



Hoffem gael eich barn am y Cynllun Datblygu Lleol ac ar ddogfennau sy'n cefnogi'r Cynllun Datblygu Lleol. Dylid defnyddio'r ffurflen hon ar gyfer pob sylw (h.y. sylwadau neu wrthwynebiadau) Mae fersiynau nodiadau cyfarwyddyd ar gael o <https://www.sir-benfro.gov.uk/adolygu-r-cynllun-datblygu-lleol/adneuo>.

Sylwch: **Ni fydd** sylwadau a wneud ar Gynllun Adneuo 2020 yn cael eu symud ymlaen ac mae angen gwneud sylwadau newydd ar y Cynllun Adneuo presennol hwn.

Os ydych yn cyflwyno copi papur, atodwch dudalennauychwanegol lle bod angen. Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion personol) a Rhan B (eich sylw). Sylwer y bydd Rhan B ar gael i'r cyhoedd a chaiff ei hanfon at Yr Arolygiaeth Gynllunio.

Mae'n rhaid derbyn eich sylwadau erbyn hanner nos Rhagfyr 16eg 2024. Dychwelwch ffurflenni at: ldp@pembrokeshire.gov.uk neu

Y Tîm Cynlluniau Datblygu, Neuadd y Sir,
Freeman's Way, Hwlfordd, Sir Benfro, SA61 1TP

We would like your views on the Local Development Plan (LDP) and also on documents which support the LDP. This form should be used for all representations (i.e. comments or objections). Electronic versions and guidance notes are available at <https://www.pembrokeshire.gov.uk/local-development-plan-review/deposit>

Please note: Representations made on the 2020 Deposit Plan will **not** be taken forward and it is necessary to make new representations on this current Deposit Plan.

If you are submitting a paper copy, attach additional sheets as necessary. This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

Your representations must be received by midnight 16 December 2024. Please return forms to: ldp@pembrokeshire.gov.uk or The Development Plans Team, County Hall, Freeman's Way, Haverfordwest, Pembrokeshire SA61 1TP

Eich manylion/manylion eich cleient
Your / your client's details

Manylion yr asiant (os ydynt yn berthnasol)
Agent's details (if relevant)

Enw Name	IAN BANNISTER	NA
Teitl swydd (lle y bo'n berthnasol) Job title (where relevant)	NA	
Sefydliad (lle y bo'n berthnasol) Organisation (where relevant)	NA	
Cyfeiriad Address		
Rhif ffôn Telephone no		
E-bost Email address		
Llofnodwyd (gallwch teipio) Signed (can be typed)		
Dyddiad Date	11 TH DECEMBER 2024	



Eich enw / sefydliad Your name / organisation		IAN BANNISTER	
1. Ar ba ran/rannau o'r Cynllun (neu ddogfennau ategol) rydych yn rhoi sylwadau? 1. Which part(s) of the Plan (or supporting documents) are you commenting on?			
Rhif(au) polisi Cynllun Datblygu Lleol neu ddyraniad safle LDP policy or site allocation number(s)		S/EMP/086/LDP2/01	
Rhif(au) paragraff y Cynllun Datblygu Lleol neu adran LDP paragraph or section number(s)		CANDIDATE NUMBER 007	
Cyfeiriad(au) Map Cynigion y Cynllun Datblygu Lleol LDP Proposals Map reference(s)		"HAYGUARD HAY" THORNTON INDUSTRIAL ESTATE MILFORD HAVEN STEYNTON.	
Os yw eich sylw yn perthyn i ddogfen ategol (e.e. y Gwerthusiad o Gynaliadwyedd), rhowch yr enw(au) a'r cyfeiriad(au) i mewn yma. If your representation relates to a supporting document (e.g. the Sustainability Appraisal), insert the name(s) and reference(s) here.		NA	
2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod p'un a gredwch fod y Cynllun yn gadarn ai peidio, ac a yw'n bodloni'r gofynion gweithdrefnol. <i>I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd.</i> 2. Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound and meets the procedural requirements. <i>For more information on soundness and procedural requirements, see the guidance notes.</i>			
Rwyf o'r farn bod y CDLI yn gadarn ac yn bodloni gofynion gweithdrefnol. I think the LDP is sound and meets procedural requirements.		<input checked="" type="checkbox"/>	
Rwyf o'r farn nad yw'r CDLI yn gadarn ac y dylid ei newid. I think the LDP is unsound and should be changed.		<input type="checkbox"/>	
Rwy'n credu na chafodd y gofynion gweithdrefnol eu bodloni. I think that the procedural requirements have not been met.		<input type="checkbox"/>	
3. A hoffech i'r Cynllun gynnwys polisi, dyraniad safle neu paragraff newydd? <i>Ticiwch bob un sy'n berthnasol.</i> 3. Would you like the LDP to include a <u>new</u> policy, site allocation or paragraph? Tick <u>all</u> that apply.			
Dyraniad safle newydd New site allocation		<input type="checkbox"/>	



