

COASTAL HOUSING LTD

**HARVEY CRESCENT
PORT TALBOT**

RESPONSE TO HIGHWAY COMMENTS

20-00818/TN/01

MAY 2023



1) Introduction

This Transport Note ('TN') has been produced by Corun Associates Ltd (Corun) on behalf of Coastal Housing, in support of the proposed housing association development at Harvey Crescent, Port Talbot.

This TN has been prepared to address the highway comments received from Neath Port Talbot Council (NPT), which have been considered and answered in turn. The Highway Authorities comments are contained in **Appendix A**.

2) NPT Highway Comments and Corun Response

The NPT Highway comments are identified below, with our response in bold italics beneath each point raised:

1. The maximum length a shared drive should be is 25m. The proposal exceeds 40m and is unacceptable.

The internal layout will remain private and will not be put up for adoption. Most of residential units (5 no.) are accessed directly from Harvey Crescent, only the two bungalows are served from the 5.0m wide access road leading to the parking courtyard to the rear of the site. There are also 1.2m wide footways on either side of the access road, and as such, pedestrians will be able to safely interact with vehicles. Refuse will be collected from Harvey Crescent in the existing collection run, and will not need to enter the site.

Reference to the previously submitted Transport Statement (ref. 23-00818/TS/01) identifies in Table 5.1 (p20) that the AM and PM peak hours generate just 3 two-way movements i.e., one vehicle every 20 minutes. The likelihood of conflict between vehicles and pedestrians is therefore extremely low.

2. The footways are less than the minimum standard of 2m wide.

The proposed footway width on either side is 1.2m and therefore below the minimum adoptable standard. The internal layout will not be put up for adoption. Reference should again be made to trip generation discussed above; at just 1 vehicular movement every 20 minutes, pedestrians will be able to safely interact with vehicles on the private drive.

3. A shared drive should only serve up to a maximum of 5 dwellings, the proposal is for 7 dwellings to access off this shared drive.

This is a social housing development with low car ownership levels and trip generation. A private residential development of say 5 dwellings, which could have up to 20 bedrooms, would generate far higher trips than the proposed. On balance therefore, the private drive is considered appropriate for the proposed 7no. social housing units.

4. A suitable turning area for refuse vehicles should be provided.

The Transport Statement outlines that the bin store is accessible on foot from Harvey Crescent, negating the need for a refuse vehicle to enter the site; refuse will be collected from Harvey Crescent. As such, there is no need to cater for refuse vehicles internally. A Transit type vehicle has been tracked to represent the largest vehicle likely to gain access for deliveries and maintenance. Tracking drawings are contained in Appendix B, which demonstrate that such a vehicle can arrive and depart in a forward gear.

5. Spaces 4, 5 & 13 conflict with vehicles reversing out of adjacent spaces, forcing them to make excessive manoeuvres within the parking area.

The above parking spaces have been checked and swept path analysis undertaken. Access to these spaces is possible, with expected manoeuvres, please refer to Appendix B.

6. No lighting has been provided within the site. Ask to be conditioned.

It is expected that the lighting design will be undertaken post permission and controlled via an appropriately worded condition.

7. No tactile crossing points have been provided at the access or within the site.

Tactile paving and a dropped kerb arrangement, will be considered as part of the part of the S278 application process.

Appendix A

Highway Comments

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

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

HEAD OF ENGINEERING & TRANSPORT

HIGHWAYS OBSERVATIONS

PLANNING APPLICATION NO: 2/3/23/0233/00
APPLICANT: COASTAL HOUSING GROUP
LOCATION: LAND AT HARVEY CRESCENT, ABERAVON,
PORT TALBOT, SA12 6DF
PROPOSAL: RESIDENTIAL DEVELOPMENT OF UP TO SEVEN
DWELLINGS & ASSOCIATED WORKS.

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	☐

MY HIGHWAYS OBSERVATIONS ON THIS PROPOSAL ARE AS FOLLOWS:-

I have concerns as follows:

1. The maximum length a shared drive should be is 25m. The proposal exceeds 40m and is unacceptable.
2. The footways are less than the minimum standard of 2m wide.
3. A shared drive should only serve up to a maximum of 5 dwellings, the proposal is for 7 dwellings to access off this shared drive.
4. A suitable turning area for refuse vehicles should be provided.
5. Spaces 4,5 & 13 conflict with vehicles reversing out of adjacent spaces, forcing them to make excessive manoeuvres within the parking area.
6. No lighting has been provided within the site.
7. No tactile crossing points have been provided at the access or within the site.

