

ENGINEER DESIGNED JUNCTION COMPRISING MIN 5500MM WIDTH DRIVEWAY AND TWO FOOTWAYS PLUS CYCLEWAYS

PRINCIPAL ACCESS INTO SITE OFF PENYBAN ROAD

RESIDENTIAL DEVELOPMENT BASED OFF A MAIN SPINE ROAD WITH SECONDARY CONNECTIONS TO DISTINCTIVE HOUSING AREAS (PHASE 1 SHOWN)

THE DESIGN PRINCIPLES OF THE STRATEGIC LANDSCAPING WILL BE CLEARLY DEFINED AT THE DETAILED DESIGN STAGE

AREA DESIGNATED FOR INFORMAL OPEN SPACE INCLUDING ECOLOGICAL MITIGATION

INFORMAL OPEN SPACE & ECOLOGICAL MITIGATION AREA

PHASE 2 RESIDENTIAL DEVELOPMENT

POTENTIAL FUTURE DEVELOPMENT PHASE

PHASE 3A RESIDENTIAL DEVELOPMENT

PHASE 3B RESIDENTIAL DEVELOPMENT

BUILDING IN PLANNED PHASES - THE DEVELOPMENT OF ECO-FRIENDLY NEIGHBOURHOODS

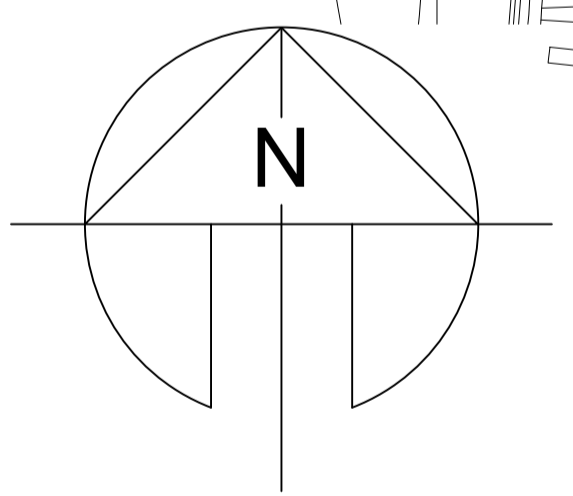
INFORMAL OPEN SPACE & ECOLOGICAL MITIGATION AREA

- FURTHER DETAILS TO BE PROVIDED AT THE NEXT STAGE WILL INCLUDE :
- ILLUSTRATIVE SITE STRUCTURE
 - BUILDING HEIGHTS
 - ACCESS AND MOVEMENT
 - TREE PLANTING PRINCIPLES
 - ECOLOGICAL MITIGATION
 - MATERIALS PALLETTE
 - SITE ACCESS
 - PUBLIC REALM DESIGN
 - SOFT LANDSCAPING WITHIN THE PUBLIC REALM AND STREETSCAPE
 - PARKING STRATEGIES
 - REFUSE/RECYCLING/CYCLE STORAGE
 - SUDS INTEGRATION
 - BUILDING FRONTAGE LINE (FRONT THRESHOLD AND BOUNDARY)

- THE DWELLINGS WILL BE CONSTRUCTED TO
- LIFETIME HOMES SPACE STANDARDS
 - INCORPORATE WATER CONSERVATION MEASURES TO ACHIEVE WATER NEUTRALITY
 - BE HIGHLY INSULATED AND ACHIEVE HIGH AIR-TIGHTNESS
 - HAVE LOW ENERGY EQUIPMENT THROUGHOUT
 - BE MORE ENERGY EFFICIENT INCORPORATING HIGHLY EFFICIENT PHOTOVOLTAIC (PV) SOLUTIONS
 - ENABLE HOME WORKING,

EXISTING PUBLIC FOOTPATH (PROW) WILL BE SAFEGUARDED AND SUPPLEMENTED WITH NEW FOOTPATH LINKAGES

DESIGN CODES WILL ACCOMPANY ANY FUTURE OUTLINE PLANNING APPLICATION TO PROMOTE HIGH QUALITY DEVELOPMENT WHILST PROVIDING AN APPROPRIATE LEVEL OF FLEXIBILITY TO ALLOW THE DESIGN TO BE TAILORED AT RESERVED MATTERS APPLICATION



CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN REVIEW
CANDIDATE SITE SUBMISSION

INDICATIVE MASTER PLAN
LAND AT FORMER WERNOS COLLIRY, PENYBAN, AMMANFORD SA18

SCALE : 1/1000 @ A1

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