

Sustainability Appraisal for Mount Surgery

Project no: 1950

Date: 05/07/21



Contents

Title page

Contents

(From Neath Port Talbot – Parking Standards Supplementary
Planning Guidance (October 2016))

1.1 - Parking zone

1.2 - Building use table

1.3 –Floor plans

1.4 – Car parking space requirement calculation.

1.5 – Sustainability criteria

1.6 – Local facilities

1.7 – Public transport

1.8 – Cycle route

1.9 – Frequency of public transport

1.10 - Conclusion

1.1 - Parking Zone

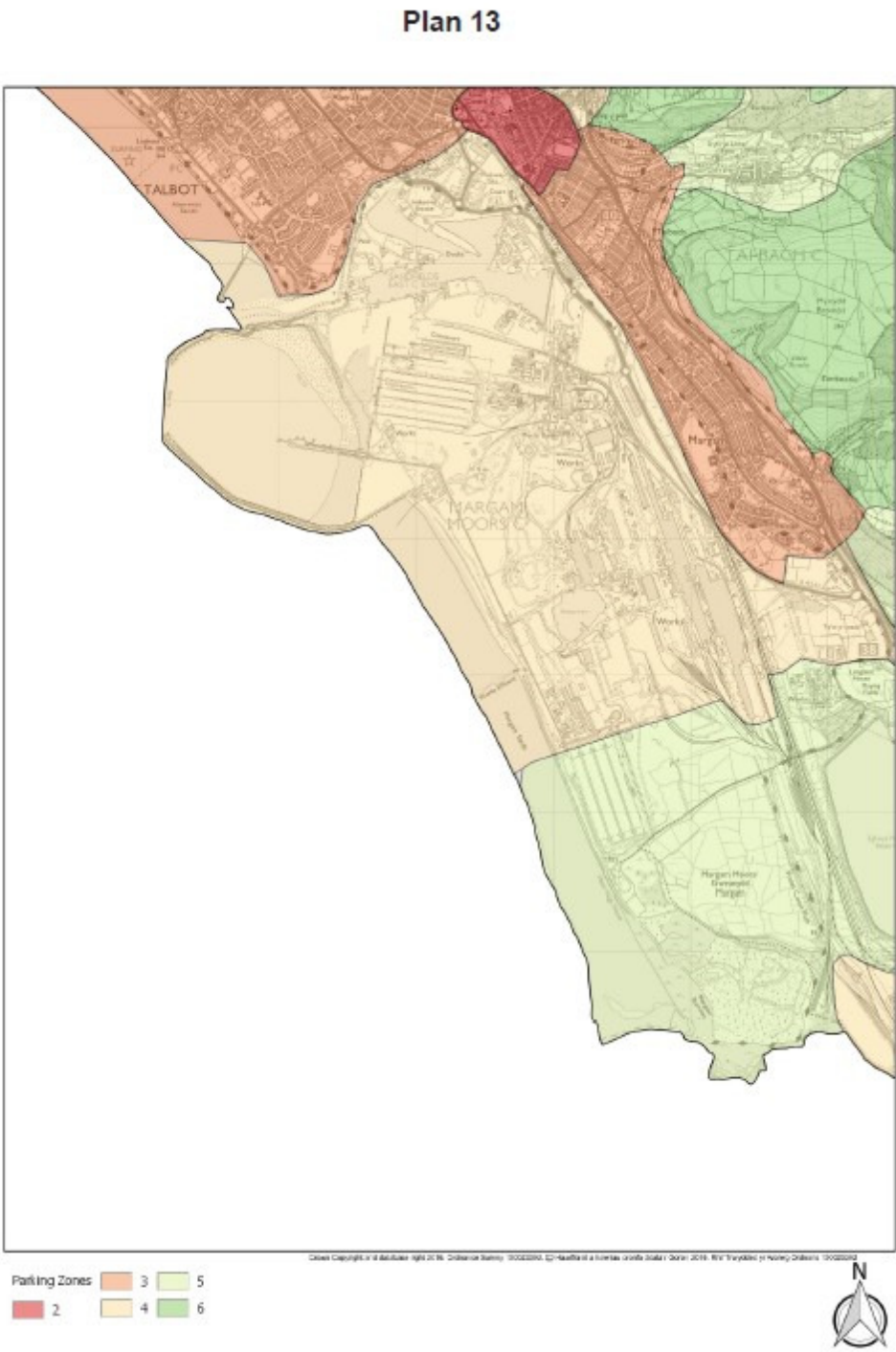


Fig. 1 – Demonstrating that the site is within Parking Zone 3 - Urban (between Taibach and Margam).