Polisi newydd

New policy

Paragraff neu destun ategol newydd

New paragraph or supporting text

4. Os ydych am ychwanegu dyraniad safle newydd, a wnaethoch gyflwyno'r safle yn flaenorol fel y safle cais? Os felly, a fydddech cystal â rhoi enw a chyfeiriad y safle cais (os yw'n hysbys).

4. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).

Enw'r safle

Site name

Cyfeiriad y cais

Site reference

Os ydych am awgrymu safle newydd, dylech atodi cynllun o'r safle yn nodi ffiniau'r safle rydych am eu cynnwys yn y Cynllun a rhoi manylion am ei ddefnydd arfaethedig. Dylech ystyried a oes angen i'r ffurflen sylwadau hon gael ei hategu gan arfarniad o gynaliadwyedd. Lle bo gan newidiadau arfaethedig i Gynllun Datblygu effeithiau cynaliadwyedd sylweddol, bydd angen i chi ddarparu'r wybodaeth berthnasol ar gyfer arfarnu cynaliadwyedd. Mae'n rhaid i'r wybodaeth hon fod yn gyson â chwmpas a lefel manylder yr arfarniad o gynaliadwyedd a gynhaliwyd gan yr Awdurdod. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth amlygu effeithiau sylweddol tebygol y polisi arfaethedig neu safle newydd.

If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

5. Rhestrwch eich sylwadau isod.

Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sydd eu hangen i gefnogi/cyfiawnhau eich sylw. Nodwch pa brawf/proffion cadernid mae'r Cynllun Datblygu Lleol yn eu bodloni neu nad yw'n eu bodloni a pham (gweler y nodiadau cyfarwyddyd i gael rhagor o wybodaeth). Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Dim ond os bydd yr Arolygydd yn eich gwahodd i fynd i'r afael â materion y bydd yn eu codi y byddwch yn gallu cyflwyno rhagor o wybodaeth i'r archwiliad. Sylwer na fydd yr Arolygydd wedi gallu gweld unrhyw sylwadau y gallech fod wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol.

5. Please set out your comments below.

Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why (see guidance notes for more information). This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous

consultations.

Cynllun Datblygu Lleol 2

Ticiwch yma os ydych chi'n cyflwyno deunydd ychwanegol i gefnogi eich sylw.

Tick here if you are submitting additional material to support your representation.

**6. Os ydych yn gwrthwynebu'r Cynllun Datblygu Lleol, ydych am siarad mewn sesiwn gwrandawriad yr Archwiliad cyhoeddus?**

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwys ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer hefyd y bydd yr Arolygydd yn pennu'r weithdrefn fwyaf priodol ar gyfer darparu ar gyfer y rhain sydd eisiau rhoi tystiolaeth lafar.

6. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

I do not want to speak at a public hearing and am happy for my written representations to be considered by the Inspector.



Rwyf am siarad mewn sesiwn gwrandawriad.

I want to speak at a public hearing.

Os ydych chi eisiau cyfranogi mewn gwrandawriad, nodwch isod am beth rydych chi eisiau siarad (e.e. 'Safle Tai ym Mhen y Graig' neu 'Y targed tai cyffredinol').

If you want to participate in a hearing, indicate below what you want to speak about (e.g. 'Housing site at Pen y Graig' or 'The overall housing target').

9. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith yr hoffech gael eich clywed.

9. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.

Rwy'n dymuno cael fy nghlywed yn Gymraeg.

I wish to be heard in Welsh.

Rwy'n dymuno cael fy nghlywed yn Saesneg.

I wish to be heard in English.

To, Whom It May Concern,

I refer to the land commonly known as Hayguard Hay which at present, is an 'SP14 - STRATEGIC EMPLOYMENT PROVISION'; S/EMP/086/LDP2/01 ; at Thornton Industrial estate cluster. (Candidate site no. 007 on plan).

The site is 2.64 hectares and suitable for B1, B2 and B8 use classes, which is a requirement for employment sites which will increase due to the 'Celtic Freeport'. This piece of land would facilitate needs for offices, warehouses, storage facilities, workshops, etc. and be beneficial for employment.

