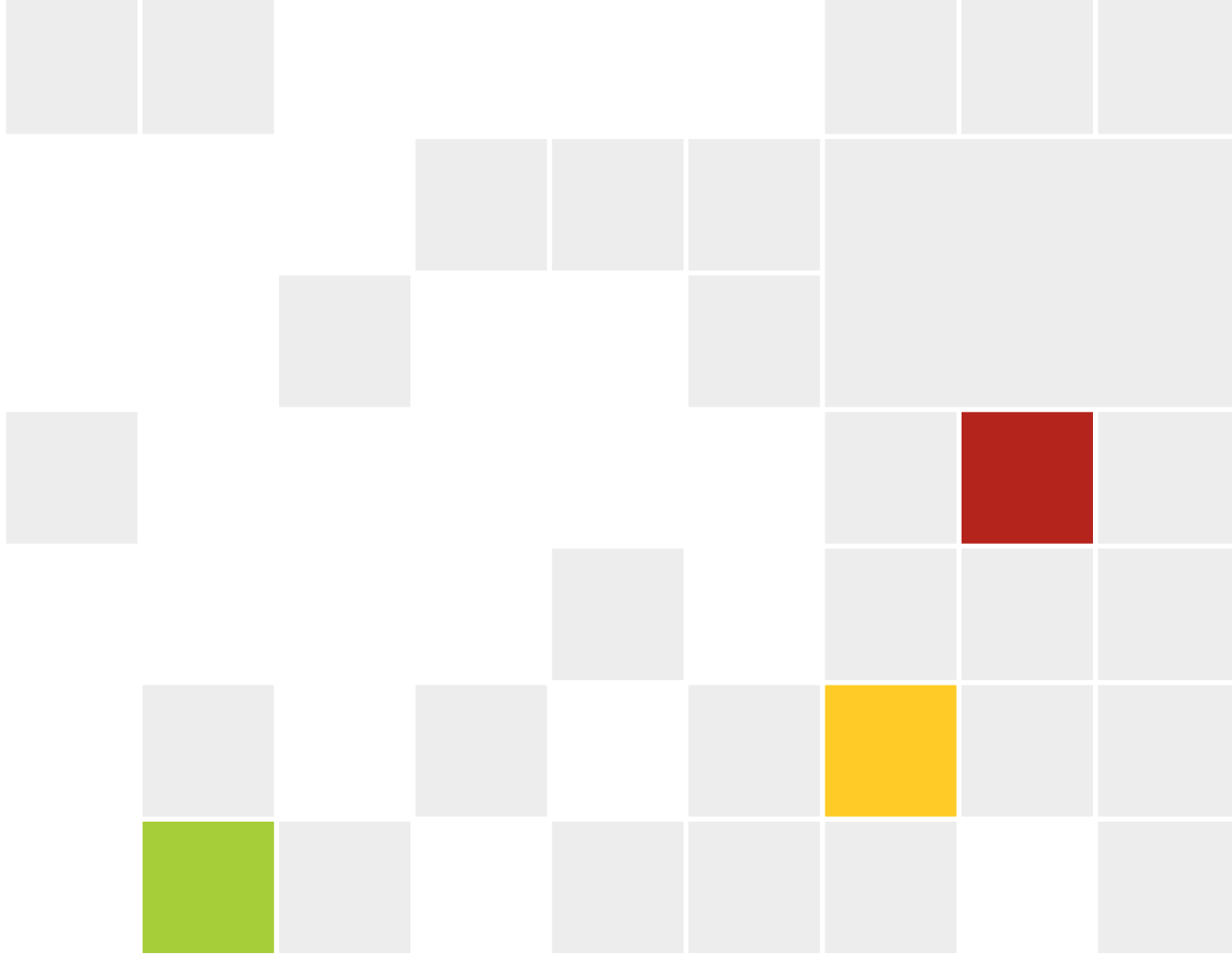
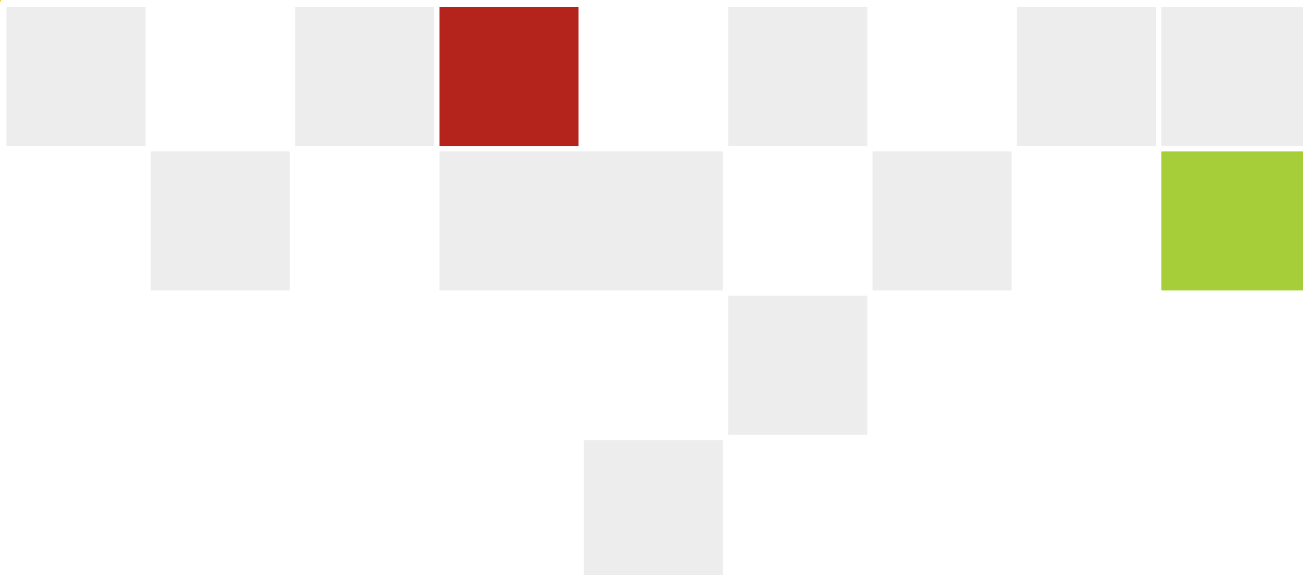




Land at Meadow Road, Neath

Pre Application Consultation (PAC) Report



Boyer

Report Control

Project:	Land at Meadow Road, Neath
Clients:	Jones Brothers (Henllan) Limited and Tai Tarian
Reference:	20.8028
File Origin:	20.8028/Boyer Planning/ Reports
Primary Author :	Clodagh Meehan Macken (CMM)
Checked By:	John-Rhys Davies (JRD)

<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Checked By</i>
1	19/02/2021	Draft	JRD
2	25/03/2021	Final	JRD

TABLE OF CONTENTS

1. Introduction	2
2. Legislative Context	3
3. Engagement Process	5
4. Consultation Feedback and Response	9
5. Conclusions	15

APPENDICES

Appendix One – Site Notice

Appendix Two – Letters and Notices

Appendix Three – Consultation Website

Appendix Four – Specialist Consultee Response

1. INTRODUCTION

- 1.1 Boyer, on behalf of Jones Brothers (Henllan) Ltd and Tai Tarian (the applicants), has prepared this Pre-Application Consultation (PAC) Report.
- 1.2 The PAC report has been prepared to support a full planning application for the development of 52 affordable dwellings and associated access, landscaping and site infrastructure at Land at Meadow Road, Neath.
- 1.3 The site presently comprises an irregular parcel of land on the south eastern edge of Neath. The site extends to approximately 2ha and consists largely of agriculturally improved grassland with some mature trees within the meadows. Access is proposed via Meadow Road, which is a residential street of semi-detached houses and apartments in the Melyn area of Neath. The site abuts a number of dwellings along Meadow Road to the north and Eaglesbush House, Eaglesbush Cottages and residential properties along The Avenue to the south west.
- 1.4 Surrounding landowners and occupants have been consulted about the proposed development and this report sets out the full extent of the consultation process and is structured as follows:
 - Section 2: outlines relevant legislation a pre-application consultation procedure;
 - Section 3: sets out the consultation process undertaken;
 - Section 4: examines the feedback received and how this has influenced the application; and
 - Section 5: concludes the PAC report.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 2 of 20