1.2 – Building Use Table

4.8 Community Establishments

Zones 2 to 6

Type of Development	Operational	Non-Operational
Hospitals (See Note 1)	Essential vehicles as required	2.5 spaces per bed
Health Centres & Surgeries (See Note 2)	1 space per practitioner	1 space per 3 ancillary staff (1 space per 2 in Zones 5 & 6) & 3 spaces per practitioner
Churches & Places of Worship (See Note 3)	1 commercial vehicle space	1 space per 10 seats or 1 space per 8m ² of praying floorspace
Chapels of Rest	3 commercial vehicle spaces	As per Churches etc.
Funeral Homes	3 commercial vehicle spaces	1 space per 2 members of staff
Public Leisure Centres	1 commercial vehicle space	1 space per 2 facility users & 1 space per 3 spectators
Fitness Clubs, Leisure Clubs & Sports Clubs (See Note 6)	1 commercial vehicle space	1 space per 10m ²
Marinas	1 car and trailer space	1 space per berth
Golf Course (See Note 6)	1 commercial vehicle space	4 spaces per hole
Libraries	1 commercial vehicle space	1 space per 45m ²
Sports Fields (without Club House) (See Note 6)	1 coach space	12 spaces per pitch

Notes relating to Community Establishments Parking Standards for all Zones

1. This level of provision would be appropriate for acute and neighbourhood District Hospitals. For other types of hospitals a lower level of provision may be acceptable.
2. Practitioner to include doctor, dentist, nurse, health visitor etc.

Fig. 2 – Indicates the number of car parking spaces required in relation to operational and non-operational uses for Health Centres and Surgeries.

