DESIGN & ACCESS STATEMENT

Construction of 30no. Bungalows
to Provide for Assisted Living Accommodation,
with Communal Parking & Landscaping Areas
At Land rear of Gwernllwyn Care Home,
and off Ty Newydd Terrace, Cross Hands

On Behalf of
Gwernllwyn Leisure Limited

Our Ref: 1515.a
Date: January 2025
Prepared by: Richard Banks

2 Llandeilo Road, Cross Hands, Carmarthenshire, SA14 6NA
Email: info@evansbanks.com **Tel:** 01269 400410 **Web:** www.evansbanks.com

1.0 INTRODUCTION

1.1 Evans Banks Planning has been instructed by Gwernllwyn Leisure Limited in preparing an Application to Carmarthenshire County Council for full planning permission for the "*Construction of 30no. Bungalows to provide for Assisted Living Accommodation, with Communal Parking & Landscaping Areas"* at land off the rear of Gwernllwyn Care Home, and off Ty Newydd Terrace, Cross Hands.

1.2 This Application follows a Pre-Application Enquiry lodged before the Council in November 2023 and registered as PRE/1916. A formal response was received dated 1st February 2024 which indicated that the Local Planning Authority had general acceptance as to the appropriateness of the proposals, given that the site off Ty Newydd Terrace is allocated for residential development within the adopted Carmarthenshire Local Development Plan. It was, nevertheless, accepted that given the site's immediate location off the rear of an extensive Care Home complex that a proposal which provides a form of inter-linked Assisted Living, but also allowed for a degree of independent accommodation, would be supported in principle.

1.3 This application for planning permission has therefore been produced as a direct consequence of that advice and is also accompanied by a series of amended plans, which depict a site layout plan providing three types of self-contained bungalow units.

1.4 The proposed accommodation allows each resident to benefit from a form of independent living with unrestricted access to the Cross Hands local community, and its range of retail, community and public transport linkages. Given the immediate proximity to the Gwernllwyn Care Home, the proposed accommodation will benefit from proximity to existing in-house Home facilities. It will allow those new bungalow residents to share the recreation, dining and communal facilities within that Care Home, currently enjoyed by Care Home residents. The focus of the scheme also allows for communal, yet dedicated car parking facilities, and landscaped grounds, available to all residents.

1.5 Full details of such a form of Assisted Living are provided within this Statement, and how the scheme can be seen to comply with National and Local Planning Policies.

2.0 SITE ANALYSIS AND CONTEXT

2.1 SITE ANALYSIS

2.1.1 The application site comprises a large level to gently undulating enclosure, which is some 0.59 hectares (circa 1.46 acres) in size. The undeveloped enclosure lies immediately off the rear and eastern boundary of Gwernllwyn Care Home and shares a fenced boundary with the rear car park of that recently extended facility. The application enclosure shares a long roadside frontage with Ty Newydd Terrace for a distance of some 62 metres, marked by a further palisade fence and planted hedgerow.

2.1.2 The carriageway of Ty Newydd Terrace is relatively straight in alignment from its junction with the A476 Llandeilo Road, running due south-east for some 215 metres before splitting into a long hammerhead providing access to some 18 semi-detached dwellinghouses. The Terrace terminates at this point, albeit with a pedestrian footway linking to Heol Parc Mawr within the Cross Hands Business Park. Off the opposite, northern flank of Ty Newydd Terrace lies at modern residential estate known as Clos Maes Rhedyn, which was constructed some 16 years and accommodates a range of detached and semi-detached, two-storey houses over a cul-de-sac arrangement.

2.1.3 The Ty Newydd Road carriageway benefits from a 5.5 metres wide carriageway, with footways off both flanks and appropriate street lighting. The adjoining Care Home benefits from a recently completed rear, service access point, which lies adjacent to a Manager's bungalow being part of the Gwernllwyn grounds. That access way lies immediately adjoining the western perimeter of the application site.

2.1.4 The enclosure is almost rectangular in shape and form, other than its north-eastern corner being taken up by the adjoining Cross Hands Christian Centre, and its associated surfaced car parking area. The long, southern perimeter of the site is marked by a linear high fencing separating the site from the large, surfaced car park of a retail store, with smaller row of retail units alongside. The far, eastern perimeter of the site rises in ground level to a road frontage with the south-eastern part of Ty Newydd Terrace.

2.1.5 The site is exclusively laid to grass which is well maintained and comprises one of the last remaining areas of undeveloped land set adjoining the Cross Hands Business Park and Llandeilo Road.

2.1.6 Figure 1 illustrates a wider OS Map of the settlement to highlight the position of the land off Ty Newydd Terrace in relation to Cross Hands roundabout and the interchange of the A48 and A476.
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.

