DESIGN & ACCESS STATEMENT

Station Road, Nantgaredig,
Carmarthenshire,
SA32 7LF

October 2026

amity
planning consultants

PROPOSAL

1.0 SITE LOCATION PLAN



FIGURE 1

SUMMARY OF THE PROPOSAL

This document has been prepared by Amity Planning on the behalf of Obsidian Homes. This statement supports the submission of a full planning application for residential development, access, engineering, landscaping, drainage and associated works at Station Road, Nantgaredig.

Following the legislative requirements under the Planning Wales Act 2015, the aim of this Design and Access Statement (DAS) is to demonstrate how the principles of good design and placemaking have been applied, as well as how the development proposals have been developed in a thoughtful, logical, and innovative manner, that considers the site, its context, and the character of the wider area.

The statement identifies how the scheme responds to the relevant policy and guidance on design and placemaking. The statement also explains how the design evolution has responded positively to the comments and input from a range of stakeholders and demonstrates how we have collaborated with the Local Planning Authority to produce this residential scheme.

SITE CONTEXT

The application site is located to the east of the B4310 which is also the only existing point of vehicle access. The sites south-western boundary boarder's residential development while its remaining boundaries are marked by hedgerows.

The application site is allocated for residential development and is within the settlement boundary - as set out in the Carmarthenshire County Council Local Development Plan.



VISION STATEMENT

OBJECTIVES

MEETING HOUSING DEMAND

The scheme proposes a residential development of the delivery of a mix of 2, 3 and 4 bedroom, detached and semi-detached houses, and therefore provides a range of accommodation in response to local demand whilst contributing to affordable housing targets in the area through the onsite provision of 4 social rented homes.

SUSTAINABLE LOCATION

The residential scheme is well connected to a multitude of travel options including footpaths and shared use routes for easy access to local amenities and promotion of outdoor activity, including the new Tywi Valley Path.

SUSTAINABLE DESIGN

Delivering high-quality housing and built form that have been informed by site and context assessment.

To raise ecological value of the site and contribute to a low impact development, existing trees and hedgerows are preserved where possible, roofs have been made suitable for PV instillation, and a bio retention system has been included in the proposal.

DEVELOPMENT BRIEF

This application seeks full planning permission for the development of the site for residential purpose comprising of 38 units with a mix of 2, 3 and 4-bedroom houses (4 of which will be 2 bed affordable units), along with landscaping, access, drainage, engineering and associated works. The proposal will provide 114 parking spaces to serve the development including additional secure cycle parking for social rented units.

The proposed site presents a level field parcel located between existing dwellings along the B4310. The sites previous use involved silage production, but has now been allocated for residential development in the adopted LDP.

This development will complement the existing built environment, maintaining a sympathetic and seamless integration into the pre-existing urban layout and promote sustainable living through green infrastructure provision and energy initiatives.

OPPORTUNITIES AND CONSTRAINTS

The site adjoins a modern residential development of four detached houses (approved 2016, ref. E/33252) where regard to residential amenity is required.

The Tywi Valley Path, a major walking and cycling route connecting Carmarthen and Llandeilo via the former railway corridor, was officially completed and opened in May 2026. The traffic-free route passes through Nantgaredig to the south of the application site, providing an important recreational and active travel connection for local residents and visitors.

PLANNING POLICY

LOCAL DEVELOPMENT PLAN

The planning policies and guidance which are relevant and influential to the design of the proposed development have been identified as follows.

RELEVANT LDP DOCUMENTS

GP1- Sustainability and High-quality design
GP2- Development
GP3- Planning Obligations
GP4- Infrastructure and new development
H1- Housing Allocations
H2- Housing within Development Limits
AH1- Affordable Housing
TR3- Highways in Developments
TR4- Walking and Cycling
EQ1- Protection of Buildings, Landscapes and features of Historic Importance
REC1- Protection of Open Space
REC2- Open Space Provision
EQ2- Enabling Development
EQ4- Biodiversity
EP2- Pollution
EP3- Sustainable Drainage

The site sits within the development limits of Nantgaredig and is allocated for residential use in Carmarthenshire County Councils Local Development Plan 2006-2021.

