



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

# Planning Committee

(Remote) 16<sup>th</sup> June 2020



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

APPLICATION NO: P2019/5574

DATE: 8/11/2019

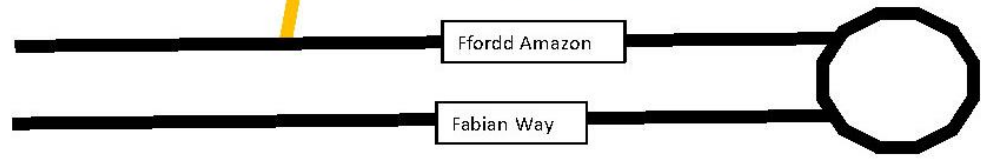
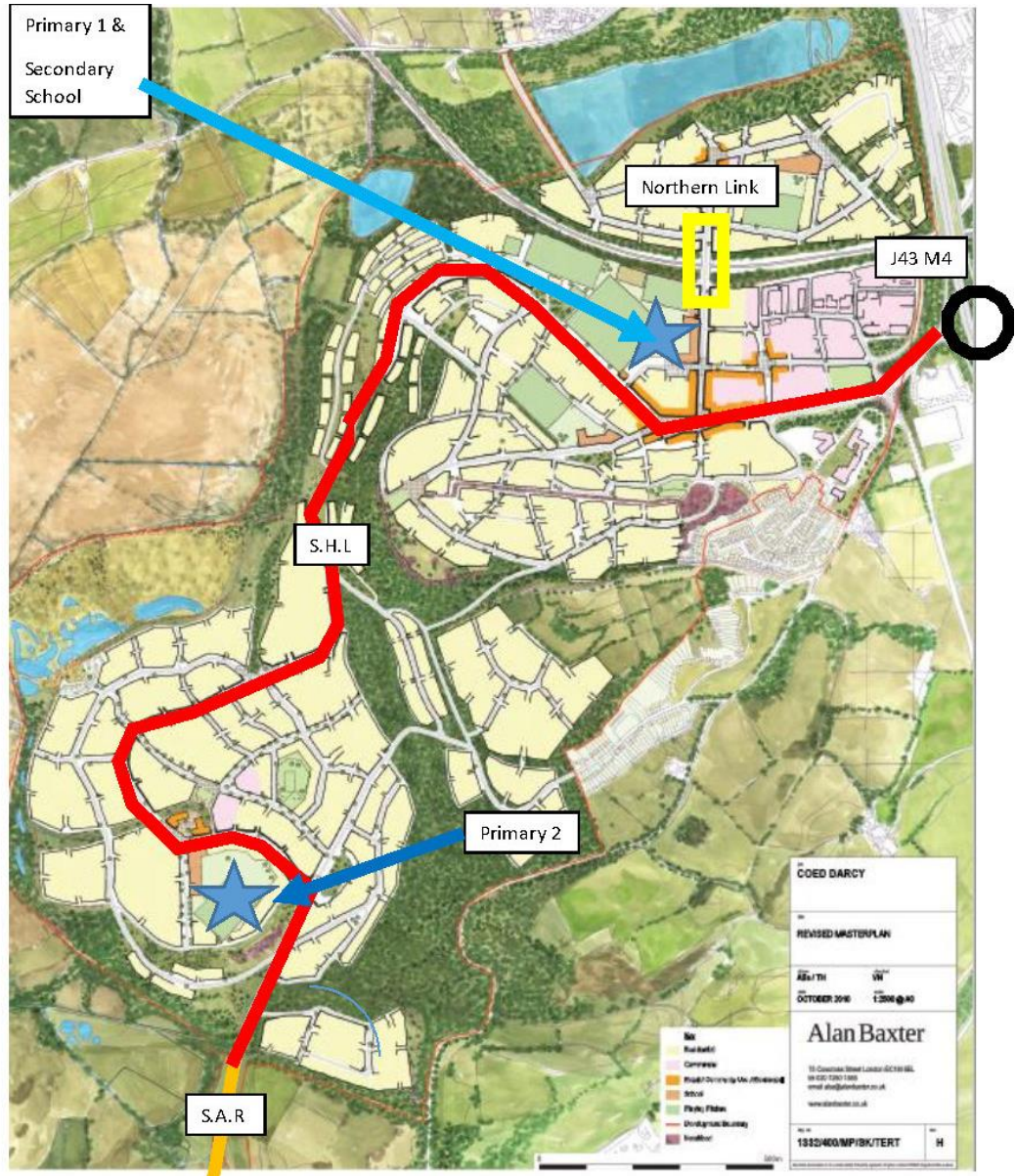
**PROPOSAL:** Application under S106A of the Town and Country Planning Act (TCPA) 1990 (as amended) to Modify the Section 106 agreement including but not limited to the delivery of strategic infrastructure including southern access road and strategic link road, schools and community facilities, affordable housing and M4 junction improvements

