Parc Pelenna holiday resort

Fairyland Road, Neath, Port Talbot

Design and Access Statement

June 2024

Contents

Introduction

Our vision for Parc Pelenna envisages a sensitively planned, tourism-based development of 120 holiday lodges, supporting facilities, a new access road, green spaces, sustainable drainage and enhanced habitat features located on the northern slopes of Pelenna Forrest overlooking the Vale of Neath. The number of holiday lodges has been established with a successful international resort operator as an optimal number to support a range of leisure activities on site and create a unique high quality destination. The new holiday resort has been carefully planned to blend with the landscape and create an attractive, high quality destination which works in harmony with nature, and offers a unique destination for people to enjoy the beauty of the countryside.

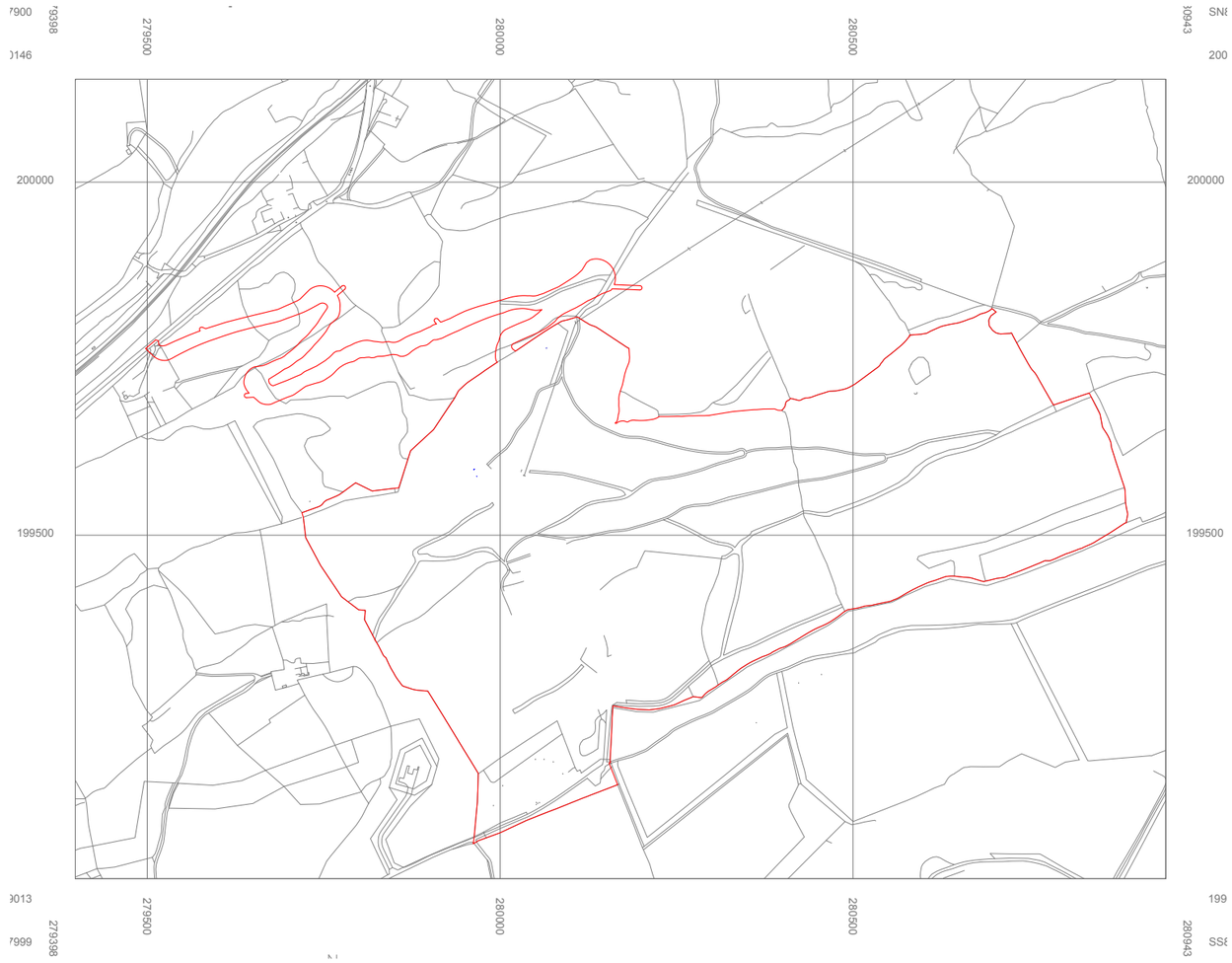
The site comprises approximately 45.5 hectares of upland located 2km from the outskirts of Neath. It is accessible off Fairyland Road, Tonna as far as Bryn chwyth Farm, beyond which an unclassified track extends approximately 1km eastward to the entrance to Parc Pelenna. A new site entrance and access road is proposed off the B4434 road south of the village of Clyne at Ynys Nedd Farm.

Panoramic views extend northward over the Vale of Neath, the River Neath and the Neath Canal to the hills around Waun Glyn-nyd. Pelennna Forest extends over four kilometres eastward connecting with neighbouring forests and uplands surrounding the village of Glyncorrwg. The site is adjacent to the National Cycleway and openly accessible areas for walking and cycling.

The designs for the holiday resort have been developed in response to the helpful feedback from the pre-app process undertaken in 2023 ref Q2023/0104, and fully taking into account the updated ecological information available since that date, along with new tree survey information and with the benefits of a full design team collaborating to ensure that the resort design has been developed holistically. This document is intended to support an application for Outline Planning consent, and the on the basis that some elements of detail will be subject to a future Reserved Matters Application.

Site Analysis

Site Analysis
SITE LOCATION



The site occupies the north-west facing slope of the Vale of Neath beneath the existing ridgeline and plateaux which tracks north eastward beyond the southern boundary and incorporates both areas of steeply sloping ground and pockets of gentler slopes notably towards the southern periphery. Much of the site is blanketed with coniferous forest, however it also contains areas of open grassland and moorland and several small watercourses, cairns, disused mine workings and other, relatively minor, historic elements. Long views southward from the opposite side of valley reveal that the site is visually contained and largely concealed within the landscape beneath the existing ridge.

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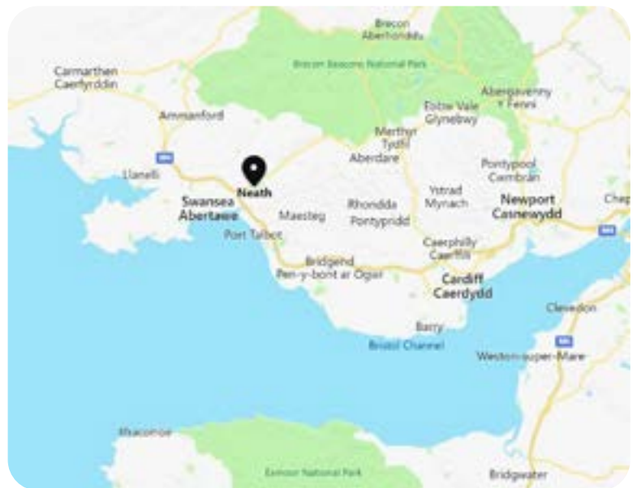
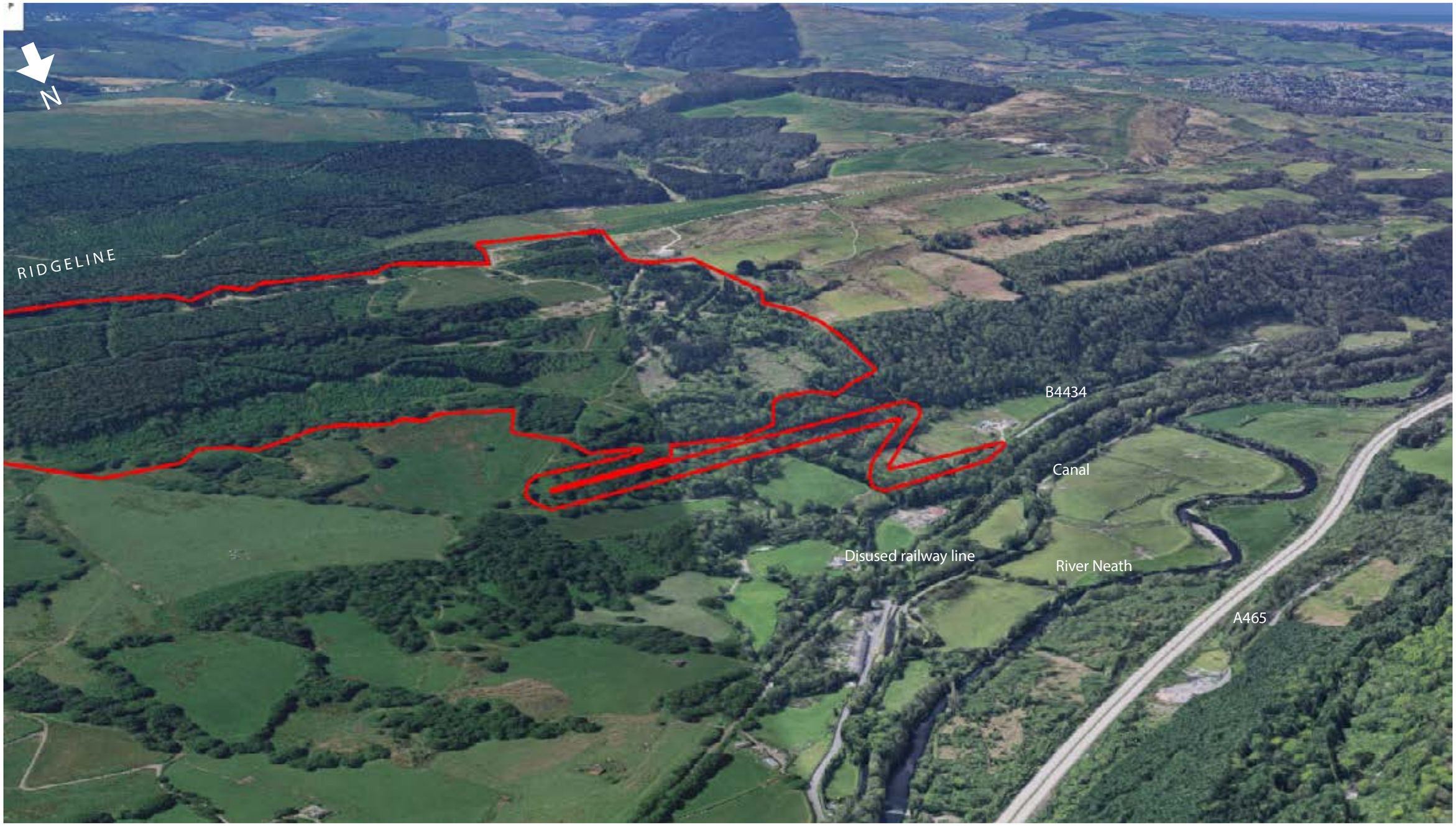
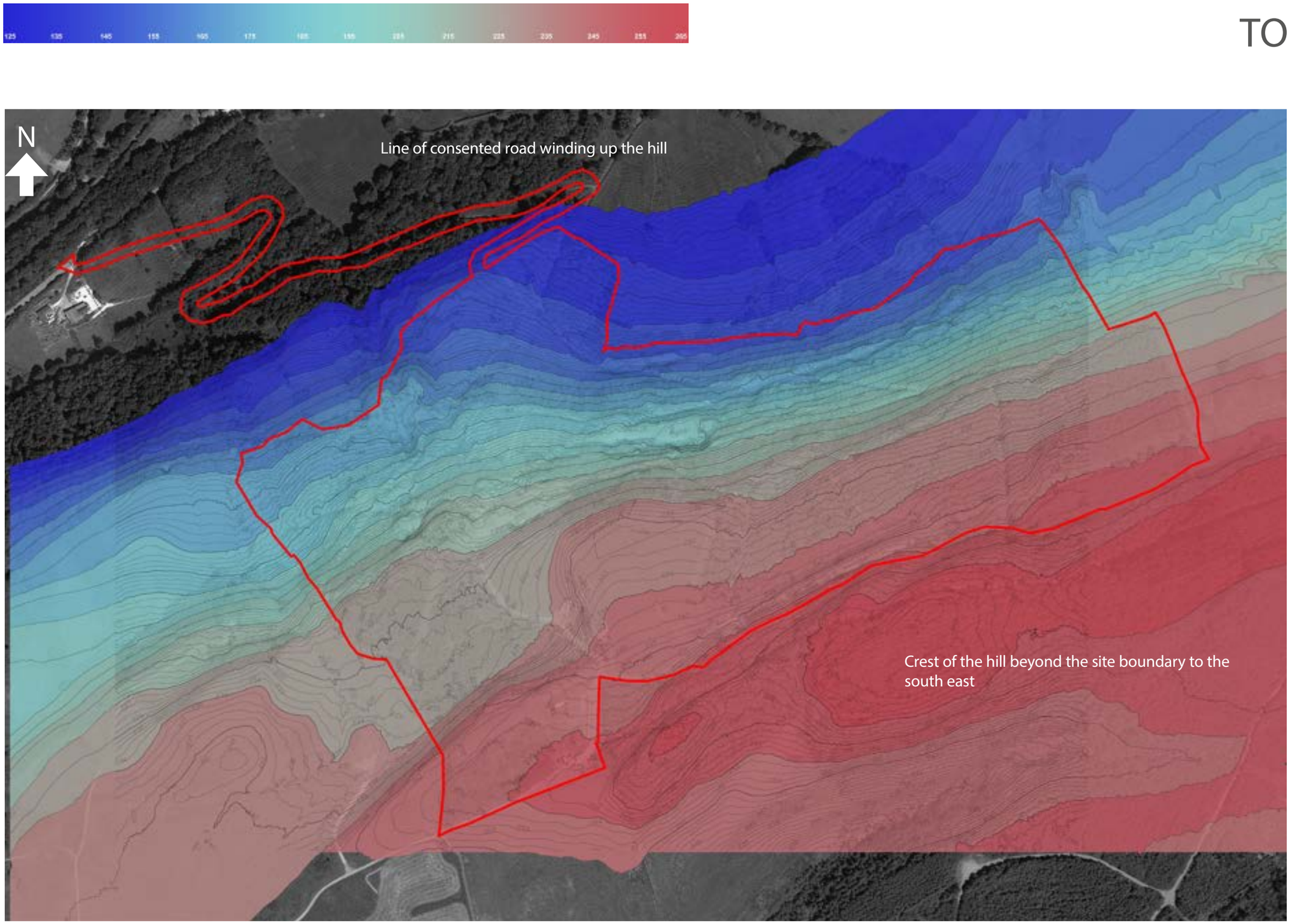