1.3 – Floor Plans



Fig. 3 – Existing Main Surgery Accommodation

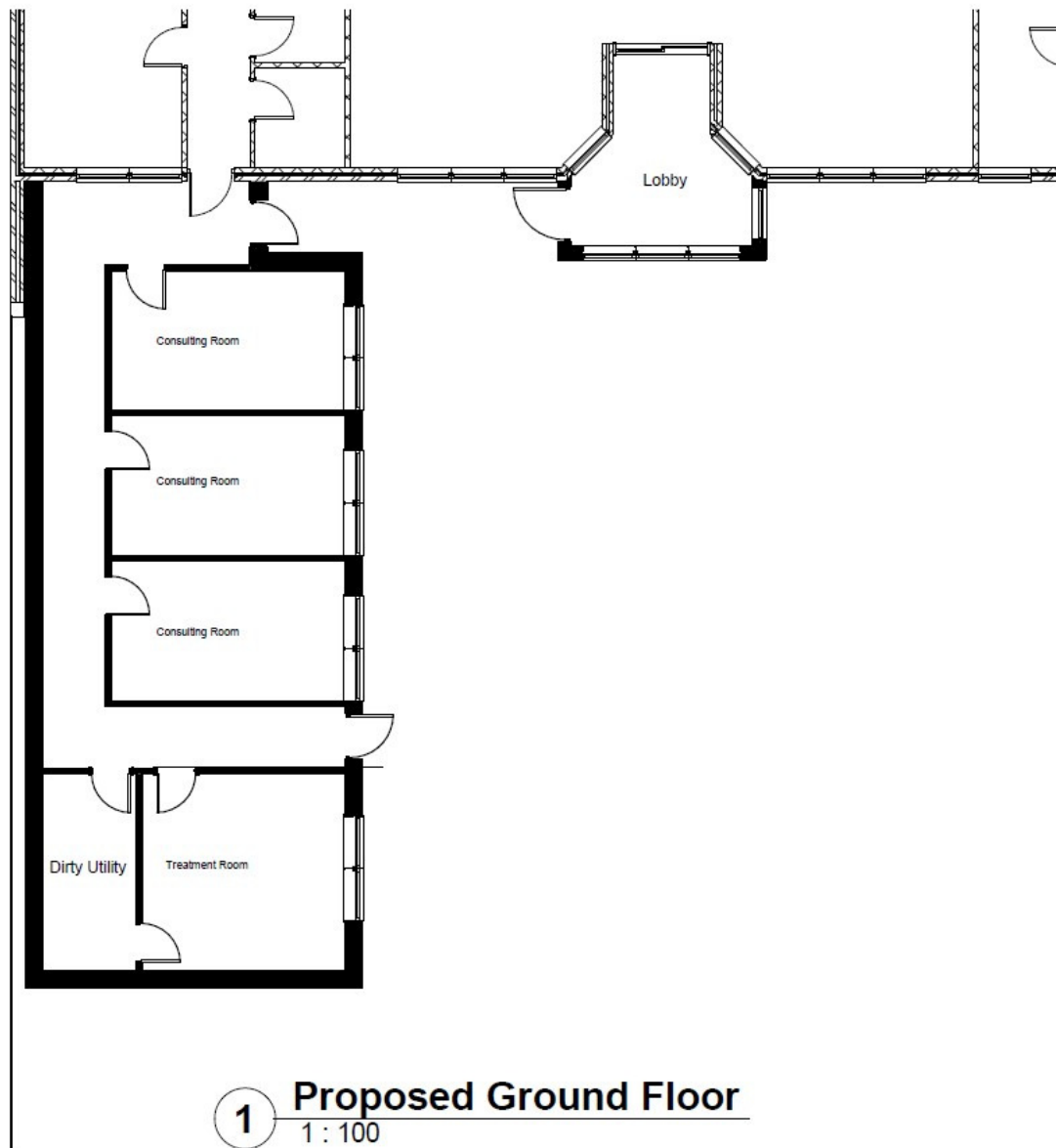


Fig. 4 – Surgery – Proposed Extension

1.4 - Car parking space requirement calculation.

Using the table in *4.8 Community Establishments* from Neath Port Talbot – Parking Standards Supplementary Planning Guidance (October 2016) and the building plans in Figures 3 and 4, the following calculation can be made:

Operational Use

Practitioner spaces = 1 no. Health Visitor + 8 no. GP/Consulting Rooms = 9.

So 9 no. car parking spaces for Operational Use.

Non-Operational Use

There are 24 total staff (full-time equivalent) in the practice, so $24 - 9 = 15$ no. ancillary staff.

1 space for each 3 ancillary staff = $15 / 3 = 5$.

So 5 no. car parking spaces for Ancillary Staff.

Plus 3 no. spaces per practitioner for non-operational use = $9 \times 3 = 27$.

So $27 + 5 = 32$ no. car parking spaces for Non-Operational Use.

GRAND TOTAL = 41 no. car parking spaces required - before a sustainability appraisal has been considered.

1.5 – Sustainability criteria.

F: Sustainability

F.1 The reductions in parking requirement for residential units shall not result in less than one parking space remaining and for all other developments the reduction shall not be applied unless an acceptable travel plan is also submitted.

F.2 Sustainability points will be awarded to developments that meet the criteria below for their proximity, in terms of walking distance to local facilities, public transport, cycle routes and the frequency of local public transport. The maximum walking distance is defined as the distance along the most appropriate route from the point of origin (or centre of development) to the facility. Award of these sustainability points will result in a reduction in parking requirement as detailed below:

Sustainability Criteria	Maximum Walking Distance	Single Sustainability Points
Local Facilities		
Local facilities include a foodstore over 1000m ² , post office, community medical practice, primary / secondary school etc. Access to two of these within the same walking distance will score single points, whereas access to more than two of these will double the points score.	200m	3 pts
	400m	2 pts
	800m	1 pt
Public Transport		
Access to bus stop or railway station	300m	3 pts
	400m	2 pts
	800m	1 pt
Cycle Route		
A cycle route needs to be segregated from vehicular traffic and must provide links to local facilities and employment areas.	200m	1 pt
Frequency of Public Transport		
Bus or rail service within 800m walking distance which operates consistently between 7am and 7 pm. Deduct one point for service which does not extend to these times.	5 minutes	3 pts
	20 minutes	2 pts
	30 minutes	1 pt

F.3 Thus the sustainability points score for a dwelling within 400m of a school and a post office (1 X 2pts = 2pts), within 300m of a bus stop (3pts) and having a service frequency of every 15 minutes but only between 8am and 6 pm (2 pts – 1pt = 1 pt) would score a total of 6 pts.

