

INDIVIDUAL PLOT BOUNDARIES INDICATED BY BROKEN PURPLE LINES.  
PLOT BOUNDARIES + PERIMETER BOUNDARIES SHALL BE FORMED USING 1.8m HIGH TIMBER PALISADE FENCING.

HOUSE FOOTPRINTS ARE HAB HOMES - HOUSE TYPE WH 602.1 (PLEASE SEE PLANS + ELEVATIONS FOR DETAILS).

DETACHED DOUBLE GARAGES ALSO BY HAB HOMES FLOOR LEVELS OF WHICH ARE 150mm LOWER THAN THAT OF FFL OF THE HOUSE.

ALL PARKING SPACES WITHIN HOUSE PLOTS ARE 5.0m LONG x 2.6m WIDE.

LANDSCAPED EMBANKMENTS ARE SHOWN THUS, FORMING PART OF THE CUT & FILL PROPOSED TOPOGRAPHY OF THE SITE.

APPLICATION SITE INDICATED BY RED LINE. THE BLUE LINE INDICATES OTHER SURROUNDING LAND PARCELS OWNED BY THE APPLICANT.

PEDESTRIAN LINK (PROPOSED) BETWEEN BAY VIEW & LLETTY HARRI PROPOSED PATH TO BE 1.2m WIDE & AT A GRADIENT OF 1:12 WITH LEVEL PLATFORMS. (TO ENGINEERS DETAIL).

PROPOSED VISITOR / PUBLIC PARKING SPACES ALONG VERGE OPPOSITE BAY VIEW FOR THE USE OF BAY VIEW RESIDENTS ALSO PARKING SPACES TO BE 6.0m LONG x 2.85m.

PROPOSED SHARED DRIVEWAY LOCATED ALONG THE COURSE OF THE EXISTING TRACK. THE EXISTING ACCESS TO ASH TREE COTTAGE & LOWER LODGE SHALL REMAIN UNHINDERED AT ALL TIMES.

THE PROPOSED SHARED DRIVEWAY AND INDIVIDUAL PLOT DRIVEWAYS TO BE CONSTRUCTED IN PERMEABLE MATERIALS EG TOBEMORE HYDROPAVE BLOCK PAVING. THE FULL SPECIFICATION TO BE CONFIRMED AT SUDS APPLICATION STAGE.

EXISTING TREES SHOWN THUS. PLEASE READ THIS DRG. IN CONJUNCTION WITH THE TREE SURVEY + REPORT.

PROPOSED TREES SHOWN THUS. DETAILED LANDSCAPE SCHEMATIC TO BE SUBMITTED AT A LATER DATE.

GENERAL NOTES.  
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE TOPOGRAPHICAL SURVEY.  
2. PLEASE SEE DRG. NO. A.S.02 FOR SITE SECTIONS.

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| Client:<br>Pontypridd Organic Growth Ltd                                              |      |
| Project Title:<br>Proposed Residential Development adjacent to Bay View, Port Talbot. |      |
| Drg. Title:<br>Proposed Site Plan                                                     |      |
| Kevyn Davies Chartered Architect                                                      |      |
| SCALE: 1:500 at A1                                                                    |      |
| DATE: March 2024                                                                      |      |
| Issue: Planning                                                                       |      |
| Drg.no.                                                                               | rev. |
| A.S.01.                                                                               |      |