



DESIGN & ACCESS STATEMENT

**Residential Development
At Land at Gwelfor,
Heol Llanelli, Trimsaran**

**On Behalf of
Acorn (3000) Limited**

**Revision B
Our Ref: 1256.a
Date: October 2024
Prepared & Approved by: Richard Banks**

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1.0 INTRODUCTION

- 4.2 Evans Banks Planning has been instructed by Acorn (3000) Limited in preparing an application for Outline Planning Permission for “*Residential Development*” at Land at Gwelfor, Heol Llanelli, Trimsaran.
- 1.2 This Design & Access Statement has been compiled under the provisions of Technical Advice Note (TAN) 12 “Design” (2014) and the Town & Country Planning (GDPO) (Amendment) (Wales) Order 2009, No. 1024: Design and Access Statements: Wales. It has been prepared as part of the planning application and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the above proposal, and the proposed scheme has been assessed against the following key areas, as well as the site’s context:
- Character
 - Local Development Plan Policies
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.3 This Design and Access Statement has been prepared following the guidance set out in *Planning Policy Wales (12th Edition) (February 2024)* and *Technical Advice Note 12: Design (2014)*.

2.0 SITE ANALYSIS AND CONTEXT

2.1 SITE ANALYSIS

- 2.1.1 The application site comprises a gently sloping field enclosure, within which a detached dwellinghouse known as “Gwelfor” is set centrally and in a dominant position overlooking the foreground and majority of site area. The field enclosure totals some 2.0 hectares (circa 5.0 acres) in overall area, including the existing dwelling, its detached garage and extensive parking hardstanding. The application site for the purposes of this submission seeking outline planning permission includes all that enclosure minus a strip of the north-western part of the field which has a rear, tree-lined perimeter onto an adjoining surfaced access track, which runs parallel with that long north-western boundary.
- 2.1.2 The site has a frontage to the B4308 Heol Llanelli of some 250 metres, however, the overwhelming majority of that road frontage is tree-lined, with an open gap to be found where the vehicular access to the dwelling is found, and a surfaced track runs at a 45° angle for a length of 100 metres to each the dwelling’s immediate curtilage. The far eastern boundary of the application site is unmarked on the ground but lies across an area of unkempt shrub and self-seeded vegetated growth. The land to the rear of the dwelling rises in elevation, with the site falling in levels in an east to west direction, with the lowest point marked by the north-western boundary with the aforementioned lane, where a wide surface water drainage ditch forms the final disposal point. A natural pond is to be found at the foot of the neighbouring field enclosure to the north. Those adjoining fields extend north and north-east and rise in profile eastwards, forming the hillside backdrop to the village of Trimsaran.
- 4.2.3 The site lies off the northern flank of Heol Llanelli, at a part in highway as it forms the eastern gateway into / from the village, with the road ascending to the settlement of Penymynydd, some one kilometre east. The opposite, southern flank of the road from the existing dwelling access point, is marked by detached bungalows, orientated to front the highway, but set back to reveal front garden space and side driveways. Two detached dwellings lie further downhill before the built form evolves into the Trilwm residential estate, which forms a series of cul-de-sacs set back off the main Heol Llanelli carriageway.
- 2.1.4 The application site also shares a short perimeter with two detached residential properties, orientated to front the adjacent surfaced lane. The properties have rear and side common boundaries with the application site, but are noted for which enveloped by high, leylandii tree cover across all perimeters, which screens those properties from all views from public view.
- 2.1.5 Figure 1 illustrates a wider OS Map of the village to highlight the position of the application site in relation to the village centre, whilst Figure 2 provides a “Google

Earth" image of the site, with the above features identified. Figure 3 below depicts an Ordnance Survey map extract with the application site edged in red.