Fig. 5 – Page 65 from Neath Port Talbot – Parking Standards Supplementary Planning Guidance (October 2016)

Reductions in Parking Requirement

Sustainability Points	Parking Reduction
Residential Developments	
10 pts	2 spaces per dwelling
7 pts	1 space per dwelling
All Other Developments (other than shops and retail warehouses)	
10 pts	30%
7 pts	20%
5 pts	10%

Fig. 6 – Page 66 from Neath Port Talbot – Parking Standards Supplementary
Planning Guidance (October 2016)

1.6 – Local facilities.

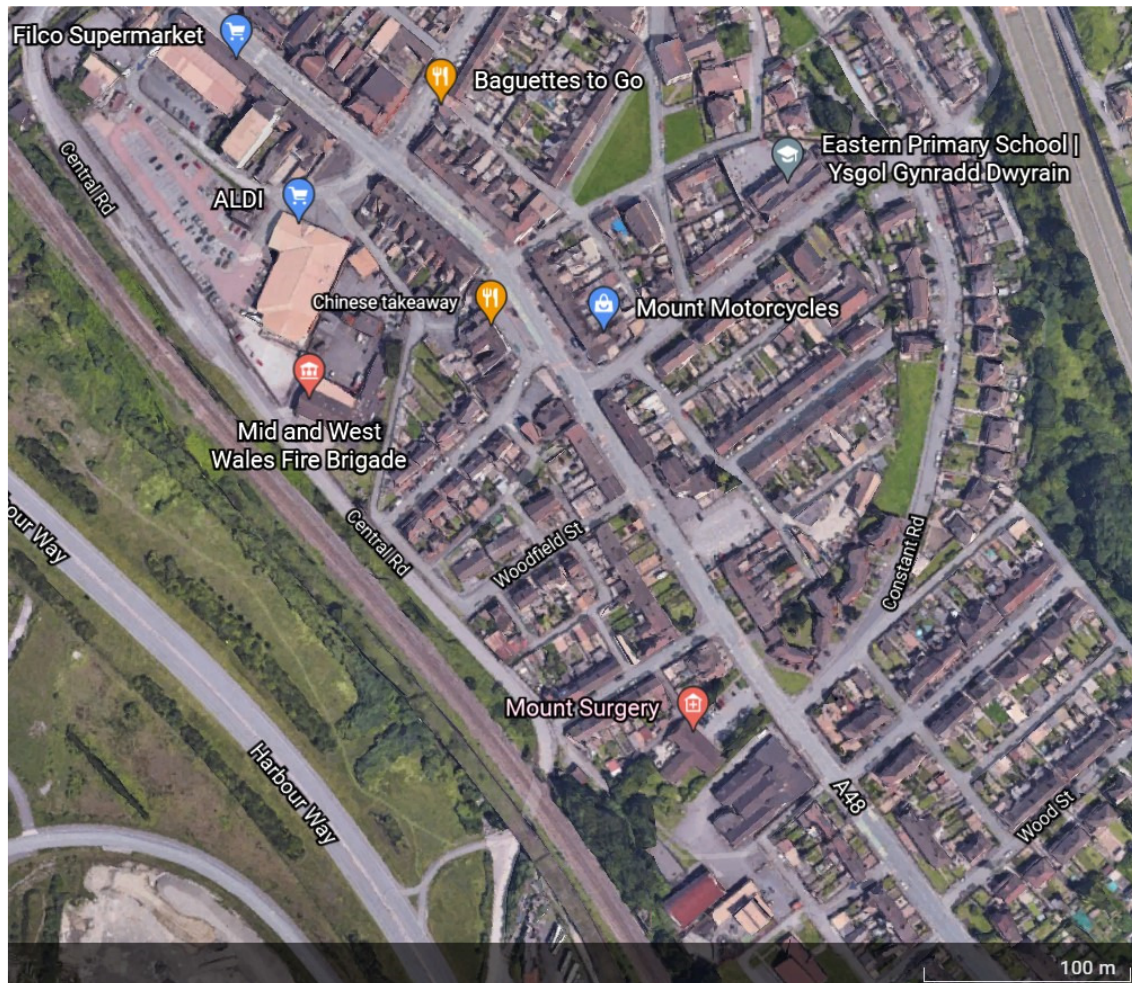


Fig. 7 – Screenshot from Google Earth (with scale bar) indicating proximity of supermarket and primary school.