BIRDSEYE VIEWS

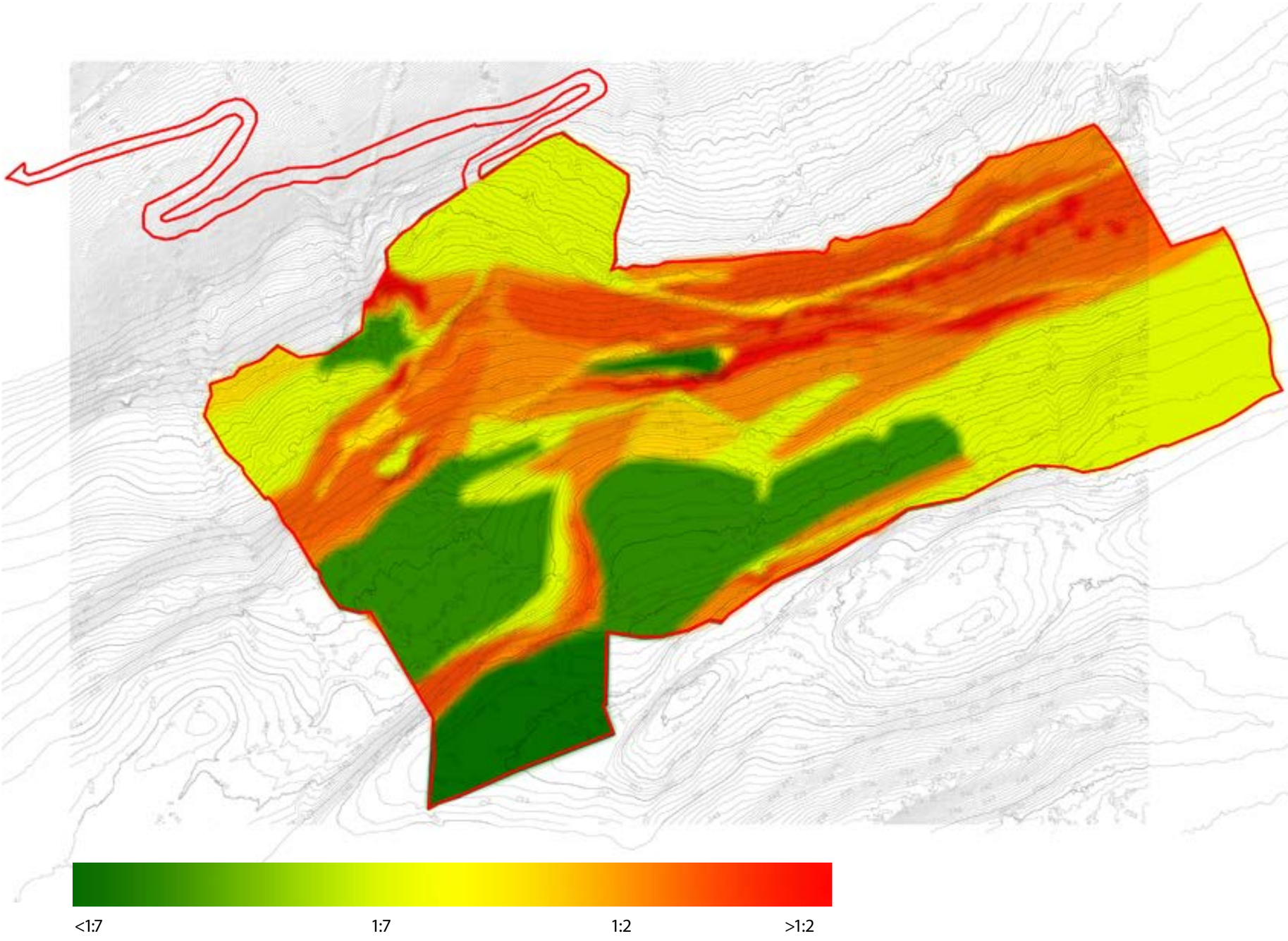


BIRDSEYE VIEWS

Site Analysis
TOPOGRAPHY



Site Analysis
TOPOGRAPHY - INTENSITY OF GRADIENT



This diagram shows the intensity of the slope within the site.

Areas of green are plateaus, yellow areas are sloping at around 1:7.

Orange areas are up to 1:2, with red areas greater than 1:2.

The site as a whole has a bowl shaped concavity facing north and gets generally flatter towards the crest of the hill.

Green and yellow areas are most appropriate for development, with some limited development possible within the less steep orange zones.

The topogaphy suggests that different lodge types should be developed to suit the plateaus and the hillsides.

The plateaus should support a slightly denser form of development as most of these flatter areas will only be visible from the tops of hills across the valley rather than the valley floor.

SITE PHOTOGRAPHS

Views northward over Vale of Neath

SITE PHOTOGRAPHS

Looking north

SITE PHOTOGRAPHS

Middle tier looking east

SITE PHOTOGRAPHS

Upper plateau looking west

SITE PHOTOGRAPHS

Upper tier north east

SITE PHOTOGRAPHS

Middle tier looking north

Site Analysis

SITE PHOTOGRAPHS

Upper tier looking east

Site Analysis

SITE PHOTOGRAPHS

Middle tier looking west

Site Analysis

SITE PHOTOGRAPHS

Upper slope - Gas Govenor

Site Analysis

SITE PHOTOGRAPHS

Upper slope

SITE PHOTOGRAPHS

Upper existing buildings

Site Analysis
CONSTRAINTS & OPPORTUNITIES

CONSTRAINTS

Gradient & contours

Proposed (consented) road alignment and junction positions

Utilities – existing high pressure gas pipeline with 50m and 170m inner and outer zones. HSE advise a maximum of 3 lodges within inner zone, but no restrictions within outer zone.

Utilities - overhead electricity lines with associated 10m no build zone each side

Utilities – proposed; environmental impact / limitations to bringing utilities and services on site

Existing water courses

Existing buildings

Ecology and woodlands - refer to separate drawings by EDP (woodlands) and Ramboll (ecology)

Map from previous application Coal Mining Risk Assessment with site boundary overlaid - areas of coal mining identified - see report for detail

Site Analysis
CONSTRAINTS & OPPORTUNITIES

CONSTRAINTS - TREE SURVEY

Refer to EDP arboricultural report for full details of existing trees and woodlands.

Areas outside of tree belts are most suitable for development to minimise tree loss and habitat loss, and the mitigation measures required.

CONSTRAINTS & OPPORTUNITIES

CONSTRAINTS - HABITAT SURVEY

Refer to Ramboll's drawings and reports for full details of existing habitats and their degree of sensitivity.

Generally, areas of grassland and scattered shrubland are deemed to be less sensitive to development than areas of woodland, particularly broadleaved deciduous woodland.

N

0 100 200 400 Metres

TN1 TN2 TN3 TN4 TN5 TN6 TN7 TN8 TN9 TN10 TN11 TN12 TN13 TN14 TN15 TN16 TN17 TN18 TN19 TN20 TN21 TN22 TN23 TN24 TN25 TN26 TN27 TN28 TN29 TN30 TN31

Pond 1 Pond 2 Pond 3 Pond 4 Pond 5 Pond 6

Legend

- Site Boundary
- A3.1 Broadleaved Parkland/ scattered trees
- Target note
- Himalayan Balsam
- I1.1.2 Inland cliff - basic
- J2.4 Fence
- J2.8 Earth Bank
- A1.1.1 Broadleaved woodland - semi-natural
- A1.2.2 Coniferous woodland - plantation
- A1.3.1 Mixed woodland - semi-natural
- A2.1 Scrub - dense/continuous
- A2.2 Scrub - scattered
- B2.2 Neutral grassland - semi-improved
- B4 Improved grassland
- B5 Marsh/marshy grassland
- B6 Poor semi-improved grassland
- G1 Standing water
- J1.2 Cultivated/disturbed land - amenity grassland
- J1.4 Introduced shrub
- J3.6 Buildings
- J4 Bare ground
- Not surveyed

Figure Title
Figure A.1. Phase 1 Habitat Survey

Project Name
Parc Pelenna Holiday Resort

Project Number	Figure No.
1620009696	A.1
Date: April 2024	Prepared By: BE/AB
Scale: 1:5,000 @A3	Issue: 1

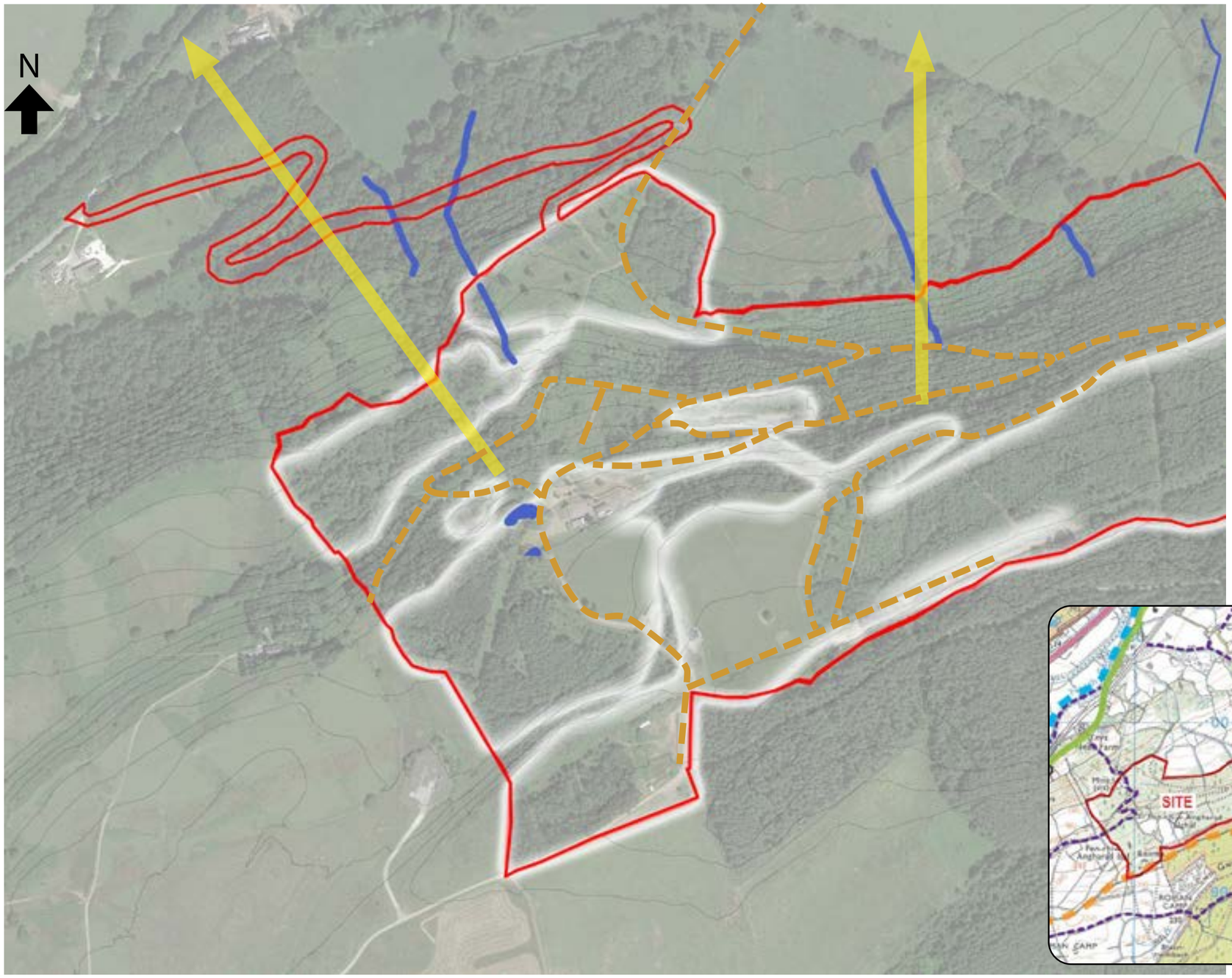
Client
Trivselhus UK Holdings Limited

RAMBOLL

R162_9696_ParcPelenna_FigA1Phase1Hab_20240405_H.pagx

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.