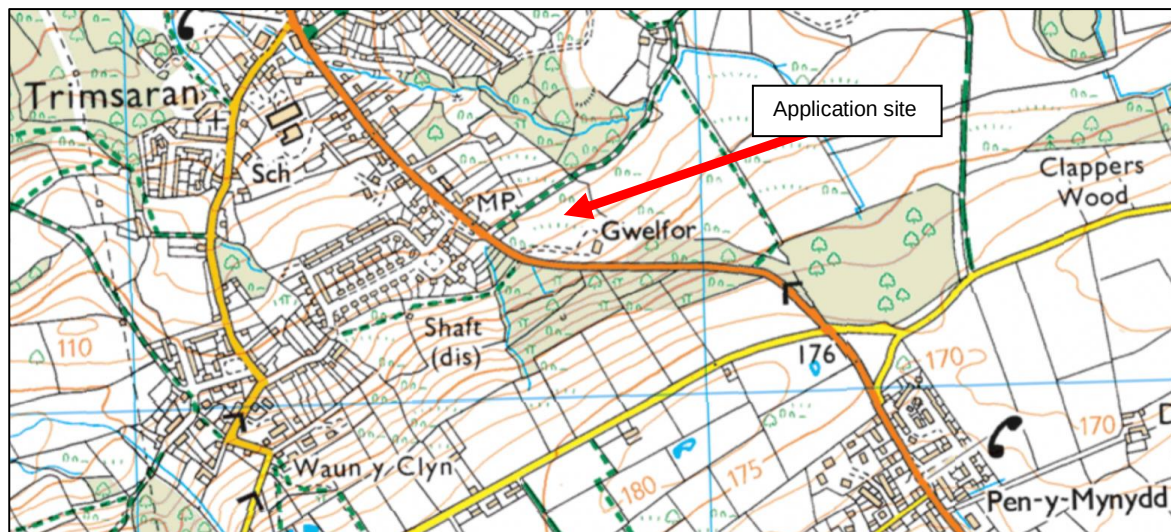


Figure 1 – OS Explorer Map with Application Site identified



Figure 2 – Google Earth image – April 2021

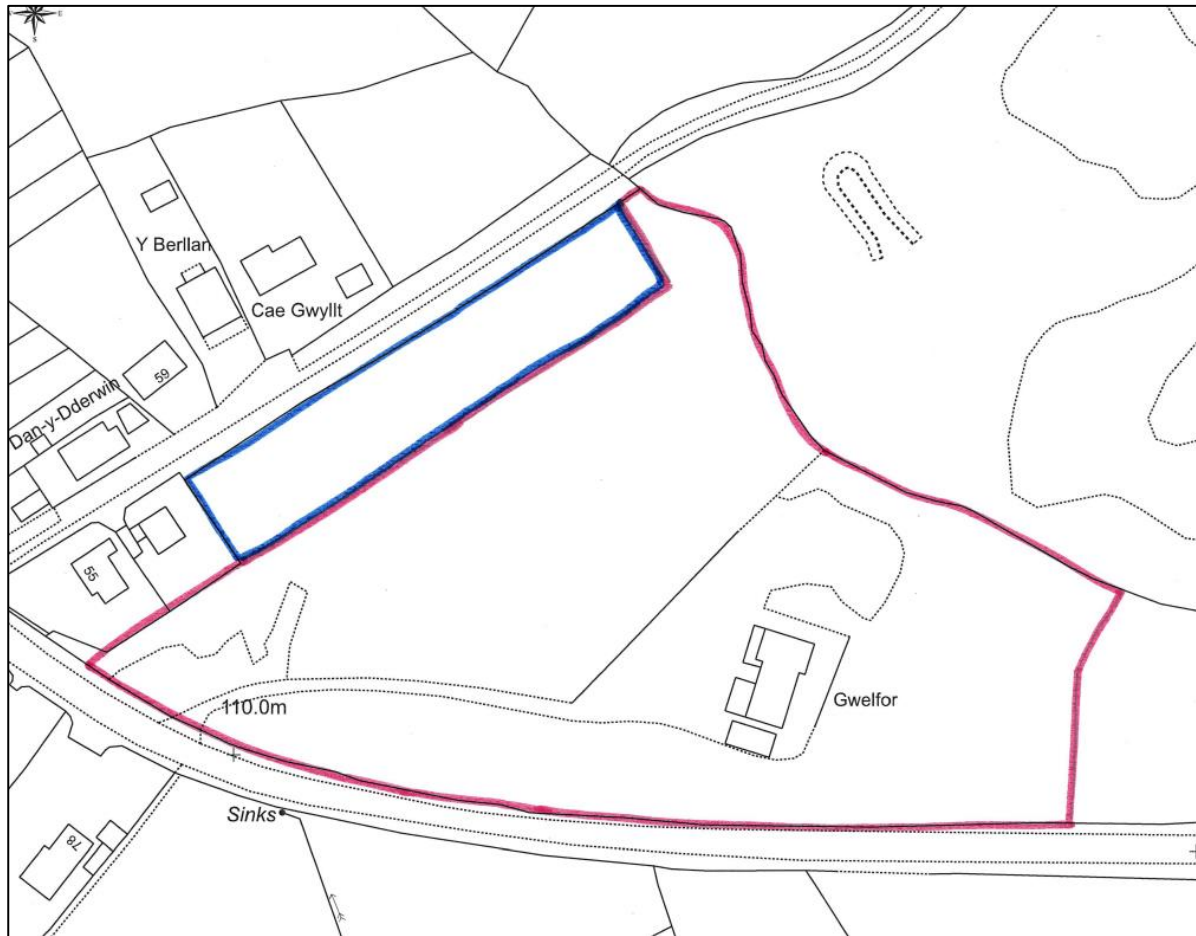


Figure 3 – Location plan of Application site

2.2 SETTING OF SITE WITHIN TRIMSARAN

4.2.3 This part of Trimsaran is notable for a continuous and uniform frontage of residential properties off both flanks of the B4308 Trimsaran to Llanelli Road. The site at Gwelfor lies at the south-eastern extremity of the large settlement but is accessible to the village centre via continuous pavements which run along Heol Llanelli to its junction with Culla Road, where the village Leisure Centre, Community Centre and children's playground is set. A walk of some 15 minutes from the site takes pedestrians to all of the village facilities including the Primary School and local convenience shops opposite the Culla Road junction.

2.2.2 The Application Site's well-defined perimeters and proximity to adjacent residential properties are shown within the photographs below. The photos depict the enclosure's form and frontage onto Heol Llanelli. The position of the access point into the site is such at this point that good horizontal and vertical visibility in both directions is achievable for a satisfactory distance beyond the site. Traffic speeds are controlled as

a consequence of the approach to the built-up form of the village, with a speed camera mounted opposite the site entrance, and associated road markings.

- 2.2.3 Photographs 1 – 5 below illustrate the current site frontage off the B4308 road. The photos also illustrate the wide expanse of open enclosure and definitive tree-lined perimeters to adjoining neighbouring residential properties, adjacent lane and open fields beyond to the north and north-east. The streetscene of the properties along Heol Llanelli located directly opposite the site are also shown.



Photo 1 – aerial image of application site viewing north, with tree-lined perimeters in view



Photo 2 – streetscene of Heol Llanelli heading south-east



Photo 3 – view within site looking east to Gwelfor property



Photo 4 – aerial view of existing access and neighbouring bungalows at northern perimeter



Photo 5 – view of opposite flank of Heol Llanelli viewing variety of dwelling forms

- 2.2.4 As stated above, site lies within a 15-minute walking distance of the village centre of Trimsaran. The village contains a wide variety of small convenience shops, sports club, workingmen's club and a primary school. Figure 4 below demonstrates a 10-minute walking radius from the application site, which encompasses the whole village centre.

