

Neath Port Talbot County Borough Council
Cyngor Bwrdeistref Sirol Castell-nedd

Democratic Services
Gwasanaethau Democrataidd

Chief Executive: Steven Phillips

Date: 15 June 2020

Dear Member,

PLANNING COMMITTEE - TUESDAY, 16TH JUNE, 2020

Please find attached the following Amendment Sheet and Presentation for consideration at the next meeting of the **Planning Committee - Tuesday, 16th June, 2020.**

Item

- a) Amendment Sheet (Pages 3 - 4)
- b) Presentation (Pages 5 - 10)

Yours sincerely

Tammie Davies

p.p Chief Executive

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PLANNING COMMITTEE (Remote)

16th June 2020

AMENDMENT SHEET

<u>APPLICATION NO:</u> P2019/5574	<u>DATE:</u> 8/11/2019
PROPOSAL: Application under S106A of the Town and Country Planning Act (TCPA) 1990 (as amended) to Modify the Section 106 agreement including but not limited to the delivery of strategic infrastructure including southern access road and strategic link road, schools and community facilities, affordable housing and M4 junction improvements	
LOCATION: Coed Darcy Urban Village Llandarcy Neath	
APPLICANT: St Modwen	
TYPE: S106 Modification	
WARD: Coedffranc West	

An objection has been received on behalf of a third party landowner, in relation to what they perceive to be a lack of clarity within the submission on what changes could affect their client's landholdings.

The matters raised, however, are considered to be a private matter between the relevant landowners, as the works on that land are covered by the wider remediation works on the former BP landholdings outside of the application site. There is also reference made to changes to the masterplan, however, these are in relation to the location of schools and the GP surgery, and would be subject to a separate resubmission under the relevant condition of the original planning permission.

This application seeks approval only for those works specified within the report, and whilst the applicant may choose to submit changes to the remediation strategy at a later date, the impact of these changes on third party land are considered to be a private matter. The Authority is aware that discussions have taken place between those parties on these issues previously. However, the matters are considered separate to the changes proposed which predominantly alter the triggers for delivery of infrastructure.

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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Planning Committee

