

DEVELOPMENT CONTROL COMMITTEE 10 DECEMBER 2020

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

<u>ITEM NO.</u>	<u>PAGE NO.</u>	<u>APPLICATION NO.</u>
7	13	P/20/263/FUL

An objector has submitted a representation claiming that an application for 120 houses on land to the east of Danygraig Avenue, Porthcawl was refused on highway grounds.

This is not the case as there was no such application but we did receive a screening opinion request in 2017 under the Environmental Impact Assessment Regulations and the Highway Authority's advice at that time was as follows:

“Given the location of this site, outside of the defined settlement boundary within the Local Development Plan, I recommend that the Development Planning Manager is consulted to determine if the proposal is acceptable in principle before commissioning any Transportation related studies.

Due to the location and the amount of development proposed, I consider that a Transportation Assessment (TA) will need to be provided as part of any outline or detailed planning application submissions.

To ensure that the traffic generated by any development does not have an adverse effect on highway safety or the free flow of traffic, it is envisaged that a number of junctions within Newton and Porthcawl will need to be assessed within the TA. As a general guide the most eastern junction being the A48/A4106 roundabout in Tythegston, and the most western being the M4/A4229 Roundabout in Cornelly and all junctions in-between, especially the Bridgend Road/Manor Grove/Danygraig priority T Junctions. In addition to the above junctions it should be noted that there is no public transport provision along New Road, Porthcawl and as such the junctions along Bridgend Road and New Road should also be included.

The applicant should also be advised to develop an appropriate TA scoping brief with the Highway Authority in order to ensure that an acceptable TA is submitted; with the relevant junctions assessed, acceptable traffic generation figures and traffic distribution rates used, and the correct assessment factors/parameters applied.

It is considered that the development of between 130-180 dwellings will increase pedestrian movements along Danygraig Avenue and Bridgend Road which will lead to an increased risk of conflict between vehicles and pedestrians accessing the local schools and public transport links. The TA must consider the requirements of the Active Travel (Wales) Act 2013 and address this concern, with appropriate highway safety improvements investigated and provided where necessary (such as improved walking and cycling routes, pedestrian crossing facilities, traffic calming measures, gateway features, signage, street lighting, reduced speed limits etc).

In accordance with advice provided by the Welsh Government in PPW, the Councils LDP document, and the DfT's Manual for Streets document, measures to reduce the reliance on the private motor vehicle and improve the sustainability credentials of the site must also be considered.”

Members are advised that at no point did the HA advise that the development would be stopped due to traffic problems as that could not be quantified without the above traffic studies being undertaken and presented for analysis.

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10 DECEMBER 2020