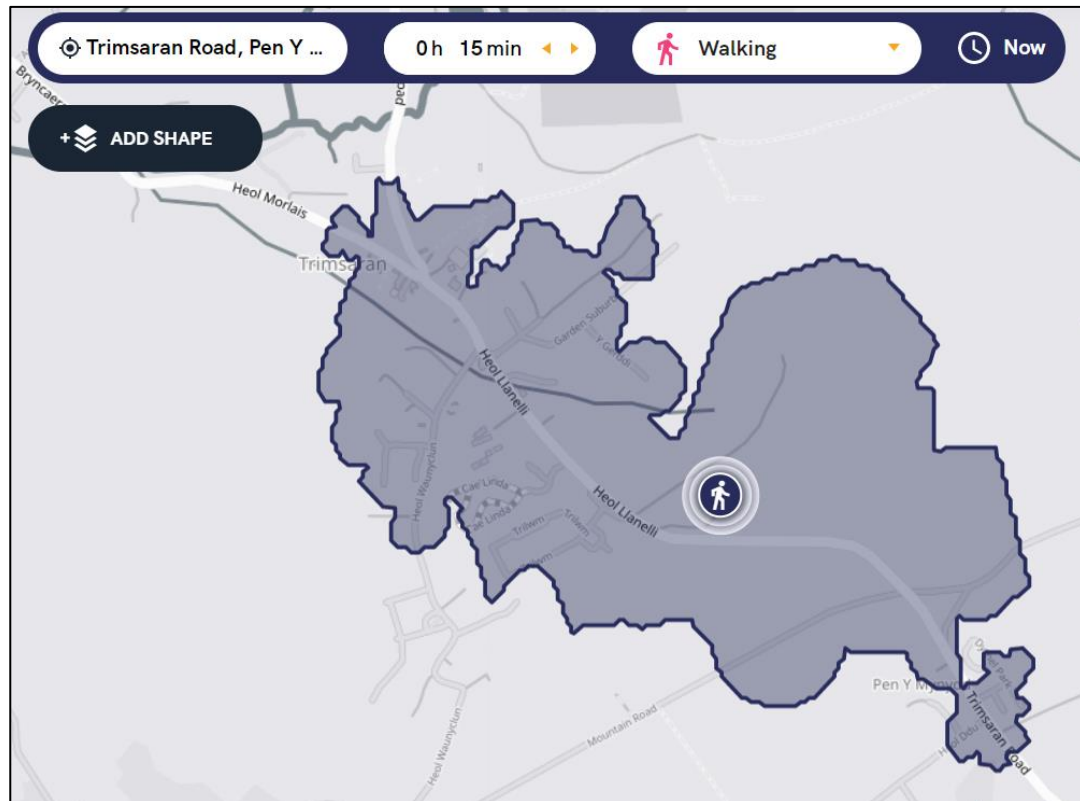


Figure 4 – 15-minute walking radius from application site

- 2.2.5 This section of the B4308 at Heol Llanelli lies upon a primary public bus route, with **Service 197** running from Llanelli to Carmarthen to the north-west. The service provides access to the nearby villages of Carway, Pontyates and western suburbs of the town of Llanelli.
- 2.2.6 **National Cycle Route 4** is accessible from the application site, running through countryside near Pinged, some two kilometres south-west of Trimsaran. Figure 5 below demonstrates a 25-minute cycle radius from the application site, which extends as far as the Carmarthen Bay coastline and Llanelli.
- 2.2.7 Nearby Llanelli provides a whole range of retail, employment and administrative facilities which are accessible by public bus from bus stops adjacent to the site at Heol Llanelli.

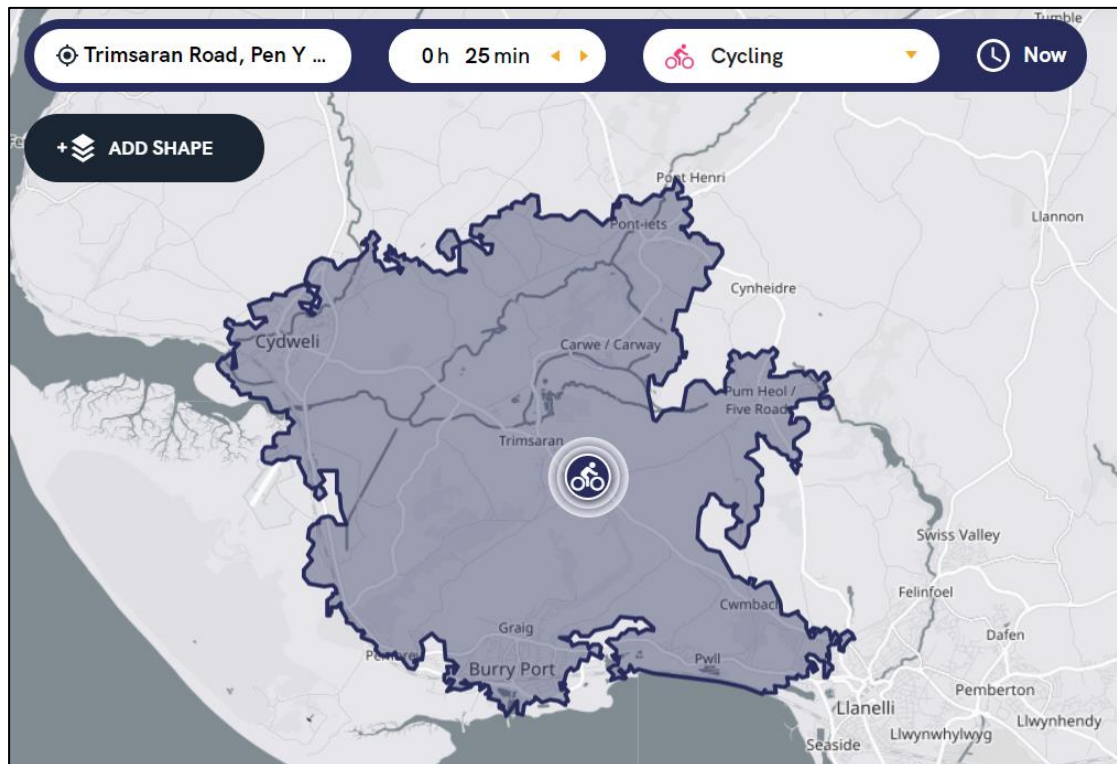


Figure 5 – 25-minute cycle radius from application site

2.3 PLANNING HISTORY

- 2.3.1 The site has had the benefit of planning permission to site residential development over its entire site area in the past. Planning Permission S/20834 was granted in 2011 and covered the entire 2.0-hectare site. It indicatively proposed 30 dwellinghouses, with the retention of Gwelfor.
- 2.3.2 This current application site **excludes** part of that previous permitted development, with a First Phase of 8 detached bungalows (Plots 1 to 8) proposed to front the initial section of estate road, with rear gardens falling against the existing north-western tree line to the adjoining access lane. Plots 1 and 2 of that first phase already benefit from full planning permission. Plot 1 contains a three-bed detached bungalow and garage, which formed part of a planning permission granted in 2004 (S/05582). That permission allowed for the construction of a 4-bed detached, two-storey house, together with the formation of an estate road off Heol Llanelli to cater for a further 6 residential dwellings. The design of that dwelling was changed under a Non-Material Amendment in 2019 (S/39101) to a three-bed bungalow.
- 2.3.3 Plot 2 has the benefit of full planning permission for an identical bungalow to Plot 1, granted in May 2013 under Application PL/05005.