(Remote) 16th June 2020

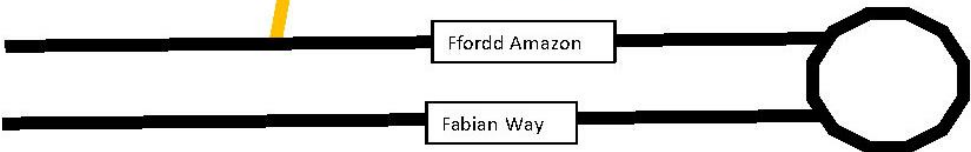
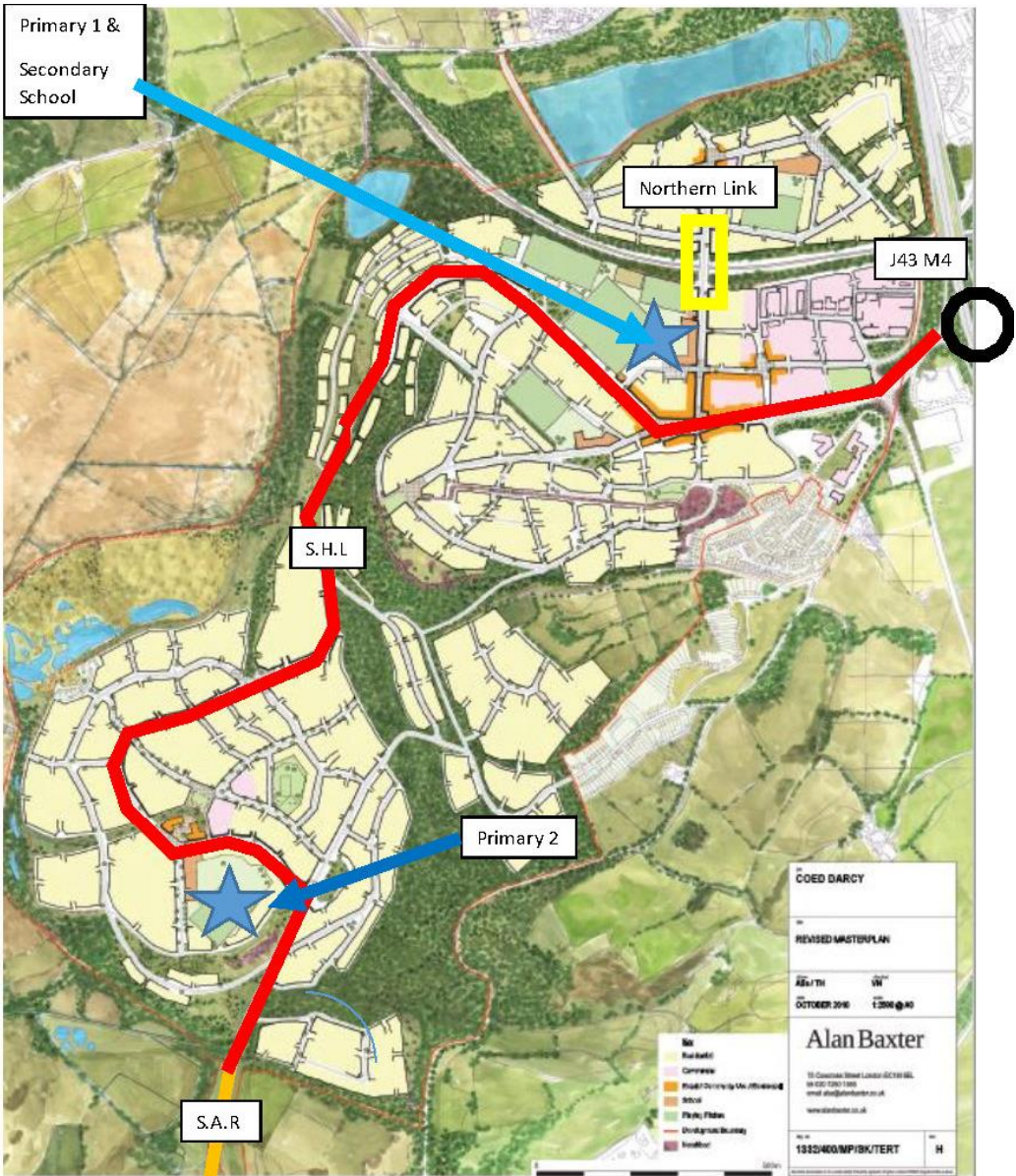
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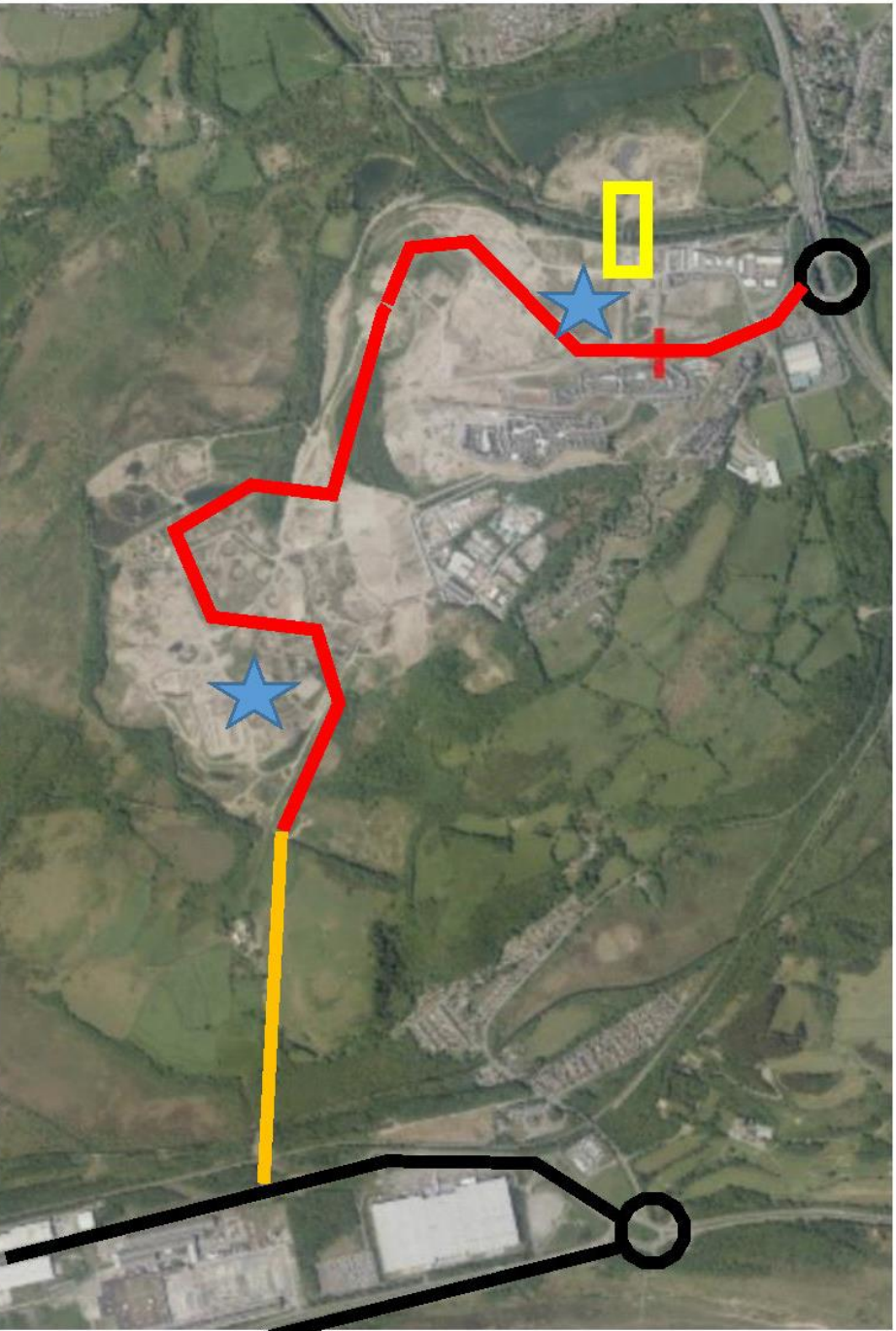
Agenda Item 3b