2. LEGISLATIVE CONTEXT

- 2.1 The Planning (Wales) Act 2015 aims to provide a streamlined planning system that delivers the growth, jobs, homes and infrastructure required by our communities. This includes frontloading and improving the development management system.
- 2.2 In line with this, the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 amendment to the Development Management Procedure Order in Wales requires mandatory pre-application consultation for all major developments.
- 2.3 For such development proposals, the scheme's details are to be made available for at least 28 days prior to submission of a planning application allowing relevant community and specialist consultees to comment.
- 2.4 A site notice is to be displayed and owner/occupiers of adjoining land are to be notified. In addition, relevant community and specialist consultees are also notified. Community consultees comprise:
- Each community council (this includes both town and community councils) in whose area the proposed development would be situated; and/or
 - Each councillor (local member) representing an electoral ward in which proposed development would be situated.
- 2.5 Specialist consultees comprise the list of consultees in Schedule 4 to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order.
- 2.6 The draft planning application drawings are to be publically available for all interested parties to view and make comments within the minimum 28 day time period.
- 2.7 A Pre-application consultation (PAC) report is then to be submitted with the planning application. The PAC report must contain:
- a) A copy of the site notice;
 - b) A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;
 - c) A copy of the notice given to owners and occupiers of adjoining land;
 - d) Copies of all notices provided to councillors, town and community councils, and specialist consultees;
 - e) A summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 3 of 20

- f) Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.
- 2.8 The applicant has flexibility to determine the most effective way to present the pre-application community consultation report providing the points in (a) to (f) of paragraph 44 are addressed. However, under the Data Protection Act 1998, the addresses and other contact information of private individuals must not be provided without redaction.
- 2.9 In regard to the consultation process for this proposed development, it was undertaken in unusual circumstances in that it was commenced during the Covid-19 restrictions. The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order") was made to enable the pre-application consultation process to take place during this period. The amendment Order came into force at midnight on 19 May 2020 and was extended on 18 September 2020 and again on 9 January 2021 and thus is currently in force until 8 October 2021.
- 2.10 The Order stated that the requirement to make information available for inspection at a location in the vicinity of the proposed development is removed on a temporary basis. Developers must instead provide all information online, with the web address clearly visible on the site notice (and on all direct neighbour notification letters if different from the site notice).
- 2.11 The Amendment Order also requires developers to provide a contact telephone number. This will enable those without internet access to discuss the proposed development directly and request a hard copy of the documents to be sent to them. If hard copies are requested, an application must not be submitted before the period of 14 days beginning with the day on which the last document is sent.
- 2.12 In accordance with the above provisions, the PAC website was made available for the statutory 28-day period between 15th January 2021 and 12th February 2021. However, responses were accepted up to the submission date to allow for a 14-day period following hard copies being sent to a neighbour consultee on 8th February 2021.

3. ENGAGEMENT PROCESS

- 3.1 The development proposals have been subject to detailed pre-application consultation including pre-application advice from the Local Planning Authority (LPA) and extensive consultation with draft planning application documents being available for the statutory 28-day period.
- 3.2 The views of the local community and relevant specialist consultees have been taken in to account by the applicant in preparing the final development proposal.
- 3.3 The following chapter provides an analysis of the responses received.

Pre-Application Advice from LPA

- 3.4 A pre-application submission was made to Neath Port Talbot Council and a written response was received on 30th November 2020. A pre-application meeting was held on 7th December 2020 and subsequent correspondence regarding the proposed development took place with Council Officers and the project team.
- 3.5 The relevant planning history at the site is as follows:
 - An outline planning application, ref: P2005/1808, was submitted and granted consent in March 2009 for residential development of 50 dwellings plus associated infrastructure and condition 3 required reserved matters to be submitted within 3 years, therefore by March 2012.
 - Application ref: P2012/0151 was submitted and approved on 15th July 2016 to vary condition 3 and to allow additional time for the reserved matters to be submitted. This allowed a further 3 years for the reserved matters to be submitted by July 2019.
 - A current live application, ref: P2019/5209, was submitted by the 15th July 2019 in line with the deadline for reserved matters and seeks a variation of condition 3 and 4 of planning permission P2012/0151 to further extend the period to submit the reserved matters for an additional 3 years and to extend the time limit for the commencement of development for a further 5 years.
- 3.6 It was noted that the site contained a number of Tree Protection Orders (TPOs), Local Nature Reserve and SINC woodland to the east, several Glamorgan-Gwent Archaeological Trust (GGAT) Sites, and is partially within a High Risk Coal Area.
- 3.7 The site is within the defined Settlement Limit as per the adopted Local Development Plan (LDP) Policy SC1. The site is also allocated within the LDP under policy H1, site reference H1/LB/6: Eaglesbush, Melincryddan. The Council therefore supports the principle of development of this site for residential purposes.
- 3.8 The proposal for affordable housing aligns with policies in the adopted Local Development Plan (LDP), including policies SC1, SP8, and AH1.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 5 of 20

- 3.9 This Council's support was subject to compliance with all other relevant policies within the LDP and associated Supplementary Planning Guidance.
- 3.10 In terms of other material considerations, the density on site was considered. As per LDP Policy BE1, development should achieve a density of 35 dwellings per hectare (dph), however it was discussed that there is flexibility to this policy considering the Site includes woodland and protected TPOs, meaning the developable area amounts to less than the total 2ha site area. This was considered appropriate justification for the lower density.
- 3.11 Officers expressed some concern regarding the layout, in particular the proposed areas of informal open space. It was suggested that these areas could be better linked to provide more amenity value for future residents. The proximity of proposed dwellings to the existing mature trees to be retained on site was also raised as a potential issue.
- 3.12 Within the Council's Pre-App response, Highways Authority input stated a loop road may be required since the proposal exceeds the 50 dwelling threshold. A review of the site access from Meadow Road and parking arrangement was suggested to ensure highway safety risk and traffic was further considered.
- 3.13 With regard to ecology and biodiversity it was discussed that an updated Phase 1 habitat survey was required and Officers were satisfied with proposed level of detail to address the biodiversity constraints such as protection of bats.
- 3.14 The Council's Highways Officer attended the Pre-Application meeting and discussed that the policy requirement for a loop road could be flexible providing the Transport Statement includes evidence of the road's capability to support the proposed number of dwellings. It was confirmed that the proposed parking arrangement and road layout was acceptable in principle, but that the width of highway needed to achieve the 5.5 metre standard.
- 3.15 To conclude the advice from Officers, a set of documents were required to be prepared in support of the application and included within the submission.
- 3.16 Following the pre-app, some changes to the proposal were presented to the Council with a revised layout in December 2020.
- 3.17 The key revision applied to the south east corner of the site, where the road layout and location of plots was amended. The intention being to improve traffic safety at the bend, set housing back from the edge of the woodland, and provide future residents with a more pleasant outlook on to the woods. The road now provides a requisite buffer between the site and woodland area.
- 3.18 The open space arrangement was revised so that the area to the north east of the site is larger and can accommodate a variety of functions such as for SuDS, biodiversity, and a natural play area. This area of open space will be overlooked by surrounding housing owing to their revised orientation. The space is now considered to respond to the surrounding woodland more appropriately.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 6 of 20

- 3.19 A natural footpath was included to connect the site entrance through the woodland area, leading past the area of trees T203 and 205, which was identified as a potential location for a play space that could utilise natural forms of play space, for instance balance logs.
- 3.20 The proposed bungalows at plots 4 and 5 were replaced with walk-up apartments to compensate for the loss of units in the area of open space.
- 3.21 Off-street parking is proposed near to the site access to relieve pressure on the existing on-street parking situation on Meadow Road.
- 3.22 A new communal garden area was incorporated in the southern part of the site surrounding the large oak tree (T200) to provide pleasant, open space for the surrounding walk-up apartments.
- 3.23 Other amendments included slight changes to plots and their orientation to improve natural surveillance of public areas and the relationship with trees and parking areas.
- 3.24 The new proposed arrangement meant that the total size of the development is reduced from 53 to 52 units.
- 3.25 It was decided the red line would not be altered to exclude areas of woodland, instead they are included to optimise the opportunity for the natural footpath and play area.
- 3.26 Final adjustments were made to the layout ahead of submission to ensure the road layout had maximum visibility for safety and parking arrangements to dwellings were safe and convenient. Furthermore, plots have been reviewed and positions adjusted to allow maximum amenity and privacy for both proposed dwellings and existing neighbouring properties.
- 3.27 The Case Officer responded to the revision in December 2020 with further minor comments but overall was satisfied that the new layout represented an improvement to the scheme. The final submission has been informed by positive dialogue with officers.