Historically, this land was classed as industrial since 1961 and was originally part of 'Milford Haven Industrial Developments Ltd'. Then it became part of the 'North Pembrokeshire Local Plan' and carried through into the 'Joint Unitary Development Plan' as a designated area for industrial developments. Then it became part of 'The Haven Waterway Enterprise Zone'.

Recently, it is now part of the 'Celtic Freeport' which will benefit the land being 'Tax-free' which is included in the zone.

When I purchased the land in October 2007, I paid the 'Full valuation of Industrial Land', at that time, of £125,000. Unfortunately for me it took until July 2008 before it was registered at the 'Land Registry'.

In that period Pembrokeshire County Council (PCC) had decided to take my site out of the designated industrial zone at that time.

Somebody at PCC had unfairly decided to do this without notifying myself, thus, giving me an opportunity to appeal.

Basically, I paid a considerable amount of money for 'Industrial Land' and overnight it was reverted back to 'Agricultural Land' being worth only a pittance.

At the time of purchase, I had previously had a letter from PCC Development Control Officer, Mr. Ray Kirk, dated 4th March 2003, confirming that the land formed part of the adopted North Pembrokeshire Local Plan. Which was then carried through into the then emerging 'Joint Unitary Development Plan'.

I enclose paperwork from:

- 'F.B. Fisher Associates, Surveyors and Development Consultants', of a proposal document; Design and Access Statement; with indicative layout of plots, for your perusal.
- Documentation of a Land Survey by 'M.W. Surveyors; Land and Engineering Surveyors, Templeton', for your perusal.
- All documentation regarding M.W. Surveyors and F.B. Fisher Associates had already been presented to the PCC Planning Department by Andrew Vaughan-Harries from 'Hayston Development', Johnston.

On file, letters from:

- 'Highways Approved' confirmation letter.
- Confirmation letter from Welsh Water.

Advantages of Hayguard Hay

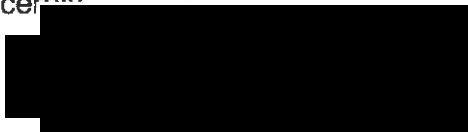
- It has a mains gas line passing through.
- Land has benefit of the rights granted by a transfer dated 8th February 1961, between the County Council of the Administrative County of Pembroke and Milford Haven Industrial Developments Ltd., which is stipulated on both Consort factory site and my title deeds. There is in fact a designated 'manway' on Consort land, with reserved rights to connect to drainage and sewers from my site.
- Limited Industrial sites remain in this area now from 2020. Some are classed as contaminated, unsuitable or no longer available.
- Part of 'The Haven Waterway Enterprise Zone'.
- Part of 'Celtic Freeport', a tax-free zone.
- Easily and safely approachable off the crossroads and traffic lights of Thornton Road / Steynton Road (A4076), some 500m away. Safe access and egress to the main road is a prime.
- It is part of Thornton Industrial Park, which is in close amenity to Puma Storage Facility and the recently developed 'Recycle Plant'.
- It is close to both Liquefied Natural Gas (LNG) plants; South Hook and Waterston.
- Close proximity to local Solar Panel farms and wind turbines.
- The localised Armed Guard Emergency Rapid Response Police Headquarters (HQ) is nearby.
- The proposed site lies directly adjacent to Consort Factory. In the heart of a designated industrial zone.
- The site is of a prime location on the outskirts of Milford Haven town, situated near the main roads that lead to Haverfordwest, Neyland and Pembroke Dock.
- The site would allow economic growth to the area leading to potential employment creation.
- The site space would allow for mixed-use businesses.
- The site is situated near local supermarkets, small businesses, fuel stations, bus and railway stations.
- The site is near to Milford Haven Port Authority; Milford Haven Waterfront / Marina, waterway and ferry ports of Pembroke Dock.

This site has a long standing planning history, with applications going back 17 years by myself. Hoping to revert it back to industrial as it was originally.

I would be grateful if we could bring it to a positive close.

Recently, I have helped out the Town Council and Local Community by selling off part of my land, further down the road, for extension of the Milford Haven Cemetery on Thornton Road, allowing for more well needed space for burial plots due to it being at almost full capacity.

Yours Sincerely,

A large black rectangular box redacting the signature of Ian Bannister.