- 2.3.4 Outline planning permission was sought in August 2023, and registered as PL/06220. It sought an identical proposals in terms of land take as that currently proposed under this re-application. The proposals sought outline permission, within only means of access put forward for consideration and all other matters reserved.

The indicative site layout included for a total of 22 detached and semi-detached bungalows set across a cul-de-sac arrangement, with an additional 8 bungalows, plus Plots 1 and 2 within a first phase off the northern perimeter of the site. Those 8 bungalows were proposed as part of a separate application for full planning permission registered under Application PL/06116.

- 2.3.5 Both applications were subject to considerable negotiation with Council Officers, notably the Council's Planning Ecologist. Concerns were expressed by those Officers that the site contains elements of flora and fauna, some of which were regarded as falling under the protected species list as specified in Section 7 of the Environment (Wales) Act 2016. Officers considered that the proposals failed to provide proper mitigation and compensation for the loss of Purple Moor-grass and rush pasture, despite setting a precedent and granting planning permission at Plot 2 (PL/05005) to translocate such plant species to adjoining land in the Applicants' ownership outside the application site.
- 2.3.6 Both applications were subsequently refused on 22nd November 2023, solely on ecological grounds. This re-application is accompanied by a substantial Ecological Report which has involved re-assessing the extent of ground flora, both on the application site, and also receptor site in the Applicants' ownership, and proposes a comprehensive Management Plan for the long-term maintenance and care of that set aside area.

3.0 PLANNING POLICY

3.1 LOCAL PLANNING POLICY

3.1.1 The development plan in form for the purposes of Section 38(6) of the Planning & Compensation Act 2004 is the Carmarthenshire Local Development Plan, which was adopted in December 2014.

4.2.3 The application site is located within the defined settlement limits of Trimsaran.

The site is specifically allocated for a residential land use, being **Site T3/4/h7**, which is indicated within the Plan as being capable of indicatively accommodating 23 units. The LDP Proposals Map is reproduced in extract as Figure 6 and shows the residential allocation extending over the entire field enclosure.

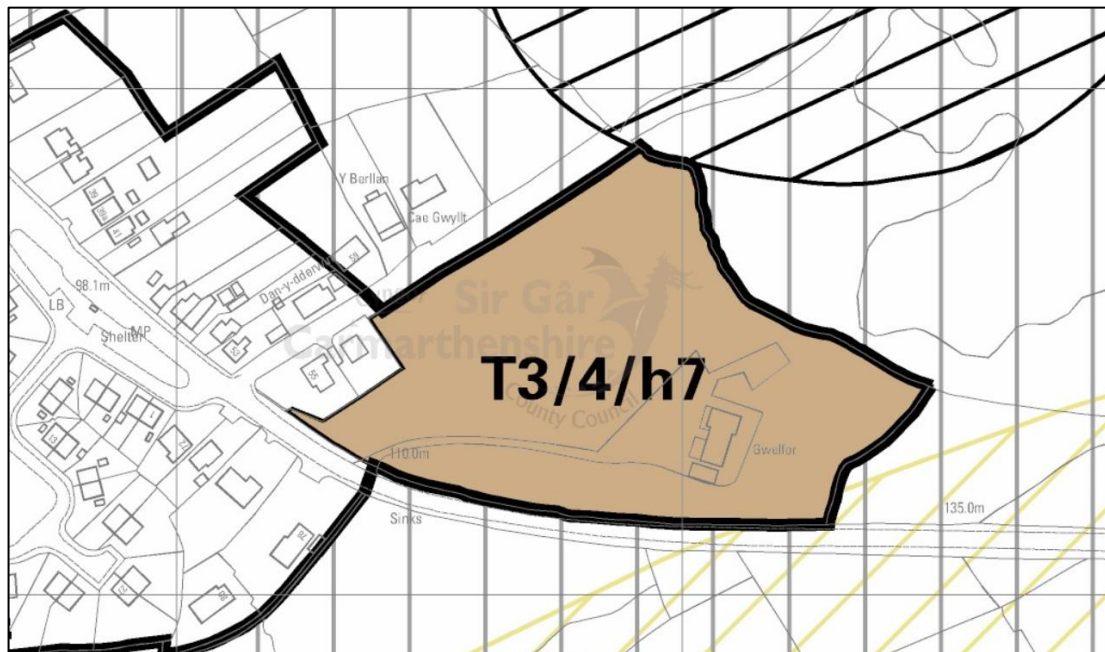


Figure 6 – LDP Proposals Map extract – Land off Heol Llanelli, Trimsaran

3.1.3 Policy H1 “Housing Allocations” indicates that: *“Proposals for the residential development of allocated housing sites submitted in the form of a Full Planning application or as a Reserved Matters application should be accompanied by a layout of the proposal in its entirety to ensure the site is developed to its full potential.”*

3.1.4 The supporting text to the above policy does indicate at paragraph 6.2.13 that *“Development densities have been calculated based upon an initial standard of 30 per ha within the growth areas, 25 per ha for the service centres and local service centres, with 20 per ha utilised within the sustainable communities. Their application on a site-by-site basis has however, been informed by the form of a settlement in terms of*

whether it is predominantly urban or more rural in context. It also takes into account settlement and the site characteristics and site development factors.”

Paragraph 6.2.14 goes further to indicate that “*These nominal densities have, where appropriate, been amended to reflect local and site circumstances such as topography and physical constraints and are intended to be indicative. It is anticipated that they will be subject to further consideration at application stage.*”

- 3.1.5 Policy GP1 of the LDP promotes development proposals which should be compatible with their surroundings in terms of scale, height, massing, and the general topography of the locality. Proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement.

The Policy requires the siting of new proposals for development to have regard to the physical character and topography of the site and surroundings. Particularly being seen to integrate with the landscape, conserve and utilise existing boundary features, and having full regard to adjoining developments. This Policy also in particular advocates that proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement.

3.2 HIGHWAY CHARACTERISTICS IN RELATION TO ACCESS & PARKING STANDARDS

- 4.2.3 LDP Policy TR3 requires all new development to have regard to allowing access and facilities for all; provide satisfactory car parking, and; be accessible to cyclists, pedestrians and users of public transport. The subject site is set off the northern flank of Heol Llanelli. Vehicular access from the site can achieve horizontal visibility in both directions for emerging vehicles, and for incoming vehicles turning into a new residential site.

