

MEMORANDUM



From: Service Manager Environment

To: Chief Planning Officer

Our Ref: P/2019/0126

Your Ref: P/2019/0126

Date: 21 May 2019

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3170 5190 Pendine Park Care Home, Summerhill Road, Summerhill

Development: Outline application for provision of new specialist and extra care facility to expand and complement existing services and facilities

I refer to your consultation dated 11 March 2019 in respect of the above

The site is located on a classified highway subject only to the national speed limit although a vehicular speed survey near the existing site access shows 85th percentile speeds as 41.3 northbound and 40.4 south bound.

The existing access already provides visibility splays in excess of Welsh Government guidelines of 2.4m x 120m in both directions.

The transport technical note submitted with the application states that approximately 20 new care staff will be employed as a result of this proposal. These staff will be on a shift rota system and shift changes will not coincide with peak traffic periods on the adjacent highway. The traffic generated by the latest proposals is therefore considered to be minimal and will have little detrimental impact on the capacity of the local highway network.

It is acknowledged that the existing infrastructure for pedestrians is poor particularly to the north of the site access. The land required to construct a footway is in third party ownership and consequently there is little scope to provide a new footway alongside Summerhill Road.

Given that there is likely to be an insignificant level of additional traffic generation it is unreasonable to expect the developer to fund infrastructure improvements on the back of this planning application.

A previous planning application on this site in 2006 required the implementation of a green travel plan. One of the ideas was to use a minibus to pick up staff to save them walking down Summerhill Road which is devoid of footway provision from the site access towards Summerhill. I am not aware that this travel plan was ever

implemented and I would therefore suggest a condition is attached to any permission which required the submission and implementation of a site specific travel plan.

Peter Scott-Hunt

W Network and Infrastructure Manager