The current LDP was adopted 10th December 2014 and identifies where new developments such as housing, employment, community facilities, and roads, will go. It provides a framework for local decision-making and brings together both development and conservation interests to ensure that any changes in the use of land are coherent and provides maximum benefits to the community.

As highlighted within Section 38(6) of the Planning & Compulsory Purchase Act 2004, development must be carried out in accordance with the LDP unless material considerations indicate otherwise.

RELEVANT SPG DOCUMENTS

Affordable Housing - June 2018
Planning Obligations – December 2014
Leisure and Open Space - September 2016
Nature Conservation and Biodiversity – December 2014
Placemaking and Design - September 2016
Welsh Language – December 2014

Supplementary Planning Guidance (SPG) exists to provide further detail on policies and proposals contained within Carmarthenshire's Development Plan. They help ensure policies and proposals are better understood and applied effectively. Supplementary Planning Guidance does not hold the same weight as the adopted Development Plan policies, however, is a material consideration in determining planning applications.

STRATEGIC POLICIES

SP1 – Sustainable Places and Spaces
SP2 – Climate Change
SP5 – Housing
SP6- Affordable Housing
SP9 – Transportation
SP11 – Renewable Energy & Energy Efficiency
SP12 – Waste Management
SP14- Protection and Enhancement of the Natural Environment
SP17- Infrastructure
SP18 -The Welsh Language

PLANNING HISTORY

PREVIOUS APPLICATION

The previous proposal by an alternative developer was refused as it was stated to be contrary to the following Policies of Carmarthenshire's LDP:

- AH1 Affordable Housing
- SP1 Sustainable Places and Spaces
- SP2 Climate Change
- REC2 Open Space Provision and New Development
- GP3 Planning Obligations

The refusal was based on the previous applicant's failure to agree to the required S106 contributions in regard to the policies above rather than the principle of development. No other material planning reasons for refusal were identified.



FIGURE 2

An application- under the reference PL/00842 – for the full planning permission of 35 residential dwellings and associated surface water infrastructure was was refused on 09/09/2024.

EMERGING POLICY

Preparation of the revised development plan began in 2018 and is now in its final stages of examination before adoption. The site is highlighted in the Revised Deposit LDP for residential allocation for 35 houses with 4 affordable units in plan period. The current proposal is consistent with this planned re-allocation.



The permission for 4 detached dwellings was granted in 2008 on a smaller parcel of land adjacent to the proposed site. Due regard has been given to this development and ensuring integration.

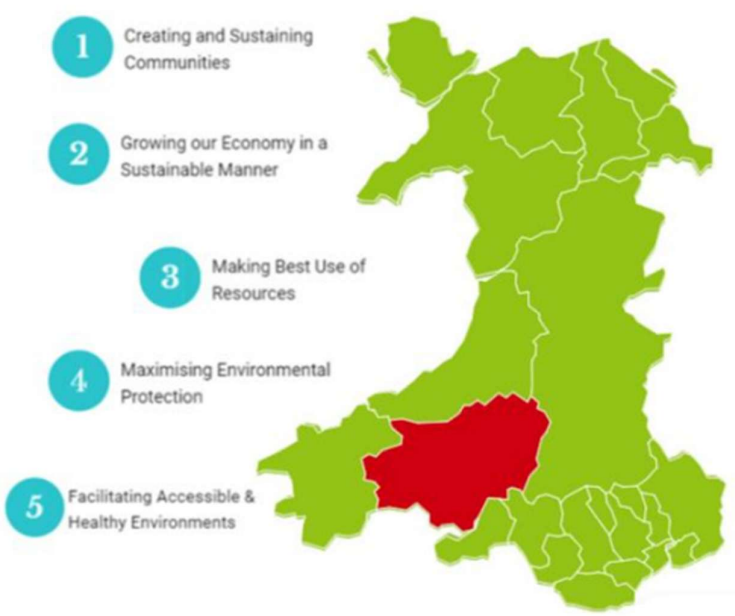
POLICY

PLANNING POLICY WALES

Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Paragraph 2.8 acknowledges that "planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales".