Site Analysis
CONSTRAINTS & OPPORTUNITIES



OPPORTUNITIES

Views – exploiting contours to maximise views

Areas of plateaux and shallower slopes most suited to development

Existing paths and tracks with potential for re-use

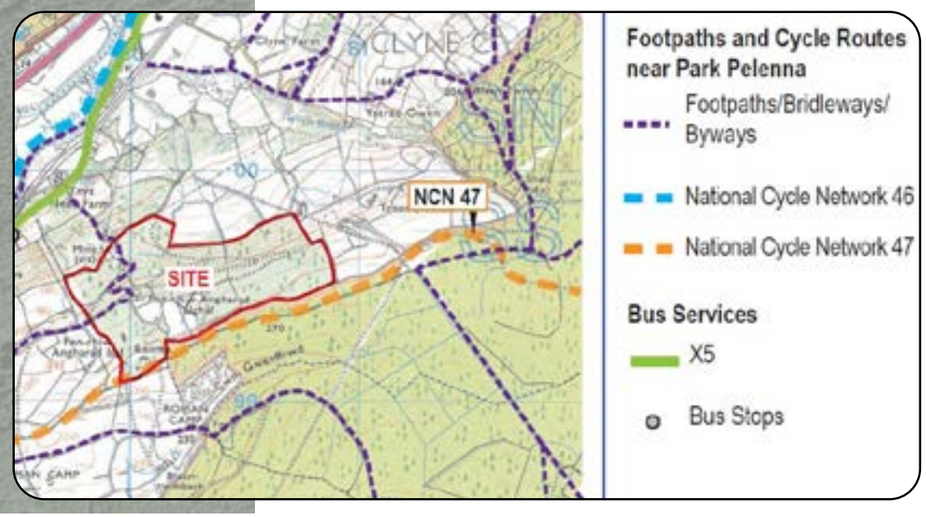
Habitat creation and drainage response – swales and attenuation ponds = added value

Sustainability features & renewables; PVs / solar-thermal / rainwater harvesting / electric transport

Enhanced planting / screening

Outdoor amenities and access

Excellent access to cycle infrastructure - National Route 47 to the south boundary, route 46 close by



Map from previous application Transport Assessment

Design Response

PLACEMAKING

A HEART FOR PARC PELENNA

A community hub building is proposed in a central location at the holiday resort, which will be a focal point for residents and visitors offering leisure activities, food and drink, day to day shopping, and management services. The Hub is positioned in the location of the existing house on the site, close to the two largest existing ponds which will form part of a wider landscaped community space offering natural play areas, outdoor seating and potentially the opportunity for wild swimming.

LODGE CLUSTERS

Two different types of lodge clusters are proposed in response to the topography and views - linear clusters and convergent clusters. Linear clusters are arranged along contours on hillsides primarily, and will have outstanding views over Parc Pelenna and the wider landscape. Convergent clusters are positioned on plateaus where levels are more benign, and will generally have fewer distant views and overlook their immediate landscape setting.

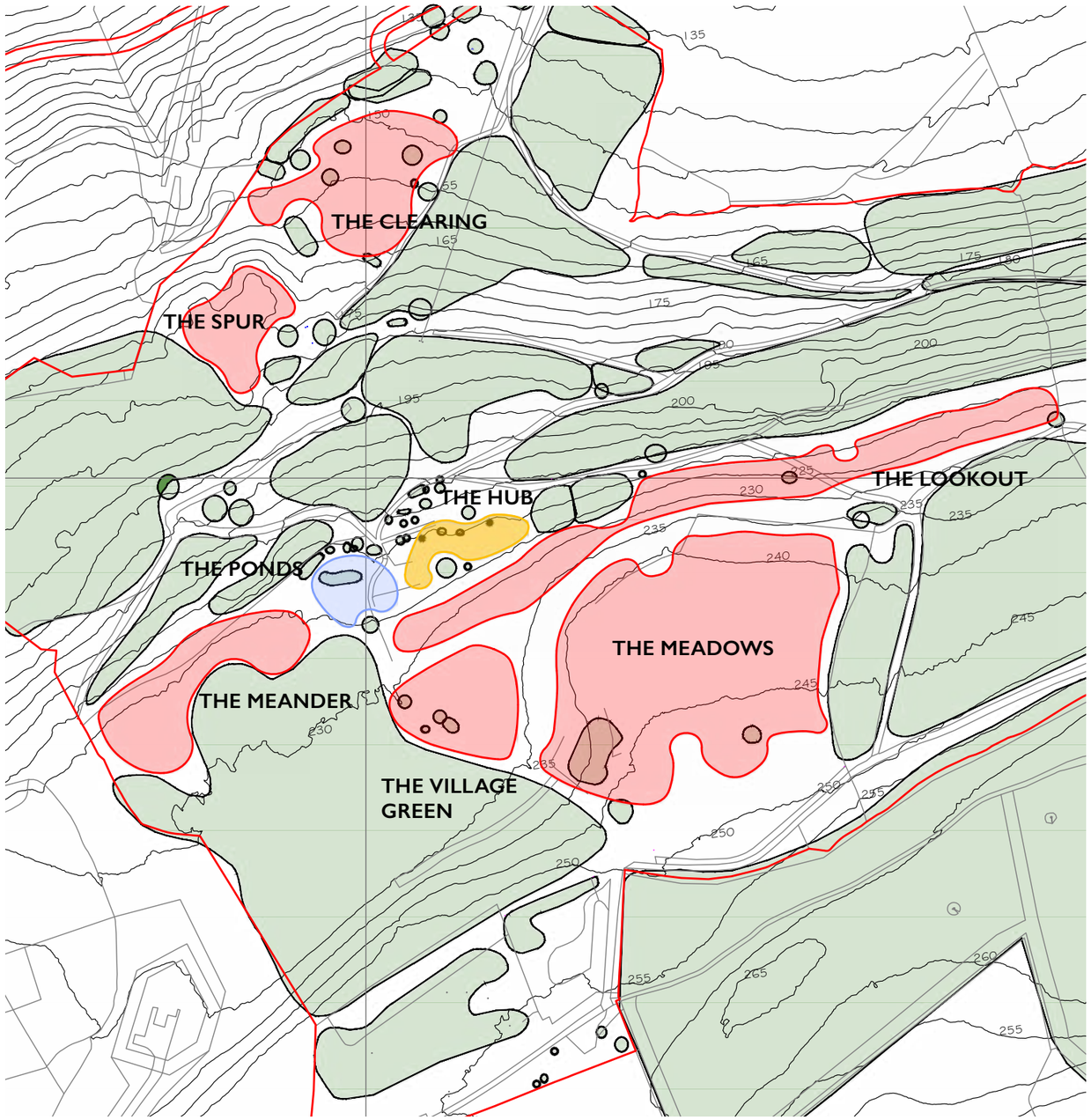
HAMLETS

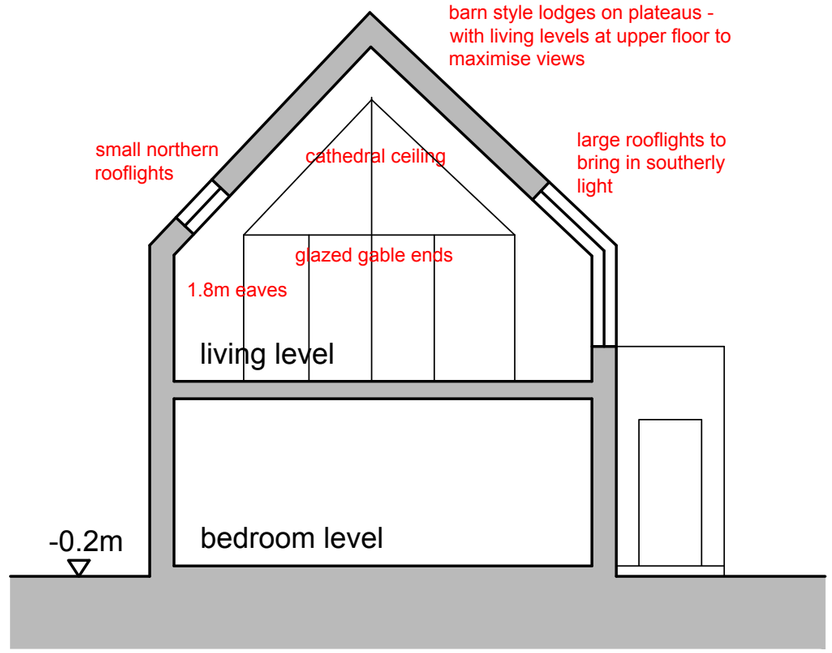
The differing cluster typologies, views and differing landscape treatments appropriate for each location will give a unique sense of place to each of the various hamlets throughout the holiday resort:

- the Meadows, located on the uppermost grassy plateau
- the Lookout, perched on a steep hillside with stunning views out
- the Village Green, a small cluster overlooking enclosed landscape
- the Spur, on a small plateau with both distant and local views
- the Clearing, on a gentle slope with views over mature woodland
- the Meander, surrounded by large trees and close to the Hub

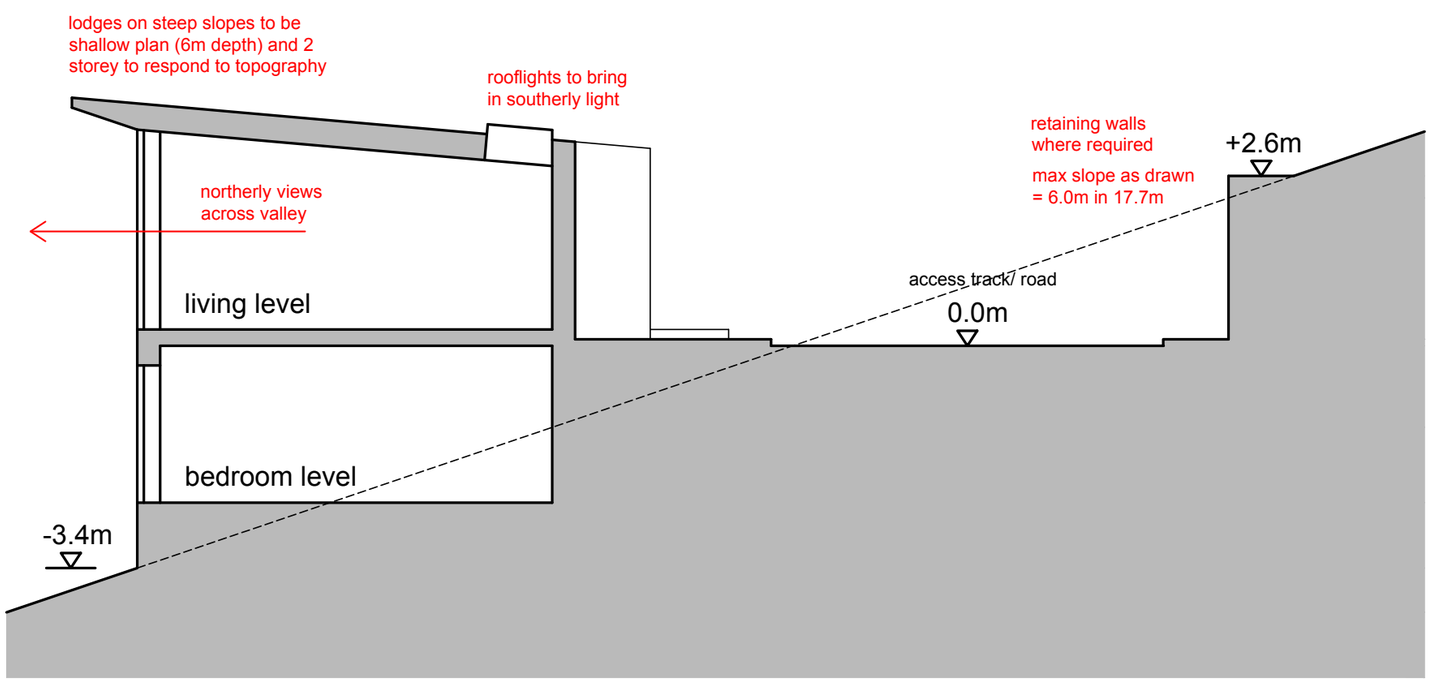
LINKAGES

Each of the hamlets will be connected to the Hub, to each other and to the wider landscape by a path network utilising the existing tracks on site wherever possible.





section through typical lodge on plateau



section through typical lodge on slope

WORKING WITH THE CONTOURS

ROAD GRADIENTS

The new spine road required from the valley floor to access the holiday lodges is designed at a maximum gradient of 1:12 up to a proposed reception centre/ hub building located approximately in the centre of the lodges. Most access roads and tracks branching from the spine road are similarly designed to this gradient to maximise the accessibility of each cluster of lodges. Roads are designed as switchbacks where required to navigate steep slopes.

LODGE DESIGNS

Two different typologies of lodges are designed to respond to the two different topographies - plateaus and hillsides.