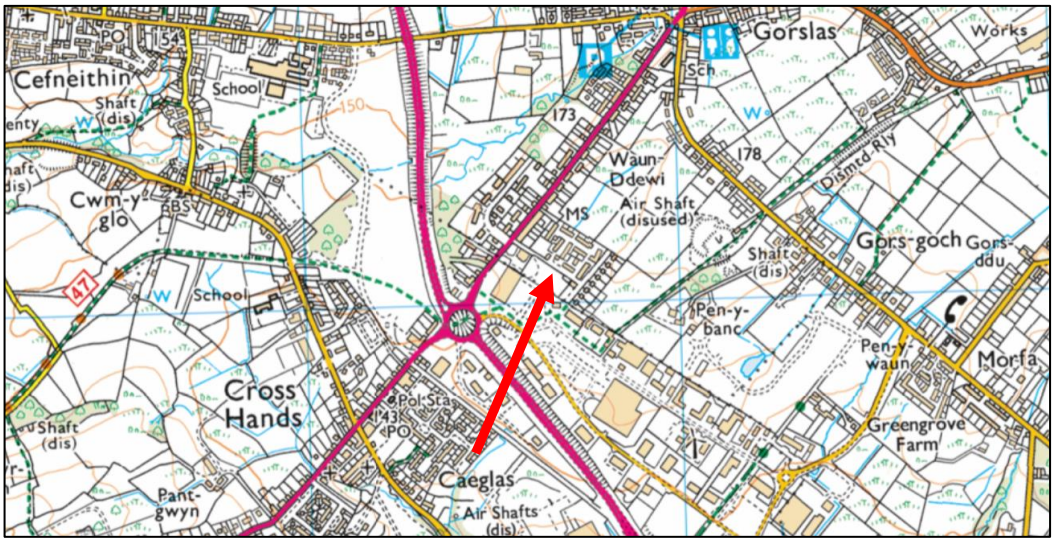

Figure 1 – OS Explorer Map with Application Site identified

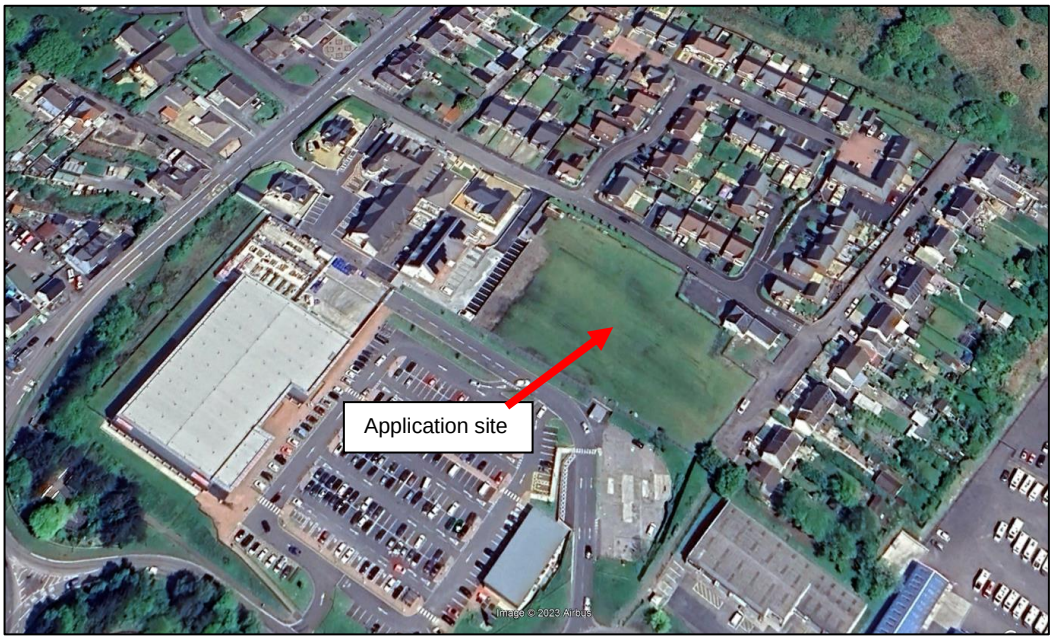

Figure 2 – Google Earth image – July 2023

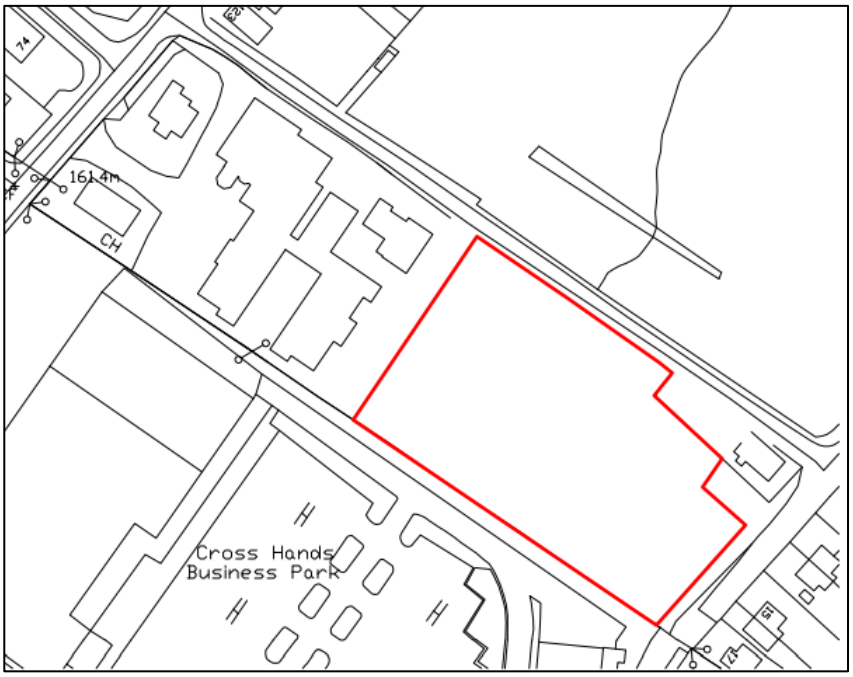

Figure 3 – Location plan of Application site

2.2 SETTING OF SITE WITHIN CROSS HANDS

2.2.1 This part of Cross Hands is notable for a continuous and uniform frontage of residential properties off both flanks of the A476 Llanelli to Llandeilo Road, which is intersected by the A48 dual carriageway. Modern cul-de-sacs such as Clos Maes Rhedyn and Clos-y-Dderwen are to be found off the northern side of the A48 roundabout, where the settlement merges into Gorslas. To the south lies the expansive Cross Hands Business Park, which also contains elements to retail warehousing and business workshops, together with drive-thru restaurants, which are also seen to take place off the opposite side of Llandeilo Road.

2.2.2 The Site's well-defined perimeters and proximity to adjacent residential properties and the Residential Care Home are shown within the photographs below. The photos depict the enclosure's form and long frontage onto Ty Newydd Terrace. The alignment of the estate road is such at this point that good horizontal and vertical visibility in both directions is achievable for several hundred metres beyond the site. Traffic speeds are low as a consequence of the built-up form of the minor road, and its no-through nature and yet still in close proximity to the main A road junction.

2.2.3 Photographs 1 - 4 below illustrate the current site frontage off Ty Newydd Terrace, and the adjoining Christian Centre, and Retail Store off Heol Parc Mawr. The photos also illustrate the wide expanse of open enclosure and definitive high fenced perimeters to adjoining neighbouring uses.

Photo 1 – extent of application field viewed from eastern perimeter at Ty Newydd Terrace

Photo 2 – view of Care Home recent extension with adjoining enclosure from position in neighbouring retail store car park