- 3.2.2 National Planning Policy on highway considerations to be found in “Manual for Streets” advocates the introduction of residential scheme single junctions to cater for schemes which could range up to 150 dwellinghouses. These application proposals although only containing an indicative 19 units, together with an additional 8 units as part of an initial phase of development, together with the retained existing dwelling, have been designed to fall within the threshold of that national requirement.

- 3.2.3 Carmarthenshire County Council advocate the guidance within the “CCS Wales – Wales Parking Standards (2018)”. The guidance stipulates car parking ratios for new developments dependant on the site’s location in relation to urban form and its sustainable attributes, particularly the availability of public transport and proximity to public services, retail, education and community facilities.

- 3.2.4 Given that the site is located within the Trimsaran settlement limits, as defined within the LDP, the Authority should categorise the site as a Zone 3 location, meaning Local

Service Centre, with **the Guidance requiring a ratio of one car parking space per bedroom within individual houses.** However, an allowance can be made in sustainable locations, and a scoring system has been developed. Points can be achieved if a site is within 200 metres, 400 metres and 800 metres respectively of shops, schools and community facilities. More than 2 facilities in the same distance zone (200 / 400 / 800 metres) will double the number of points achieved. Similar proximities to public bus routes can also add scoring points, as does proximity to cycle routes. If a score of 7 or more points is achieved, one car parking space per unit can be deducted. If 10 or more points are achieved, two car parking spaces per unit can be omitted, providing it does not result in less than one space per unit.

- 3.2.5 The site at Land off Heol Llanelli lies within a 5-minute walking distance of Trimsaran Primary School and 10 minutes' walk from the leisure centre, as well as a children's park and play area. This section of the B4308 Road lies upon a primary public bus route, with **Service 197** running to Llanelli and Carmarthen. The locality is accordingly highly sustainable where a level of on-plot car parking can be reduced to account for the availability of walking, cycling and public bus services in the locality.

3.3 Community Contributions

- 3.3.1 Policy AH1 requires for residential proposals of over 5 units to make on-site provision for Affordable Housing. Within the Gwendraeth Sub-Market Area, the target for affordable housing is set at 20%. This application proposes affordable housing to meet identified affordable housing demand, with financial contributions being offered instead of on-site provision given that Trimsaran has long been since regarded as containing an already abundance of social rented accommodation at Trilwm and Garden Suburbs.
- 3.3.2 The Local Development Plan, at Policy REC2, requires development proposals more than five dwellinghouses to make contributions to Play and Open Space, if not within a proportion of dedicated land within the site, but commonly in the form of off-site financial contributions. The current rate per dwellinghouse is £2463 per unit. The site at Land off Heol Llanelli is situated within walking distance of a very well-equipped public play facility.
- 3.3.3 The Council has adopted Supplementary Planning Guidance (SPG) in relation to Planning Obligations, from which the above figure is derived. The SPG also requires financial contributions towards education improvements, and even in circumstances where the relevant primary and/or secondary schools have spare capacity to receive additional pupils. A ratio of child places per dwellinghouse has been calculated and stands at a total of 0.64 children per house.

4.0 DEVELOPMENT PROPOSALS

4.1 DESIGN CONCEPT

- 4.2.3 The application site has been surveyed and the prevailing ground contours recorded to inform the future development levels. Figure 7 below provides an extract of that part of the site and the recorded levels of the application site. The allocated field is shown falling in level gradually to its north-western perimeter.

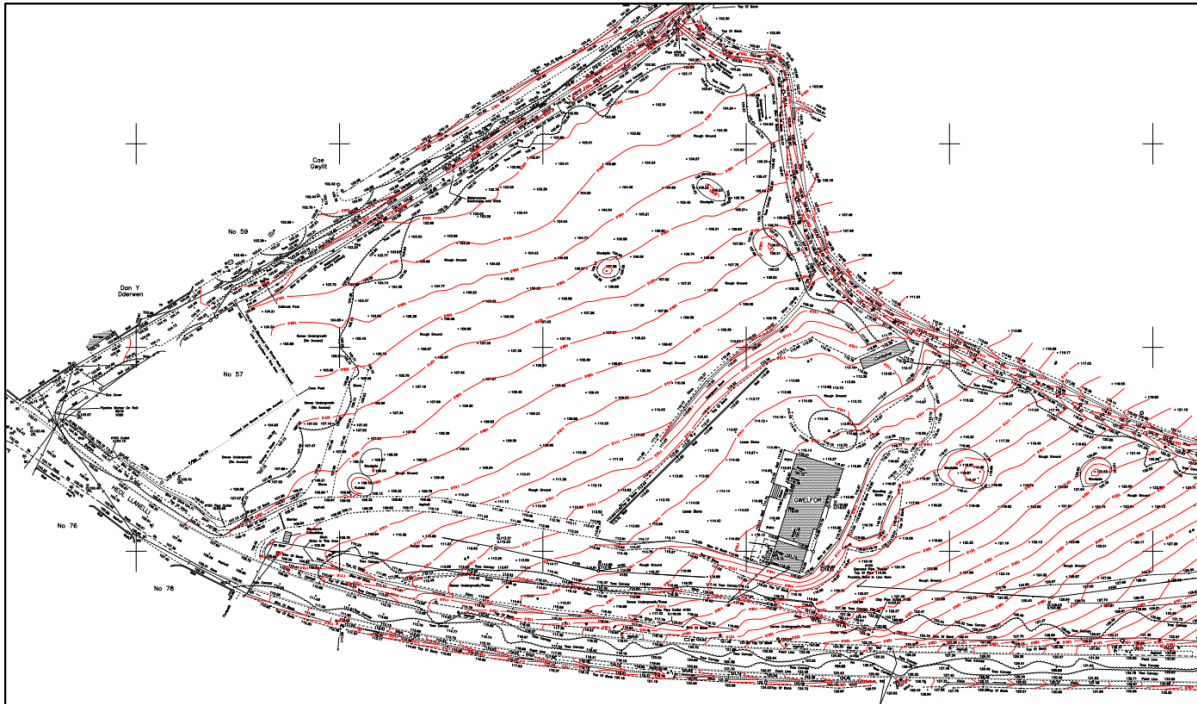


Figure 7 – Topographic Survey of site

4.2 Layout

- 4.2.1 The proposals have sought to utilise the contours of the site to form a cul-de-sac formation over the field enclosure. A single point of access is proposed off the B4308. The new estate road will head north-east before turning 90 degrees to the south-east and terminate in a turning head upon the elevated part of the site to the rear of the existing dwelling. An indicative total of 27 semi-detached and detached bungalows are proposed off both flanks of the new estate road. Plots 1 and 2 comprise detached, three-bed bungalows set fronting the estate road, and already have the benefit of full planning permission, granted in 2019 and 2023 respectively. **Plots 3 to 8 (incl) will be the subject of a separate application for full planning permission.**
- 4.2.2 The lower part of the field, parallel with the north-western perimeter will be afforded attenuation features to cater for surface water disposal in accord with SAB legislation. The norther, north-western and southern perimeters of the site border onto mature

