# PRE-APPLICATION CONSULTATION REPORT

**Land at Leiros Parc,**
**Bryncoch,**
**Neath**

July 2026

asbriplanning

# Summary

**Proposal**
Outline planning 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

**Location**
Land at Leiros Parc, Bryncoch, Neath.

**Date**
July 2026

**Project Reference**
S24.154

**Client**
Codi Group

**Product of**
Asbri Planning Limited
Suite D,
1st Floor,
220 High Street,
Swansea
SA1 1NW

**Prepared by**
Ella Davies – Graduate Planner

**Approved by**
Phil Baxter – Director

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# Introduction

1.1 Asbri Planning have been instructed by Codi Group to undertake a Pre Application Consultation (PAC) and prepare a subsequent report in respect of the proposed outline planning 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 at land at Leiros Parc, Bryncoch, Neath.

1.2 Asbri Planning have been instructed by Codi Group to prepare a Pre Application Consultation Report (PAC) in respect of the proposed outline application for the development of up to 250 residential units with all matters reserved, including associated strategic open space and active travel link.

1.3 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.

1.4 The 2016 Order confirms that any 'Pre-Application Consultation' exercise would be required to undertake the following steps prior to compiling the PAC Report;

- Undertake publicity before application for Planning Permission (Section 2C)
  - By displaying a site notice (Schedule 1B) in at least one place on or near the land to which the proposed application relates for not less than 28 days;
  - By serving notice (Schedule 1B) to any owner or occupier of any land adjoining the land to which the proposed application relates; and
  - By making a draft valid planning application information available publicly for no less than 28 days. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online.
- Consult before applying for Planning Permission (Section 2D)
  - By serving notice (Schedule 1B) on community consultees; and
  - By serving notice (Schedule 1C) on specialist consultees.

1.5 Section 2E places a duty placed upon specialist consultees to provide a substantive response to pre-application consultation within 28 days.

1.6 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");
- Responded to consultations received from any person consulted under Section 61Z (3) or (4) of the 1990 Act; and
- Taken account of the responses received.

1.7 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 specialist 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.

1.8 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 16th January 2026 to 16th February 2026 inclusive. A copy of the site notice is contained at Appendix A. Asbri Planning hereby declare on behalf of Codi Group 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 16th January 2026 to 16th February 2026 inclusive. Computer facilities were identified to view the application at Neath Library between the hours of 9:00am – 17:30pm Monday to Friday, and between 9:00am and 16:00pm on a Saturday. The following plans and documents were made available for inspection as show on the screenshot provided at Appendix C.

**Table 1: list of proposed plans**

| Plan title | Drawing reference |
|---|---|
| Location Plan | LP-01-Rev2 |
| Illustrative Masterplan | IMP-01 |
| Land Use Plan | LU-01 |
| Open Space Plan | OS-01 |
| Active Travel Plan | ATR-01 |
| Street Hierarchy Plan | SH-01 |
| Existing Site Plan | SK-29 |
| Drainage Layout | SK23-E |
| Plateau Layout | SK20-H |
| Plateau Section Sheet 1 | SK21-E |
| Plateau Section Sheet 2 | SK30 |
| Vehicle Tracking Sheet 1 | SK31 |
| Vehicle Tracking Sheet 2 | SK32 |
| Green Infrastructure Strategy | TC24246-LA.1-V4 |
| Planting Strategy | TC24246-LA.2-V4 |
| Play Strategy | TC24246-LA.3-V4 |
| Play Strategy 2 | TC24246-LA.4-V4 |
| Play Strategy 3 | TC24246-LA.5-V4 |
| Topographical Survey Sheets 1 - 7 | 31104S-1-RevA |

**Table 2: list of Documents**

| Document | Author |
|---|---|
| Planning application forms (1APP) | Asbri Planning |
| Planning Statement | Asbri Planning |
| PAC Report | Asbri Planning |
| Covering Letter | Asbri Planning |
| Archaeological Desk Based Assessment | Archaeology Wales |
| Coal Mining Risk Assessment | Terra Firma |

| | |
|---|---|
| Intrusive Coal Mining Risk Assessment | Terra Firma |
| Design and Access Statement | Hammond Architectural |
| Flood Risk Assessment and Drainage Strategy Note | CB3 Consult |
| Landscape and Visual Appraisal | Tir Collective |
| Green Infrastructure Statement | Tir Collective |
| Noise Impact Assessment | Acoustic Consultants |
| Geotechnical Appraisal | Quantum Geotech |
| Geotechnical and Geoenvironmental Site Investigation Report | Terra Firma |
| Travel Plan | Asbri Transport |
| Transport Assessment | Asbri Transport |
| Arboricultural Report | ArbTS |
| Ecological Appraisal | EDP |

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 16th February 2026.

# 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 Member for Bryncoch South | Councillor Jo Hale |
| Local Member for Bryncoch South | Councillor Chris Williams |
| Local Member for Cadoxton | Councillor Phil Rogers |
| Blaenhonddan Community Council | Clerk of 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 community consultees;

- Cadw
- Dwr Cymru/Welsh Water
- Health and Safety Executive
- Local Highway Authority
- Mid and West Wales Fire and Rescue Service
- NRW
- The Coal Authority
- Welsh Government – Trunk Road Agency
- The Canal and River Trust
- Welsh Government – Agricultural Land Classification

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;

- Archaeological Trust
- National Grid
- Wales and West Utilities
- Western Power
- Police/ Secure by design
- NPT Ecology
- NPT Drainage
- NPT Trees
- NPT Active Travel
- NPT Contaminated Land

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.

4.3 211 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;

| **Table 4: Nature of the correspondence received** | |
|---|---|
| **Consultation Response** | **Number of Response** |
| Support | 1 |
| Neither object nor support | 1 |
| Object | 209 |
| **Total** | **211** |

4.4 The nature of the response totalled 1 in support, 1 person of neutral opinion, and 209 objections. The contents of these responses is summarised as follows:

| **Table 5: Comments in support** | |
|---|---|
| **Comments received** | **Response** |
| Potential to strengthen links between the school and local families, supporting sustainable pupil numbers while making good use of our existing space and facilities | Comments welcomed. No response required. |
| Wider community benefits of the development, including attracting families to the area, strengthening community cohesion, and supporting local services | Comments welcomed. No response required. |

| **Table 6: Comments neither in support or objection** | |
|---|---|
| **Comments received** | **Response** |
| The Active Travel Plan fails to identify the wider local PROW network, and this plan should be amended to show the full extent of the connections across the existing estate for context. | It is not considered necessary to acknowledge the wider network considering this lies outside the site`s boundary. |
| The proposed green and public spaces are welcomed but could be improved. In particular, the enhancement in respect to connectivity and legibility. | It is considered that sufficient green/amenity space has been provided as part of the development as illustrated on the Land Use Plan. |

| | |
|---|---|
| What arrangements are proposed for the flow of construction traffic, will Leiros Park Road be utilised to mitigate the impact upon Daphne Road during construction? | Details of construction traffic management will be provided within the contractor`s Construction Traffic/Environmental Management Plan. |
| There is a hope that the extent of development and the demographic of future occupiers would help fund and or increase bus usage locally, but what efforts have been made to engage with the bus provider to understand feasibility and viability of the extended route? | Engagement has yet to be undertaken with the bus provider but this will take place in due course. |

**Table 7: Comments in objection**

| Comments received | Response |
|---|---|
| Increased traffic congestion - including higher volumes of vehicle movements on rural roads that are not designed for this level of use. Namely Pen Y Wern Road and already difficulty reaching the A474. | The Transport Assessment undertaken by Asbri Transport concludes that the traffic movements 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. |
| Road safety concerns – namely child safety along walking routes. | There will inevitably be some disruption during the construction stage but this will be temporary. The final scheme will ensure well overlooked active travel routes are provided linking homes and the surrounding area with local facilities. A Construction Management Plan will be prepared to minimise disruption and ensure safety of all users during the construction stage. Where the local highway network experiences theoretical capacity issues in the baseline situations, the addition of traffic from the development only results in a minor worsening of performance although the level of change is unlikely to be precisely replicated within modelling information due to the instability of modelling junctions which are at capacity. Due to the current policy stance on active travel and public transport, it is not deemed appropriate in this case to mitigate the small traffic impact caused by the development or seek to address the pre-existing issues. In summary, the development will cause no detrimental impact to the continued safe operation of the surrounding highway network. |
| Strain on transport infrastructure, alongside limited existing public transport provision. | The impact of the development on local infrastructure and services will be considered by the LPA during the planning application process. However, the site has undergone rigorous testing through the Local Development Plan process and is an allocated site for residential purposes. In terms of public transport provision, the internal layout of the proposed development has been designed with sufficient width and geometry to accommodate bus movements and a bus stop is located at the centre of the site. |

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| Emergency access and Fire Service concerns – objections to proposed route. | The proposal is not considered to have a detrimental impact on emergency vehicle times or access. A dedicated emergency access route has been provided as part of this proposal. |
| Objection to proposed primary access off Daphne Road. | Two access strategies were presented to the LPA as part of the pre-application discussions and it was subsequently agreed that option 2 would be the more favourable. This option supports a one road access strategy, meaning only Daphne Road will be used as the point of access for vehicular traffic. This access will also provide a point of access for pedestrians and cyclists, however, an additional emergency access and active travel only link will be provided via Leiros Park Drive, linking with the proposed bus loop within the site. |
| Non-compliance with national guidance, including Manual for Streets (MfS / MfS2), TAN18, the Design Manual for Roads and Bridges (DMRB), and Active Travel (Wales) Act guidance. | Please refer to the submitted Transport Assessment which concludes that the development proposals are acceptable in terms of their accordance with highways and traffic impact policies. |
| Topography of site significantly limits accessibility by non-car modes of transport. | A Travel Plan has been prepared by Asbri Transport to encourage the use of sustainable modes of transport. The site`s topography isn`t considered to present a barrier to the use of active travel/public transport. |
| Concerns that proposed development does not provide sufficient parking. | Parking is typically proposed on plot and provided in accordance with the Parking Standards SPG. It is therefore considered that the parking provision is acceptable and therefore there will be minimal road traffic issues associated with the development. |
| Concerns regarding the current state of the roads and worsening surfaces due to construction traffic. | The impact of the development on local infrastructure will be considered by the LPA during the planning application process. A Construction Management Plan will be prepared for the construction stage of the project that will deal with site risks and manage any impacts. |
| | |
| Scale of the development is not in-keeping, risks turning Bryncoch into a large housing estate. Concerns that proposed housing mix may not align with established character. | The site is currently allocated for up to 200 homes within the adopted LDP. In terms of the proposed housing mix, the accompanying Planning Statement notes that the proposed layout has been designed following an extensive review of the surrounding area. It is considered that the proposals are in keeping with the character of the surrounding residential neighbourhood and through the incorporation of a mixed tenure approach to the site the proposals will ensure a mixed and balanced community. |
| Concerns relating to previous refusals on the site are not adequately addressed/resolved. | Previous applications relating to the site have been noted, and we have sought to positively address matters that have previously arisen. |
| General disturbance of development – noise and dust. | 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 |

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| | considerations during the construction phase. The proposal has been designed to minimise any disturbances. |
| Loss of scenic landscape, fundamentally altering the character of the area. | Tir Collective has prepared a Landscape and Visual Impact Assessment (LVIA) in order to assess the impact of the proposed development on the landscape of the site and its context. The landscape and visual assessments concluded there would be some minor and moderate adverse impacts. The proposal would result in an expansion of the footprint of the settlement, however the existing built development within the settlement of Bryncoch surrounds the site. Elements contributing towards the distinctive character of the site including the sloping landform and mature field boundaries would be preserved and utilised as part of the development which includes public open spaces. the proposed residential development is considered appropriate and wouldn`t have an unacceptable landscape character or visual amenity impact upon its immediate setting or the wider landscape. |
| Housing prices in the area already under substantial pressure, development risks further inflating costs. | Housing prices is not a material consideration to the determination of this planning application. |
| Other sites are more suitable ("Plenty of brownfield land over in Llandarcy which is close to the M4"). | The site is allocated for 200 residential units under LDP Policy H1 (Housing Sites). Policy SP7 (Housing Requirement) of the LDP outlines the need to deliver 8,760 additional homes across the County to meet the projected level of future population growth. |
| Overall sustainability of the site (conflicts the core placemaking principles set out in PPW Chapter 2). | The acceptability of the site for development from a principle viewpoint is set out in detail in the Design & Access Statement and reinforces that the development accords with local planning policies and that the site is considered to be in a sustainable location. It should be noted that the site has undergone rigorous testing through the Local Development Plan process and is an allocated site for residential purposes. |
| Plenty of housing stock for sale in Bryncoch, no need for further housing. | The site is allocated for 200 residential units under LDP Policy H1 (Housing Sites). Policy SP7 (Housing Requirement) of the LDP outlines the need to deliver 8,760 additional homes across the County to meet the projected level of future population growth. |
| No job opportunities in Neath for residents of affordable housing. | Employment is not a material consideration to the determination of this planning application. |
| Concerns regarding the usage, opening hours, and proposed ownership of the Mixed Use Community Hub | 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 that will benefit the local community. |

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| General effects on residential amenity, such as increased noise, overcrowding, parking pressures, and a reduced quality of life. | Prior to the commencement of development, the site contractor will need to prepare a Construction Environmental Management Plan, which will outline the measures that will be taken to ensure the development will have a negligible impact on residents in the area. The layout and design of the scheme will ensure that there is no loss of privacy for adjoining and nearby properties. |
| Concerns that proposed housing mix may not align with local housing needs. | In terms of the proposed housing mix, the accompanying Planning Statement notes that the proposed layout has been designed following an extensive review of the surrounding area. It is considered that the proposals are in keeping with the character of the surrounding residential neighbourhood and through the incorporation of a mixed tenure approach to the site the proposals will ensure a mixed and balanced community. |
| Concerns that proposed housing mix may not align with density expectations. | In terms of the proposed housing mix, the accompanying Planning Statement notes that the proposed layout has been designed following an extensive review of the surrounding area. The site is approximately 11.79 hectares with 250 residential dwellings proposed. This equates to a gross density of 21.2 dwellings per hectare. Taking into account the site`s topography, existing green infrastructure, requirement for providing open space, highways and incorporation of SuDS features, the developable area is substantially reduced. As a result of this, the net density of the site is considered to be much closer to the required 35 dwellings per hectare specified under Policy BE1 (Design). |
| Concerns regarding current and increased levels of pollution. | Prior to the commencement of development, the site contractor will need to prepare a Construction Environmental Management Plan, which will outline the measures that will be taken to limit pollution during the construction phase of the development. Further information will be prepared by the site contractor to address traffic management during the construction phase, therefore the proposals should not have a detrimental effect on the existing residents. |
| Objection of proximity to the rear of properties (namely along Swallowtree Close) – loss of privacy | The detailed layout and design of the scheme will seek to ensure that there is no detrimental impact upon adjoining and nearby properties. |
| Objection of height of development to the rear of properties (namely along Swallowtree Close) – overbearing/overshadowing impact and loss of light | The detailed layout and design of the scheme will seek to ensure that there is no detrimental impact upon adjoining and nearby properties. |
| | |
| Added pressure on local services – especially GP surgeries and schools. | The capacity of surrounding schools will be a matter for discussion during the course of the planning |