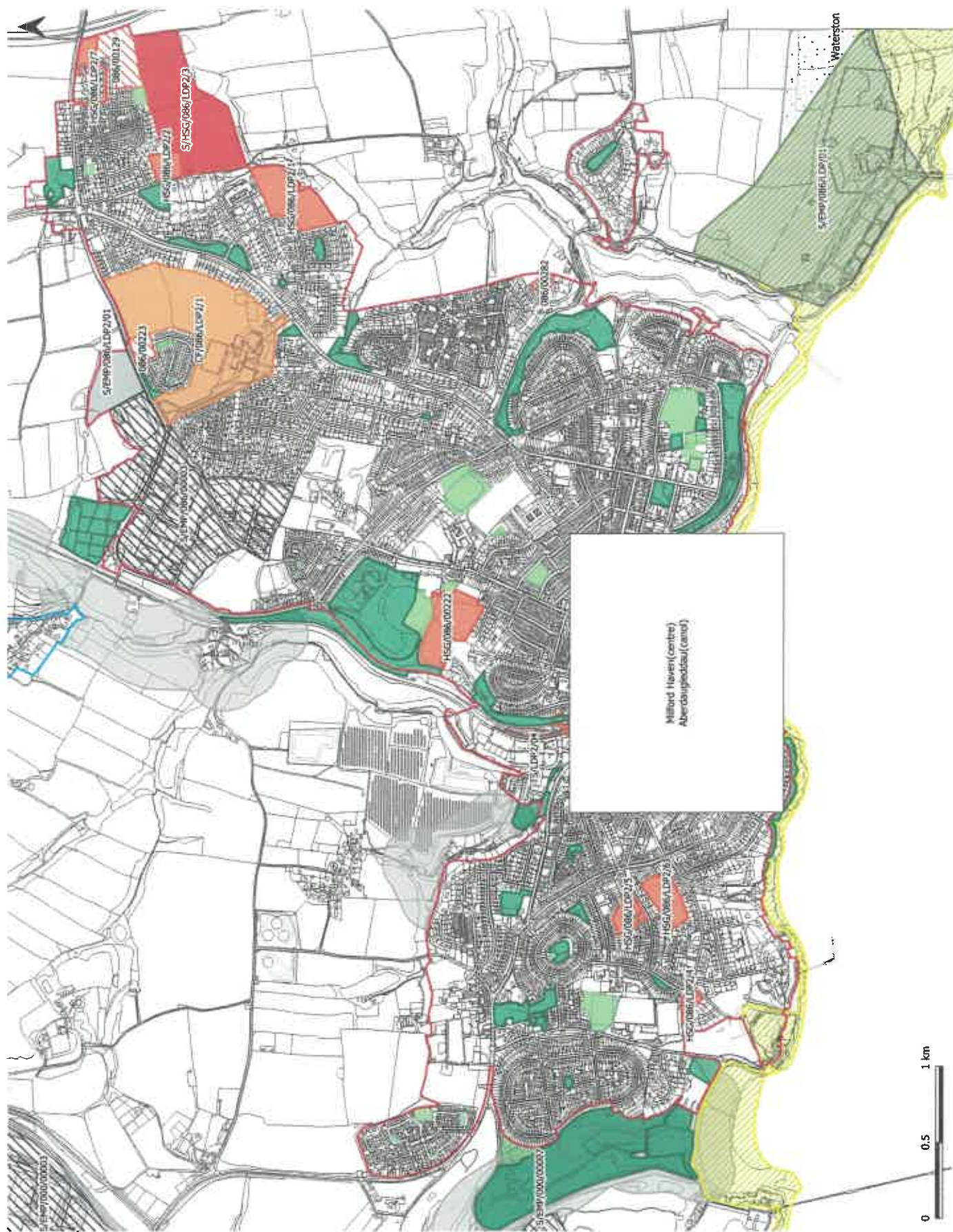
Ian Bannister

Candidate Site Number / Nifer Safleoedd Ymgeiswyr	Name of Site/ Enw Safle	Nearst Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Cydweddolaeth Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
001	Land at Myrtle Meadows, Steynton / Tir yn Myrtle Meadows, Steynton	Milford Haven / Aberdaugleddau	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	3.12	Passed all phases	Allocated	Green 4
006	Land at Hayguard Hay, Steynton - option 1 / Tir yn Hayguard Hay, Steynton - opsiwn 1	Milford Haven / Aberdaugleddau	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	2.64	Not applicable	Site allocated for alternative use as suggested by CS.007.	Red 4
007	Land at Hayguard Hay, Steynton - option 2 / Tir yn Hayguard Hay, Steynton - opsiwn 2	Milford Haven / Aberdaugleddau	Agriculture / Amaethyddiaeth	Employment / Cyflogaeth	Grey	2.64	Passed all phases	Allocated	Blue 1
057	North of Thornton Cemetery / I'r Gogledd Thornton Cemetery	Milford Haven / Aberdaugleddau	Agriculture / Amaethyddiaeth	Employment / Cyflogaeth	Green 1	3.68	Phase 4	Landscape. Also ALC Grade 2	Blue 1
069	Land at Milford Haven Golf Club, Hubberston / Tir yn Milford Haven Golf Club, Hubberston	Milford Haven / Aberdaugleddau	Vacant (Part of Golf Course) / Gwag (Rhan o'r Cwrs Golf)	Housing / Tai	Green 1	4.78	Passed all phases	Not well related to built form of settlement in comparison to other sites. Also not required for development and would displace an existing recreational use.	Amber 4
130	Between Liddleston and Lower Priory / Rhwng Liddleston a Lower Priory	Milford Haven / Aberdaugleddau	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 3	9.16	Phase 3	Highway. Also, not well related to the settlement and potential for coastal change flood.	Red 4
193	South of Conway Drive, Castle Pill Road, Steynton / I'r Dde o Conway Drive, Castle Pill Road, Steynton	Milford Haven / Aberdaugleddau	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	9.59	Passed all phases	Allocated	Green 4
240	East of Castle Pill Road Steynton / I'r Dwyrain o Castle Pill Road Steynton	Milford Haven / Aberdaugleddau	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.78	Passed all phases	Allocated	Green 4

*

* S/EMP/086/LDP2/01 : 007

HAY GUARD HAY S/EMP/086/LDP2/01



Milford Haven / Aberdaugleddau

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting on the register on **16 March 2000**.
This date **must be quoted as the 'search from date' in any official search application** based on this copy.
Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.
Issued on **17 March 2000** by HM Land Registry.
This title is administered by the **District Land Registry for Wales**.

HM Land Registry

Title Number [REDACTED]

Edition Date : 16 November 1999