Local supermarket (Aldi) over 1000sqm - 400m (under)

Primary school (Eastern) – 400m (under)

Community medical practice – 0m

As there are 3 no. facilities under 400m from the site - $2 \times 2 = 4$ sustainability points can be assigned to local facilities.

1.7 – Public transport

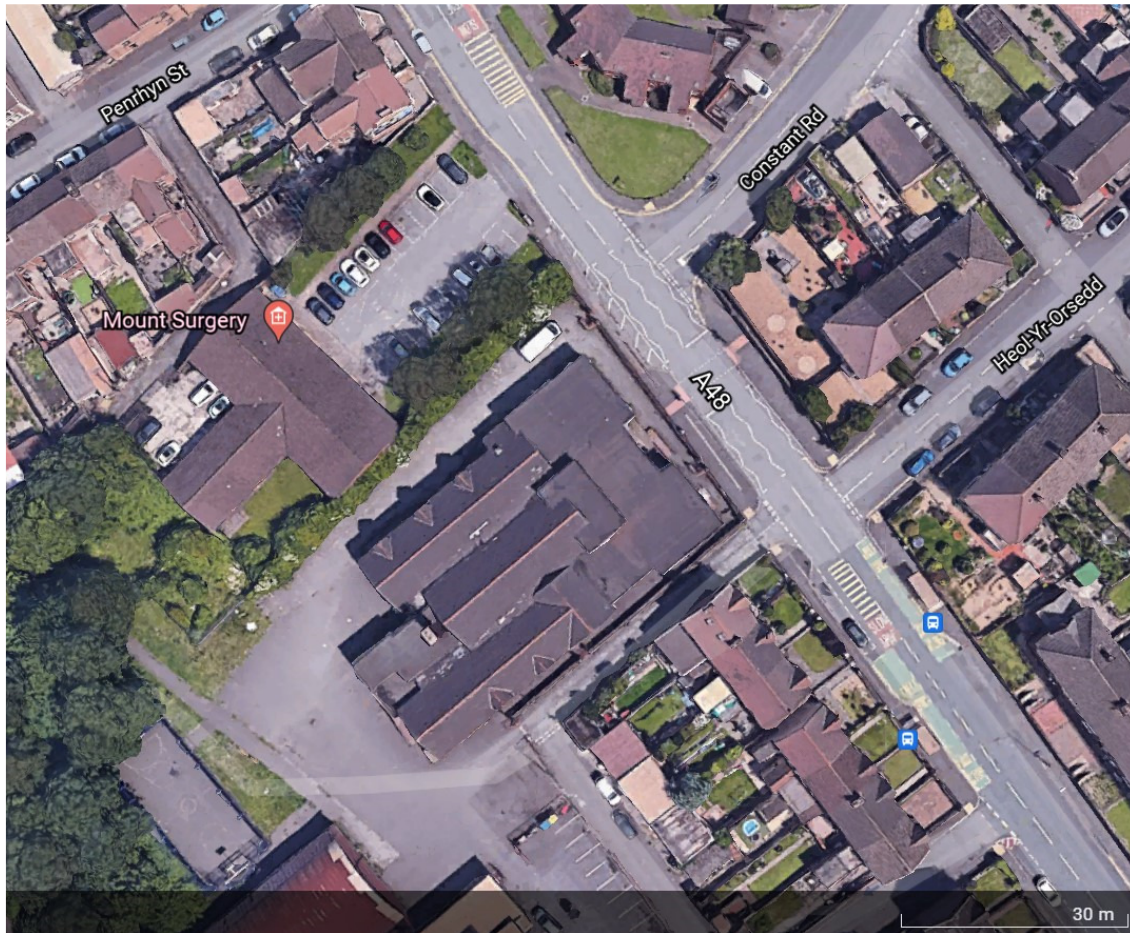


Fig. 8 – Screenshot from Google Earth (with scale bar) indicating proximity of bus stops.

Local bus stops are within 300m:

Therefore 3 sustainability points can be assigned to public transport.