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|---|---|
| | application. Should the education department consider it necessary, a contribution towards education provision could be sought by the LPA via a Section 106 agreement. Other services referenced are not considered to be a matter for the planning system to address as they are governed by other systems and processes. It should be noted that the site has undergone rigorous testing through the Local Development Plan process and is an allocated site for residential purposes. |
| | |
| Loss of green space and wildlife habitats (including owls, swallows, bats, buzzards). | Whilst it is acknowledged that the proposals will lead to the loss of some greenfield parcels of land, the site is allocated for housing under LDP Policy H1 (Housing Sites). This means the site has undergone prior screening by the Local Planning Authority to ensure the site`s suitability for residential development. Furthermore, the proposals will ensure that biodiversity enhancements are provided in line with national planning guidance. |
| Rejection of development on greenbelt land. | The site sits adjacent to the green wedge. The development of this site and its impact on the status of the green wedge was considered during the preparation of the LDP. |
| The Rhyddings Canal should be preserved and enhanced as part of the development | The submitted Archaeological Desk Based Assessment states that "*It has already been advised that a buffer should be maintained around the remains of Rhydding Canal (PRN 10097w) due to its importance in terms of biodiversity and as a drainage feature (Neath Port Talbot CBC LDP (2011-2026)). Such a buffer should also ensure this feature is preserved as a heritage asset*". |
| Concerns re the loss of Public Footpaths. These paths are an important link from Bryncoch to Cadoxton and Craig Gwladus Country Park, and should remain accessible | Rights of way and bridleways are being retained as part of the proposal, and it is also proposed to introduce new footpath links to encourage use of active travel. |
| | |
| Concerns over surface water run-off, potential flood risk, and drainage issues. | Please refer to the submitted Flood Risk Assessment and Drainage Strategy note produced by CB3 Consult which addresses these matters. |
| Soil Contamination: Historical records for this plot identify elevated arsenic and lead. Building homes with gardens here is a long-term public health risk. | The level of site investigation undertaken to date indicates that contamination can be readily mitigated for as part of this proposal. Please refer to the Site Investigation and Geotechnical Appraisal for further information. |
| Mine Shaft Instability: The site contains two known shafts. Given the 2021 Skewen flood disaster, building on this hillside presents an unmitigated risk to the stability of Leiros Parc Drive. | No evidence of either shaft was encountered during the trial trenching undertaken at the site. It is therefore considered that either the shafts do not exist, or they are located elsewhere on site. As such further investigative works are being undertaken. |

| | |
|---|---|
| Concerns regarding proximity to working quarry. | These comments are noted and it is not considered that the proposal will have a significant adverse impact to the working of the quarry. A noise assessment has been submitted in support of the application. |

# Response to Community Consultees

**Introduction**

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;

| **Councillor Phil Rogers** Local Member for Cadoxton | |
|---|---|
| **No Objection** | |
| Comment | I have no immediate concerns with the plans, other than the lack of adequate infrastructure outside of the build area. Traffic from new builds will make use of Pen-Y-Wern Road down to the mini roundabout. This is already a major congestion point for the residents of Cadoxton with long tailbacks during rush hour as they struggle to pull out onto the mini roundabout. I would like to see what the planned solutions are for this area. |
| Response | Where the local highway network experiences theorical capacity issues in the baseline situations, the addition of traffic from the development only results in a minor worsening of performance although the level of change is unlikely to be precisely replicated within modelling information due to the instability of modelling junctions which are at capacity. Due to the current policy stance on active travel and public transport, it is not deemed appropriate in this case to mitigate the small traffic impact caused by the development or seek to address the pre-existing issues. In summary, it is considered that the development will cause no significant detrimental impact to the continued safe operation of the surrounding highway network. |

| **Blaenhonddan Community Council** | |
|---|---|
| **Objection** | |
| Comment | Comments were provided by members of the public during the community council which have already been discussed in the previous section of this report.<br><br>Members commented on a number of similar issues to those raised by the public, and expressed the view that some issues had been exacerbated since previous representations were made. As nothing has appeared to have demonstrably changed, and given the overwhelming concerns expressed locally, Council resolved to object to the development proposed at Leiros Parc for similar reasons to those previously expressed. BCC object due to the elevation position of the site and its landscape/recreational value, drainage and biodiversity issues, additional traffic associated with the development and impact upon local services. |
| Response | Tir Collective has prepared a Landscape and Visual Impact Assessment (LVIA) in order to assess the impact of the proposed development on the landscape of the site and its context. The landscape and visual assessments concluded there would be some minor and moderate adverse impacts. The proposal would result in an expansion of the footprint of the settlement, however, the existing built development within the settlement of Bryncoch surrounds the site. Elements contributing towards the distinctive character of the site including the sloping landform and mature field boundaries would be preserved and utilised as part of the |

development which includes public open spaces. the proposed residential development is considered appropriate and wouldn`t have an unacceptable landscape character or visual amenity impact upon its immediate setting or the wider landscape.

All recommendations made with the Ecological Appraisal will be incorporated into the development design to ensure the proposal achieves a net benefit for biodiversity and adheres to the stepwise approach set out in Planning Policy Wales Edition 12.

Matters relating to drainage have been addressed within the Flood Risk Assessment and Drainage Strategy note produced by CB3 Consult.

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 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.

# 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).

| **Agricultural Land Classification** | |
|---|---|
| **No Objection** | |
| Comment | The Department does not hold any information on detailed ALC field surveys for the site. According to the Predictive ALC Map for Wales, the site is considered at best Subgrade 3b. The Department does not consider BMV land to be present at this site, therefore a detailed ALC field survey is not recommended as per published guidance. |
| Response | Comments noted. No response required. |

| **Health and Safety Executive** | |
|---|---|
| **No comment** | |
| Comment | The proposed development 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. |
| Response | Comments noted. No response required. |

| **The Coal Authority** | |
|---|---|
| **No Objection** | |
| Comment | The Coal Authority is satisfied with the broad conclusions of the Intrusive Coal Mining Risk Assessment, September 2020, informed by the site investigation works; that coal mining legacy issues are not significant within the application site and do not pose a risk to the proposed development. Accordingly, The Coal Authority does not object to the proposed development and no specific mitigation measures are required as part of this development proposal to address coal mining legacy issues.<br><br>Subject to the submission of the aforementioned Coal Mining Risk Assessment and Intrusive Coal Mining Risk Assessment reports as a supporting document and in light of our previous comments for a full planning application entailing residential development on the same application site, the Planning Team is unlikely to raise an objection to the proposed application (outline planning permission with details of access submitted for approval). |
| Response | Comments noted. No response required. |

| **Cadw** | |
|---|---|
| **No comment** | |
| Comment | Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development. We therefore have no comments to make on the proposed development. |
| Response | Comments noted. No response required. |

| **Canal and River Trust** | |
|---|---|
| **No comment** | |
| Comment | Glandŵr Cymru, the Canal & River Trust in Wales is potentially a specialist consultee in the planning system under the mandatory pre-application process. However, this scheme does not appear to meet the criteria for consultation with us as set out in Part 1A and Schedule 4 Paragraph v of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). |
| Response | Comments noted. No response required. |

| **Welsh Water** | |
|---|---|
| **Neutral** | |
| Comment | In terms of surface water drainage, we acknowledge receipt of a drainage drawing, which indicates proposals to dispose of surface water flows primarily through infiltration features (including permeable paving, porous surfacing, bioretention systems and conveyance swales), with an attenuated overflow discharging into the highway drainage system at a controlled rate. It is therefore recommended that the developer consult with the regulatory body and seek consent from the riparian owner of this system, as well as Neath and Port Talbot Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.<br><br>We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate your development within the immediate public sewerage system without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment which is consistent with our representations to the forward planning consultation process. In light of the above, our recommendation is that the developer undertakes a development enabling assessment to identify a solution for mitigating the impact of the proposed development. This may include the removal of surface water flows from the immediate public sewerage system to offset the new foul flows from the development. Where this is not possible, the identification of an alternative reinforcement solution to the network via further hydraulic modelling will be required to identify suitable off-site reinforcement works to the public sewerage system.<br><br>No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.<br><br>The water supply system has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed at the same time as the provision of new water mains to serve the new development under Section 41 and Section 51 of the Water Industry Act (1991). Information relating to our Hydraulic Modelling Assessment process is available on our website and within our guidance notes. The area planning officer will also be able to provide you within information relating to this process. |
| Response | Comments noted. Feedback on surface water drainage method and sewage treatment of foul water drainage are noted.<br><br>Ongoing engagement is currently taking place between the applicant/CB3 and Welsh Water regarding any necessary HMA's. Welsh Water have previously advised that subject to all other assessments being acceptable, they would seek to impose a planning condition for a scheme for the disposal of foul water which would be informed by the HMA and associated Development Enabling Analysis, along with identifying an appropriate connection point to the public sewerage system and any off-site reinforcement works. Such a condition would allow the LPA to progress the application towards determination whilst the HMA progresses in the background. |

| **Fire Authority** | |
|---|---|
| **No Objection** | |
| Comment | The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation. The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site. |
| Response | Comments noted. No response required. |

| **Trunk Road Agency** | |
|---|---|
| **Neutral** | |
| Comment | Updated TA requested to include detailed traffic modelling of the A465/A474 'Neath Saltings' junction and the A474/Neath Abbey/New Road roundabout 'Cwrt Herbert' Roundabout to evidence both will operate within capacity. If the development is determined to have a detrimental impact on the highway network the applicant would be required to supply proposals to identify measures and propose highway improvements sufficient to mitigate against the impact of the additional development-generated vehicles only. Alternatively, reasoning for its acceptability should be supplied for our full consideration. |
| Response | Please refer to the updated Transport Assessment which includes detailed modelling as requested. |

| **Natural Resources Wales** | |
|---|---|
| **Neutral** | |
| Comment | We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding ecology (protected species), along with a plan showing areas of retained habitat and proposed buffer protecting these habitats. A review of the buffered area itself is required as in some areas it has become compressed. The validity of ecological surveys will need to be reviewed prior to planning submission. NRW would seek to condition a LEMP, CEMP and dealing with unsuspected contamination. |
| Response | Please refer to the updated Ecological Appraisal which accompanies the application. A detailed plan showing the ecological buffer for the proposal has been provided. The GI Strategy should be read in conjunction with the Planting Strategy. The applicant is satisfied with the recommended conditions provided in the response. |

| **NPT SAB and Highways** | |
|---|---|
| **No Objection** | |
| Comment | No Highway objection in principle to the intention of development at this location. However, several concerns have been identified which must be addressed as part of any subsequent application. In particular, there are significant issues with the Transport Impact Assessment (TIA).<br><br>Highway comments relate to adherence with standards in terms of road widths, driveway dimensions, parking provision, electric vehicle charging etc along with recommended conditions such as Road Safety Audits, lighting design and CEMP.<br><br>The current site layout does not incorporate an internal highway loop arrangement, which is required due to the site having a single point of access. Although this requirement has been discussed during previous reviews of the site, it has not yet been implemented.<br>Concerns relating to the Transport Assessment include modelling, junction counts, Trics data provided, lack of existing committed development being included, no mitigation for the proposed development and RFC`S which are greater than 1 when development is included. |

Response Details of matters such as road widths, driveway dimensions and electric vehicle charging will be provided at reserved matters stage.

The internal highway loop arrangement suggested by Highways is not being incorporated within the development. Previous discussions with the Highway Authority indicated they were satisfied with the highway arrangement for the site.

An updated Transport Assessment has been prepared by Asbri Transport which seeks to address the comments provided on their report submitted for PAC. The following commentary has been provided by Asbri Transport:

TA Comments

1. It has previously been agreed in 2023 by NPT Highway Authority that 1 x day of traffic surveys (as is conventional for most Transport Assessments) will be sufficient for the scope of work, accompanied by a suite of Automatic Traffic Counts (ATCs.)
   There was email correspondence on this matter in September 2023 between Asbri Transport and the Local Planning Authority where the planning case officer confirmed the Highway Authority's acceptance of the 1-day peak period junction counts and the various 7-day automatic traffic counts that have been undertaken.
   There have been several historic traffic surveys undertaken within the vicinity of the application site over the last 10 years. We will consider analysis of historic traffic demand data-sets if deemed necessary.
2. Please refer to updated TA,
3. It is confirmed that the link will accommodate emergency vehicles in addition to Active Travel modes.
4. The vehicle swept-path analysis has been undertaken by the project engineer and the 12.5m bus will be included within planning submission TA.
5. To be included within the planning submission TA or submitted to the Highway Authority under separate cover.
6. To be included within planning submission TA.
7. The typo will be corrected in the planning submission TA.
8. Asbri Transport have liaised with the LPA regarding committed development. Please refer to the updated TA.
9. Please refer to the updated TA.
10. To be updated within planning submission TA
11. Please refer to the updated TA.
12. To be reviewed and updated within planning submission TA.
13. Please refer to the updated TA.
14. This has been updated within the TA
15. A proportionate Section 106 contribution will be considered.
16. A proportionate Section 106 contribution will be considered.
17. We consider that high growth assessment scenario testing is completely non-compliant with Welsh Government Transport Planning Policy and objectives and as such is unnecessary. No highway capacity improvements are proposed that would release latent or suppressed demand and such a transport planning strategy is considered wholly non-compliant with Welsh Government Planning and Transport policy.
18. All discrepancies in the Junctions 9 modelling will be addressed and corrected as necessary in the planning submission TA.

Junctions 9 Comments

1. To be updated within planning submission TA.

TRICS Data Comments

1. There has been significant discussion with officers of the Highway Authority regarding vehicle trip rates to be adopted for the development's assessment over several years. NPT Highways responded in writing to our 2023 TA scoping note confirming the acceptability for the following peak hour vehicle trip rates. An extract from the TA scoping note below.

| Peak period | Trip rates | | | Vehicles | | |
|---|---|---|---|---|---|---|
| | Arrive | Depart | Total | Arrive | Depart | Total |
| 0800-0900 | 0.154 | 0.447 | 0.601 | 39 | 112 | 151 |
| 1700-1800 | 0.347 | 0.173 | 0.52 | 87 | 43 | 130 |

**Table 6.1 Vehicle trip generation – 250 mixed tenure dwellings**

Very similar trip generation rates were then suggested by NPT Highways within the pre-application (ref. Q2025/0040) response. Whilst Asbri Transport requested details of the TRICS output files showing the site selection parameters none were able to be provided but NPT.