A: Property Register

containing the description of the registered land and the estate comprised in the Title.

PEMBROKESHIRE
SIR BENFRO

1. The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being Hayguard Hay.
2. A Conveyance dated 27 March 1926 and made between (1) [REDACTED] [REDACTED] The County Council of the Administrative County of Pembroke contains the following exceptions and reservations and this registration takes effect subject thereto:-

"EXCEPT AND RESERVED unto the Owner or Owners thereof all coal culm and ironstone and other minerals but not including stone other than ironstone in and under the lands hereby conveyed with all necessary or proper powers rights and easements for searching for winning working getting and carrying away the same whether by underground or surface workings proper compensation being paid to the said Council its successors and assigns for all damage done to the surface of the said lands or the buildings thereon and for the occupation of the surface in or about the exercise of such rights or powers TO HOLD unto the Council in fee simple".
3. The land has the benefit of the rights granted by a Transfer dated 8 February 1961 made between (1) The County Council of the Administrative County of Pembroke and (2) Milford Haven Industrial Developments Limited.

NOTE:-Copy in Certificate. Copy filed under WA141.
4. The Transfer dated 7 January 1966 of the land tinted pink on the filed plan is expressed to except and reserve rights of drainage through the sewers existing or to be laid and constructed thereunder and a right to link to, connect to, and use the same.

Google Maps SA73

HAY GUARD HAY S/EMP/086/LDP2/01



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HAYGUARD HAY S/EMP/086/LDP2/01



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LAND HATCHED RED: HAYGUARD HAY "S/EMP/086/LDP2/01"



HAYGUARD HAY S/EMP/086/LDP2/01



Image © 2008 Bluesky

© 2008 Tele Atlas

2008 Google

KEY	SM 9007 NE : SM 9007 SE : SM 9107 NW : SM 9107 SW	Scale 1:1250
DISTRICT	PRESELI	© Crown copyright

ADMINISTRATIVE AREA PEMBROKESHIRE
SIR BENFRO

HAYGUARD HAY
CANDIDATE NUMBER 007
S/EMP/086/LDP2/01



This official copy issued on 5.2.2008 shows the state of this title plan
 on 5.2.2008 at 000001. It is admissible in evidence to the
 same extent as the original (s.67 Land Registration Act 2002).
 This title plan shows the general position, not the exact line, of the boundaries. It may be
 subject to distortions in scale.
 Measurements scaled from this plan may not match measurements between the same points
 in the ground. See Land Registry Public Guide 19 – Title Plans and Boundaries.
 This title is dealt with by Land Registry, Wales Office.
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S/EMP/086/LDP2/01

