

Transport and Accessibility Statement

Proposed Change of Use of Existing Building to Provide One Retail Unit and Two One-Bedroom Residential Flats

Site Address:

5A High Street
Pontardawe
Neath Port Talbot
SA8 4HU

1. Introduction

This Transport and Accessibility Statement has been prepared in support of a planning application for the change of use of 5A High Street, Pontardawe, to provide one ground floor retail unit and two self-contained one-bedroom residential flats.

The purpose of this statement is to demonstrate that the application site occupies a highly sustainable town centre location with excellent access to local services, facilities and public transport. The proposal accords with the principles of sustainable development promoted by Planning Policy Wales (Edition 12), Future Wales – The National Plan 2040, and the Neath Port Talbot Local Development Plan.

2. Site Location

The application site is located on High Street within the established commercial centre of Pontardawe. The property occupies a sustainable and accessible location where a wide range of day-to-day services are available within a short and convenient walking distance.

Existing pedestrian footways provide safe access to surrounding facilities, and the site is well served by public transport.

The proposal represents the efficient reuse of an existing building within the town centre and supports the continued vitality and viability of the High Street.

3. Accessibility to Local Services

Future residents of the proposed one-bedroom flats will have convenient access to a comprehensive range of local services without reliance upon a private motor vehicle.

The following facilities are located within easy walking distance of the site:

Facility	Approximate Walking Time
Convenience stores	1–2 minutes
Supermarket	3–5 minutes
Post Office	2 minutes
Pharmacy / Chemist	2 minutes
Banks and Cash Machines	2–3 minutes
Cafés and Restaurants	1–2 minutes
Public Houses	2–3 minutes
Hairdressers and Personal Services	1–2 minutes
GP Medical Practice	6–8 minutes
Dental Practice	5–7 minutes
Library	5 minutes
Leisure Centre	6–8 minutes
Bus Stops	1–2 minutes

Residents will therefore be able to undertake the majority of their daily activities on foot, significantly reducing the need to travel by private car.

4. Public Transport

The application site benefits from excellent accessibility to public transport.

Bus stops are located within approximately two minutes' walk of the property and provide regular services to:

- Swansea
- Neath
- Ystradgynlais
- Clydach
- Surrounding local communities

These services provide access to employment opportunities, education, healthcare facilities and wider retail destinations, offering realistic alternatives to private vehicle use.

5. Sustainability

Planning Policy Wales promotes development in locations where residents can easily access employment, shopping, healthcare, education and leisure facilities by walking, cycling or public transport.

The proposal supports these objectives by:

- Reusing an existing building within Pontardawe Town Centre.
- Supporting the vitality and viability of the High Street.
- Making efficient use of previously developed land.
- Locating new residential accommodation within walking distance of essential services.
- Encouraging sustainable modes of travel.
- Reducing dependence upon private motor vehicles.

The proposal therefore represents a sustainable form of development consistent with national and local planning policy.

6. Parking Assessment

The proposed development comprises only two one-bedroom residential flats above a ground floor retail unit.

Developments of this nature generally generate comparatively low levels of vehicle ownership, particularly where located within established town centres offering excellent accessibility to local facilities and public transport.

Future occupants will be able to meet the majority of their day-to-day needs on foot, with shops, healthcare facilities, public services and public transport all located within a short walking distance.

The surrounding town centre also benefits from existing public parking facilities and on-street parking that currently serve the commercial area.

In view of:

- the highly sustainable location;
- the modest scale of the proposal;
- the availability of local services within walking distance;
- the excellent public transport connections; and
- the nature of the proposed one-bedroom accommodation,

it is considered that the absence of dedicated off-street parking would not result in an unacceptable impact on highway safety or parking provision within the surrounding area.

7. Planning Policy Compliance

The proposal accords with the key principles of:

- **Planning Policy Wales (Edition 12)**, which promotes sustainable patterns of development and reducing reliance on private car travel.
- **Future Wales – The National Plan 2040**, which supports town centre regeneration and sustainable development.
- **Neath Port Talbot Local Development Plan**, which encourages development within sustainable settlements where services and public transport are readily accessible.

The proposal makes effective use of an existing town centre building while providing additional housing in an accessible and sustainable location.

8. Conclusion

The application site occupies a highly sustainable location within Pontardawe Town Centre.

Residents of the proposed one-bedroom flats will benefit from convenient walking access to shops, supermarkets, the Post Office, pharmacy, medical facilities, cafés, restaurants, leisure facilities and public transport. The location enables future occupants to meet their day-to-day needs without reliance upon a private motor vehicle.

Given the scale of the development, the nature of the proposed accommodation and the site's excellent accessibility, it is considered that the absence of dedicated off-street parking is justified and will not give rise to unacceptable impacts on the local highway network or surrounding parking provision.

The proposal therefore represents sustainable development and is considered to comply with the objectives of Planning Policy Wales, Future Wales and the Neath Port Talbot Local Development Plan. Accordingly, planning permission is respectfully requested.