOWING FALLING TERRAIN



EXTRACT OF EXISTING UTILITIES PLAN



2.5 LANDSCAPE, TREES & ECOLOGY

LANDSCAPE & TREES

Landscape Character and Visual Impact Assessment of the site to assess the general visual and landscape character impacts of the proposed residential development will have upon the surrounding landscape has been undertaken by Tir Collective.

Overall it is considered that the site can accommodate a new residential development without unacceptable landscape character or visual amenity impacts upon its immediate setting or the wider landscape.
An outline landscape and play strategy has been prepared for the site. The following principles have been used to inform the development proposals:

- Retain and enhance existing trees and vegetation where possible
- Retain existing footpath route within existing green corridor, and green corridor. Enhance with new native understorey and standard native trees
- Incorporate new areas of public open space to include native hedgerow planting and standard native trees
- Propose on-plot ornamental / street tree planting.
- An updated Green Infrastructure Strategy will support the outline planning application.

An Arboricultural Report has been prepared by ArbTS which includes a Tree Survey, Tree Constraints Plan, Arboricultrual Impact Assessment, Tree Protection Plan and Arboricultural Method Statement. The development will require the removal of some trees and hedgerows. The removal of the trees can be readily mitigated for through suitable compensatory tree planting to ensure there is no adverse impact onto the tree amenity of the surrounding area.

ECOLOGY

An Ecological Baseline report has been prepared by The Environmental Dimension Partnership Ltd (EDP).

Detailed ecological assessments were undertaken during 2024 and comprise a desk study, Extended Phase 1 Habitat Survey, botanical assessment and further detailed surveys with respect to bats, breeding bird, badger, dormouse otter and water vole.

No part of the Site is covered by any statutory nor non-statutory designations. However, there are several such designations within the potential zone of influence of the Site, the most pertinent of which include Crymlyn Bog Ramsar Site and Special Area of Conservation (SAC), the Tennant Canal Site of Importance for Nature Conservation (SINC), Catwg Wetland SINC, Neath Estuary SINC and Neath Canal SINC. In addition, Ancient Semi-natural Woodland (ASNW) lies directly adjacent to the eastern boundary of the Site.

With respect to habitats, the Site is characterised by five agricultural grassland fields subdivided by mature tree lines with a sixth field within the south-eastern corner of the Site dominated by dense scrub. Such agriculturally improved habitats are considered to be of negligible-Site-level importance, although one field is considered to be of Local level importance given its relatively greater botanical diversity. The eastern boundary of the Site is defined by broadleaved and ASNW, whilst the southern boundary is delineated by a linear band of dense scrub, woodland and scattered mature/semi-mature trees through which flows a small stream. Such features are judged to be of Local-County level importance and are priority habitats for Wales, with overlapping areas of ASNW comprising an irreplaceable habitat as protected under Planning Policy Wales (PPW). Habitats supported by the Site are of value for a breeding bird and bat assemblage of Local level importance and also provide suitable habitat for badger, common reptiles and amphibians, as well as for notable mammal species such as European hedgehog.

VIEWS ACROSS SITE LOOKING SOUTH ALONG HEDGEROW



2.6 ACCESS & MOVEMENT

EXISTING MOVEMENT NETWORK

Leiros Parc Drive and Daphne Road adjoin the site's southern boundary and provide two potential access points to the development. The roads are currently used as access roads for residential housing. Footways are provided on both sides of the carriageways and parking is permitted along the length of the roads. Street lighting is present. Existing pedestrian infrastructure provides connections throughout the surrounding residential neighbourhood and to local facilities and services.

The site benefits from access to a network of existing pedestrian routes and public rights of way within the surrounding area, providing opportunities for recreational walking and connections to nearby open spaces and the wider countryside.

The application site is well served by public transport, with the nearest bus stops located approximately 250m south of the application site on Herons Way. Neath bus station is located within 1.7 km to the south of the application site. Neath Railway station is located approximately 1.7km to the south of the application site.

National Cycle Network Route 47 is located within the wider area and provides strategic cycling connections through Neath and onwards to destinations across South Wales.

The submitted Transport Assessment (TA) concludes the development is appropriate and acceptable in traffic and transport terms. It is considered that the traffic movements associated with the development proposals could be accommodated on the highway network and will not have a significant detrimental impact on the conditions already experienced on the local highway network due to the existing volumes of traffic using the network and predicted growth in future traffic volumes. Refer to TA for further details.

A: VIEW NORTH INTO SITE FROM LEIROS PARC DRIVE



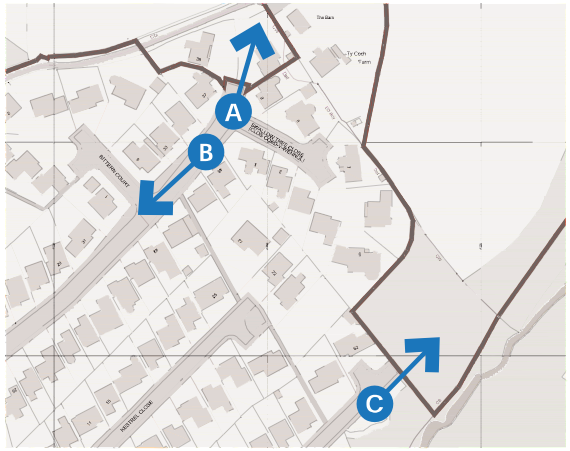
B: VIEW SOUTH FROM SITE ALONG LEIROS PARC DRIVE



C: VIEW EAST INTO SITE FROM DAPHNE ROAD



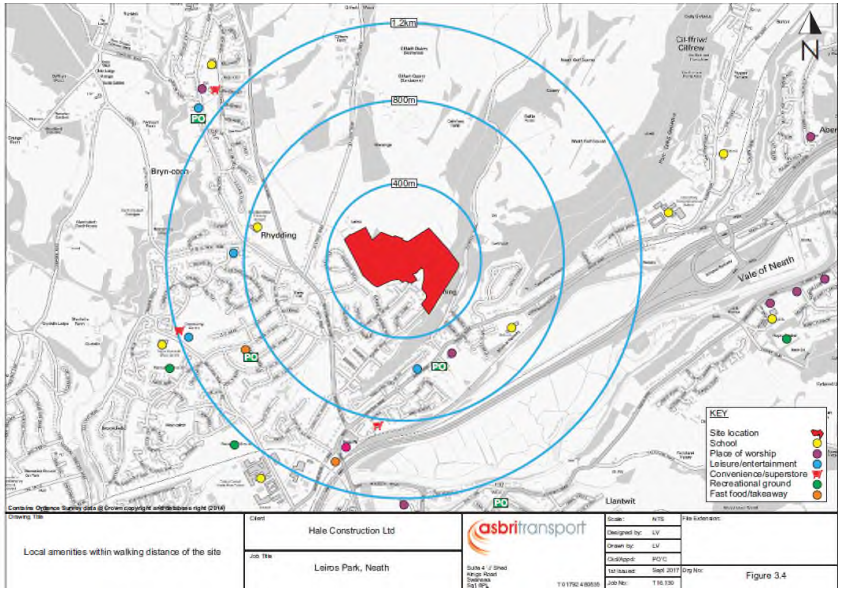
VIEWPOINT PLAN



EXISTING & PROPOSED ACTIVE TRAVEL ROUTE MAP (DATA MAP WALES)



LOCAL AMENITIES WITHIN WALKING DISTANCE OF THE SITE (TRANSPORT STATEMENT)



The plans above/right illustrate the existing and proposed Active Travel Route (ATR) and Public Rights of Way (PROW) network surrounding the site, highlighting opportunities for both connection and enhancement. The site benefits from an established network of pedestrian routes and PROWs linking the surrounding residential areas, local facilities, open spaces and wider countryside. Although no formal cycle routes directly pass the site, several local cycle routes, both advisory and signposted, are in close proximity. These routes provide important local connectivity and serve as links to National Cycle Network (NCN) Route 47, broadening the site's accessibility and integration into the regional cycling infrastructure. Refer to Transport Assessment for further details.

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Walking and Cycling

re cycling routes
Cycling

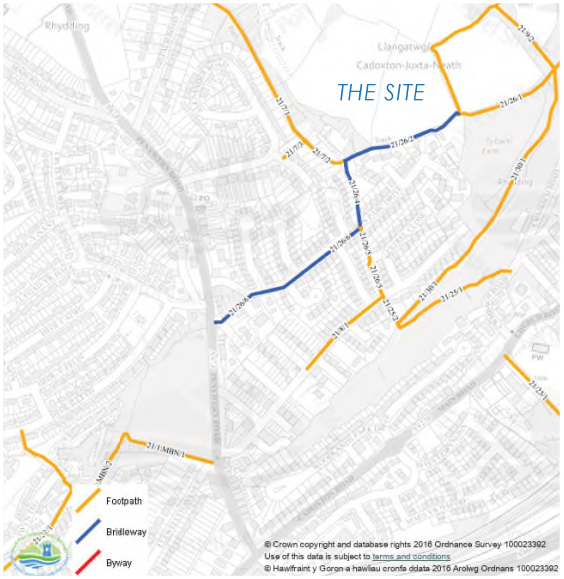
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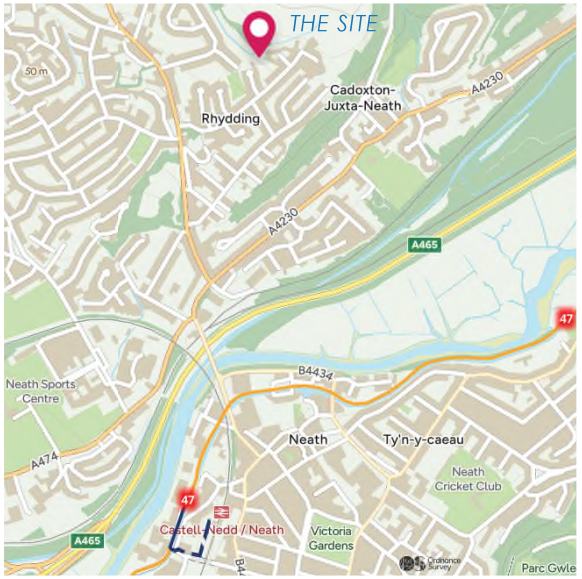
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LOCATION OF SITE IN RELATION TO: WIDER LOCAL PROW NETWORK HTTPS://MAPS.NPT.GOV.UK/RIGHTS_OF_WAY/INDEX.HTML



NATIONAL CYCLE NETWORK (NCN-47) & TRAIN STATION



2.7 BUILT FORM & CHARACTER

OVERVIEW

The site is situated in a predominantly residential area featuring a mix of single-storey bungalows, two-storey detached and semi-detached houses, and occasional terraces, accommodating diverse household needs.

Images on pages 15 and 16 illustrate the varied built environment, predominantly showcasing one and two-storey dwellings.

