

Transport Statement

Former Police Station
152 New Road
Skewen
SA10 6HH

Jan 2026

PHONE

MOB PHONE

EMAIL

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1.0 **Introduction**

- 1.1 This statement has been prepared to support a planning application for the above development.

2.0 **Planning History - Planning Context**

2.1 **Planning History**

- 2.2 1990/0493: Change of use of 1st and 2nd floor flats from residential to offices - Approved: 24/11/90

P2005/0317: Sign - Approved: 05/05/05

Q2025/0301: Pre App – 8 flats : Positive 22/12/26

2.3 **Planning Context**

- 2.4 The Local Development Plan for the area is the Neath Port Talbot Local Development plan which was adopted in January 2016

2.5 **Policy**

LDP Policy

Strategic Policies

Policy SP1 Climate Change

Policy SP2 Health

Policy SP3 Sustainable Communities

Policy SP7 Housing Requirement

Policy SP8 Affordable Housing

Policy SP15 Biodiversity and Geodiversity

Policy SP20 Transport Network

Topic Based Policy

Policy SC1 Settlement limits

Policy AH1 Affordable Housing

Policy EN06 Important biodiversity and geodiversity sites

Policy EN07 Important Natural Features

Policy TR2 Design and Access of New development

Policy BE1 Design

SPG Guidance

Parking Standards (October 2016)- SPG ¹

National Policy

Planning Policy Wales *PPW* (Edition 12 Feb 2024)²

Tan 18 Transport ³

Active Travel Delivery Plan 2024-2027⁴

3.0 **Application site**

- 3.1 The application site is located west of Neath in the settlement of Skewen
- 3.2 The site is a large former police station.
- 3.3 The site has 6 car parking spaces in the forecourt and 2 to the rear.

4.0 **Appraisal**

- 4.1 The application seeks consent for 8 Nos Flats. 6 Nos. 1-bedroom and 2 Nos. 2-bedroom.
- 4.2 The site is within Zone 2 (Plan 9) of the SPG **figure 1**. The SPG requires the provision of 11 spaces (1 per bedroom and 1 visitor) as set out in **figure 2** below

¹ <https://www.npt.gov.uk/planning-and-building-control/planning-policy/supplementary-guidance/>

² https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf

³ <https://www.gov.wales/technical-advice-note-tan-18-transport>

⁴ <https://www.gov.wales/sites/default/files/publications/2024-03/active-travel-delivery-plan-2024-to-2027.pdf>

figure 1



figure 2

4.1 Residential: New Build & Conversions

Type of Development	Residents	Visitors
General Purpose: Houses and Apartments		
Houses	1 space per bedroom (maximum requirement 3 spaces)	1 space per 5 units
Apartments	1 space per bedroom (maximum requirement 3 spaces per apartment)	1 space per 5 units
House conversions to bedsits, or self-contained apartments	1 space per bedroom (maximum requirement 3 spaces per apartment)	1 space per 5 units
House conversions to residential hostel	1 space per resident staff 1 space per 3 non-resident staff	Nil

- 4.3 The car parking requirements for a Police Station are not set out in the SPG. The use is similar to an office and therefore the required provision for the current lawful use of the site with a floor area of XXX sqm is 26 parking space (1 per 20sqm). It is understood that the Police station was occupied by between 15-20 staff whilst in operation.
- 4.4 A sustainability appraisal (**Appendix 1**) has been undertaken in accordance with the advice contained within Appendix F of the Councils adopted Supplementary Planning Guidance
- 4.5 The sustainability appraisal score is 9 points which equates to a reduction of 1-2 car parking spaces as shown in **figure 2**

figure 2

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%

- 4.6 As indicated previously the required standard is 11 car parking spaces, 1 per bedroom and 1 visitor.
- 4.7 The sustainability appraisal (SA) demonstrates that a reduction of 1- 2 spaces is applicable. Therefore, the required parking provision for the

proposal is 8 spaces.