Trip Generation
Having undertaken a TRICS assessment our results are showing higher trip rates on arrival and departures for a development of both private and affordable housing estate. As shown below:

TOTAL VEHICLES — Estimate TRIP rates
Survey Start/End: 07:00-19:00
Trip rate parameter range available: 200 - 286 (units: )
State TRP Figure & Extrapolate Results: ON
Estimated TRIP rate value per 1 DWELLS
Estimated TRIP rates shown in shaded column (for 1 DWELLS)

| TRIP RATE VALUE PER 1 DWELLS | ARRIVALS Total Rate: 2.535 Peak: 17:00-18:00 | | | Total 2.535 | DEPARTURES Total rate: 2.577 Peak: 08:00-09:00 | | | Total 2.577 | TOTALS Total rate: 5.112 Peak: 08:00-09:00 | | | Total 5.112 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | No. Days | Ave. DWELLS | Trip Rate | Estimated Trip rate | No. Days | Ave. DWELLS | Trip Rate | Estimated Trip rate | No. Days | Ave. DWELLS | Trip Rate | Estimated Trip rate |
| 00:00-01:00 | | | | | | | | | | | | |
| 01:00-02:00 | | | | | | | | | | | | |
| 02:00-03:00 | | | | | | | | | | | | |
| 03:00-04:00 | | | | | | | | | | | | |
| 04:00-05:00 | | | | | | | | | | | | |
| 05:00-06:00 | | | | | | | | | | | | |
| 06:00-07:00 | | | | | | | | | | | | |
| 07:00-08:00 | 11 | 244 | 0.097 | 0.097 | 11 | 244 | 0.330 | 0.330 | 11 | 244 | 0.427 | 0.427 |
| 08:00-09:00 | 11 | 244 | 0.189 | 0.189 | 11 | 244 | 0.417 | 0.417 | 11 | 244 | 0.606 | 0.606 |
| 09:00-10:00 | 11 | 244 | 0.183 | 0.183 | 11 | 244 | 0.168 | 0.168 | 11 | 244 | 0.351 | 0.351 |
| 10:00-11:00 | 11 | 244 | 0.148 | 0.148 | 11 | 244 | 0.163 | 0.163 | 11 | 244 | 0.311 | 0.311 |
| 11:00-12:00 | 11 | 244 | 0.147 | 0.147 | 11 | 244 | 0.159 | 0.159 | 11 | 244 | 0.306 | 0.306 |
| 12:00-13:00 | 11 | 244 | 0.171 | 0.171 | 11 | 244 | 0.166 | 0.166 | 11 | 244 | 0.337 | 0.337 |
| 13:00-14:00 | 11 | 244 | 0.164 | 0.164 | 11 | 244 | 0.147 | 0.147 | 11 | 244 | 0.311 | 0.311 |
| 14:00-15:00 | 11 | 244 | 0.166 | 0.166 | 11 | 244 | 0.216 | 0.216 | 11 | 244 | 0.382 | 0.382 |
| 15:00-16:00 | 11 | 244 | 0.301 | 0.301 | 11 | 244 | 0.194 | 0.194 | 11 | 244 | 0.495 | 0.495 |
| 16:00-17:00 | 11 | 244 | 0.306 | 0.306 | 11 | 244 | 0.203 | 0.203 | 11 | 244 | 0.509 | 0.509 |
| 17:00-18:00 | 11 | 244 | 0.346 | 0.346 | 11 | 244 | 0.213 | 0.213 | 11 | 244 | 0.559 | 0.559 |
| 18:00-19:00 | 11 | 244 | 0.317 | 0.317 | 11 | 244 | 0.201 | 0.201 | 11 | 244 | 0.518 | 0.518 |
| 19:00-20:00 | | | | | | | | | | | | |
| 20:00-21:00 | | | | | | | | | | | | |
| 21:00-22:00 | | | | | | | | | | | | |

The trip rate within the PAC Transport Assessment has mirrored these figures as closely as possible without any available parameters to duplicate the TRICS sample. Trip rate parameters to inform the trip generation were selected as follows, of which was included as Appendix I of the PAC TA:

| Land Use | Residential |
|---|---|
| Category | Mixed private/non-private housing |
| No. dwellings | 9 to 1751 (selected by user), 9 to 1751 (actual range) |

| | |
|---|---|
| Selected locations | Edge of town |
| Selected location cub-category | No sub category, residential zone |
| Population within 1 mile | 10,001-25,000 |
| Population within 5 miles | 25,001-250,000 |
| Survey day | Monday to Friday selected, comparative results for Mon-Thu only |

NPT Highways commented on the lack of Friday survey days within the response. It should be noted that no surveys including a Friday were considered representative of the development. The resultant trip rate and a comparison with the suggested rates are shown below. There is a difference of 6 daily vehicle movements between the suggested and used trip rates.

| Peak Period | Per dwelling | | | Per 250 dwellings | | |
|---|---|---|---|---|---|---|
| | Arrivals | Departures | 2-way | Arrivals | Departures | 2-way |
| **Pre-app NPT Highways Trip Rate** | | | | | | |
| 0800-0900 | 0.189 | 0.417 | 0.606 | 47 | 104 | 152 |
| 1700-1800 | 0.346 | 0.213 | 0.559 | 87 | 53 | 140 |
| **Daily** | **2.535** | **2.577** | **5.112** | 634 | 644 | 1278 |
| **Asbri Transport Trip Rate** | | | | | | |
| 0800-0900 | 0.202 | 0.416 | 0.618 | 51 | 104 | 155 |
| 1700-1800 | 0.330 | 0.205 | 0.535 | 83 | 51 | 134 |
| **Daily** | **2.510** | **2.579** | **5.089** | 628 | 645 | 1272 |
| **Comparison** | | | | | | |
| 0800-0900 | +0.013 | -0.001 | +0.012 | +3 | -0 | +3 |
| 1700-1800 | -0.016 | -0.008 | -0.024 | -4 | -2 | -6 |
| **Daily** | **-0.025** | **+0.002** | **-0.023** | **-6** | **+1** | **-6** |

2. Please refer to comments on point 1
3. To be updated within the planning submission TA.

# Response to other consultees

7.1 The following comments have been received following consultation with the 'other' consultees listed at paragraph 3.6. 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).

| **Heneb** | |
|---|---|
| **No Objection** | |
| Comment | Our recommendation would be that the desk-based assessment, conducted in 2016, is updated in the first instance with current data sources and development plans. The exact scope and methodology of the assessment would need to be set out in a Written Scheme of Investigation (WSI) agreed with ourselves. It should also be noted that the assessment is the first phase of work and it is possible additional mitigation work may be appropriate. |
| Response | An updated Archaeological Desk Based Assessment has been provided by Archaeology Wales to accompany the outline planning application. |

| **Secured by Design** | |
|---|---|
| **No Objection** | |
| Comment | I am pleased with the majority of the layout. All the vehicle parking bays are within curtilage and/or overlooked. However, I have concerns regarding the footpaths that run out of some of the cul-de-sacs and between homes. Also, where there are public open spaces between or at the rear of plots. These give access to the rear and sides of the properties and must be designed out. If the green spaces at the sides and rear of the plots are to remain they must be densely planted to prevent public access. Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. Routes must not ideally be segregated from one another or provide access to side/rear gardens. Paths ideally should be 3 metres wide. Entry onto the estate must be restricted to the designated main routes. |
| Response | Comments noted. Hammond Architectural have discussed the comments raised directly with the Secure by Design Officer. The precise detail of some aspects will be addressed as part of the reserved matters application. |

# Conclusion

8.1. Asbri Planning have been instructed by Codi Group to prepare a PAC Report to demonstrate that appropriate pre-application consultation has been carried out in respect of the outline planning 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 at land at Leiros Parc, Bryncoch, 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

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

# SITE NOTICE

**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**
**Outline planning 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.**
**Land at Leiros Parc, Bryncoch, 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 hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath.

You may inspect copies of the proposed application; the plans; and other supporting documents online at www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Neath Library, Water Street, Neath, Neath Port Talbot, SA11 3EP. The library is open between 9:00am – 17:30pm Monday to Friday, and between 9:00am and 16:00pm on a Saturday. Neath Library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 16th February 2026.

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
Tel: 02920 732 652
www.asbriplanning.co.uk

# HYSBYSIAD SAFLE

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

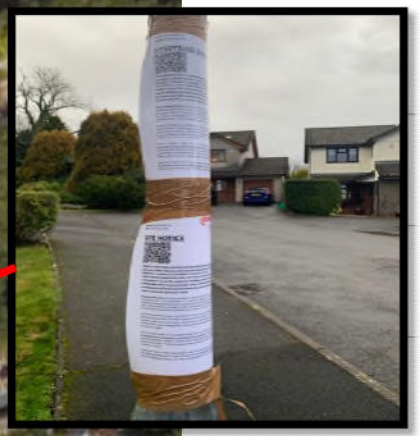
Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

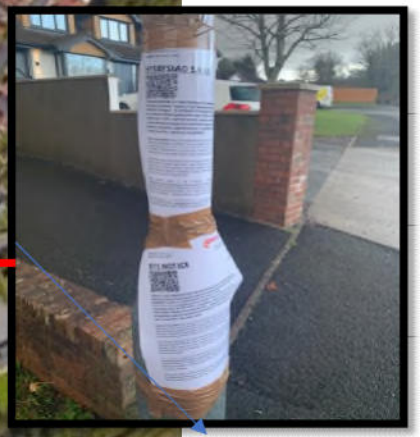
Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Castell Nedd, Water Street, Castell Nedd, Castell Nedd Port Talbot, SA11 3EP. Mae`r llyfrgell ar agor rhwng 9:00yb – 17:30yp Dydd Llun i Ddydd Gwener, a rhwng 9:00yb - 16:00yp ar Ddydd Sadwrn. Mae`r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu at Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.


SITE NOTICE


SITE NOTICE


SITE NOTICE

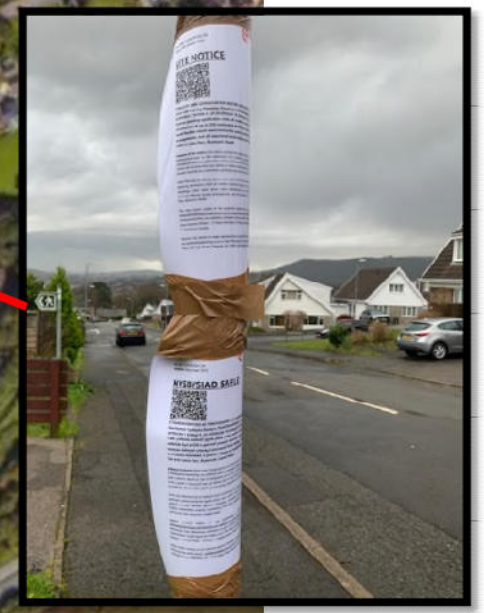

SITE NOTICE


SITE NOTICE


SITE NOTICE


HYSBYSIAD SAFLE
SITE NOTICE


SITE NOTICE


SITE NOTICE
HYSBYSIAD SAFLE

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

| Name | Address | Address | Address | Address | Postcode |
|---|---|---|---|---|---|
| **SA10 8EF addresses** | | | | | |
| 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 |
| **SA10 8EG addresses** | | | | | |
| 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 |
| **SA10 8EB addresses** | | | | | |
| 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 |
| **SA10 7EJ addresses** | | | | | |
| Owner/Occupier | 9 | Curlew Close | Bryncoch | Neath | SA10 7EJ |
| Owner/Occupier | 10 | Curlew Close | Bryncoch | Neath | SA10 7EJ |
| Owner/Occupier | 11 | Curlew Close | Bryncoch | Neath | SA10 7EJ |
| Owner/Occupier | 12 | Curlew Close | Bryncoch | Neath | SA10 7EJ |
| Owner/Occupier | 13 | Curlew Close | Bryncoch | Neath | SA10 7EJ |
| Owner/Occupier | 14 | Curlew Close | Bryncoch | Neath | SA10 7EJ |
| Owner/Occupier | 15 | Curlew Close | Bryncoch | Neath | SA10 7EJ |
| Owner/Occupier | 16 | Curlew Close | Bryncoch | Neath | SA10 7EJ |
| **SA10 7EX addresses** | | | | | |
| 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 |
| **SA10 7EW addresses** | | | | | |
| Owner/Occupier | 21 | Leiros Parc Drive | Bryncoch | Neath | SA10 7EW |
| Owner/Occupier | 23 | Leiros Parc Drive | Bryncoch | Neath | SA10 7EW |
| Owner/Occupier | 25 | Leiros Parc Drive | Bryncoch | Neath | SA10 7EW |
| Owner/Occupier | 27 | Leiros Parc Drive | Bryncoch | Neath | SA10 7EW |
| Owner/Occupier | 29 | Leiros Parc Drive | Bryncoch | Neath | SA10 7EW |
| Owner/Occupier | 31 | Leiros Parc Drive | Bryncoch | Neath | SA10 7EW |
| 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 |
| **SA10 7EZ addresses** | | | | | |
| 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 |
| **SA10 8DU addresses** | | | | | |
| 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 |
| **SA10 8ED addresses** | | | | | |
| Owner/Occupier | Tycoch Farm | Off Leiros Parc Drive | Rhyddings | Neath | SA10 8ED |
| **SA10 8AD** | | | | | |
| Owner/Occupier | Gilfach Fawr Farm | Gilfach Road | Brynoch | Neath | SA10 8AD |
| **SA10 8AE addresses** | | | | | |
| Owner/Occupier | Leiros Farm | Gilfach Road | Rhyddings | Neath | SA10 8AE |

| | | | | | |
|---|---|---|---|---|---|
| **SA10 8AH addresses** | | | | | |
| Owner/Occupier | Gellia Farm | Off Cwmbach Road | Cadoxton | Neath | SA10 8AH |
| Owner/Occupier | Cefnfaes Farm | Off Cwmbach Road | Cadoxton | Neath | SA10 8AH |
| **Other Addresses** | | | | | |
| Coombe Tennant Estate Company Limited | Leeder Property Consultants | 26 Walter Road | Swansea | Wales | SA1 5NN |
| Coombe Tennant Estate Company Limited | Leeder Property Consultants | 44 Doughty Street | London | England | WC1N 2LJ |
| Neath Port Talbot County Borough Council | Legal Services | Civic Centre | Port Talbot | Wales | SA13 1PJ |

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

Dear owners and/or occupiers,

**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**
**Outline planning 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.**
**Land at Leiros Parc, Bryncoch, 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 hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath.

You may inspect copies of the proposed application; the plans; and other supporting documents online at https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Neath Library, Water Street, Neath, Neath Port Talbot, SA11 3EP. The library is open between 9:00am – 17:30pm Monday to Friday, and between 9:00am and 16:00pm on a Saturday. Neath Library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 16th February 2026.

Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

«Add1»
«Add2_»
«Add3»
«Add4_»
«Add5_»

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

Annwyl berchnogion a/neu feddianwyr,

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Castell Nedd, Water Street, Castell Nedd, Castell Nedd Port Talbot, SA11 3EP. Mae`r llyfrgell ar agor rhwng 9:00yb – 17:30yp Dydd Llun i Ddydd Gwener, a rhwng 9:00yb - 16:00yp ar Ddydd Sadwrn. Mae`r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu i Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.