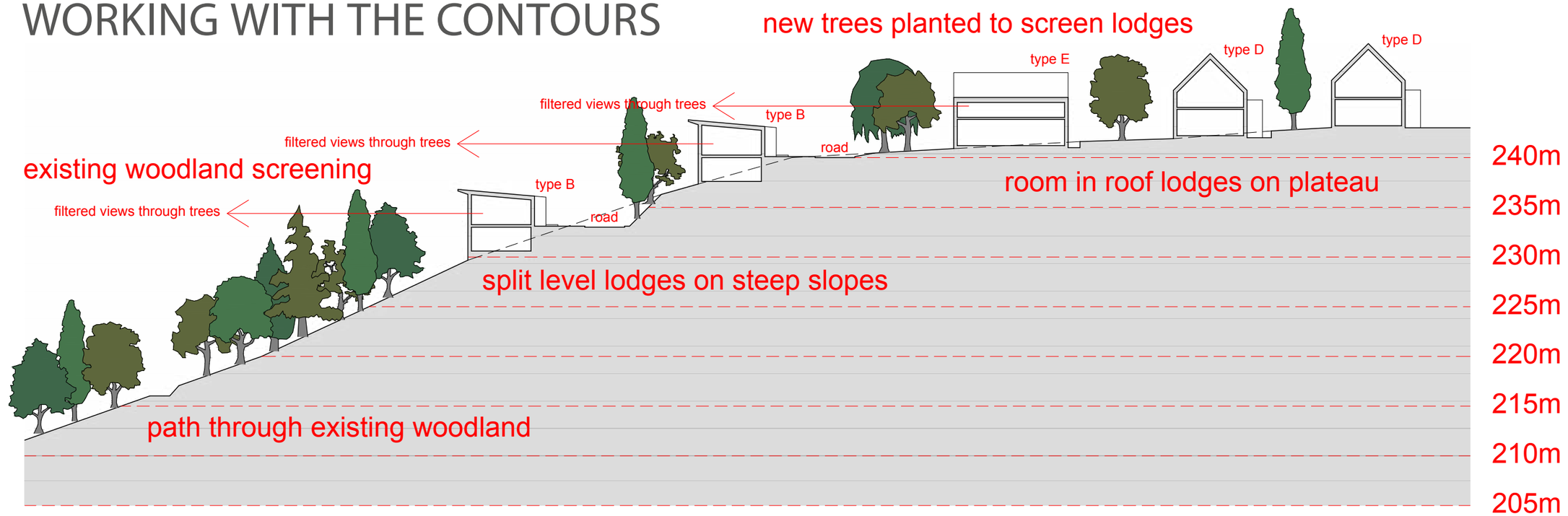
Lodges on plateaus take the form of small scale rural barns, storey and a half in height, and with steeply pitched roofs as is generally found in the local area. The gardens around these lodges will be gently sloping without the need for significant retaining structures.

Lodges on hillsides are of a split level design with green roofs, always on the downslope from the adjacent access road to minimise the extent of cut required into the slope. The living accommodation at the upper floor of these two storey buildings is accessed directly from the access road level. Bedrooms are tucked under the living accommodation at the lower floor. These lodges can respond to a variety of differing slope conditions as exist on site. Hillside lodges are generally accessed from single sided roads which allows greater flexibility in sensitvely responding to varying slopes.

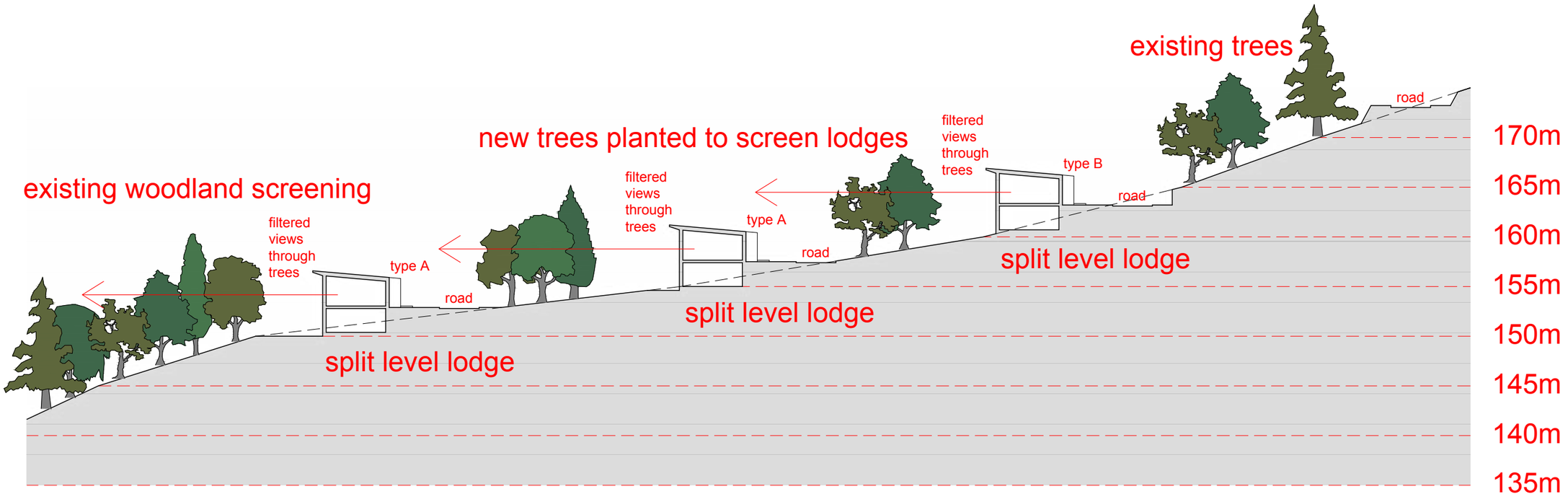
VISUAL IMPACT

Clusters of lodges located on plateaus will have less visual impact when viewed from the surrounding areas than lodges on hillsides, as the majority of lodges away from the plateau edges wont be seen from afar. A slightly higher density of development is proposed on plateaus for this reason, and most access roads are two sided in contrast to the hillsides.

WORKING WITH THE CONTOURS

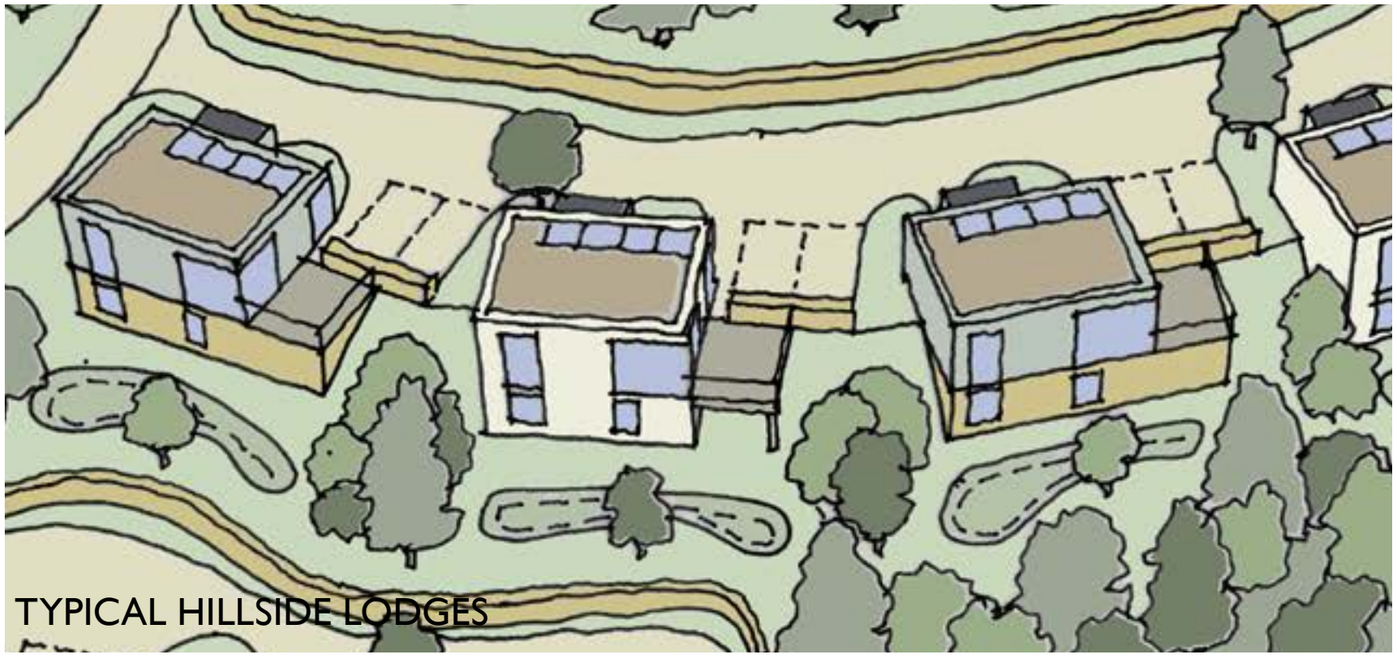


Section AA - through The Lookout and The Meadows hamlets

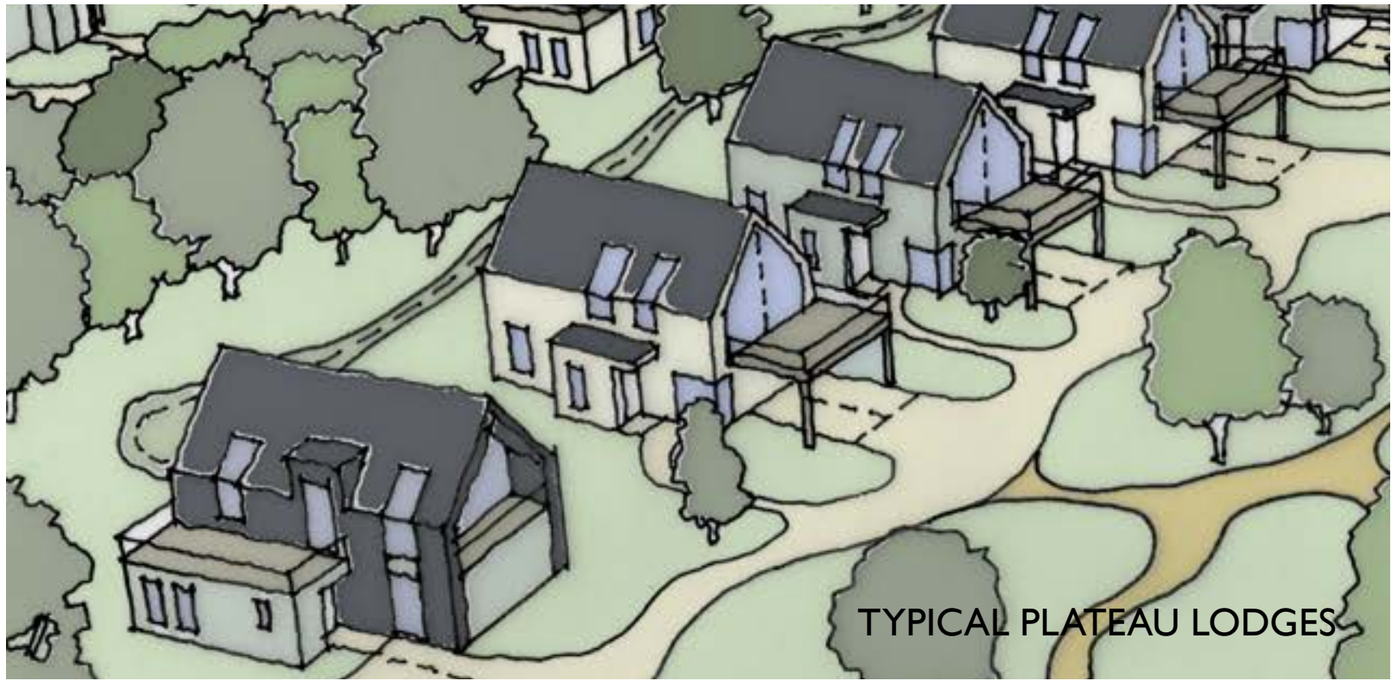


Section BB - through The Clearing hamlet

FORMS AND MATERIALS



TYPICAL HILLSIDE LODGES



TYPICAL PLATEAU LODGES

ARCHITECTURAL FORMS

Buildings are designed to harmonise with the surrounding landscape, to respond to orientation and views, and to embody elegance and simplicity of form.

Hillside lodges are compact cubic forms with green roofs, lodges on plateaus have the forms of contemporary small scale barns. Lodges are designed with open plan living spaces to create bright attractive interiors, many with dramatic vaulted ceilings. Each lodge has access to its own private outdoor space, which are oriented to ensure that they receive direct sunlight.

Glazing will be a combination of vertically proportioned slot windows and a limited number of larger openings to provide primary views.

The iconic Hub building is conceived of as a fluid, organic form nestled into a significant slope, with its green roof connected to the adjacent hillside and giving the impression of having grown from the landscape. Several back of house functions are partly buried into the adjacent slope.

MATERIALS AND COLOURS

Lodges will be clad predominantly with timber cladding in earthy natural colours which will harmonise with the surrounding landscape colours. Some hillside lodges may have a stone clad basecourse at the lower floor where they emerge from the slope.

Within the lodge clusters, colours will alternate between adjacent buildings to give visual differentiation and variety, and to lessen the visual impact when viewed from afar.

Lodges on plateaus with pitched roofs are intended to have contemporary metal standing seam roofs which will give a slightly agricultural appearance. The metal cladding could also be used on some prominent lodges as cladding to provide a visual counterpoint and enhanced wayfinding throughout the holiday park.

TECHNICAL FEATURES

Trivselhus Climate Shield™ is built to exceed the demands of UK building regulations now and in the future.

SUSTAINABLE

Trivselhus ensures sustainably produced building materials.

COST EFFECTIVE

Quality fabric and lower construction costs give outstanding value for money at a competitive overall price.