Leiros Parc Road and Daphne Road are primarily lined with detached houses and bungalows from the 1970s/1980s.

Further west, Alexander Road, features more semi-detached and linked properties.

Along Gilfach Road, inter-war period houses, including larger detached homes on generous plots, are prominent. Traditional terraced houses are found in the Cadoxton area, below a wooded embankment.

The area is characterised by materials such as painted render facades. brick, and stone accents, which can provide a design reference for this scheme.

Roofs are typically gabled or hipped, with darker-toned tiles (brown, red, grey) and varied pitches.

Windows include a mix of bay and casement styles, with brown and white frames, and some homes feature dormer windows.

The prevalence of simple render, brick and stone finishes, alongside varied built forms in the surrounding context, provides scope for a flexible and responsive architectural approach.

OBLIQUE AERIAL VIEW OF RESIDENTIAL AREA SOUTH OF SITE, PREVAILING, DETACHED 1& 2 STOREY HOMES, RENDER STONE FINISH



LEIROS PARC DRIVE (PREVAILING DETACHED, RENDER, STONE, BRICK)



DAPHNE ROAD (PREVAILING ONE AND TWO STOREY DETACHED, RENDER, STONE FEATURE PANELS)



ALEXANDER ROAD, (PREVAILING SEMI-DETACHED, RED BRICK, CONCRETE, RENDER)



ALEXANDER ROAD, (SEMI DETACHED AND LINKED TERRACES, VARIATION IN COLOURED / PAINTED / RENDER, BRICK & STONE)



GILFACH ROAD (LARGER DETACHED PLOTS, RENDER BRICK - HIGHLY VARIED)



INDICATIVE COLOUR PALETTE REFERENCES

OFF-WHITE RENDER
A SMOOTH, BRIGHT FINISH WITH A CLEAN, MINIMALIST APPEARANCE.

WARM STONE-TONED RENDER
SOFT, EARTHY GREY/BEIGE WITH GENTLE WARMTH AND NATURAL UNDERTONES.



STONE-DETAILED RENDER
A RENDERED SURFACE WITH SUBTLE TONAL SHIFTS AND MINERAL VARIATION, SUGGESTING STONE-LIKE CHARACTER.



MULTI-TONAL NATURAL STONE
A MIX OF PALE GREYS, CREAMS, AND WARM OCHRES. NATURAL VARIATION CREATES VISUAL TEXTURE AND PATTERN.



MID-TONE WARMER RED-BROWN COLOURING WITH A CONSISTENT TEXTURE AND MUTED TONAL VARIATION.



MULTI-RED BRICK, A BLEND OF VARIED RED TONES WITH SOFTER, COMPLEMENTARY HUES.

2.7 SWOT ANALYSIS

A Strengths, Weaknesses, Opportunities & Threats (SWOT) analysis has been undertaken to clearly identify the site-specific factors that influence the development strategy. This structured assessment highlights the strengths and opportunities that can be built upon, as well as the weaknesses and threats that the design must respond to and mitigate. Together, these considerations inform the foundations of the emerging masterplan.

STRENGTHS

- Vacant, available land that could provide much needed housing including affordable homes.
- Mandatory provision for affordable housing (25%).
- Policy support for residential development allocation
- Strategic location within the development limits of Neath.
- Adjacent to an established residential area, enhancing community integration.
- Good access to Neath Town Centre and local facilities.
- There are a number of existing PRW within or adjacent to the site; notably running along the sites southern boundary.
- Opportunities for public transport, cycling, and pedestrian connectivity.
- Bus stops located on Daphne Road & Herons Drive. Route connects to Neath Bus Station.
- Ancient woodlands provide a natural and scenic backdrop, enhancing the visual appeal of the area
- Presence of hedgerows, trees, stone walls, and green lanes for biodiversity preservation.
- Identified utilities infrastructure despite challenges with water supply and sewerage connections.
- The sites topography affords views towards Baglan Bay.
- Site considered suitable for surface water infiltration.

WEAKNESSES

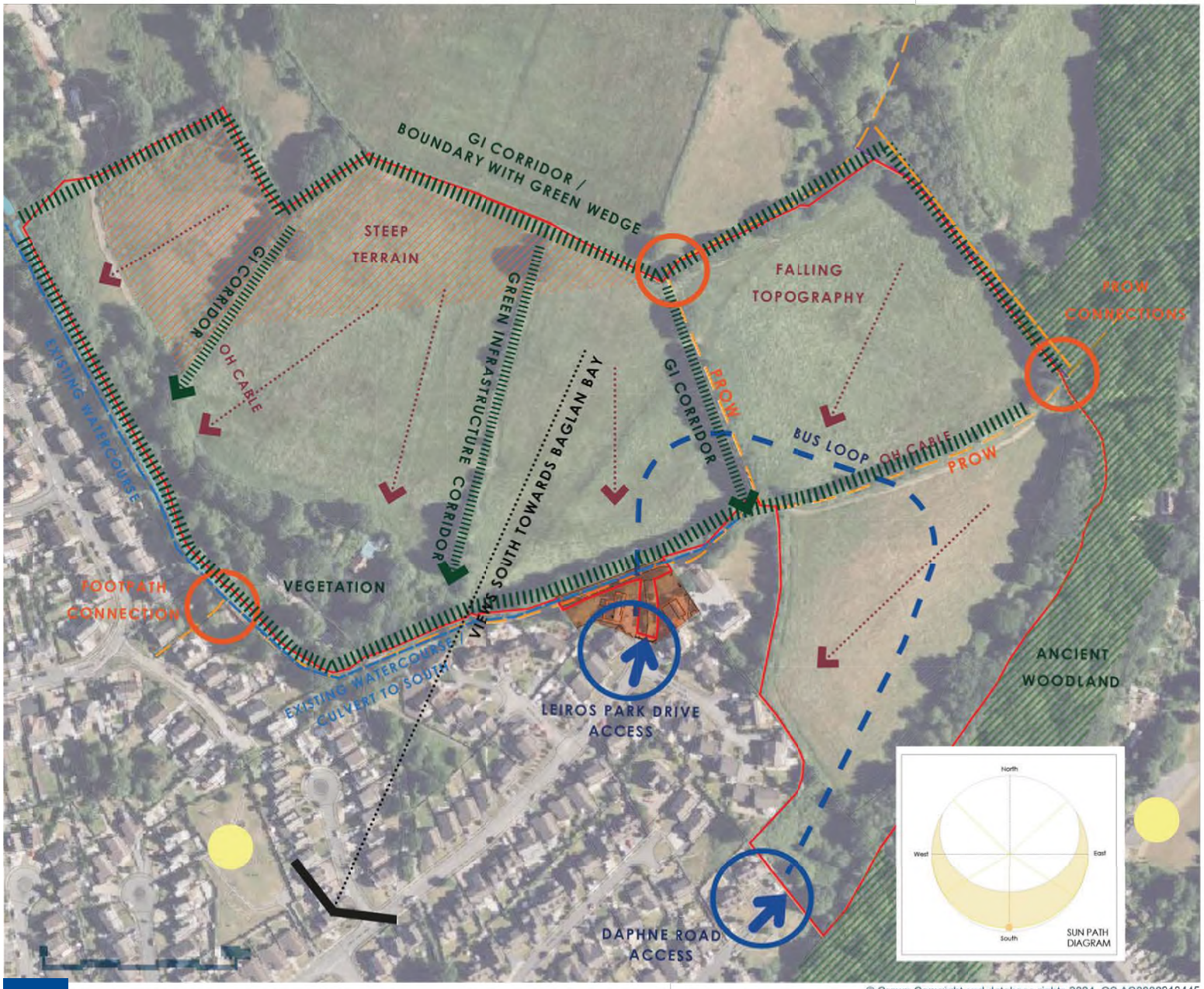
- Falling topography and the need for landscaped buffers reduce the developable area.
- Proximity to Ancient Woodland and green wedge designations limits design flexibility.
- Overhead power cables and an existing culvert introduce localised constraints.
- Access via Leiros Parc Drive must be sensitively designed between existing homes.
- Southern site edges adjoin existing residential properties, requiring careful treatment to protect amenity.
- Nearby safeguarded mineral areas may influence development considerations.

OPPORTUNITIES

- Logical extension to the existing settlement, supporting community integration.
- Ability to utilise existing access points from the south and improve walking, cycling and public transport connections.
- Retention of hedgerows, woodland and green spaces to preserve and enhance biodiversity.
- Potential to provide high-quality public open space and green infrastructure that supports health, wellbeing and recreation.
- Opportunity for vegetation and landscape structure to screen development and reinforce local character.
- Use of contextual materials and outward-facing development to create a positive relationship with open spaces.
- Integration of native planting, wildlife corridors and features such as bird and bat boxes to enhance ecological value.

THREATS

- Potential disturbance to existing habitats and retained boundary hedgerows during and after construction.
- Risk of lighting impacts on ecological foraging routes, requiring a sensitive lighting strategy.
- Proximity to Gilfach Quarry may result in potential noise considerations that need to be addressed.



KEY

- Site Boundary
- Prevailing topography
- Existing watercourse
- Existing field boundaries / GI Corridor
- Existing Tree / Hedgerow / Vegetation
- Ancient Woodland
- Ancient Woodland 15m offset
- Existing play area
- Existing footpath connection
- Existing footpath / PROW)
- Overhead Electricity Cable
- Potential site access
- Access through existing residential homes
- Potential bus loop
- Long distance views

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REV.	DESCRIPTION	DATE

CLIENT: Pobl Group

JOB TITLE: Leiros Park OPA

DRAWING TITLE: Constraints & Opportunities Plan

SCALE @A3	DATE	DRAWN BY
1:2000	Sept '24	GB
JOB NO.	DRAWING NO.	REVISION
2421	COP-01	

hammond Architectural Ltd
10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk
www.hammond-ltd.co.uk

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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.

3. CONCEPT DESIGN

3.1 VISION

The vision for Leiros Parc is to create a vibrant, mixed-tenure neighbourhood that responds positively to its natural setting and falling topography (refer to Placemaking Vision diagram, page 20). The masterplan works with the landform, arranging high-quality homes and green infrastructure along the site's contours to create a legible, connected and walkable environment that supports active and sustainable travel. Generous, accessible public spaces will form the heart of the development, encouraging community interaction, recreation and play, while a tenure-blind mix of homes promotes inclusivity, affordability and long-term resilience in line with Codi Group's placemaking ambitions.

3.2 BRIEF & OBJECTIVES

The Codi Group brief seeks a placemaking-led development delivering approximately 250 homes across Social Rent, Shared Ownership and Outright Sale tenures. All homes will follow Co-di's new WDQR-aligned house types, with Social Rent homes achieving EPC A and SAP 92 ratings, incorporating non-fossil fuel heating and photovoltaic panels to support Welsh Government approval and Social Housing Grant funding. Shared Ownership and Outright Sale homes will adopt Codi's updated specification, including non-fossil fuel heating and hot water systems.