Pre-Application consultation

- 3.28 In line with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, as amended by The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020, the relevant procedures outlined in the previous section of this report have been followed.
- 3.29 Draft application documents were provided electronically on Boyer's website (**Appendix 3**). Given the Covid-19 restrictions, the applicant was unable to provide a copy for those without internet access at the local library for Eaglesbush Valley and the Town Council in Neath.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 7 of 20

- 3.30 To overcome this, a wider letter drop was undertaken to include the residents near to the application site. The letter directed residents to Boyer's website. If users were unable to access the website, the letter set out alternative mechanisms for interested parties to access the application documentation, including a phone number to call to arrange for hard copies to be posted to their address. It was made clear in consultation letters that if any difficulty in accessing documents did arise they could contact us.
- 3.31 A site notice (**Appendix 1**) was displayed at the site entrance on 14th January 2021, in three locations clearly visible from public land. The site notice included information on where the draft application documents could be viewed.
- 3.32 Letters were written to specialist consultees, community consultees and adjoining land owners on 14th January 2021, which provided details of where draft application documents could be viewed and how to comment (**Appendices 1 and 2**).
- 3.33 The relevant specialist consultees consulted were:
- Highways Authority;
 - Welsh Ministers;
 - The Coal Authority;
 - Natural Resource Wales; and
 - Dwr Cymru Welsh Water.
- 3.34 Relevant Community consultees were:
- Councillor Jamie Evans;
 - Councillor John Miller;
 - Councillor Peter Rees;
 - Councillor Sandra Miller;
 - Councillor Sheila Perry; and
 - Neath Town Council
- 3.35 Therefore the application has been subject to extensive consultation, including gaining advice from the LPA and having draft application documents available for review from 15th January until 12th February 2021, which met the minimum 28 day period required by regulation and additional time of at least 14 days was allowed for residents that received hard copies to make comments ahead of the application being submitted.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 8 of 20

4. CONSULTATION FEEDBACK AND RESPONSE

4.1 This chapter provides an analysis of the responses received during consultation. This includes responses from statutory consultees and from community consultees inclusive of responses from local residents.

4.2 This chapter also provides detail on how issues raised during consultation are addressed and where alterations to the proposed development have occurred where necessary.

Specialist consultees

4.3 Four specialist consultees were informed of the proposal in line with the table under Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Those four specialist consultees consulted were:

- Neath Port Talbot Highways Authority;
- Welsh Ministers;
- The Coal Authority
- Natural Resource Wales; and
- Dwr Cymru Welsh Water

4.4 The Coal Authority responded and confirmed that the site falls within the defined Development High Risk Area. However they were satisfied that the supporting Site Investigation Report (December 2020, Integral Geotechnique Ltd) sufficiently addresses the geological and mining considerations to accompany a planning application. On the basis that this report is included within any future application, they had no objection to the proposed development.

4.5 In their response, Neath Port Talbot Highways Authority stated they had no objection to the proposal overall, but did offer some comments.

4.6 The supporting Traffic Impact Assessment (TIA) was deemed acceptable but it was suggested that reference to accident data along minor roads leading to the proposed development should be included in the full planning application submission.

4.7 A number of suggestions were made in relation to the Extent of Engineering Works drawing (No. 2430-526), including that car parking spaces should be numbered; bin storage and collection points to be shown and submitted; longitudinal sections for the new access road; provide additional tracking for fire engine emergency vehicle at the site; proposed minor adjustments to the road layout and widths to discourage conflict and meet guidelines; and minor adjustments to parking arrangements.

4.8 It was also confirmed that the proposal would require SAB approval.

4.9 No response was received from Dwr Cymru Welsh Water, Natural Resource Wales, or Welsh Ministers.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 9 of 20

- 4.10 In conclusion, no objections were raised to the proposed development by the specialist consultees, with only informative suggestions relating to highways matters provided.

Community consultees, adjoining owner occupiers and other local residents

- 4.11 The consultation resulted in 7 community consultee responses; all of which were from neighbouring residents and in the majority, objected to the proposal.
- 4.12 Within the objections received from local residents, key themes became apparent. A tally of the relevant planning issues raised is outlined below:

Key concerns	Tally
Loss of trees	5
Overlooking/Residential amenity	5
Noise and pollution	4
Negative impact on wildlife/biodiversity	4
Out of character design	3
Flood risk	1
Traffic safety/Access	2

- 4.13 It is clear that the fundamental concerns relate to the proposal's impact on trees and residential amenity.
- 4.14 Closely following this are issues regarding increased noise and pollution levels and impact on wildlife habitats. In addition, but to a lesser extent, issues relating to traffic safety and access, flood risk, and the proposal being out of character with the surrounding area, were raised by local residents.
- 4.15 Other matters were raised less frequently, therefore, the focus is on those that were most frequently raised. Provided below is a response to the concerns raised under each relevant heading.

Loss of trees

- 4.16 A number of local residents expressed concern about the proposal leading to a loss of trees. The provided reasons for concern ranged from a loss of habitats for biodiversity, loss of natural screening and the trees' inherent landscape and amenity value, particularly of those protected by TPOs.

- 4.17 An initial Tree Report and Tree Protection Plan were submitted as part of the PAC process and have been updated for the full submission. The documents illustrate that a small number of trees (5) are proposed to be removed from the site to allow for the development construction to take place. The Tree Report indicates that the remainder of the trees to be removed are due to their poor condition. Appropriate mitigation will be implemented on site to ensure that retained trees and woodland are well maintained and managed.
- 4.18 Furthermore, new native tree planting will be provided, including at the western boundary with Eaglesbush House, which will grow to retain natural visual screening wherever possible.
- 4.19 It is noted that no objections were raised by statutory consultees and the Council noted that they had no issues with arboriculture during the Pre-Application meeting.

Overlooking and Residential Amenity

- 4.20 Several residents expressed concern about the impact of the development upon their residential amenity, in particular with regard to overlooking and loss of privacy.
- 4.21 In response, the layout of the scheme has been designed to ensure appropriate distances from existing surrounding development and proposed planting will add an additional buffer. The design is in accordance with the relevant design guidance, for instance with regard to orientation and window positioning, to ensure there is no unacceptable adverse overlooking impact upon nearby existing or future residents.
- 4.22 Pre-Application correspondence with officers has confirmed that the proposed layout presents an acceptable separation distance between existing and proposed dwellings to maintain a satisfactory level of privacy for existing and future residents. Furthermore, the Council considered the proposed means of enclosure to be of adequate height to prevent overlooking of private spaces.

