

Planning, Design and Access Statement

Land at Pentremeurig Farm,
Carmarthen West (Phase 3)

February 2026

Version 1

Prepared by Persimmon Homes West Wales



Persimmon
Together, we make your home

Contents

1 Introduction

Persimmon Homes – Our vision and mission	04
Introduction to the Design and Access Statement	05
Site Location and Description	06
Overview of Proposed development	07

2 Planning Policy Context

National Planning Policy	09
Placemaking and the Well-being of Future Generations	10
Technical Advice Notes	12
Local Planning Policy	13

3 Development Context

Site Analysis	17
Site Description	19
Local Character Review	20
Transport and Movement	23

4 Defining the Vision

Overview of the Outline Consent	25
Opportunities and Constraints	26
Design Evolution	29

5 The Layout

Finalised Planning Layout	33
Built Form	34
Character, Appearance and Street Scenes	36
Green and Blue Infrastructure	37
Access and Movement	38

6 Environmental Sustainability

Environmental Sustainability	40
------------------------------	----

7 Socio-economic Consideration

Community Safety	43
Social and Economic Impact	44

8 Drainage Statement

Drainage	46
----------	----

9 Conclusion

Conclusion	47
------------	----

Chapter 1

Introduction

Persimmon Homes West Wales

Our mission

To build homes with quality our customers can rely on at a price they can afford.

Our vision

To be Britain's leading homebuilder, With quality and customer services at its heart, Building the best value homes on the market in sustainable and inclusive communities.

We will invest in innovation and technology to extend a low cost strengths and enhance our five-star capabilities to enable as many people as possible to buy the homes we build.



Customer focused

Our customers are our first priority.

We aim to build consistently high quality homes in communities where people love to live.

We will earn our customers' trust by treating them fairly and with integrity.



Value driven

We deliver the best value, high-quality homes to our customers.

We encourage entrepreneurship, innovation and cost-effective to drive industry-leading performance.



Teamwork

We are one team. We work in an open and collaborative manner to deliver for customers and communities.

We embrace diversity and new ideas.

We develop careers and reward the talents of colleagues.



Social impact

We build homes for the future in sustainable communities.

We will leave a legacy that delivers economic, social and environmental value to the communities we build in.

We uphold the highest safety standards.



Excellence always

We strive to be excellent in all that we do.

We focus relentlessly on providing the dream of home ownership to thousands of families by building the best value, high-quality homes in the most cost-effective manner.

We deliver for our customers, communities and stakeholders.

Introduction to this Design and Access Statement

This Design and Access Statement (DAS) has been prepared in support of a Full Application for 12 units, for 'Phase 3' of the Pigeon land development.

Outline consent was granted under planning applications W/27776 and PL/01626 for up to 250 residential dwellings. The scheme which is covered within this DAS is Phase 1 of these proposals. The site is currently allocated within Carmarthenshire County Council's Local Development Plan (LDP) as part of the Strategic Allocation GA1/MU1 located on the Western boundary of Carmarthen. This allocation is for a mixed use development consisting of 1100 residential units. The site is also included within the Deposit Plan for Carmarthenshire's Replacement LDP under reference PrC1/MU1. A wider matters has been submitted, which this site relates, and links with.

This DAS intends to provide an overview of the submitted planning application, detailing how the proposals comply with both Local and National Planning Policy, along with how the vision and layout has evolved due to the opportunities and constraints which surround the development site.

It will detail how the proposals have worked through the Design process from the Policy Context of the site, the vision and aims of the development, establishing the constraints and opportunities which have all collectively built a detailed scheme.



Site Location and Description

This Design and Access Statement is in support of a Full Application for 12 units of residential dwellings at Pentremaurig Farm, Carmarthen.

The development site is located on the Western edge of the settlement of Carmarthen and within the Local Authority area of Carmarthenshire County Council.

The Western boundary of the site is the Carmarthen Link Road (Ffordd Pendre) which is the direct highway link between the A40 and the north of Job's Well Road.

The Land to the South / South-East of the site is land referred to as Frondeg, on which Persimmon Homes recently received Planning Permission for 93 dwellings.

The site is situated in a relatively rural setting. The site bisects the Carmarthen Link Road, with a previous Persimmon Phase abutting the northern boundary (of the western parcel) whilst the eastern parcel abuts agricultural land to the east and south, with the existing solar park.

The main residential development parcel is accessed directly from the Carmarthen West Link Road. There are existing shared use footpaths on either side of the Link Road, which will connect directly into the site. The field boundaries are made up of hedgerows, with the southern boundary of the site being a post and wire fence.

The topography of the land is falling from the northeast to the southwest with the low-lying land being adjacent the western parcel.



Chapter 2

Planning Policy Context

National Planning Policy

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section of the Planning Statement provides an overview of relevant planning policy. The planning policy framework for the determination of this application is provided by the content and scope of national planning guidance, together with the Local Authority's Development Plan and associated supplementary planning guidance.

The Planning system manages the development and use of land in the public interest, prioritising long term collective benefit and reconciling different interest. In Wales Planning Policy Wales establishes the key principles for the planning system, supported by the Technical Advice Notes.

In Wales the Development Plans apply the key principles of PPW to their plan areas and are shaped by evidence. Development plans are prepared at different scales:



This site is located within Carmarthenshire and therefore will be considered against National Planning Policy in Wales, along with the Carmarthenshire Local Development Plan.

Welsh Government Planning Policy is contained within Planning Policy Wales Edition 12, which was published in February 2024. PPW 12 is centred around the Well-being of Future Generations (Wales) Act 2015. Planning Policy Wales establishes the key principles for the planning system in Wales and the Local Development Plans apply these principles to their areas and shape them by evidence.

PPW states that "the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being".

Paragraph 3.3 of Planning Policy Wales Edition 12 sets out how "good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental and cultural aspects of development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management and its relationship with the surrounding area."

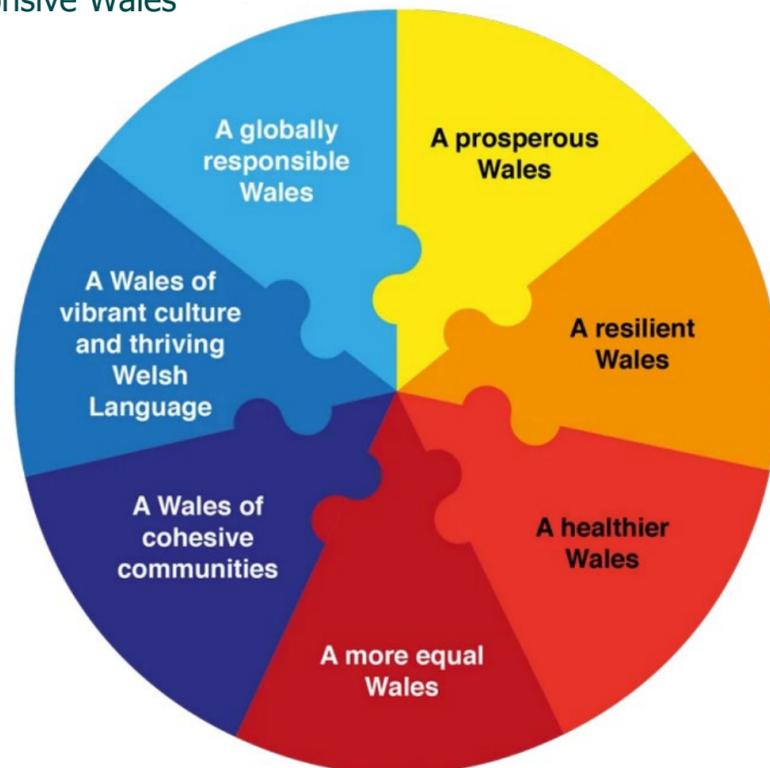


Placemaking and the Well-being of Future Generations

The Well-Being and Future Generations (Wales) Act 2015

The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires “public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle”. The Act sets out seven ‘well-being’ goals as follows:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsive Wales



Placemaking and the Well-being of Future Generations is at the heart of the Planning System in Wales, with a requirement for all development to contribute towards making sustainable places and improved Well-being.

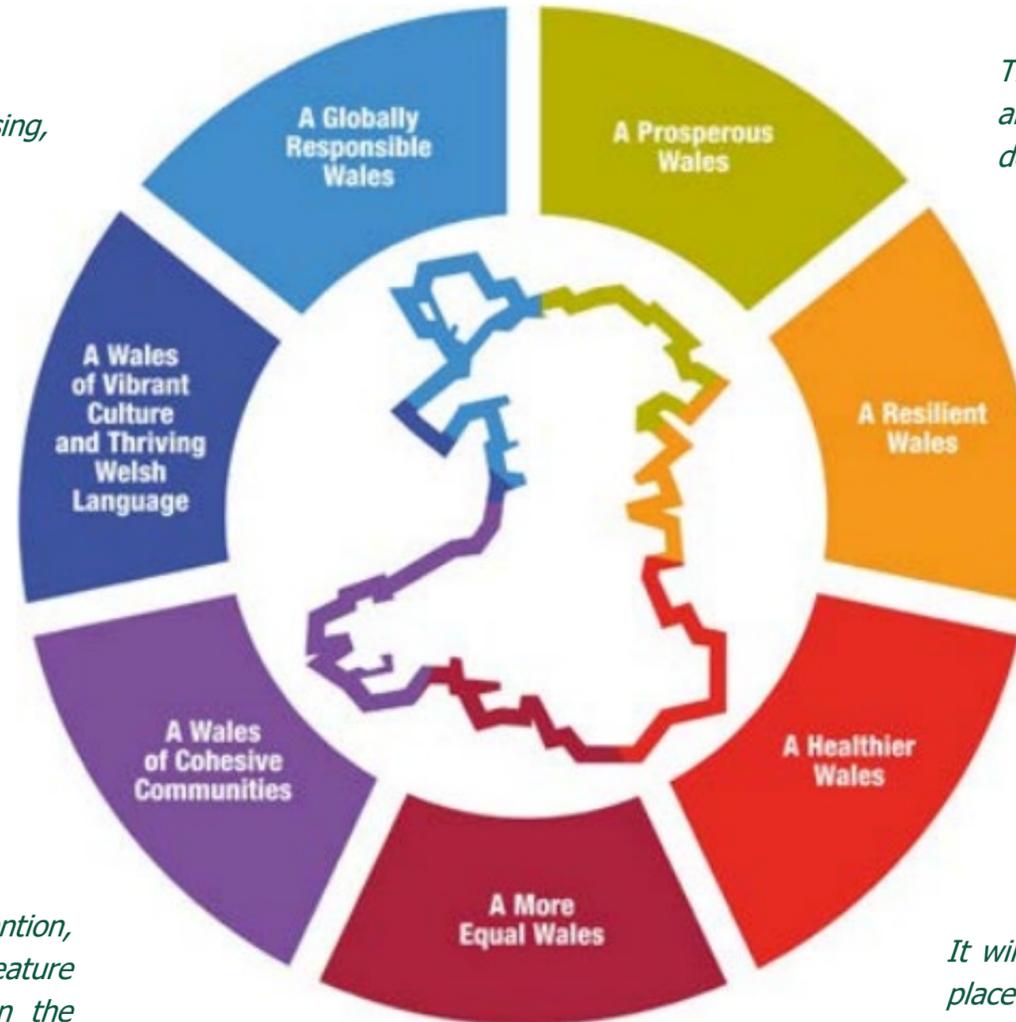
Placemaking considers the context, function and relationships between a development site and its wider surroundings, adding social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.

Placemaking and the Well-being of Future Generations

This Development site contributes to the goals set out in PPW 12 with due regard to the five ways of working and with placemaking at its heart. This is exemplified in a number of ways:

The site will positively contribute to the provision of much needed housing, inclusive of affordable units, and meet the needs set out in the LDP.

The placemaking credentials of the site are further enhanced by the provision of public open space at the heart of the development, allowing for community involvement and collaboration and further exacerbates the sites credentials as an Active and Social Place.



This site is a strong strategic and spatial choice in the sense that it is allocated land within the LDP. Therefore, the principle of residential development is established.

Due regard to the transport hierarchy in PPW is given, with integration with existing infrastructure, fully embedded in the good design of this development. Permeable links to the existing paths will be made, ensuring long term and preventive ways of working have been adhered to and further contributing to making this an active and social place.

