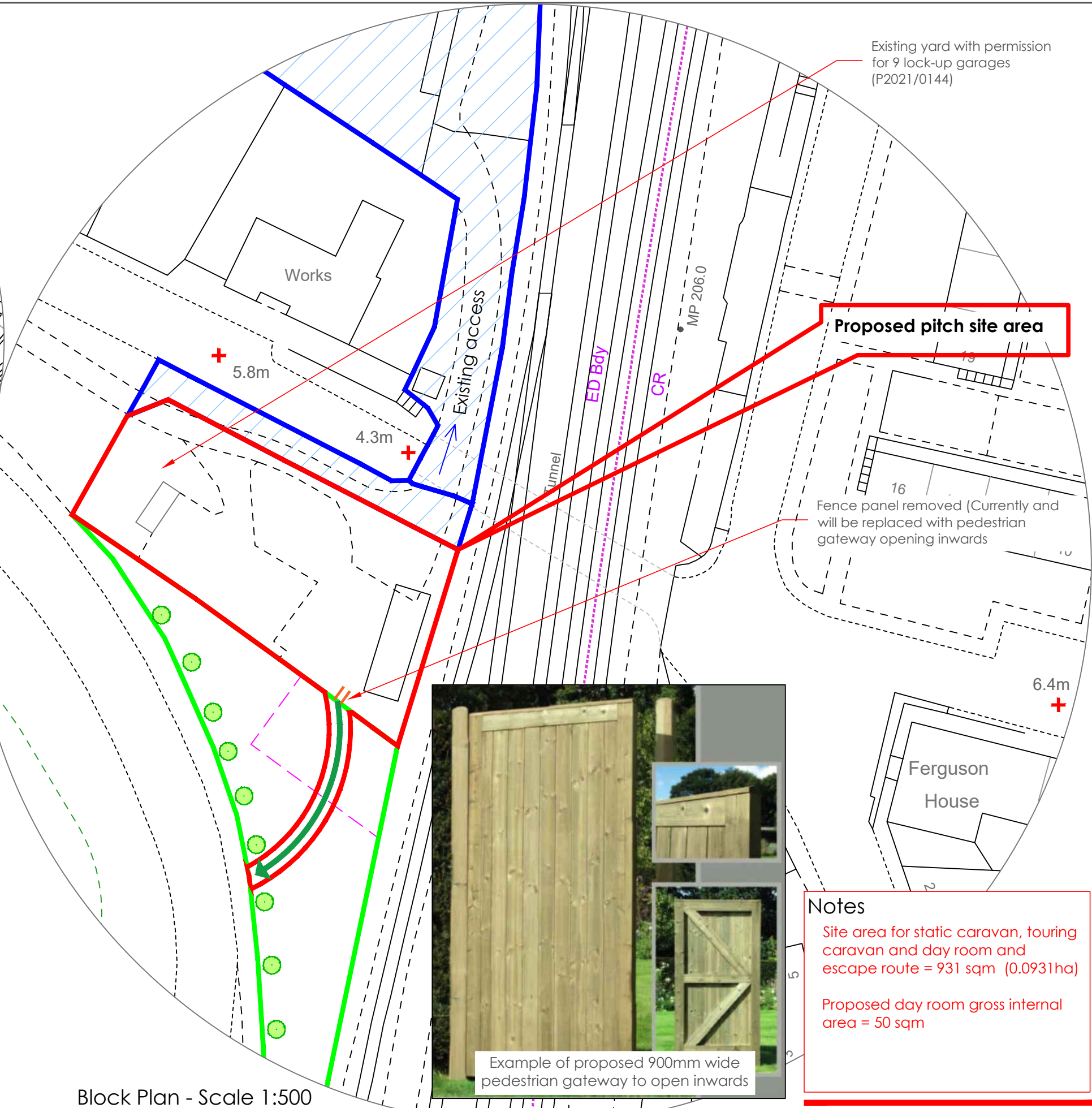


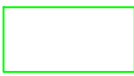


Location Plan
Scale 1:2500



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

Notes

-  Hardstanding area already used as informal play area by appellants
-  Informal landscape area owned by LPA
-  Fence panel removed (Currently and will be replaced with pedestrian gateway opening inwards)
-  Emergency escape route to higher ground

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Notes

Site area for static caravan, touring caravan and day room and escape route = 931 sqm (0.0931ha)

Proposed day room gross internal area = 50 sqm

Example of proposed 900mm wide pedestrian gateway to open inwards

Block Plan - Scale 1:500

**Creation of Traveller Pitch to Include Day Room, Static Caravan and Touring Caravan with Flooding Mitigation and Emergency Escape Route (Partly in Retrospect)
(Resubmission)**

No. 1 Ponderosa, Church Street, Briton Ferry, Port Talbot SA11 2HZ

Designed by	Checked by	File name AVH_1235	Date 13.01.2025	Scale A3 @ As Shown	Client Mr & Mrs Tom Roberts & Family
Drawing Title Location and Block Plans - Potential Pedestrian Emergency Route for 1in1000 Year Flood Event					Dwg No. 10