Yr eiddoch yn gywir,

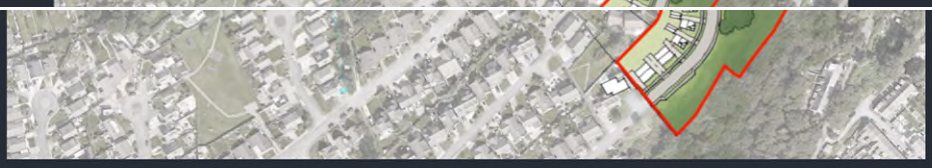
[redacted]

**Ella Davies**
Cynllunydd Graddedig

# Appendix C - Screenshot of the Asbri Planning Website

# Land at Leiros Parc, Bryncoch, Neath



Asbri Planning have been instructed by Codi Group to progress a Pre-Application Consultation (PAC) in respect of the outline planning 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 at land at Leiros Parc, Bryncoch, Neath

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. Under Section 2C Asbri Planning are required to make a draft valid planning application available publicly for comment for no less than 28 days.

All relevant drawings, reports and supplementary supporting documents are available for inspection and review below.

Anyone who wishes to make representations about this proposed development must do so by 16th February 2026. We would encourage you to e-mail these to mail@asbriplanning.co.uk or alternatively please download the attached form, and send them to Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW

Mae Asbri Planning Cyf wedi ei gomisiynu gan Codi Group i drefnu ymgynghoriad cyn gwneud cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

Yn unol â Rhan 1A o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, mae gofyniad i bob datblygiad mawr gynnal ymgynghoriad cyn-ymgeisio i'r awdurdod lleol. Mae yna ofyn i Asbri Planning hysbysu dogfennau a manylion sydd yn ofynnol er mwyn i'r cais fod yn un dilys am o leiaf 28 diwrnod.

Mae'r cynlluniau, adroddiadau a dogfennau ategol ar gael i'w harchwilio a'u hadolygu ar-lein, isod.

Dylai unrhyw un sydd yn dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig wneud erbyn 16eg Chwefror 2026. Rydym yn eich annog i e-bostio eich sylwadau at mail@asbriplanning.co.uk, neu lawrlwytho'r ffurflen atodol a'u yrru i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW.

## Supporting Documents

### Plans

**Architecture**

Active Travel Plan

Illustrative Masterplan

Land Use Plan

Location Plan

Open Space Plan

Street Hierarchy Plan

**Engineering**

Drainage Layout

Existing Site Plan

Plateau Layout

Plateau Sections Sheet 1

### Reports

**Planning**

Covering Letter

Draft Application Form

Planning Statement

**Archaeology**

Archaeological Desk Based Assessment

**Coal Mining**

Coal Mining Risk Assessment

Intrusive Coal Mining Risk Assessment

**Ecology**

Ecological Appraisal

**Noise**

Plateau Sections Sheet 2

Vehicle Tracking Sheet 1

Vehicle Tracking Sheet 2

**Landscape**

Green Infrastructure Strategy

Planting Strategy

Play Strategy

Play Strategy 2

Play Strategy 3

**Topographical**

Topographical Survey

Noise Assessment

**Site Investigation**

Site Investigation Report

Geotechnical Appraisal

**Drainage and Flood Risk**

Flood Risk Assessment & Drainage Strategy

**Trees**

Arboricultural Report

**Transport**

Travel Plan

Transport Assessment

**Landscape and Green Infrastructure**

Landscape and Visual Appraisal

Green Infrastructure Statement

**Design and Access Statement**

Design and Access Statement

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

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Local Member
Councillor Wyndham Fryer Griffiths
[redacted]

Dear Councillor Wyndham Fryer Griffiths

**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**
**Outline planning 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**
**Land at Leiros Parc, Bryncoch, Neath**

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Asbri Planning Ltd hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath.

You may inspect copies of the proposed application; the plans; and other supporting documents online at https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Neath Library, Water Street, Neath, Neath Port Talbot, SA11 3EP. The library is open between 9:00am – 17:30pm Monday to Friday, and between 9:00am and 16:00pm on a Saturday. Neath Library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 16th February 2026.

Yours Sincerely,

[redacted]

**Ella Davies**

Graduate Planner

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Local Member
Councillor Wyndham Fryer Griffiths
[redacted]

Annwyl Councillor Wyndham Fryer Griffiths

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
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**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

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Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu i Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.

Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Local Member
Councillor Jo Hale
[redacted]

Dear Councillor Jo Hale

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**
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Yours Sincerely,

[redacted]

**Ella Davies**

Graduate Planner

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

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Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Local Member
Councillor Jo Hale
[redacted]

Annwyl Councillor Jo Hale

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D**
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**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Castell Nedd, Water Street, Castell Nedd, Neath Port Talbot, SA11 3EP. Mae`r llyfrgell ar agor rhwng 9:00yb – 17:30yp Dydd Llun i Ddydd Gwener, a rhwng 9:00yb - 16:00yp ar Ddydd Sadwrn. Mae`r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu i Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.

Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Local Member
Councillor Chris Williams
[redacted]

Dear Councillor Chris Williams

**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**
**Outline planning 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**
**Land at Leiros Parc, Bryncoch, 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 hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath.

You may inspect copies of the proposed application; the plans; and other supporting documents online at https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Neath Library, Water Street, Neath, Neath Port Talbot, SA11 3EP. The library is open between 9:00am – 17:30pm Monday to Friday, and between 9:00am and 16:00pm on a Saturday. Neath Library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 16th February 2026.

Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Local Member
Councillor Chris Williams
[redacted]

Annwyl Councillor Chris Williams

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Castell Nedd, Water Street, Castell Nedd, Neath Port Talbot, SA11 3EP. Mae`r llyfrgell ar agor rhwng 9:00yb – 17:30yp Dydd Llun i Ddydd Gwener, a rhwng 9:00yb - 16:00yp ar Ddydd Sadwrn. Mae`r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu i Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.

Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Local Member
Councillor Phil Rogers
[redacted]

Dear Councillor Phil Rogers

**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**
**Outline planning 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**
**Land at Leiros Parc, Bryncoch, 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 hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath.

You may inspect copies of the proposed application; the plans; and other supporting documents online at https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Neath Library, Water Street, Neath, Neath Port Talbot, SA11 3EP. The library is open between 9:00am – 17:30pm Monday to Friday, and between 9:00am and 16:00pm on a Saturday. Neath Library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 16th February 2026.

Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Local Member
Councillor Phil Rogers
[redacted]

Annwyl Councillor Phil Rogers

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Castell Nedd, Water Street, Castell Nedd, Neath Port Talbot, SA11 3EP. Mae`r llyfrgell ar agor rhwng 9:00yb – 17:30yp Dydd Llun i Ddydd Gwener, a rhwng 9:00yb - 16:00yp ar Ddydd Sadwrn. Mae`r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu i Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.

Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Community Council
Blaenhonddan Community Council
[redacted]

Dear Community Council

**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**
**Outline planning 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**
**Land at Leiros Parc, Bryncoch, 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 hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath.

You may inspect copies of the proposed application; the plans; and other supporting documents online at https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. If you do not have direct access to the internet, computer facilities are available at Neath Library, Water Street, Neath, Neath Port Talbot, SA11 3EP. The library is open between 9:00am – 17:30pm Monday to Friday, and between 9:00am and 16:00pm on a Saturday. Neath Library is closed on a Sunday.

Anyone who wishes to make representations about this proposed development must write to Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW. All representations must be received by 16th February 2026.

Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Community Council
Blaenhonddan Community Council
[redacted]

Annwyl Community Council

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1 Erthygl 4. (4) ATODLEN 1B Erthygl 2C & 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

Gellwch archwilio copïau o'r cais arfaethedig; y planiau; a dogfennau ategol eraill ar-lein ar https://www.asbriplanning.co.uk/statutory-pre-application-consultation/. Os nad oes gennych fynediad uniongyrchol i'r rhyngrwyd, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn Llyfrgell Castell Nedd, Water Street, Castell Nedd, Neath Port Talbot, SA11 3EP. Mae`r llyfrgell ar agor rhwng 9:00yb – 17:30yp Dydd Llun i Ddydd Gwener, a rhwng 9:00yb - 16:00yp ar Ddydd Sadwrn. Mae`r llyfrgell ar gau ar Ddydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu i Asbri Planning trwy anfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Cyf, Swit D, Llawr 1af, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.

Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

asbriplanning

Planning & Development Consultants
Ymgynhorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

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

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Cadw
[redacted]

Dear Cadw

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

**Purpose of this notice:** this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at https://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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 16th February 2026.

Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Cadw
[redacted]

Annwyl Cadw

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1C Erthygl 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar https://www.asbriplanning.co.uk/statutory-pre-application-consultation/.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Ltd, Suite D, Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.

Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Dwr Cymru
[redacted]

Dear Dwr Cymru

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

**Purpose of this notice:** this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath

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Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
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CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Dwr Cymru
[redacted]

Annwyl Dwr Cymru

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1C Erthygl 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

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Ymgynghorwyr Cynllunio a Datblygu

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Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Local Highway Authority
[redacted]

Dear Local Highway Authority

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

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Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
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www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Local Highway Authority
[redacted]

Annwyl Local Highway Authority

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1C Erthygl 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

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Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Mid and West Wales Fire and Rescue Service
[redacted]

Dear Mid and West Wales Fire and Rescue Service

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

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Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

Mid and West Wales Fire and Rescue Service
[redacted]

Annwyl Mid and West Wales Fire and Rescue Service

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
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**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Natural Resources Wales
[redacted]

Dear Natural Resources Wales

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

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Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

Natural Resources Wales
[redacted]

Annwyl Natural Resources Wales

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1C Erthygl 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

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[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

The Coal Authority
[redacted]

Dear The Coal Authority

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

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
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**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

The Coal Authority
[redacted]

Annwyl The Coal Authority

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1C Erthygl 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
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Yr eiddoch yn gywir,

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**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

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www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Trunk Road Agency
[redacted]

Dear Trunk Road Agency

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

[redacted]

**Ella Davies**
Graduate Planner

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[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Trunk Road Agency
[redacted]

Annwyl Trunk Road Agency

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
**ATODLEN 1C Erthygl 2D**
**Cais cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig.**
**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar https://www.asbriplanning.co.uk/statutory-pre-application-consultation/.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad trwy danfon ebost i mail@asbriplanning.co.uk neu drwy ysgrifennu i Asbri Planning Ltd, Suite D, Llawr Cyntaf, 220 High Street, Abertawe, SA1 1NW erbyn 16eg Chwefror 2026.

Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

The Canal and River Trust
[redacted]

Dear The Canal and River Trust

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

**Purpose of this notice:** this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at https://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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 16th February 2026.

Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

The Canal and River Trust
[redacted]

Annwyl The Canal and River Trust

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
**Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**
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**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Mae Asbri Planning Cyf yn hysbysu bod Codi Group yn bwriadu gwneud cais i Gyngor Castell Nedd Port Talbot am ganiatad cynllunio amlinell (gyda phob mater wedi'u cadw heblaw am fynediad) ar gyfer adeiladu hyd at 250 o gartrefi preswyl, mannau agored cyhoeddus, isadeiledd gwyrdd, mannau defnydd cymysg/cymunedol bach hyblyg, nodweddion draenio cynaliadwy, trefniadau mynediad, a gwaith tirlunio ac isadeiledd cysylltiedig ar dir wrth Leiros Parc, Bryncoch, Castell Nedd.

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Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS
[redacted]
www.asbriplanning.co.uk

**Our Ref:** ED/IR/PB/S24.154
**Date:** 16th January 2026

Agricultural Land
[redacted]

Dear Agricultural Land

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**
**Town and Country Planning (Development Management Procedure) (Wales) Order 2012**
**SCHEDULE 1C Article 2D**
**Outline planning 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**
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**Purpose of this notice:** this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Asbri Planning Ltd hereby gives notice that Codi Group intends to apply to Neath Port Talbot Council for outline planning permission (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 at land at Leiros Parc, Bryncoch, Neath

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at https://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 Asbri Planning Ltd via mail@asbriplanning.co.uk or Asbri Planning Ltd, Suite D, 1st Floor, 220 High Street, Swansea, SA1 1NW by 16th February 2026.

Yours Sincerely,

[redacted]

**Ella Davies**
Graduate Planner

Planning & Development Consultants
Ymgynghorwyr Cynllunio a Datblygu

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
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CF23 8RS
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**Ein Cyf:** ED/IR/PB/S24.154
**Dyddiad:** 16eg Ionawr 2026

Agricultural Land
[redacted]

Annwyl Agricultural Land

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO**
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**Tir wrth Leiros Parc, Bryncoch, Castell Nedd**

**Diben yr hysbysiad hwn:** mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

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Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein ar https://www.asbriplanning.co.uk/statutory-pre-application-consultation/.

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Yr eiddoch yn gywir,

[redacted]

**Ella Davies**
Cynllunydd Graddedig

# Appendix F - Responses received from community consultees

**Blaenhonddan Community Council**

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

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

**Public Comments to Council**

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

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

**Council Discussions**

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

## Council Decision

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

## Ella Davies

**From:** Cllr. Phil Rogers [redacted]
**Sent:** 21 January 2026 13:12
**To:** Mail Asbriplanning
**Subject:** Leiros Park

Dear Sir/Madam,
Ii am County Councillor for the Cadoxton Ward. I have no immediate concerns with the plans, other than the lack of adequate infrastructure outside of the build area. Traffic from the new builds will make use of Pen-y-Wern Road down to the mini roundabout. This is already a major congestion point for the residents of Cadoxton with long tailbacks during rush hour as they struggle to pull out onto the mini roundabout. I would like to see what the planned solutions are for this area.
Kindest regards,
Phil Rogers

Sent from Outlook for iOS

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

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

Os hoffech ddefnyddio'r Gymraeg wrth ddelio â'r Cyngor os gwelwch yn dda cliciwch yma

If you would like to use Welsh when dealing with the Council please click here

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# Appendix G - Responses received from specialist consultees

## Ella Davies

**From:** [redacted]
**Sent:** 21 January 2026 11:09
**To:** Mail Asbriplanning
**Subject:** RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Leiros Parc, Bryncoch, Neath

Dear Ella Davies

**Re: Pre-application Consultation Response under Article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2016 – Land at Leiros Parc, Bryncoch, Neath**

Thank you for the formal request for a pre-application consultation response under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, concerning agricultural land quality and the application of Best and Most Versatile (BMV) agricultural land policy (PPW paragraph 3.58 and 3.59). This advice relates to technical information only, not the merits or otherwise of the proposal on which it is for the determining authority to take a view (TAN6; Annex B6).

### 1. Agricultural Land Classification (ALC) - Information.

The Department does not hold any information on detailed ALC field surveys for the site. According to the Predictive ALC Map for Wales, the site is considered at best Subgrade 3b.

