

**NEATH PORT TALBOT LOCAL DEVELOPMENT PLAN EXAMINATION**  
**Purcell Avenue, Sandfields (H1/20)**  
**St. Modwen Developments Limited**

***For each site discussed at a hearing session the following will be considered:***

*Is it clear why the sites have been selected over other candidate and alternative sites?*

1. Proposed allocation H1/20 is in an appropriate and suitable location for new housing development of this scale. The site falls within existing settlement limits and is located in one of the Plans key corridors for growth. It was part of the UDPs Baglan Bay Regeneration Area and follows the right search sequence for new housing – as set out in Planning Policy Wales. It is also well located with respect to employment opportunities, local facilities (including schools), transport links and open space. The site is therefore sustainably located as a modestly sized extension of the Sandfields area.

*Are the numbers of units identified realistic and achievable?*

2. The number of units identified in the plan (115) reflects site investigations and the completion of a masterplan which is supported by a number of technical and environmental documents including information on the site's ecology, ground conditions, transport, air quality and noise assessment. The Masterplan for the proposals demonstrates that the site can deliver what the plan expects in an attractive new residential environment.
3. Its relationship with the surrounding area is positive – as this part of the wider Baglan Bay site is proposed for solar power generation (which is a very quiet use).

*What are the various constraints affecting the sites? In the light of constraints, and other matters, where is it set out what the requirements are for each site? Is there sufficient clarity and certainty?*

4. As stated above series of investigations have been completed about the technical and environmental condition of the site. These have confirmed the in principle acceptability of residential development in this location.
5. The studies support an outline planning application for the site which has been submitted by St Modwen (which has commercial development and housebuilding divisions). The application has drawn no technical or environmental objections.
6. We are currently (and openly) discussing planning obligations with the Council.
7. All things being equal, the application should be approved shortly.

*Having regard to constraints, where they exist, as well as the need to provide for affordable housing and infrastructure, are the sites viable?*

8. It is clear that the site can (commercially and practically) deliver new homes. As with all sites (and as recognised in local and national planning policy), the mix that is delivered will depend on a range of factors and on the priorities that exist when proposals are made and approved.

*Are the delivery mechanisms for each site clearly identified? Is the timing and/or phasing of each site clearly set out?*

9. The Council has indicated that there will be completions on the site from 2015/16 when 15 units are expected to be delivered. A further 25 units are then predicted to be delivered on the site each year in 2016/17, 2017/18 and 2019/2020.
10. This is set out in the Council's Phasing and Delivery of New Housing Provision Note (January 2015) and –given the active promotion of the site by a competent organisation now - is realistic.