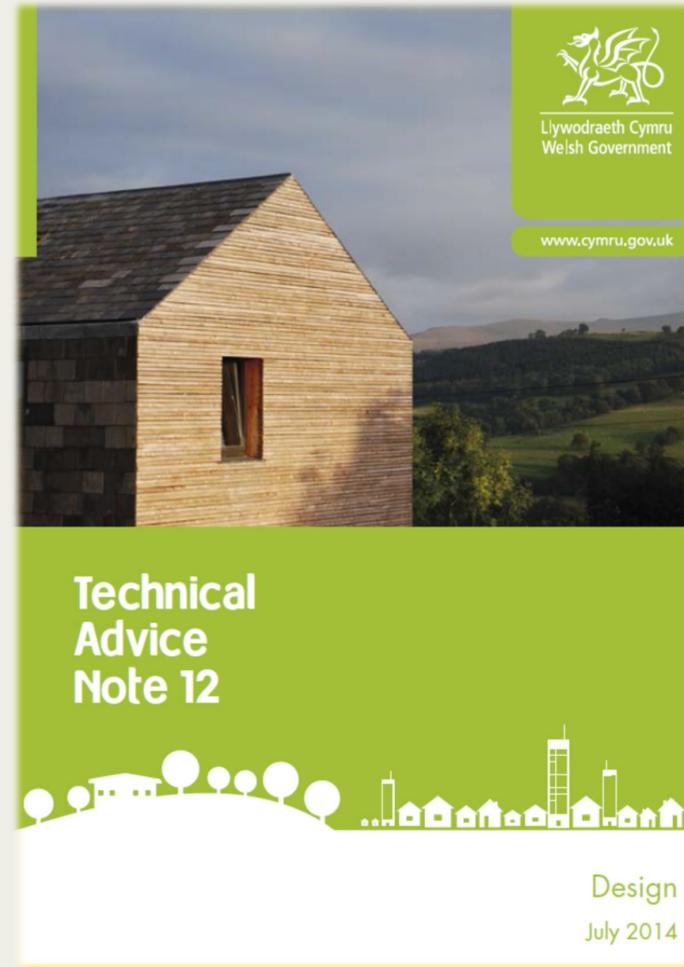
Continuing with the five ways of working in mind, specifically prevention, long term and integration; sustainable urban drainage will be made a feature of the development, creating a distinctive and natural place within the development, whilst also providing an example of a logical and sustainable management form of natural resources, in this case, water management.

It will contribute to making the development a productive and enterprising place by utilising integration with existing infrastructure, to aid economic development by cohesively growing the community in an already established allocated area whilst also creating a healthier and more resilient Wales.

Technical Advice Notes

The Welsh Government Technical Advice Note which are relevant to the proposed development include:

- TAN 2 – Planning and Affordable Housing 2006
- TAN 5 – Nature Conservation and Planning 2009
- TAN 11 – Noise 1997
- TAN 12 – Design 2016
- TAN 15 – Development and Flood Risk 2025
- TAN 18 – Transport 2007



Technical Advice Note 12

TAN 12 advocates a process model for design drawing from a contextual analysis of the surroundings of a development to achieve a well designed, flexible and adaptable development.

The key aspects are:

- *Access;*
- *Character (Amount, Layout, Scale, Appearance, Landscaping);*
- *Community Safety;*
- *Environmental Sustainability; and*
- *Movement.*

It also identifies the objectives of good design as:

- *Ensuring ease of access for all;*
- *Sustaining or enhancing local character;*
- *Promoting legible development;*
- *Promoting successful relations between public and private space;*
- *Promoting quality, choice and variety;*
- *Promoting innovative design;*
- *Ensuring attractive, safe public spaces;*
- *Security through natural surveillance;*
- *Achieving efficient use and protection of natural resources;*
- *Enhancing biodiversity;*
- *Designing for change; and*
- *Promoting sustainable means of travel.*

Local Planning Policy

Carmarthenshire County Council

Local Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the Local Development Plan unless material considerations indicate otherwise. Carmarthenshire County Council's Local Development Plan which was adopted in December 2014 is the statutory development plan for this site.

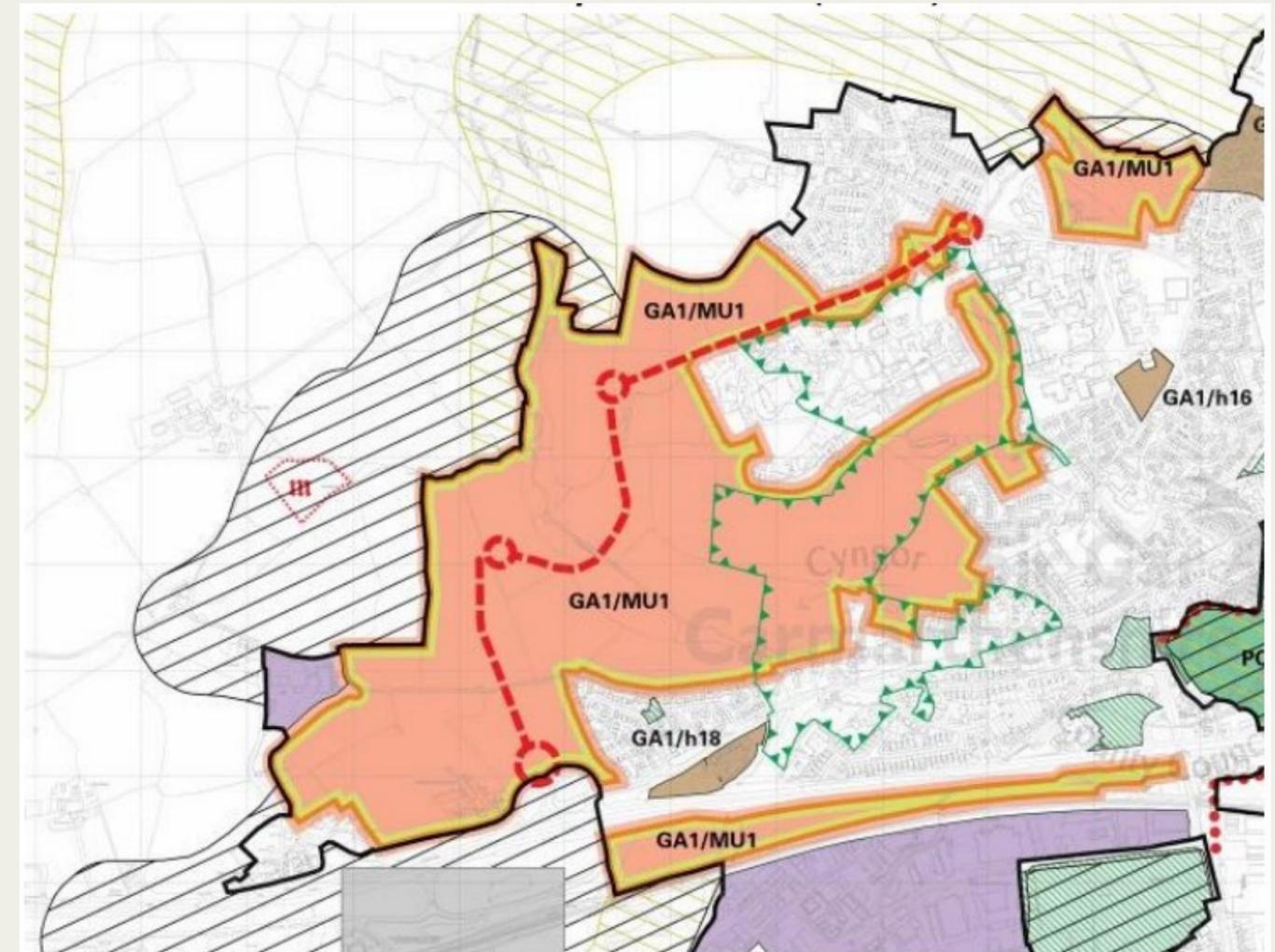
Policy SP1 'Sustainable Place and Space' requires development to reflect sustainable development and design principles. This includes promoting development in sustainable locations, the efficient use of land, integration with the local community, respecting and enhancing local character, promoting active travel and protecting and enhancing biodiversity and nature conservation.

Housing

The development site is a parcel of land within a Strategic Site of 129.5 hectares located on the Western Boundary of Carmarthen. The development site is located within the Growth Area of Carmarthen and is allocated for Development under reference GA1/MU1 under Planning Policy H1 'Housing Allocations'. The land is allocated for a mix of uses consisting of approximately 1,100 dwellings, employment, community facilities and amenity. The site is allocated for residential development as part of the LDP to seek to satisfy the housing land requirements for the County, with their distribution directing them to those settlements which possess the appropriate sustainability credentials and range of services and facilities necessary to accommodate growth.

Affordable Housing

LDP Policy AH1 'Affordable Housing' seeks to ensure that a contribution to affordable housing is made on all housing allocations across the County. Affordable housing will be required on site for any proposal of 5 or more dwellings. The development site is located within the submarket of Carmarthen where there is a requirement of 20% affordable housing. The on-site Affordable Housing provision for the scheme has been subsequently agreed at 12% by Carmarthenshire County Council through the Section 106 Agreement.



Source: www.carmarthenshire.gov.wales

Sustainability and High Quality Design

Policy GP1 requires all development to enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing. The policy supports the incorporation of existing landscape features and the retention of trees, woodlands and hedgerows along with the principles of Secured by Design.

Local Planning Policy

Carmarthenshire County Council

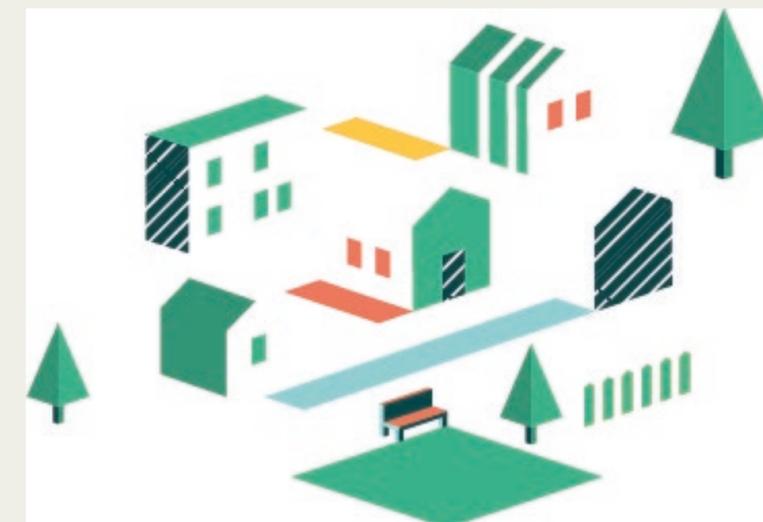
Local Development Plan

Local Development Plan Policies relevant to the development proposals:

SP1 Sustainable Places and Space	GP3 Planning Obligations	EQ4 Biodiversity
SP3 Settlement Framework - Sustainable Distribution	GP4 Infrastructure and New Development	EQ5 Corridors, Networks and Features of Distinctiveness
SP5 Housing	H1 Housing Allocations	EP2 Pollution
SP6 Affordable Housing	AH1 Affordable Housing	EP3 Sustainable Drainage
SP14 Protection and Enhancement of the Natural Environment	TR2 Location of Development – Transport Considerations	REC 2 Open Space Provision and New Developments
SP17 Infrastructure	TR3 Highways in Development	
GP1 Sustainability and High-Quality Design	TR4 Cycling and Walking	
GP2 Development Limits	EQ2 Enabling Development	

Carmarthenshire County Council also have Supplementary Planning Guidance to support the LDP Policies. The SPGs which are relevant to the development proposals are:

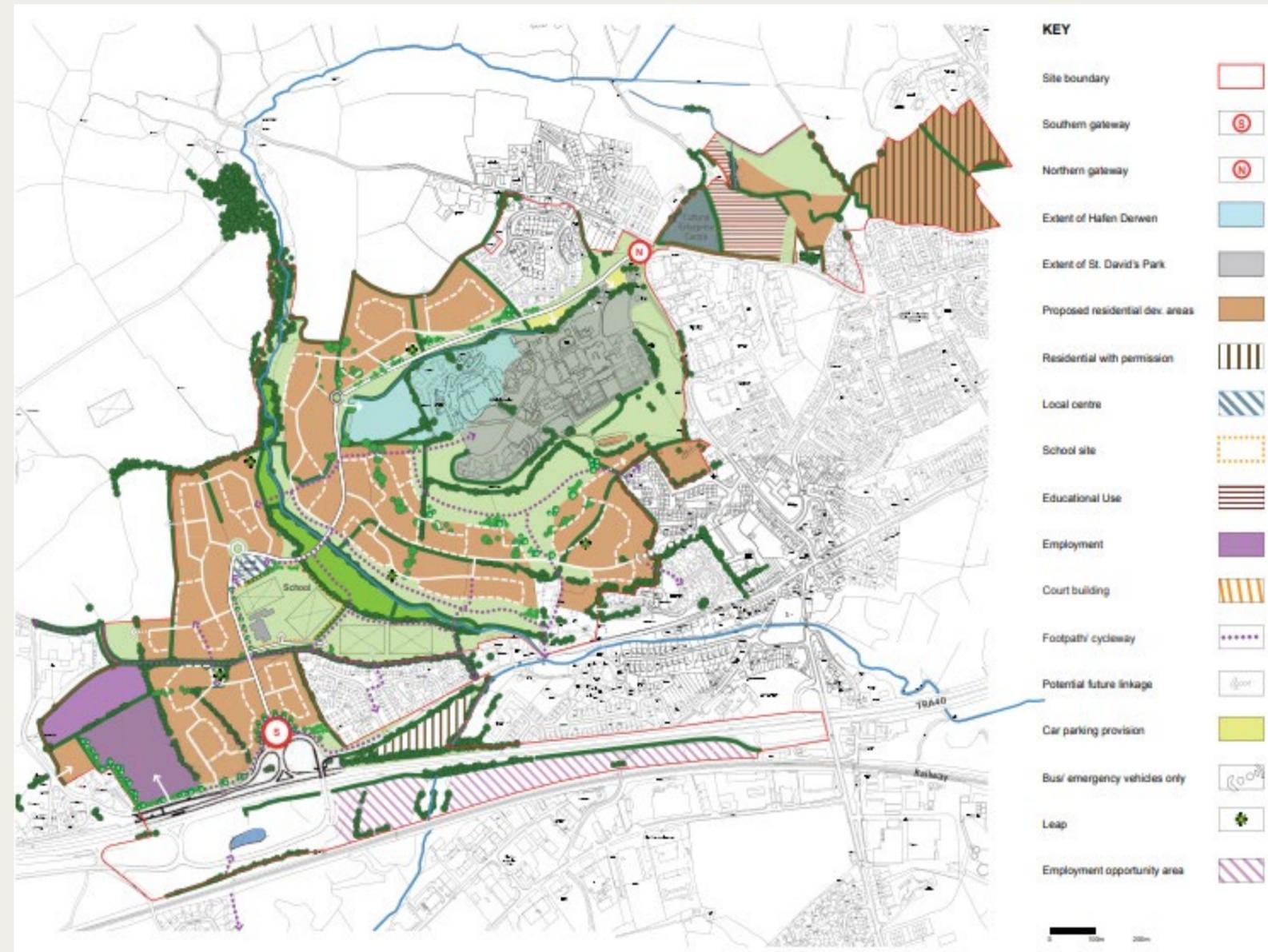
- Planning Obligations
- Placemaking and Design
- Affordable Housing
- Nature Conservation and Biodiversity
- Carmarthen West – Planning and Development Brief



Local Planning Policy

Carmarthenshire County Council

Carmarthen West Planning and Development Brief



A Planning and Development Brief has been written for the West Carmarthen Strategic Allocation. The brief details the key site characteristics, Planning Policy, Contextual Analysis and Masterplan Objectives for the scheme as a whole.

The Primary Route (the Link Road), is the spine of the development, ensuring a primary route for connectivity and transport/highways capacity to deliver the scheme. Secondary and Tertiary Routes stem from this through the development parcels.

In regards to Housing mix, the Brief details a range including 1 and 2 bed flats and 2, 3, 4 bedroom houses. The proposed development consists of a mixture of 1, 2, 3, 4 and 5 bedroom dwellings.

Through the layout design and master planning, it has been ensured that the scheme creates a coherent place which interprets and positively enhances both the local natural and built environment. The proposals work with the existing topography to ensure the development sites comfortably within the landscape, utilising a mix of 2 and 2.5 storey across the site.

The Illustrative Masterplan within the adopted brief details the Land as a 'Proposed Residential Development Area' with access from the Carmarthen West Link Road. The Masterplan includes the retention of existing vegetated corridors on the boundary of the land,

The land is detailed as being Medium Density (average of 25 dwellings per hectare), with a section of high density in the south (30-35dph). Whilst these densities are detailed in the Design Brief, this document is now dated in terms of policy position.

The Eastern Parcel of Land is located directly adjacent to the Conservation Area and there are 5 List Buildings located within St David's Hospital which are situated to the North-East of the land.

Chapter 3

Development Context

Development Site Analysis



An important step to develop a masterplan is to analyse and interpret the distinctive character of local areas which form the site's context to create a plan that reinforces local distinctiveness. This character analysis has been structured to allow the proposals to draw direct influence from the surroundings, and benefit from great precedents and place making. However, it should be emphasised that is not intended to create a replica, and attention has been paid as to how to apply the principles drawn from this analysis to create a modern, sustainable extension to the settlement.

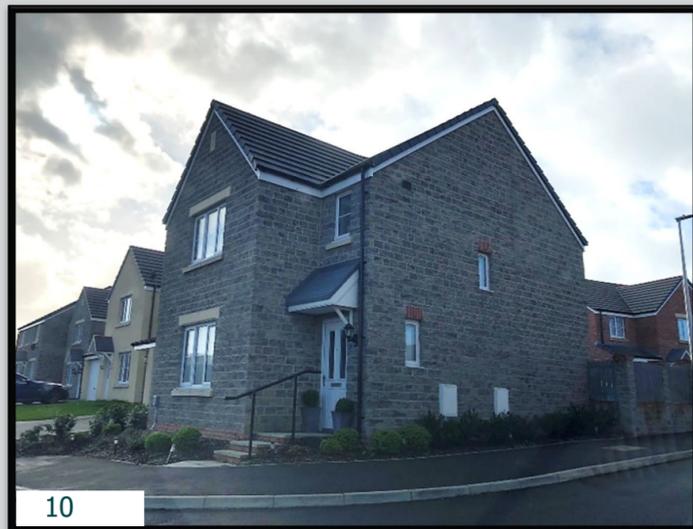
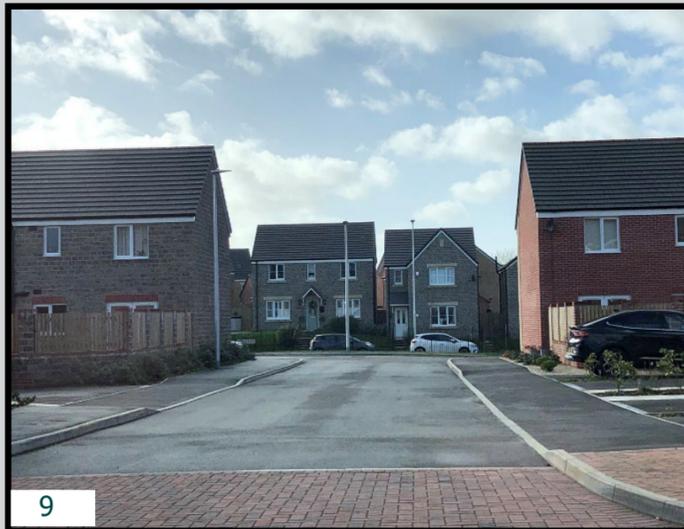
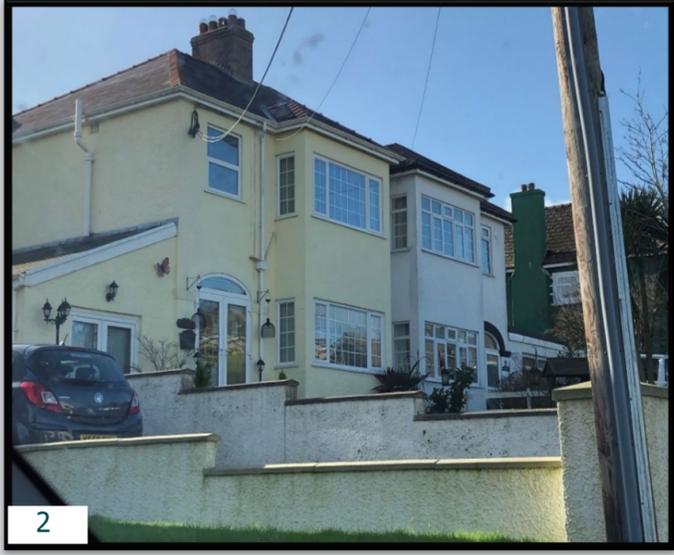
The area surrounding the proposed development is a mixture of existing residential development and open countryside. This section of the statement seeks to detail the two main residential character areas surrounding the site which have influenced the design of the proposals.

Directly to the north and northwest of the proposed development is open countryside with the eastern boundary being a residential area (highlighted orange on the adjacent plan). The land to the West of the proposed development has obtained planning consent for residential development.

To the north-east of the site is the Maes Y Wennol development which is relatively modern housing extending from older properties fronting Pentremeurig Road. This character area consists of both relatively newer builds and more traditional housing with a prominence of two storey, render or pebble dashed external finishes. Photographs (1-5) on the previous page illustrate a sample of properties from this character area.

The closest development to the South of the site is the Parc Y Onnen development which consists of 100 dwellings constructed recently by persimmon homes; this character area is illustrated in photographs 6 – 10 and offers a variety of new build properties. The site is a range of terrace, semi-detached and detached houses in red and yellow brick, stone or partial render. There is a combination of frontage and side parking with the provision of garages on some plots. In addition, Persimmon has recently achieved planning permission on the land to the north of the site known as 'Pigeon North' with the same design ethos flowing throughout all the sites.

The photographs on the following page illustrate that the existing residential development within the vicinity of the proposed development site is mainly characterised by the vernacular of the era in which it was built. The development of this area of Carmarthen cannot be said to have consistently followed any particular architectural style, although the urban form is, generally, detached and semi-detached built to a medium to high density. Furthermore, the scale is predominantly two storey.

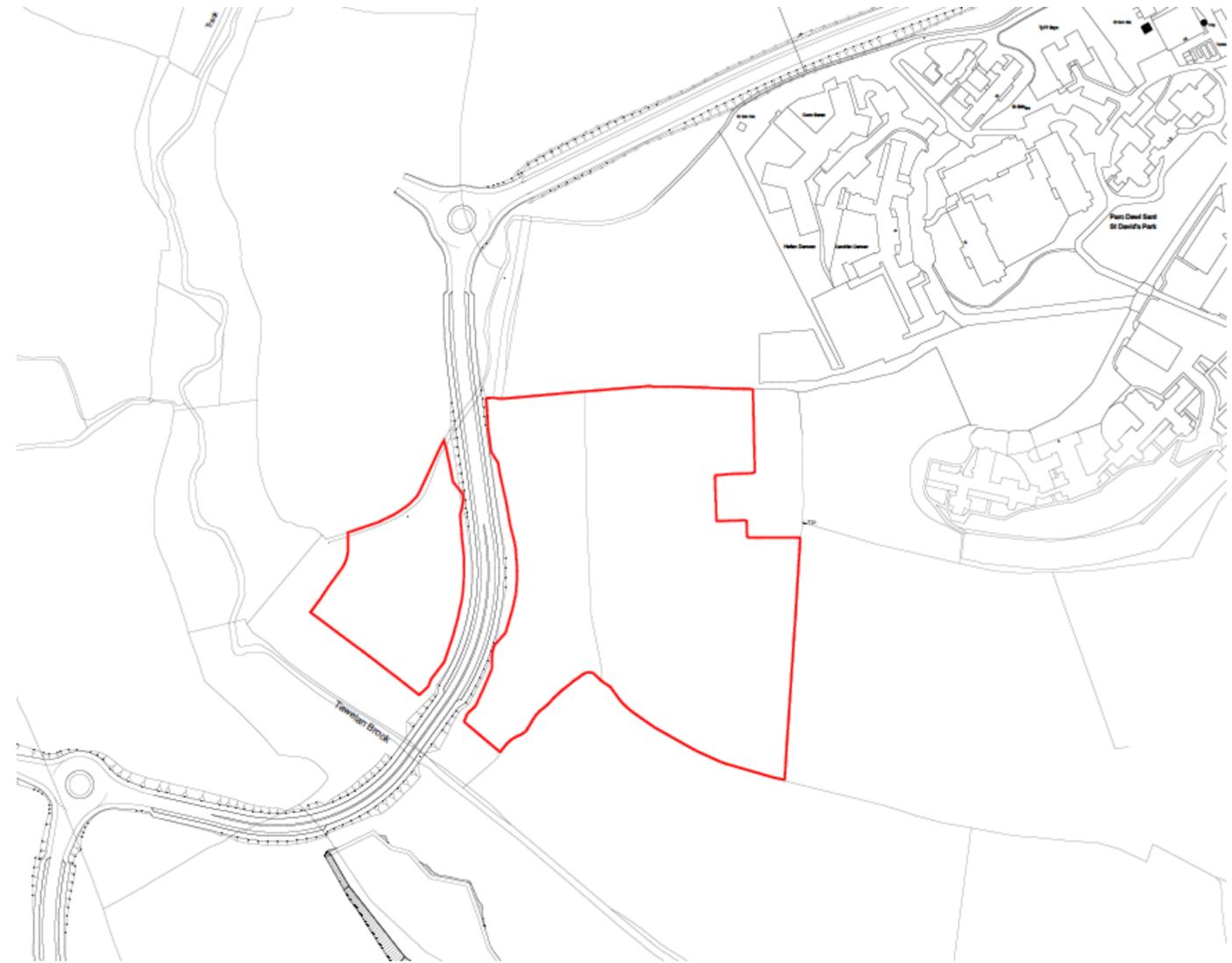


Site Description

The Site comprises land located East and West the newly constructed Ffordd Pendre, West of Carmarthen. It is an irregular shape and comprises an area of 10.5 Acres.

