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**Creation of Gypsy Pitch with One Residential Static Unit, Touring Caravan, Utility/Day Room from Partly Converted Stable Block with Improved Access and Parking & Turning Area**  
Land between Cwmavon and Dan Y Bont on the B4286  
Near Ponthydylan, Neath

Dwg No. **03d**  
Proposed Site Plan  
Drawing Title  
File name AVH\_711  
Date 07.03.2021  
Scale A3 @ 1:500  
Client Mr Jim Janes

**59.5m**  
Location of 2.4m maximal visibility splays  
Existing site entrance  
Access apron to be in concrete or bitumac  
Magenta dashed line denotes visibility to RHS of new entrance  
Roof water to soakaway  
Compacted permeable hardcore to driveway and parking & turning areas  
Foul drainage to connect to private treatment plant  
Proposed boundary treatment to main enclosure to be 2.0m high close boarded fencing

**Enhancements to be made to entrance to provide improved visibility**  
Magenta dashed line denotes visibility to LHS of new entrance  
Existing boundary treatment to remain un-affected  
Outline of existing storage barn  
Turning & Parking Area  
Existing stable block, part converted to store and day room, see drawing 06 for details  
Existing boundary treatment to east to remain un-affected River Afan some 15m below existing compound  
Access gate to be relocated and set back a minimum of 5m from carriageway edge  
Proposed muck heap  
Proposed static caravan  
Proposed touring caravan

**Legend:**  
Proposed static mobile homes  
Proposed utility/day rooms  
Proposed touring caravans  
Foul drainage to treatment plant

**Detail for 1500mm Bollard Downlight**  
Approximate locations of bollard downlights  
1500mm high direct down light for pathways and will keep light pollution and glare to an absolute minimum.  
All PIR sensors to be set so external bollard lighting turns off after 10 minutes inactivity

**"To comply with the requirements for securing biodiversity enhancements (Para 6.4.5 of PPW) the applicant will be installing Eco Bat boxes, bird boxes and hedgehog nest boxes around the perimeter of the application site. The existing hedge along the peripheral trees and hedging will be retained"**