### 2. Agricultural Land Classification (ALC) – Advice.

The Department does not consider BMV land to be present at this site, therefore a detailed ALC field survey is not recommended as per published guidance.

Regards

Iwan Price

---

**From:** Mail Asbriplanning <mail@asbriplanning.co.uk>
**Sent:** 16 January 2026 12:13
**To:** [redacted]
**Subject:** SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Leiros Parc, Bryncoch, Neath

Good afternoon,

Please see attached letter.

Kind regards

**Asbri Planning Ltd |** [redacted] **| W: http://www.asbriplanning.co.uk**

**Swansea | Cardiff**

***Think before you print***

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Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein hysbysiad preifatrwydd yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. ----------
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Llywodraeth Cymru
Parc Busnes Rhydycar
Merthyr Tudful
CF48 1UZ
cadw.llyw.cymru

Welsh Government
Rhydycar Business Park
Merthyr Tydfil
CF48 1UZ
cadw.gov.wales

Plas Carew, Unit 5/7
Parc Nantgarw, Caerdydd
Ffôn 0300 025 6000
Ebost cadw@llyw.cymru
cadw.gov.wales

Asbri Planning Ltd

By email

mail@asbriplanning.co.uk

| | |
|---|---|
| Eich cyfeirnod<br>Your reference | ED/IR/PB/S24.154 |
| Ein cyfeirnod<br>Our reference | |
| Dyddiad<br>Date | 30 January 2026 |
| Llinell uniongyrchol<br>Direct line | [redacted] |
| Ebost<br>Email: | [redacted] |

Dear Sir/Madam

**Pre-Planning Application - 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, Land at Leiros Parc, Bryncoch, Neath**

Thank you for your letter of 16 January inviting our comments on the pre-planning application consultation for the proposed development described above.

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

Advice

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. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM006 Neath Abbey & Gatehouse
GM039 Neath Castle

GM207 Court Herbert Cross & Grave Slab
GM215 Neath Roman Site
GM382 Carreg Bica Standing Stone
GM383 Three Round Cairns on Mynydd Drumau
GM387 Round Cairn with Cist on Mynydd Drumau
GM389 Neath Abbey Ironworks
GM394 Tennant Canal: Skewen Cutting and tramroad bridge
GM395 Neath Abbey Ironworks Dam
GM485 Tinplate works at Aberdulais Falls
GM505 Canal Boat at Aberdulais Basin
GM506 Aberdulais Aqueduct
GM549 House Platforms West of Dyffryn Wood
GM635 Neath Abbey Ironworks Calcining Kilns

Registered Historic Parks and Gardens

PGW (Gm) 50(NEP) Neath: The Gnoll
PGW (Gm) 64(NEP) Neath: Victoria Gardens

This pre-application is for the construction of 250 residential dwellings on land at Leiros Park, Bryncoch, Neath.

The above designated historic assets are located inside 3km of the proposed development, but intervening topography, buildings, vegetation and the effect of distance will obscure all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

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 www.ggat.org.uk

Yours sincerely,

Laura Cooper
Historic Environment Inspectorate / Arolygiaeth yr Amgylchedd Hanesyddol

Cadw

## Annex A

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 Planning Policy Wales - Edition 12 (gov.wales) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains 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 a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

Technical Advice Note 24: The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on

the register of historic parks and gardens 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.

**Ella Davies**

**From:** National Planning Function [redacted]
**Sent:** 19 January 2026 11:07
**To:** Mail Asbriplanning
**Subject:** RE: SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Leiros Parc, Bryncoch, Neath

Good morning,

Thank you for your pre-application consultation in respect of Land at Leiros Parc, Bryncoch. Glandŵr Cymru, the Canal & River Trust in Wales is potentially a specialist consultee in the planning system under the mandatory pre-application process. However, this scheme does not appear to meet the criteria for consultation with us as set out in Part 1A and Schedule 4 Paragraph v of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

We are happy to comment on particular applications that fall outside these requirements where there are relevant circumstances. If you would like the Canal & River Trust's comments in this case or any other, please clarify the reason for your consultation when you send it.

Should you have a query in relation to consultation or notification of the Canal & River Trust at pre-application stage, please email us at planning@canalrivertrust.org.uk or see our website here.

Should you have any queries please do not hesitate to contact us,

Sarah Steele
Planning and Data Support Technician
*My working hours are Monday, Tuesday 8:00-16:30 and Friday 8:00-16:00*

E planning@canalrivertrust.org.uk

Canal & River Trust
National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port CH65 4FW
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Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

**Cadw mewn cysylltiad**
Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru https://canalrivertrust.org.uk/newsletter
Cefnogwch ni ar https://www.facebook.com/canalrivertrust
Dilynwch ni ar https://twitter.com/canalrivertrust ac https://www.instagram.com/canalrivertrust

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

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Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru
Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer
**Craig Flannery**

Y Pencadlys, Lôn Pisgwydd,
Caerfyrddin, Sir Gâr, SA31 1SP
post@tancgc.gov.uk | tancgc.gov.uk

Headquarters, Lime Grove Avenue,
Carmarthen, Carmarthenshire, SA31 1SP
mail@mawwfire.gov.uk | mawwfire.gov.uk

[redacted]

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

*Gofynner am/ Please ask for:* Watch Manager K. Steele

*Rhif Est/Extn. No.*

*E-bost/E-mail:* [redacted]

*Fy Nghyf/My Ref:* KS/KDT/00362458

*Dyddiad/Date:* 16 February 2026

Dear Sir / Madam

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012**

**THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016**

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMENDMENTS) ORDER 2021 – FIRE AND RESCUE AUTHORITIES**

**RE: Outline planning 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 on Land at Leiros Parc, Bryncoch, Neath**

**REFERENCE NUMBER: S24.154**

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan(s) of the above proposal has been examined, and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development.

- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:

https://www.water.org.uk/national-guidance-document-provision-water-firefighting

Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi.
Rydym yn croesawu galwadau yn y Gymraeg a'r Saesneg.

We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.
We welcome calls in Welsh and English.

♻ 100% wedi'i ailgylchu | recycled

EIN GWELEDIGAETH
I ddarparu'r Gwasanaeth gorau posibl i gymunedau canolbarth a gorllewin Cymru.
OUR VISION
To deliver the best possible service for the communities of mid and west Wales.
#eichgtacgc #yourmawwfrs

Furthermore, the applicant should be advised to contact the appropriate Authority responsible for ensuring safety and compliance for these types of developments i.e., Health & Safety Executive / Local Authority Building Control.

The plan(s) has been retained for record purposes.

Yours faithfully

[redacted]

Watch Manager K Steele
Authorised Fire Safety Inspector
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

# MID AND WEST WALES FIRE AND RESCUE SERVICE

## Advice on Water Supplies

## 1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

***Access to Open Water Supplies***

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

### 1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

### 1.2. TRANSPORTATION

***Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations***

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

### 1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

***Light Industrial/Commercial***

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

***High Risk Industrial***

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

## 1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

## 1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

***Village Halls***

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

***Primary Schools and Single Storey Health Centres***

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

***Secondary Schools, Colleges, Large Health and Community Facilities***

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

## 1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

| | | |
|---|---|---|
| Residential areas | - | 200 metres |
| Industrial Estates | - | 150 metres |
| Town Centre Areas | - | 90 metres |
| Commercial (Offices & Shops) | - | 100 metres |
| Residential Hostels | - | Adjacent to access |
| Hotels | - | Adjacent to access |
| Institutional (Hospitals & Old Persons Home) | - | Adjacent to access |
| Old Persons Home | - | Adjacent to access |
| Educational (Schools & Colleges) | - | Adjacent to access |

## 1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

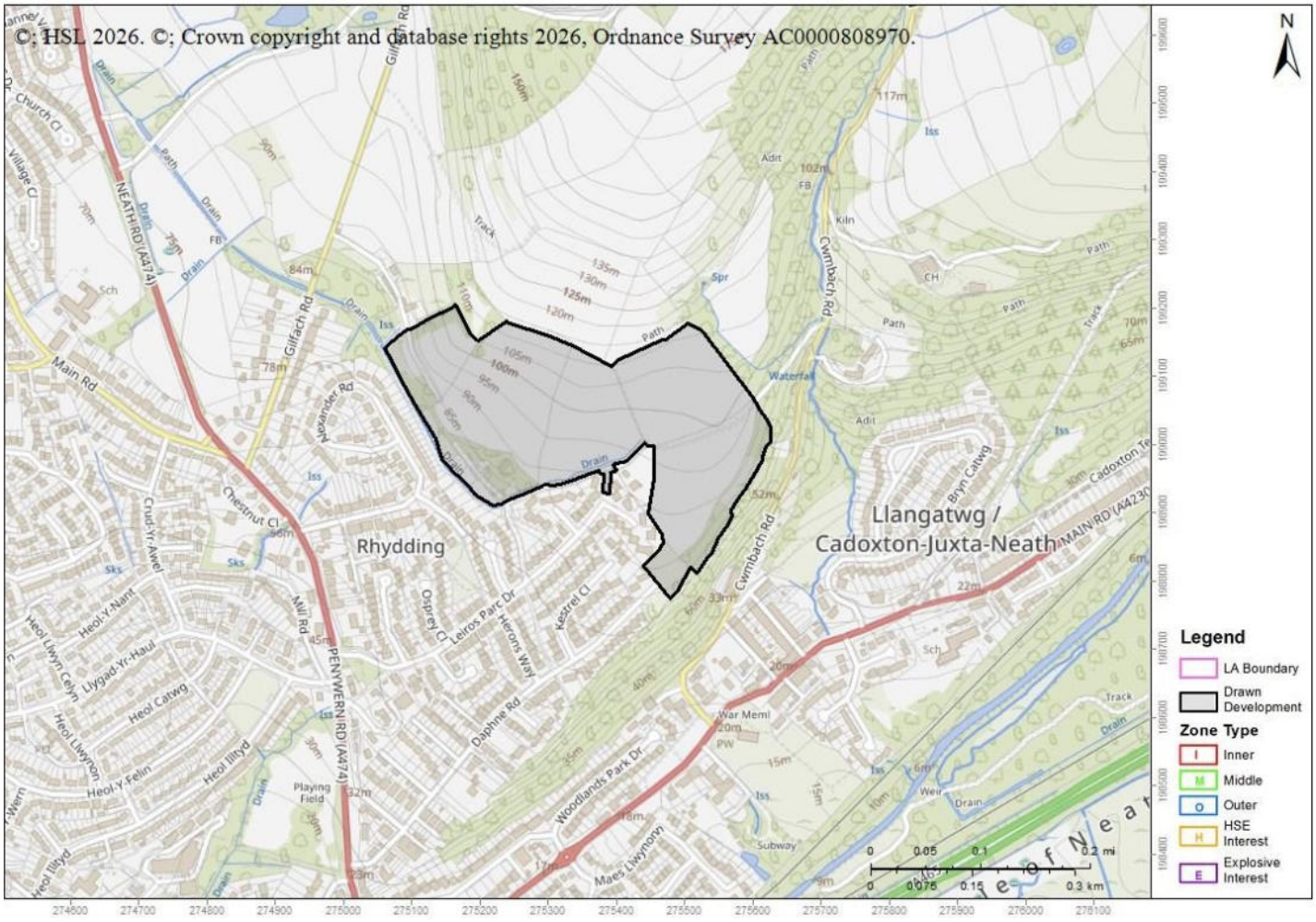
Asbri Planning Ltd
Unit 9 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,

Cardiff
CF56 8RS

Health and Safety Executive

# Advice : HSL-260113084241-744 Does Not Cross Any Consultation Zones

**Your Ref:** S24.154
**Development Name:** Leiros Parc
**Comments:**




The proposed development 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.

This advice report has been generated using information supplied by Kate Stevens at Asbri Planning Ltd on 13 January 2026.

Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-297454-K9K1
Eich cyf/Your ref: S24.154

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

Dyddiad/Date: 16 February 2026

Annwyl/Dear Ms Davies,

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED**

**BWRIAD/PROPOSAL: OUTLINE PLANNING 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**

**LLEOLIAD/LOCATION: LAND AT LEIROS PARC, BRYNCOCH, NEATH**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 16 January 2026.

**We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding ecology (protected species). If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.**

**We also advise that based on the information submitted to date, we would ask the planning authority to include the following condition on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.**

**Condition 1: Landscape Environmental Management Plan**
**Condition 2: Construction Environmental Management Plan**
**Condition 3: Unsuspected Contamination**

**Ecology**

Protected Species

We welcome the recommendations in the 'Ecological Appraisal' by edp, dated January 2026, which includes the provision of a 15-30m buffer of retained habitat along the southern watercourse and the eastern boundary which contains ancient semi natural woodland. As this information has not been submitted on a plan yet, to secure it as part of any planning permission granted by the Local Planning Authority (LPA), the formal planning application should include plans that clearly differentiate between the retained habitat and the proposed 15-30m buffer proposed protect these habitats and clearly indicating the width of the buffer.

We welcome the lighting recommendations in the Ecological Appraisal in section 5.11 and would look to the LPA to ensure that all retained habitat/boundary vegetation, particularly in association with the watercourse and ancient woodland remain unilluminated.

The ecological surveys were carried out in 2024. We advise that the validity of ecological surveys diminishes over time and as such updated surveys may be required depending on the timing of the submission of a planning application as well as other factors such as changes in site conditions. You should discuss this with the LPA's Ecologist.

Ornithology

The Ecological Appraisal details the findings of the breeding bird surveys undertaken in May and June 2024. The surveys are broadly line with industry best practice (see Bird Survey Guidelines). We advise the lack of an early breeding season survey (late March/April) should have been acknowledged as a limitation within the report due to the potential for breeding species more active during this period to be overlooked. Nevertheless, considering the habitat and species on site it is not anticipated that this limitation had a major impact on the overall assessment. Consequently, we are content with the survey approach detailed.

Overall, a total of 29 species were recorded during the surveys, with 13 species confirmed or probably breeding on site. The breeding bird assemblage was fairly typical of lowland grazed pasture habitat and generally associated with the treeline habitats along the field boundaries. No ground nesting birds were recorded during the surveys. A marsh tit was recorded at the north-east of the site and is likely associated with the adjacent woodland habitat bounding this area of the site. We note that no Schedule 1 species have been identified during the surveys.

The proposed mitigation and enhancement measures proposed in the 'Green Infrastructure Strategy' (by Tir Collective, dated January 2026) is acceptable, although the key makes it difficult to ascertain the precise level of new planting. The retention of established mature treelines across the majority of the site is welcomed, as is the proposal to include a buffer zone between the development and the ancient woodland habitat to the east of the site. However, in some areas, particularly the north-east of the site, that buffer area is compressed.