CANDIDATE NUMBER 007

F.B.FISHER ASSOCIATES
SURVEYORS and DEVELOPMENT CONSULTANTS
"FAIRWINDS" MOUNT PLEASANT BURTON PEMBROKESHIRE SA731PB
Telephone 01646 600697

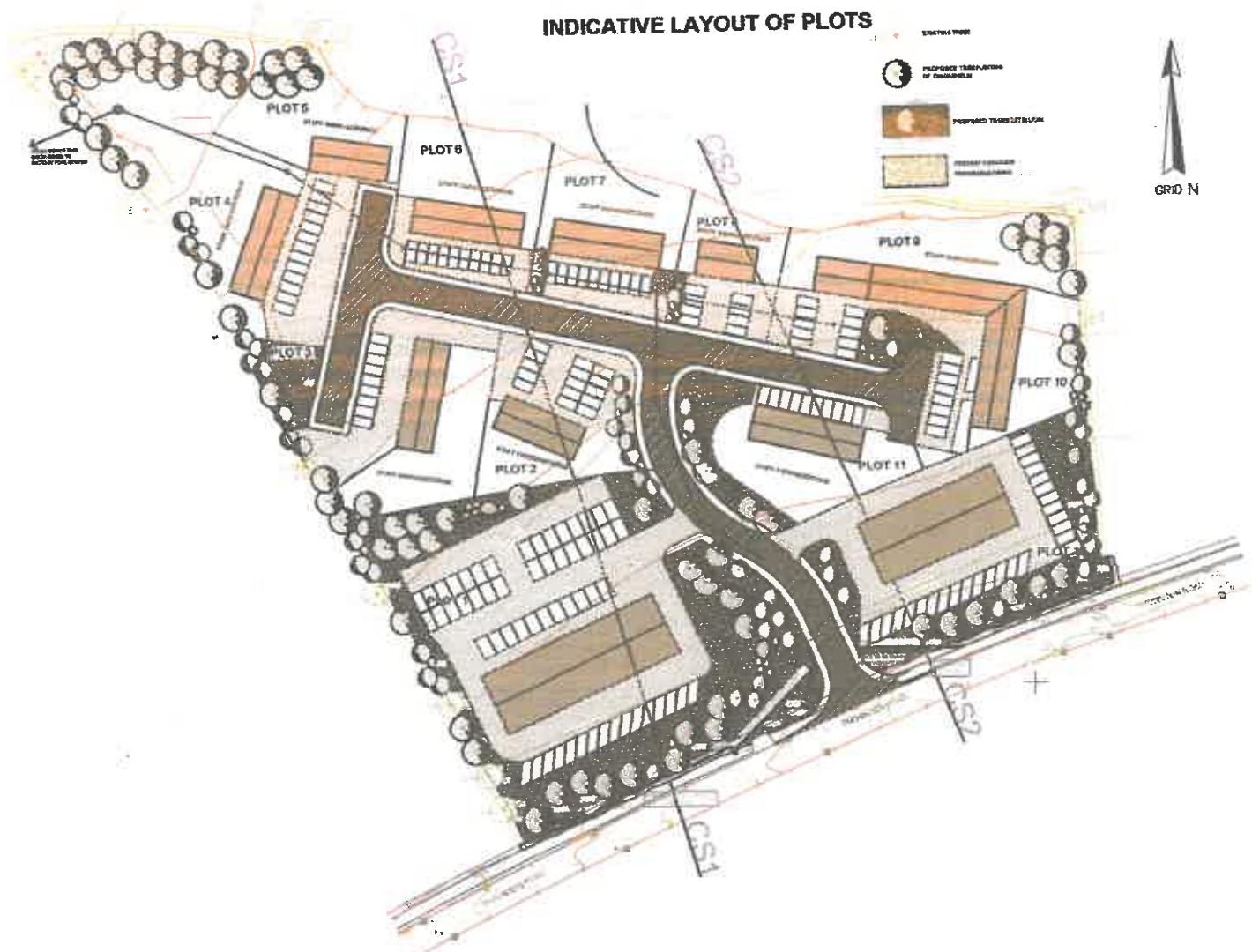
DESIGN AND ACCESS STATEMENT
PROPOSED INDUSTRIAL DEVELOPMENT ON LAND AT THORNTON
ROAD, THORNTON, MILFORD HAVEN.

Site Location

The two and a half hectare site is located to the north east of the existing buildings on the Thornton Industrial Estate and five hundred metres from Steynton Cross in a westerly direction and fronts onto the Thornton Road connecting Steynton to the Priory District of Milford Haven.