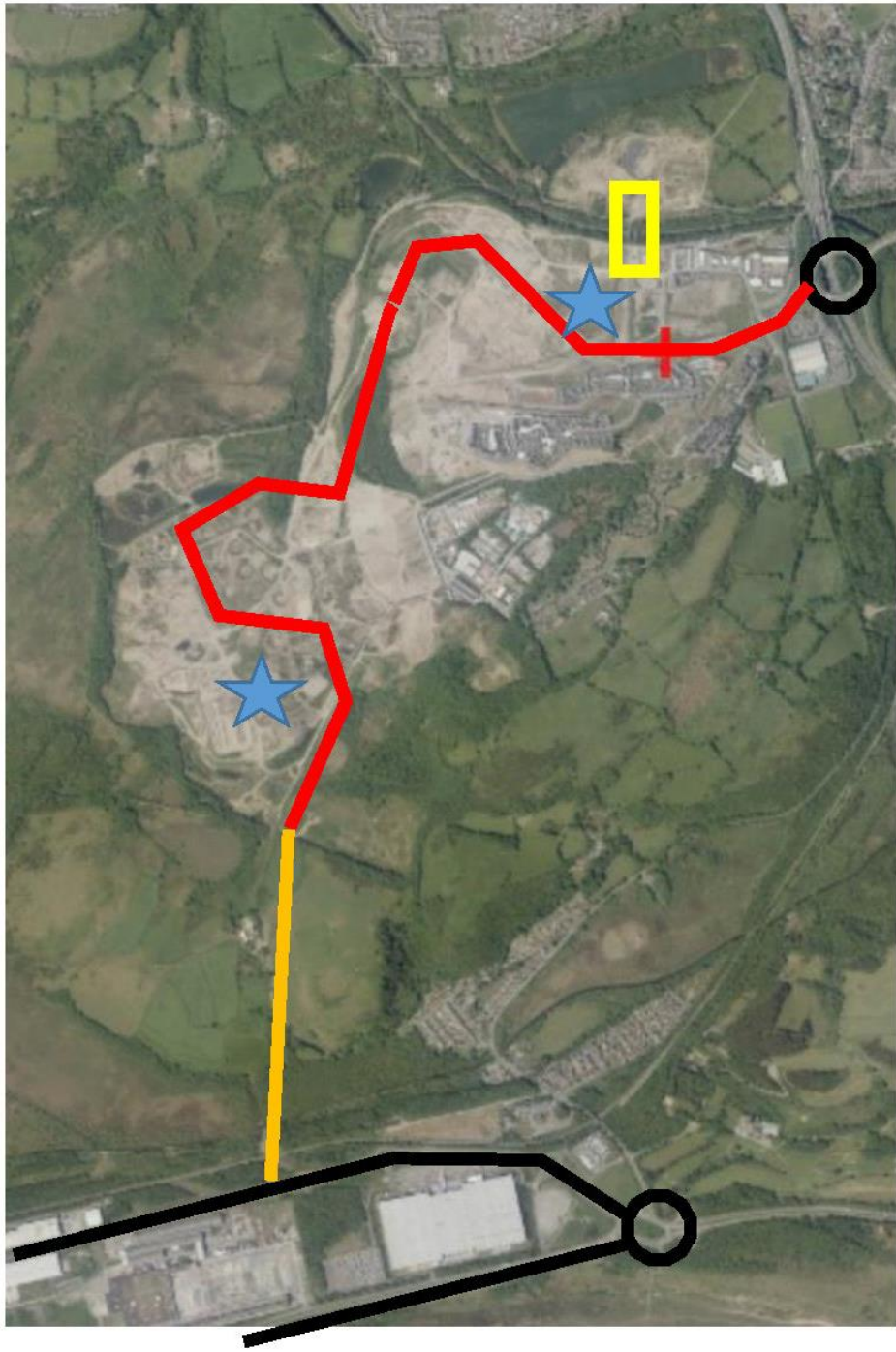
**LOCATION:** Coed Darcy Urban Village Llandarcy Neath

**APPLICANT:** St Modwen

**TYPE:** S106 Modification

**WARD:** Coedffranc West





# 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 **1<sup>st</sup> 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 400<sup>th</sup> 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 **30<sup>th</sup> 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 650<sup>th</sup> 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 2,000<sup>th</sup> house.