3.3 DESIGN DRIVERS

The design drivers for Leiros Parc (refer to diagram, right) guide the masterplan response, ensuring the development is sensitive to its context while delivering a distinctive, sustainable and people-focused neighbourhood.

DISTINCT IDENTITY

- Develop character areas that respond to landscape and views.
- Use a cohesive architectural language rooted in local context.
- Orient homes to face open spaces and key routes.

LANDSCAPE-LED

- Work with the site's natural topography to shape character and layout.
- Retain and enhance hedgerows, woodland edges and existing vegetation.
- Use green buffers and natural features to manage transitions to existing homes.
- Integrate SuDS into multifunctional green corridors.
- Orient development and open spaces to respect neighbouring amenity and reinforce landscape character.

CONNECTED MOVEMENT

- Primary access via Daphne Road with secondary non vehicular links via Leiros Parc Drive.
- Prioritise walking and cycling through safe, direct routes.
- Plan for a new or extended bus route to serve the development and support sustainable travel.

CLIMATE-RESPONSIVE

- Deliver energy-efficient homes using low-carbon technologies.
- Reinforce biodiversity through habitat corridors and native planting.
- Integrate SuDS and tree planting for climate resilience.

HEALTHY, INCLUSIVE COMMUNITY

- Deliver a tenure-blind mix of homes.
- Create accessible spaces for play, recreation and social interaction.
- Provide a small flexible mixed-use/community unit to support local needs and activity.
- Encourage active lifestyles through green streets and doorstep play.

PLACEMAKING VISION

LOCATION | PEOPLE & COMMUNITY | PUBLIC REALM | MIXED USE | MOVEMENT | IDENTITY

In accordance with this brief and the overall vision, a set of site-specific placemaking objectives has been developed to guide the masterplan and ensure the scheme delivers inclusive, accessible public spaces, strong connections to local amenities and infrastructure, and compliance with the six DCFW Placemaking Principles.

Outward-facing homes overlook streets, green routes and play spaces, encouraging everyday social interaction and natural surveillance.

Streets and green corridors form a multifunctional public realm, integrating walking routes, informal play, drainage and habitat to support social activity, wellbeing and everyday use.

A connected network of walkable and playable routes improves safety, legibility and encourages active travel.

A distinctive semi-rural identity is shaped by hedgebanks, native planting and landscape-led play features rooted in the local context.



Landscape buffers and green edges provide sensitive transitions to neighbouring properties while contributing to usable open space.

A central community green integrates a flexible, container-style community building with informal play, walking routes, SuDS and habitat, creating a multifunctional space for everyday community life.

Woodland enhancement, habitat features and dark zones protect wildlife, while retained and new native planting provides privacy, shelter and a calm, leafy backdrop to the neighbourhood.

A legible network of routes and spaces that stitch the site into the wider landscape, connecting homes to local amenities, open countryside and everyday destinations.

Footpaths around the development provide opportunities for outlook across landscaped areas, encouraging walking and supporting health and well-being

3.3 CONCEPT DEVELOPMENT

The concept design strategy for the new development is centred around creating a cohesive and visually appealing neighbourhood that integrates seamlessly with the existing residential area, responds positively to the site's opportunities and constraints, and reflects a long-term commitment to sustainable, high-quality living for current and future residents.

EARLY CAPACITY TESTING

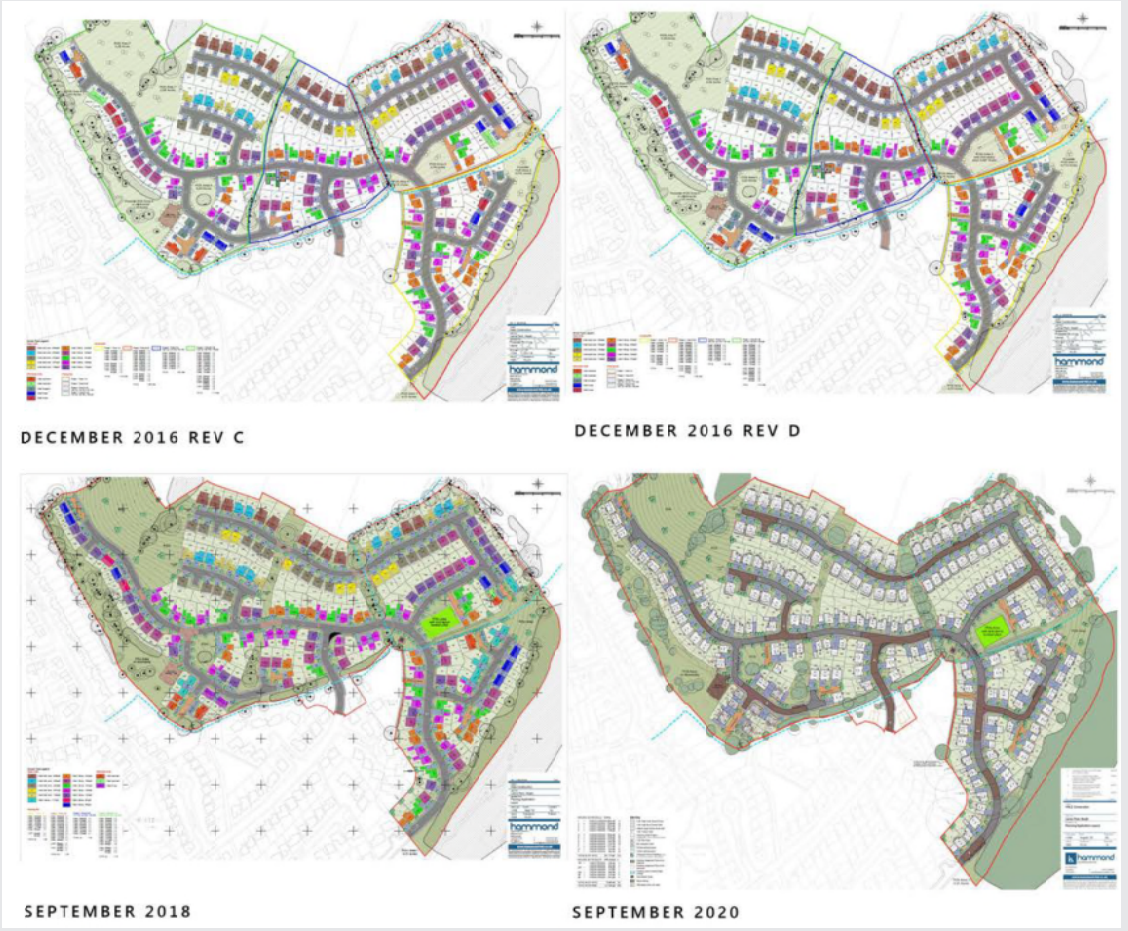
Between 2016 and 2020, a series of sketch layouts were prepared and discussed with Neath Port Talbot Council, supported by a previous (now withdrawn) planning submission. These early studies explored how the site could accommodate a mixed-tenure neighbourhood, testing access locations, pedestrian and cycle connections, retention of key hedgerows, varied open spaces, and an architectural approach aligned with the surrounding character.

CONCEPT PROGRESSION

This earlier work provided a useful foundation for understanding capacity, access and landscape structure. The current concept builds on these principles while responding to updated policy, detailed site analysis and Codi Group's vision, resulting in a more refined, sustainable and landscape-led masterplan.

Extract from 2020 Planning Application DAS (Withdrawn) prepared by Asbri Planning

DESIGN DEVELOPMENT



NOVEMBER 2020

3.4 STAKEHOLDER ENGAGEMENT

CONCEPT DEVELOPMENT

Since 2016, ongoing engagement has taken place between Hale, Codi Group and Neath Port Talbot County Borough Council, including the planning, highways and housing departments. Codi Group has worked closely with the design team to review design and technical considerations arising from the site's constraints and opportunities. This iterative process has primarily explored housing quantum, tenure mix and site access arrangements.

A high-level Concept Framework Plans were prepared to guide development of the site, responding to the sloping topography and the established green infrastructure network, These have informed the overall site structure and character.

In 2024, updated concept development framework options and sketch layouts were presented to the Local Planning Authority. Extracts of early framework options are shown below.

Access Options: Two access options were tested. The first explored dual vehicular access from both Leiros Parc Drive and Daphne Road, including a bus loop through the site. The second option focused on a single southerly vehicular access from Daphne Road accommodating all modes of transport, with the Leiros Parc Drive connection retained for active travel and emergency access only. Under this option, buses would enter and exit via Daphne Road.

PRE-APPLICATION FEEDBACK

Pre-application discussions with Neath Port Talbot County Borough Council have played an important role in shaping the development strategy. Officers were generally supportive of a residential-led scheme on this allocated site, subject to the continued development of a clear landscape, access and movement strategy.

Key areas of feedback included:

- Access and movement: progression of a preferred vehicular access strategy via Daphne Road, promoting safe access, sustainable travel and wider connectivity.
- Green infrastructure: retention and enhancement of key hedgerows and landscape features, with green infrastructure forming the backbone of the masterplan.

EARLY CONCEPT FRAMEWORK OPTIONS



OPTION 1: BUS LINK THROUGH LEIROS PARC DRIVE



OPTION 2: BUS LINK RETURN TO DAPHNE ROAD



- Public open space: provision of a well-distributed network, including opportunities for kick-about space, play and food growing, aligned with local policy.
- Topography: careful management of levels through street alignment and building placement to ensure accessibility and a coherent character.
- Housing mix and affordability: support for an increased proportion of affordable housing in response to local need and Codi Group's objectives.

This feedback has directly informed the refinement of the concept framework and the development of the preferred approach, ensuring the design responds positively to local policy expectations and site-specific considerations.

PAC PROCESS

In accordance with Part 1A of the 'Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016' (DMPO 2016), all major developments are required to be subject of statutory pre-application consultation (PAC), prior to the Planning Application being validated by the Local Planning Authority. A formal PAC took place between 16th January 2026 and 16th February 2026 with site notices displayed, letters sent to statutory, other and community consultees, along with adjoining residents. A comprehensive summary of the PAC is included within the accompanying PAC Report produced by Asbri Planning which also contains a copy of all consultation responses.

PREFERRED SKETCH MASTERPLAN (OPTION 2)



4. DESIGN PROPOSAL

4.1 THE MASTERPLAN

The Illustrative Masterplan shown on page 25 demonstrates how a new residential neighbourhood could be arranged to respond positively to its context and deliver the overall vision for the site.

The key features of the layout are set out below, structured around the six Placemaking Charter principles.

4.2 LAYOUT

The proposals comprise a residential-led development of up to 250 homes with associated infrastructure. The scheme is supported by a robust evidence base of technical and supporting documents prepared to inform the development of the site.