Photo 3 – view looking east to adjoining Christian Centre and hedgerow frontage of site to Ty Newydd Terrace

Photo 4 – view along Ty Newydd Terrace on approach to application site with Manager's bungalow near site access

2.2.4 The site lies within a 5-minute walking distance of Cross Hands centre with its range of food stores, which also expand into the Maes-yr-Eithin Retail Park. Llandeilo Road contains a variety of offices, dentist practice, pharmacy, small convenience shops and hot-food take-away premises. Cross Hands Primary School and Gorslas Primary School lie within a 10 minutes' walk of the site at opposite extremities of Cross Hands Centre, which is inter-linked on foot by an underpass beneath the A48 roundabout.

2.2.5 This section of the A476 Road at Llandeilo Road lies upon a primary public bus route, with a number of bus stops located some 300m from the site that provides daily services to Ammanford, Llanelli and Carmarthen (**128 and 129 Services**).

2.2.6 **National Cycle Route** 47 "Swiss Valley Path" runs through Cross Hands connecting Cross Hands with Llanelli to the south and the National Botanic Garden for Wales to the north-west.

2.2.7 Employment opportunities from the Cross Hands West and East industrial estates are also available on foot from the site. However, the application proposals are geared to persons of retirement age, and thus although being within easy reach of such facilities, new residents will not have a likely propensity to have immediate need for such opportunities.

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.

3.1.2 The application site is located within the defined settlement limits of Cross Hands. The site is specifically allocated for a residential land use, being **Site GA3/h60,** which is indicated within the Plan as being capable of indicatively accommodating 30 units. The LDP Proposals Map is reproduced in extract as Figure 4 and shows the residential allocation extending over the entire enclosure off the rear of Gwernllwyn Care Home.