trees and accordingly the layout seeks to retain all specimens, with those trees shown to provide a definition of rear garden space for new dwellings.

- 4.2.3 The proposed site layout as shown below at Figure 8 has been formulated with these areas of surface water attenuation and boundary retention in consideration.



Figure 8 – Proposed Indicative Site Layout Plan

- 4.2.4 Development will offer a mix of bungalow types, being made up of predominantly two-bedroom semi-detached and three & four bedroomed detached bungalows.
- 4.2.5 The proposals illustrate new dwellings respectful of other proposed residential properties within the application site. New dwellings are shown rear facing the rear elevations of comparable properties, but with healthy rear garden space upon each, which equally complements the extent of rear gardens at neighbouring existing properties situated along the adjacent northern lane. The proposals ensure that the existing privacy standards of those neighbouring occupants will be safeguarded through careful boundary treatment in the form of retaining tree perimeters.
- 4.2.6 New dwellings off the existing northern, southern and north-western boundaries of the site utilise the respective existing boundary features as rear perimeters, being the mature tree lines to all perimeters. Proposed bungalow footprints have been repositioned in this reapplication, following concerns expressed in the 2023 Refusal to ensure that the existing tree lines are retained outside rear garden space. Furthermore, the number of proposed dwellings to the south-eastern part of the site has been dramatically reduced to allow for swathes of existing scrub to remain as mitigation

measures for any presence of protected species such as dormice and dingy skipper butterfly.

- 4.2.7 **Development Density** is based on 27 residential units plus the retain dwelling at Gwelfor, and thus equates to a development density over the 2.0 hectares being 13 units per hectare. Such a density is considered typical of modern estate developments having taken place with planning permission across the southern part of the County, where densities are encouraged to maximise allocated sites and ensure they meet a full potential as required by LDP Policy H1. **In this case the site as listed under that Policy actually indicates an indicative capacity of 23 units, and therefore the application proposals are indicative of that requirement.**

4.3 SCALE

- 4.3.1 The submitted site layout provides details primarily of four bungalow types across the site. The proposed units are set over uniform footprints but are accommodated within respective plot dimensions and have informed the site layout. This is coupled with ensuring respect is paid to the Council's general spatial layout standards relating to serviced dwellinghouses and habitable distances, particularly the inter-relationship between new properties within the site itself.

Indicative Scale Parameters are shown as follows:

Indicative Scale Parameters

Detached Bungalow

width - 9.0m to 15.5m
Depth - 10.5m to 15.0m
Height - 4.8m to 5.6m

Semi Detached Bungalow

width - 5.8m to 6.7m
Depth - 10.0m to 11.1m
Height - 5.0m to 5.6m

- 4.3.2 Semi-detached and detached types are indicatively shown, with a mix of saddle and hipped roofs, respectful of modest roof pitches and with grey tiles finishes. Bungalow types could offer a semi-rural theme, with use of render to generate a pastel, light finish, as a contrast to neighbouring established properties off Heol Llanelli which are known to display extensive concentrations of face brick. The new proposals therefore will not appear out of character as an external finish in this village environment and setting. Dwelling heights are modest with no roof rooms or roof windows, which would otherwise accentuate overall height and massing.

4.4 APPEARANCE

- 4.4.1 Proposed dwellings at the application site can maintain a mix of bungalow types, but generally will be equipped with symmetrically proportioned windows in brown or white upvc, together with matching front entrance doors. The use of porches or canopies can be introduced to aid to break up front facades, and variation in roof eaves, gable-fronted types and front protruding gables will assist in providing variety across the site. Plots 1 and 2 already have the benefit of full planning permission, and the intention is to repeat that bungalow design out over the majority of the site, particularly over elevated, eastern plots. That bungalow design is shown below at Figure 9, with Figures 10 and 11 providing detail of what two alternative but larger bungalow types could appear as on selected plots to add variety and interest. Figure 12 offers a semi-detached bungalow option.



Figure 9 – detached 3 bed bungalow already approved at Plots 1 and 2

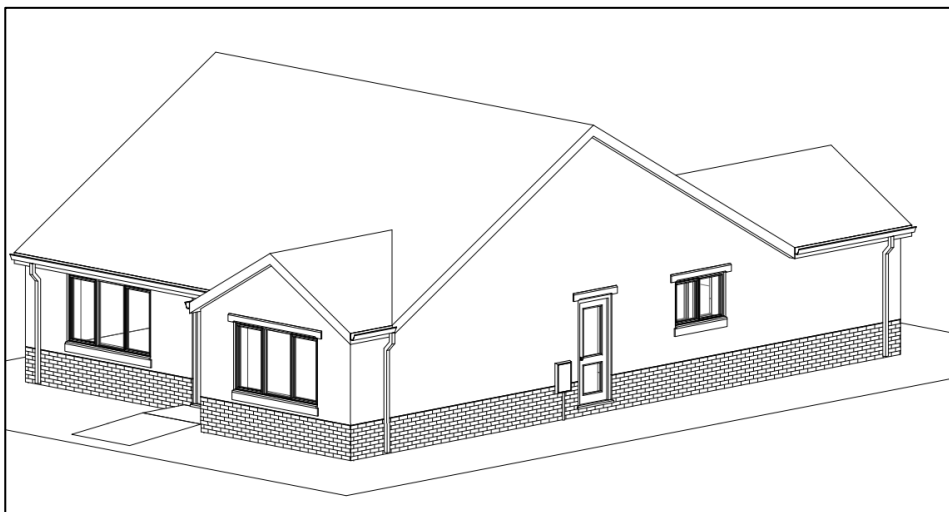


Figure 10 – larger 4-bed bungalow type with projecting gables to front and rear elevations