Noise and Pollution

- 4.23 Concerns regarding noise and pollution were raised by local residents with regard to the construction phase and operational phase of the proposed development.
- 4.24 To ensure that noise and pollution levels will be kept to an acceptable standard during the construction phase, a Construction Environmental Management Plan (CEMP) has been prepared and submitted to support the full planning application. The CEMP sets out measures to avoid, minimise and mitigate any negative construction effects on the environment and surrounding community. This includes restricting construction works to appropriate hours during the day, i.e. 07:30 – 18:00 Monday to Friday and 08:00 – 13:00 Saturday (where required). The CEMP also states that national guidelines for pollution prevention for storing any fuel, oil or chemicals on site will be met.
- 4.25 A Site Manager will also be present on site to ensure operations run smoothly and in accordance with the CEMP.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 11 of 20

- 4.26 In terms of noise and pollution during the operational phase, the site is located within an established residential area, where noises typically associated with housing will already be present (for example, traffic, household noises from appliances, lawn mowing, children playing). The site is allocated for residential development within the Adopted LDP and therefore has undergone the Council's rigorous assessments to determine that this form of development is appropriate for the location and surroundings. As such, the proposal is not considered to unacceptably affect future noise levels in the area.
- 4.27 With regard to pollution, a Transport Statement (TS) has been prepared and submitted with the application. The TS demonstrates how the site is sustainably located near to public transport and outlines the proposed additional highways works to be undertaken to improve the traffic situation in the area. In the interest of promoting sustainable transport that can help to reduce pollution levels from traffic, the proposal also incorporates provision for enabling Electric Vehicle Charging on site.

Impact on wildlife and biodiversity

- 4.28 Residents expressed concern that developing the site for housing would negatively impact on the site's wildlife and biodiversity. However, biodiversity maintenance and enhancement has been designed into the heart of the proposal. For instance, existing trees are proposed to be retained wherever practicable to continue their role in providing natural habitats for birds and bats.
- 4.29 Following the findings from the Preliminary Ecological Appraisal, which identified potential for breeding birds in the site's trees and shrubs as well as potential presence of bats, the ecologists are currently undertaking surveys of the site to further investigate the situation in order to inform appropriate mitigation measures that will protect and enhance the site's biodiversity. Details will be provided once the survey assessments have been completed.
- 4.30 The proposal includes areas for new native tree planting, SuDS and rain gardens, all of which seek to preserve and enhance biodiversity at the site.
- 4.31 Moreover, the Council's Ecology Officer deemed the scope of the ecology surveys and proposed mitigation to be appropriate. No objections or concerns were raised by other statutory consultees on the basis of wildlife or biodiversity.

Out of character design, Flood risk and Traffic and safety

- 4.32 These three matters were also raised by residents. In terms of the site's character, the scheme has been designed to respond to existing development along Meadow Road. Whilst it is acknowledged that the proposed mix of walk up flats and traditional detached, semi-detached and terraced houses does not directly reflect the residences along the Avenue, for example Eaglesbush House, the design is considered appropriate for provision of affordable housing. No objections were raised by statutory consultees in relation to the design and character of the proposal.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 12 of 20

- 4.33 With regard to flood risk, it is noted that residents have stated the site has experienced flooding in the past. However the most up to date national guidance on flooding indicates that the developable area of the site is not at high risk of flooding. Furthermore, no Pre-Application response was received from Natural Resources Wales to indicate any concerns related to flood risk.
- 4.34 Turning to traffic and safety, PAC discussions with the Highways Officer have informed the proposal to ensure that the new road and access can adequately and safely support the proposed capacity. The TS provided within the application submission demonstrates this and outlines the off-site works which will be undertaken to improve traffic safety along Meadow Road also.

Proposal changes informed by PAC

- 4.35 The input from the Local Authority, statutory and community consultees was taken into consideration and in response, some changes to the proposal have been made for the full planning submission.
- 4.36 The key revision applies to the south east corner of the site, where the road layout and location of plots has been amended. The intention being to improve traffic safety at the bend, set housing back from the edge of the woodland, and provide future residents with a more pleasant outlook on to the woods. The road now provides a requisite buffer between the site and woodland area.
- 4.37 Following discussions with the Local Authority regarding the open space arrangement, this has been revised so that the open space at the north east of the site is larger and can accommodate a variety of functions such as for SuDS, biodiversity, and a natural play area. This area of open space will be overlooked by surrounding housing owing to their revised orientation. The space is now considered to respond to the surrounding woodland more appropriately.
- 4.38 There will be a natural footpath in the north to connect the site entrance through the woodland area, leading past the area of trees T203 and 205, which was identified as a potential location for a play space that could utilise natural forms of play space, for instance balance logs.
- 4.39 The proposed bungalows at plots 4 and 5 have now been replaced with walk-up apartments to compensate for the loss of units in the area of open space.
- 4.40 Off-street parking is proposed near to the site access to relieve pressure on the existing on-street parking situation on Meadow Road.
- 4.41 A new communal garden area is proposed in the southern part of the site surrounding the large oak tree (T200). This will provide pleasant, open space for the surrounding walk-up apartments.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 13 of 20

- 4.42 Other amendments include slight changes to plots and their orientation to improve natural surveillance of public areas and the relationship with trees and parking areas.
- 4.43 The new proposed arrangement meant that the total size of the development is reduced from 53 to 52 units.
- 4.44 It was decided the red line would not be altered to exclude areas of woodland, instead they are included to optimise the opportunity for the natural footpath and play area.
- 4.45 Final adjustments were made to the layout ahead of submission to ensure the road layout had maximum visibility for safety and parking arrangements to dwellings were safe and convenient. Furthermore, plots have been reviewed and positions adjusted to allow maximum amenity and privacy for both proposed dwellings and existing neighbouring properties.

Summary

- 4.46 In summary, the local authority and specialist consultees accept the principle of the development of the site. It is recognised that were a number of objections from local residents for a variety of reasons including loss of trees, increase in noise and pollution and effect on residential amenity. As the foregoing demonstrates, each of these matters have been considered in detail by Officers, who consider that the overall approach adopted is acceptable and in accordance with the site allocation in the adopted LDP.
- 4.47 The above detail also demonstrates how the project team has responded to the comments and suggestions made throughout the PAC process to improve the overall scheme.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 14 of 20

5. CONCLUSIONS

- 5.1 This PAC report has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It demonstrates the extent of community engagement that has taken place to date in relation to the proposed development for 52 affordable dwellings and associated access, landscaping and site infrastructure at Land off Meadow Road, Eaglesbush Valley, Neath.
- 5.2 Consultation took place for the required period and involved additional measures to address the Covid-19 restrictions as set out in the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 ("the Amendment Order"). A Pre-Application meeting was also held with Officers, while there was an exchange in correspondence with community and specialist consultees as well as neighbouring residents.
- 5.3 This extensive consultation process has informed the final planning application submission, which has evolved through consultation and is considered to represent a high quality scheme that responds sensitively to site context at Eaglesbush Valley.

Doc No:	IMS-F-15
Revision:	1
Date:	01.05.2018
Page:	Page 15 of 20

APPENDIX ONE – SITE NOTICE

SCHEDULE 1D

Article 2G

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION: NOTICE TO BE GIVEN DURING EMERGENCY PERIOD

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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.

Proposed development at: Land off Meadow Road, Eaglesbush Valley, Neath, SA11 2AF

I give notice that: Jones Brothers (Henllan) Ltd and Tai Tarian

is intending to apply for planning permission for: the development of 52 affordable dwellings and associated access, landscaping and site infrastructure.