FIGURE 3



FUTURE WALES NATIONAL PLAN 2040

Future Wales is the national development framework and sets out the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system. Urban growth and regeneration should be based on the following strategic placemaking principles:

1. Creating a rich mix of uses.
2. Providing a variety of housing types and tenures.
3. Building places at a walkable scale, with homes, local facilities, and public transport within walking distance of each other.
4. Increasing population density, with development built at urban densities that can support public transport and local facilities.
5. Establishing a permeable network of streets, with a hierarchy that informs the nature of development.
6. Integrating green infrastructure.

TECHNICAL ADVICE NOTES

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs) which provide further national advice and guidance on specific areas of the planning system. The following TANs are relevant to this scheme:

TAN 2 – Planning and Affordable Housing
TAN 5 – Nature Conservation in Planning
TAN 12– Design
TAN 15–Development, Flooding and Coastal Erosion
TAN 18–Transport
TAN 20 – The Welsh Language
TAN 21– Waste

INTERPRETATION

CONCEPT AND MATERIALS

The proposed layout responds to the local architectural vernacular, noting local character cues from nearby developments and the identified qualities of the Special Landscape Area.

The proposed material palette has been carefully selected to reflect the surrounding residential character while delivering a contemporary and durable appearance. The use of neutral tones and robust finishes will ensure the development integrates well with its setting and maintains a high-quality appearance over time.

Roofs will be finished in Marley Modern Smooth Grey, complemented by Portland Grey stone to selected porches. Windows, garage doors and all external doors will be Anthracite Grey, giving a clean, cohesive appearance. External walls will be sand and cement render painted white, a timeless and easily maintained finish, with Natural Bathstone heads. The combination of dark grey and neutral tones provides a subtle, harmonious contrast. This detailing will be applied consistently across the development, with 7 unique house types to avoid a monotonous streetscape adding character and visual appeal to the development.

HOUSING MIX

The final proposal consists of 38 homes across seven house types, of which four are provided on site as affordable housing. The mix comprises 18 three-bedroom, 16 four-bedroom and 4 two-bedroom homes, with the open market homes ranging from approximately 84 m² to 131 m² . Using a number of house types creates a varied and balanced street scene and avoids monotony. The majority of homes are detached, reflecting the predominantly detached character of existing dwellings in Nantgaredig. Together with variation in garage and parking arrangements, landscaped boundaries, and retained trees and hedgerows, this helps the scheme sit comfortably in its rural edge-of-settlement setting.

EXAMPLE 4-BED MARKET HOUSE DESIGN

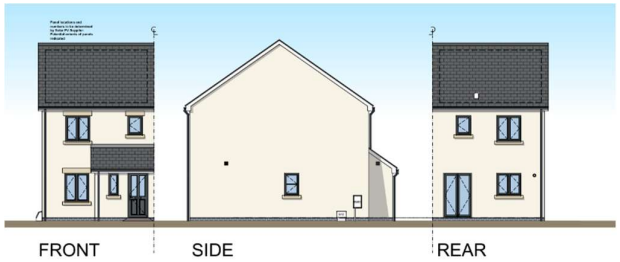


FIGURE 4

Accomodation Schedule

House Name	Code	Beds	(NIA) ft²	No of Units	Total Area
Open Market Units					
House type E	HT-E	3	904	14	12656
House type K	HT-K	3	1120	4	4480
House type B	HT-B	4	1284	4	5136
House type J	HT-J	4	1411	2	2822
House type A	HT-A	4	1369	5	6845
House type AV1	HT-A1	4	1414	5	7070
Sub Total				*34*	*39009*
Affordable Units					
House type F	HT-F	2	817	4	3268
Sub Total				*4*	*3268*
Total				**38**	**42277**

2-BED AFFORDABLE HOUSE DESIGN



STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C



FIGURE 5

DESIGN DEVELOPMENT

EVOLUTION OF THE DESIGN

JANUARY (2026) FIRST DRAFT



FIGURE 6

This scheme builds on the positive design principles of the previous application by another developer. However, as that application was made over a decade ago, the design has been adapted to respond to modern policy, local need and emerging values. The first iteration looks at providing a generous range of sustainable homes appropriately sited within the allocation.

Existing landscape features are retained as part of the design. The hatched line along the northern, eastern and southern boundaries indicates the existing hedgerows to be preserved, and the circular symbol in the south-east corner marks a group of mature trees that will also be retained.

