

7.5 Drainage

KEY

- Existing Watercourse/Drain
- Indicative Surface Water Sewer
- Indicative Surface Water Conveyance Feature (modelled as pipes)
- Indicative Surface Water Conveyance Feature (not modelled)
- Indicative Attenuation Location
- 3m Indicative Maintenance and Access Buffer
- Indicative Earthworks Extent
- Existing DCWW Combined Sewer
- Existing DCWW Foul Sewer
- Existing DCWW Surface Water Sewer
- Proposed Surface Water Flow Route
- Proposed Headwall
- Area Assumed to Remain as Existing







Conclusion

8.1 Conclusion

This Design and Access Statement supports the outline application for the next stage of development at Coed Darcy. The document and the development proposals themselves, demonstrate the vision and desire to create a recognisable, legible, desirable place to live and visit. Coed Darcy can become a place with a clear identity in terms of urban design concept and architectural language, and a benchmark for high quality design and placemaking.

The proposals set out by St. Modwen Developments Ltd. and the design team demonstrate how we can provide a high quality, sustainable community with place making at its heart, fulfilling the ambition to:

- Complete the urban village that began with Phase 1.
- Integrate and enhance the existing Phase 1.
- Integrate the existing landscape, biodiversity and historic features into the new place.
- Establish a place that is distinctive & authentic.
- Establish a well-connected place that is inclusive & accessible to all.
- Provide a mix of uses to support the principles of the “15 minute neighbourhood”.
- Provide up to 2000 new sustainable homes.
- Use the topography to create distinctive places and landmarks.
- Integrate health and wellbeing into the build environment through meeting places, increased connectivity and biophilic principles.
- Create clear and attractive pedestrian and cycling routes.
- Create streets designed as places for people more than for cars.
- Provides different types of public spaces that work for all ages.
- Considers carefully the relationship between topography and pedestrian/ cycle movement across the site.
- Create a biodiversity positive environment.
- Creates of different character areas and Neighbourhoods that still feel part of a coherent whole.



The planning application includes an Illustrative Masterplan and suite of parameter plans to guide future development within the outline area. Coed Darcy is envisaged as a truly exemplar development with high standards of design which will fully embrace sustainability and placemaking principles and integrate with the existing community whilst embracing Neath Port Talbot's wider strategic ambitions. It will deliver benefits for the new and existing communities which will extend to future generations, providing and supporting new facilities while meeting a significant proportion of the area's housing needs and making improvements to transport infrastructure.