NOTES TO APPLICANT

SIGNED: NF ~~Waler~~ DATE: 18/04/2023
pp HEAD OF ENGINEERING & TRANSPORT

HIGHWAYS REF: OBS230233

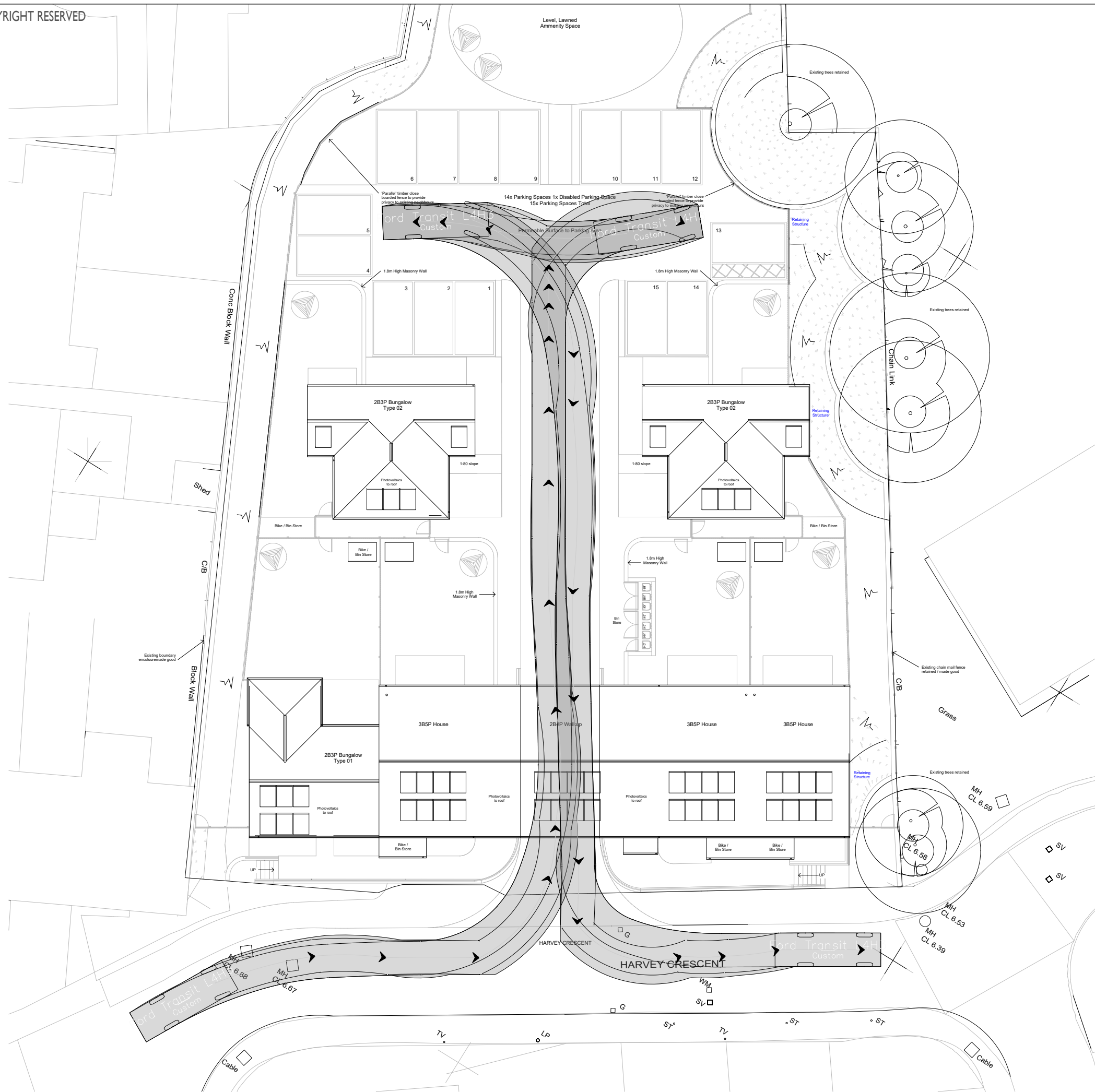
Appendix B

Swept Path Drawings

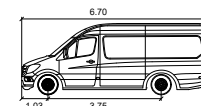
A3

ORIGINAL
PLOT SIZE

COPYRIGHT RESERVED



NOTES:



