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Travel Plan for Proposed HMO

at

**1 Crown Street
Port Talbot**

October 2019



Llanelli

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1. Introduction to the Proposed Site for Development

The site to which this Travel Plan relates to 4 flats located on Crown Street in Port Talbot.

It is proposed to change the use of the building from the established use of 4 flats (C3a) to a 6 bed HMO (C4).

2. Objectives of the Travel Plan

The objectives of this Travel Plan are:

- To minimise the environmental impact of the new development on the local community in terms of congestion, noise and pollution.
- To promote alternative means of transport such as walking, cycling and public transport to all tenants.
- To ensure that the alternative methods of transport are accessible to all tenants.

3. Site Assessment

With its central location, the proposed development has been planned with transportation issues in mind. The current established use is for 4 flats (C3a) as confirmed in an email to our clients from Matthew Tucker, Council Tax Officer in NPTCBC (see Appendix 2 of this document). The existing building does not have any off street parking provision and there is no possibility to provide off street parking however under NPTCBC Parking Standards (October 2016) the established existing use would have 4 resident car parking spaces and under the Pre Application guidance from NPTCBC (August 2019, Ref No Q2019/5034) the change of use to a 6 bed HMO (C4) would require 3 parking spaces meaning a one space reduction. Included in the proposed plans is a secure cycle storage area for 6 bikes.

Pedestrian access for the residents will be from the front and side of the existing property.

Following a site visit it has been established that the local area surrounding the development is very flat which aides the use of bikes or walking to local amenities and public transport .

Transportation links such as Port Talbot Railway Station is a 7 minute (0.3miles) walk from the site. The Bus Station serves many destinations such as Swansea, Neath and Bridgend at regular intervals is also a 7 minute (0.3miles) walk from the site.

In the same direction as the Train & Bus Stations and in close proximity to the site (approx 10 minute walk) is the main shopping area in the centre of Port

Talbot which will cater for the majority of the tenants day to day requirements without the need to use a car.

The Town Centre roads linking the site to the local shops, bus and train networks have good well lit paved areas with plenty of pedestrian crossings, making the area suitable for pedestrians.

There are also a number of taxi firms in the immediate locality providing services to the public. Although often expensive when compared to other methods of transport, the convenience and availability especially during unsociable hours gives tenants another option when considering means of transportation.

4. Summary

The properties location within the defined Town Centre Zone of Port Talbot with easy access to all transportation and essential living needs means the tenants do not need to rely on a car as their main method of transportation.

Generally the impact on parking emanating from this change of use is a reduction in the car use already established for the property.

Appendices

Appendix 1 – Floor Plans

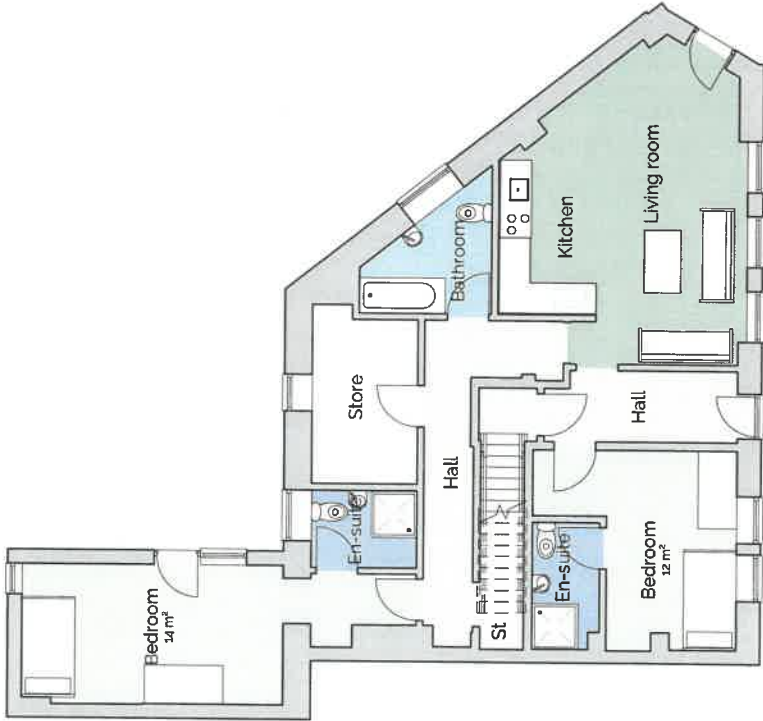
Appendix 2 – Email from NPTCBC confirming current use of building