1.8 – Cycle route

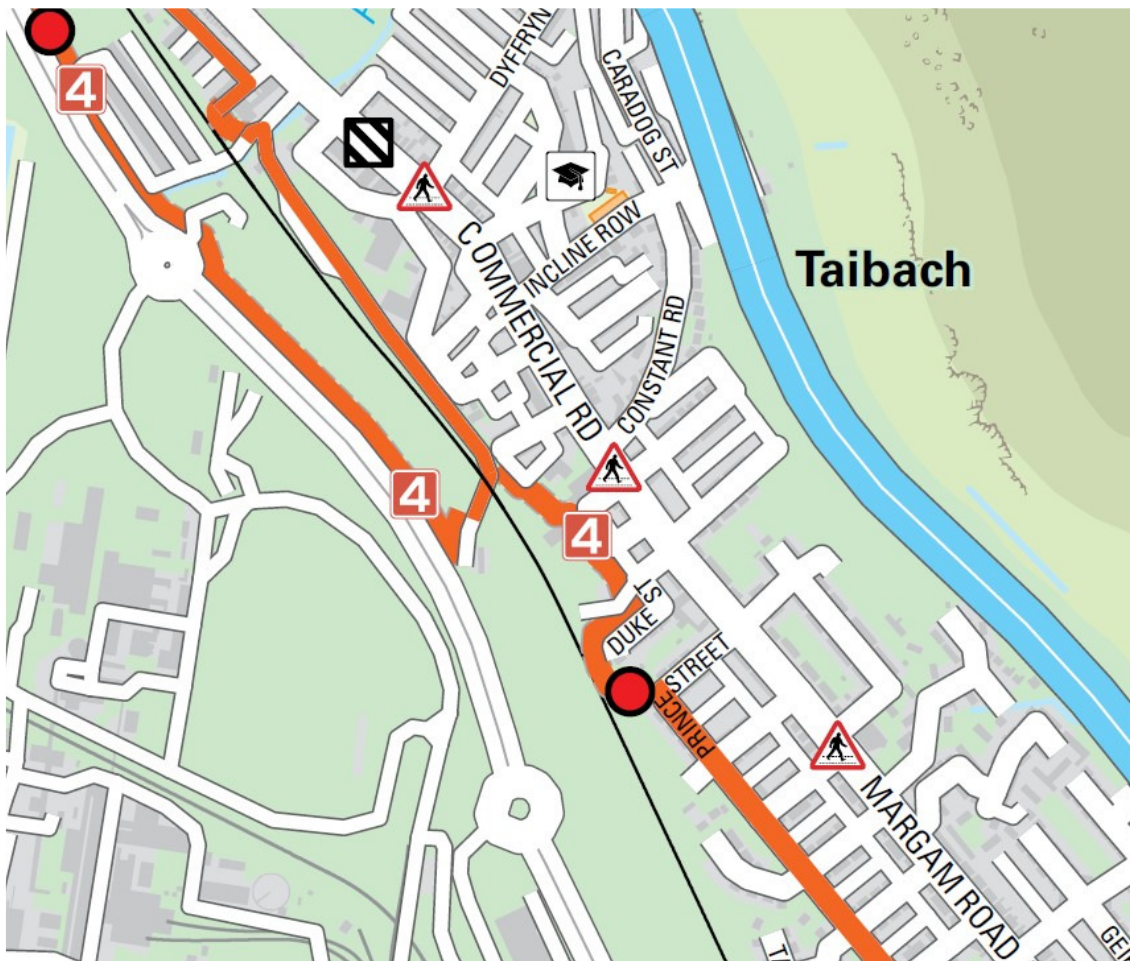


Fig. 9 – Excerpt from 'Neath Port Talbot – A map for cyclists, indicating National Cycle Network 4 running to the rear of the site.

The segregated cycle route is within 200m:

Therefore 1 sustainability point can be assigned to cycle route.