The site is located on the western edge of Carmarthen and is approximately 2km west of the town centre. The site is greenfield and used for agricultural purposes, although now located either side of the link road. Access to the site is gained via the Ffordd Pendre Link Road to the east and western parcel which comes off the junction of Pentremeurig Road and Collage Road to the northeast and Llysonnen Road which adjoins the A40 to the South.

The site is situated in a relatively rural setting, on the outskirts of the town. The site is bounded to the east by residential development, whilst the Tawelan Brook is located to the and south west. Agricultural land is located beyond the southern and eastern boundaries, some of which is also allocated for residential development as part of the Allocation. To the north is an existing solar farm, and the existing St David's hospital. North-west and further north are existing Persimmon developments known as Parc Y Fron and Golwg Y Bryn.



Site Location Plan for Phase 2

Local Character Review

Landscape Context

Ecological Designations

Internationally important statutory designated sites include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites. Nationally important statutory designations are termed Sites of Special Scientific Interest (SSSIs) and locally important statutory designations are termed Local Nature Reserves (LNRs). No statutory designations lie within or immediately adjacent to the development site.

With respect to internationally protected sites, there is one Special Area of Conservation (SAC) within 5km of the site, namely the Afon Tywi/River Tywi SAC. This is located approximately 1.6km southeast of the site.

With respect to other nationally protected sites, Cors Goch NNR, and Maesyprior SSSI, are located within 2km radius of the site.

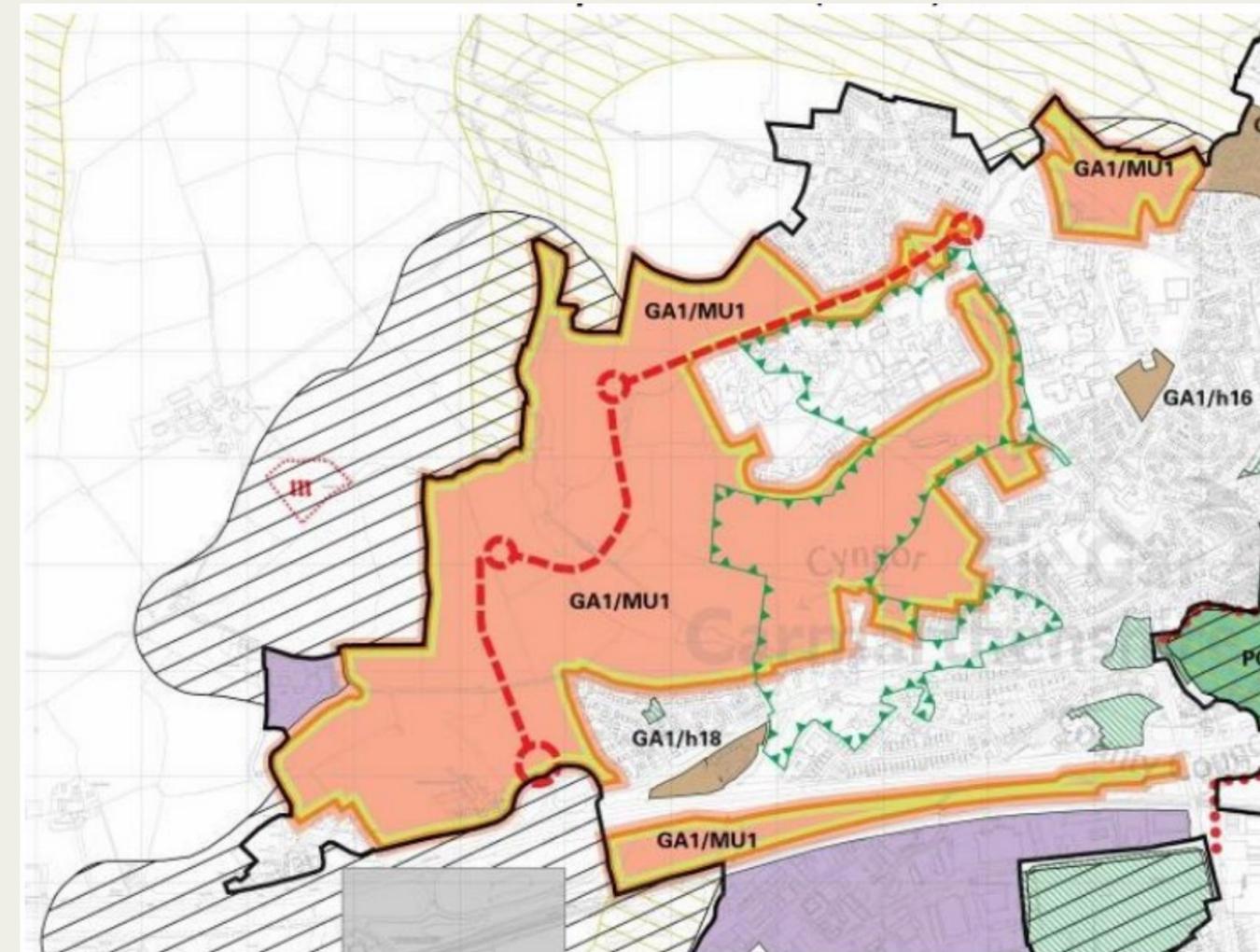
Non-Statutory Designations in Carmarthenshire are known as Sites of Importance for Nature Conservation (SINCs). West Wales Biodiversity Information Centre (WWBIC) has confirmed that there are no SINCs within 2km of the site and therefore these are not considered further in this report.

Heritage Designations and Considerations

The application site does not contain any designated heritage assets, such as scheduled monuments, registered parks and gardens and listed buildings and so its proposed residential development is not constrained in this regard. One scheduled monument (CM 249) is however located 600 metres north-west of the application site, such that its wider landscape setting should be considered. This comprises earthwork remains of a medieval homestead moat (HER 2147).

The wider area also includes 18 listed buildings; six at St David's Hospital, another eight elsewhere within the Pontgarreg and St David's Hospital Conservation Area and four scattered around the western edge of Carmarthen. In addition, the eastern boundary of the application site adjoins the western boundary of the Pontgarreg and St David's Hospital Conservation Area.

Through the allocation of the site, Outline Consent and wider RM approval, appropriate consideration has been given to the likely effect that the proposed development of the application site would have on the character of the surrounding designations.



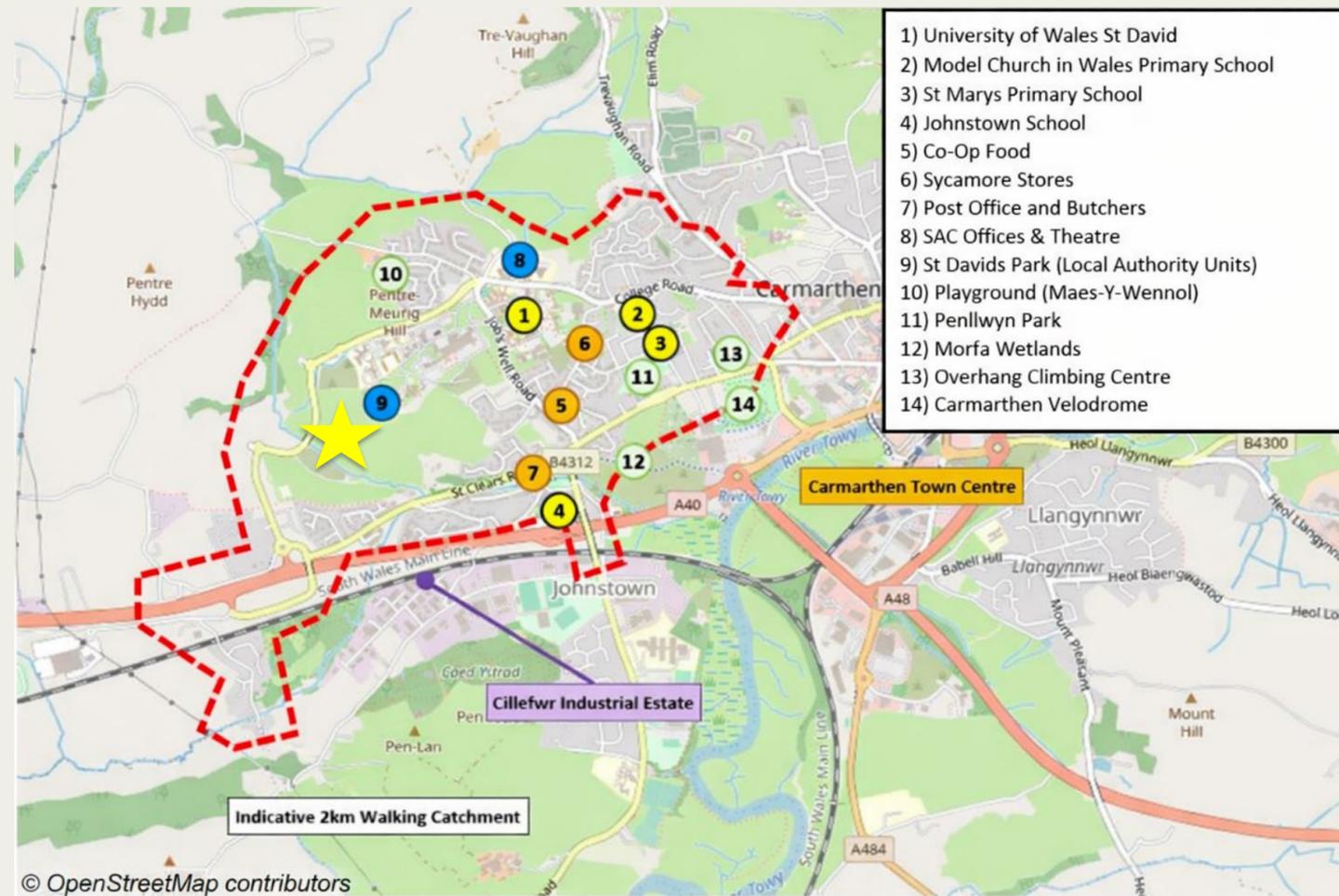
Source: www.carmarthenshire.gov.wales

Local Character Review

Facilities and Amenities

As previously detailed within the document, the site is located to the West of the Settlement of Carmarthen Town. The site is bounded by residential dwellings and their associated curtilage to the north-east which is the western edge of the built form of Carmarthen.

The development proposals are located on the newly constructed Carmarthen West Link Road, which offers pedestrian, cycle, public transport and car access to the north-east, into Carmarthen itself. Within a 2km walking catchment (as seen on the adjacent plan), there are a number of facilities and services to support the community. These include:



- The University of Wales
- Places of Worship
- Primary School
- Comprehensive School
- Food Stores
- Post Office
- Butchers
- Theatre
- Playgrounds and Park facilities
- Bus Stops

The centre of Carmarthen is easily accessed by foot, bicycle or bus, which offers a wide range of further facilities and services.

Transport and Movement

Rail Services

Table 2-3: Summary of Rail Services to / from Carmarthen Railway Station

Route	Direction	Days	First Service	Last Service	Approximate Frequency
Cardiff Central – Carmarthen	Cardiff Central – Carmarthen	Mon-Fri	05:35	23:51	30-60 minutes
		Sat	05:35	22:51	30-60 minutes
		Sun	09:45	22:30	60-120 minutes
	Carmarthen – Cardiff Central	Mon-Fri	05:00	21:00	30-60 minutes
		Sat	05:01	23:09	30-60 minutes
		Sun	09:34	22:34	60-120 minutes
Carmarthen – Pembroke Dock	Carmarthen – Pembroke Dock	Mon-Fri	05:30	21:10	60-120 minutes
		Sat	05:30	21:00	60-120 minutes
		Sun	10:19	20:12	4 services
	Pembroke Dock – Carmarthen	Mon-Fri	06:59	22:27	120 minutes
		Sat	06:59	22:18	120 minutes
		Sun	11:58	22:01	4 services

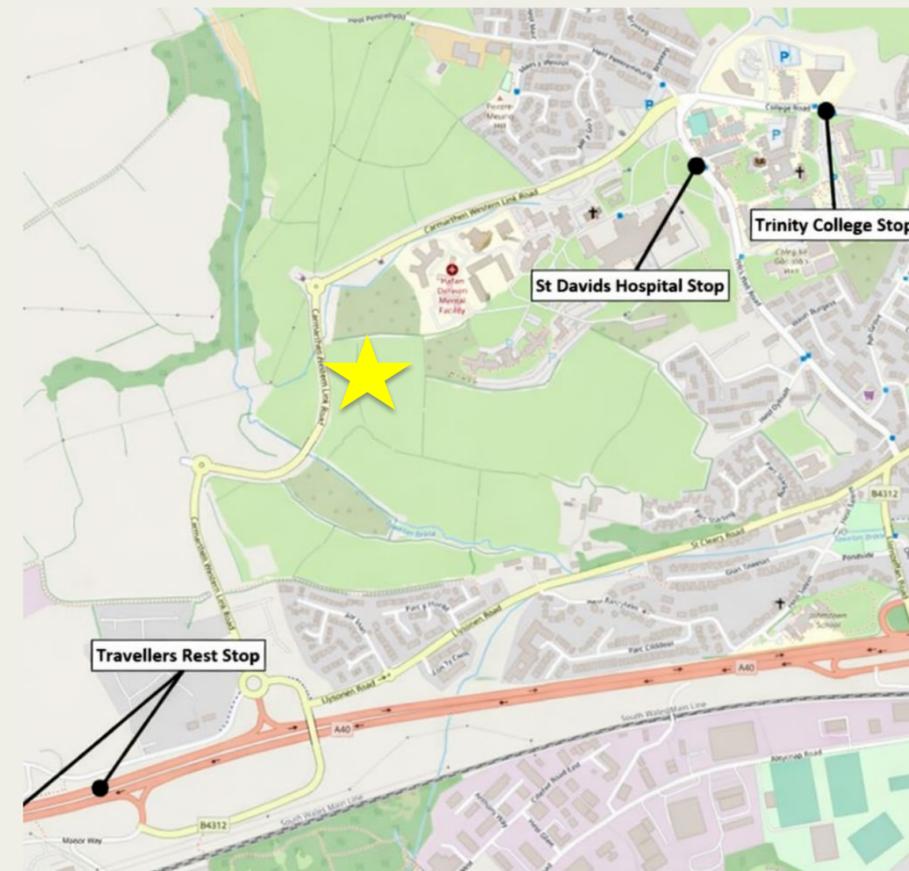
Source: National Rail (January 2022). Service times are departure times from origin.

