



Access already in place for escape route

Photo Sheet Notes

Recent photographs taken in June 2024

The LPA land currently has a pedestrian link to appeal site and is informally used as a play area for appellant family.

Pedestrian gate can be added on appellant land and ownership and ownership for emergency egress in extreme flood event (Rare event)

The LPA had approached appellant as to whether they wished to lease the land as local authority had no use for the land.

This emergency pedestrian gate can be conditioned in flood mitigation measures along with :-

- 1) Agreement on level of finished floor of caravan and dayroom
- 2) Anchoring of caravan
- 3) Standard flooding measures
- 4) Link to NRW emergency flood line
- 5) Emergency egress available in perpetuity



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

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	Date	Scale	Client
		AVH_1235	21.05.2025	A3 @ NTS	Mr & Mrs Tom Roberts & Family
Drawing Title					Dwg No.
Photo Sheet - Hardstanding area already used as informal play area by appellants					12a