AIRTIGHT

Sophisticated detailing gives airtight joints to maintain the building's internal temperature effectively.

INSULATION

Closed panels are fitted with extreme insulation at the construction stage.

FABRIC FIRST MANUFACTURE

Energy saving potential is built into the building fabric during a precision factory assembly with exacting quality control systems.

GLAZING FOR SOLAR GAIN

Triple-glazed windows trap natural heat gain.

LOW ENERGY NEEDS

Exceptionally low heating costs allow flexibility of internal design to meet buyers' needs and aspirations.

MINIMAL WASTAGE

Computer-aided manufacturing processes and precise builds cut waste to the absolute minimum.

SUSTAINABILITY

SITE WIDE MEASURES

The site's location close to National Cycle routes 46 and 47 along with a bus stop close to the site entrance on the valley floor and the nearby train station at Port Talbot offer visitors multiple options to access the holiday resort without the need for a private car.

Cycle touring in particular could be a significant generator of visits to Parc Pelenna. With this in mind, each lodge has been designed with an external private cycle store for several bikes, which will also cater for the recharging of e-bikes.

With the transition currently underway from petrol and diesel vehicles to more enviromentally friendly electric vehicles, each lodge will be fitted with its own EV point for vehicles, and several additional charging points will be provided at the Hub.

The Hub will be at the heart of the holiday resort, and will offer sufficient services and leisure options to negate the need to travel offsite for many guests. Many guests will want to enjoy the beautiful landscape at Parc Pelenna either on foot or on two wheels.

BUILDINGS

The lodge buildings will be built using the Trivselhus Climate Shield timber frame building system, which achieves exemplary environmental performance standards similar to Passivhaus standards.

Climate Shield is a panellised frame where much of the building work is undertaken off site which will reduce the number of vehicles needed to access the site on a daily basis, and helps minimise associated carbon emissions.

Space heating will be by efficient air source heat pumps, potentially augmented by roof mounted solar voltaic panels to produce electricity and/ or solar thermal panels which preheat incoming water to reduce the power load.

All windows will be triple glazed, and the lodges will have very high levels of airtightness to ensure that heat isnt lost to the outside.

ACCESSIBILITY

SITE WIDE MEASURES

The access road from the valley floor up to the main site boundary, and also the spine road within the holiday park up to the Hub building are designed at a maximum gradient of 1:12 to facilitate ease of acess for walkers, cyclists, cars and medium size vehicles such as a fire tender despite the steep slopes in some parts of the site. Most other access roads and paths are designed at a lower gradient than 1:12 to allow ease of walking and cycling by most people.

For those with reduced mobility, wheelchair accessible parking spaces will be provided at several lodges and also at the Hub.

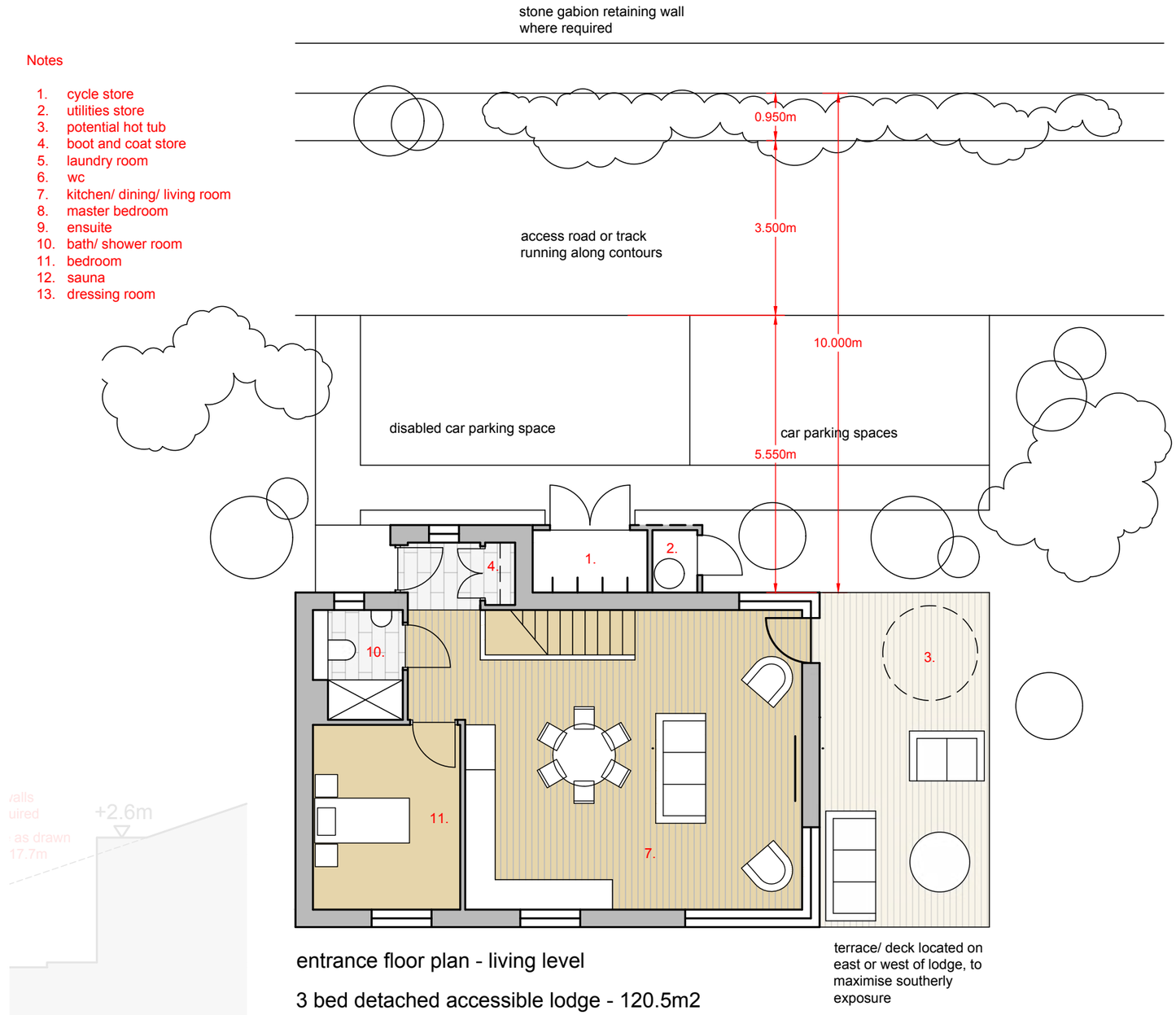
LODGES

All buildings will be designed to meet the recommendations of Building Regulations Part M4(2) to allow ease of access into and throughout each of the lodges for those with additional mobility needs.

In addition, a lodge type, type C, has been developed to ensure that there is a lodge with a bedroom, a bathroom and a living space all on the entrance level. Type C lodges are positioned close to the Hub, and at a similar elevation to it to allow for ease of access.

THE HUB

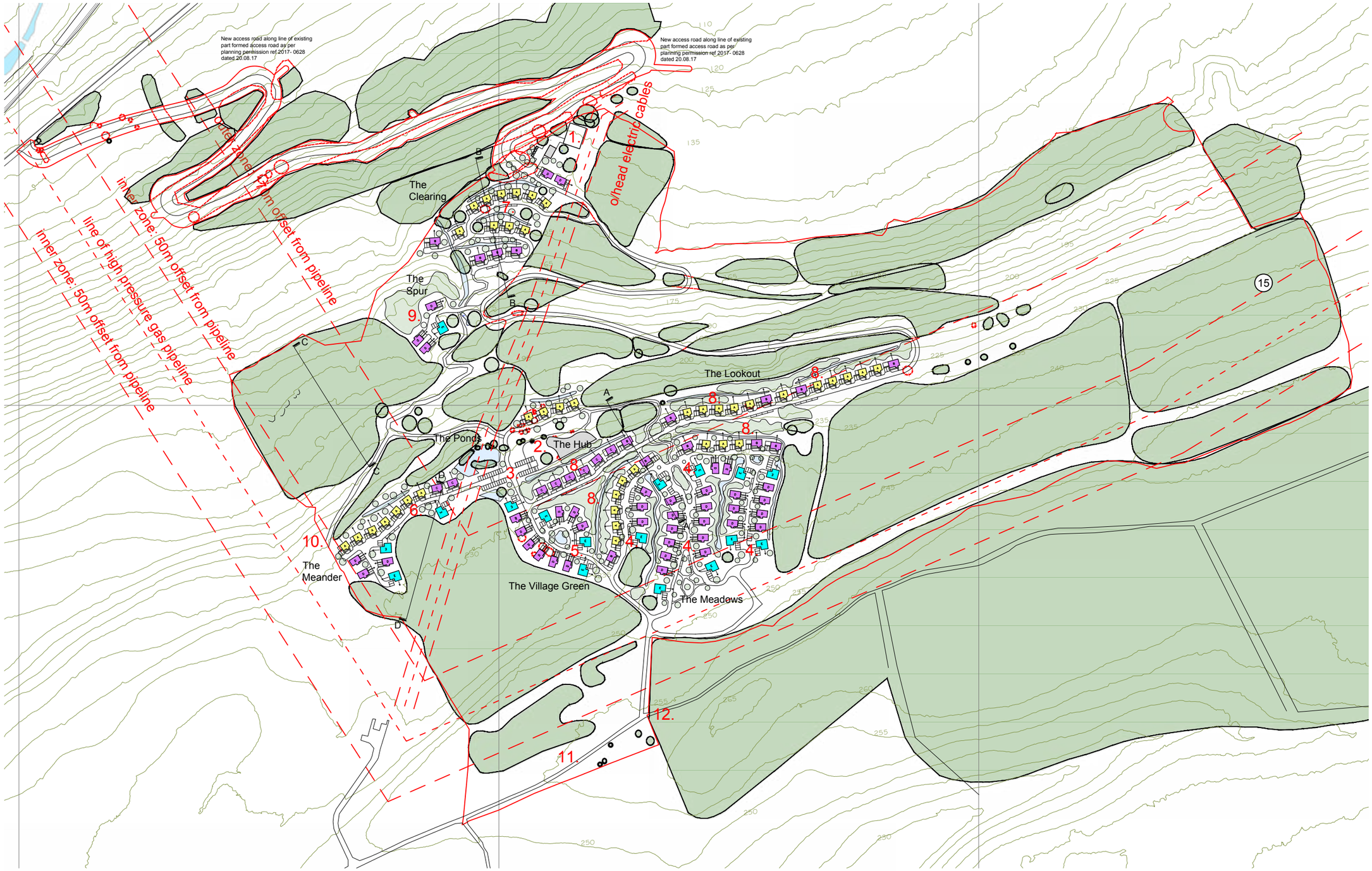
As a public building the Hub would be designed as a single storey building to allow full access throughout by wheelchair users.



entrance floor plan - living level

3 bed detached accessible lodge - 120.5m2

Concept designs



NORTH

SCALE

0m 20m 40m 60m 80m 100m

Lodges

- Type A: 2 bed split level on slope
- Type B: 3 bed split level on slope
- Type C: 3 bed split level on slope wheelchair accessible
- Type D: 3 bed 1.5 storey cottage
- Type E: 4 bed 1.5 storey cottage

Revisions

A. Spine road updated to 1:12 gradient, wheelchair accessible lodges added, lodges repositioned where required, hub area updated, visitor parking added, access roads rationalised

B. Paths added, Hub building reduced in size and moved away from tree, Hydrock road updated, red line boundary updated to match conveyancing plan.

C. Lodges and access roads moved to further reduce impact on tree belts at the Village Green, the Meander and the Spur. Service Centre area revamped to add 2 lodges. Accomm schedule updated.

D. Lodges reduced at the Spur to avoid ancient woodland, road to Spur repositioned to avoid Cat A tree, 4 lodges added north of the Hub.1 lodge added at the Lookout. Notes re ancient woodland added. Accomm schedule updated.

E. Minor revisions to road radii to suit Hydrock tracking. Ancient woodland layer switched off. Trees to be removed identified. Off site trees shown adjacent to main access track. New trees, swales and ponds shown.