We welcome section 5.20 of the Ecological Appraisal which advises:

*"Detailed specifications for new planting and other habitat creation described in Section 4 should be provided with a detailed Soft Landscaping Scheme secured by planning condition. In addition, measures to restore and enhance existing habitats, to ensure successful*

*establishment of new habitats, and to maintain the value of all ecological features in the long-term will be delivered through a Landscape and Ecology Management Plan (LEMP), or an equivalent document, which can be secured by planning condition."* The following condition should therefore be attached to any planning permission granted by the LPA.

Condition 1: No development shall commence until a Landscape Ecological Management Plan (LEMP) for the provision, management and maintenance of the landscape and ecological features at the site has been submitted to and approved by the Local Planning Authority. The LEMP should include but not be limited to:

- Details of habitats, landscape, environmental and ecological features present or to be created at the site
- Details of the desired conditions of features (present and to be created) at the site
- Details of scheduling and timings of activities
- Details of short and long-term management, monitoring and maintenance of new and existing landscape, environmental and ecological features at the site to deliver and maintain the desired condition
- Details of monitoring of landscape and ecological features
- Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased within two years of completion of development
- Details of management and maintenance responsibilities
- Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed)

The LEMP shall be carried out in accordance with the approved details.

Justification: A LEMP should be submitted to ensure necessary landscape and environmental management measures are agreed prior to commencement and implemented to ensure the site's landscape and environmental features are adequately managed long term.

**Pollution Prevention**

There are minor watercourses surrounding the application site. Due to the scale and nature of the development, there is potential for pollution to occur during the construction phase. The 'Ecological Appraisal' by edp, dated January 2026 advises in section 5.16 and Table EDP 6.1. that a Construction Environmental Management Plan (CEMP) should be in place to avoid construction impacts – we agree with this and advise the following condition should be attached to any permission the Local Planning Authority (LPA) may grant.

Condition 2: No development including site clearance, shall commence until a site wide 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, how waste generated will be managed.
- General site management: details of the construction programme including phasing of development, timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- 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 storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Traffic management: details of site deliveries, plant on site, 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 associated with the CEMP and emergency contact details.
- Details of the landscape or 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 and implemented for the protection of the environment during construction.

**Land Contamination**

We have reviewed the 'Geotechnical & Geo-Environmental Site Investigation Report' (Reference 14156, by Terra Firma (Wales) Limited, dated June 2017) and consider the site to be low sensitivity with respect to controlled waters.

Based on the information provided, if a formal planning application is submitted, then we would recommend the LPA attach the following condition to any permission granted:

Condition 3: If, during development, contamination not previously identified is found to be present at the site then no further development 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 the water environment, and to ensure that the development can be carried out safely without unacceptable risks.

**Drainage**

Protection of the water environment is a material planning consideration, and the LPA 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 that you'll be contacting Dwr Cymru Welsh Water to confirm that capacity exists within the system to accommodate the additional flows generated from the development, as detailed in the 'FRA and DRAINAGE STRATEGY NOTE' by CB3 Consult, dated 8th January 2026.

**Other Matters**

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

**Hannah Roberts**
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

[redacted]

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL**

The Town and Country Planning (Development Management Procedure) (Wales) Order 2015 (as amended)

**HEAD OF ENGINEERING & TRANSPORT**

**OBSERVATIONS**

| | |
|---|---|
| PAC APPLICATION NO: | N/3/26/0001/00 |
| APPLICANT: | ASBRI PLANNING |
| LOCATION: | LAND AT LEIROS PARC, BRYNCOCH, NEATH. |
| PROPOSAL: | 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 |

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The Highway/Drainage Authority, in responding to the above application, provides the following substantive response:

| | |
|---|---|
| **No comment** | ☐ |
| **No objection** (subject to any specified conditions below) | ☐ |
| **Concerns have been identified** (see below for how those concerns can be addressed by the applicant | ☒ |
| **Objection** – on the grounds set out below | ☐ |
| **SAB** (SAB approval is required) | ☒ |

**MY OBSERVATIONS ON THIS PAC ARE AS FOLLOWS:-**

No Highway objection in principle to the intention of development at this location. However, several concerns have been identified which must be addressed as part of any subsequent application. In particular, there are significant issues with the Transport Impact Assessment (TIA) that has been submitted, and these require further clarification and resolution.

Should the matters outlined below remain unresolved, the Highway Authority will be required to undertake a further review, which may ultimately result in a formal objection to the proposal.

These observations are based upon the documents/drawings only that have been submitted as part of this consultation.

**Highway Comments**

1. All internal estate roads to be designed in accordance with Manual for Streets, the Authority's Design Guide and parking provision to be in accordance with the approved Parking Guidelines.

2. The current site layout does not incorporate an internal highway loop arrangement, which is required due to the site having a single point of access. Although this requirement has been discussed during previous reviews of the site, it has not yet been implemented.

3. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 9, to be 4.5m wide, have pedestrian vision splays of 2.4m by 2.4m (behind footway) which should be hard surfaced, and a turning facility provided with a traverse length of 8.65m so all vehicles can enter and leave in a forward gear. Shared drives should not exceed 30m in length (carrying distance for bins) and there will be a need to widen the footway or provide a bin parking area where bins/sacks can be placed on collection day without obstructing the footway.

4. Parking allocation shall be in accordance with NPT 'Parking Standards which are at a rate of 1 space per bedroom per dwelling (including apartments) up to a maximum of 3 spaces. The parking requirements may be reduced if the developer can provide evidence that the criteria set out in the Sustainability section of our SPG Parking Standards (Oct 2016) document is met.

5. Driveways dimensions are as follows:
    a. Single driveway shall be 3.6m wide and 6m in length,
    b. Parallel parking, the first space shall be 3.6m wide with the additional space or spaces thereafter being 2.6m (for example; parallel parking for two vehicle, the dimensions should be 6.2m wide (3.6m plus 2.6m) by 6m in length). For a third space you would add on an additional 2.6m wide.
    c. Parking in tandem for a single driveway width would require a width of 3.6m wide, together with the first space being 6m in length and then other length(s) being 4.8 metres in addition (for example; two car parking in tandem would require a width of 3.6m and a length of 10.8m (6m plus 4.8m). For a third space you would add on an additional 4.8m.

    Some of the driveway areas that are currently shown are in excess of the dimensions above. This is not desirable as this could lead to additional vehicles parking in these areas and overhanging onto the footway.

6. All driveways shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The driveway shall be drained so that no surface water (including roof and yard) flows out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements. The surface water shall not drain directly or indirectly into the highway drainage network without the written approval of the SAB.

7. Electric Vehicle Charging Points - The site shall be provided with Electrical Vehicle Parking Spaces, as per Planning Policy Wales (11).

8. Please show each vehicular dropped crossing point for each driveway.

9. Bus routes require 6.5m wide carriageway with on street parking provided in dedicated parking bays parallel to the carriageway. Swept path analysis/vehicle tracking must demonstrate adequate geometry to allow 12.5m single deck buses to pass.

10. Swept path analysis drawings are required in CAD format for all routes likely to facilitate a bus service and for refuse vehicles within the development. Swept path analysis is to be carried out if/once any changes to the junction layout arise as a result of applying Active Travel criteria.

11. No drive shall be closer than 2.5 metres to any boundary and pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided and maintained each side of each access within which nothing over 600mm in height shall be erected or allowed to grow.

12. Each driveway should have a maximum gradient of no greater than 1 in 9 and no less than 1 in 150.

13. A visitor parking scheme is required at a rate of one space per five dwellings which shall be clearly shown on the submitted site layouts.

14. All works to be constructed on the public highway shall be subject to Road safety Audits, stages 1 to 4 in accordance with Design Manual for Roads and Bridges. Road Safety Audits Stage 1 and 2 need to be submitted within the planning application. Each stage of the Road safety Audit shall be submitted for approval in writing by the Local planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within 3 months of that stage of that Road safety Audit has been approved.

15. All roads should be designed for a 20mph or less speed limited with bends having a centre line radius not less than 20 metres and any necessary bend sight line shown as being within the proposed footway.

16. The internal highways shall be design with any unrestrained lengths no greater than 60 metres.

17. Prior to work commencing on the construction of any dwelling a Traffic Regulation Order scheme shall be submitted to and for the written approval of the Authority.

18. Location of recycling and waste bin storage areas are to be shown on plan. The council refuse and recycling vehicles will only pick up on kerb side collection points only. Waste collection vehicles should be able to get within 5

meters of the storage point. Maximum reversing distance of 12 meters, reversing routes should be straight and free from any obstacles.

19. A schematic street lighting design is required and to be submitted to and approved in writing by the LPA.

20. No trees shall be planted within the footway, nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.

21. Pedestrian footpaths will need to be continued around all the turning head areas.

22. No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Environmental Management Plan shall be in accordance with the requirements of British Standard BS5228-1:2009 - "Code of practice for noise and vibration control on construction and open sites". The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

    a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
    b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
    c. **General Site Management:** details of the construction programme including timetable; details of site clearance; details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
    d. **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
    e. **Traffic Management**: details of site deliveries including routes of vehicles, plus delivery and construction times, taking into account the proximity of residential dwellings, no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times; details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors; scheme for the erection of temporary/semi-temporary signage warning drivers of the presence of children and speed restrictions; Measures to prevent stacking of vehicles onto the public highway; The frequency and size of vehicles used to transport the waste material arising from the demolition works;
    f. **Hours of working on site**, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.

g. **Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.

23. Any gates shall be of a type which open inwards only, can be seen through and shall be maintained as such thereafter.

24. Active Travel must be considered and integrated into the design of the development.

25. Prior to work commencing on development a scheme shall be submitted to and approved in writing by the Local Planning Authority for the construction of the internal estate roads, which shall include the following:
    a. Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150
    b. Cross sections every 20 metres, and/or where any culvert outfalls, headwalls are located
    c. Highway Drainage (including gullies, gully leaders, manholes, pipe sizes and gradients)
    d. Highway Construction details
    e. A schematic street lighting design
    f. Highway Retaining Walls (if any), along with full structural and design calculations

26. Any alterations to the public highway shall be made under the remit of a Section 278 Agreement of the Highways Act.

**Transport Assessment**

Please note that all comments provided below relate solely to the proposed development site and its associated impacts.

There are significant concerns in regard to the Transport Assessment that has been provided, these include:

- There are RFC's are greater than 1 when development is included.
- No existing committed development has been included.
- Impacts of the development have been acknowledged, but no mitigation is proposed.

1. The previously agreed scoping for the junction counts has not been provided. These should be 7-day surveys to ensure the data is robust. Please also highlight why the ATC at the Penywern Rd between Daphne Rd North was not resurveyed as the other 3 ATC areas in 2025?
2. A 5 and 10 year forecast is required, please update the report to reflect this.
3. Under point 5.3, it states that there will be an active travel only link, this should be updated to also reflect the emergency access link that will be able to be utilised when required.

4. Section 5.5.1 You state that you have undertaken an auto tracking exercise to confirm a '12m bus can enter the site via Daphne Road and successfully navigate the estate road' however the minimum size of a bus required to demonstrate suitability would be for a 12.5m single decker bus as per NPTCBC Design Guide.
5. Please provide CAD files for the Auto-tracking referred to in Appendix H.
6. The recycling team have the below vehicles in service: Dennis Eagle/Olympus Twin Pack Mid Steer 6x2; Mercedes/Econic Fardi Hillend Split Pod Body. the swept path analysis should be updated to reflect this.
7. Typo under 7.2.1. *'year of 4032'*
8. Section 7.2.5 Please provide details of the committed development included as part of this assessment. Please obtain this information from NPT Planning department.
9. Under point 7.7.2 it states that OS data has bene used, is there not Topo survey data available to ensure the most accurate information has been included within the modelling?
10. Due to the percentage of impact for 3 junctions shown on Table 7.2 have a greater than 5% impact, additional queuing surveys to be undertaken on all affected junctions so the impact can be clearly understood. Point 7.6.2 does not alleviate the concerns regarding the impact to the junctions.
11. Please review the information provided within Table 7.10, from local knowledge we believe the queue lengths are far greater than what is shown on the table.
12. 7.12.5 states the AM peak is 0.88, however that is the PM peak. Concerns have been noted regarding the increase in base figures from 2025 – 2028, further explanation of these figures is required.
13. 7.12.6 states that there is ample spare capacity, this is not the case as the tables show the 85$^{th}$%ile is already being reached.
14. 8.1.7 states that the impact is low approximately 3% or less, however within Tables 7.2 and 7.3 show impacts as high as 9%.
15. The current junctions modelling show RFC values exceeding the acceptable 0.85, with the highest value at 1.67. These values are indicative of full junction breakdown, there has been no mitigation measures proposed or discussed to alleviate the strain on the highway network. This is not compliant with TAN18 requirements.
16. Impacts have been identified but not addressed. The TA acknowledges: Capacity constraints at the Cadoxton roundabouts, queues and delays that worsen in future years, The potential technical feasibility of improvements Yet then states that no mitigation is proposed due to "land requirements" and "complexity". This is not permitted under: TAN 18.
17. No sensitivity testing has been provided such as: High-growth forecasts, Suppressed-demand testing, Higher vehicle trip-rate scenarios, Consideration of post-COVID peak-hour changes. This is contrary to PPW, TAG and TAN 18 expectations for a major (250-unit) residential scheme.
18. We believe that there are discrepancies with the Junctions 9 Modelling, and TRICS data as set out below. We are concerned on the LOS and RFC figures that are currently provided. The LOS for the roundabouts, have two different figures within the report and within the Junctions 9 data.

| Site 4 & 5) Cadoxton Roundabouts | | | | | |
|---|---|---|---|---|---|
| Roundabout | Arm | 2025 Base | | | |
| | | Q | Delay | RFC | LOS |
| **AM Peak** | | | | | |
| 4) Cadoxton Rd A474 Penywern Rd/Cadoxton Rd/Golwg Y Gamlas Roundabout | Cadoxton East | 3.0 | 13.14 | 0.75 | B |
| | Golwg Y Gamlas | 1.8 | 7.17 | 0.64 | A |
| | Cadoxton West | 0.8 | 3.87 | 0.45 | A |
| | Penywern Road | 0.3 | 3.11 | 0.24 | A |
| 5) Cadoxton Rd/B4434 Roundabout | Cadoxton North | 1.0 | 8.34 | 0.49 | A |
| | B4434 | 0.1 | 7.14 | 0.10 | A |
| | Cadoxton South | 1.4 | 8.38 | 0.59 | A |
| **PM Peak** | | | | | |
| 4) Cadoxton Rd A474 Penywern Rd/Cadoxton Rd/Golwg Y Gamlas Roundabout | Cadoxton East | 2.2 | 11.65 | 0.69 | B |
| | Golwg Y Gamlas | 1.2 | 5.64 | 0.54 | A |
| | Cadoxton West | 1.1 | 4.34 | 0.52 | A |
| | Penywern Road | 0.6 | 4.03 | 0.37 | A |
| 5) Cadoxton Rd/B4434 Roundabout | Cadoxton North | 0.6 | 6.38 | 0.37 | A |
| | B4434 | 0.4 | 7.10 | 0.28 | A |
| | Cadoxton South | 6.4 | 26.94 | 0.88 | D |

Table 7.10 2025 Junction Assessment Results: Cadoxton Roundabouts

| | AM | | | | | PM | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Set ID | Queue (PCU) | Delay (s) | RFC | LOS | Set ID | Queue (PCU) | Delay (s) | RFC | LOS |
| | 2025 B | | | | | | | | | |
| 1 - A - 1 - Cadoxton North | D1 | 0.1 | 2.78 | 0.06 | A | D2 | 0.1 | 3.01 | 0.12 | A |
| 1 - A - 2 - B4434 | | 0.6 | 2.94 | 0.38 | A | | 0.9 | 3.51 | 0.47 | A |
| 1 - A - 3 - Cadoxton South | | 0.3 | 3.10 | 0.24 | A | | 0.6 | 4.03 | 0.37 | A |
| 2 - B - 1 - Cadoxton East | | 4.3 | 18.93 | 0.82 | C | | 0.3 | 4.87 | 0.21 | A |
| 2 - B - 2 - Golwg Y Gamlas | | 1.3 | 11.45 | 0.57 | B | | 0.5 | 4.94 | 0.32 | A |
| 2 - B - 3 - Cadoxton West | | 37.1 | 199.15 | 1.11 | F | | 8.0 | 34.25 | 0.90 | D |
| 2 - B - 4 - Penywern Road | | 2.1 | 12.62 | 0.68 | B | | 33.1 | 124.09 | 1.05 | F |

## Junctions 9

For the double roundabout calculations, it appears the incorrect data has been placed into the system for the vehicles counted per arm. For example Golwg y Gamlas should have 49 vehicles at peak not 385 which would reflect Cadoxton East. This needs to be reviewed and the junctions report updated.