1.9 – Frequency of public transport

87

Monday to Friday

Valid from: 30/05/2021

Valid to: 28/08/2021

87 Neath - Port Talbot - Margam

Via Briton Ferry, Neath/Port Talbot General Hospital

Service No.:	87	87	87	87	87	87	87	87	87	87	87
Notes:											
Neath Victoria Gardens	0630	0700	0735	0750	0810		30	50	10	1450	1510
Grandison Hotel	0633	0703	0742	0757	0817		37	57	17	1457	1517
Briton Ferry (Lodge Cross)	0636	0706	0745	0800	0820		40	00	20	1500	1520
Briton Ferry (Post Office)	0639	0711	0748	0803	0823		43	03	23	1503	1523
Briton Ferry Health Centre (Brunel Way)	---	---	0751	0806	0826	then	46	06	26	1510	1530
Baglan (Shops)	0643	0716	---	---	---	at	--	--	--	---	---
Baglan (Library)	0646	0719	---	---	---	these	--	--	--	---	---
Baglan Railway Station	0648	0722	---	---	---	mins.	--	--	--	until	---
Afandale	0649	0723	0757	0812	0832	past	52	12	32	1515	1535
Western Avenue (Terminus)	0650	0724	0757	0812	0832	each	52	12	32	1515	1535
Neath & P/Talbot Gen/Hospital	0658	0734	0807	0822	0842	hour	02	22	42	1524	1544
Sandown Road	0703	0739	0813	0828	0848		08	28	48	1531	1551
Port Talbot Bus Station arr	0706	0743	0819	0834	0854		14	34	54	1538	1558
Port Talbot Bus Station dep	---	---	0824	0839	0859		19	39	59	1542	1602
Talbach Mount	---	---	0830	0845	0905		25	45	05	1548	1608
Tollgate Park	---	---	0836	0851	0911		31	51	11	1554	1614

Service No.:	87	87	87	87	87	87	87	87	87	87	87	87
Notes:												
Neath Victoria Gardens	1530	1550	1610	1630	1650	1710	1730	1750	1805	1825	1845	1945
Grandison Hotel	1537	1557	1617	1637	1657	1717	1737	1757	1812	1828	1852	1948
Briton Ferry (Lodge Cross)	1540	1600	1620	1640	1700	1720	1740	1800	1815	1831	1855	1951
Briton Ferry (Post Office)	1543	1603	1623	1643	1703	1723	1743	1803	1818	1836	1858	1956
Briton Ferry Health Centre (Brunel Way)	1550	1610	1630	1650	1710	1730	1750	1810	1825	---	1905	---
Baglan (Shops)	---	---	---	---	---	---	---	---	---	1841	---	2001
Baglan (Library)	---	---	---	---	---	---	---	---	---	1844	---	2004
Baglan Railway Station	---	---	---	---	---	---	---	---	---	1847	---	2007
Afandale	1555	1615	1635	1655	1715	1735	1755	1815	1830	1848	1910	2008
Western Avenue (Terminus)	1555	1615	1635	1655	1715	1735	1755	1815	1830	1849	1910	2009
Neath & P/Talbot Gen/Hospital	1604	1624	1644	1704	1724	1744	1804	1824	---	---	---	---
Sandown Road	1611	1631	1651	1711	1731	1751	1811	1831	---	---	---	---
Port Talbot Bus Station arr	1618	1638	1658	1718	1738	1758	1818	1838	---	---	---	---
Port Talbot Bus Station dep	1622	1642	1702	1722	1742	1802	1822	1842	---	---	---	---
Talbach Mount	1628	1648	1708	1728	1748	1808	1828	1848	---	---	---	---
Tollgate Park	1634	1654	1714	1734	1754	1814	1834	1854	---	---	---	---

87 Margam - Port Talbot - Neath

Via Neath/Port Talbot General Hospital - Briton Ferry

Service No.:	87	87	87	87	87	87	87	87	87	87	87	87
Notes:												
Tollgate Park	---	---	---	---	---	---	0839	0859		19	39	59
Tai-bach Mount	---	---	---	---	---	---	0845	0905		25	45	05
Port Talbot Bus Station arr	---	---	---	---	---	---	0851	0911		31	51	11
Port Talbot Bus Station dep	0615	0650	0710	0740	0800	0820	0856	0916		36	56	16
Sandown Road	0619	0655	0715	0746	0806	0826	0902	0922		42	02	22
Neath & P/Talbot Gen/Hospital	0624	0700	0721	0752	0812	0832	0908	0928	then	48	08	28
Western Avenue (Chemist)	0630	0706	0727	0800	0820	0840	0916	0936	at	56	16	36
Western Avenue (Terminus)	0632	0707	0728	0801	0821	0841	0917	0937	these	57	17	37
Afandale	0632	0707	0728	0801	0821	0841	0917	0937	mins.	57	17	37
Baglan Railway Station	0634	---	0730	---	---	---	---	---	past	--	--	--
Baglan (Library)	0637	---	0734	---	---	---	---	---	each	--	--	--
Baglan (Shops)	0640	---	0737	---	---	---	---	---	hour	--	--	--
Briton Ferry Health Centre (Brunel Way)	---	0713	---	0806	0826	0846	0922	0942		02	22	42
Briton Ferry (Hill Street)	0643	0716	0742	0809	0829	0849	0925	0945		05	25	45
Briton Ferry (Lodge Cross)	0646	0719	0749	0812	0832	0852	0928	0948		08	28	48
Grandison Hotel	0648	0721	0751	0814	0834	0854	0930	0950		10	30	50
Neath Victoria Gardens [10]	0653	0730	0756	0824	0844	0904	0940	1000		20	40	00