The nearest railway station is Carmarthen, which lies around 3km to the east of the site. This equates to a 35 minute walk or a 9 minute cycle. The station has car parking, disabled car parking, a taxi rank, cycle storage and step free access coverage. Above is a summary of rail services from and to Carmarthen Railway Station.

Bus Services

The nearest bus stops to the proposed development are the 'St David's Hospital' bus stops located on Job's Well Road, around 800m to the east of the site. These provide access to Services 226 and 227. Service 228 is also available from the 'Trinity Collage' bus stops on College Road located approximately 1km from the proposed development. Services 226 and 228 are circular services, operating Monday to Saturday at frequencies of every two to four hours. Service 227 provides access between Carmarthen and Llanybri during the PM peak period.

Services to destination further afield at more regular frequencies are accessible from Carmarthen Bus Station, located in the Town Centre.



StreetMap contributors

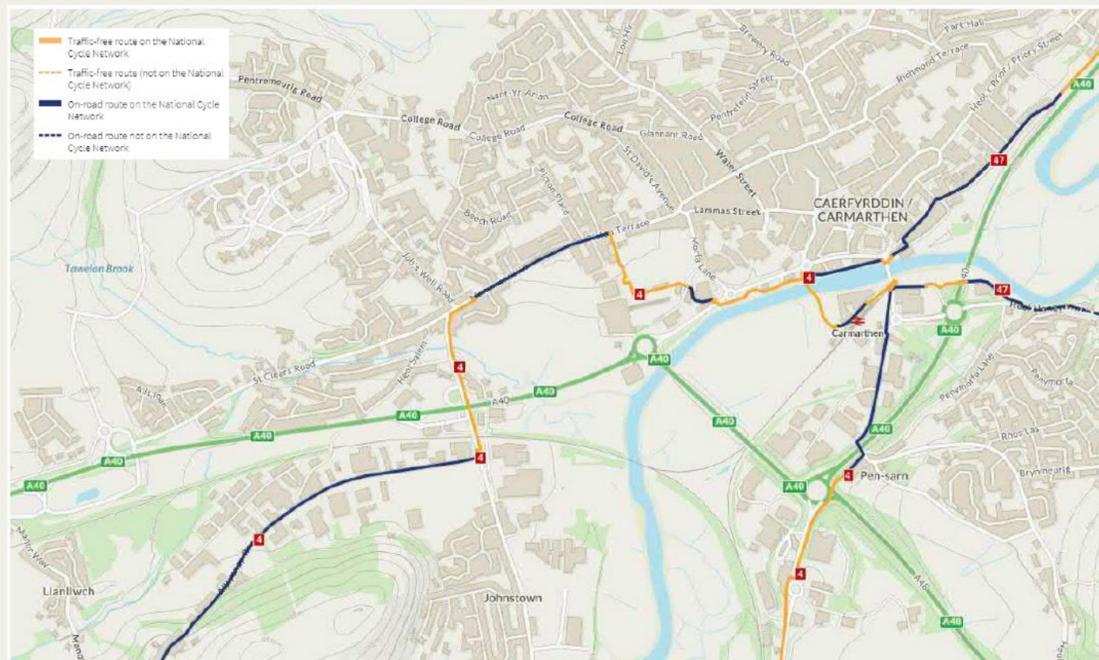
Transport and Movement

Active Travel

There are 3m wide shared footways/cycle ways on both sides of the Carmarthen West Link Road. Dropped kerbs and tactile paving are provided on all constructed junctions to accommodate desire lines. At the junction with Pentremeurig Road / College Road / Job's Well Road Junction, signalised crossing facilities are provided on the northern, southern and western arms.

The Integrated Network Map for Carmarthenshire County Council, which sets out the 15 year vision for walking and cycling across the county, indicates that the route of the Link Road is to be promoted as a shared route for walking and cycling.

The adjoining roads generally have 2m wide footways on one or both sides of the carriageway. The B4312 has a shared footway / cycleway that continues west of the A40 westbound on-slip to serve employment opportunities including the Rural Development Business Centre. There is also a shared footway / cycleway that routes along part of the B4312 to the east of its junction with the A40, terminating at its junction with Parc-y-Ffordd.



National Cycle Route (NCR) 4 is accessed via Manor Way to the south and the B4312 / Job's Well Road / Llansteffan Road Junction to the east. NCR 4 is a long-distance route between London and Fishguard via Reading, Bath, Bristol, Newport, Swansea, Tenby, Haverfordwest and St David's. Within Carmarthen, the route is a mix of traffic-free and on-carriageway provision and provides access to Carmarthen railway station. Towards the centre of Carmarthen, NCR 4 connects with NCR 47, which provides an inland route between Newport and Fishguard.



Chapter 4

Defining the Vision

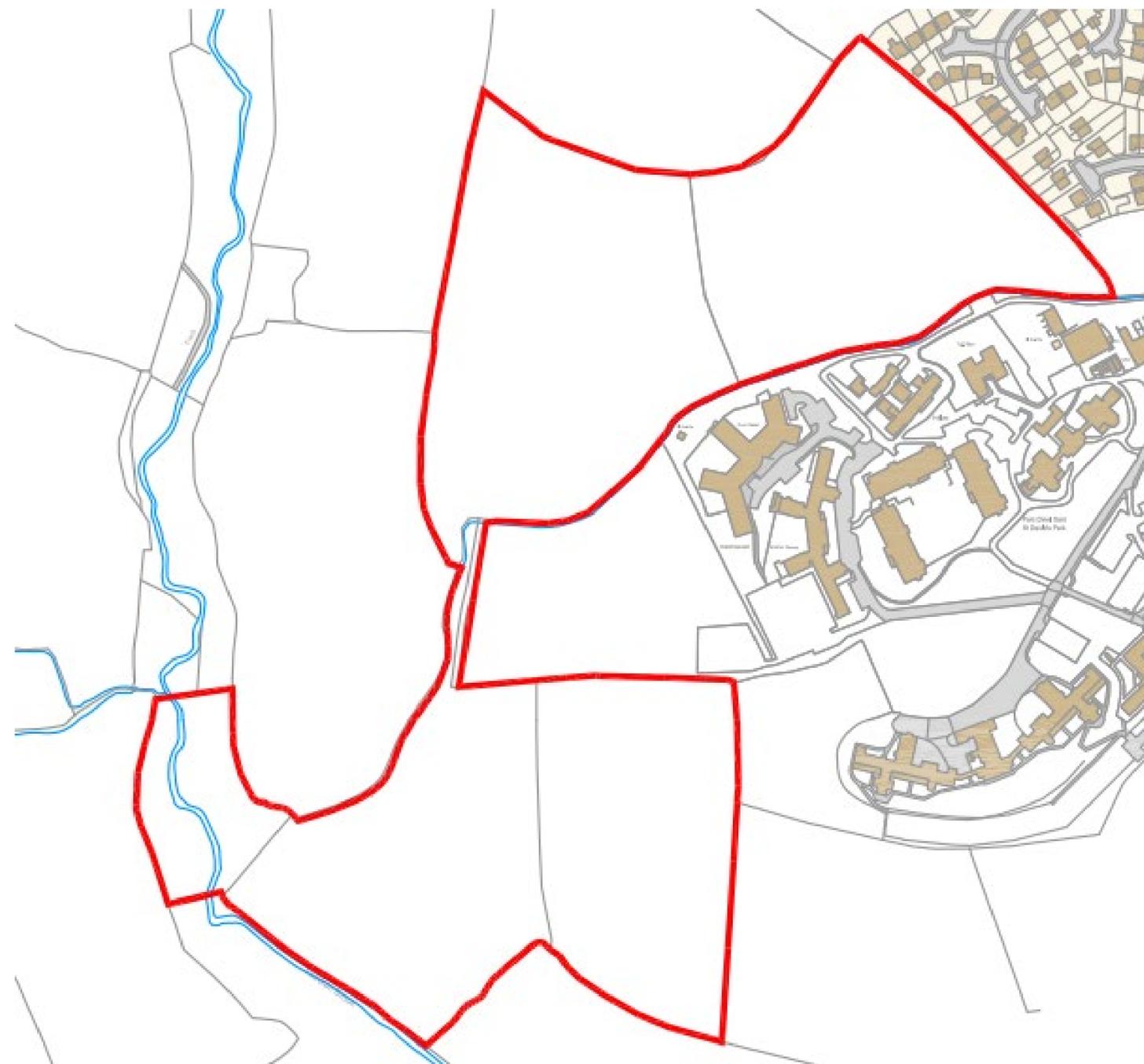
Overview of the Outline Consent

Outline Planning Consent

Outline Planning consent was granted under planning applications W/27776 and PL/01626 for up to 250 residential dwellings.

The Land obtained Outline Planning Consent in 2018 for up to 250 dwellings under reference W/27776. The outline consent was accompanied by an illustrative layout of the site which has been designed in the context of the development principles and parameters set out in the West Carmarthen Development Brief. The Framework Masterplan indicatively follows the hierarchy of routes established in the Development Brief, utilising the Link Road Primary Route with Secondary and tertiary Road networks connecting the wider scheme. The proposed network of streets and footpaths conforms with the linkages detailed in brief to the wider Carmarthen West. The Outline Masterplan follows the parameters of the illustrative masterplan in the Design Brief, retaining green corridors for biodiversity connectivity. The illustrative layout details access from the Link Road, with the dwellings centred on principal streets with strong frontages. The secondary and tertiary streets will provide direct access to drives and houses or access to private drives. The layout of the streets appears to have been designed to run along the contours of the site. The outline permission allows for a mix of two, two and a half and three storey units with an average density across the site between 29-37 dwellings per hectare. The Northern parcel of the site will provide the first phases, followed by the southern area.

The Design and Access Statement (DAS) submitted as part of the Outline Planning Consent provides a minimum and maximum size for buildings on the site. These dimensions are provided for a standard house and corner house with a standard house having a length of between 4m-30m and width of 7m-15m, and a corner house have a length of 4m-50m and a width of 7m-15m. The DAS also details a plan illustrating the potential locations for 2, 2.5 and 3 storey properties and indicates a height of 9m for a two storey and 11m for 2.5 storey.



Overview of the Outline Consent



Opportunities and Constraints

Flooding

The Tawelan Brook is located to the far north and west of the development site, with none of Phase 1 being located within areas of flood zone or areas which are susceptible to surface water flooding. A flood consequence assessment was submitted and approved as part of the Outline Planning Application.