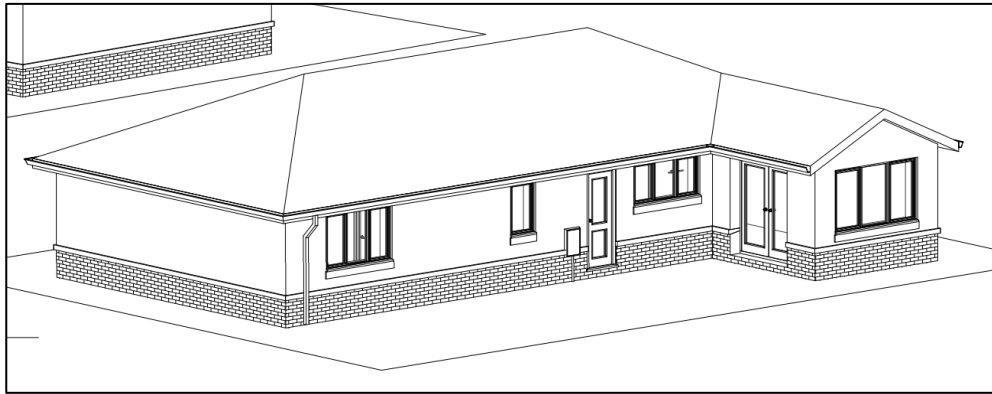


Figure 11 – Different variety of detached bungalow with rear sun lounge



Figure 12 – two-bed, semi-detached bungalow types to offer a more modest form of accommodation on the site

4.4.2 Drawing a comparison or seeking a compatible architectural theme amongst existing properties at Trimsaran is difficult, given the broad range of bungalow and two-storey house types evident both along both flanks of the B4308 road. Photographs 6, 7 and 8 below illustrate the wide variety of dwelling forms, with all manners of material finishes displayed from render to face brick and reconstituted stone. Differences in dwelling scale are also evident from two-storey houses to single-storey bungalows.



Photo 6 – modern, detached dwellings off Heol Llanelli, opposite site entrance, with heavy brick finish



Photo 7 – modern detached houses at Cae Linda, some 400 metres from site, also off Heol Llanelli with a mix of render and stone quoins as detailing



Photo 8 – eclectic mix of house styles fronting Heol Llanelli

- 4.4.3 The above photographs display the **vast range and differing forms of house building on show off Heol Llanelli**. Individuality is paramount throughout with no established pattern or style of development being carried forward to any subsequent development. It is therefore submitted that the proposals submitted at land at Gwelfor, will at least bring a sense of uniformity and conformity within the site itself, with low-lying bungalow types providing a continuation with neighbouring properties adjoining Heol Llanelli.

4.5 LANDSCAPE DESIGN

- 4.5.1 It is considered that the proposals offer a moderately-sized greenfield development which pay regard to the precise landscape features of this part of Trimsaran. In this regard, specific attention will be paid to ensuring that the development will exhibit a complementary frontage of bungalows fronting the initial section of new estate road,

thus mimicking the existing single-storey dwellings off the opposite side of the B road. Within the site interior, bungalows are proposed to be set back from the estate road carriageway edge to allow for modest front lawns, with car parking areas in the form of side driveways, which will have the effect of minimising the appearance of parking when viewed across the new streetscene.

- 4.5.2 A Tree Survey carried out on the site discovered no Category A trees, with individual Category B trees within the perimeter of the site, which mostly comprises C specimens. Some Category U trees were also discovered, which will be felled prior to development at the site. Figure 9 below provides a plan showing the location of the trees. The proposals will therefore provide for a retention of perimeter trees and hedgerows to the northern, southern and north-western perimeters of the site. New close boarded fencing between new development plots will be deployed, as is commonplace throughout the adjoining modern developments.

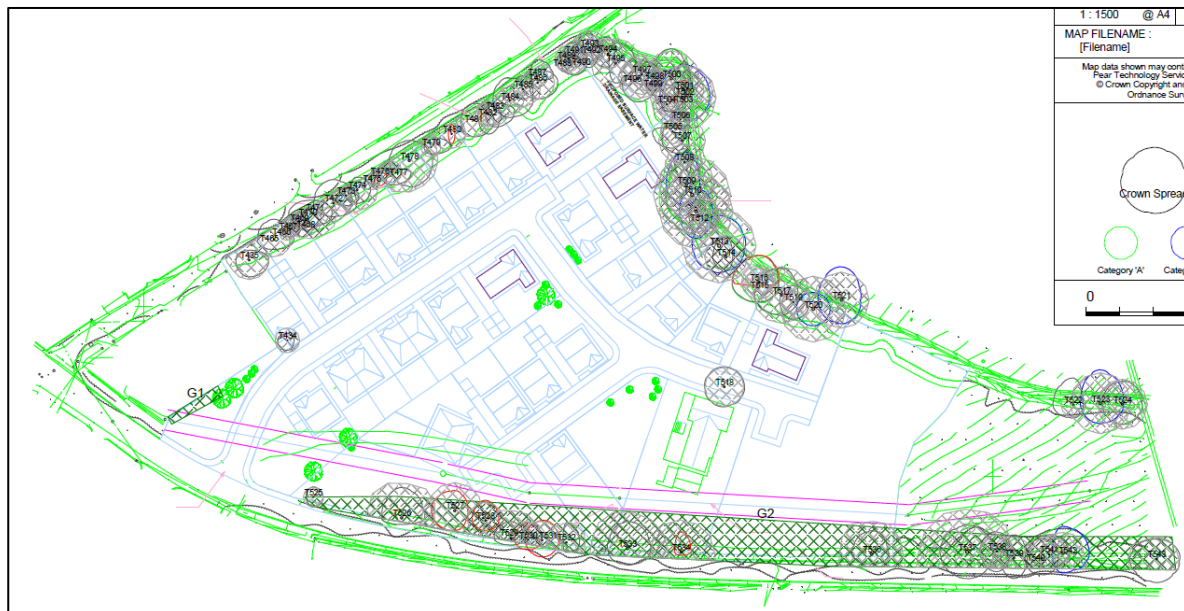


Figure 9 – Plan extract showing location of trees at the site in relation to proposed layout, with Category U specimens removed

- 4.5.3 The density of development therefore seeks to maximise the resource and extent of land available, whilst providing the basic essentials of a fully serviced site; and degrees of openness and standards of occupant privacy and amenities found throughout the settlement.
- 4.5.4 The site is currently inconspicuous in the landscape, due to the hedgerow that shields views from Heol Llanelli into the site, as evidenced by Photos 8 and 9 below taken from an aerial perspective. The adjoining surfaced lane also acts a public right of way. However, given that the site is surrounded by mature vegetation, hedgerow and trees, wider views into the site are absent.