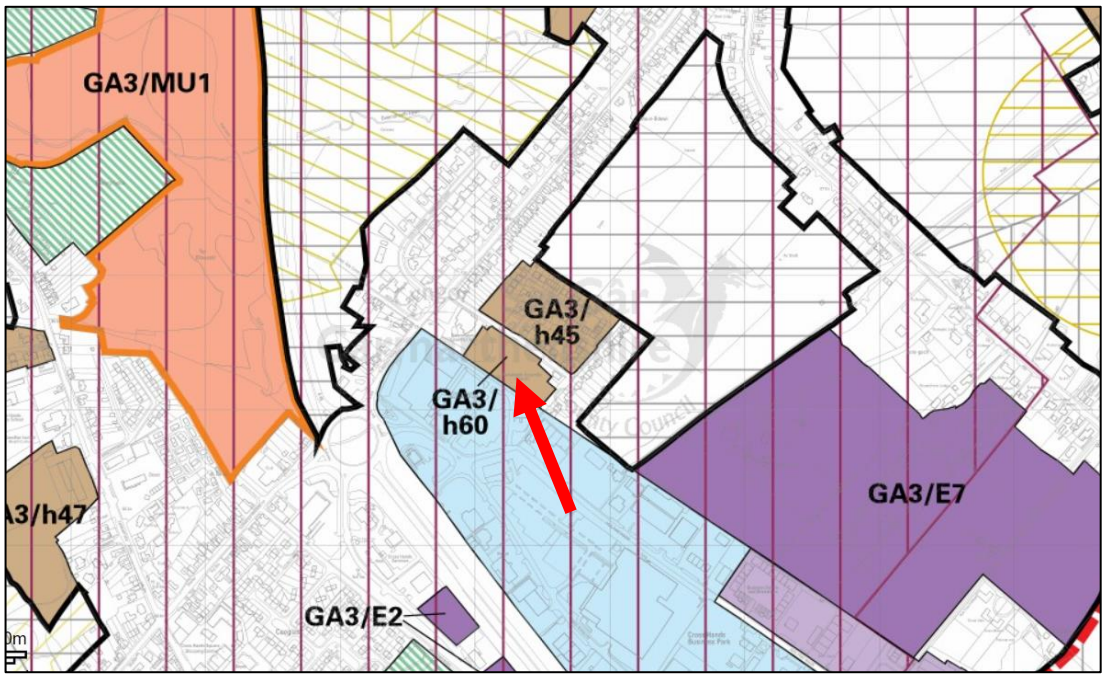

Figure 4 – LDP Proposals Map extract – Cross Hands Centre

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 H6 allows for proposals "*for the development of residential care facilities and extensions to existing facilities within the Development Limits of a defined settlement*."

The supporting text to that policy nevertheless defines the types of care facilities and accommodation for which this policy is intended, stating that it "*relates to nursing homes, sheltered housing, extra or close care housing (wardened), retirement facilities reflecting continuing care needs and other facilities where care is provided*." The proposals within this application seeks to provide for independent living within self-contained bungalow units, but with occupants reliant upon the services and facilities within the adjoining Care Home. Policy H6's supporting text indicates that "*where a care facility is proposed on a residential allocation, regard will be had to the nature of the proposal in determining any application. The level of independence of residents will be an important consideration with 'closed door' facilities not generally being considered appropriate".*

3.1.6 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

3.2.1 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 a central stretch of Ty Newydd Terrace, being an adopted minor road, some 200 metres from the minor road's junction with the A476 road. Vehicular access from the site can achieved from the existing secondary access, shared with the Care Home, which benefits from

excellent horizontal visibility in both directions for emerging vehicles, and for incoming vehicles turning into a new residential site.

3.2.2 The carriageway of Ty Newydd is noted that it has a width averaging some 5.5 metres, with dedicated footways off both flanks. Existing properties at Ty Newydd Terrace are all afforded with off-road car parking facilities, and the entire road section is also well lit with modern lamp standards.

3.2.3 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, and therefore these application proposals, although only containing 30 units, have been designed to fall within the threshold of that national requirement.

3.2.4 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.

3.2.5 Given that the site is located within the Cross Hands settlement limits, as defined within the LDP, the Authority should categorise the site as a Zone 3 location, meaning semi-urban settlement. The Guidance requiring a **ratio of one car parking space per 2 to 4 units** where <u>specialist elderly care accommodation</u> is to be provided, and specifically **not wardened**.

The Guidance does allow an allowance to 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.

3.2.6 The site at Ty Newydd Terrace lies within a 5/10-minute walking distance of Cross Hands’ retail parks, and main public bus stops. NCN 47 Cycle Route lies only 5 minutes’ cycle from the site.
The locality is accordingly highly sustainable where a level of on-site car parking can be reduced to account for the availability of walking, cycling and public bus services in the locality.

4.0 DEVELOPMENT PROPOSALS

4.1 ASSISTED LIVING CONCEPT IN CONJUNCTION WITH GWERNLLWYN CARE HOME

4.1.1 The application site lies directly off the rear of the recently extended Gwernllwyn Care Home. The Care Home offers a variety of services aimed at accommodating the elderly and their specific needs. The Home provides “Residential Care,” “Dementia Care” and “Respite Care.” In so doing, the Home can provide complete care packages to those residents who may suffer infirmity, long term illness, or simply require light care where residents continue to lead a normal active retirement, but under the umbrella of the services and security the Home provides to all.

4.1.2 Gwernllwyn Care Home has adapted its communal facilities to allow existing and new residents access to a wide variety of day and evening recreations and associated services. Photos 5-8 below illustrate the modern facilities within the Home, which will be available to new bungalow residents in the adjoining application. Those new residents can easily walk from the adjoining site into the rear of the Home and take advantage of the same facilities are those residents who desire dedicated care packages. A licensed bar and resident’s common room, “corner shop,” restaurant and dining room, café, hairdressing salon and bowling alley will be available to assisted care residents.