This iteration also includes four on-site affordable homes, in line with policy AH1

JANUARY (2026) SECOND DRAFT



FIGURE 7

The second draft of the scheme follows the overall layout principles of the previous iteration of the recent application, with a number of refinements made in response to design review and a focus on quality of space.

The scheme drops from 40 to 38 plots, as well as many plots rotating slightly or completely repositioning, prioritising space and amenity. There is a clear difference in space between dwellings, prioritising quality over quantity and increasing privacy between residence and garden size.

A new house type has also been added, increasing variety.

DESIGN DEVELOPMENT



FIGURE 8

OCTOBER (2026) FINAL DRAFT

The amended scheme is designed in a bespoke way to better respond to the identified constraints, trees and landscaping, whilst maintaining strong streetscapes, with notable elements of place making. The revised scheme also seeks to deliver a smaller number of plots to integrate more sympathetically to local context in response to the historic application for this site. The core changes to the scheme are as follows:

- **Green infrastructure enhancements**, including green space between dwellings where possible and retention of the existing hedgerow boundaries. The mature tree at the SE corner of the site, previously retained in earlier proposals, is now proposed for removal. This loss is well mitigated by the planting of 33 new trees across the site, delivering a significant net gain in tree cover.
- The design has also included an **energy strategy layout** which shows the provision of PV suitable roofing (Figure 10).
- Change in housing mix to suit local need.
- Inclusion of more **bin collection points** exemplifies in a new refuse strategy plan (Figure 9).
- Inclusion of **private rain gardens** for each dwelling
- The development of a new **parking strategy** which clearly displays cycle parking provision, private parking and visitor parking.
- **Amenity space** clearly defined onsite.
- Affordable homes are now advertised for **social rent** (Figure 11). This responds directly to the local affordable housing need.



FIGURE 9



FIGURE 10

PV Roof Key

Roof Area Suitable for PV installation

Suitable location for ASHP

Private Sales

Social Rent



FIGURE 11

Car Parking Key

Open Market - Allocated Parking Space on Driveway or Parking Court (x68)

Open Market - Allocated Parking Space In Garage (x34)

Open Market - Allocated Parking Space in Integral Garage (x2)

Affordable Unit - Allocated Parking Space on Driveway or Parking Court (x8)

Private Secure Cycle Storage Spaces (x4)

Off Street Visitor Parking Space (x2)

114 Total Car Parking Spaces

DESIGN DEVELOPMENT

CHARACTER

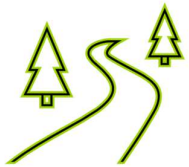
The proposed scheme has been designed to provide a diverse mix of residential units to meet local need. A full analysis of the site and its context have been undertaken, and it has been thoughtfully concluded that there is sufficient capacity to comfortably incorporate 38 residential units with no compromise to high-quality design standards or impact from site constraints.

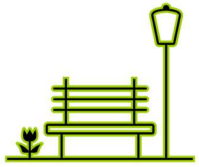
PLACEMAKING

The scheme is in an ideal location to extend the existing settlement by proving a high-quality development which incorporates thoughtful biodiversity enhancements and placemaking. Careful attention has been given to integrating new housing units into the existing urban fabric, adopting a modern design to continue the established character of the surrounding development and contribute positively to the local street scene. A mix of seven house types provides variety in the street scene while keeping a consistent design language across the site.

Informal green space is threaded between and around the plots, softening the built form, providing visual interest throughout the development. Careful landscaping safeguards existing trees and hedgerows wherever possible, compensating unavoidable loss by planting 33 new trees across the site, strengthening the scheme's green infrastructure and supporting its biodiversity enhancements.

The scheme supports active travel by providing bike storage as part of its parking strategy, and its proximity to the existing cycle route along the River Towy gives future occupiers a convenient, traffic-free option for leisurely and everyday journeys.







STREETS

The street layout has been designed to create a clear, legible hierarchy that prioritises safe movement, attractive frontages and ease of navigation. A primary loop road provides efficient access throughout the site, with shared surface spurs and private drives serving each home. The Refuse Strategy Plan and Parking Strategy Layout demonstrate that streets accommodate service vehicles and provide convenient, policy-compliant parking without dominating the public realm. Footways and informal shared surfaces promote pedestrian movement and encourage slower vehicle speeds, supporting a safe and sociable environment.