Photo 8 – extent of roadside trees screening views into the site



Photo 9 – extent of northern and north-western tree cover enveloping site from outside public views

5.0 ACCESSIBILITY

- 5.1 All-inclusive design issues identified have been addressed wholly in compliance with the requirements of the Disability Rights Commission Code of Practice “Rights of Access: Services and Premises” and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.
- 5.2 The proposed housing development is sited over gently undulating to gradually sloping ground, with no discernible differences in ground level from the proposed residential

plots to the public highway. Vehicular driveways and estate road footways can be significantly wide and level to allow use by all users regardless of mobility.

- 5.3 The development proposal will ensure, wherever possible, that the maximum gradient of driveways and footways to building entrances will be as level as possible, but certainly no more than 1:20, and compliant with Part M of the Building Regulations. The development will be provided with non-slip pathways and laid to a minimum width of 1000mm.

- (a) Car parking spaces to all dwelling driveways will be surfaced firm and level, free from loose stones. Every effort will be made to ensure proposed parking facilities are well lit for all users.
- (b) Hard and soft landscaping of garden and amenity areas will be wheelchair friendly and capable of access for all.

5.4 **Building Structures**

The dwellinghouses will be single-storey and the following will apply to all house types:

- (a) If individually required, access to an external doorway will be made available via a short, shallow ramp. It is unlikely due to the site topography that handrails will be required as accompanying features on the above ramps. Ramps will be flush with door openings and surrounding ground level wherever possible.
- (b) Both external doorways will be in compliance with Part M of the Buildings Regulations. The entrances shall be clearly identifiable to all users.
- (c) All internal doors will be a minimum of 800mm, with corridors to comply with Part M of the Building Regulations.
- (d) Entrance doors will avoid the use of large glass facades, and doors thresholds will be flush. Door handles will be easy to grip in accordance with Part M of the Building Regulations, and similarly door closures will require a minimum use of force.
- (e) There will be sufficiently a sized turning circle, within ground floor hallways, being a minimum 1200mm diameter allowing for wheelchair maneuverability.

- 5.5 The proposals therefore ensure ease of access for all.

6.0 COMMUNITY SAFETY

- 6.1 The proposals will allow the properties to be publicly viewed from the adjacent B4308 and proposed-adopted estate road highway. Furthermore, the degree of separation between the built form and boundaries of the site will be retained. This ensures that a healthy degree of natural sunlight will flourish.
- 6.2 The complete lack of overbearance between neighbouring existing and proposed properties, and those new bungalows within the site itself will be fully exhibited. A sense of natural surveillance will be actively promoted.

7.0 ENVIRONMENTAL SUSTAINABILITY

- 7.1 The proposals will allow for residents and visitors to continue to access the site by means of transport other than the private motor car.
Accessing the site by foot or cycle will still be available, following the completion of the dwellinghouses, as is the availability to travel to the site by public bus. The site lies within minutes' walk of public bus stops at Trimsaran with services to Carmarthen and Llanelli respectively.
- 7.2 National Cycle Route 4 passes south of the village, and thus accessible in some 10 minutes' ride from the site. It is thus easily accessible to new home occupants. Nearby Public Footpaths offer walking opportunities into pleasant countryside routes about the village.
- 7.3 The Site lies within a 5-minute walking distance of the Primary School off Heol Llanelli.
- 7.4 Llanelli is located only 10 minutes by road, and provides a whole range of large food supermarkets, comparison shops, offices, industrial estates, library and leisure / recreation facilities.

8.0 MOVEMENT

- 8.1 The proposals will allow for uses, be that residents, delivery operatives or general visitors to freely access all available parts of the development, with each bungalow being fully incorporated into the internal mechanics of the site. The development proposed has been designed to illustrate for change, whilst ensuring that all movement outside and within the buildings are free from obstruction or hindrance.

- 8.2 The submitted proposals illustrate for a safe and effective vehicular access off the B430. This stretch of B road has satisfactory forward alignment, offering appropriate forward visibility to all motorists. The internal estate road layout will also provide residents and visitors with a complete adoptable carriageway and footways, allowing for safe vehicle passage and complete pedestrian segregation.
- 8.3 The level of car parking at the site will ensure that there is sufficient off-street parking for residents within the curtilage of each bungalow. The applicants' focus will also be to ensure that a proportion of parking is retained at corresponding levels within each respective property, thereby providing easy passage for all users regardless of mobility.

9.0 CONCLUSION

- 9.1 This Statement has sought to examine the attributes of this **LDP residential allocated site** in relation to Local Planning Policy and also its proximity to existing, neighbouring residential development and the ground contours of the site. Existing physical conditions have had an effect upon the development of the site, and the placement of residential development. Ecological Mitigation Measures are now proposed in the form of anew Ecological Appraisal which involves management of land adjoining the application site to provide betterment in terms of the management of that land, and as compensation for the loss of biodiversity rich species present on the application site.
- 9.2 The proposed site layout seeks to promote and enhance the development as a new modern cul-de-sac off Heol Llanelli, and which respects the scale parameters of the streetscene. The resultant site layout allows for complementary standards of footprints and levels of amenity space within each house plot, whilst ensuring a satisfactory level of privacy and lack of overbearance on neighbouring residents and those new occupants within the scheme.
- 9.3 The scheme proposes **financial contributions towards Affordable Housing, Parks and Open Spaces and Education improvements**, scheduled for payment over the phasing of the scheme.
- 9.4 This Statement has illustrated that the proposals meet the "objectives of good design" as listed within Technical Advice Note (TAN) 12, together with the underlying policies of the Carmarthenshire Local Development Plan. Throughout, the focus is made upon ensuring that the proposal is a legible development, well designed to integrate comfortably into its surroundings, and is freely accessible to all users.