

From: Steffan Beange [REDACTED]
Sent: 23 June 2026 08:41
To: EED Forward Planning
Subject: Objection to SR/069/001 and SR/069/003 – Land near Fforest Road and Clos Benallt Fawr

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Rhybudd: E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glicio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

Good morning,

I wish to submit a formal objection to the allocation of SeC6/(iii) Land at Fforest Road, Fforest, for approximately 35 dwellings within the Revised Local Development Plan.

I have been a resident of Clos Benallt Fawr for the past four years and have witnessed first-hand many of the issues affecting both the existing development and the land proposed for allocation. Based on my experience of living adjacent to this site, I have significant concerns regarding its suitability for further residential development.

I would also like to express concern regarding public awareness of this process. Neither I nor many other local residents were aware of the progression of this allocation, the consultation stages, or our ability to submit representations. I only became aware of the current consultation through discussions with a neighbour. Even after becoming aware of the proposal, I found it difficult to locate the relevant information online and understand where representations could be made. Given the significance of this allocation to residents living directly adjacent to the site, I believe this has limited meaningful public engagement from those most affected.

Drainage and Surface Water Issues

My primary concern relates to drainage and surface water management. There are already ongoing drainage problems within Clos Benallt Fawr and the surrounding area. Surface water regularly flows down from the adjacent fields and across roads within the estate, with water frequently running onto residents' driveways and gardens, including my own property.

The proposed site is steeply sloping, and water naturally flows downhill towards existing homes. There are also springs along the edge of the Clos Benallt Fawr estate which contribute to water movement across the area. Given these existing conditions, I am concerned that development of the site, together with the introduction of additional hard surfaces such as roads, driveways and housing, could significantly increase surface water runoff and exacerbate existing drainage issues.

Importantly, flooding and drainage problems are not limited to periods of exceptionally heavy rainfall. In my experience, areas of the estate regularly become waterlogged and flooded even during more moderate weather conditions. This suggests that there are already underlying drainage capacity issues which should be fully investigated before further development is considered.

My concerns are reinforced by the ongoing issues experienced within the existing development. Drainage infrastructure, including attenuation measures intended to manage surface water, does not appear to have fully mitigated flooding concerns. Residents have reported occasions where attenuation infrastructure has overflowed despite assurances that such events would be rare. The drainage and pathway issues associated with the green area within the estate have taken years to address and, despite efforts made, problems remain unresolved.

These existing issues raise serious concerns about whether additional development can be accommodated without increasing flood risk and whether proposed drainage solutions can be relied upon over the long term.

Biodiversity and Protected Species

I am also concerned about the impact on local wildlife and biodiversity. During my time living at Clos Benallt Fawr, I have regularly observed Red Kites circling and feeding over the fields proposed for development. These observations have been consistent over a number of years and indicate that the site forms part of an important feeding habitat for this protected species.

The loss of open fields and green space may have a detrimental impact on local wildlife and biodiversity. I believe a comprehensive ecological assessment should be undertaken to fully understand the consequences of developing this land and the effect on protected species and habitats.

Highway Safety, Traffic and Parking

There are already significant traffic and parking pressures in the area. Vehicles are regularly parked along the main road between the Black Horse roundabout and the Bird in Hand public house, reducing available road space and affecting visibility and traffic flow.

Additional housing would inevitably increase vehicle movements on roads that are already experiencing congestion. I am particularly concerned about the cumulative impact on the Black Horse roundabout, Pont Abraham roundabout and the surrounding road network.

Residents already experience considerable delays accessing the Pont Abraham roundabout, particularly during peak periods. It is common for vehicles to become delayed waiting for opportunities to enter the roundabout due to the volume of traffic and the absence of traffic signal controls. The addition of further residential development would inevitably increase demand on a road network that already experiences congestion and delays on a daily basis.

From my own experience as a resident, traffic levels have increased substantially in recent years and there are already concerns regarding road capacity and safety. I do not believe sufficient evidence has been provided to demonstrate that the existing highway infrastructure can safely accommodate the additional traffic generated by approximately 35 further dwellings.

Maintenance and Existing Infrastructure Concerns

There are also existing maintenance issues affecting land surrounding parts of Clos Benallt Fawr. Overgrown trees, hedges and vegetation have caused ongoing concerns for nearby residents where maintenance has not been carried out effectively.

In addition, council-owned land adjoining roads is not always maintained to an adequate standard, resulting in reduced visibility and the creation of potential blind spots for road users. These existing issues raise concerns regarding the future management and maintenance of additional infrastructure associated with further development.

Impact on Landscape Character

The site forms part of the open countryside setting surrounding the settlement and contributes positively to the character and appearance of the local area. Development of approximately 35 dwellings would result in the loss of this open landscape and would significantly alter the visual character of the area.

Given the elevated and sloping nature of the site, any development is likely to be highly visible and have a greater landscape impact than may initially be apparent. The fields currently provide an important green buffer around the existing settlement and contribute significantly to the rural character of the area.

Pressure on Local Services

I am also concerned about the cumulative impact of further housing growth on local services and infrastructure, including GP services, schools and other community facilities. Existing services are already under pressure, and I have not seen sufficient evidence demonstrating that additional demand arising from this allocation can be adequately accommodated.

Construction Access and Residential Safety Concerns

I am also concerned by the proposed access arrangements for the site. My understanding is that access to the development would be obtained through the existing Clos Benallt Fawr estate rather than via a separate dedicated access route.

Clos Benallt Fawr is a predominantly residential family estate with a significant number of young children living within the development. Children regularly walk, cycle and play throughout the estate, and residents reasonably expect the roads to function primarily as local residential streets. The entrance is also used by children walking to school and accessing school transport services, including the bus stop located approximately 30 metres from the estate entrance.

The prospect of construction traffic accessing a new development site through the centre of an established residential estate raises serious concerns regarding highway safety, pedestrian safety, noise, dust, disturbance and general residential amenity. The movement of construction vehicles, delivery vehicles, contractors and plant equipment through roads designed to serve an existing housing estate would inevitably increase risks and disruption for residents.

In addition to the construction phase, I am concerned that the proposed access arrangements would permanently increase traffic movements through the estate once the development is occupied, placing further pressure on roads that already experience parking and traffic issues.

It is my understanding that many new residential developments are designed with separate access arrangements where feasible in order to minimise impacts on existing communities. I therefore question whether sufficient consideration has been given to alternative access options and whether routing all site traffic through the existing estate represents the most appropriate and safest solution.

I would ask that a full assessment of the highway safety implications, construction impacts and effects on residential amenity be undertaken before this allocation proceeds.

Conclusion

Having lived adjacent to this land for four years, I have observed first-hand the drainage problems, flooding, wildlife usage, traffic pressures and maintenance issues that already exist. In my view, these concerns raise serious questions regarding the suitability, sustainability and deliverability of allocating this site for residential development.

I respectfully request that the Inspectors give careful consideration to the evidence and experiences of local residents and reconsider the inclusion of land at Fforest Road, adjacent to Clos Benallt Fawr, within the Revised Local Development Plan.

Yours faithfully,

Steffan Beange

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