Taylor Wimpey

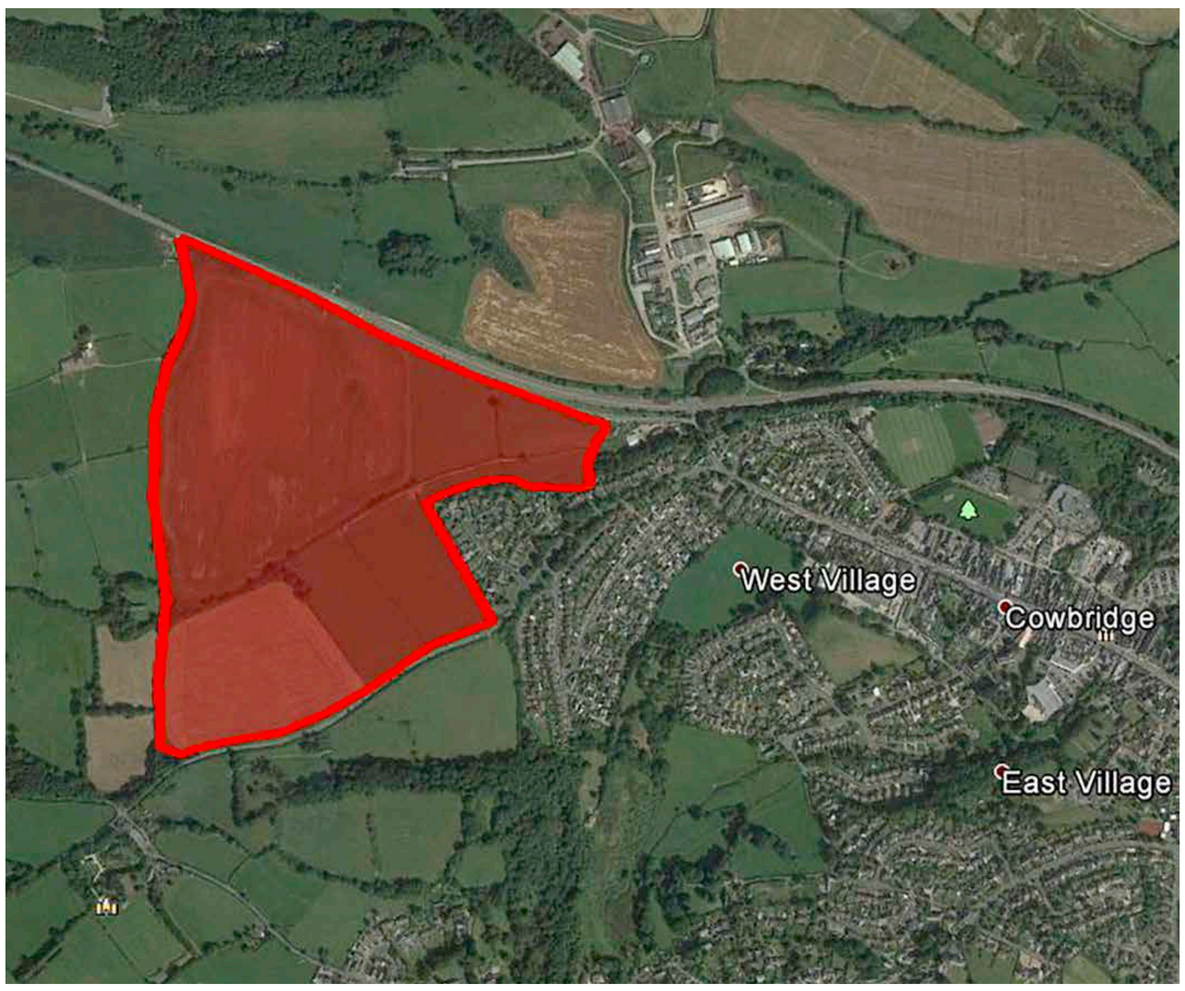
Darren Farm, North West Cowbridge

Welcome

to our public exhibition for our proposals at Darren Farm, North West Cowbridge.

This Taylor Wimpey exhibition gives you an important opportunity to view and have an input into the detailed proposals for a new residential development on the land north west of Cowbridge.

Outline Planning Permission was granted by the Vale of Glamorgan Council in July 2016 for up to 475 new homes, a new primary school, public open space and new children's play areas. At the same time, a Full Planning Permission was granted for a new link road connecting the A48 (Cowbridge Bypass) with Llantwit Major Road.



Our Proposals

Following the grant of Planning Permission by the Vale of Glamorgan Council, Taylor Wimpey acquired the land in January 2017 and since then we have been preparing our plans for the site which are presented to you today.

We propose to develop the site for up to 475 new homes, with a mix of 2, 3, 4 and 5 bedroom houses. However, we must first secure a 'Reserved Matters' planning permission which will determine, amongst other things: the internal road layout, where the houses are positioned, how they will look, landscaping, open space and how the site will drain.

The purpose of this exhibition is to give you the chance to view and input into our plans for the residential and open space elements of the development before a Reserved Matters planning application is submitted to the Council.

The land for the Primary School will be transferred to the Council, along with a substantial financial contribution towards its construction. It is the Council's responsibility to deliver the Primary School and as such, they will present their detailed plans for the school in due course.

The Link Road already has a Full Planning Permission and provides fixed access points for the remainder of the development.

Please take some time to read through the exhibition material, view the plans and feel free to speak to a member of the project team if you have any questions.

Please fill in one of the feedback forms provided with your comments. All written comments will be taken into consideration as we finalise our proposals and before we submit our application in the near future.

Finally, it is important to remember that the site has been granted Outline Planning Permission by the Local Planning Authority and therefore, the development of the land for residential purposes has already been determined. As such, we would urge you to take this opportunity to provide feedback on how you would like to see the development progress from this important milestone.

JOB NUMBER	TITLE	PG	VERSION	DATE	Size at 100%
XTWALL29	Cowbridge Welcome Board 1	1	4	10/03/2017	A1P
DESIGNER	Orp A/W A/W AMENDS				
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