

Hayston Developments & Planning Ltd
Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HU
01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

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 Ponthlydyfen, Neath

Proposed Site Plan
Drawing Title
File name AVH_711
Date 18.01.2023
Scale A3 @ 1:500
Client Mr Jim Jones
Dwg No. 031

59.5m
Magenta dashed line denotes visibility to LHS of new entrance
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 soakway
Compacted permeable hardcore to driveway and parking & turning areas
Foul drainage to connect to main sewer
Eastern boundary planted with native tree and shrub species to retain connectivity to surrounding habitat
Proposed boundary treatment to main enclosure to be 2.0m high close boarded fencing

Notes
Site to benefit from the creation of reptile and amphibian refugia and hibernacula - log, rock and turf pile (See I&G Ecological Report for further details)
A buffer zone to be created around the site of unmanaged grassland and suitable amphibian and reptile refugia and hibernacula.
Suitable "open" type fencing such as chain-link or close-board but with gap underneath to be used which will allow free-movement of reptiles and other animals between retained habitat and existing adjacent habitat and the wider environs.

Outline of existing storage barn
Parking & Turning Area
Existing boundary treatment to remain un-affected
Enhancements to be made to entrance to provide improved visibility

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

Access gate to be relocated and set back a minimum of 5m from carriageway edge
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
Proposed muck heap
Proposed touring caravan
Proposed static caravan

Detail for 1500mm Bollard Downlight
Approximate locations of bollard downlights 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