Ford Transit L4H3

Width : 2.13 meters
Track : 2.13
Lock to Lock Time : 6.0
Steering Angle : 40.1

Reproduced from Ordnance Survey Superplan Data with the permission of The Controller of Her Majesty's Stationary Office. Crown Copyright - Licence No. AL100034021

This drawing is based on [Company's Name] Drawing No:

Rev	Date	Details	Drawn by	Checked by

CORUN

Transport and Highway Engineering

Corun Associates Ltd
Swansea

E swansea@corun.uk.com
W www.corun.uk.com

CLIENT:

COASTAL HOUSING

PROJECT:

**HARVEY CRESCENT
PORT TALBOT**

TITLE:

**SWEPT PATHS OF LARGE
PANEL VAN ACCESSING
AND EGRESSING SITE**

STATUS:

PRELIMINARY

SCALE:	DATE:	DRAWN:	CHECKED:
1:250	20.03.23	MP	MA

JOB NO:	DRAWING NO:	REVISION:
23-00818	SP01	-

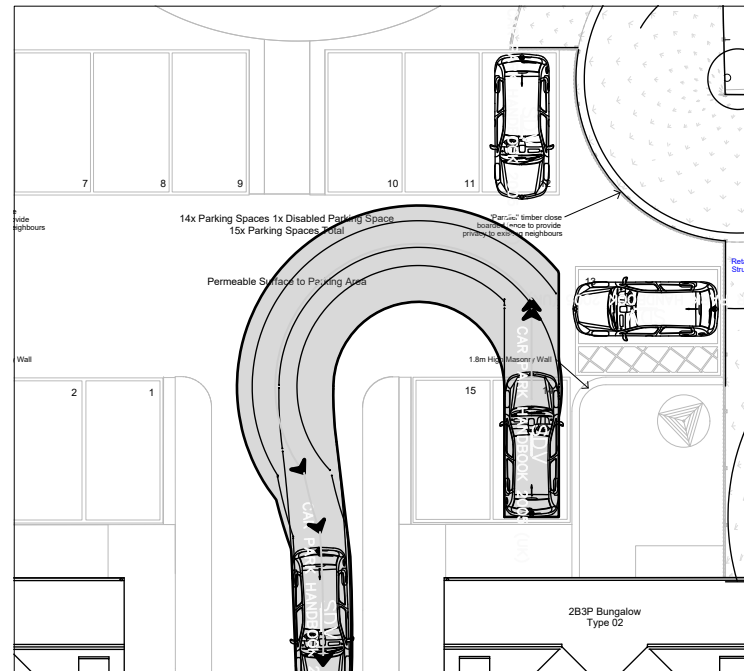
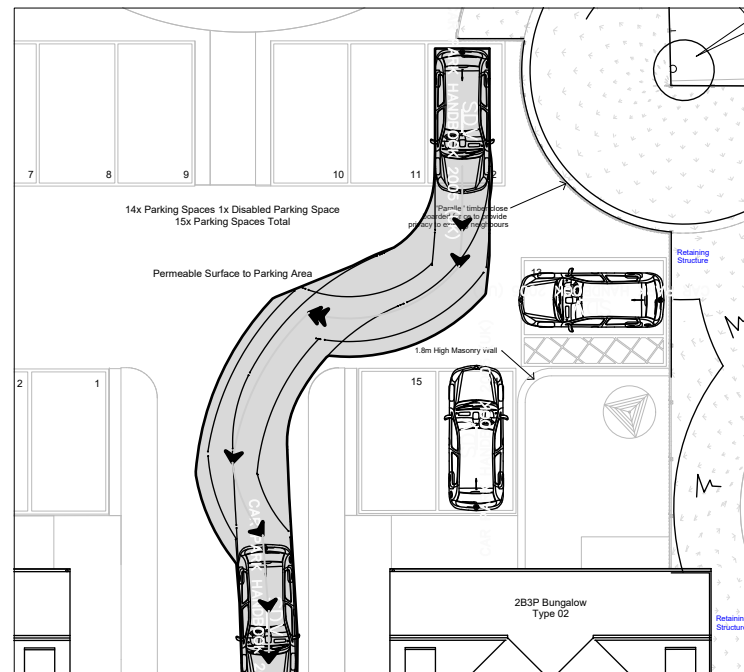
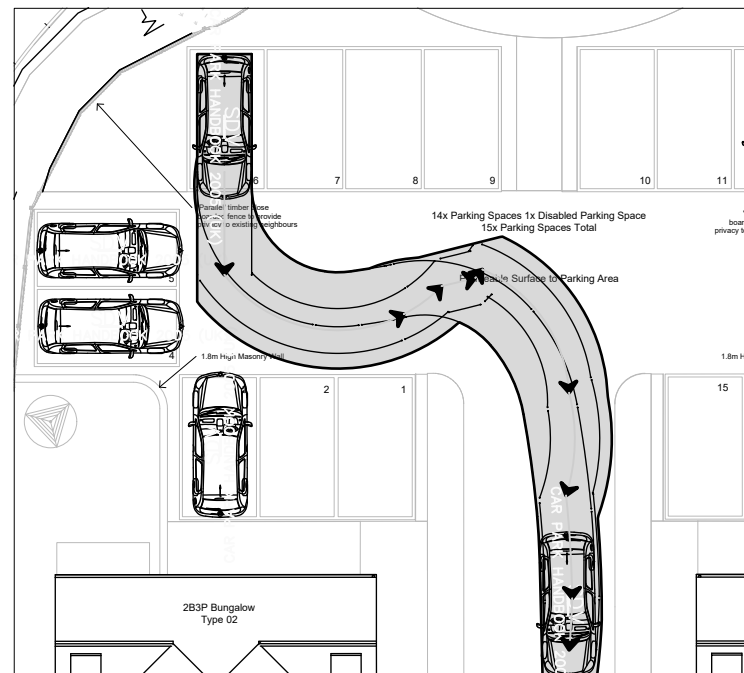
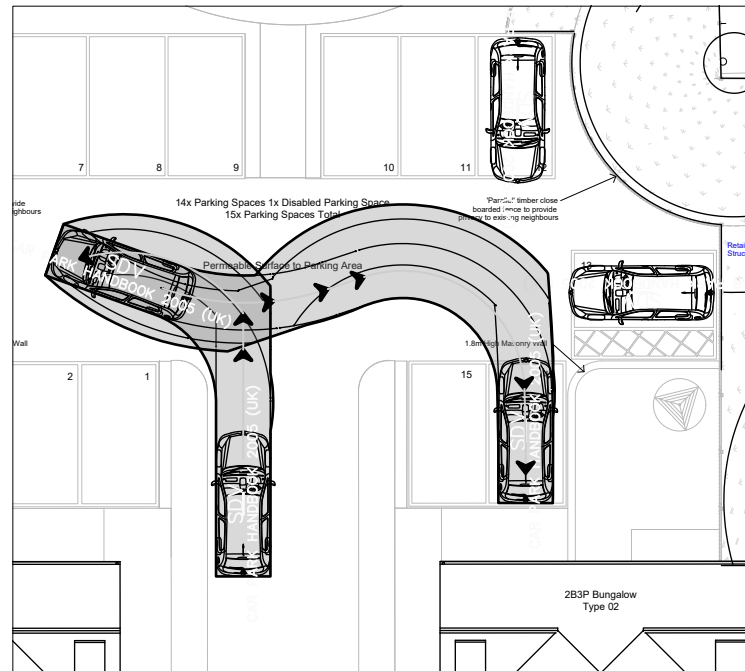
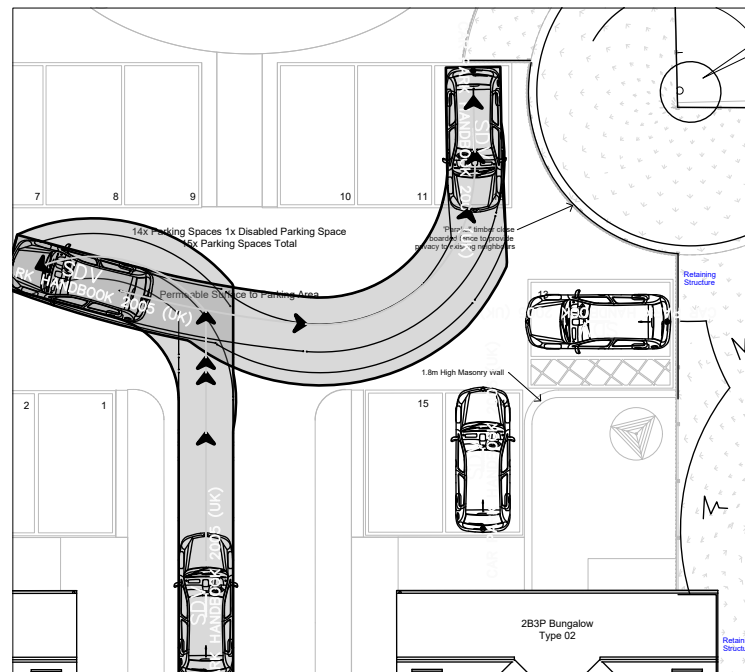
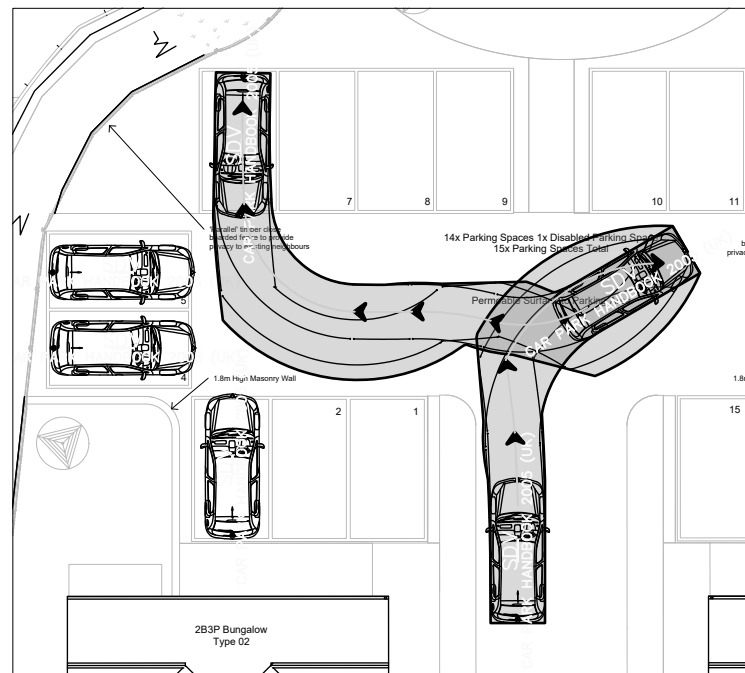
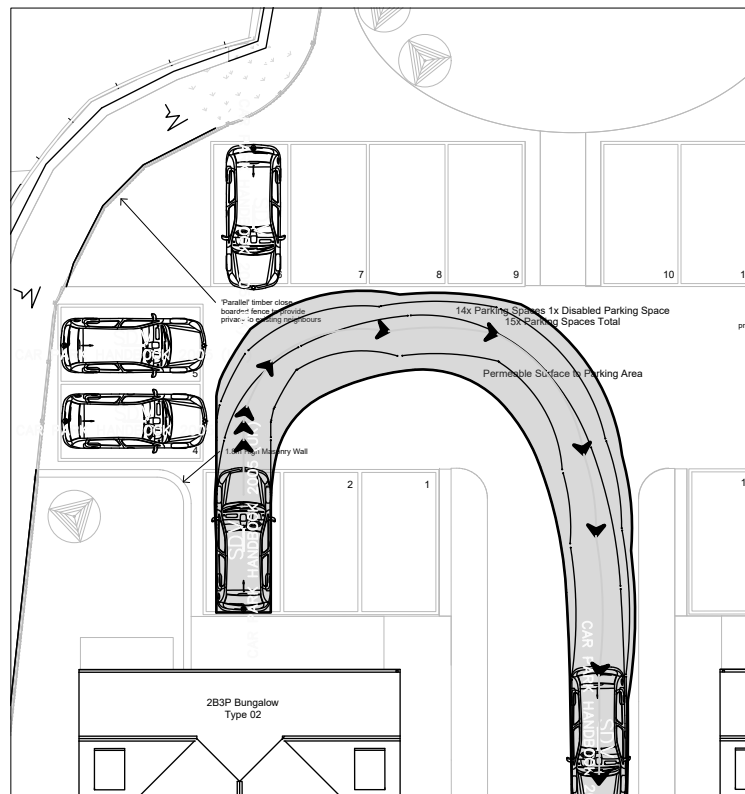
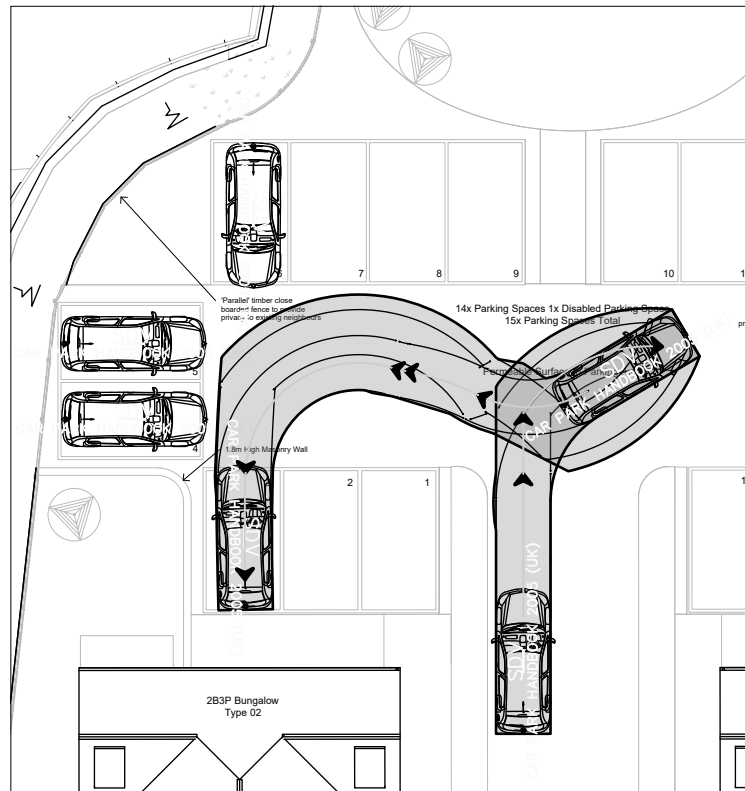