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at: <https://www.boyerplanning.co.uk/eaglesbush-valley/>

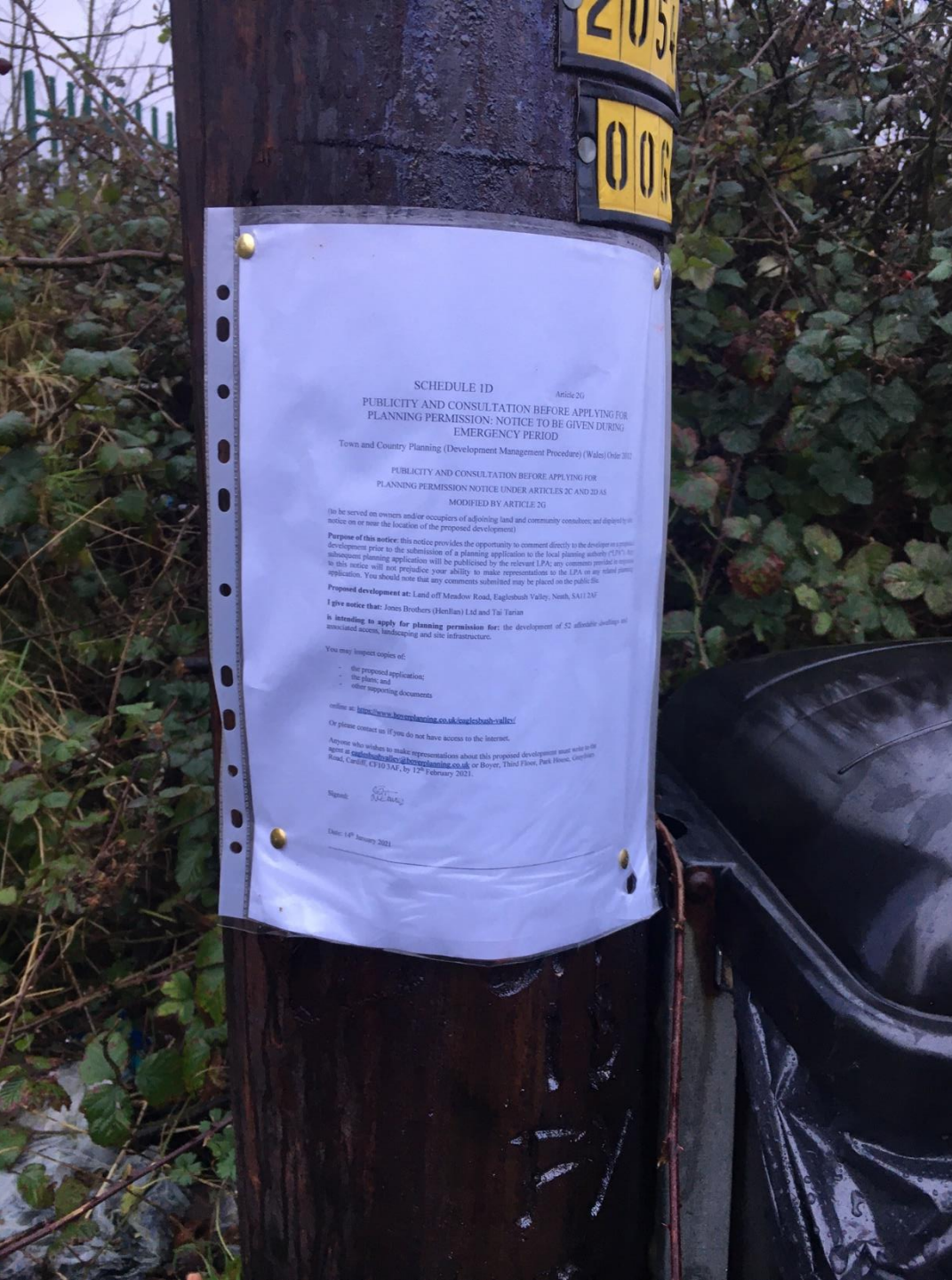
Or please contact us if you do not have access to the internet.

Anyone who wishes to make representations about this proposed development must write to the agent at eaglesbushvalley@boyerplanning.co.uk or Boyer, Third Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF, by 12th February 2021.

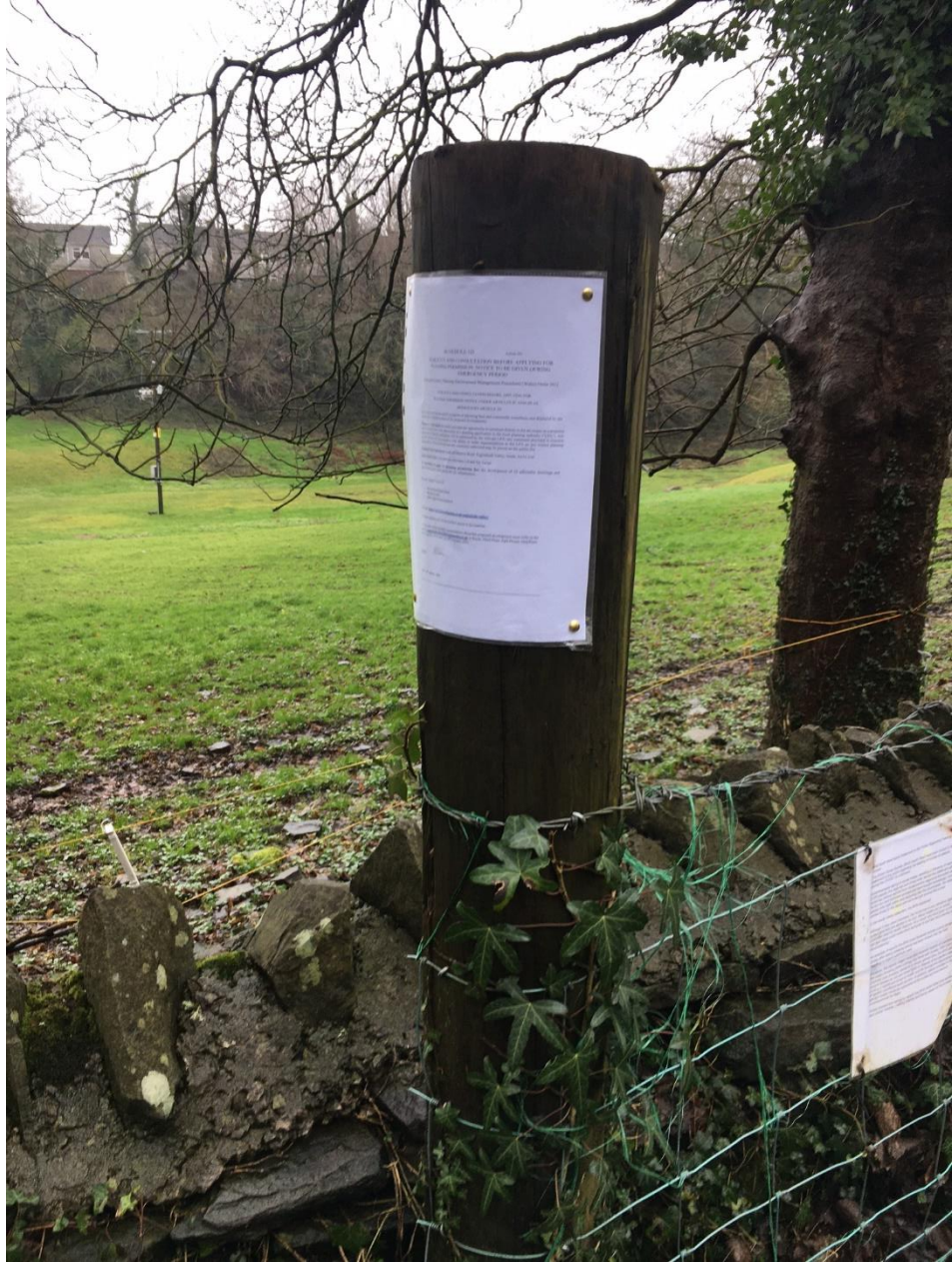
Signed:



Date: 14th January 2021



Site Notice on Meadow Road
14 January 2021



2x Site Notices on eastern site boundary, 14 January 2021

APPENDIX TWO – LETTERS AND NOTICES

Date: 13th January 2021
Our Ref: 20.8028

Third Floor, Park House
Greyfriars Road
Cardiff
CF10 3AF

T 029 2073 6747

F 029 2073 6631

Dear Sir / Madam,

**Planning (Wales) Act 2015 – Pre-Application Consultation
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)**

Land off Meadow Road, Eaglesbush Valley, Neath, SA11 2AF

Our clients, Jones Brothers (Henllan) Ltd. And Tai Tarian, are proposing to submit a full planning application for the development of 52 affordable dwellings and associated access, landscaping and site infrastructure.

