

JUSTIFICATION FOR REDUCTION IN PARKING PROVISION

The proposed parking requirement reduction in respect of the submitted residential scheme at the former Forge Washery, Brynamman, is justified within the context of the Local Planning Authority's 'SPG Parking Standards'. A previous justification submitted to the LPA is now supplemented by the following sustainability criteria assessment.

NPT Parking Standards - Supplementary Planning Guidance (October 2016)

The NPT Parking Standards document was adopted in 2016 and incorporated the CSS Wales' Wales Parking Standards (2014). It is stated that the SPG should be read in conjunction with the Joint Transport Plan for South-West Wales (2015-2020) and the NPTCBC Local Development Plan (2011-2026).

The land use planning policies of the Welsh Government are contained within Planning Policy Wales. NPT's SPG took into account the then PPW Edition 8 (2016) – the latest edition of which is no. 11 (2021). PPW is supplemented by Technical Advice Notes (TANs), one of which is TAN18 – 'Transport' (2007).

The SPG includes a sustainability tool at Appendix F, which *"...makes it possible to reduce the level of parking required by a development"*. The criteria within Appendix F measure the sustainability of a proposed development *"...in terms of walking distance to local facilities, public transport and cycle routes and frequency of local public transport"*.

In Section 3 'Application of Parking Standards', the SPG states that the *"...Interpretation and application of the standards rests with the Local Authority, but flexibility in the standards allows local circumstances to be taken into account"*.

At para. 3.2.2, the document highlights the criteria that will need to be taken into account by the LPA, when considering development proposals, namely:-

- *"accessibility to and the service provided by the public transport system*
- *availability of private buses or the extent of car pooling*
- *relative proportions of full time/part time/local catchment of labour*
- *accessibility by walking and cycling*
- *existing and possible future congestion in streets adjacent to the development*
- *accessibility to and the availability of public and/or private car parking space in the vicinity."*

Point F.1 of Appendix F states *“The reductions in parking requirement for residential units shall not result in less than one parking space remaining”*.

Point F.2 advises that *“sustainability points will be awarded to developments that meet the criteria.....for their proximity, in terms of walking distance to local facilities, public transport, cycle routes and the frequency of local public transport”* which will result in an appropriate reduction in the parking requirement.

Site Specific Assessment

The former Forge Washery site is located on the southern edge of Brynamman and is served by an existing access that links to the A4069 road. The A4069 is the principal thoroughfare serving the Amman Valley and is a principal bus route that links the Amman, Swansea and Garnant valleys.

Taking a point at the centre of the proposed residential development, as required by the SPG, and applying the SPG’s maximum walking distance, the attached spatial context drawing and following information is submitted in respect of demonstrating compliance in satisfying the relevant sustainability points.

Local Facilities situated within 400m of the site

There are no local facilities within 200 metres of the centre of the development site. However, there are multiple local facilities within 400 metres, including rugby club with playing fields, pharmacy, fairground, chapel, several takeaways and other outlets. A number of these facilities are depicted in the figures below.



Fig. 1 – Brynamman Rugby Club



Fig. 2 – Vantage Pharmacy

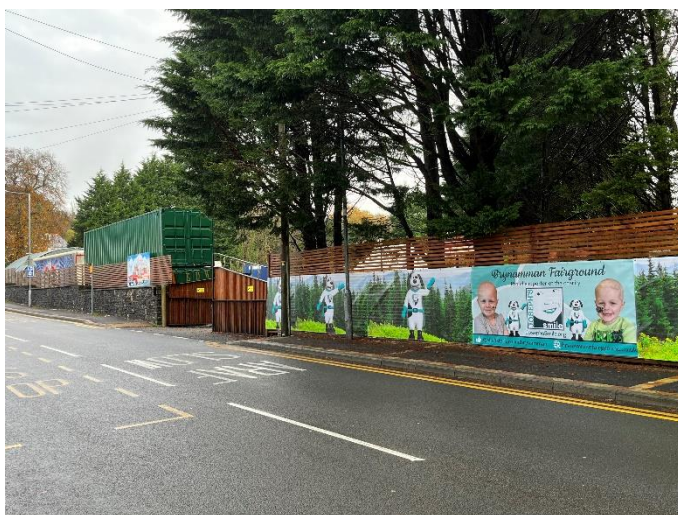


Fig. 3 – Brynamman Fairground



Fig. 4 – Siloam Chapel



Fig. 5 – Happy Corner takeaway



Fig. 6 – Royal Bites takeaway



Fig. 7 – D.J. Greenwood Monumental Sculptor



Fig. 8 – Uncle Bob's Smokehouse restaurant



Fig. 9 – Brynaman Industrial Club



Fig. 10 – Amman Park car sales



Fig. 11 – Spartan Building & Scaffolding premises



Fig. 12 – Brynaman Builders Supplies premises



Fig. 13 – Brynteg Dental Practice (just outside 400m)



Fig. 14 – Brynamman Cinema (just outside 400m)



Fig. 15 – Community Hall (just outside 400m)



Fig. 16 – The Fish Shop takeaway (just outside 400m)

In conclusion, according to the SPG Parking Standards, the occurrence of 2 no. local facilities within 400 metres scores a minimum 2 points. In this instance, the other additional facilities within 400 metres doubles this score to **4 points**.

Public Transport

Access to 2 no. bus stops in both directions is readily available within 300m of the site – scoring **3 points**.



Fig. 17 – Bus stop in close proximity to site access



Fig. 18 – Bus stop in close proximity to site access

Cycle Route

The Amman Valley cycle route runs adjacent to the site scoring – **1 point**



Fig. 19 – Amman Valley Cycleway road sign

Frequency of Public Transport

The bus timetable in *Figure 20* confirms that a regular bus service serves the site consistently and operates over the desired period of 07:00 and 19:00. Bus stops, serving both directions are in close proximity to the site. The bus frequency varies between 15 minutes and 45 minutes. It would therefore be justifiable to score **1 point** for this criterion.

Fig. 20 – Bus timetable

Therefore, the following points tally applies to the proposed development:-

Local facilities	4 points
Public transport	3 points
Cycle route	1 point
Frequency of PT	1 point

A **total of 9 points** is scored – thereby justifying a parking reduction of one space per dwelling.

*JCR Planning Ltd.
October 2022*