Photo 5 – licensed bar within a modern lounge setting

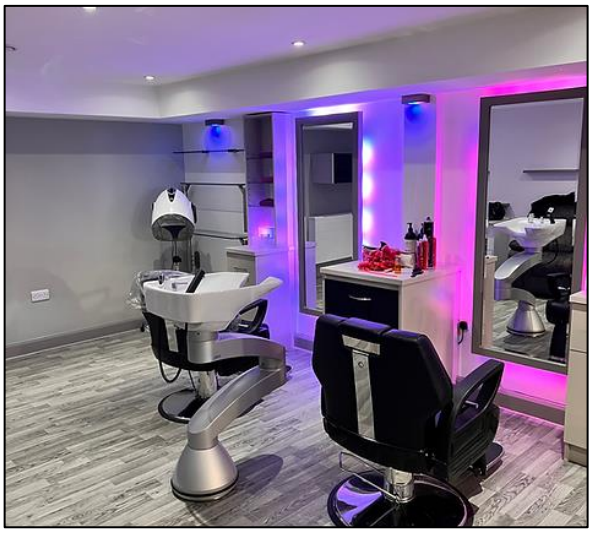

Photo 6 – in-Home hairdressing salon available for Assisted Living residents

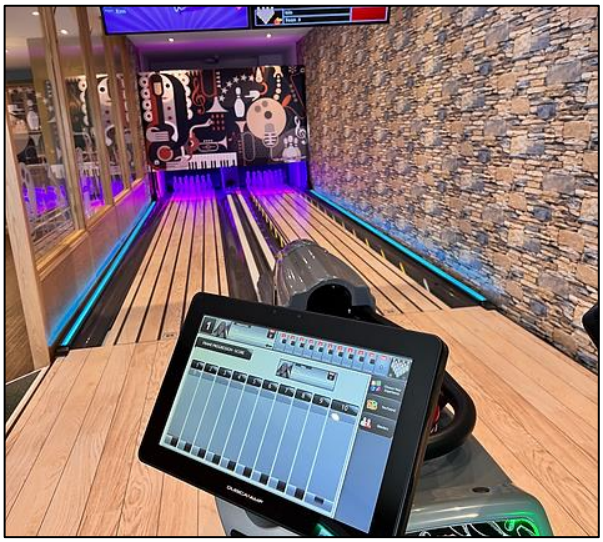

Photo 7 – bowling alley with adjoining coffee shop

Photo 8 – restaurant and dining room

4.1.3 In addition, Assisted Living residents can also have access to the same external health appointment system as in-care residents, namely **laundry services, dentist, optician, chiropody and doctor appointments.**

4.1.4 The emphasis is upon affording a strong sense of independent living with self-contained bungalows allowing residents to cook, dine, lounge, sleep and bathe without any element of care. Nevertheless, those same residents can have equal access to on-site Care Staff if in need of assistance, and also attend the Gwernllwyn Home above facilities and visiting medical services.

4.2 Layout

4.2.1 The application site has been surveyed and the prevailing ground contours recorded to inform the future development parameters. Figure 5 below provides an existing site plan, and the relationship between the undeveloped enclosure and the recently completed extension off the rear of the Care Home, and rear accessway. Ty Newydd Terrace minor road carriageway is shown fronting the site. The allocated field is shown defined by high perimeter fencing to all sides.