The illustrative layout has been developed in response to the following key considerations:

- Creating a sustainable and diverse residential neighbourhood that supports social wellbeing and healthy lifestyles.
- Delivering a connected layout that integrates with the surrounding movement network and promotes walking, cycling and other sustainable modes of travel.
- Establishing a strong green infrastructure network that connects with existing hedgerows and areas of semi-natural habitat, supporting biodiversity and ecological connectivity.
- Creating an attractive and characterful development that complements and enhances the local context.
- Orientating dwellings to maximise opportunities for solar photovoltaic installation and on-site renewable energy generation.
- Responding to site topography through the creation of development plateaus to achieve level access, while retaining existing ground levels where practicable.
- Managing surface water sustainably through a SuDS-led approach, promoting infiltration as the primary strategy to reduce runoff and mitigate flood risk.

USE & AMOUNT

The development will deliver up to 250 new homes. A range of house types and tenure will be integrated that will support the creation of a mixed community.

A network of supporting infrastructure, incorporating green streets, open space for natural play.

Homes will comprise a mix of two storey houses and apartments. Refer to example house type drawings for further details on height, scale and massing.

A flexible mixed-use area is provided, with potential for modular or container-style buildings that can adapt to different community needs over time.

The Illustrative Masterplan on page 25 and the Land Use Parameter Plan on page 26, shows the indicative layout of a development of circa 250 homes and outline the land use principles.

One third of the homes are developed as WDQR Affordable homes. The number of homes and tenure split has yet to be agreed.

CHARACTER & PLACE

The proposed development will prioritise a characterful neighbourhood design, with a strong sense of place.

- Architectural style will complement and enhance the setting, helping to unify the development.
- Permeable layout with direct, attractive, safe, well connected routes will positively link to the wider neighbourhood.
- Variations in townscape and landscape design will help create a sense of place and aiding legibility and wayfinding.
- Attractive green streets will adding visual interest, helping to reduce vehicle speeds and encouraging active travel.



ACTIVE TRAVEL CONNECTIVITY

- Footpath connection
- Active Travel Route / Emergency Access with retained existing private access to rear property via bridleway
- Retained Bridleway *
- Retained PROW - formal footpath *
- Retained PROW - informal trail *
- Accessible recreational footpath (indicative)
- Informal woodland trail (indicative)

* Bridleway/PROW routes indicatively marked for illustrative purposes only and should not be relied upon as definitive legal alignments.

KEY PRINCIPLES

KEY

Red Line Boundary (11.8HA)

Built Form & Use

- Residential
- Mixed-use Community Hub

Community, Recreation & Landscape

- Parkland - Formal Public Open Space
- Informal Public Open Space
- Eco-Tone Planting (maintenance & PROW access only)
- Proposed growing space / allotment
- Landscaped Based Play
- Disaggregated LEAP

Infrastructure

- Street Network with integrated roadside SUDS features
- Bus Loop
- BUS STOP Indicative Bus Stop
- Sub Station

REV.	DESCRIPTION	DATE
A	Mplan and key updated	04/06/26

CLIENT: Codi Group

JOB TITLE: Leiros Park Outline Planning Application

DRAWING TITLE: Illustrative Masterplan

SCALE @ A3	DATE	DRAWN BY
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hammond Architectural Ltd
10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk
www.hammond-ltd.co.uk

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ESTIMATED DEVELOPMENT QUANTUM

LAND USE TYPE	APPROX % OF SITE	USE DESCRIPTION	KEY PARAMETERS
Residential	46%	Residential development including private gardens, parking, and internal access drives.	Up to 250 homes; mixed tenure; 2 storeys development.
Mixed Use Community Hub	<1%	Flexible space for small-scale kiosk / container building(s) for commercial, community or workhub use.	Active frontage; gateway or local node; adaptable use class.
Parkland POS	8%	Formal public open space accommodating play, kick-about, community event space, seating and structured planting.	Accessible and adoptable
Informal POS	14%	Informal grassland and incidental open space linking residential areas, including landscaped based play	Managed for biodiversity and amenity; includes informal paths and play
Growing Space	<1%	Community growing or allotment area.	To be managed by residents or community group.
Ecotone	17%	Ecological transition zone with habitat planting at site edges.	Maintenance access only; biodiversity-led design.
Street Network & Roadside Verges	15%	Adoptable streets, footways, and verges including suds features	Includes primary and secondary streets; tree planting and drainage integration.
Emergency Access	<1%	Secondary emergency-only vehicular route.	Landscape-led lane; no general vehicular access.

KEY PRINCIPLES

KEY

Red Line Boundary (11.8HA)

Built Form & Use

- Residential
- Mixed-use Community Hub

Community, Recreation & Landscape

- Parkland - Formal Public Open Space
- Informal Public Open Space
- Proposed growing space / allotment
- Landscaped Based Play
- Disaggregated LEAP
- Eco-Tone Planting (maintenance & PROW access only)

Infrastructure

- Street Network
- Roadside SUDS features
- Active Travel Route / Emergency Access
- Bridleway with retained existing private access to rear property
- Sub Station

REV.	DESCRIPTION	DATE
A	Mplan and key updated	04/06/26

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JOB TITLE: Leiros Park Outline Planning Application

DRAWING TITLE: Land Use Strategy

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hammond Architectural Ltd
10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk
www.hammond-ltd.co.uk

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4.3 SCALE & HEIGHT PARAMETERS

RESIDENTIAL DEVELOPMENT

Residential buildings will predominantly be two storeys in height, as illustrated on the Illustrative Masterplan. However, the proposed scale parameters allow flexibility to accommodate single-storey dwellings (bungalows) in appropriate locations, where this responds positively to site context, accessibility requirements or housing needs.

A mix of apartment blocks, detached, semi-detached and short terraced homes is anticipated across the site. Variation in building heights, roof forms and massing will be used to add visual interest to the street scene and reinforce legibility, with opportunities for emphasis at key corners, nodes or focal locations. Roof heights are expected to vary naturally in response to the site's topography.

MIXED-USE / COMMUNITY BUILDINGS

Provision is made for small-scale mixed-use and community infrastructure building(s), anticipated to be single storey in height and modest in scale. These buildings are intended to support local services and community activity, such as café, small retail, workspace or community uses.

The scale parameters allow for simple, lightweight or modular building form, including container-style structures, which may be permanent in nature but remain visually subservient to surrounding residential development. Their design will prioritise adaptability, active frontages and integration with public spaces and movement routes.

PARAMETER CONTROL

Final building heights, massing and layout will be confirmed at the Reserved Matters stage and will typically fall within the scale parameters set out in the tables below.

PARAMETERS FOR RESIDENTIAL DEVELOPMENT	PROPOSED RANGE / MAXIMUM
General building height	2 storeys
Residential unit types	1–2 bed flats (2 storey blocks) 2, 3 and 4 bed houses
Building typologies	Detached, semi-detached and short terraces, Flats
Indicative block width	4.5m – 9.0m (houses) 16.5m – 19.5m (2-storey flat blocks)
Indicative building depth	9.0m – 11.0m (houses) 10.0m – 19.5m (flat blocks)
Indicative ridge heights	8.5m – 10.0m (houses) 8.0m – 10.0m (flat blocks)
Density indicator	Circa 35 dwellings / ha

PARAMETERS FOR MIXED USE BUILDING	PROPOSED RANGE / MAXIMUM
General building height	1 storey
Ground floor use height	2.6m – 3.5m floor-to-ceiling
Roof form	Flat or shallow pitch (up to 15 degrees)
Building footprint (approx.)	Up to 120 m² GIA, comprising up to two single-storey modular / container-style buildings, subject to detailed design.
Massing form	Linear or L-shaped arrangement
Use flexibility	Capable of accommodating café/shop, community space, workspace or garden-related uses
Siting principle	Positioned to address public open space, movement routes or activity nodes

ILLUSTRATIVE NEIGHBOURHOOD AREA

An illustrative neighbourhood area is shown below to explain the placemaking approach that underpins the current Illustrative Masterplan.

High-quality homes that seamlessly integrate with site levels, utilising thoughtful planting to blend garden plateaus that enhance both functionality and aesthetics.

Development is stepped and broken along existing hedgerow field boundaries, forming a natural landscape break that accommodates level changes, retains the usability of the public right of way, and softens the development's appearance in wider views.

Homes are oriented to front onto the landscape edge, providing natural surveillance and a positive relationship with the surrounding green space

Recreational routes seamlessly weave through the landscape, linking informal play opportunities, harmonising with varying levels to enhance accessibility and enjoyment.

Corner-turner buildings are used to address key junctions, providing active frontages and reinforcing a clear, legible street network

Integrated growing spaces woven into the development, supporting local food production, biodiversity, and everyday engagement with the landscape



A rejuvenated space that preserves existing trees while introducing new plantings to enhance biodiversity and natural beauty. Opportunity to integrate a thoughtfully designed nature-exercise trail, weaving through the landscape and inviting exploration and connection with nature.

A retained hedgerow corridor defines the established footpath, supporting biodiversity while strengthening connections to the wider green infrastructure network

Potential footpath connection linking residents, creating a diverse and interconnected community.

Integration of street level Sustainable Drainage Systems (SUDS) for water management and biodiversity benefits.

A central community green integrates flexible mixed-use community space with informal play and kick-about areas, creating a dynamic and sustainable focal point, accessible by bus and via active travel links to Leiros Park Drive.

Direct active travel route providing a safe and legible connection to Leiros Park Drive

- Proposed growing space / allotment
- Landscape based play
- Disaggregated LEAP
- Mixed Use

COMMUNITY HUB PRECEDENT

The photographs below show The Welfare Ground, Newport, which provides a relevant precedent for community space. The project demonstrates how a modest hub and kiosk can successfully animate an amenity area, supporting informal play, social activity, and community events. It highlights how flexible open space, community gardening, and public art can create a well-used, inclusive environment.

A similar approach is proposed here, with a flexible informal open space designed to accommodate kick-about play and larger community events. Located as a neighbourhood focal point along recreational routes linking existing and new communities, the space will encourage everyday movement, social interaction, and play, supporting well-being and long-term integration. Surrounding homes will overlook and help animate the space.

















4.4 INDICATIVE CHARACTER & APPEARANCE

As all detailed matters are reserved, the following parameters are provided to guide character, visual quality and integration with the landscape, while allowing appropriate flexibility at reserved matters stage.

MATERIALS & PALETTE

- A restrained palette of materials informed by the local context, including brick, render, stone and limited accent materials, applied in a contemporary manner.
- Use of lighter and more recessive tones where appropriate to reduce visual prominence across the hillside.
- Roof materials selected to sit comfortably within the surrounding landscape and minimise contrast in longer-distance views.

ARCHITECTURAL EXPRESSION

- Varied roof pitches, ridge lines and eaves to articulate the stepped form of development.
- Subtle detailing, such as porches, gables and recessed openings, used to animate primary frontages and key streets.
- A coherent approach to building form that avoids monotony while allowing variation across the scheme.