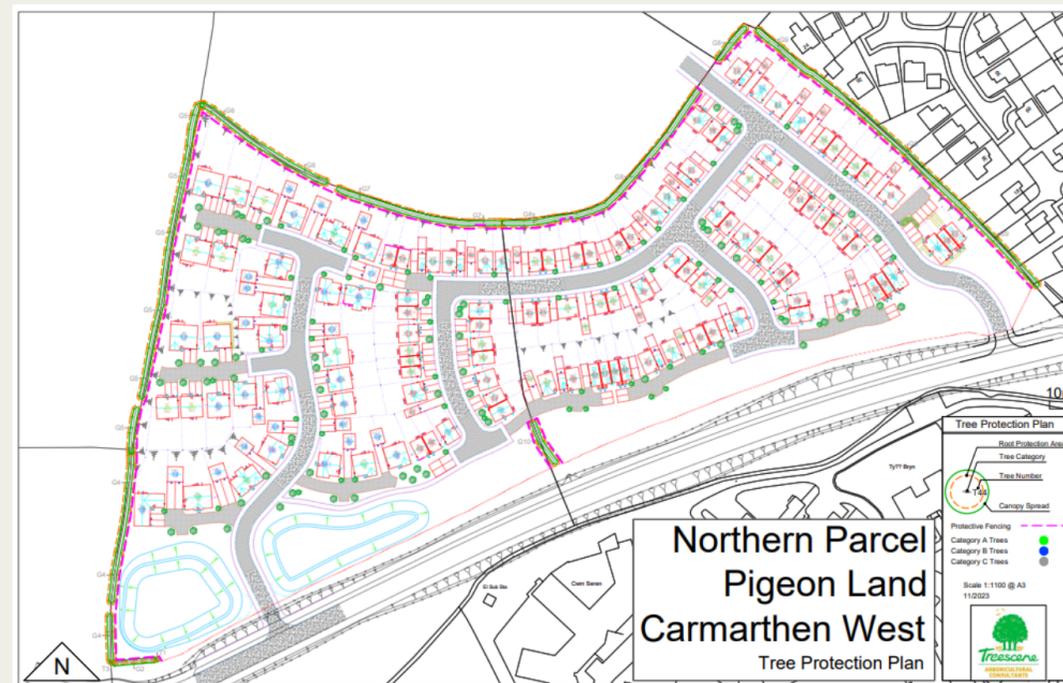
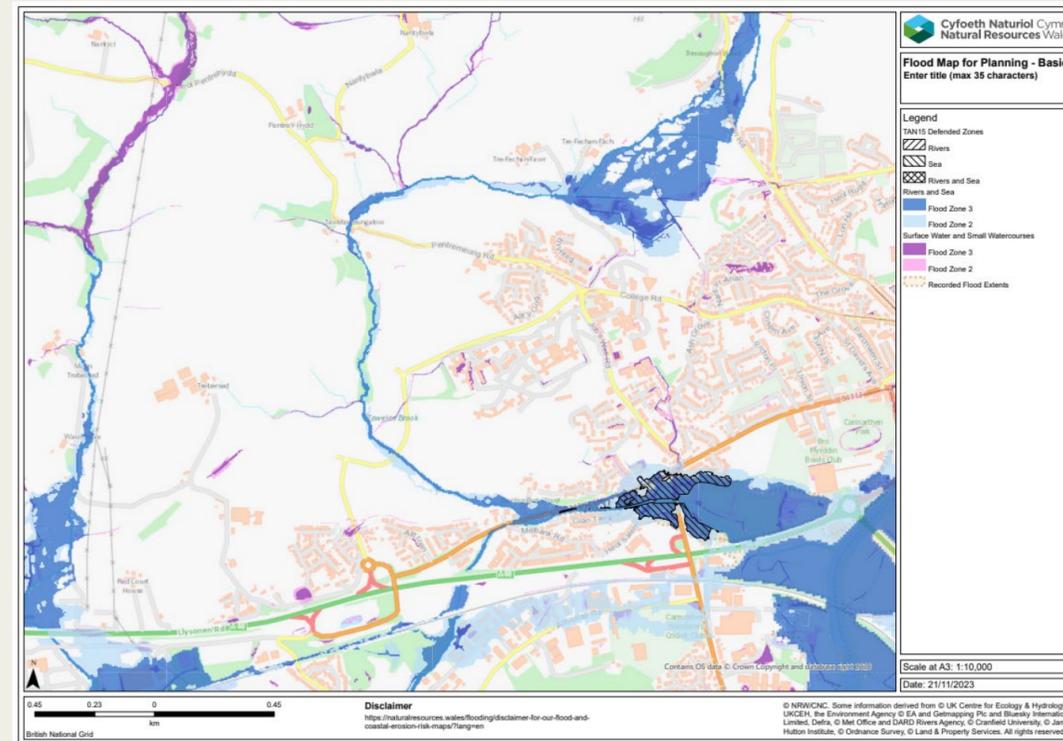
Trees and Hedgerows

There are a number of individual trees located within the hedgerow boundaries of the site, of which the majority are being retained as part of the development. In line with the Outline Masterplan, a section of hedgerow which runs north to south through the centre of the site will be removed to facilitate the proposals, with the northern, eastern and southern extent protected in line with the proposals.

Ecology and Biodiversity

The site is located within 5km of the Afon Tywi SAC and the hedgerow network on site supports foraging and commuting wildlife. An Ecological Appraisal was undertaken on the Land as part of the Outline Planning Consent and Section 73 application. The site is agriculturally improved grassland, with no major ecological constraints or evidence of Protected Species being surveyed at the site.

Biodiversity enhancements and landscaping will be proposed as part of the scheme and further recommendations are made in the Ecological Appraisal.



Sustainable Drainage

A SAB Sustainable Surface Water Drainage Scheme will be submitted to Carmarthenshire County Council in to support the Drainage Scheme for the proposed development. Areas of attenuation can be seen on the proposed site layout which will contribute to the sustainable discharge of surface water from the scheme into the Tawelan Brook.

Heritage and Archaeology

The application site does not contain any designated heritage assets, such as scheduled monuments, registered parks and gardens and listed buildings and so its proposed residential development is not constrained in this regard.

The wider area also includes 18 listed building; six at St David's Hospital, another eight elsewhere within the Pontgarreg and St David's Hospital Conservation Area and four scattered around the western edge of Carmarthen. In addition, the eastern boundary of the application site adjoins the western boundary of the Pontgarreg and St David's Hospital Conservation Area.

An Archaeology and Heritage Assessment was undertaken as part of the Outline Planning Consent, which concluded that the proposals would have no direct effects upon designated heritage assets. It was recognised that the location means there is potential for undefined and unrecognised archaeological deposits of the prehistoric and/or Roman Period. Therefore a watching brief is likely when construction commences.

Opportunities and Constraints

Topography

A Topographical Survey was produced for the entirety of the Outline Consent and summarises as follows:

- The land generally falls in a westerly direction from a level of approximately 70.29m Above Ordnance Datum (AOD) in the most northern part of the site, to a level of approximately 15.00m AOD in the southern corner adjacent to the Tawelan Brook.
- The access road in the northeast of the site falls in the opposite direction to the rest of the site, levels towards Pentremeurig Road to the northeast.

In regards to the proposed methods of managing the level changes across the site, the proposals will be designed to follow the contours of the land and utilise retaining features through walls and rollovers. We have looked at the cross sections and are evaluating methods which will be used to ensure that the changes in levels are appropriate from a visual and design perspective.

We have looked at methods of dealing with the back to back relationships in some of the more challenging parts of the site and how the changed in levels can be managed as seen in the imagery adjacent.

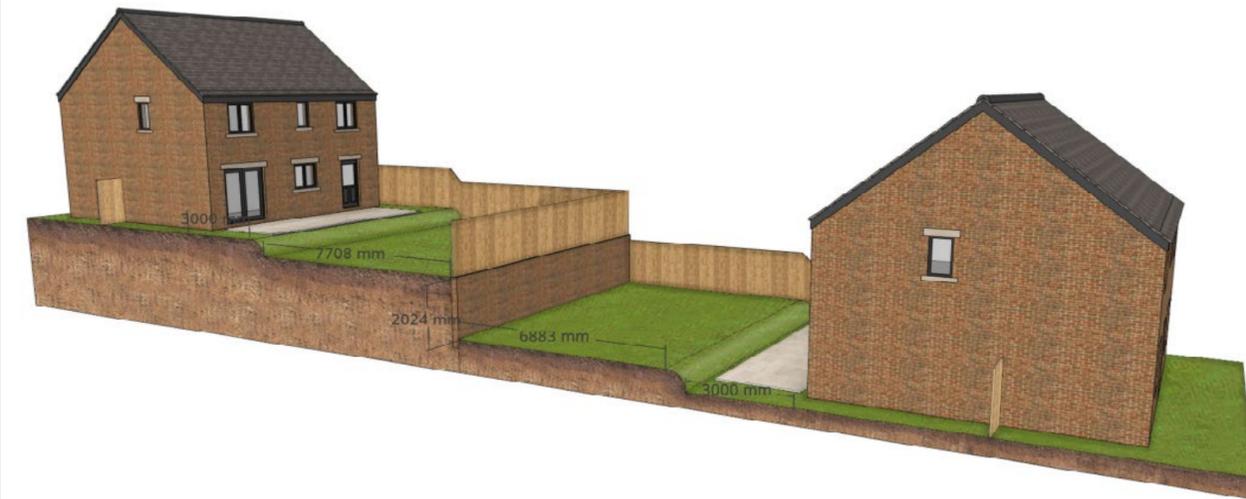
Access

The new vehicular access is proposed from the Carmarthen West Link Road in line with the proposed Masterplan and Design Brief.

Existing Services

Electricity - There is a 33kV electricity cable crossing the western section of the site.

No further existing services cross the development site however there are services located in the vicinity for the required connections to be made to existing infrastructure.



Design Evolution

Based on the Site Context as well as the Constraints and Opportunities and Outline Masterplan, a basic block structure towards a detailed Site Layout Plan for submission was produced. The proposed development has established a block structure with corridors of movement and outward facing development with a stepped street hierarchy.

The concept masterplan which was submitted as part of the Outline Consent is based on the principles of the site characteristics and constraints reviewed from the topography of the site, ecological and biodiversity constraints, opportunities and the requirements detailed within the Development Brief. We continued to develop these principles to create a site layout utilising our core house types and block structures; ensuring the scale of 2, 2.5 or 3 storey properties are appropriately positioned to follow the gradient of the site. Due to the topography of the site, the proposals will naturally include under build and retaining walls, whilst being mindful of back to back relationships, to ensure the scheme is robust from a planning perspective in the context of over bearing and dominance. The Link Road and its provision from an active travel perspective provide the spine to the proposals, allowing permeability between the phases of Carmarthen West and Wider Communities.

Whilst the site has Outline Planning Consent, there are limited design parameters and stipulated detail in regards to house type and mix. Given our recent work undertaken on the Frondeg , and Golwg Y Bryn (Pigeon North) site and the design principles, it is considered that very little of the site would be comprised, however we have included an element of our Persimmon Plus housetype range to provide further variations to the property types on offer.

The Carmarthen West Development Brief illustrates a concept masterplan demonstrating street hierarchy, with the Primary/main link road being the core route for all development parcels.

A strong building line is proposed along the Primary street that will serve the proposed development and there are areas with outward facing properties providing natural surveillance for the Link Road and shared use pathway adjacent.

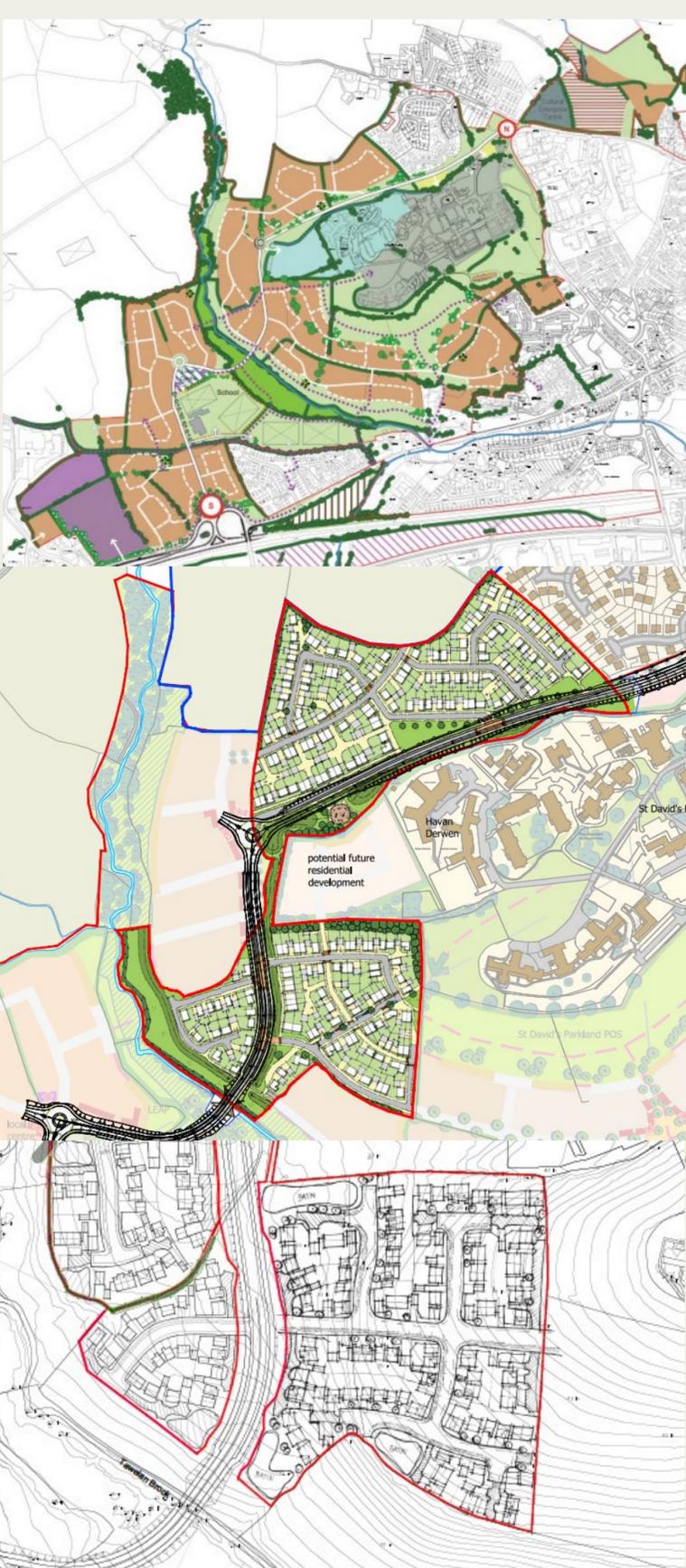
The plot configurations are family friendly as they deliver a combination of on-plot parking in close proximity to the entrance points along with private gardens for all dwellings.