- 4.8 The existing forecourt parking makes provision for 5 spaces. The submitted parking scheme indicates 7 spaces.
- 4.9 Whilst space is available to the rear it is considered that the use of the area will result in noise to the neighbouring property and possible vehicle conflict at the narrow access.
- 4.10 In conclusion it is accepted that the proposal will provide 1 less spaces than the required standard. However, the proposal will significantly reduce overall parking demand and traffic movement relative to the existing lawful use. As such it is considered that the parking provision is acceptable.

4.11 **Active Travel Plan (ATP)**

- 4.12 The council's adopted active travel plan is guided by the Welsh Government's Active Travel (Wales) Act 2013, which mandates continuous improvement of routes and facilities. Key aims of the plan include:

Expanding the network: Improving existing infrastructure and developing new routes for walking, cycling, and wheeling (including wheelchairs, mobility scooters, and prams).

Encouraging behaviour change: Promoting the benefits of active travel, such as improved health, reduced congestion, and lower carbon emissions.

Prioritising active travel: Ensuring active travel is considered at an

early stage in all new developments and highway improvement schemes.

- 4.13 Planning Policy Wales and the Active Travel Act Guidance⁵ (ATAG) requires that all new developments (whether mixed-use, residential, employment, or public services) are planned and designed to ensure full accessibility for walking and cycling. This includes high-quality on-site provision and safe, convenient connections to nearby services, facilities, and the wider active travel network, supporting seamless and sustainable journeys.
- 4.14 The Act requires requiring the Welsh Ministers and local authorities, in carrying out certain functions under the Highways Act 1980, to take **reasonable steps** to enhance the provision made for walkers and cyclists and to have regard to the needs of walkers and cyclists in the exercise of certain other functions (section 9) (**emphasis added**)
- 4.15 The application site is located on the southern side of New Road. **Figure 3.** There is level access from the site to the adjacent footway which travels east to local facilities. The footway is typically 2m wide, level, lit and has appropriate pedestrian crossing. **Photo 1-3**

⁵ <https://www.gov.wales/sites/default/files/publications/2022-01/active-travel-act-guidance.pdf>

Figure 3

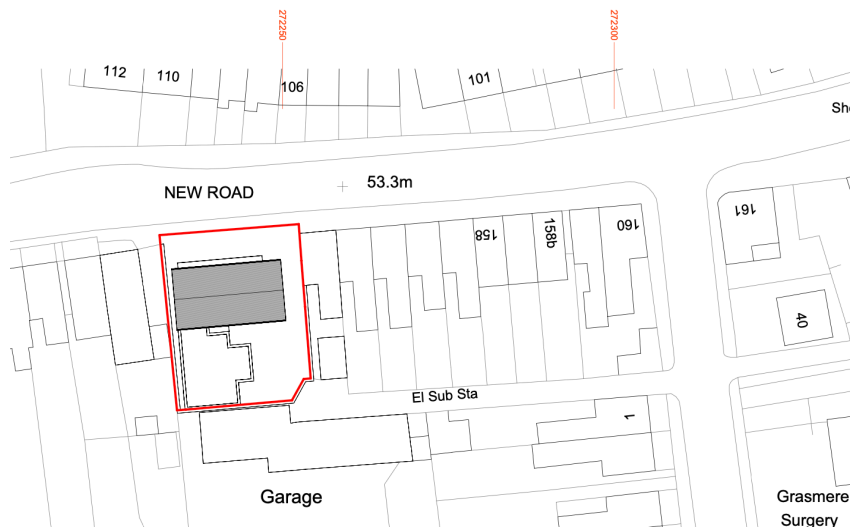


Photo 1



Photo 2 (Junction New Road/Christopher Road)