In accordance with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the draft application documents are available to view via the web link below for a period of at least 28 days:

www.boyerplanning.co.uk/eaglesbush-valley/

The link will go live on the 15th January 2021 and will be open until 12th February 2021. If you require further time please contact us so that we can accommodate this.

You are able to review the application in full and we welcome your comments before the application is submitted. Commenting on the application at this stage does not prejudice your ability to make further comments via the statutory consultation period undertaken by Neath Port Talbot Council once the application has been submitted.

Please provide your comments in writing by 12th February 2021 (unless further additional time is agreed) either by email to:

eaglesbushvalley@boyerplanning.co.uk; or by post to:

Boyer
Third Floor
Park House
Greyfriars Road
Cardiff
CF10 3AF

Due to the implications of social distancing because of the ongoing COVID-19 pandemic, all public libraries and community centres are currently closed until further notice. To ensure that applications for planning permission are able to fulfil the requirements for Pre-Application Consultation for major development, the Welsh Government has announced revised legislation under the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020. This ensures that all documents will be available on a website and in hard copy upon request.



Therefore, if anyone interested in viewing the application documents is unable to do so online, please contact us and we will arrange for hard copies to be sent to you.

If you have any queries regarding the above, then please do not hesitate to contact me.

Yours sincerely,



John-Rhys Davies
Principal Planner

Tel: 07583740959

Email: johnrhysdavies@boyerplanning.co.uk

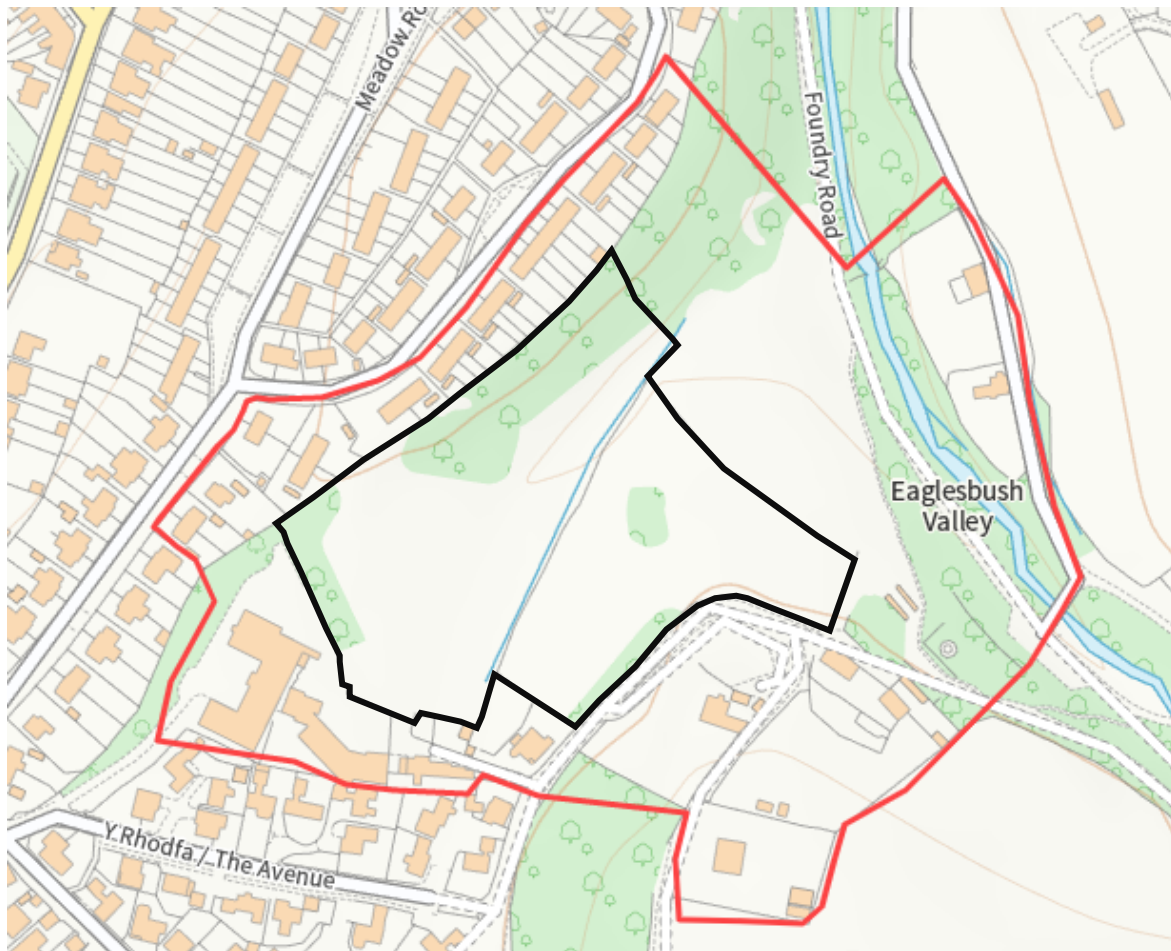
Name	Address	Email/ hand delivered	Date
Neighbouring Community Consultees			
<i>Directly Adjacent</i>			
Owner/Occupier	The Grove, Eaglesbush Valley, Neath Port Talbot, Eaglesbush Valley, SA11 2AN	Hand delivered	14/01/21
Owner/Occupier	Meadows Edge, Eaglesbush Valley, Neath Port Talbot, Eaglesbush Valley, SA11 2AN	Hand delivered	14/01/21
Owner/Occupier	Eaglesbush Mews, Eaglesbush Valley, Neath, SA11 2AN	Hand delivered	14/01/21
Owner/Occupier	3 Eaglesbush Cottages, Eaglesbush Mews, Eaglesbush Valley, Neath, SA11 2AN	Hand delivered	14/01/21
Owner/Occupier	Eaglesbush House, Gardners Lane, Neath Port Talbot, SA11 2AA	Hand delivered	14/01/21
Owner/Occupier	25 Meadow Road, Neath Port Talbot, SA11 2AG	Hand delivered	14/01/21
Owner/Occupier	194 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	192 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	190 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	188 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	186 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	184 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	182 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21

Owner/Occupier	180 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	178 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	176 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	174 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	172 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	170 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	168 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	166 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	164 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	162 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	160 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	158 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	156 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	154 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	152 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
<i>Within buffer (see attached map showing buffer limit)</i>			
Owner/Occupier	150 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21

Owner/Occupier	148 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	146 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	144 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	142 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	140 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	138 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	136 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	196 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	198 Meadow Road, Neath Port Talbot, SA11 2AF	Hand delivered	14/01/21
Owner/Occupier	21 Meadow Road, Neath Port Talbot, SA11 2AG	Hand delivered	14/01/21
Owner/Occupier	23 Meadow Road, Neath Port Talbot, SA11 2AG	Hand delivered	14/01/21
Owner/Occupier	Fernlea, Eaglesbush Valley, Neath Port Talbot, SA11 2AN	Hand delivered	14/01/21
Owner/Occupier	Sunnyacre, Eaglesbush Valley, Neath Port Talbot, SA11 2AN	Hand delivered	14/01/21
Owner/Occupier	Bryneryr, Eaglesbusg Valley, Neath Port Talbot, SA11 2AN	Hand delivered	14/01/21
Owner/Occupier	2 Bryn Eryr, Cwm Cottages, Eaglesbush Valleyt, Neath Port Talbot, SA11 2AN	Hand delivered	14/01/21
Other Community Consultees			