Furthermore, the mix of housetypes helps create a more interesting street scene by providing mix of 2, 2.5 and 3 storey dwellings with some units being positioned directly adjacent to the curb line and others set back.

The movement framework for the development ensures that both pedestrian and vehicular links are provided to the existing network.

The development of the proposed layout has been shaped by the following:

- The hedgerows on the boundaries and within the site which provide connectivity for biodiversity
- The topography of the site when considering the drainage and SAB elements of the scheme along with the orientation and construction of the dwellings and infrastructure
- The surrounding built form and development and how the proposals can positively respond and create a sense of place and inclusive environment
- The material finishes of surrounding residential developments to the south and east of the Carmarthen West Link Road.





Design Brief Masterplan



Outline Consent Masterplan



Initial Block Plan



Initial Draft Layout



Second Drafted Layout



Finalised Layout

This layout required further level and engineering testing due to the relationship of the eastern and southern boundary hedges, as well as ensuring a LAP provision.

This revised layout required changes to the road network to address the steep nature of the development, and ensure the western parcel fits in with the design ethos.

This finalised layout has worked to address the complex engineering and level issues on eastern and southern boundary.

Chapter 5

The Layout

Finalised Planning Layout

The Principles set through the design process

Context

An understanding of the context, history and character of an area must influence the siting and design of new development. This context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting.

Identity

The identity of a place comes not just from the form and appearance of the buildings and spaces but also from the way that it is planned, its natural environment and the use of its buildings. This includes the way that it responds to the character of the local area.

Built Form

The 'built form' of an area as the 'three dimensional pattern or arrangement of development blocks, streets, buildings and open spaces' that make up any built-up area or development. A well designed place has coherent form of development that is compact and appropriate.

Movement

A well-designed place is accessible and easy to move around, with a connected network for all modes of transport, active travel and well-considered parking, servicing and utilities

Nature

Development should enhance the natural as well as the built environment. Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk as well as contributing to tackling the climate emergency.

Public Spaces

The quality of public space and streets is partly about the way they are enclosed by buildings and partly the way that they are designed, promoting social interaction.

Resources

Well-designed places and buildings conserve natural resources including buildings, land, water, energy and materials. A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and wellbeing.

Lifespan

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users, and as a result, people are more likely to care for them over their lifespan. Places designed for long-term stewardship are robust and easy to look after, enable their users to establish a sense of ownership, adapt to changing needs and are well maintained.

Homes and Buildings

Well-designed homes and buildings are functional, accessible and sustainable. They provide attractive environments that support the health and wellbeing of their users. They meet a diverse range of needs, are adequate in size, fit for purpose and adaptable. They relate positively to the spaces around them and allow for easy operation and servicing.

Finalised Planning Layout



The layout has been designed to create a high quality environment and townscape that integrates the development within its landscape by ensuring that the land use and pattern of development is well spaced across the site creating a street hierarchy. The layout provides effective amenity space and details strong building lines and frontage to the roadside.

The proposed scheme responds to the topography of the land in its form, utilising the appropriate locations for SUDs attenuation, and following the contours of the land.

The layout retains the hedge line along the north, east and south boundary to continue ecological and biodiversity connectivity through the scheme.

The built form on the proposed layout has created a distinctive development that builds upon the special characteristics and features of the site and its environmental context to deliver a new residential development appropriate to its location and setting. The development will be an attractive place to live and play with the retention of existing green infrastructure and the provision of informal open space. Access to safe and attractive open spaces has been fully considered through the layout design with the placemaking principles regarding health and wellbeing at the forefront of consideration.

The proposal will consist of:

- 12 residential dwelling in total;
- A contribution to affordable homes (in line with the 12% for the area)
- Detailed Landscaping;
- Connectivity to the Link Road for walking, cycling, access to public transport and car;
- Retention of existing green infrastructure and corridors to support biodiversity; and
- Other associated works.

Built Form

The Proposed development provides 12 homes comprising of a range of 1, 2, 3, 4, and 5 bedroomed dwellings. All homes are proposed to be 2, 2.5 or 3 storey in height. The mix is split as follows:

The mix offers a wide range of properties including starter, mid-market and larger family homes. The housetype style ensures that the proposed dwellings accord with the character and context of the local area. The proposals have taken into consideration the surrounding residential dwellings to the east and south, along with those which have recently been granted planning consent on the adjacent land.

The breakdown of the dwelling types has been provided adjacent including the number of bedrooms and storey for each house type.

The development site has been designed to integrate with its surroundings with the units not exceeding 2.5 storey in height preventing unwanted juxtapositions both within the site and within the neighbouring areas. The 0.5 storey variation in heights between the various units have been used to punctuate key areas such as overlooking the public open space and key junctions within the proposed development.

Careful consideration of the existing approved building line and the desire for natural frontage results in a development that also promotes a sense of architectural continuity. Properties with rooms in the roof have been incorporated into the proposed development in order to provide interest to the street scene. As a result the design demonstrates that it is possible to provide a solution that not only responds to the context of the site but which, as any contemporary development should, establishes its own place by embodying sound place making principles including appropriate scale, proportions and rhythm to the street scene.

Built Form & Character

Examples of Persimmon House Types and material finishes



Burnham



Danbury



Silverdale

Material Schedule 1 (Persimmon)

Housetype style - R25 Traditional (Drawing Reference T001)

External Materials

- Persimmon brick, Hovingham Riven
- Persimmon tile, Duo TLE Grey Tile
- White uPVC windows

Housetype detailing

- Arched brick heads in Rothesay Brick
- Brick soldier course sill in Rothesay Brick
- Double brick band course in Rothesay Brick
- Under build in Persimmon brick, Hovingham Riven
- Retaining walls to the front of the plot in Persimmon Brick, Hovingham Riven with Rothesay Engineering Brick soldier course

Material Schedule 2 (Persimmon)

Housetype style - R25 Traditional (Drawing Reference T001)

External Materials

- Persimmon brick, Cusworth Riven
- Persimmon tile, Duo TLE Brown Tile
- White uPVC windows

Housetype detailing

- Arched brick heads in Rothesay Brick
- Brick soldier course sill in Rothesay Brick
- Double brick band course in Rothesay Brick
- Under build in Persimmon brick, Cusworth Riven
- Retaining walls to the front of the plot in Persimmon Brick, Cusworth Riven with Rothesay Engineering Brick soldier course

Material Schedule 3 (Persimmon)

Housetype style - R25 Traditional (Drawing Reference T201)

External Materials

- Persimmon brick, Hovingham Riven
- Parex Mororex GM 25kg G20 Off White Render
- Persimmon tile, Duo TLE Grey Tile
- White uPVC windows

Housetype detailing

- Render feature
- Arched brick headers in Rothesay Brick
- Brick soldier course sill in Rothesay Brick
- Double brick band course in Rothesay Brick
- Under build in Persimmon brick, Hovingham Riven
- Retaining walls to the front of the plot in Persimmon Brick, Hovingham Riven with Rothesay Engineering Brick soldier course

The architectural design of the site has been informed by the character assessment carried out on the existing residential dwellings within the vicinity of the site and so incorporates details and material choices inspired by neighbouring properties including:

- The use of a mixture of facing brick and render
- Grey / Brown Roof Tiles
- Pitched roofs with gables to the front on some house types
- Window detailing
- A combination of on-plot parking to the front and side, with integrated or detached garages
- Upvc Windows and doors
- Brick screen walls with pillars and infill fencing
- Hit and miss fencing along the rear boundaries of plots

The material palette has been designed to complement the vernacular of the local area. The residential developments which are located to the west and south of the site are made up on mainly brick dwellings. It will also help to create a sense of place based to improve site legibility and create diversity.

Green and Blue Infrastructure

Blue Infrastructure

Under Schedule 3 all developments in Wales over 100m² now require surface water drainage to be designed in accordance with the statutory standards for sustainable drainage systems produced by Welsh Government. The standards aim to mimic the natural drainage characteristics of a site to help control the volume and rate of run off from the proposed development. This is achieved by managing the runoff at or close to the surface and as close to the sources as possible while also providing additional benefits such as biodiversity and amenity.

A SAB application will be submitted to Carmarthenshire Council on the basis of Sustainable Drainage Principles. The offsite discharge source will be the Tawelan Brook.



Green Infrastructure

The proposed development will use planting to create and design the place created within this site. With the retention of trees and hedgerows within the scheme, these will be enhanced and networks supported by the use of street and plot planting.

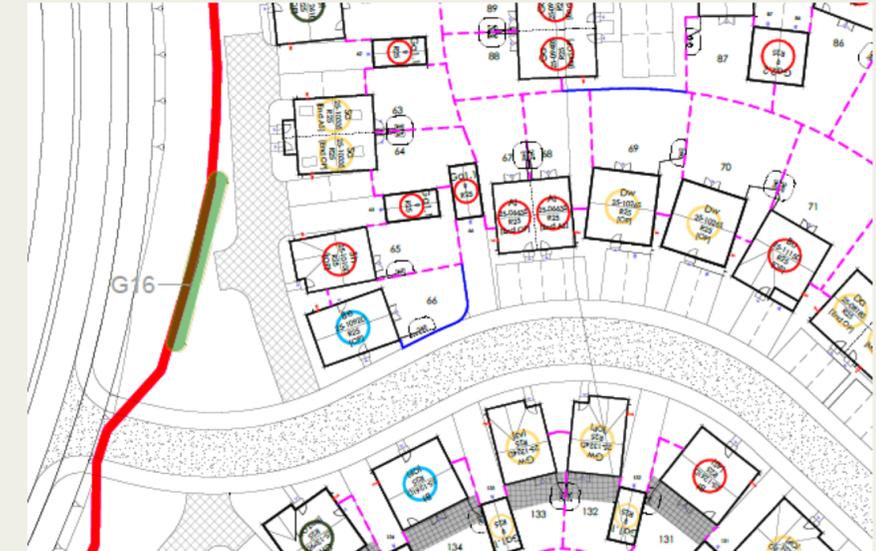
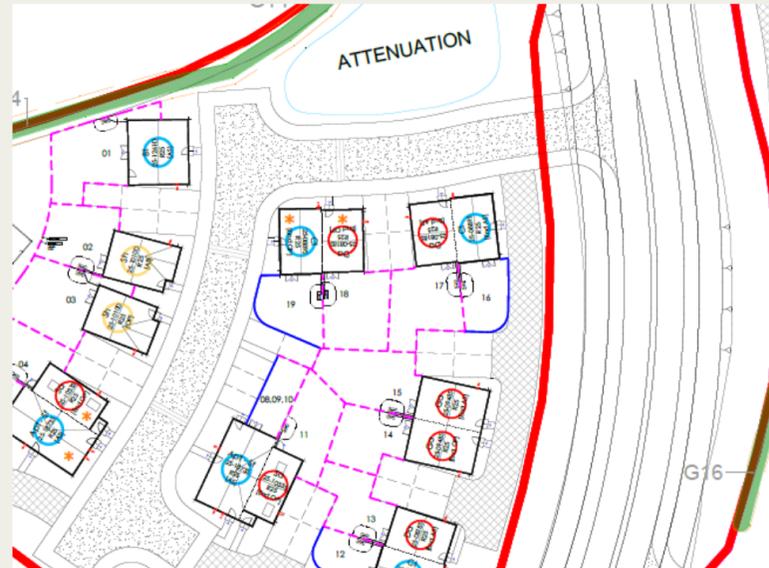
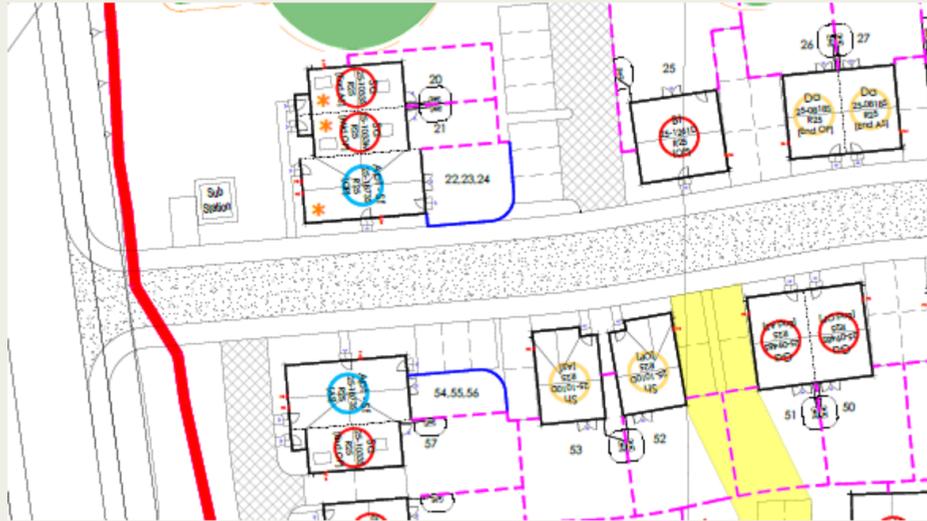
Planting will be used to break up the frontage parking where necessary through the use of street trees, hedges and low-level shrubbery all of which will also enhance the street scene and make a distinction between public and private space.

