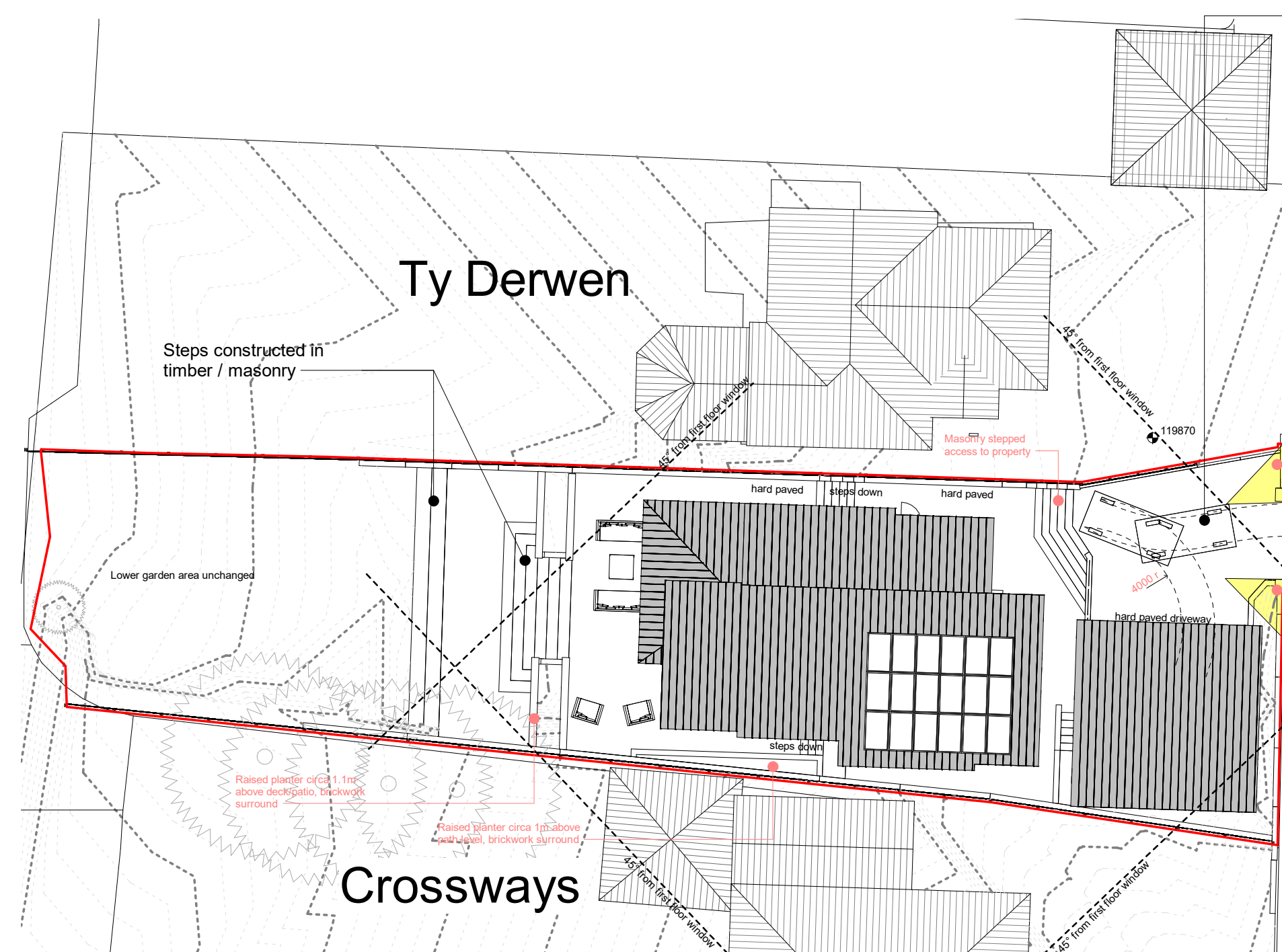
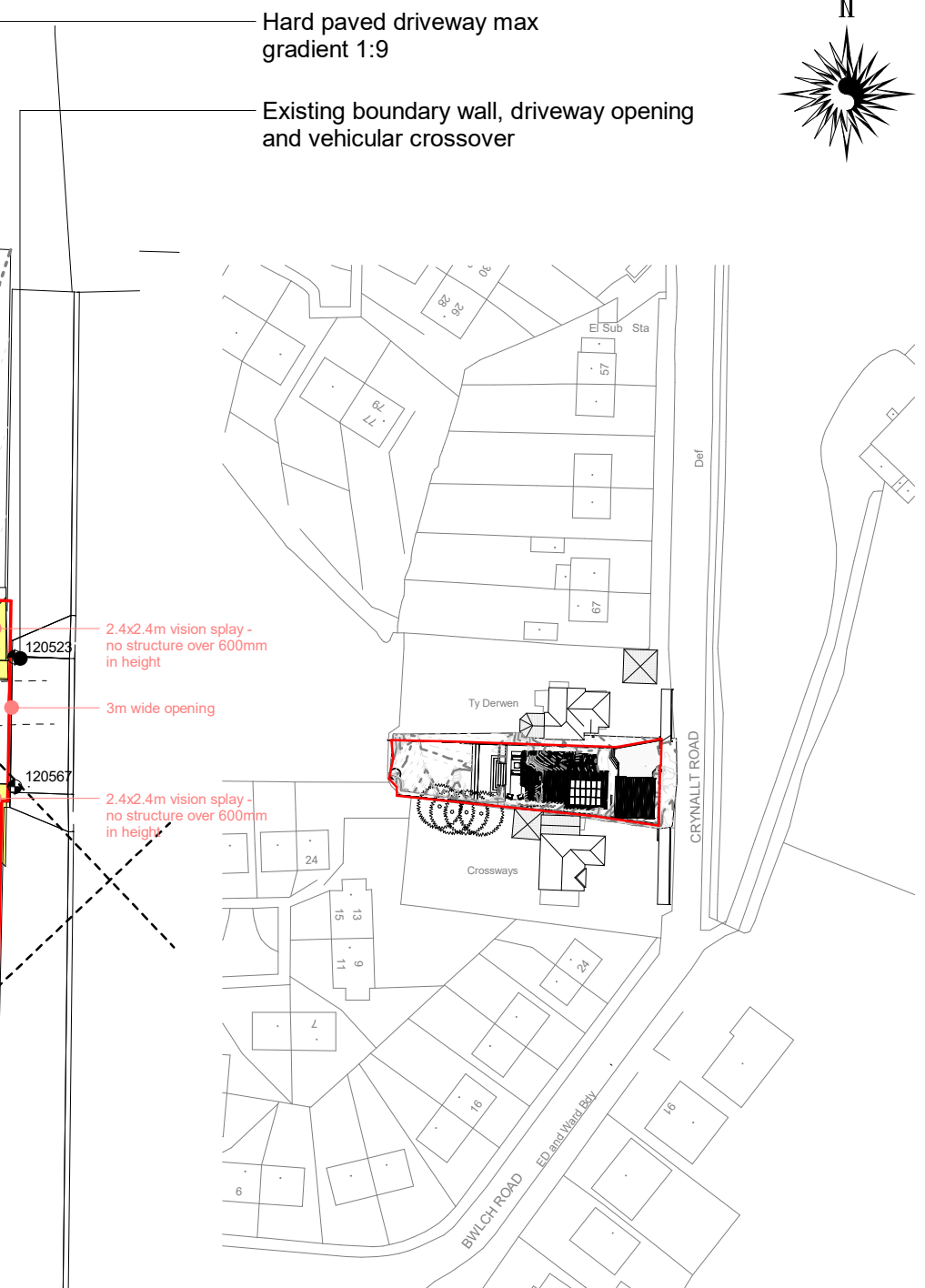




SITE PLAN
1 : 200



LOCATION PLAN
1 : 1250

Planning Policy BE 1 - Density Statement
NPT's Adopted LDP (2011-2026) includes a policy reference to BE 1 - Density.
The development site is 588m² (0.0588 hectare).
The density calculation for Coastal Corridor Areas is 35no per hectare and for Valley Strategy Areas is 30no. On the worst case calculation of 35 the site density could be calculated as 0.0588 x 35 = 2.058no.
However, with the site not benefitting from rear access, a restricted width of circa 14m, and topographical level constraints the site is not appropriate to accommodate the 2no dwellings calculated, particularly if they were to be in keeping with the surrounding developed area (detached family dwellings)

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Project:
Mr & Mrs Hyde
Site adjacent to Crossways, Crynallt Rd
Cimla, Neath, SA11 3RN

Title:
**NORTH HOUSE
LOCATION PLAN**

Project number	Project Number	A3 - A101 rev B	
Date	Issue Date		
Drawn by	JM		
Checked by	Checker	Scale	As indicated