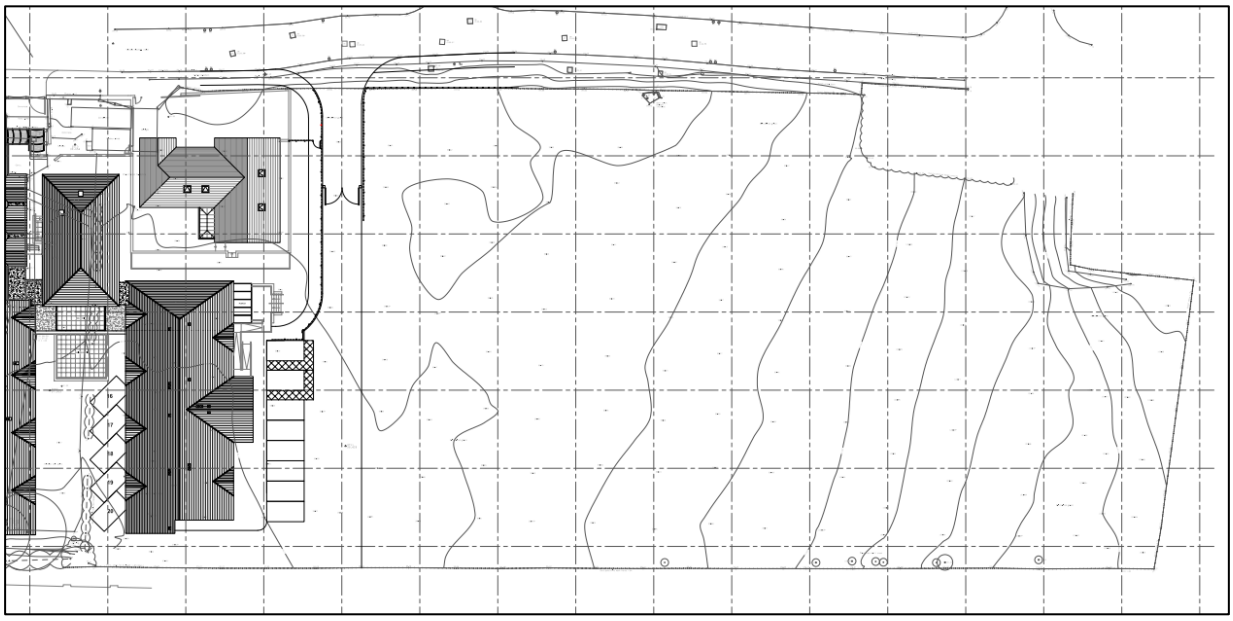

Figure 5 – Existing site layout

4.2.2 The proposals seek to utilise the level to gentle contours of the site to form a fully serviced bungalow development over the field enclosure, with a communal car parking area set off the western side, alongside the existing rear car park to the Care Home. The existing point of access will form a dual role in continuing to serve the rear of the Care Home, but also to allow access to the proposed bungalow car park. A total of 30 semi-detached and linked bungalows are proposed in five terraces with two initial blocks of bungalows directly fronting the Ty Newydd Terrace streetscene.

4.2.3 The proposed site layout as shown below at Figure 6 indicates that elderly residents, and those of retirement age, will be accommodated in one bedroomed bungalows, but set in communal grounds, with residents able to walk freely about an open lawned enclosure set between the rows of bungalows. As described above the bulk of the development would be car-free, with those residents who possess a car can park it in the dedicated car park, which can also be used by their relatives and other visitors to the site. An internal private roadway will also access by vehicles to each bungalow, but merely to attend to the maintenance of each, and to allow individual access by emergency vehicles.

Figure 6 – proposed Site Layout Plan

4.2.4 The proposals illustrate new bungalows respectful of neighbouring assisted living units within the application site. New bungalows are shown with the rear elevations of those units equipped with kitchen and bathroom windows facing the front elevations of opposing units across the internal roadway. Being single-storey will be a complete of overbearance, as would be the case if two-storey dwellings were proposed, with all bungalows upon complementary ground levels.

4.2.5 New bungalows off the existing northern, southern and eastern boundaries of the site will face new hedgerows planted along the existing fence lines to add a degree of landscaping and green definition to the site. The newly planted hedgerows to the south will also aid to screen views from the adjoining retail store car park.

4.3 SCALE

4.3.1 The proposals illustrate for single storey dwellinghouses, being predominately semi-detached in scale, with potential for a short row of linked units. Units will be one-bedroomed in scale, but with three bungalow types' floor plans are shown below at Figures 7 and 8 and illustrate that each is self-contained, complete with lounge, kitchen and bathroom facilities.

The units thus offer a fully self-contained unit of accommodation in which a retired person could live independently and choose if desired not to rely upon the adjacent Care Home.

