



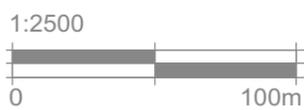
- Site boundary - 8.50ha
- Potential future development land
- Potential all modes access
- Potential pedestrian and cycle access
- Potential pedestrian access
- Potential future access
- Existing public footpath / cycle path (off site)
- New walking route
- New cycle connection
- Retained Category A/B trees
- Retained Category C/U trees
- Proposed new tree planting
- Retained hedge
- Play area (20m offset)
- Existing drainage feature modified
- New drainage feature
- Approximate location of disused mine shaft (15m offset)
- Development parcels and indicative frontage
- Main street
- Secondary street
- Shared surface and pavement
- Public open space
- Structural open space

Concept Masterplan

1. Access to the larger site parcel is from Nant-y-Gro, via a simple priority T junction. The main street within the development runs up the slope of the site, with access into the wider allocation facilitated from the main route.
2. Access to the smaller site parcel is taken via the existing road spurs into the site. Pedestrian access from Bryn Rhos is retained, with a pedestrian link into the wider site provided.
3. The main street through the site is bisected by existing trees and hedgerows which have been retained as far as possible to soften the development and create green corridors through the site, with parcels of development between.
4. The main public open space is found adjacent to the Nant-y-Gro site entrance, which includes an equipped play area. There are also open areas along the western edge of the larger parcel and the eastern corner of the smaller parcel. Development frontages or side elevation windows overlook these spaces to allow natural surveillance of the open spaces.
5. The drainage for the site will comprise a system of swales and rills along the streets, which flow into existing drainage features on site which will be modified, or new attenuation ponds.
6. Boundaries to existing dwellings are formed by back gardens or landscape buffers, with new planting to maintain the amenity of existing residents.

Schedule of Areas

Gross site area:	8.50ha
Approx. Net Residential Development:	6.13ha
Approx. Public Open Space: (including equipped children's play)	1.19ha
Approx. Structural Open Space: (including drainage features and maintenance area)	0.98ha
Approx. Non developed: (including single sided road)	0.20ha
6.13ha @ 33 dph = 202 dwellings	
Policy REC2 Open Space Requirement: 1.14ha (including 0.76ha outdoor leisure and recreation space, 0.29ha children's informal play area and 0.10ha equipped children's play area)	



client: **Carmarthenshire Council**
 project: **Land north of Gors Fach, Llanelli**
 drawing title: **Concept Masterplan**

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