Description

The site, an area of 2.5 hectares, slopes from the Thornton Road in a north/north west direction to a stream and irrigation pond located to the north of the northern boundary of the site. The average crossfall, in a south to north direction, is 13metres, an average gradient of 1in 11.50 metres.



Legislation

This statement has been prepared in accordance with the Town and Country Planning, Wales - The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009, Welsh Assembly Government Technical Advice Notes and Codes of Practice, together with compliance relating to disability discrimination, environmental, highways, public health and building regulation Acts, Regulations, Orders and Codes. The policies contained in the Joint Unitary Development Plan for Pembrokeshire, especially the ones relating to access, design, amenity, ecology and biodiversity and the protection of archeological features, have been taken into account.

Access (JUDP Policy 100)

Access

The existing road network which primarily serves the industrial estate will not be affected by the proposals. The recent installation of traffic lights at Steynton cross roads has considerably improved the safety and traffic flow especially to the industrial estate.

The development is not likely to generate major trips. An increase in traffic volumes will obviously occur but it is considered that the existing 6.5 metre Thornton Road carriageway will adequately serve the proposed development. The environmental characteristics of the network would not be affected.

The roads to the proposed development are easily accessible by car, pedestrians and cyclists. The county road is subject to a 30mph speed limit. It is not predicted that any speed reducing measures will need to be introduced. The recently constructed cycle track connecting Milford Haven to Pembroke Dock passes the site.

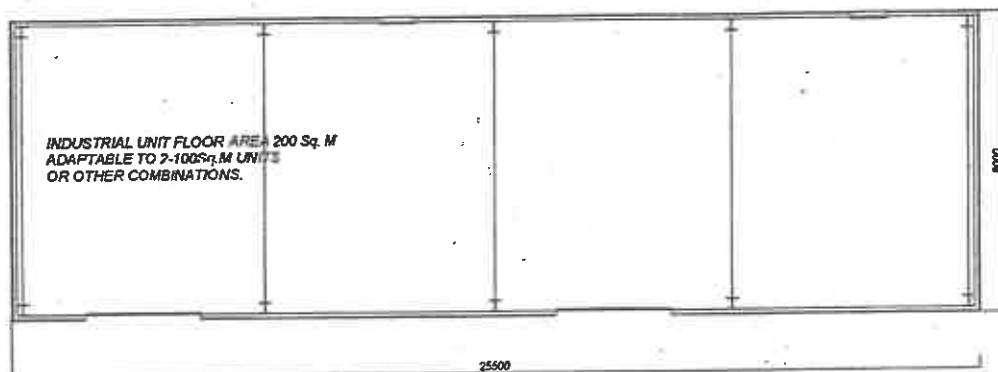
Access to the buildings on the site will be from parking areas with dedicated bays with ramped access for pedestrians, visually impaired and /or disabled persons to the front entrance with gradients not exceeding the requirements for disabled access. The approach to, and front entrance to, the property will be well lit with low energy external lighting points located at regular intervals around the perimeter of the building.

The construction of the buildings will comply in all respects with the provisions of Part K of the Building Regulations and the revisions to the Building Regulations Part M (2004) and the Approved Document M (2004). Also the procedures set out in the Designing for Accessibility Guidelines and the applicable provisions of the Disability Discrimination Act 1995. Facilities for the disabled will be located on the ground floor of the buildings.

The access ways, ramps, hand rails, and lighting will be maintained to the highest possible standards by the occupiers of the buildings.