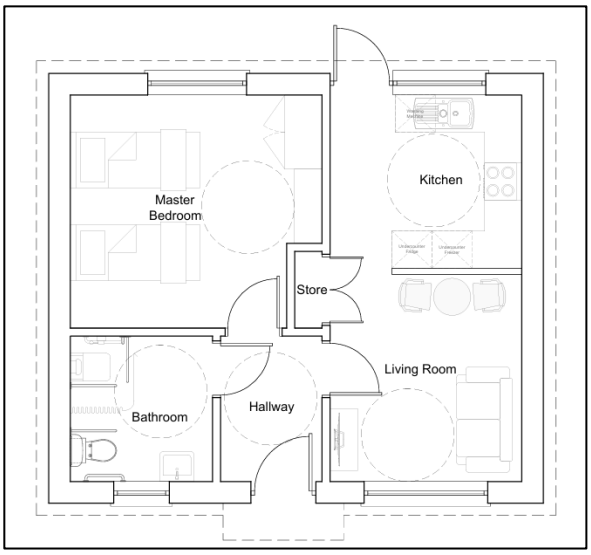

Figure 7 – proposed Type A one-bedroomed bungalow

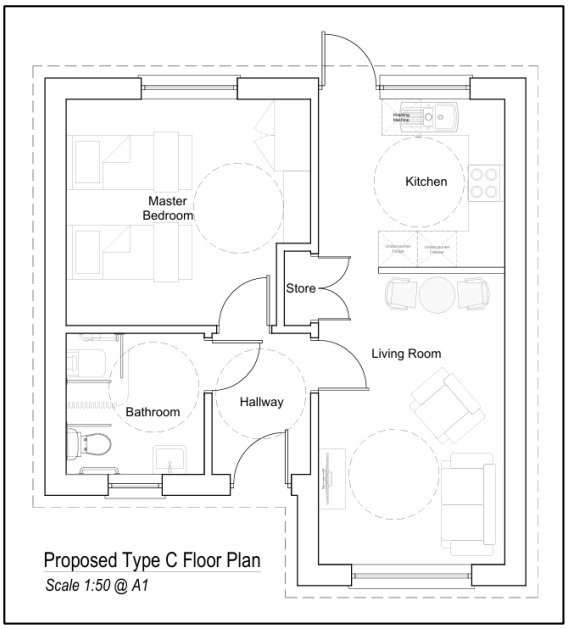

Figure 8 – proposed one-bedroomed bungalow Type C

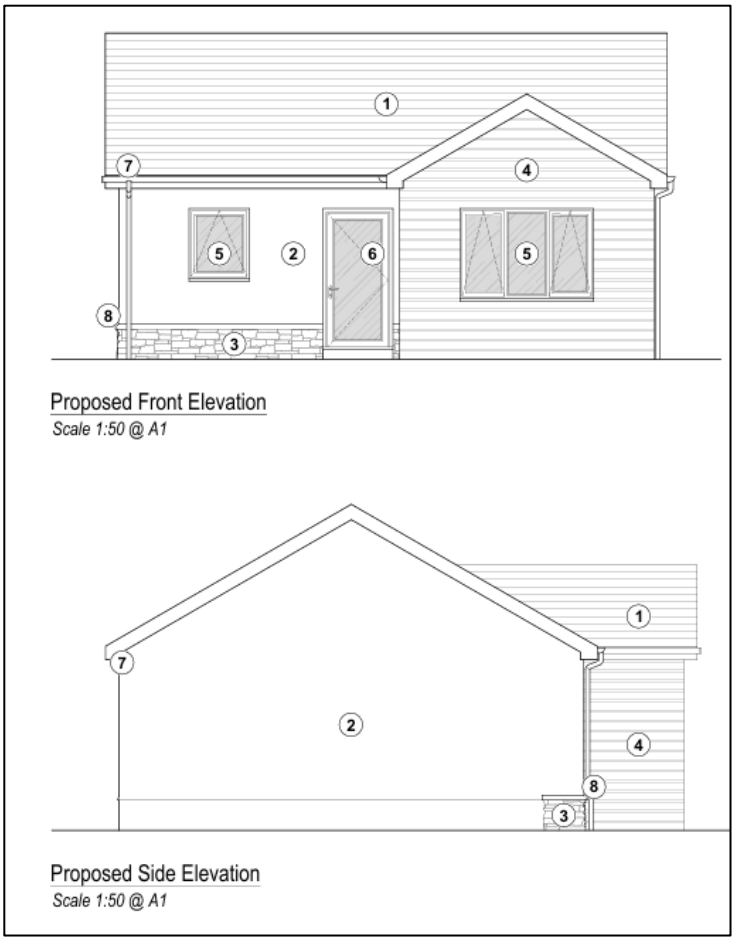

Figure 9 – one-bedroomed unit front and side elevations

4.3.2 Bungalow types will offer a semi-rural theme as shown in Figure 9 above, with dressed stone, coupled with use of render to generate a pastel, light finish. The proposals seek to mimic the Manager's bungalow set fronting Ty Newydd Terrace, as shown in Photo 9 below, with stone and render on show.

In contrast, properties at Ty Newydd Terrace and Clos Maes Rhedyn display extensive concentrations of roughcast render, and dark red / brown face brick, as shown in Photos 10 and 11 below, whilst Ty Newydd Terrace properties are older and more established in scale and form, as displayed in Photos 12 and 13. The new proposals therefore will not appear out of character as an external finish in this streetscene environment and setting, which as the following photographs illustrate offer quite a varied scale of property forms. By contrast to neighbouring housing, the proposed bungalow heights are modest with no roof rooms or roof windows, which would otherwise accentuate overall height and massing.

Photo 9 – existing Manager's Bungalow fronting the minor road

Photo 10 – typical streetscene at Clos Maes Rhedyn

Photo 11 – Modern housing flanking opposite application site

Photo 12 – older, more established semi-detached housing at Ty Newydd Terrace facing eastern perimeter of site

Photo 13 – non-descript two-strorey housing with roughcast render at Ty Newydd Terrace

4.4 APPEARANCE

4.4.1 Proposed bungalows at the application site can maintain a sense of modest, semi-detached and links of three bungalows, but generally will be equipped with symmetrically proportioned windows in white upvc, together with matching front entrance doors. The use of protruding bay windows 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.