Mrs Kathryn Charles - Clerk to Neath Town Council		Emailed	14/01/21
Councillor Jamie Evans		Emailed	14/01/21
Councillor Peter Rees		Emailed	14/01/21
Councillor John Miller		Emailed	14/01/21
Councillor Sandra Miller		Emailed	14/01/21
Councillor Sheila M. Penry		Emailed	14/01/21
Special Consultees			
Highways Authority Neath Port Talbot Council	Neath Port Talbot CBC, Civic Centre, Port Talbot, SA13 1PJ	Emailed	14/01/21
The Welsh Ministers	Welsh Government (CADW) Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 0TP	Emailed	14/01/21
The Natural Resources Body for Wales	Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP	Emailed	14/01/21
Dwr Cymru Welsh Water	Pentwyn Road, Nelson, Treharris, CF46 6LY	Emailed	14/01/21
The Coal Authority	Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Emailed	14/01/21

Neighbouring Consultation Area:



APPENDIX THREE – CONSULTATION WEBSITE

Land at Eaglesbush Valley, South East of Meadow Road, Neath

Jones Brothers (Henllan) Ltd and Tai Tarian are proposing to submit a full planning application for the development of 52 no. dwellings (affordable) and associated access, landscaping and site infrastructure at land at Eaglesbush Valley, south east of Meadow Road, Neath

In accordance with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the draft application documents are available to view on this website for a period of 28 days. You are able to review the application in full and we welcome your comments before the application is submitted. The application documents are available at the link below:

<https://boyer-egnyte.com/fi/isuQ56cAqa>

A future planning application will then be accompanied by a Pre-Application Consultation (PAC) report that reviews the feedback received.

Commenting on the application at this stage does not prejudice your ability to make further comments once a planning application is submitted to Neath Port Talbot County Borough Council.

Please provide your comments in writing by the 12th February 2021 either by email to eaglesbushvalley@boyerplanning.co.uk or by post to: Boyer, Third Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF.

Please let us know if you have any issues in accessing documents or with the consultation timescales.

APPENDIX FOUR – SPECIALIST CONSULTEE RESPONSE



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority



The Coal
Authority

For the Attention of: John-Rhys Davies

[By Email: eaglesbushvalley@boyerplanning.co.uk]

18 January 2021

Dear John-Rhys

PRE-APPLICATION ENQUIRY: Meadow Road PRE-APPLICATION

Development of 52 affordable dwellings and associated access, landscaping and site infrastructure; 166 Meadow Road, Neath, Neath Port Talbot, SA11 2AF

Thank you for your consultation letter of 14 January 2021 seeking the views of the Coal Authority on the above and the information you have provided.

The Coal Authority Response:

I have reviewed the proposals and confirm that the site falls within the defined Development High Risk Area.

The Coal Authority information indicates that within the site and surrounding area there are coal mining features and hazards, which will need to be considered in relation to the determination of any planning application, specifically probable shallow coal mine workings associated with a thick coal seam outcrop.

In terms of the submitted Site Investigation Report (December 2020, prepared by Integral Geotechnique Ltd), which has been informed by geological and mining information, my personal opinion is that it would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy.

In terms of the report's content, the report confirms that the two shallowest coal seams underlying the site will not have been able to support underground mining due to their thin nature, with all subsequent seams being sufficiently deep enough not to unduly impact on ground stability. Consequently, on the basis that the report accompanies any future planning application, the **likely Coal Authority recommendation to the LPA would be no objections.**

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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 advisers for this development in relation to ground conditions and the acceptability of development.

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

OBSERVATIONS

PLANNING APPLICATION NO: N/3/21/0001/00
APPLICANT: BOYER
LOCATION: LAND OFF MEADOW ROAD, EAGLESBUSH
VALLEY, NEATH
PROPOSAL: DEVELOPMENT OF 52 AFFORDABLE DWELLING
AND ASSOCIATED ACCESS, LANDSCAPING
AND SITE INFRASTRUCTURE

The Highway 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 Approval Required	✓

MY OBSERVATIONS ON THIS PAC PROPOSAL ARE AS FOLLOWS:-

Highway Observations:

1. In respect of the Traffic Impact Assessment (TIA) I am satisfied that the applicant has undertaken 2 no traffic surveys (November 2020 and January 2021) which have been populated into the modelling via TIA & TN and we approve the submission. However the TIA does not show or make any reference to any accident data along the minor roads leading to the proposed development. Suggest a full complete package be submitted as one document to planning when permission is required.
2. If there are any highway retaining walls within the site then full construction details including specification, calculations and method statements of any highway retaining walls shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved detail.

3. Drawing Number 2430-526 – Extent of Engineering Works:-

- Car parking spaces should be numbered to coincide with each plot. For ease of reference.
- Schematic Street lighting design is required (including any new or alteration to existing lighting columns off-site). The approved scheme shall be implemented on site and retained as such thereafter.
- Kerb side bin storage collection points for refuse and recycling shall be submitted.
- Plan showing crossover locations is to be submitted including drop kerbs and tapers.
- The proposed junction tie-in cross section details such as the straight gradient is required.
- **Noted** that visibility splays of 2.4m by 43m in both directions of the proposed junction off Meadow Road are shown on an alternative drawing and that it's compliant with Manual for Streets – no highway objection.
- **Longitudinal sections are required for the new access road.**
- Further auto tracking is required to show an emergency vehicle (Fire Engine) entering and leaving the estate onto Meadow Road and on to the one way system.
- The bend by plots 4-7 may need to be increased to accommodate large vehicles and remove potential conflict with oncoming vehicles.
- Plots 41-42 proposed parking spaces need to be reviewed and amended to discourage conflict and vehicles reversing along the footway, should only encourage vehicles to drive over the footway not along the footway.
- Can we suggest that the third car parking space in tandem for what we believe to be for plot 36, be relocated on the opposite side?
- Plot 38 driveway to close to access from shared driveway onto the proposed highway.
- Plot 33 shows driveway in tandem (with retaining walls) directly abutting the shared driveway. Not good practice and may conflict in daily use with other vehicles that utilise the shared driveway?
- Turning area at the end of the proposed highway outside plots 18-19 are shown to have a traverse length of just 15m, this should be increased to 17m in accordance with NPTCBC design guide.
- Highway alignment (including the turning area (hammerhead)) alongside plots 16-18, 19-24 and 25-27 shows a significant bend. Can this be reviewed and straighten to accommodate ease of access, better street alignment?
- The tanker access opposite plot 16 (with retaining walls supporting). The angle of which the proposed access is located makes the manoeuvre more difficult to achieve, can this be reviewed and amended to encourage the access to be more at 90 degrees?
- Bend sight lines should be shown on plan and shall be 33m (this is aimed more towards the bend at plot 16). The 33m is for a 20mph which I have assumed this proposed highway will be self-regulated designed.

4. Dwg no 2430-630 site sections – **NOTED**

5. Dwg no 2430-500 Drainage Strategy – **NOTED** however required for SAB submission.
6. Dwg no 2330(02)100 – Rev J. refer to observation within item 3 above.
7. Dwg no TDA.2582.01 Soft Landscaping Proposals – **NOTED** however required for SAB submission.
8. Dwg no 205496A_A03 Rev A – GA site access option 3. – NOTED, approval in principle, however no RSA submitted and no discussion on the possible relocation of existing road narrowing within Meadow Road one way system?
9. Active Travel considered for this layout? In compliance with active travel Act 2013?
10. No development shall take place to construct of the highway or dwellings until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities
 - (vi) measures to control the emission of dust and dirt during construction
 - (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - (viii) scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
 - (ix) The Construction Method Statement shall be signed by a competent person(s).

The approved Statement shall be adhered to throughout the construction period.

4. Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter.
5. All works to be constructed on the public highway shall be subject to Road safety Audits, stages 1 to 4 in accordance with HD19/03 of the Design Manual for Roads and Bridges. 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.