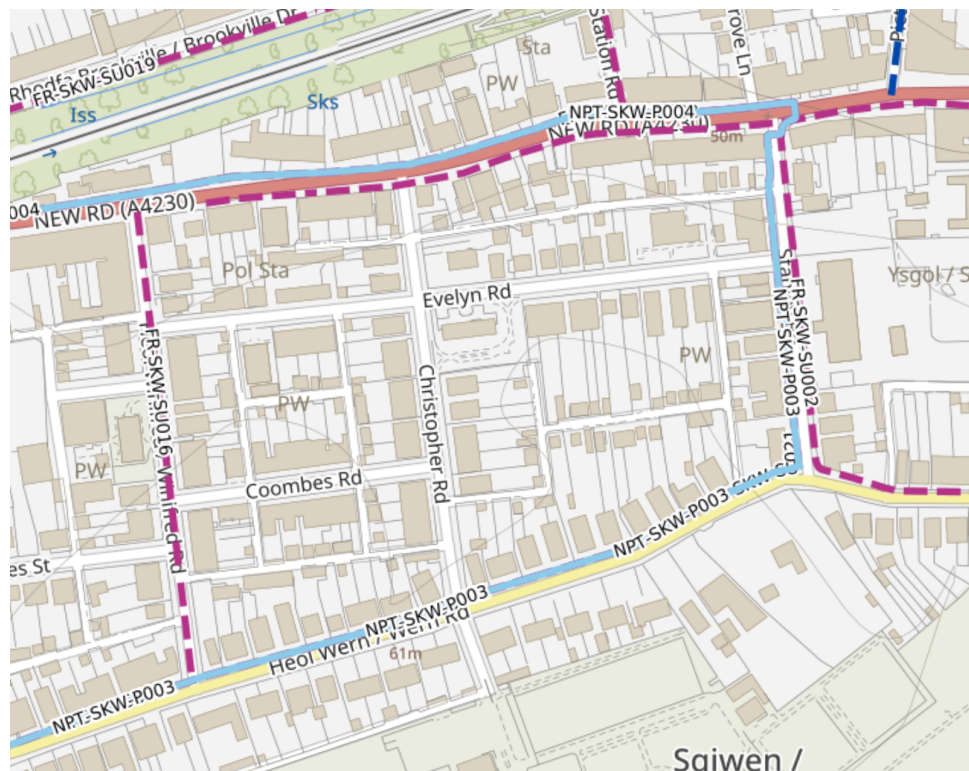


Photo 3 (Junction New Road/Stanelly Road)



- 4.16 The adjacent footway is an existing walking route (NPT-SKW-P004) along New Road and Stanley Road, providing access to Coedffranc School.
- 4.17 Future walking and cycling routes (FR-SKW-SU001 and FR-SKW-SU002) run along New Road adjacent to the site, forming an east–west alignment linking Skewen’s eastern and western areas.
- 4.18 Additional Future walking routes (FR-SKW-W001 and FR-SKW-W004) along Caenant Terrace and Queen’s Street will improve connectivity north of the railway line and to Hen Heol. **Figure 4**

Figure 4 (Data Map Wales- Active Travel Network Maps)⁶



⁶ <https://datamap.gov.wales/maps/active-travel-network-maps/view#/>

4.18 In accordance with the requirement of the adopted parking SPG and ATP the development will provide cycle storage facilities for each flat.

4.19 In summary, the application site is in a highly sustainable location. The site is directly adjacent to existing and proposed pedestrian and cycle routes which provide safe access to local facilities. The provision of cycle storage is a reasonable measure which seeks to encourage alternative methods of transport are requires by The Active Travel (Wales) Act 2013, Planning Policy Wales and the Active Travel Act Guidance.

5.0 **Summary**

5.1 The proposed development will provide a cycle store

5.2 Whilst it is accepted that the proposal will provide result in one more additional car parked on street this will not have a detrimental effect on highway and pedestrian safety.

Appendix 1

Sustainable criteria	Maximum walking distance	Sustainability Points
Local facilities		
Forest Vet S & S Stores Fortune House Takeaway Express Pizza Skewen Methodist Church Billion Hair Hudsons Barbers Leo Eye Centre Little People Day Nursery Coedffranc Junior School Travelers Well Village Dental Practice Various Sops in Skewen Skewen Fish Bar Colliers Arms Well Pharmacy Skewen Medical Centre	60m 85m 95m 100m 102m 127m 133m 223m 303m 329m 287m 310m 316m 382m 383m 468m 536m	Facilities are typically within 400m therefore 2 points applied. More than 2 facilities so points doubled to 4 4
Public Transport		
Crecsi Travellers Wells Skewen Railway Station	83m 255m 285m	3
Cycle route	None	0

Frequency of public transport	Frequency	
Routes 34 38 34 Route times- 07:29 - 19:18	20m -30m	2
<i>Total of points</i>		9