E1. Red line boundary revised

F. Update to tree line adjacent to access road.

Accommodation Schedule

lodge type	bedrooms	area (m2)	area (sqft)	number	%
type A	2	92.9	1000	41	34%
type B	3	125.5	1350	14	12%
type C	3	120.5	1297	8	7%
type D	3	125.5	1350	40	33%
type E	4	149.7	1611	17	14%
			total	120	100%

Legend

1. The Service Centre - refuse storage, maintenance building, sewage treatment plant
2. The Hub - single storey structure built into hillside with green roof over. Reception, pool, gym, sports, cafe bar, shop, management offices.
3. The Ponds - picnic spots and wild swimming
4. The Meadows - room in roof style lodges on plateaus and gentle slopes, arranged around wild meadows
5. The Village Green - room in roof lodges arranged around landscaped open space
6. The Meander - mixed lodge types on plateau edge
7. The Clearing - split level lodges on steep slopes, integrated with existing individual trees. New tree planting between terraces to minimise visual impact from afar.
8. The Lookout - split level lodges arranged along contours, with new tree planting to minimise visual impact from afar.
9. The Spur - mixed lodge types to suit topography on small plateau.
10. existing PRoW retained within development
11. no development near Scheduled Ancient Monument
12. link to National Cycle Route 47

Key

- existing trees and woodland
- proposed tree removals (refer to arboricultural report for detail)
- new tree planting and woodland
- ponds and swales

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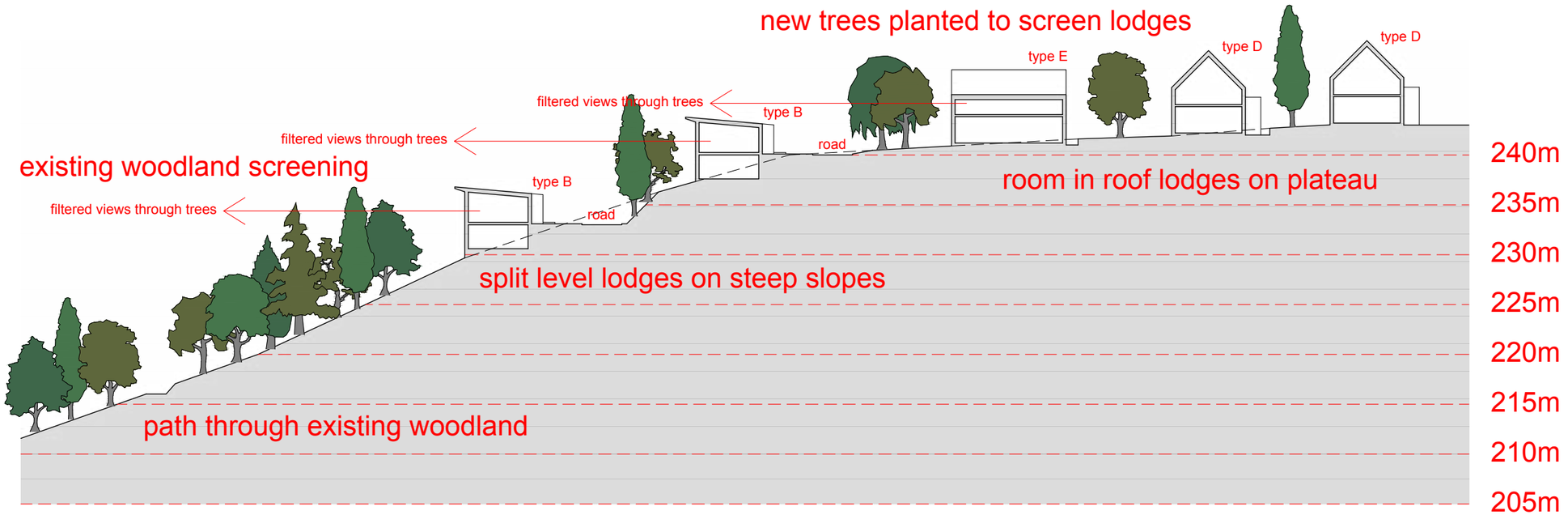
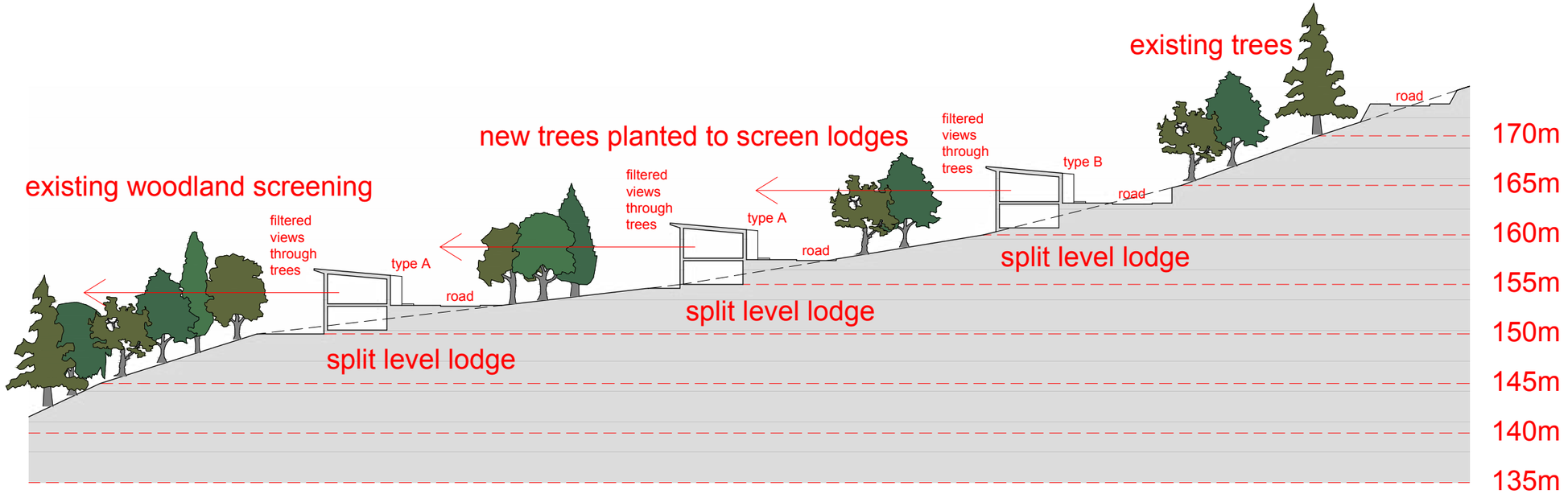
client:	Trivselhus UK Holdings Ltd
project:	Parc Pelenna holiday resort
drawing:	concept masterplan
number:	2304/ 001 rev F
date:	01.04.24
scale:	1:2000 @ A1

Scale

0m 5m 10m 15m 20m 25m



Section AA - through The Lookout and The Meadows hamlets



Section BB - through The Clearing hamlet

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client: Trivselhus UK Holdings Ltd

project: Parc Pelenna holiday resort

drawing: Proposed site sections AA and BB

number: 2304/ 003

revision: -

scale: 1:250 @ A1

Concept designs

MOOD BOARD - THE HUB

Earth sheltered building which grows out of the landscape.

Green roof thoughout.

Building and landscape in harmony.

Intrinsic tourism value of iconic building.

Highly energy efficient envelope with green roof acting as insulation.

MOOD BOARD - LODGE EXTERIORS

Simple and clean elevations with elegant proportions

Vertically proportioned windows with simple articulation in the frame

Good quality robust interior finishes like oak doors and wooden floors

Entranceways celebrated with large front doors and top lights above or windows to the side

Robust quality exterior materials

Concept designs

MOOD BOARD - LODGE EXTERIORS

MOOD BOARD - LODGE INTERIORS

Double height spaces add both value and wow-factor - creating visual connection between inside and outside.

High ceilings to emphasise the grandeur and quality of space

Integrated storage that maximises the efficiency of the space

Internal height and volume can work in harmony with building orientation, insulation, glazing and shading to create incredibly efficient passive, low-cost heating and cooling systems