INTEGRATION WITH LANDSCAPE

- Structural planting used to soften built edges and integrate development with the sloping landform.
- Streets designed to incorporate incidental green space and landscape-led drainage features within the public realm.
- Outward-facing frontages along key edges to provide natural surveillance and a positive relationship with the landscape.

LONG-RANGE VIEWS AND SETTING

- Building massing and rooflines broken into smaller elements to avoid silhouette dominance in longer-distance views.
- New tree planting used to filter built form in downward and cross-valley views.
- Materials and tones selected to reduce visual contrast and reinforce the site's landscape setting.

LONGEVITY AND SUSTAINABILITY

- Materials and construction approaches to prioritise durability and long-term performance.
- Sustainability principles, including a fabric-first approach, to inform detailed design at reserved matters stage.

ILLUSTRATIVE SKETCH SHOWING THE SIMPLE, WELL-PROPORTIONED WALK-UP APARTMENTS, WITH SHELTERED ENTRANCES AND SOFT LANDSCAPING CREATING AN INVITING EDGE TO THE STREET.

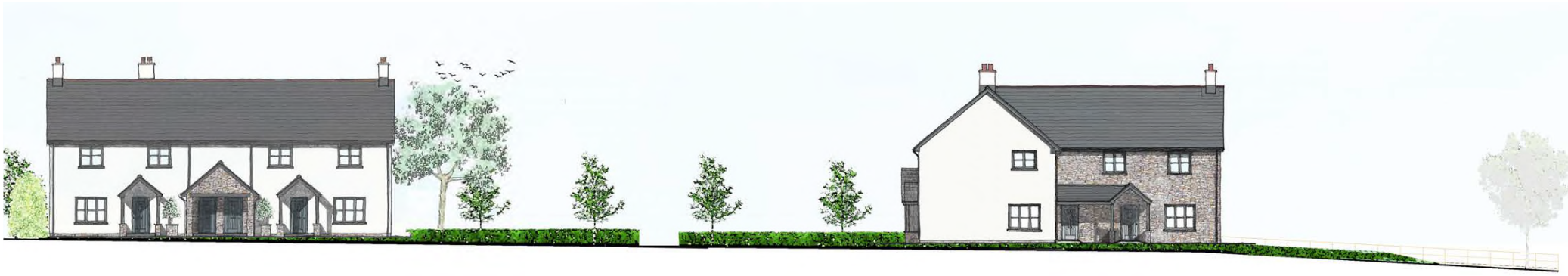


HOUSE TYPE EXAMPLES

The following street cross sections and illustrative street scenes demonstrate how residential development can respond positively to site topography, with homes stepping naturally with the contours to minimise cut and fill while maintaining legible and attractive streets.

The images also illustrates corner-turner house types, which can be delivered either as a linked pair or as a detached dwelling on prominent plots. This adaptability allows key junctions and corner locations to be positively defined, reinforcing the street hierarchy and enhancing legibility. Elevations are carefully composed to address both principal frontages, ensuring active, well-overlooked streets and a consistent townscape quality.





4.5 ACCESS & MOVEMENT STRATEGY

The access and movement strategy is set out on the Active Travel Plan and the Street Hierarchy Plan and is summarised as follows.

SITE ACCESS (MULTI-MODAL)

- The site is accessed from Daphne Road, which provides the primary multi-modal access, accommodating pedestrians, cyclists, public transport, servicing and emergency vehicles.
- A secondary connection from Leiros Parc Drive is provided for pedestrian, cycle and emergency access only, supporting permeability while restricting general vehicular traffic.

PEDESTRIAN & CYCLE MOVEMENT

- Pedestrian and cycle movement is prioritised through a comprehensive active travel network across the site.
- A range of routes is proposed, including formal footpaths, informal trails, accessible recreational paths and woodland walks, enhancing connectivity to green infrastructure and open space.
- Additional pedestrian and cycle connections are provided at key locations, linking to the surrounding movement network and retained Public Rights of Way, including a retained bridleway.
- Footways are provided along the primary access, with cyclists generally accommodated on-carriageway within a low-speed environment.
- An active travel route via Leiros Parc Drive is shared with emergency access only.
- Existing Public Rights of Way, recreational routes and informal walking trails have informed the movement framework, helping to maintain and enhance connections to surrounding open spaces and the wider countryside.

PUBLIC TRANSPORT

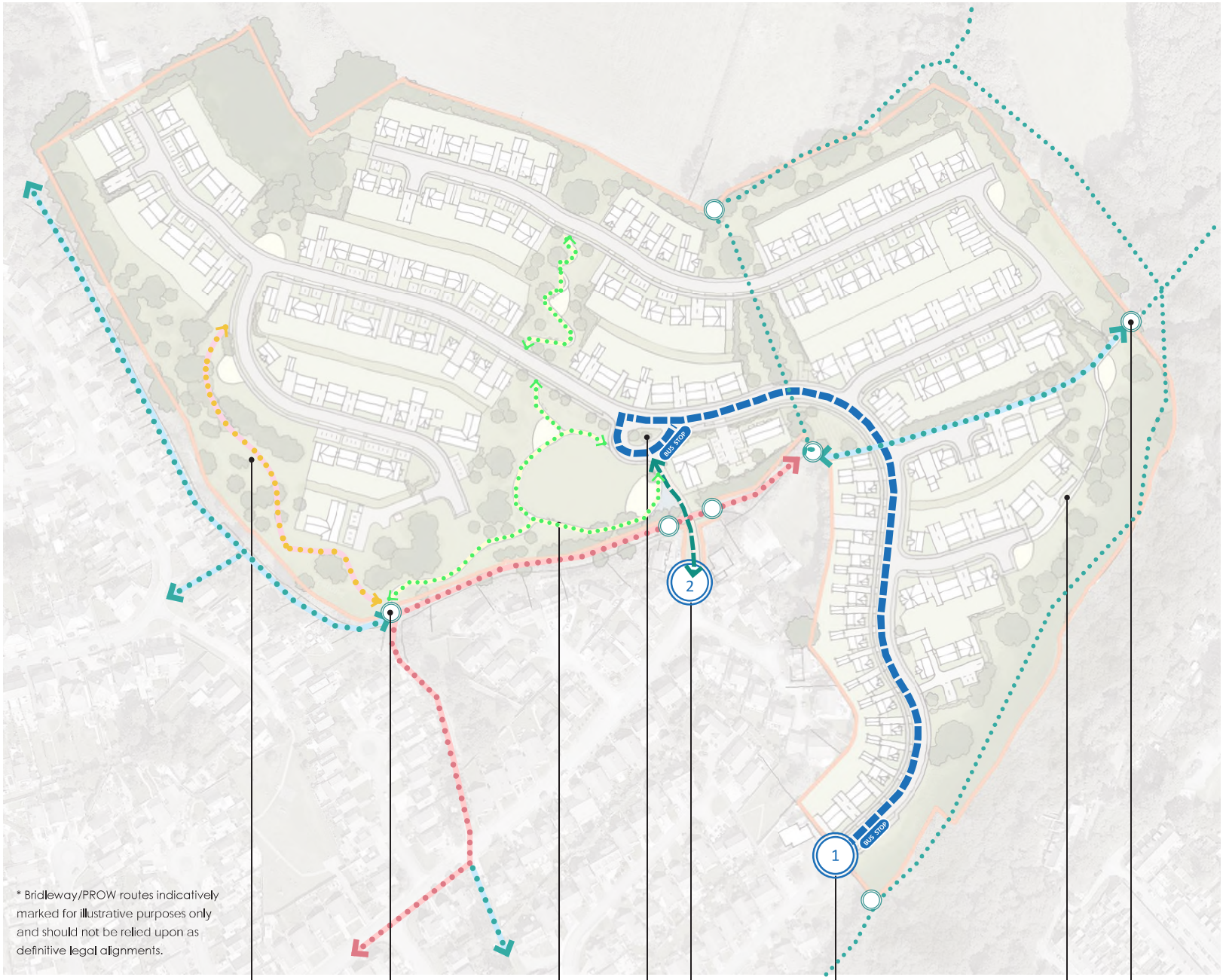
- Public transport provision is integrated into the layout, with a defined bus route through the site.
- A dedicated internal bus loop allows for bus access and turning.
- Indicative bus stop locations ensure all homes are within convenient walking distance of public transport.
- The internal street network has been designed to accommodate bus movement and support future public transport accessibility across the site.

STREET HIERARCHY & VEHICULAR MOVEMENT

- The internal movement network is structured around a Primary Street and Bus Route forming the main movement spine.
- A clear street hierarchy is proposed, including secondary residential streets and streets interfacing with public open space.
- Street widths, alignments and landscape treatments are used to manage vehicle speeds and support a high-quality residential environment.

PARKING, SERVICING & INCLUSIVE ACCESS

- Parking is primarily provided on-plot or between dwellings, in accordance with adopted SPG.
- Streets are designed to accommodate refuse collection, servicing and emergency vehicles.
- Inclusive access is provided in accordance with Building Regulations, with level access achieved through development plateaus and Lifetime Homes principles.



DESIGN PRINCIPLES

KEY

- Red line boundary
- 1 Daphne Road (All modes)
- 2 Leiros Park Drive (Foot/Cycle/Emergency Access)
- Footpath connection
- Bus Route
- BUS STOP Indicative Bus Stop
- Active Travel Route (Emergency Access only)
- Retained Bridleway *
- Retained PROW - formal footpath *
- Retained PROW - informal trail *
- Accessible recreational footpath (indicative)
- Informal woodland trail (indicative)