SPACES AND PUBLIC REALM

Landscaped streets give the development a green, attractive character, while clear boundaries distinguish public from private land. Each home has an enclosed garden, and the existing hedgerow around the site is retained as a landscaped edge.

AMOUNT AND DENSITY

The proposal comprises 38 dwellings on a site of approximately 1.42 hectares, equating to a density of around 27 dwellings per hectare. This represents a balanced and contextually appropriate level of development for the site’s semi-rural edge-of-settlement location.

THE PROPOSAL

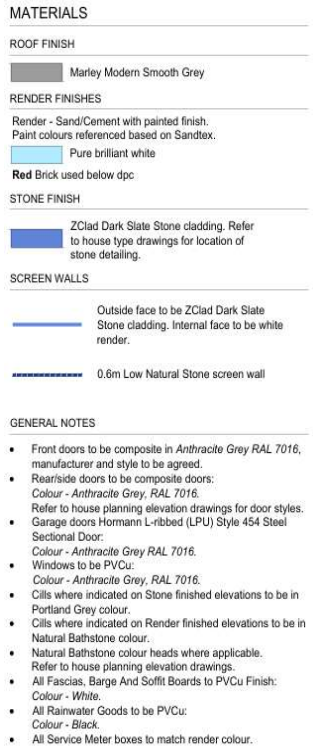
DETAILED DESIGN

The proposed materials palette will be appropriate as well as in-keeping with local character. A list of proposed materials is depicted within Fig.6 House Finishes Materials of which will also be attached as part of the full suite of documents for this application.

FIGURE 12



FIGURE KEY



SCALE AND MASSING

The scale and massing of the proposed development would be consistent with the scale of development in the area. The proposed dwellings would be two storeys in height and the typical dimensions for detached and semi-detached dwellings. The scheme also includes single storey garages that sit behind the building line of properties. This approach, along with a run of single storey terraces helps vary the scale and massing of the properties to keep in line with the sub-rural character of the surrounding area.

HERITAGE

There are two scheduled monuments nearby in the village: Nantgaredig Ancient Standing Stones and a farmhouse at Maesycrug, Station Road

Nantgaredig Ancient standing stones are 113m from the sites northern boundary and the Farmhouse is 100m from the site's southern boundary. The possible impact has been assessed through archaeology surveys prepared by Dyfed Archaeology, which concluded that the development is not of close enough proximity to any archaeological features to pose unacceptable harm.

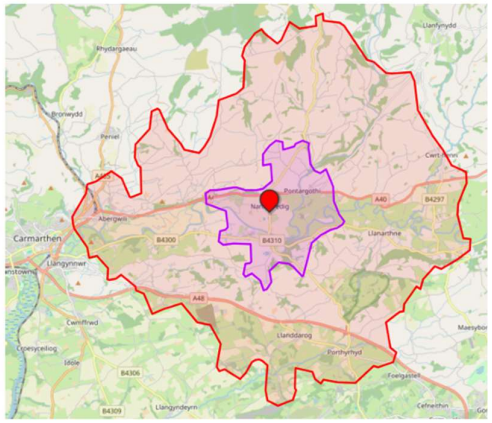
THE PROPOSAL

ACCESS AND MOVEMENT

The site is conveniently located on the B4310, with direct connection to the A40. This trunk road connection suits the commuting patterns of the local community.

Bus services from Station Road and Nantgaredig Square are available. The 280 and 281 services together provide several connections throughout the day. A range of local amenities lie within a two-mile walk or five-mile cycle of the site (fig 14), and these can be reached via the traffic-free Tywi Valley Path which has been recently strategically improved. This makes the site a sustainable and accessible location for active travel and promotes many of the journeys generated by the development to be made by sustainable modes.

FIGURE 13



All access will be made via the B4310, comprising of a junction leading to a 5.50m two-way lane with a 2m pavement either side. The local highway has a good safety record of which the development should not impact due to its insignificant estimated traffic generation. There are also several turning points on site making it easily accessible for refuse vehicles as well as emergency services.