Concept Designs

ARTIST'S IMPRESSION - THE MEADOWS

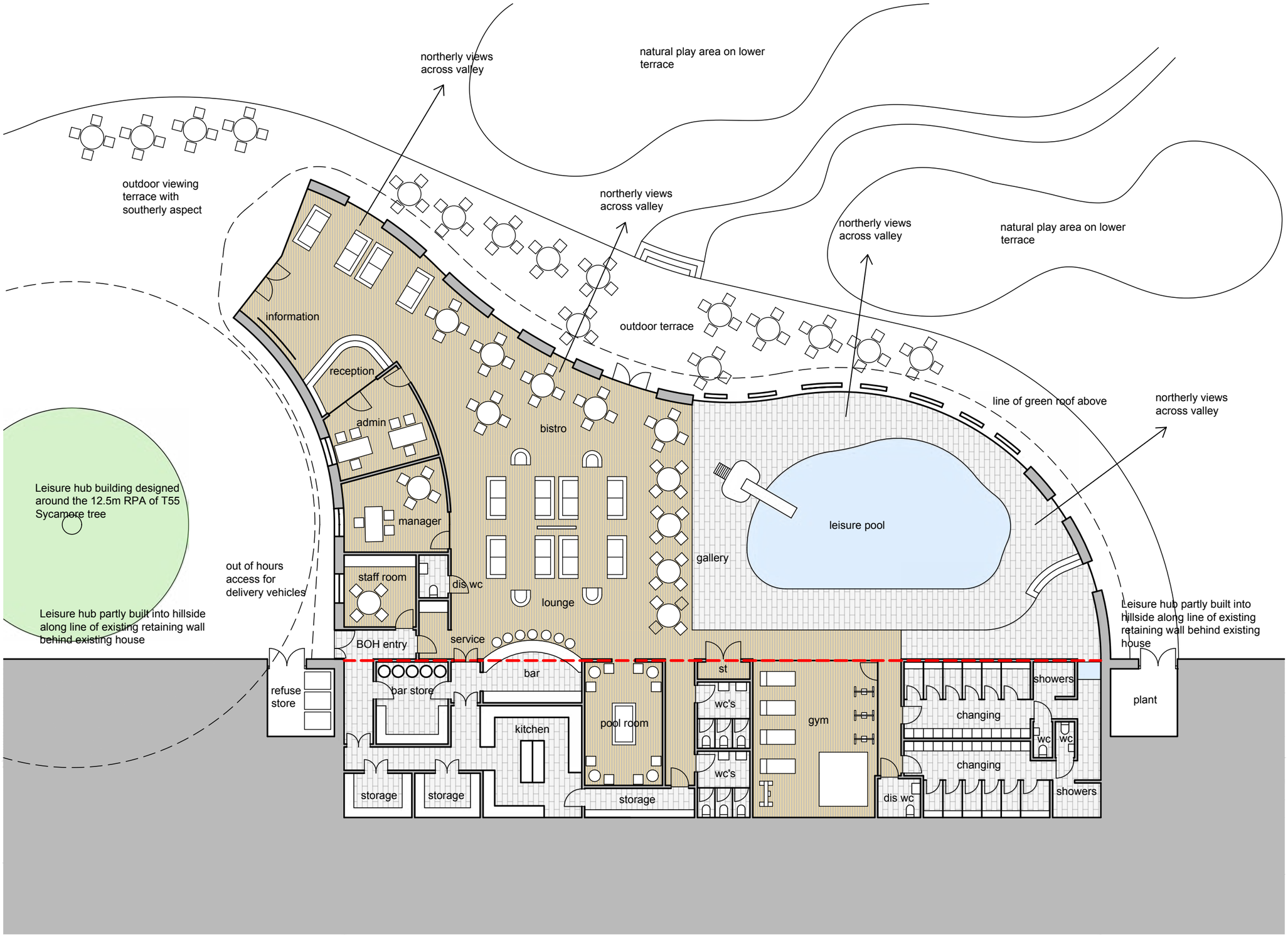
Concept Designs

ARTIST'S IMPRESSION - THE CLEARING

SCALE

0m 2m 4m 6m 8m 10m

NORTH



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client: Trivselhus UK

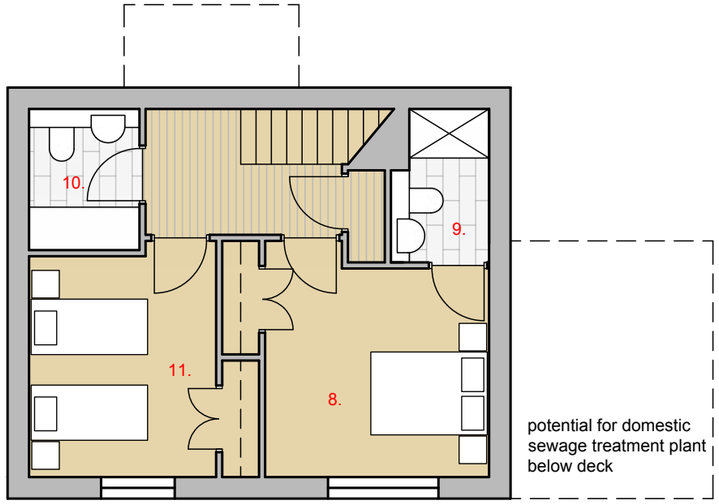
project: Parc Pelenna

drawing: Concept layout of the Hub

number: 2304/ 15

scale: 1:200 @ A3

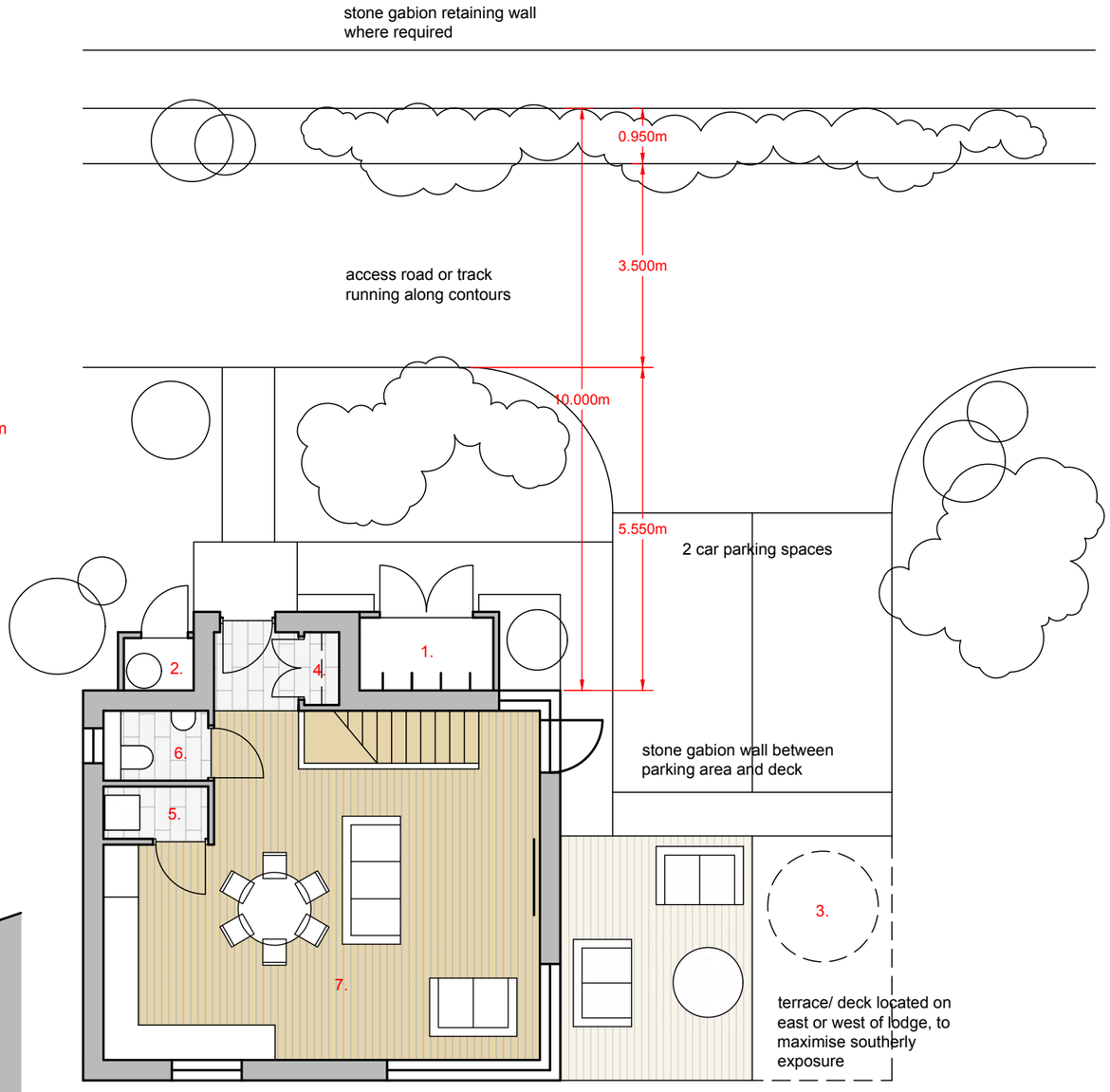
date: 07.02.24



lower floor plan - bedroom level

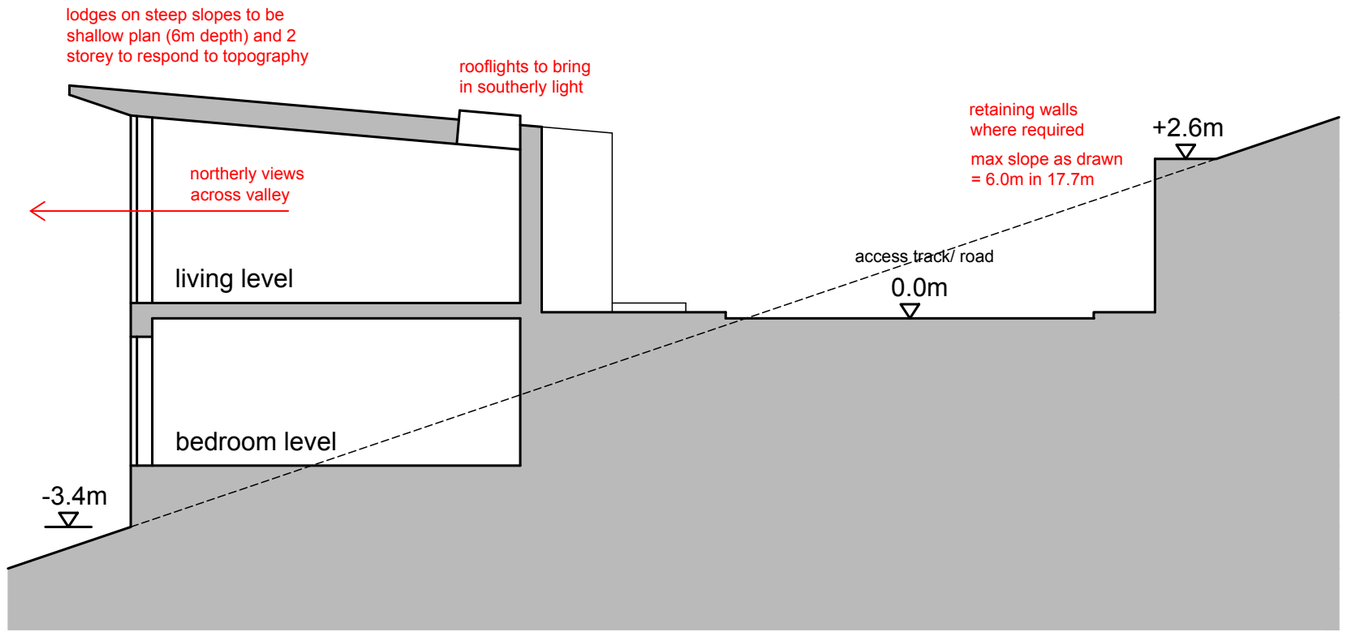
Notes

1. cycle store
2. utilities store
3. potential hot tub
4. boot and coat store
5. laundry room
6. wc
7. kitchen/ dining/ living room
8. master bedroom
9. ensuite
10. bath/ shower room
11. bedroom
12. sauna
13. dressing room



entrance floor plan - living level

2 bed detached lodge - 93m2



section through typical lodge on slope

ross peedle architecture
Hill House, Back Dykes Road, Kinnesswood KY13 9HH
T: 07815 729352 E: ross.peedle@gmail.com

client: Trivselhus UK

project: Parc Pelenna

drawing: Lodge Type A:
2 bed split level

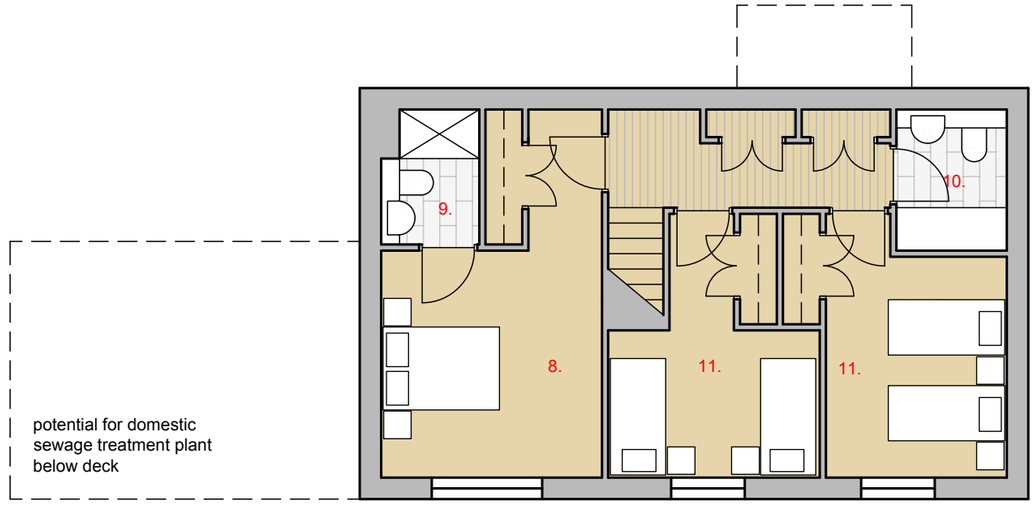
number: 2304/ 010

scale: 1:100 @ A3

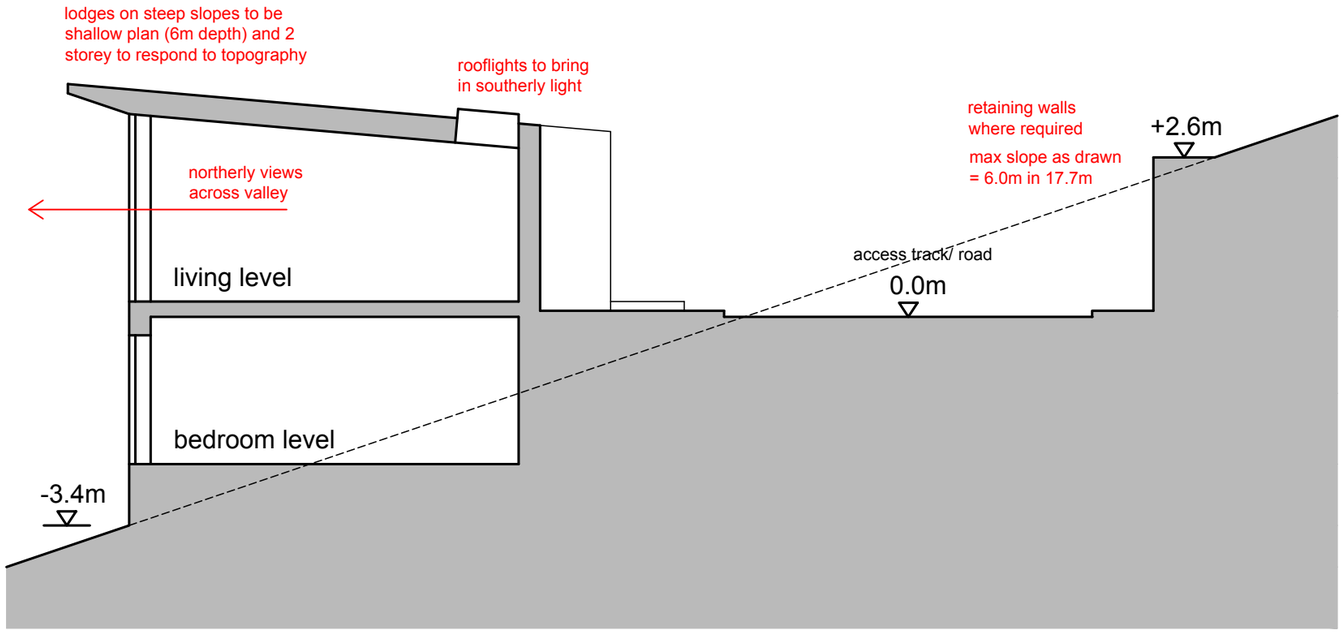
date: 05.02.24

NORTH

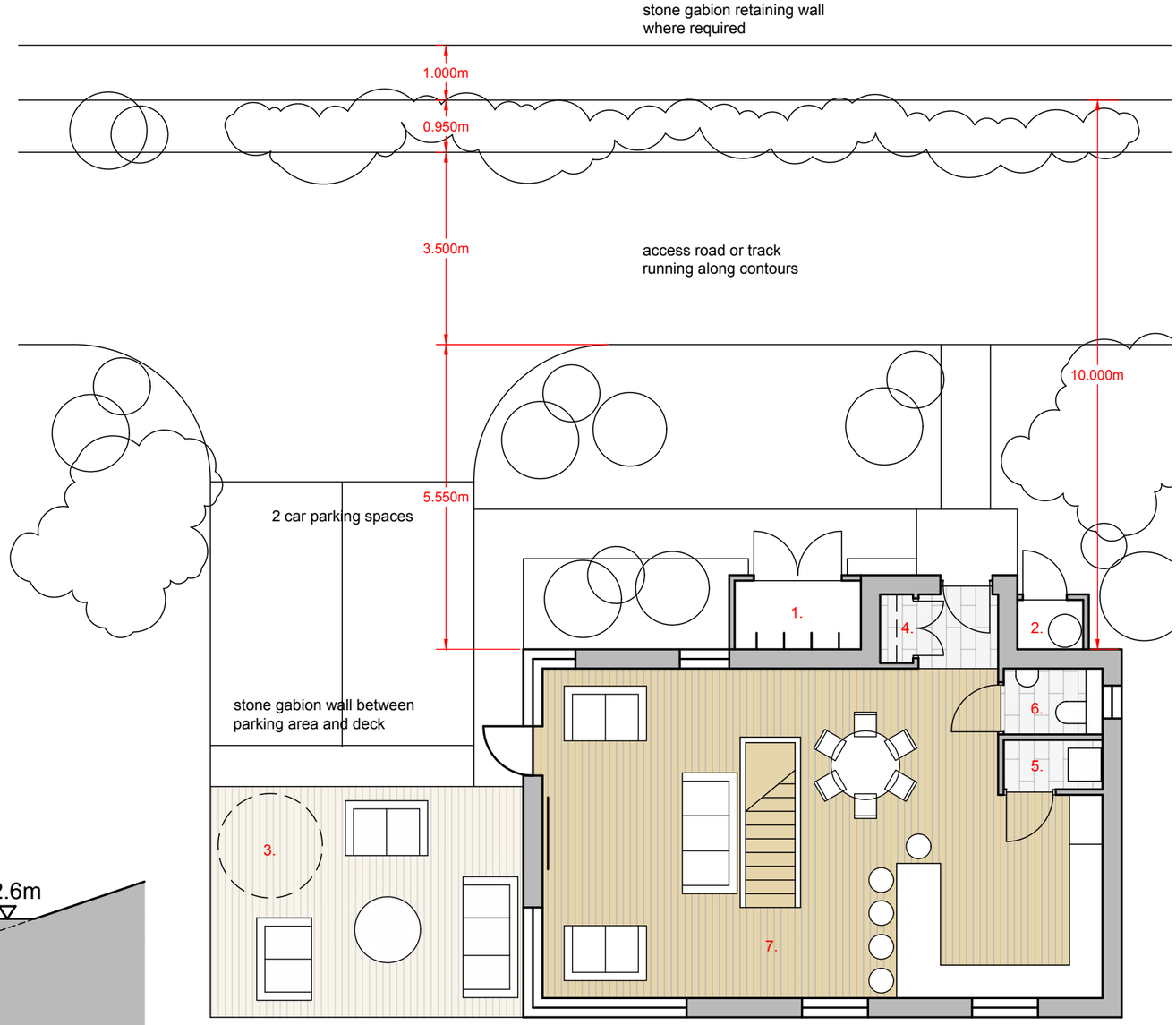
SCALE
0m 1m 2m 3m 4m 5m



lower floor plan - bedroom level



section through typical lodge on slope



terrace/ deck located on east or west of lodge, to maximise southerly exposure

entrance floor plan - living level

3 bed detached lodge - 125m2

Notes

1. cycle store
2. utilities store
3. potential hot tub
4. boot and coat store
5. laundry room
6. wc
7. kitchen/ dining/ living room
8. master bedroom
9. ensuite
10. bath/ shower room
11. bedroom
12. sauna
13. dressing room