Service No.:	87	87	87	87	87	87	87	87	87	87	87	87
Notes:												
Tollgate Park	1419	---	1439	1459	1519	1539	1559	1619	1639	1659	1719	
Tai-bach Mount	1425	---	1445	1505	1525	1545	1605	1625	1647	1707	1727	
Port Talbot Bus Station arr	1431	---	1451	1511	1531	1551	1611	1631	1653	1713	1733	
Port Talbot Bus Station dep	1436	---	1456	1516	1536	1556	1616	1636	1657	1717	1737	
Sandown Road	1442	---	1502	1522	1542	1602	1622	1642	1701	1721	1741	
Neath & P/Talbot Gen/Hospital	1448	---	1508	1528	1548	1608	1628	1648	1706	1726	1746	
Western Avenue (Chemist)	1456	1509	1516	1536	1556	1616	1636	1656	1714	1734	1754	
Western Avenue (Terminus)	1457	1510	1517	1537	1557	1617	1637	1657	1715	1735	1755	
Afandale	until	1457	1510	1517	1537	1557	1617	1637	1657	1715	1735	1755
Baglan Railway Station	---	---	---	---	---	---	---	---	---	---	---	---
Baglan (Library)	---	---	---	---	---	---	---	---	---	---	---	---
Baglan (Shops)	---	---	---	---	---	---	---	---	---	---	---	---
Briton Ferry Health Centre (Brunel Way)	1502	1515	1522	1542	1602	1622	1642	1702	1722	1742	1802	
Briton Ferry (Hill Street)	1505	1518	1525	1545	1605	1625	1645	1705	1728	1748	1808	
Briton Ferry (Lodge Cross)	1508	1521	1528	1548	1608	1628	1648	1708	1731	1751	1811	
Grandison Hotel	1510	1523	1530	1550	1610	1630	1650	1710	1733	1753	1813	
Neath Victoria Gardens [10]	1520	1533	1540	1600	1620	1640	1700	1720	1742	1802	1822	

Service No.:	87	87	87	87	87
Notes:					
Tollgate Park	1739	1755	1815	1839	1855
Tai-bach Mount	1747	1803	1823	1847	1903
Port Talbot Bus Station arr	1752	1809	1829	1852	1909
Port Talbot Bus Station dep	1756	---	---	1856	---
Sandown Road	1800	---	---	1900	---
Neath & P/Talbot Gen/Hospital	1805	---	---	1905	---
Western Avenue (Chemist)	1812	---	---	1912	---
Western Avenue (Terminus)	1813	---	---	1913	---
Afandale	1813	---	---	1913	---
Baglan Railway Station	1815	---	---	1915	---
Baglan (Library)	1819	---	---	1919	---
Baglan (Shops)	1824	---	---	1924	---
Briton Ferry Health Centre (Brunel Way)	---	---	---	---	---
Briton Ferry (Hill Street)	1828	---	---	1928	---
Briton Ferry (Lodge Cross)	1831	---	---	1931	---
Grandison Hotel	1833	---	---	1933	---
Neath Victoria Gardens [10]	1842	---	---	1942	---

Fig. 10 – Number 87 bus timetable taken from firstbus.co.uk

The number 87 bus can be accessed from the nearest Eastern School stops, which are under 100m from the site.

Therefore 2 sustainability points can be assigned to frequency of public transport.

1.10 - Conclusion

GRAND TOTAL of sustainability points is therefore 10 points.

Therefore, the required number of car parking spaces can be reduced by 30%.

$$41 \times 0.7 = 28.7 = 29 \text{ spaces.}$$

There are 6 no. car parking spaces to the side of the building, so this means that 23 car parking spaces are required to the front of the building.