INDICATIVE

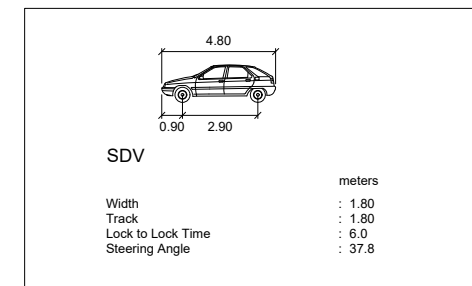
A3

ORIGINAL
PLOT SIZE

COPYRIGHT RESERVED



NOTES:



Reproduced from Ordnance Survey Superplan Data with the permission of The Controller of Her Majesty's Stationary Office. Crown Copyright - Licence No. AL100034021

This drawing is based on [Company's Name] Drawing No:

Rev	Date	Details	Drawn by	Checked by

CORUN

Transport and Highway Engineering

Corun Associates Ltd
Swansea

E swansea@corun.uk.com
W www.corun.uk.com

CLIENT:

COASTAL HOUSING

PROJECT:

HARVEY CRESCENT
PORT TALBOT

TITLE:

SWEPT PATHS OF LARGE
CAR ACCESSING AND
EGRESSING PARKING BAYS

STATUS:

PRELIMINARY

SCALE:	DATE:	DRAWN:	CHECKED:
1:250	17.05.23	MP	MA

JOB NO:	DRAWING NO:	REVISION:
23-00818	SP02	-



INDICATIVE