6. The back of footpath radii at the proposed entrance to the site, shall be a 5.7 metres radii and a 6 metres kerb radii.
7. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 12 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 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.
8. Driveway dimensions are recommended as follows:-
 - Single drives shall be a minimum length of 6.0 metres from back of footway to front of garage structure, 3.6 metres minimum width.
 - Parallel driveways shall be 6.2m wide (3.6m plus 2.6m) with a 6m length.
 - Tandem driveways shall be 3.6m wide and 10.8m (6m plus 4.8m) in length for two spaces, the third space shall require an addition 4.8m.

Unless otherwise agreed with SABs, each driveway 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 directly out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements.

HIGHWAY NOTE TO APPLICANT

If the works are required within the highway, the written consent of the Highway Authority shall be sought; this includes the placement of any skips, scaffolding, hoarding or any traffic management on the highway. You should therefore contact the Highway Maintenance Unit of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG) for the attention Gary Thomas (tel: 01639 686327 or email: g.thomas3@npt.gov.uk) to discuss any licences or approval required. This is required to be undertaken before any works commence on the Highway.

For the implementation of the Traffic Regulation Orders you should contact the Project Manager – Engineering of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG. f.a.o Martin Brumby tel: 01639 686013 or email: m.brumby@npt.gov.uk who will advise you of the procedure for the implementation of the required Traffic Regulations Orders. *** Please note this process can take up to 6 months – subject to the consultation process outcome.**

In order to ensure the road works you are required to undertake are carried out to the satisfaction of the Local Planning Authority and subsequently adopted if you so wish you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park,

Neath, SA11 2GG (FAO Mr Justin Griffiths, telephone number (01639) 686397 or e-mail j.griffiths4@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.

Any agreement to adopt the roads relating to this development should be entered into with the Council prior to the commencement of development. Such an agreement will be under Section 38 of the Highways Act 1980 relating to the specification, timescale and subsequent adoption of the roads and a Bond to ensure that the Authority can complete the works if the Developer defaults on the roadworks.

Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mr Justin Griffiths, telephone number (01639) 686397 or e-mail j.griffiths4@npt.gov.uk) to agree the specification, enter the agreement and arrange on site inspection of your works.

Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.

A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-

- (i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.**
- (ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.**
- (iii) Give not less than 1 calendar months' notice in writing of the date of commencement of the works.**

As part of this process you are advised that any principle contractors and/or subcontractors that are on the Local Authority's framework approved list are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section on request.

Surface Water Drainage Observations:

1. SAB approval will be required prior to any work commencing. 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 crossing 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 life time of construction.

DRAINAGE NOTE TO APPLICANT

Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in [Schedule 3 of the Flood & Water Management Act 2010](#).

These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval

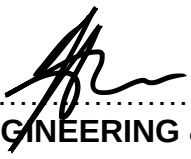
of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved.

If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab.

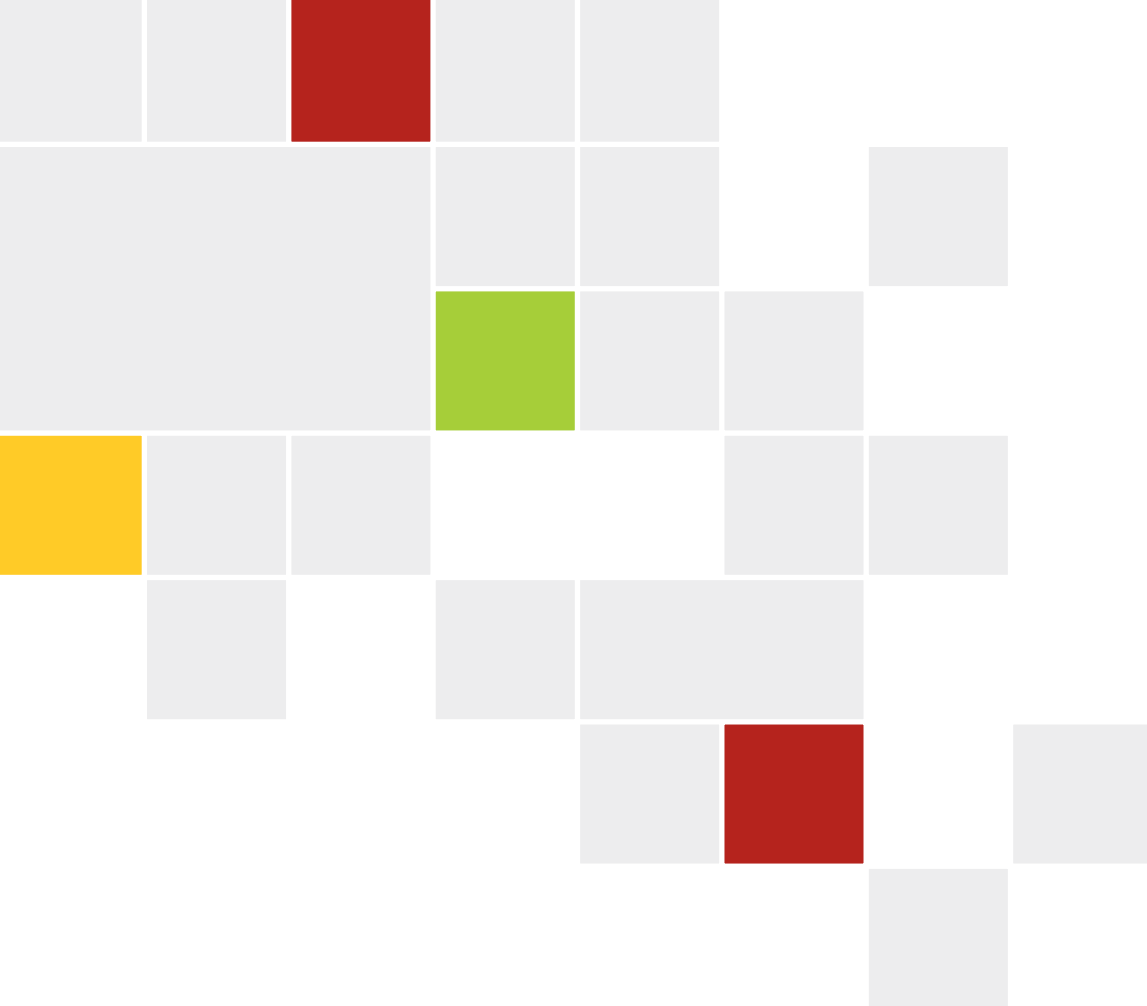
Prior to commencement of any works within a watercourse, hereby approved permanent and temporary under Section 23 of the Land Drainage Act 1991 must be obtained from the Authority. You are therefore advised to contact the Development Management Engineer, Mr Justin Griffiths at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No.01639 686397 e-mail j.griffiths4@npt.gov.uk). Please note such consents can take up to 8 weeks to be processed after registration and early application is advised.

Notwithstanding the necessary consent required under section 23 of the Land Drainage Act 1991. The applicant must note that any culverts/ditches/open watercourses that convey water through their land are to remain free from obstruction at all times. All tributary watercourses (culverted or not) located within the applicants land would be riparian responsibilities whereby the responsibility to sustain the flow of watercourse would remain with the land owner and subsequently passed on to the respective landowners thereafter should the land be sold. For further information on riparian responsibilities please contact Mr Justin W. Griffiths Senior Engineer – Team Leader (Tel: 01639 686397 or email j.griffiths4@npt.gov.uk), alternatively you could access the riparian booklet online using the following web-link <https://www.npt.gov.uk/2867>

These above observations are provided without prejudice and are based upon the information submitted at the preliminary stage. However, should further amendments or any additional information be submitted thereafter, our observations may change to reflect these amendments and/or additional details.

SIGNED:  DATE: ...05/02/2021.....
HEAD OF ENGINEERING & TRANSPORT

PAC REF: N320000100 - LAND OFF MEADOW ROAD, EAGLESBUSH VALLEY



Boyer

Third Floor, Park House, Greyfriars Road, Cardiff, CF10 3AF | 02920 736 747
cardiff@boyerplanning.co.uk | boyerplanning.co.uk