4.4.2 Drawing a comparison or seeking a compatible architectural theme amongst existing properties at Cross Hands is difficult, given the broad range of bungalow and two-storey house types evident both along both flanks of the A476 road and modern side, cul-de-sacs off that primary road, some of which are displayed in the above photographs from Ty Newydd Terrace and Clos Maes Rhedyn. They display the

differing forms of house building on show at Cross Hands. There is an established pattern and style of development being carried forward within modern estate development, which it is intended to replicate to a certain degree within the application development. It is therefore submitted that the proposals submitted at Gwernllwyn will at least bring a sense of uniformity and conformity within the site itself, with bungalow types providing a continuation with neighbouring properties adjoining at Clos Maes Rhedyn.

4.4.3 The proposed materials palette of slate roof and dressed stone will provide an authentic appearance to the proposals, with render predominating to the rear elevations as shown on the typical streetscene reproduced below as Figure 10. The emphasis on projecting elements along the proposed front elevations assists to enhance the proposals' appearance.

Figure 10 – typical streetscene of front and rear elevations at new Assisted Living Bungalows

4.5 LANDSCAPE DESIGN

4.5.1 It is considered that the proposals offer a modestly sized greenfield development which pay regard to the precise urban landscape features of this part of Cross Hands. In this regard, specific attention will be paid to ensuring that the development will exhibit a complementary frontage of semi-detached bungalows to mimic the sense of frontage displayed opposite at Clos Maes Rhedyn. Within the site interior, bungalows are proposed to be set back from the private internal carriageway edge to allow lawn planting, but with the emphasis on a shared communal space about the blocks of bungalows, with no requirement for "plot definition."

4.5.2 The proposals will provide for a retention of perimeter fencing to provide security to elderly residents, but with newly planted hedgerows to the northern, southern and eastern perimeters of the site, which will assist in enveloping the site from views from the adjacent public highway and also the retail store car park to the south.
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.

4.5.3 The site is currently inconspicuous in the landscape, because of the proximity of the adjoining residential dwellings, tall massing of Care Home and fully developed retail store adjoining from the south. These neighbouring land uses act to physically screen the site from all surrounding vistas.

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 bungalow development is sited over level to gently undulating ground, with no discernible differences in ground level from the proposed Assisted Living Bungalows to the communal car park and rear accessway to the Gwernllwyn Care Home. The internal private driveway 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 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) The car parking area 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 communal 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 a sufficiently sized turning circle, within 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 Ty Newydd Terrace and proposed internal private accessway. 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 bungalows within the site itself will be fully exhibited. A sense of natural surveillance will be actively promoted. The Gwernllwyn Care Home will retain a dominant presence overseeing the site and being on hand to administer any required care and supervision to resident bungalows.

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 Assisted Living Bungalows, as is the availability to travel to the site by public bus. The site lies within 5 minutes' walk of public bus stops at Llandeilo Road with services to Carmarthen, Ammanford and Llanelli respectively.

7.2 National Cycle Route 47 passes near Cross Hands, connecting Gwendraeth Valley communities with the National Botanic Garden.
The Site lies within a 5-minute walking distance of Cross Hands centre and modern Maes-yr-Eithin retail park, which provides a whole range of large food supermarkets, and comparison shops. Elderly residents can also access on foot via the A48 underpass further settlement facilities such as the medical surgery, pharmacy and also retail premises upon the Cross Hands Business Park.

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 Assisted Living 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 singular safe and effective vehicular access off Ty Newydd Terrace, which itself has a good, safe junction with the A476 road at Llandeilo Road. This stretch of unclassified road has satisfactory forward alignment, as shown below in Photo 14, offering appropriate forward visibility to all motorists. The internal private roadway layout will also provide residents and visitors with a complete adoptable carriageway with complete pedestrian segregation, but good access on foot to the communal car park area.

Photo 14 – extent of good visibility for vehicles accessing / egressing existing Home access

8.3 The level of car parking at the site being a total of 24 spaces will ensure that there is sufficient off-street parking for elderly residents and their visitors. It meets the CCS South Wales Parking Standards requirement for the number of spaces per 2-4 units, plus an allowance for visitors. **An allowance of one space for every two bungalows would equate to 15 spaces, and there a total of 24 spaces allows for additional demand from any visitors.**

9.0 CONCLUSION

9.1 This Statement has sought to examine the attributes of this residential allocated site in relation to Local Planning Policy and also its proximity to existing, neighbouring residential and commercial 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.

9.2 The proposed site layout seeks to promote and enhance the development as a complimentary reflection of the adjoining Gwernllwyn Care Home and offer a form of independent accommodation which allows each resident with the opportunity either to live with ease of linkage to the community or take full advantage of the range of services offered within the Care Home.

9.3 The resultant bungalow types allows for complementary standards of footprints, but within a communal landscaped amenity space. It nevertheless aims to ensure a satisfactory level of privacy and lack of overbearance on neighbouring residents and those new bungalow occupants within the scheme.

9.4 The scheme provides communal parking facilities to those elderly residents with access to a private motor car, but it is designed to allow the majority of the site to remain car-free, with the emphasis on walking to the Care Home, or out onto Llandeilo Road to catch the public bus services or walk into Cross Hands. The sustainable attributes of the site are second-to-none.

9.5 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.