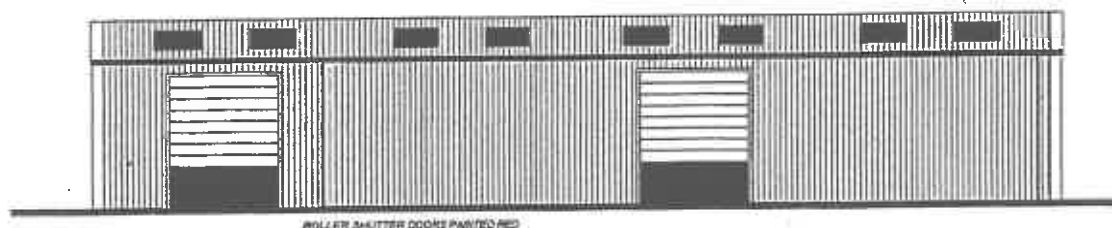
Character

The Thornton Industrial Estate comprises of factory/storage units of different sizes, design and construction. The units are predominately of metal or fibre cement sheet cladding with some units traditionally constructed. There is no distinctive character to the area. If outline planning permission is granted the land will be sold and the ultimate form of development will be decided by the developer and the planning authority. This could take the form of a single user or, more probably, the development of individual units of varying sizes for sale or rental. It is essential that a degree of flexibility is accorded to the development to encourage businesses to the site. If the site was developed for individual units it is anticipated that the units would be constructed using European profile colour coated steel cladding on a steel portal frame. Natural lighting would be from translucent roof sheets. Doors would be sectional or roller shutter. As previously stated the applicant has no intention of developing the site and wishes to sell to a developer. It is difficult, therefore, to be specific regarding the final form future development might take. Individual units in a mixed development could have floor areas ranging from 1000 sq.m. to 100 sq.m. or less. Scale parameters could range from lengths of 45m. to 12m, widths of 25m. to 8m. and heights from 4m. to 6.5m. The slope of the site would require cut and fill profiling and the construction of block retaining walls. Boundaries would be secured with 1.8m. high galvanized palisade fencing. Open frontages with brick paving and areas of landscaping would allow for easy access and parking.



PLAN (1:100)

TYPICAL EXAMPLE OF PROPOSED WORKSHOP UNITS



FRONT ELEVATION (1:100)

STEEL PORTAL FRAME CLAD WITH LIGHT GREY COLOUR COATED
INSULATED STEEL SHEETING TO ROOF AND WALLS TO ALL ELEVATIONS.

Community Safety

External lighting will be provided to adequately light the roads, external parking areas and paths to the units, the lighting will be designed so as not to cause annoyance to adjoining properties. External doors will be sectional or roller shutter and if required fitted with small windows for observation of callers. All doors will be fitted with security devices. Fire detection/smoke alarm and/or sprinkler systems will be fitted internally together with safety glass to doors and windows all as required by current building regulations.

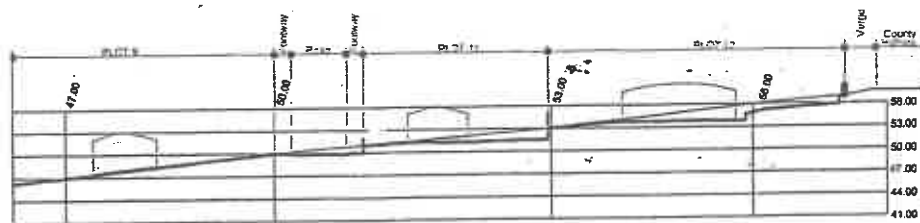
Environmental Sustainability

The site is currently used to graze animals. Boundaries are defined with timber post and rail fencing to the Thornton Road and post and wire fencing to the remainder of the field. In parts thick growth has occurred and shown on the site plan. Solar panels to heat water and to reduce the energy demand of the units will be located, where possible, on the south facing roof plane and will be supplemented by biomass or gas fired boilers to heat the units.

The design of the units will endeavour to minimize carbon emissions and high standards of insulation will be provided. Units will meet all the statutory requirements for the conserving of fuel and power. The feasibility of providing a heating system and rainwater harvesting system for the site will be considered. The use of permeable surfaces to parking areas will be considered. There is no evidence to indicate that any form of contamination is present.

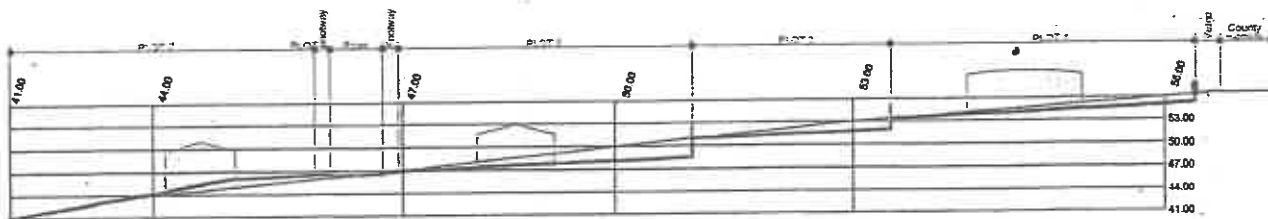
Biodiversity

Every effort will be made to create an environment that attracts wild life to the site. Boundary hedges will be retained with security fencing erected inside existing boundaries. It must be recognized that the opportunity for any form of major habitat improvement is extremely limited, however, tree planting and habitats such as low growing shrubs and rockeries will be created within the parking areas of the units.



CROSS SECTION 2 (1:500 H&V)

— EXISTING GROUND LEVEL
- - - PROPOSED GROUND LEVEL



CROSS SECTION 1 (1:500 H&V)