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<u>APPLICATION NO:</u> P2019/5574	<u>DATE:</u> 8/11/2019
PROPOSAL:	Application under S106A of the Town and Country Planning Act (TCPA) 1990 (as amended) to Modify the Section 106 agreement including but not limited to the delivery of strategic infrastructure including southern access road and strategic link road, schools and community facilities, affordable housing and M4 junction improvements
LOCATION:	Coed Darcy Urban Village Llandarcy Neath
APPLICANT:	St Modwen
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Main Infrastructure/ Developer Contributions

(in approximate delivery order)

- **Transport Subsidy:** £1,430,000, 2 instalments, first 50% prior to the occupation of any further dwellings on the site, and the remainder (subject to inflation) on the **1st April 2023**.
- **Community Centre:** A financial contribution of £500,000 for improvements to or towards the replacement of the existing Llandarcy Community Centre. This financial contribution is to be made to the Council prior to the occupation of the 400th house.
- **Internal Highway Network:** Secondary access within Coed Darcy, and will be required to be constructed and open by the occupation of 400 dwellings or the occupation of the first primary school whichever comes earlier.
Primary School 1: The first 2 form entry primary school by **September 2023** or by the occupation of 740 homes across the site, whichever comes earlier.
- **Southern Access Road:** SAR by **30th June 2024** or by the occupation of 600 dwellings in total across the site whichever is the earlier.
- **Strategic Highway Link:** SHL, by **September 2024** or before the occupation of the 650th dwelling whichever is the earlier.
- **New Traffic Impact Assessment:** No more than 800 houses shall be occupied until a full Traffic Impact Assessment (TIA) including an assessment of J43 of the M4 and the local highway network is undertaken.
- **Primary School 2:** Second 2 form entry primary school (southern development area) prior to occupation of 1,500 dwellings across the site.
- **Secondary School:** **September 2027** or by the occupation of 1,700 homes whichever is the earlier.
- **Medical Facility:** A GP surgery be constructed on site at the developers cost, designed to comply with the associated Healthcare guidance within the village centre, prior to the first occupation of the 2,000th house.

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