Appendix 3 - Map showing public transportation

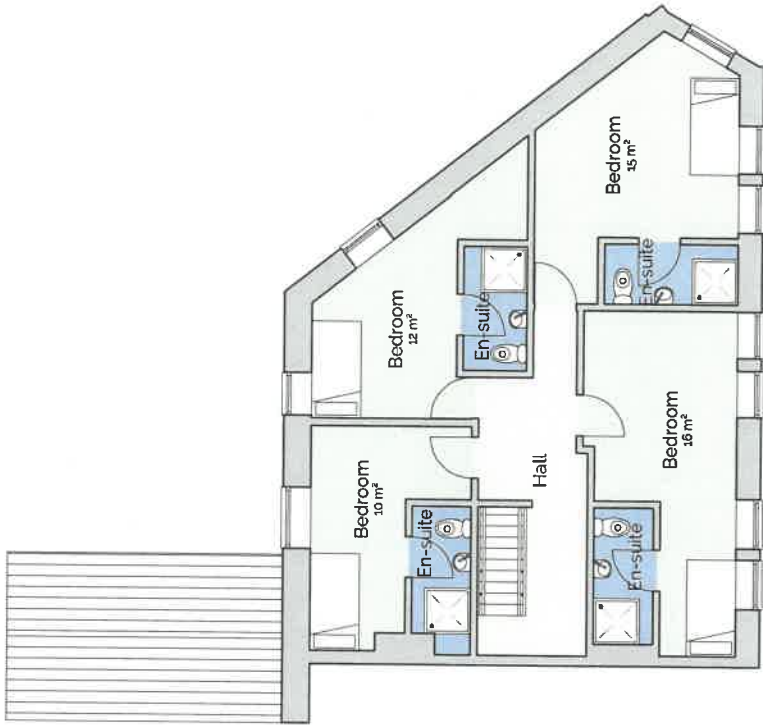
APPENDIX 1

1 Crown Street, Port Talbot

SCALE
Do not scale except in connection with Planning Applications
Contractor to check all dimensions and notify CA of any discrepancies
Copyright of this drawing remains with W.GRIFFITHS
Rev. Desc. Date



1 Ground Floor
1:100



2 First Floor
1:100

Proposed Floor Plans

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PROJECT
1 Crown Street, Port Talbot

SCALE
DRAWN
CHECKED

1:100 **SIZE** **A3**
DATE **07/04/19**
CHECKED **DATE**

TITLE
Proposed Floor Plans

1703	1-2
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APPENDIX 2

From: Matthew Tucker <m.tucker@npt.gov.uk>

Sent: 29 July 2019 15:58

To: peter@crspizzas.co.uk

Subject: Council Tax A/C: 66143491X, 661434947, 661434938 and 661424929

Dear Mr Bevan,

Thank you for your call today in respect of 1 Crown Street.

I can confirm that we have 4 Flats at the property (1a, 1b, 1c and 1d). We currently recognise flats A and B as ground floor flats. We recognise flats C and D as first floor flats.

All flats are banded under band A and carry an annual charge for the Period 19/20 of £1209.41.

All flats are currently subject to a prohibition order by our environmental health department which is still active. Queries in relation to this should be directed to them, however I can confirm that an exemption from council tax has been granted and will continue to be awarded on this basis.

Please note I have set up accounts in your name for these properties (listed in the subject), and exemption notices will be sent to you in due course.

I trust this clarifies the matter, however if you have any further queries feel free to let me know.

Kind Regards

Matthew Tucker

Council Tax Officer / Swyddog y Dreth Gyngor

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

Tel: 01639 763891

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

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



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APPENDIX 3

Walk 0.3 mile, 7 min