REV.	DESCRIPTION	DATE
A	Mplan and key updated	04/06/26

CLIENT
Codi Group

JOB TITLE
Leiros Park Outline Planning Application

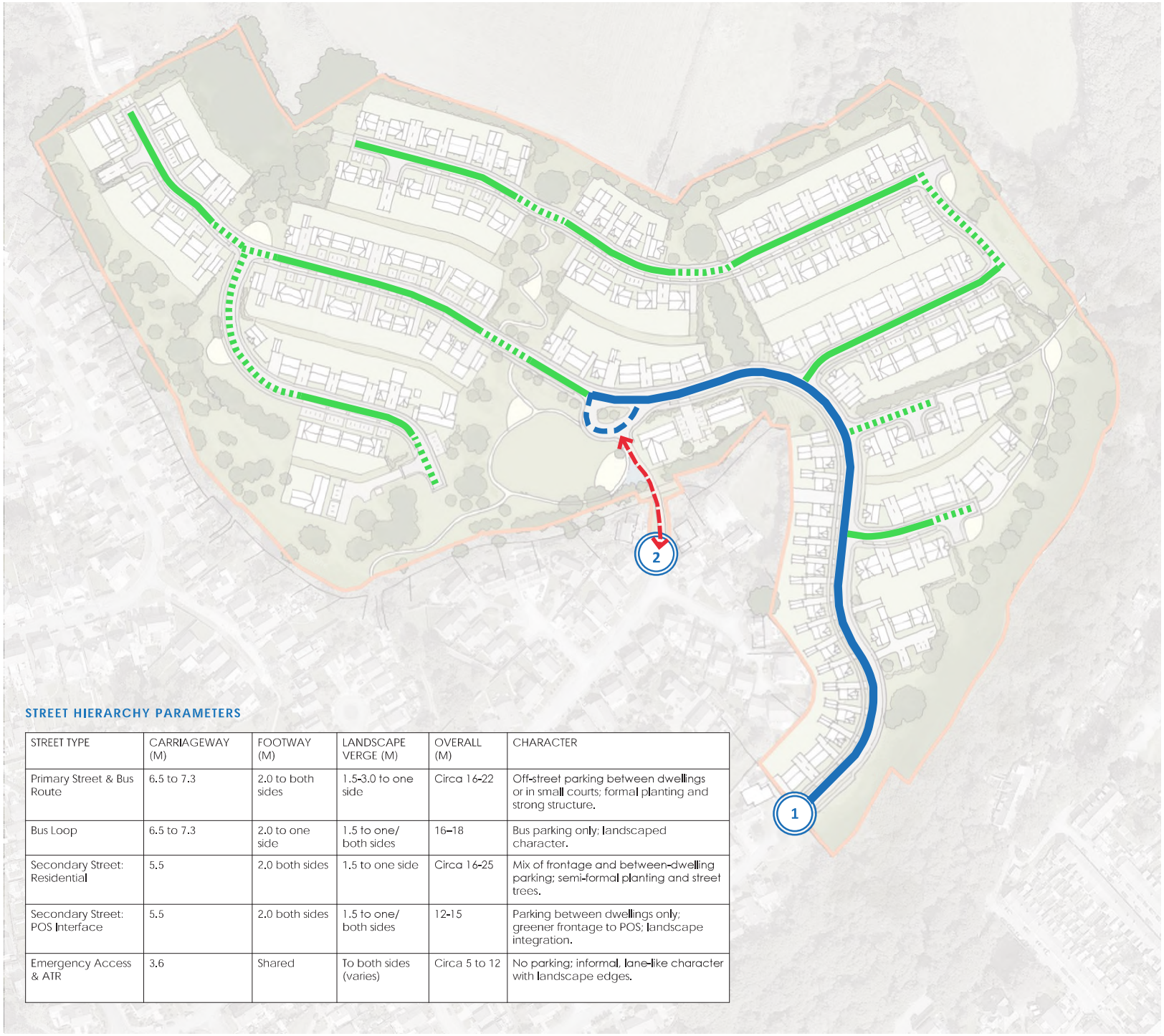
DRAWING TITLE
Active Travel Route Plan

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hammond Architectural Ltd
10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk
www.hammond-ltd.co.uk

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KEY PRINCIPLES

KEY

Red line boundary

1 Daphne Road (All modes)

2 Leiros Park Drive (ATR/Emergency Access)

Primary Street & Bus Route
Main movement spine providing site access and bus circulation. Designed for two-way movement, active frontages. Green verge and strong tree planting to define the corridor.

Bus Loop
Internal loop connection for local bus access and turning, ensuring all homes are within walking distance of public transport.

Secondary Street - Residential

Neighbourhood streets prioritising pedestrian comfort and community interaction. Green verge, trees and varied frontage types define character.

Secondary Street - POS interface
A softer secondary street variant that fronts or crosses areas of public open space. Enhanced landscape treatment mark these as "green edges" where movement and landscape meet.

Emergency Access Route & ATR

STREET HIERARCHY PARAMETERS

STREET TYPE	CARRIAGEWAY (M)	FOOTWAY (M)	LANDSCAPE VERGE (M)	OVERALL (M)	CHARACTER
Primary Street & Bus Route	6.5 to 7.3	2.0 to both sides	1.5-3.0 to one side	Circa 16-22	Off-street parking between dwellings or in small courts; formal planting and strong structure.
Bus Loop	6.5 to 7.3	2.0 to one side	1.5 to one/ both sides	16–18	Bus parking only; landscaped character.
Secondary Street: Residential	5.5	2.0 both sides	1.5 to one side	Circa 16-25	Mix of frontage and between-dwelling parking; semi-formal planting and street trees.
Secondary Street: POS Interface	5.5	2.0 both sides	1.5 to one/ both sides	12-15	Parking between dwellings only; greener frontage to POS; landscape integration.
Emergency Access & ATR	3.6	Shared	To both sides (varies)	Circa 5 to 12	No parking; informal, lane-like character with landscape edges.

REV.	DESCRIPTION	DATE
A	Mplan and key updated	04/06/26

CLIENT
Codi Group

JOB TITLE
Leiros Park Outline Planning Application

DRAWING TITLE
Street Hierarchy Plan

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hammond Architectural Ltd
10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk
www.hammond-ltd.co.uk

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4.6 OPEN SPACE, LANDSCAPE & PLAY

The proposed development is structured around a multifunctional network of open spaces and green infrastructure that supports recreation, biodiversity, sustainable drainage and community wellbeing. The open space framework and play strategy are outlined below, with further detail provided on the following pages.

OPEN SPACE FRAMEWORK

A hierarchy of open spaces is provided across the site, including formal public open space, informal public open space and community parkland.

A centrally located Community Park forms a focal point within the development, incorporating a kick-about area and space for informal community activity.

Informal public open spaces are distributed throughout residential areas to ensure convenient access for all residents and to support everyday recreation.

Space for food production is included to encourage community interaction and healthy lifestyles.

LANDSCAPE & GREEN INFRASTRUCTURE

The landscape strategy retains and enhances existing landscape features, including hedgerows and trees, and introduces new native woodland, hedgerow and grassland planting.

A series of ecotone landscapes are proposed around the site edges and adjacent to sensitive habitats, providing buffers, habitat connectivity and visual containment.

Green infrastructure is integrated with the street network through tree-lined streets, green verges and roadside SuDS features, contributing to character, biodiversity and surface water management.

A network of formal and informal paths is provided through green spaces, improving permeability and access to nature.

PLAY STRATEGY

Play provision is delivered through a landscape-led and distributed approach, rather than a single large play area.

Disaggregated Local Equipped Areas of Play (LEAPs) and landscape-based play features are located within walking distance of homes and integrated into public open spaces.

Play spaces are designed to be inclusive and informal in character, encouraging imaginative play and interaction with the landscape.





KEY PRINCIPLES

KEY

- Red Line Boundary

Community, Recreation & Landscape

- Parkland - Formal Public Open Space
- Informal Public Open Space
- Proposed growing space / allotment
- Landscaped Based Play
- Disaggregated LEAP
- Eco-Tone Planting (maintenance & PROW access only)

Infrastructure

- Street Network
- Roadside SUDS features

REV.	DESCRIPTION	DATE
A	Mplan and key updated	04/06/26

CLIENT

Codi Group

JOB TITLE

Leiros Park Outline Planning Application

DRAWING TITLE

Open Space Plan

SCALE @ A3	DATE	DRAWN BY
1:2000	Dec '25	GB

2421 OS-01

hammond Architectural Ltd
10 Gold Tops
Newport
NP20 4PH
t. 01633 844970
e. info@hammond-ltd.co.uk
www.hammond-ltd.co.uk

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Leiros Parc

Green Infrastructure Strategy

LA.1

Key

- Site boundary
- Existing trees to be retained. Root protection area shown as orange dash
- Existing tree/hedge canopy to be removed shown as red dash
- Proposed tree planting including native, fruiting and flowering species
- Proposed native woodland planting
- Proposed mixed native hedgerow planting
- Proposed hazel coppice and native shrubs
- Proposed native scrub
- Proposed roadside SuDS features
- Proposed grassland and scrub ecotone to ancient woodland with 15m and 30m buffer from ancient woodland
- Proposed species rich grassland
- Proposed amenity grassland
- Proposed growing space / allotment
- Retained Public Right of Way
- Proposed public route through green space
- Proposed landscape based play
- Proposed disaggregated LEAP
- Proposed mixed-use community hub

0 10 20 40 60 80 100 metres

Scale 1:1000 @ A1

North

TC24246_Leiros Park_v4.dwg

12 January 2026

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Leiros Parc

Planting Strategy

LA.2

Key

- Site boundary
- Existing trees to be retained. Root protection area shown as orange dash.
- Proposed tree planting including native, fruiting and flowering species to enhance amenity, support biodiversity and provide visual interest, using the species such as;
  - Acer campestre 'Elsrijk'
  - Betula pendula
  - Tilia cordata 'Greenspire'
- Proposed native woodland planting with *Quercus robur, Acer campestre, Crataegus monogyna, Corylus avellana, Ilex aquifolium Prunus spinosa* and *salix capraea.*
- Proposed hazel coppice and native shrubs *Cornus sanguinea and Corylus avellana.*
- Proposed specimen shrubs including *Cornus sanguinea, Cotinus coggygria 'Royal Purple'* and *Corylus avellana.*
- Proposed native scrub to restore historic hedgerow and tree line through open space with *Acer campestre, Crataegus monogyna, Corylus avellana, Ilex aquifolium* and *Prunus spinosa.*
- Proposed native scrub along level change to provide separation between rear gardens and provide green infrastructure connectivity while enhancing biodiversity:
  - *Acer campestre*
  - *Crataegus monogyna*
  - *Corylus avellana*
- Proposed mixed native hedgerow planting with *Acer campestre, Crataegus monogyna, Corylus avellana, Ilex aquifolium* and *Prunus spinosa.*
- Proposed roadside SuDS to be planted with species can tolerate short-term inundation and enhance biodiversity and visual interest.
- Proposed grassland and scrub ecotone to retained trees and ancient woodland with species rich grassland maintained as long grass.
- Proposed species rich grassland such as Emorsgate Seeds EL1: Flowering Lawn from Emorsgate.
- Wildflower / species rich grassland such as Emorsgate Seeds EM2F Standard General Purpose Wild.
- Amenity grassland within kick-about space.