**Demand (PCU/hr)**

1 - A

| | | To | | |
|---|---|---|---|---|
| | | 1 - Cadoxton North | 2 - B4434 | 3 - Cadoxton South |
| From | 1 - Cadoxton North | 5 | 436 | 404 |
| | 2 - B4434 | 387 | 4 | 290 |
| | 3 - Cadoxton South | 175 | 148 | 12 |

**Demand (PCU/hr)**

2 - B

| | | To | | | |
|---|---|---|---|---|---|
| | | 1 - Cadoxton East | 2 - Golwg Y Gamlas | 3 - Cadoxton West | 4 - Penywern Road |
| From | 1 - Cadoxton East | 1 | 136 | 25 | 612 |
| | 2 - Golwg Y Gamlas | 146 | 0 | 20 | 219 |
| | 3 - Cadoxton West | 14 | 21 | 0 | 14 |
| | 4 - Penywern Road | 409 | 124 | 28 | 2 |

Please also ensure that all stream names are labelled as above, to ensure that reviewing data is as smooth as possible.

**Trics data**

1. Why have only Monday to Thursday surveys been included?
2. Please provide your full trip rate parameters/breakdown for us to be able to review the TRICS results. Please ensure that surveys from all days of the week are included.
3. TRICS modelling has been updated to TRICS 8.28.11, please update the report to reflect the updated numbering under 6.2.2.

**Drainage Comments**

1. Prior to any works commencing on site SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on https://www.npt.gov.uk/sab

2. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.

3. There must be no interference, alteration or diversion of any ditch, watercourse, stream or culvert or bordering the site, without prior consultation and agreement with the Authority.

4. Unless otherwise agreed in writing by the Local Planning Authority, foul water and surface water discharges shall be drained separately from the site.

5. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

6. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the lifetime of construction.

**NOTES TO APPLICANT**

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – the National Plan 2040. All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here: www.npt.gov.uk/activetravel.

SIGNED: [redacted]…… DATE: 13/02/2026

**pp HEAD OF ENGINEERING & TRANSPORT**

PAC Ref: N/3/26/0001/00

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
[redacted]
**W**: www.gov.uk/coalauthority

**For the attention of: Case Officer**
Neath Port Talbot County Borough Council

[redacted]

22nd January 2026

Dear Sir or Madam

**Re: Pre-application Enquirey for Land at Leiros Parc**

**Outline planning 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; Land At Leiros Parc, Bryncoch, Neath**

Thank you for your notification of 16 January 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The proposed development site falls within the defined Development High Risk Area; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to development proposals.

The Coal Authority records indicate that mine entry references 275199-026 and 275199-027 are located within the site and mine entry 275199-025 is located within 20m of the western application site (2no. on-site mine entries; 1no. off-site mine entry). We note the on site features were searched for via trail trenching in 2017 within their allotted departure distance (plotting error) but were not located. We have no details for the off site shaft. Nevertheless, untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

Our records also show that thick coal seams outcrops are present within the northern and eastern parts of the site and may have been subject to unrecorded workings at shallow depth. If workings are present within the outcrop these may pose a potential risk to surface stability and public safety.

**In accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site in the manner proposed needs to be accompanied by a Coal Mining Risk Assessment Report.**

In light of the above, we are pleased note that a Coal Mining Risk Assessment report dated April 2017 and an Intrusive Coal Mining Risk Assessment dated September 2020 both prepared by Terra Firma (Wales) Limited. We note that the Planning team previously commented on planning application reference P2020/1020 for the same site and for a proposed residential development. Our previous comments are set out in italics:

*The September 2020 Report has been informed by the 2017 Reports including the results of intrusive ground investigations (2 phases: 9no. rotary boreholes drilled to a maximum depth of 30m; 8no. rotary boreholes drilled to 20m depth (shallow coal workings) and trial trenching to investigate the location / condition of the 2no. on-site mine entries. It is noted that a series of 1m wide trenches were excavated at 1m intervals to a minimum of 10m radius around the assumed positions of the shafts (grid co-ordinates were provided by The Coal Authority as part of the Permitting process. Borehole logs and a plan to illustrate where the boreholes were drilled are appended to the Report.*

*The Report informs that whilst shallow coal seams were encountered within the site, no evidence of these seams having been worked were encountered (no voids / broken ground), accordingly, the report author concludes that there is negligible risk to the proposed development from shallow coal mining and no further assessment is warranted.*

*It is noted Section 3.3 confirms that no evidence of the mine shafts were encountered at the areas searched. Recommendations have therefore been made that vigilance by site operatives is maintained during all excavation / groundworks. Should any mine entries (recorded / unrecorded) be encountered, they should initially be fenced off to make the area safe and appropriately assessed by a suitably qualified and experience geotechnical engineer. Treatment of any mine entries found on-site are likely to require treatment (stabilisation works / capping). The Coal Authority will also need to be notified of any such findings. The applicant should be aware that the layout of the development may need to be revised should any mine entries be found.*

| *The Coal Authority Recommendation to the LPA* |
| --- |
| |

*The Coal Authority is satisfied with the broad conclusions of the Intrusive Coal Mining Risk Assessment, September 2020, informed by the site investigation works; that coal mining legacy issues are not significant within the application site and do not pose a risk to the proposed development. Accordingly, The Coal Authority **does not object** to the proposed development and no specific mitigation measures are required as part of this development proposal to address coal mining legacy issues.*

**Subject to the submission of the aforementioned Coal Mining Risk Assessment and Intrusive Coal Mining Risk Assessment reports as a supporting document and in light of our previous comments for a full planning application entailing residential development on the same application site, the Planning Team is unlikely to raise an objection to the proposed application (outline planning permission with details of access submitted for approval).**

I hope this is helpful however please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully,

[redacted]

**Peter Woodcock** | *BSc (Hons), AssocRTPI*
**Assistant Planning and Development Manager**

**Disclaimer**

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed 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.

*In formulating this response the Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development the Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisors for this development in relation to ground conditions and the acceptability of development.*

**Ella Davies**

**From:** [redacted]
**Sent:** 10 February 2026 10:47
**To:** Mail Asbriplanning
**Cc:** [redacted]

**Subject:** Pre planning - Land at Leiros Parc, Bryncoch, Neath

FAO Asbri Planning,

On behalf of Welsh Government Transport,

**Land at Leiros Parc, Bryncoch, Neath**

**Outline planning 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.**

I refer to your consultation of 16/01/2026 regarding the above pre-planning application and advise that the Welsh Government as highway authority for the A465 trunk road would issue the following advice in respect of a future application for full planning.

The applicant is asked to amend the Transport Assessment (TA) to include detailed traffic modelling of the A465/A474 'Neath Saltings' junction and the A474/Neat Abbey/New Road roundabout 'Cwrt Herbert' Roundabout to evidence both will operate within capacity.

The assessment should be undertaken to include any high seasonal variations (if appropriate) and AM / PM peak hour flows on the trunk road network. Committed development in the immediate vicinity, should be included and TEMPRO growth factoring should be applied to the projected traffic flows at 5 and 10 year intervals.

If the development is determined to have a detrimental impact on the highway network the applicant would be required to supply proposals to identify measures and propose highway improvements sufficient to mitigate against the impact of the additional development-generated vehicles only. Alternatively, reasoning for its acceptability should be supplied for our full consideration.

It is crucial to avoid large-scale highway improvements that could inadvertently encourage increased car usage and instead focus on sustainable transportation options.

**General Notes**

1) Transport solutions for new developments should focus on providing measures to maximise modal shift and minimise the need for any additional vehicular use of the highway network. Proposals should investigate Active Travel / multi modal connections in line with current guidance in active travel and the policy of the Welsh Transport Strategy to maximise local accessibility and minimise private vehicular trip generation

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

Regards,

George

---

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http://www.canit.akauk.net/

Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

[redacted]

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

**Date: 05/02/2026**
**Our Ref: PPA0009894**

Dear Sir/Madam,

**Grid Ref: 275357 199032**
**Site Address: Land at Leiros Parc, Bryncoch, Neath**
**Development: 2D - 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.**

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

**APPRAISAL**

Firstly, we note that the proposal relates to 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 at Land at Leiros Parc, Bryncoch, Neath and acknowledge that the site is allocated (REF: H1/2) within the Local Development Plan (LDP) for 200 units. In reference to our representations during the LDP consultation process, we can confirm that an assessment has been undertaken of the public sewerage and watermains systems to accommodate 200 units. We note that this proposal comprises of an additional 50 plots to the LDP allocation. Therefore, our representations below are made on 250 plots to account for the additional 50.

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in Welsh and English

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

## PUBLIC SEWERAGE NETWORK

The proposed development site is located in the immediate vicinity of a separate/mixed sewerage system, comprising combined and foul public sewers, which drains to Afan New Works Wastewater Treatment Works.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

## SURFACE WATER DRAINAGE

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy preferring infiltration (PL2) and, where infiltration is not possible, disposal to a surface water body (PL3), in liaison with the Lead Local Flood Authority and/or Natural Resources Wales, or surface water sewer or highway drain (PL4) in liaison with the riparian owner and/or Local Highways Authority.

Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems.

In this instance we acknowledge receipt of a drainage drawing, which indicates proposals to dispose of surface water flows primarily through infiltration features (including permeable paving, porous surfacing, bioretention systems and conveyance swales), with an attenuated overflow discharging into the highway drainage system at a controlled rate.

It is therefore recommended that the developer consult with the regulatory body and seek consent from the riparian owner of this system, as well as Neath and Port Talbot Council as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.

**FOUL WATER DRAINAGE – SEWERAGE NETWORK**

We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate your development within the immediate public sewerage system without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment which is consistent with our representations to the forward planning consultation process. There are no planned reinforcement works within Dwr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to provide you with a point of adequacy on the network.

In light of the above, our recommendation is that the developer undertakes a development enabling assessment to identify a solution for mitigating the impact of the proposed development. This may include the removal of surface water flows from the immediate public sewerage system to offset the new foul flows from the development. Where this is not possible, the identification of an alternative reinforcement solution to the network via further hydraulic modelling will be required to identify suitable off-site reinforcement works to the public sewerage system.

Please note that we will seek to control the identification and delivery of a solution via appropriate planning conditions and therefore recommend that a development enabling assessment is undertaken in advance of a planning application being submitted, in order to avoid any subsequent delays. Please contact us to discuss further on this matter.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

## FOUL WATER DRAINAGE – SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

## POTABLE WATER SUPPLY

The water supply system has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed at the same time as the provision of new water mains to serve the new development under Section 41 and Section 51 of the Water Industry Act (1991). Information relating to our Hydraulic Modelling Assessment process is available on our website and within our guidance notes. The area planning officer will also be able to provide you within information relating to this process.

Dwr Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows. Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK.

## FURTHER CONTACT

If you have any questions about the above response, please contact Amy Marshall who is the Development Planning Officer for Neath and Port Talbot at developer.services@dwrcymru.com or on 0800 917 2652. They will be happy to assist you further.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

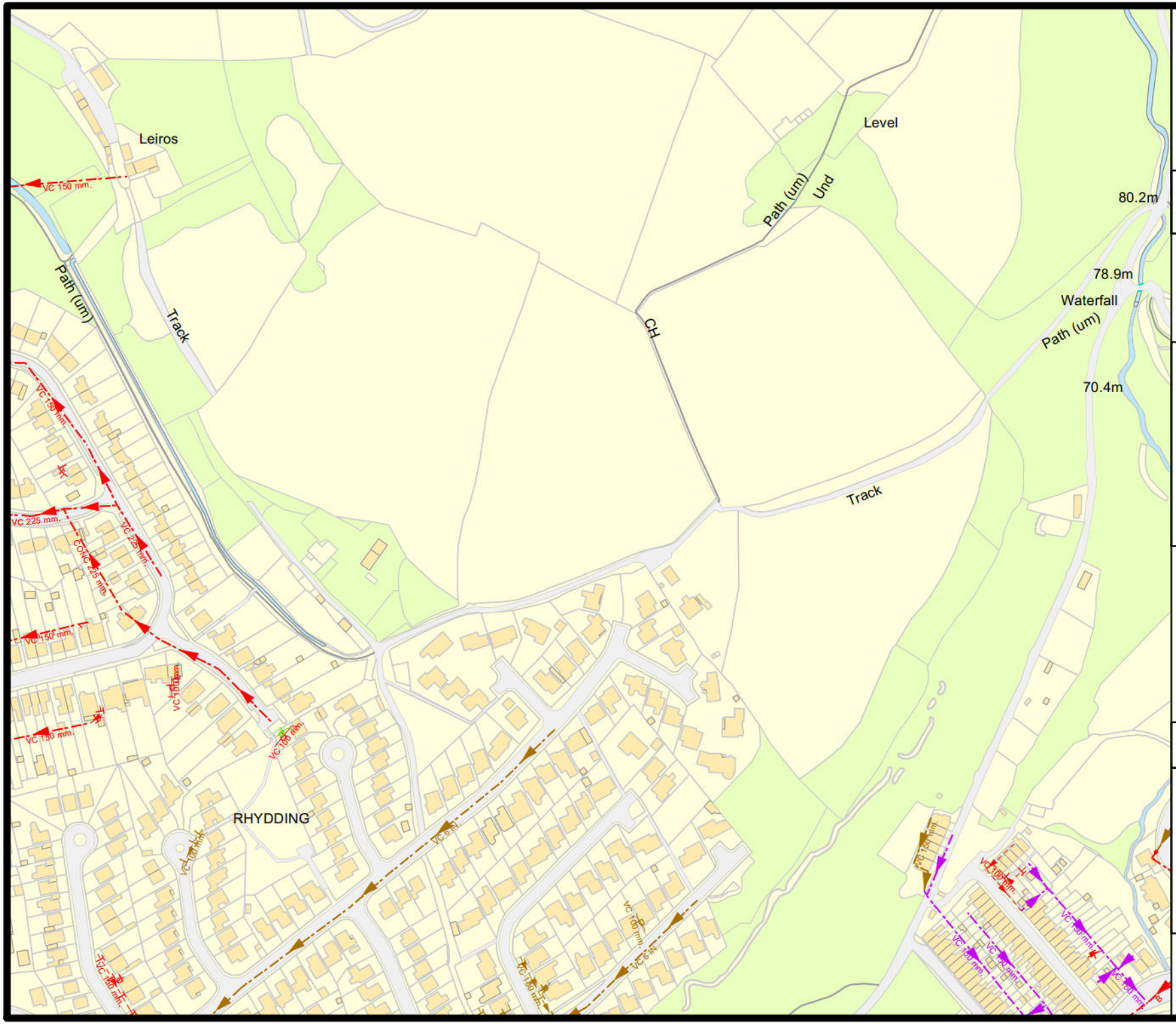
Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning 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,

