Carmarthenshire County Council is excited to share the plans to create a ‘Wellness and Life Science Village’ at Delta Lakes, Llanelli.

The project is a once-in-a-generation opportunity to integrate research and development, business, education, primary and specialist care and wellness initiatives to deliver transformational social and economic benefits for local communities.

WHAT IS A ‘WELLNESS AND LIFE SCIENCE VILLAGE’?

The ‘Wellness and Life Science Village’ will provide a range of business, training, health and wellbeing facilities set in an attractive lakeside landscape. One of eleven landmark projects under the Swansea Bay City Region programme, the Wellness and Life Science Village will see an estimated £200 million being invested in the area, and is projected to create over 1,800 jobs.

The proposals aim to put the person at the centre of the development and promote healthy independent living through provision of sports and leisure facilities alongside healthcare services.

Central to the development will be the creation of a Wellness Hub and Community Health Hub. The Wellness Hub will incorporate state of the art leisure and recreation facilities and will provide a welcome point for visitors to the village. The Community Health Hub will comprise business development, research, education and training and community healthcare. In addition to these elements, the proposals also include rehabilitation facilities, Assisted Living accommodation, care facilities and a Wellness Hotel.

To enable the Project to achieve its aim a number of core stakeholders have come together to work with Carmarthenshire County Council to maximise joint benefits:

- Welsh Government
- Swansea University,
- Hywel Dda University Health Board, and
- Abertawe Bro Morgannwg University Health Board.

WHAT HAPPENS NEXT?

Carmarthenshire County Council is working with consultants Arup to prepare an outline planning application for the proposals.

We will continue to evolve our proposals based on the feedback we have received at this event and from other stakeholders.

There will be a further period of formal consultation before and after the planning application has been submitted. You will be able to view and comment on the final proposals.

PURPOSE OF THIS EVENT

We are holding this event to present the proposed development to you, and gain feedback to help shape our proposals before submitting an outline planning application.

Please take a look at the exhibition boards which explain the proposals. Representatives from Carmarthenshire County Council, Hywel Dda University Health Board, Swansea University and consultants Arup are here today to answer any questions you may have.

If you have any comments please post your feedback forms in the box provided, or alternatively visit our project website to complete the form electronically:

www.carmarthenshire.gov.wales/deltalakes
The key to successful development is a detailed understanding of the site and its surroundings. Below is a summary of the site analysis work which has informed the proposals.

**LOCAL CONTEXT**
- The site is located at Delta Lakes in Llanelli, 1 mile south of the town centre and within walking distance of Trostre and Seaside.
- The site is located close to the Millennium Coastal Park, with views over the estuary and easy access to long distance walking and cycling routes.
- The land is “brownfield” in nature and historically formed part of the town’s docks and industrial area. The site was previously cleared for redevelopment and has been vacant for over 20 years.
- The surrounding area includes a mix of land uses including traditional terraced housing, modern housing development at Machynys, industrial uses and local services. The site is bounded by roads on all sides with an industrial estate to the south-east.

**EXISTING SITE FEATURES**
- The site is defined by the large lake which runs through its heart. The lake is part of a former dock which existed on the site - part of the area’s industrial legacy.
- The site is largely flat and open with few natural or man-made features. An internal road network has been developed south of the lake with a network of informal footpaths.
- Formal landscape improvements have been made around the roundabout access.
- The site is accessed from an existing roundabout, with potential for additional vehicle access points. Internal access roads were created as part of the earlier site clearance.
- Over the summer, preparatory works were undertaken to ready the site for development. Site levels have been raised in some places.

The key to successful development is a detailed understanding of the site and its surroundings. Below is a summary of the site analysis work which has informed the proposals.
Economic regeneration sits at the heart of our project vision, with all stakeholder partners driven to improve economic and social well-being through good quality, sustainable job creation; nurturing a skilled and ambitious workforce; supporting business development and advancing an integrated health and wellness facility.

**USES AND FACILITIES**

- **Wellness Hub** - a sports and leisure centre with a swimming pool, indoor diving centre and a range of high-quality sports and fitness facilities. The Hub will be the arrival point for the site with reception facilities, cafe and community spaces.
- **Community Health Hub** - The Community Health Hub will comprise business development, research, education and training and community healthcare.
- **Life Science Business Centre** - up to 10,000sqm of business expansion and research space.
- **Assisted Living and Rehabilitation facilities** - a range of residential accommodation for people with care and support needs, alongside associated rehabilitation and recovery facilities.
- **Sports facilities** - a range of pitches with a pavilion.

The Wellness and Life Science Village concept is supported by a hotel development opportunity, open market and affordable housing and an eco-park.

**ACCESS & MOVEMENT**

- **Pedestrian and cycle access** - high-quality routes throughout the site and along the waterside with connections to the nearby Millennium Coastal Path and surrounding communities.
- **Internal movement** - strong pedestrian connectivity between the different parts of the Village, alongside a fleet of small electric vehicles to aid movement around the site for all users.
- **Primary vehicle access** - access to the Wellness and Community Health Hubs using the existing roundabout on the Coastal Road.
- **Secondary vehicle access** - new access from Coastal Road, The Avenue and Northumberland Road.
- **Short-stay car park** - 350 space short-stay car park with facilities for disabled parking, ‘drop-off’ and local bus services.
- **Long-stay / overflow car park** - 150 space car park and coach park adjacent to the outdoor sports facilities, accessed via a new footbridge.

**LANDSCAPE STRATEGY**

- **Lakeside North** - High-quality natural landscape with woodland, wetland and glade character areas around a range of outdoor sports facilities. The landscape will enhance and promote natural habitat and biodiversity.
- **Lakeside South** - a linear public space along the southern side of the lake, including a vibrant plaza at the heart of the site, next to the Hubs.
- **Green car park** - a sympathetically-designed car parking environment sensitively broken up with soft landscaping.
- **Green roofs** - provision of roof gardens and soft landscaping on the roofs of key buildings, assisting with sustainable rainwater drainage and reducing the impact of the development on long distance views.
- **Structural planting** - new and enhanced buffer planting on key edges to reduce the visual impact of the development and encourage biodiversity.
The indicative masterplan builds on our vision for the development, showing where buildings, streets and public open space will be located. The masterplan shows the type and location of each use, the indicative amount of development, and the scale of proposed buildings.

The site layout is focused on the lakeside landscape. New buildings are located mostly on the southern and eastern side of the lake with a generous public landscape area to the north. The lake environment is enhanced to allow sports and leisure activities and improvement of natural habitats.

Buildings are laid out to facilitate movement through the site with a network of pedestrian links connecting to key routes in the surrounding area.

The Wellness Hub and Community Health Hub are located together at the heart of the site to give a clear arrival point.

Other uses are arranged to ensure a higher degree of privacy for residents and healthcare users.

Public car parking is provided around the edges of the site to keep central areas with clear routes to key destinations.