0 10 20 40 60 80 100 metres

Scale 1:1000 @ A1

North

TC24246_Leiros Park_v4.dwg

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Leiros Parc

Play Strategy 1

LA.**3**

Key

- Site boundary
- Existing trees to be retained. Root protection area shown as orange dash
- Existing tree/hedge canopy to be removed shown as red dash
- Central green with disaggregated LEAP equipment located on hill slope
- Proposed community green with kick-about space and informal recreation space
- Landscape based play spaces
- Proposed tree planting including native, fruiting and flowering species
- Proposed mixed native hedgerow planting
- Proposed hazel coppice and native shrubs
- Proposed grassland and scrub ecotone to ancient woodland with 15m and 30m buffer from ancient woodland
- Proposed species rich grassland
- Proposed amenity grassland for kick about and other informal recreation
- Proposed growing space / allotment
- Retained Public Right of Way
- Proposed public route through green space

0 10 20 40 60 80 100 metres

Scale 1:1000 @ A1

North

TC24246_Leiros Park_v4.dwg

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6. ENVIRONMENTAL RESILIENCE

In accordance with TAN 12: Design, the development seeks to make efficient use of land and natural resources, protect and enhance the natural environment, and respond positively to environmental change over time. Environmental considerations have informed the masterplanning process from the outset to ensure the proposed development is robust, adaptable, and deliverable.

At project inception, a set of high-level principles was established to guide the approach to environmental sustainability and long-term stewardship of the site.

CORE PRINCIPLES

The proposals are underpinned by the following principles:

- Protecting and enhancing the natural environment, including integrated landscape, biodiversity, and proactive surface water management.
- Delivering housing that meets current and future needs, supported by local facilities and contributing to community health and well-being.
- Making efficient use of land through development that responds sensitively to the site's landscape character, topography, and context.
- Supporting economic and social resilience through employment opportunities during the construction phase.

A flexible mixed-use area is incorporated within the masterplan and designed to accommodate modular or container-style buildings, allowing it to evolve over time to support uses such as work hubs, childcare or wellness facilities, small-scale retail, or social enterprises.

DESIGN STRATEGY, LEVELS & DRAINAGE INTEGRATION

The masterplan has evolved through an iterative, design-led process informed by early testing of site levels and drainage feasibility. This has helped to validate the concept layout and ensure it responds appropriately to the site's topography while supporting a coordinated and deliverable surface water drainage strategy.

Site levels have been considered to minimise cut and fill, integrate development sensitively within the landscape, and enable positive surface water flows. The arrangement of development parcels, streets, and open spaces reflects this understanding of landform and works with existing ground conditions.

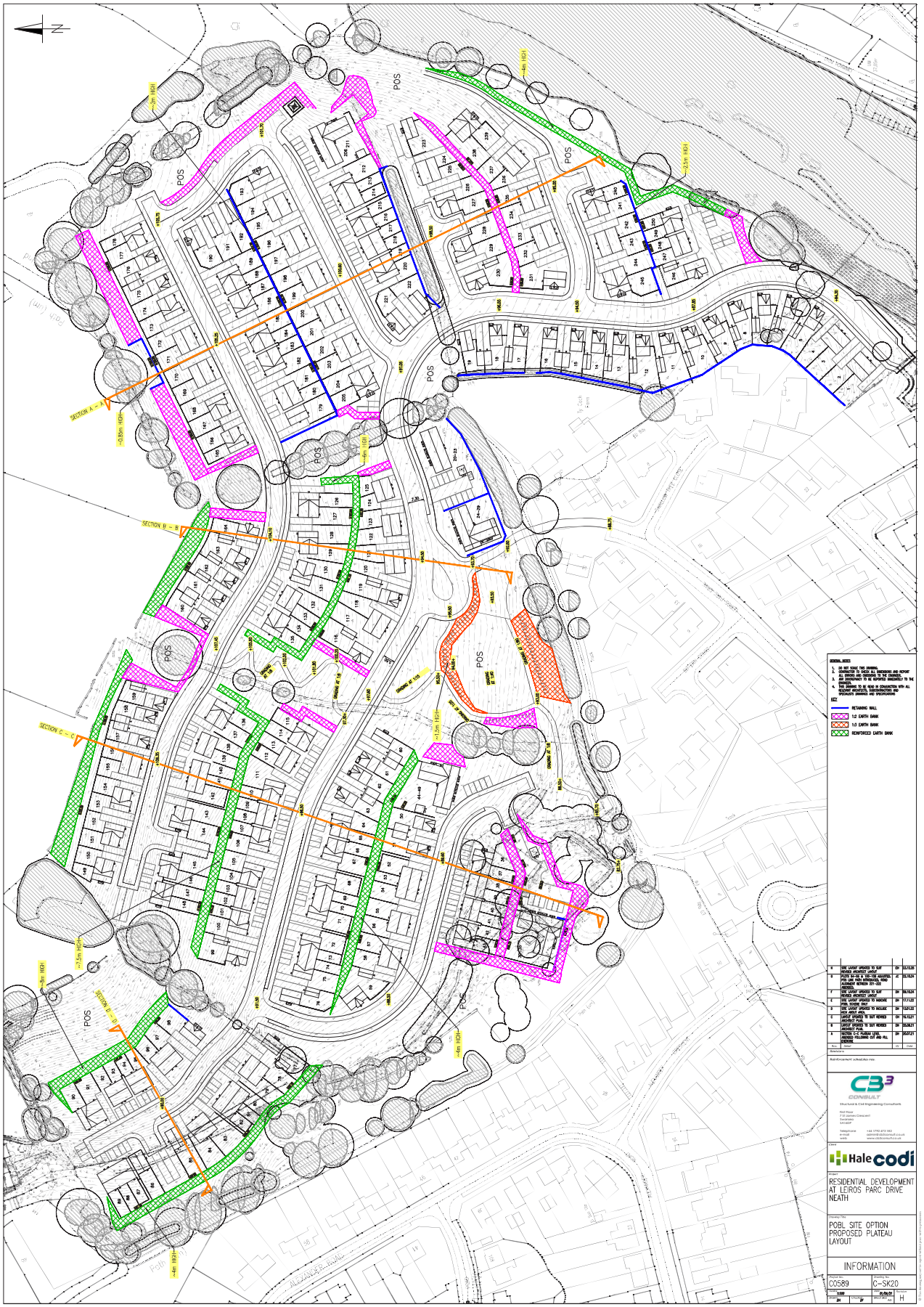
The emerging drainage strategy has informed the location and function of green infrastructure, public open spaces, and SuDS features, ensuring water management is integrated into the overall place-making approach. This supports climate resilience, reduces flood risk, and contributes to landscape character and biodiversity.

Indicative site sections and levels information on the following pages demonstrate the relationship between the proposed development and existing and proposed ground levels. The conceptual surface water management approach is illustrated within the accompanying Drainage Strategy drawings and report, which should be read in conjunction with this Design and Access Statement.

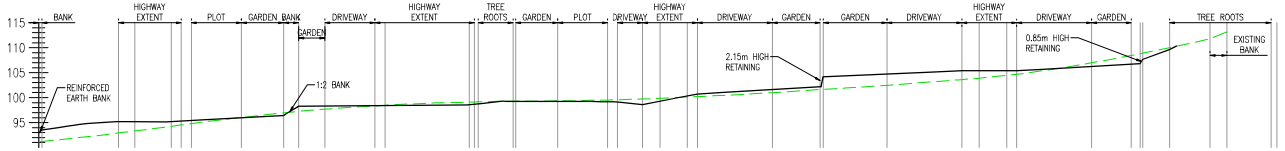
ENVIRONMENTAL & SUSTAINABILITY MEASURES

Environmental resilience is further reinforced through the following measures:

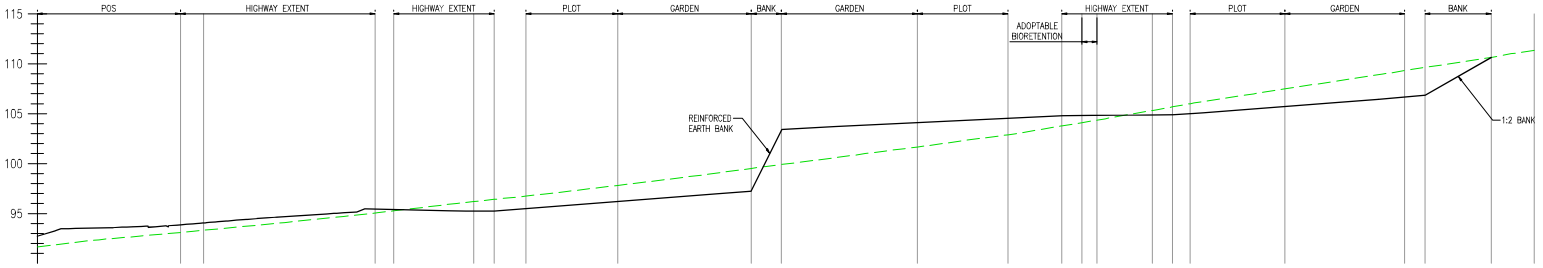
- The site's sustainable location close to essential services in Neath, reducing reliance on private vehicles and supporting walking and cycling.
- Retention of Category A and B trees and key hedgerow boundaries where practicable.
- Provision of extensive public open space, including woodland walks, to support biodiversity and well-being.
- Compliance with the latest Building Regulations, including energy efficiency and overheating mitigation measures.
- Affordable homes designed to meet Welsh Development Quality Requirements (WDQR).
- Incorporation of renewable and low-carbon technologies, including solar photovoltaics and non-fossil fuel heating and hot water systems.


N
POS
SECTION A – A'
SECTION B – B'
SECTION C – C'
SECTION E – E'
~2m HIGH
~1m HIGH
~0.8m HIGH
~1.5m HIGH
~7.5m HIGH
~5m HIGH
~4m HIGH
~6m HIGH
GENERAL NOTES
1. DO NOT SCALE THIS DRAWING.
2. CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.
3. ANY DISCREPANCY TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS
KEY
RETAINING WALL
1:2 EARTH BANK
1:3 EARTH BANK
REINFORCED EARTH BANK
CB3 CONSULT
Structural & Civil Engineering Consultants
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RESIDENTIAL DEVELOPMENT AT LEIROS PARC DRIVE NEATH
POBL SITE OPTION PROPOSED PLATEAU LAYOUT
INFORMATION
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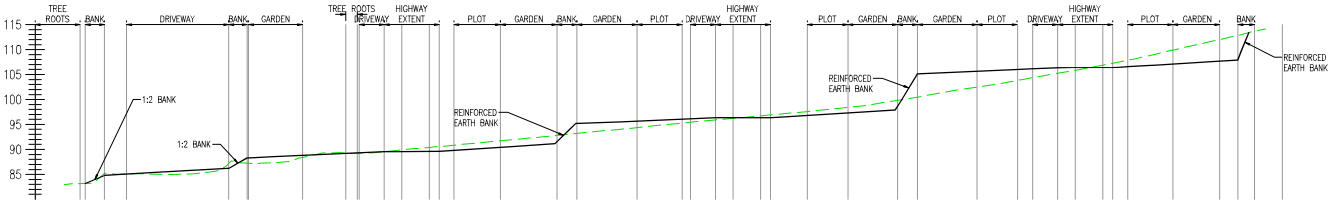
SECTION A–A
SCALE: H 1:500,V 1:500. DATUM: 90.000