**Matthew Lord**
**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.*




Dŵr Cymru
Welsh Water

PPA0009894

N
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S

**LEGEND(Representative of most common features)**

Waste network:

| | | | |
|---|---|---|---|
| | Foul chamber | | Outfall |
| | Surface water chamber | LH | Lamphole |
| | Combined chamber | | Storm Overflow |
| C O | Combined sewer overflow | | Rising main |
| SPC | Special purpose chamber | | Gravity sewer |
| | Treatment works | P | Private sewer |
| | Pumping station | S 104 P | Private sewer subject to Sect. 104 adoption agreement |
| | | T | Private Sewer Transfer |
| | | L | Lateral Drain |
| | | | Inspection Chamber |

NB: Sewer symbol colour indicates the type.
RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

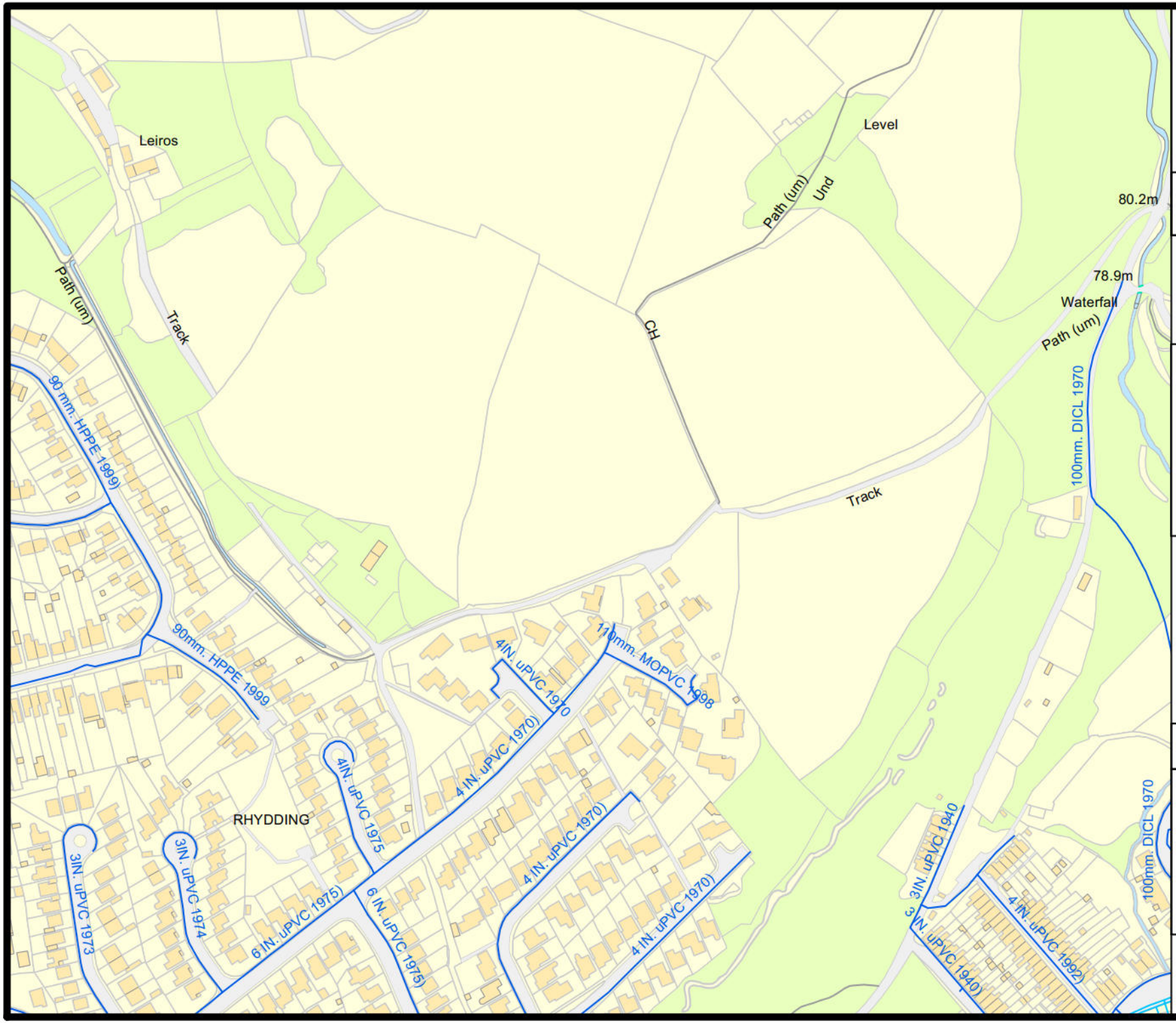
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Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.**

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**LEGEND**

Clean network:

| | |
|---|---|
| Sluice valve | Stop tap |
| Pressure reducing valve | Water Treatment Works |
| Meter | Water Pumping Station |
| Bulk meter | Existing main |
| Hydrant | Non-operational main |
| Cap end | Raw Water |
| Air valve | |

NB: Water main symbol colour indicates the type.

LIGHT BLUE - Trunk
DARK BLUE - Distribution
YELLOW - Raw Water

**Notes:**

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF) . It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

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# Appendix H - Responses received from 'other' consultees

**Ella Davies**

**From:** Rob Dunning [redacted]
**Sent:** 19 January 2026 14:54
**To:** Mail Asbriplanning
**Subject:** RE: Land at Leiros Parc, Bryncoch, Neath

Many thanks for the 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 (report no. 1468, dated May 2016). The proposal is located in an area of archaeological potential. A number of sites have been identified, including the former Rhydding Farmstead, the potential site of a medieval monastic grange, Rhydding Canal (an early 19th century canal associated with George Tennant), a gravel pit, barn, tramway/trackway, possible outlying features associated with a Post-medieval farmstead and colliery, as well as terraced platforms within the upper valley slope. Accordingly the desk-based assessment makes recommendations for a number of mitigation measures including a buffer zone, photographic survey, watching brief and retention of screening vegetation.

However, the desk-based assessment was conducted in 2016. Our recommendation would be that the document is updated in the first instance with current data sources and development plans. The exact scope and methodology of the assessment would need to be set out in a Written Scheme of Investigation (WSI) agreed with ourselves. It should also be noted that the assessment is the first phase of work and it is possible additional mitigation work may be appropriate.

It is our recommendation that all archaeological work is either carried out by a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA), or by a full Member (MCIfA) of CIfA.

Should you require anything further, please get in touch.

Regards,

Rob

Heneb

**Rob Dunning** BSc, MCIfA | Glamorgan-Gwent
Swyddog Stiwardiaeth | Stewardship Officer

[redacted]

www.heneb.org.uk

Ymddiriedolaeth Archaeoleg Cymru | The Trust for Welsh Archaeology
Cadeirydd | Chair: Dr Carol Bell PSG | CEO: Richard Nicholls

Mae Heneb yn Sefydliad Cofrestredig gyda'r Chartered Institute for Archaeologists
Heneb is a Registered Organisation with the Chartered Institute for Archaeologists

**Swyddfa Gofrestrig**: Ty Cornel, 6 Stryd Caerfyrddin, Llandeilo, Sir Gaerfyrddin, SA19 6AE
**Registered Office**: Corner House, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE

Privacy Policy - Heneb

**From:** Mail Asbriplanning <mail@asbriplanning.co.uk>
**Sent:** 16 January 2026 12:01

**Subject:** SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C, 2D & 2G - Land at Leiros Parc, Bryncoch, Neath

Good afternoon,

Please see attached letter.

Kind regards

**Asbri Planning Ltd** [redacted] | **W: http://www.asbriplanning.co.uk**

**Swansea | Cardiff**

***Think before you print***

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Neath Police Station
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SA11 3BW

[redacted]

22nd January 2026

Asbri Planning

Dear Sir/Madam

**Re: Leiros Park, Neath.**

Having reviewed the drawings, I would make the following observations with a view to the development achieving the Secured by Design (SBD) Gold Award:-

**(i). Site layout.**

I am pleased with the majority of the layout. All the vehicle parking bays are within curtillage and/or overlooked.

However, I have concerns regarding the footpaths that run out of some of the cul-de-sacs and between homes. Also, where there are public open spaces between or at the rear of plots. These give access to the rear and sides of the properties and must be designed out. If the green spaces at the sides and rear of the plots are to remain they must be densely planted to prevent public access.

Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. Routes must not ideally be segregated from one another or provide access to side/rear gardens. Paths ideally should be 3 metres wide.

Entry onto the estate must be restricted to the designated main routes.

**Reason – To prevent autocrime and ensure routes are well used and are not ratruns for criminals to use undermining the security of this development.**

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**(ii). Lighting.**

Lighting on the estate must meet the British Standard 5489.

**Reason – To increase public safety and remove the cover of darkness for criminals**.

**(iii). Boundary identification.**

Defensible space using symbolic barriers e.g., pillars, rumble strip, or a change of road surface, i.e., colour or texture, must be built into the design especially at the entrance to the development.

There must be a change of surface, i.e., colour or texture, to identify public areas from private or semi-private areas e.g., the footpaths from the driveways/front gardens.

Preferably front boundaries would be identified by low walls and gates.

**Reason -To encourage a feeling of territoriality amongst users and to deter criminals.**

**(iv). Landscaping and planting.**

Overgrown shrubs and other thick barriers that are near public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

**Reason - To increase surveillance, reduce the opportunity for crime and to prevent hiding places being created for criminals to operate.**

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**(v). Public open space.**

These areas must be located where they are afforded good natural surveillance from residents and do not provide access to the sides and rear of the properties. They must ideally be at the front of properties and overlooked.

Any planting must be of the low-level type, i.e., plants or bushes must only grow to a maximum height of 1 metre and trees should have no branches below 2 metres from the ground to afford maximum surveillance of the spaces.

**Reason - To provide spaces which are overlooked and where children are safe. Also to prevent anti-social behaviour.**

**(vi). Vehicle parking.**

Vehicle parking should be within curtilage and must be overlooked preferably by rooms in the properties ideally, that are usually occupied e.g., living rooms, kitchens.

During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

**Reason – To provide safe vehicle parking areas that are used and to prevent auto-crime.**

**(vii). Side and rear boundaries.**

The walls/fencing and gates preventing access to the rear and sides of the properties must be robust, at least 1.8 metres high (2 metres high if the side or rear gardens are adjacent to open land or a footpath). To prevent it being climbed the perimeter security must be of a suitable design.

Gates must be lockable both sides with a key, the same height as the adjacent wall/fencing and sited at, or as near to, the front building line of the properties as possible.

Rear and side gardens must be secure areas.

**Reason – To prevent access for criminals to areas where they cannot be seen and to prevent burglary.**

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**(viii). Bin stores**.

Bins must be kept in secure areas e.g., the rear gardens. Communal bin stores must be secure and access into them controlled by access control e.g., digilocks.

**Reason – To prevent arson and assisting criminals to climb over the perimeter security.**

**(ix). Bicycle stores.**

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information). Access into communal bike stores must be controlled by access control.

**Reason – To prevent bike theft.**

**(x). Security lighting.**

Security lighting must be installed controlled preferably by photo electric cells or time switches or alternatively PIR detectors. The lighting should protect the rears and sides of the homes, the parking bays, bike and bin stores and the driveways.

Callers at the external doors of the properties must be lit during the hours of darkness.

**Reason – To increase public safety, reduce crime and to allow callers at the doors to be identified.**

**(xi). Drainpipes.**

If the drainpipes of the properties are not within the fabric of the buildings, they must be designed so that they do not offer an assist to climbing.

**Reason – To prevent access to windows above ground floor level or to roofs.**

**(xii). Blank walls.**

Windowless elevations or blank walls adjacent to space to which the public have access, should be avoided, and provide at least one window to a habitable room

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wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' must be created.

**Reason – To increase surveillance and to prevent anti-social behaviour.**

**(xiii). Public utilities.**

If smart meters are not installed, meter boxes must be fixed to, or as near to, the front building lines of the properties as possible.

**Reason – Not to give an excuse for criminals to access the rear of properties.**

**(xiv). Access control**

Access into apartment blocks must be controlled by access control with both audio and visual verification fitted if there are 4 or more properties using one communal entrance.

The access control must meet Secured by Design standards and specifications.

**Reason – To prevent opportunist crime.**

**(xv). Door security.**

All external doors in the properties must meet the standard PAS 24 2022 or equivalent and must be third party tested and certificated.

**Reason – To prevent burglary.**

**(xvi). Window security.**

All vulnerable windows fitted, e.g., ground floor windows, windows above flat roofs, must meet the standard PAS 24 2022 or equivalent and must be third party tested and certificated. They should also have key operated window locks fitted.

**Reason – To prevent burglary.**

**(xvii). Intruder alarm system.**

A 13-amp fused spur should be installed in each individual property. Ideally all

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properties would have an intruder alarm fitted up to the relevant British Standard.

**Reason To deter and detect criminals.**

**(xviii). Identification of properties.**

Property numbers and street names must be clearly displayed.

**Reason – To assist postal workers, emergency services etc. to find properties.**

Further detailed information can be found by visiting the Secured by Design website www.securedbydesign.com .

If you or the developer wish discussing any of the points raised in this report please do not hesitate to contact me.

Yours Sincerely

Mike Harvey
**Designing out Crime Officer**

***Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. South Wales Police welcome's receiving correspondence in Welsh and English. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.***