The distinctive characteristics of the hedgerow boundaries and their connectivity with the wider rural region will be incorporated and retained to ensure the agricultural patch work character of the field parcels is retained whilst protecting and enhancing habitat and movement corridors for wildlife.

Green spaces are proposed to provide space for sustainable drainage and play (at the LAP), whilst also improving amenity for surrounding residents. Key vehicular access routes will be defined by tree planting and wildflower planting to create an attractive spaces within the scheme.



Access and Movement



Roads and Pathways

The layout of the proposed development has had full regard to the principles of inclusive design and ensures that the highest standards of accessibility and permeability are in place in accordance with the principles laid out in PPW 11.

The site is accessed from two points along the Ffordd Pendre Link Road on the western boundary (of the eastern parcel), and a single access from the eastern boundary (of the western parcel). All adoptable highways will have a minimum width of 5.5 metres with highway footpaths being a minimum of 2 metres in width. Due to the close proximity to a shared use route on the Link Road, the proposed movement framework for the site has been design to make walking and or cycling as attractive as possible.

Any street furniture will be off the access route and the edges of paths will be clearly defined using tactile paving or raised kerbs where appropriate. Any drainage grating along paths will be flush with the surrounding paving materials.

Car Parking

All car parking spaces will be located within the curtilage of each dwelling where possible or within 15m of the nearest accessible entrance in accordance with guidance. Where driveways provide the main route to the principle access, they will allow adequate space for all users to make their way past parked cars

Entrance and Circulation

The following features will be provided:

Dwelling entrances will be highly visible and well-lit at night with no discrimination in terms of access

All principal entrance doors will have a minimum clear opening width of 0.775m to allow access to the dwelling for wheelchair users

Suitable corridor and door widths

Suitable stairs to first floor

Accessible switches and sockets.

Chapter 6

Environmental Sustainability

Environmental Sustainability

Net Zero Approach

Persimmon are carefully planning the transition to a zero carbon society with holistic design, energy efficiency and heating solutions. Innovative products and new solutions are emerging rapidly onto the market and Persimmon are at the forefront of this technology to identify optimised solutions. Persimmon utilise Space4 timber frame products to provide an effective 'fabric first' approach to deliver increased insulation and thermal efficiency which will be a key contributor to achieving the Building Regulations requirements. Persimmon's commitment to this transition to zero carbon is further evidenced by their financial investment to expand capability in this key area with a new production facility to be based in Loughborough which is due to be operational by 2025.

The Part L 2025 Standards in Wales, due to come into force in 2026/27, requires a significant step change in energy efficiency and carbon reduction, to achieve a 75-80% reduction in carbon emissions. The legislation is still going through consultation, and whilst some elements of the design will be core, such as increased thermal efficiency, there will be a number of options available which will need to be considered as part of each site design to achieve the carbon reductions required.

These include:

- Further increased thermal efficiency through the fabric such as additional insulation in the floors, walls, roofs will be required, and the potential increased use of panelised walls systems.
- Gas heating will be banned from new homes when the FHS comes into force during 2025, and therefore alternative heating systems will be required such as all electric heating or air source heat pumps (ASHPs).
- Options for localised heating systems such as ground source heat pumps, or small scale district heating systems will need to be explored, and will be region and location dependant.
- Detailed studies on each development will be conducted to ensure the most optimised solutions. • Waste water heat recover systems, and mechanical heat and ventilation systems maybe required, which capture and re-use heat which would otherwise be wasted.
- Increased air tightness of the homes, and improved glazing specifications such as triple glazing.
- Solar PV and battery storage systems may be required to support renewable energy requirements.

All of the above options will be carefully considered for each site to ensure the best option for the local environment. The adjacent graphic presents how the above options could be utilised to achieve the required standards.

Environmental Sustainability

THE PATH TO NET ZERO CARBON HOMES IN USE



31% REDUCTION
PART L | 2021

- ✓ Energy Efficient Boiler | Controls
- ✓ More Thermally Efficient Walls | Floors
- ✓ Solar PV



80% REDUCTION
Future home standard | 2025

- ✓ Additional Loft Insulation
- ✓ Solar PV
- ✓ Air Source Heat Pump
- ✓ Triple Glazing
- ✓ EV Charging
- ✓ More Thermally Efficient Walls
- ✓ Mechanical Ventilation & Heat Recovery



100% REDUCTION
Items to achieve net zero carbon homes in use | 2030

To include a combination of:

- | | |
|--|--|
| <ul style="list-style-type: none"> ✓ Additional Loft Insulation ✓ Solar PV ✓ Air Source Heat Pump ✓ More Thermally Efficient Floors ✓ Battery Storage
<small>Storing excess energy from the Solar PV</small> ✓ Waste Water Heat Recovery | <ul style="list-style-type: none"> ✓ Potential move to Panelised Offsite Manufacturing ✓ Green Energy Electrical Traffic ✓ Product Development <ul style="list-style-type: none"> • Infra Red Panel Heaters • Air Source Heat Cylinders • Hydrogen • Smart Homes |
|--|--|



Chapter 7

Socio-economic Consideration

Socio-economic Consideration

Community Safety

Secured by Design (SBD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures in new development. The site is not SBD certified however the SBD principles that have been considered as part of the proposed development ensure maximum security and safety by analysing the layout and access to and from roads, parking areas, footpaths and communal areas; boundary treatments and landscaping; the layout and orientation of dwellings; the type and location of lighting; and the physical security of the dwellings themselves, i.e. the security of doors, windows, conservatories etc.

Boundary Treatments

The new dwellings strongly define the boundary of the site and so anyone entering would be immediately noticeable. Furthermore, each dwelling will be divided with a 1.8m high hit and miss fence to the rear and side between plots. Although, a 1.8m high brick screen walls with pillars and infill fence panels will be provided for rear and side boundaries that are prominent in the public realm.

Surveillance

Natural surveillance is provided by the orientation of the dwellings as the front doors are clearly legible and the living spaces face onto the main access and car parking areas. The joining of private driveways/pathways and the general openness of the design also gives way to a natural deterrent of good sightlines/observation of the public domain.

Ownership and Responsibility

The sense of community already in the area along with the provision of defensible space in the form of private driveways, front gardens and good natural surveillance will promote a sense of ownership to the residents of the dwellings. This will help to ensure that everyone takes responsibility for the safety and upkeep of the development (see the Site Layout Plan for details relating to the proposed boundaries).

Socio-economic Consideration

Section 106 Agreement

The Section 106 Agreement for the scheme has the following requirements:

- On-site Affordable Housing Provision of 12% which equates to 17 homes on Phase 1.
- Community benefits Commuted Sum of £10,909 per open market dwelling. This contribution would total £2,727,250 for the total 250 dwellings.
- Public Open Space through the provision of an equipped area of play and informal area of play.

Social and Economic Impact

This development has been designed to:

- Contribute significantly to the range and type of house types available in the local area; and
- Address shortfalls in essential local services and facilities such as education.

In addition, the development will provide the following social and economic benefits:

A massive boost to the local economy through the construction industry and its multiplier effect. That is, for every £1 spent on housing, £3 goes back into the economy and that each home built creates 1.5 full time direct jobs. It is also estimated that at least twice that number of jobs is created in the supply chain. (Source: HBF Briefing: The Growth and Infrastructure Bill – Second Reading October 2012)



The image shows the cover of a briefing document from the Home Builders Federation (HBF). The title is 'BRIEFING' in large, gold, serif capital letters. Below the title, it reads 'The Growth and Infrastructure Bill – Second Reading' and '30 October 2012'. The HBF logo is in the top right corner. The main text on the cover discusses 'HOUSE BUILDING AND ECONOMIC GROWTH' and highlights that housing construction drives local economies, local companies, and local employment. It also states that every £1 spent on housing puts £3 back into the economy and that each home built creates 1.5 full-time direct jobs. The bottom of the cover contains contact information for the Home Builders Federation, including their address, telephone, fax, email, and website.

BRIEFING

The Growth and Infrastructure Bill – Second Reading 30 October 2012

HOUSE BUILDING AND ECONOMIC GROWTH

On top of the obvious social benefits of more new homes, the economic effects play a very important part in the national economy.

According to Government figures, even in its current crisis state, housing supply accounts for around 3% of UK GDP and provides between 1 and 1.25 million jobs in the UK.

Every £1 spent on housing puts £3 back into the economy – and with almost 90% of building materials made in the UK, the impact will be felt immediately in communities across the country.

Each home built creates 1.5 full-time direct jobs and we estimate that at least twice that number of jobs is created in the supply chain. Increasing house-building by 130,000 units per year (to Government household projection levels) could create 195,000 direct jobs and 400,000 in the supply chain.

Housing construction drives local economies, local companies and local employment.

Home Builders Federation
1st Floor Byron House, 7-9 St James's Street, London SW1A 1EE
Tel: 0207 960 1600 F: 0207 960 1601
Email: info@hbf.co.uk Website: www.hbf.co.uk Twitter: @HomeBuildersFed

www.hbf.co.uk

Chapter 8

Drainage & Flood Risk Statement

Drainage Statement

The application site lies within Flood Zone 1 as defined by the Welsh Government Flood Map for Planning and is therefore at low risk of fluvial or tidal flooding. The proposed development is appropriate in flood risk terms and fully accords with the principles of Technical Advice Note 15: Development, Flooding and Coastal Erosion (TAN 15).

Surface water will be managed through a Sustainable Drainage System (SuDS) strategy in accordance with national policy and Schedule 3 of the Flood and Water Management Act 2010. Runoff will be attenuated on site and directed to a drainage basin located within the adjacent consented phase of development.

The basin will restrict discharge to greenfield runoff rates for events up to and including the 1 in 100 year storm event plus an allowance for climate change.

Attenuated flows will discharge at a controlled rate to the adjacent watercourse, Tawelan Brook, ensuring that post-development runoff does not exceed existing greenfield conditions and that there is no increase in flood risk either on-site or downstream.

Foul water will discharge separately to the public sewer network, subject to confirmation of capacity from Dŵr Cymru Welsh Water.

The proposal therefore satisfies the requirements of TAN 15 by appropriately managing flood risk, incorporating sustainable drainage principles, and ensuring the development remains safe and does not increase flood risk elsewhere.

Chapter 9

Conclusion

Conclusion

This Design & Access Statement has been prepared by Persimmon Homes in support of a full planning application for 12 dwellings at the land at 'Pigeon South', Carmarthen West

The Design and Access Statement clearly sets out the proposed development proposals following due regard to the site, its physical context, along with local and national planning policy.

The placemaking concept has driven the proposals from our initial sketch layout through to the submitted planning layout.

This Design and Access Statement shows that the proposed development meets the objectives of good design as set out in TAN 12 as:

- The accessibility of the site ensures access for all by meeting the relevant policies and regulations with regard to car parking, pathways, entrances and circulation and future adaptability.
- The amount, layout, scale, appearance and landscaping of the proposed development are all in keeping with the character of the surrounding area.
- The proposed development is legible, links public and private space ensuring that both are attractive and safe and promotes quality, choice and variety through innovative design.
- In terms of community safety, the proposed development includes secured by design principles, acceptable boundary treatments and natural surveillance as well as the ability to promote ownership and responsibility.
- The proposed development is environmentally sustainable in that it meets the relevant sustainable design standards required of it, achieves efficient use and protection of natural resources and enhances biodiversity.
- There are numerous facilities and amenities within walking and cycling distance of the proposed development. It is also well served by public transport and meets the Council's parking guidelines.

This Design and Access Statement also shows that the proposed development meets the objectives of placemaking as set out in PPW 12.



Persimmon Homes West Wales
Dragon House
Parc Y Ddraig
Penllergaer Business Park
SA4 9HJ