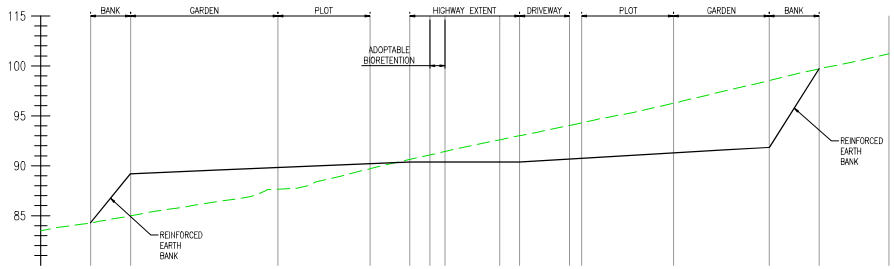
SECTION B–B
SCALE: H 1:250,V 1:250. DATUM: 90.000



SECTION C–C
SCALE: H 1:500,V 1:500. DATUM: 80.000



SECTION D–D
SCALE: H 1:250,V 1:250. DATUM: 80.000



GENERAL NOTES

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2. CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.
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Rev.	Detail	By	Date
E	SECTIONS UPDATED TO SUIT REVISED ARCHITECT PLAN.	EH	23.12.25
D	SECTIONS UPDATED TO INDICATE POBL SCHEME ONLY	DH	17.11.22
C	SECTION A–A UPDATED TO SUIT REVISED ARCHITECT PLAN.	CH	15.12.21
B	SECTION C–C UPDATED TO SUIT REVISED ARCHITECT PLAN.	DH	25.08.21
A	SECTION C–C PLATEAU LEVEL AMENDED FOLLOWING CUT AND FILL EXERCISE.	DH	20.07.21

Revisions

Reinforcement schedules nos.

CONSULT
Structural & Civil Engineering Consultants
First Floor
7 St James Crescent
Swansea
SA1 6DP
Telephone +44 1792 473 182
e-mail admin@c3consult.co.uk
web www.c3consult.co.uk

Client: Hale codi

Project: RESIDENTIAL DEVELOPMENT AT LEIROS PARC DRIVE NEATH

Drawing Title: POBL SITE OPTION PROPOSED PLATEAU SECTIONS SHEET 1

INFORMATION

Project No.	Drawing No.
C0589	C–SK21
Scales: AS SHOWN	Date: 01/06/21
Drawn: DH / Checked: DF	Sheet Size: A1 / Revision: E

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ACCESSIBLE POS

Early engineering assessment has been undertaken to explain how the central area of public space is designed to be usable despite changes in site levels.

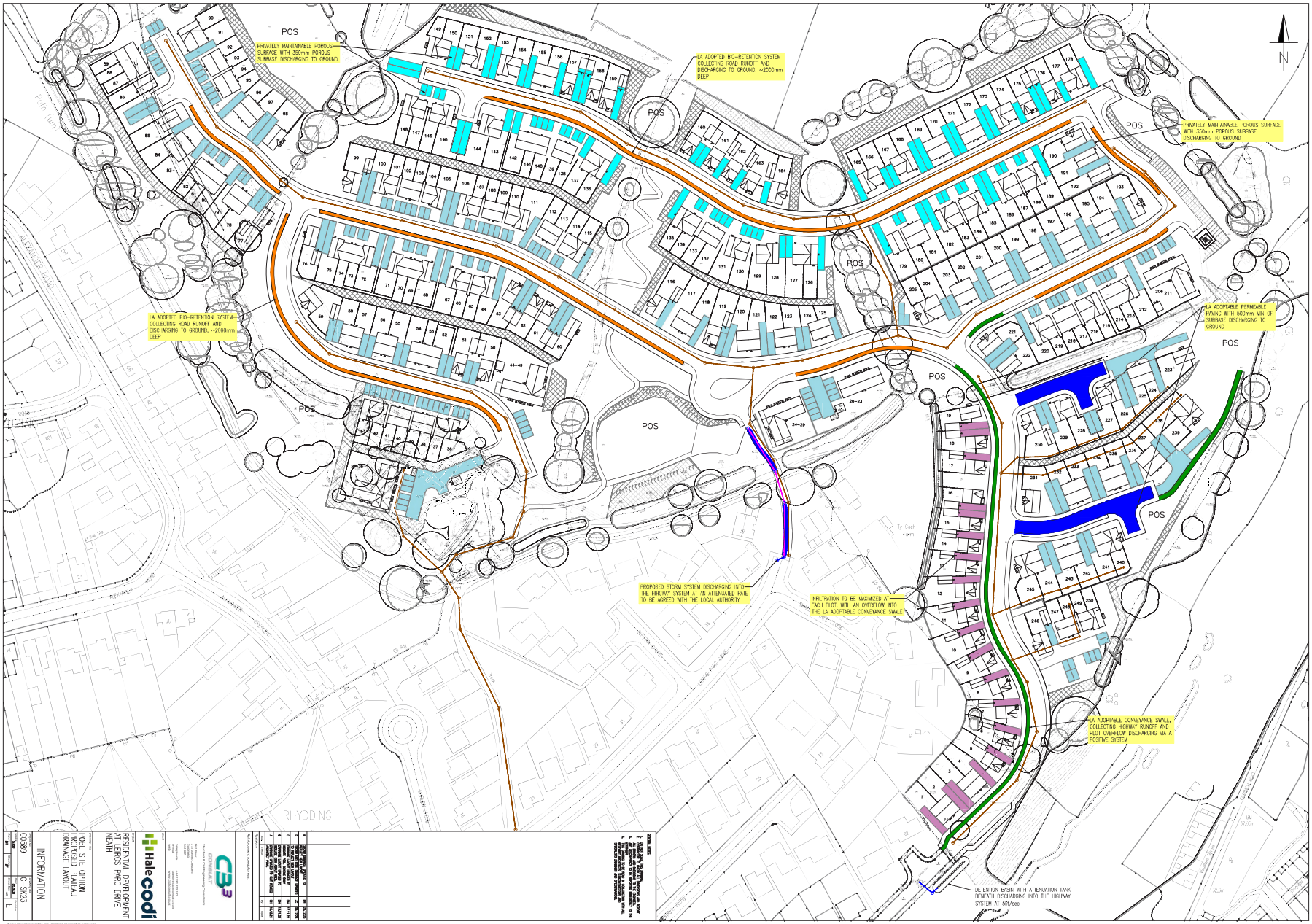
The illustrative cross sections and indicative spot heights demonstrate how plateaus are created within the landscape to accommodate informal kick-about space and support access.

Changes in level are managed through stepped landscape design, allowing comfortable and functional areas of open space and community facilities to be achieved while maintaining accessible routes through the site. These routes connect to the wider active travel network, ensuring inclusive access to the space.





A high-quality public realm at Loftus Garden Village development, showcasing the successful integration of Sustainable Drainage Systems (SUDS). This modern space highlights thoughtful design and environmental innovation.


POS
PRIVATELY MAINTAINABLE POROUS SURFACE WITH 350mm POROUS SUBBASE DISCHARGING TO GROUND
LA ADOPTED BIO-RETENTION SYSTEM COLLECTING ROAD RUNOFF AND DISCHARGING TO GROUND. ~2000mm DEEP
LA ADOPTABLE PERMEABLE PAVING WITH 500mm MIN OF SUBBASE DISCHARGING TO GROUND
PROPOSED STORM SYSTEM DISCHARGING INTO THE HIGHWAY SYSTEM AT AN ATTENUATED RATE TO BE AGREED WITH THE LOCAL AUTHORITY
INFILTRATION TO BE MAXIMIZED AT EACH PLOT, WITH AN OVERFLOW INTO THE LA ADOPTABLE CONVEYANCE SWALE
LA ADOPTABLE CONVEYANCE SWALE, COLLECTING HIGHWAY RUNOFF AND PLOT OVERFLOW DISCHARGING VIA A POSITIVE SYSTEM
DETENTION BASIN WITH ATTENUATION TANK BENEATH DISCHARGING INTO THE HIGHWAY SYSTEM AT 5l/sec
RHYDDING
N
RESIDENTIAL DEVELOPMENT AT LEIROS PARC DRIVE NEATH
PREFERRED SITE OPTION PROPOSED PLATEAU DRAINAGE LAYOUT
INFORMATION
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CB3 CONSULT

7. COMMUNITY SAFETY

In accordance with TAN 12, community safety can be achieved through careful site planning and detailed design. The design of the proposed layout will reduce the opportunity for crime and other anti-social behaviour. Key features include:

- Carefully orientated buildings designed to enable natural surveillance, promote a sense of ownership and responsibility and aid crime prevention, thereby increasing community safety.
- The development is well connected to the adjacent area, increasing the opportunity to socially interact, which assists in the development of neighbourhood identity.
- All buildings are arranged to create a clear distinction between areas that are public and private.
- Opportunities exist for residents to personalise spaces that they control whilst projecting an image of a well-kept and loved environment.
- Areas to the front of properties are semi-private by being visually and physically accessible to passing public but still projecting a more private situation.
- The design of the proposed layout will reduce the opportunity for crime and other anti-social behaviour by maintaining surveillance of the scheme and incorporating secure gates, fences, and enclosures. Hostile and defensive security measures are avoided.
- Carefully considered landscape planting will be proposed to make attractive streets that encourage social activity yet also deter access, where appropriate, to minimise the opportunity for unobserved crimes.
- High quality materials will be incorporated to help create an enduring environment, requiring less maintenance where people are more inclined to take pride in their surroundings.
- Adequate street lighting will be provided in accordance with the Local Authority Highway standards, creating a more comfortable and attractive environment.



A high-quality public realm, thoughtfully designed to promote community integration and overlooked by homes in the newly constructed Parc Eirin Development. This modern space fosters a secure, inclusive, and welcoming environment for residents.

8. SUMMARY

This Design and Access Statement demonstrates that the proposed development has been informed by a planning- and design-led process. The site is allocated for residential development within the adopted Neath Port Talbot Local Development Plan, and the proposals respond to the key considerations identified through the site allocation process, including landscape impact and movement.

The outline proposals provide for up to 250 new homes across a mix of tenures, supporting the creation of a balanced and inclusive community. The scheme has evolved positively through early engagement with the Local Planning Authority and accords with relevant national and local planning policy.

The development is structured around a strong green infrastructure framework, incorporating generous areas of public open space, play, and a central community green supported by a small flexible mixed-use/community space. Green infrastructure is integrated within the street network, contributing to landscape character and surface water management.

A clear and connected layout prioritises pedestrians and cyclists, with safe, attractive streets and direct links to the surrounding residential area and wider active travel network. Homes are set within a green, well-designed environment and respond positively to the varied character of the surrounding context.

Overall, the proposals demonstrate that the site can deliver a high-quality, accessible and sustainable residential development appropriate for approval at outline stage.


hammond
Architectural Ltd