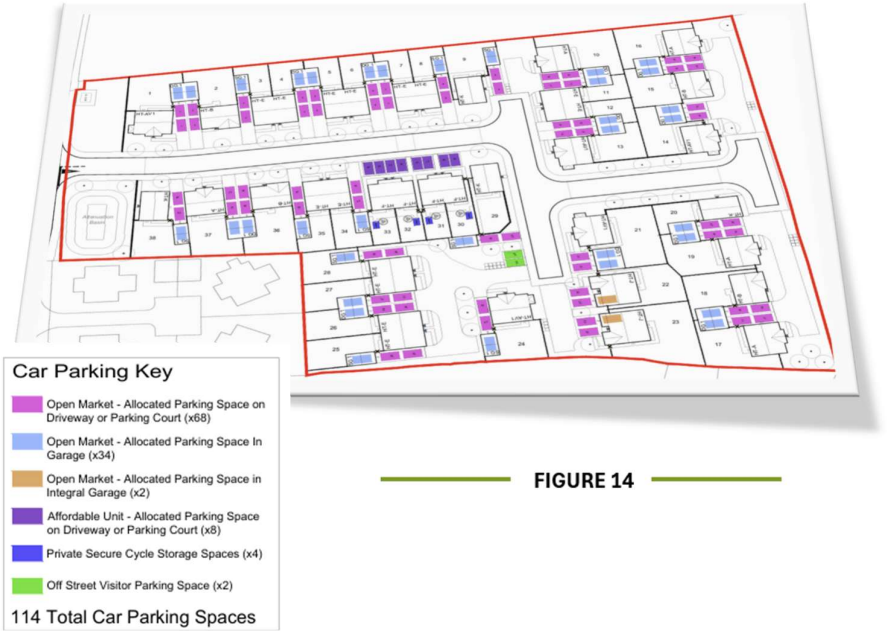


FIGURE 14

PARKING

The development provides a total of 114 parking spaces, a provision which meets the CSS Wales Parking Standards at one space per bedroom, with garages providing the spaces for a number of plots. No designated visitor spaces are proposed, as these are often underused. Visitor parking can instead be accommodated safely on street. Providing parking within garages also accords with Future Wales: The National Plan 2040, as it allows the space to be converted to other uses over time as car dependency reduces. Dedicated cycle storage is provided for the social rented affordable homes.

THE PROPOSAL

ENVIRONMENTAL SUSTAINIBILITY & LANDSCAPING

The GI statement and ecological surveys found the site to be of little ecological value, and its boundary hedgerows and trees are the most important existing features. These are retained and protected wherever possible. Removal is limited to a section of hedgerow and one tree on the western boundary, needed for the site access, and a tree group on the northern boundary. The hedgerow in question is of the category U (considered unrealistic within the context of the development due to poor condition and low life expectancy). This loss is compensated by 33 new trees and shrub planting along the boundaries to strengthen habitat connectivity. Bird and bat boxes, hedgehog gateways and a sympathetic lighting strategy will further support wildlife. A Landscape Management Plan sets out maintenance and monitoring for the first five years and beyond, so that the planting establishes and the benefits last. Together with PV-suitable roofs, these measures help the development respond to the climate and nature emergencies.





ECOLOGICAL IMPACT

The Ecological Survey found no evidence of badger setts, amphibians, nesting birds or bat activity on site, and there were no significant constraints to the survey. The field had been mown for silage earlier in the year, and the habitat is therefore of little or no ecological significance. It does not qualify as the “Lowland Meadows” Priority Habitat.

Carmarthenshire County Council requires biodiversity enhancements in all developments to meet its Duty of Care under Section 6 of the Environment (Wales) Act 2016, and Planning Policy Wales (PPW) 12 requires planning authorities to maintain and enhance biodiversity in the exercise of their functions. In response, tree and shrub planting will be provided on site, and the installation of bird and bat boxes, as well as hedgehog gateways are being considered.



COMMUNITY SAFETY

The development has been designed to create a safe and secure residential environment in line with Secured by Design principles and Carmarthenshire LDP Policy SP1. Streets and shared spaces are overlooked by active frontages, ensuring natural surveillance throughout the site. Clear definition between public and private areas is achieved through consistent boundary treatments and low-level planting, avoiding hidden corners or enclosed spaces. Footpaths are well-lit and align with building entrances to promote visibility and confidence for users. The layout encourages social interaction while maintaining privacy and security, resulting in a safe, inclusive and welcoming neighbourhood.