NORTH

SCALE

0m 1m 2m 3m 4m 5m

ross peedle architecture
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client: Trivselhus UK

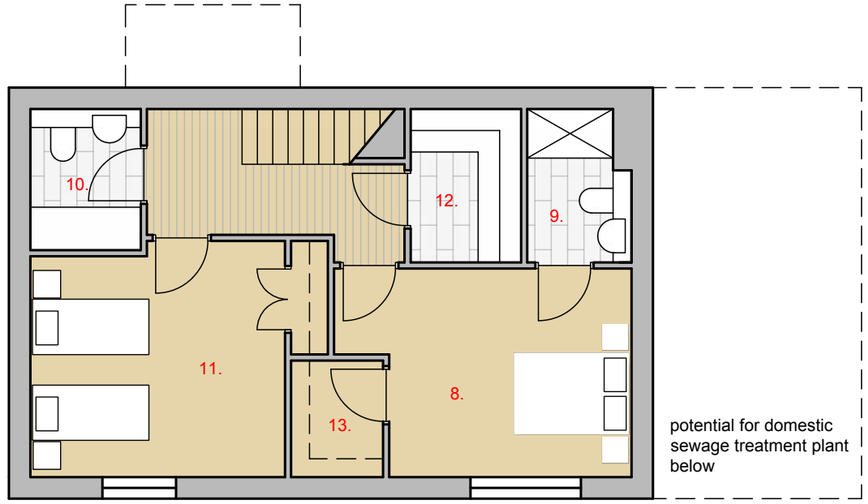
project: Parc Pelenna

drawing: Lodge Type B:
3 bed split level

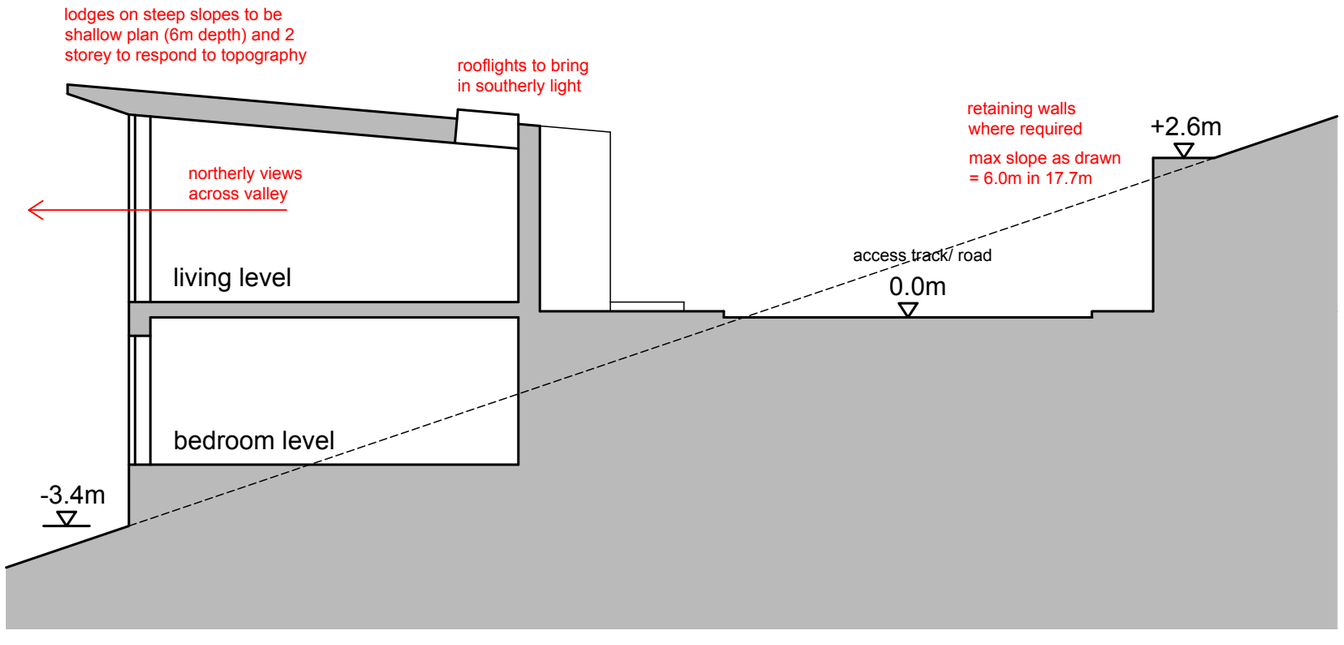
number: 2304/ 011

scale: 1:100 @ A3

date: 05.02.24



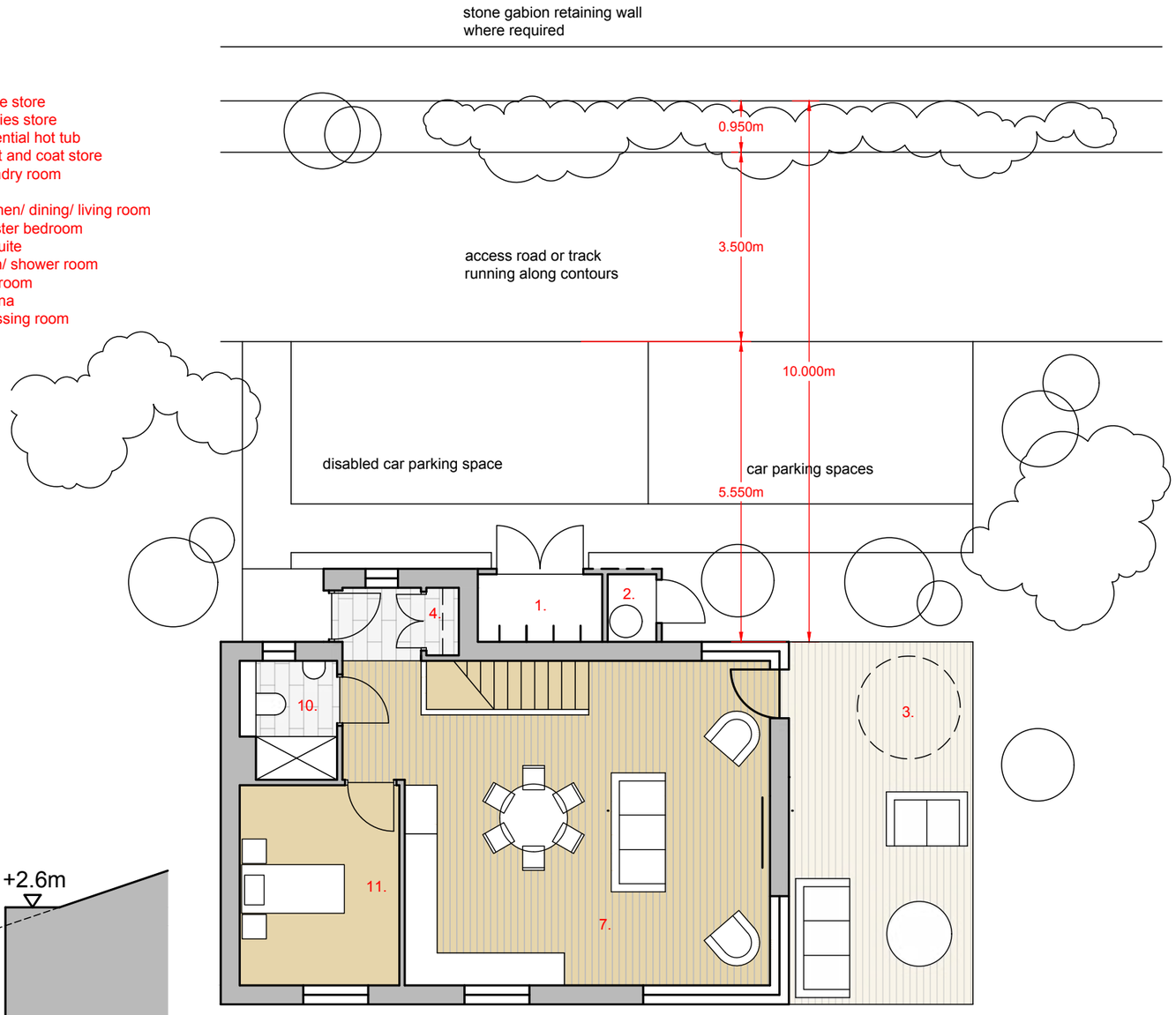
lower floor plan - bedroom level



section through typical lodge on slope

Notes

1. cycle store
2. utilities store
3. potential hot tub
4. boot and coat store
5. laundry room
6. wc
7. kitchen/ dining/ living room
8. master bedroom
9. ensuite
10. bath/ shower room
11. bedroom
12. sauna
13. dressing room



entrance floor plan - living level

3 bed detached accessible lodge - 120.5m2

terrace/ deck located on east or west of lodge, to maximise southerly exposure

ross peedle architecture
Hill House, Back Dykes Road, Kinnesswood KY13 9HH
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client: Trivselhus UK

project: Parc Pelenna

drawing: Lodge Type C:
3 bed accessible split level

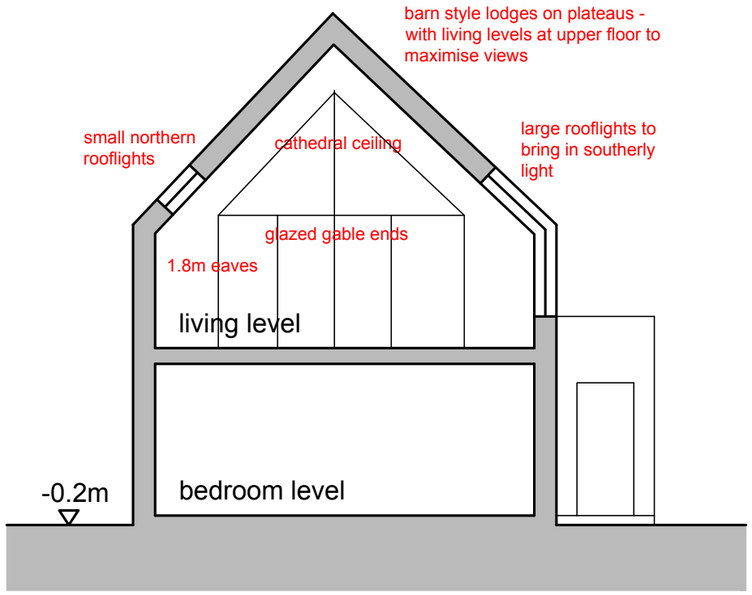
number: 2304/ 012

scale: 1:100 @ A3

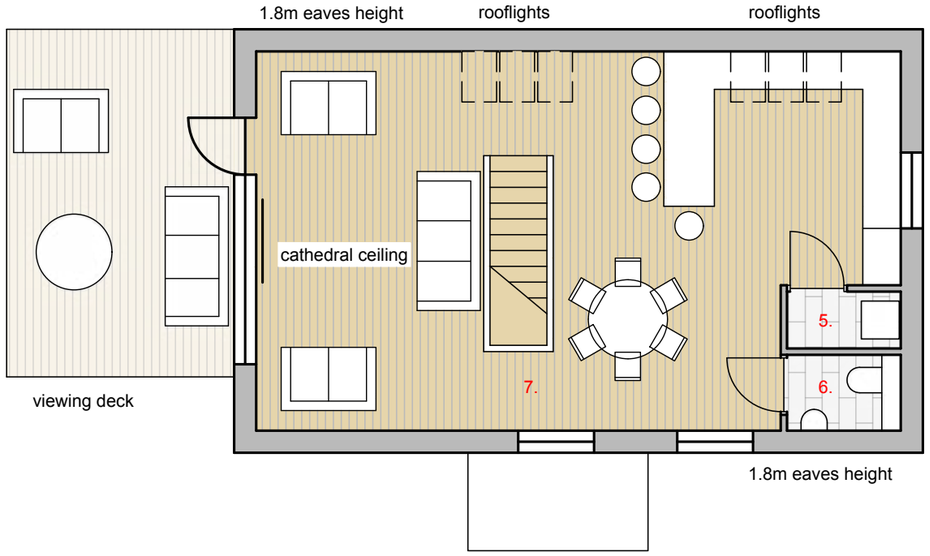
date: 05.02.24

NORTH

SCALE
0m 1m 2m 3m 4m 5m



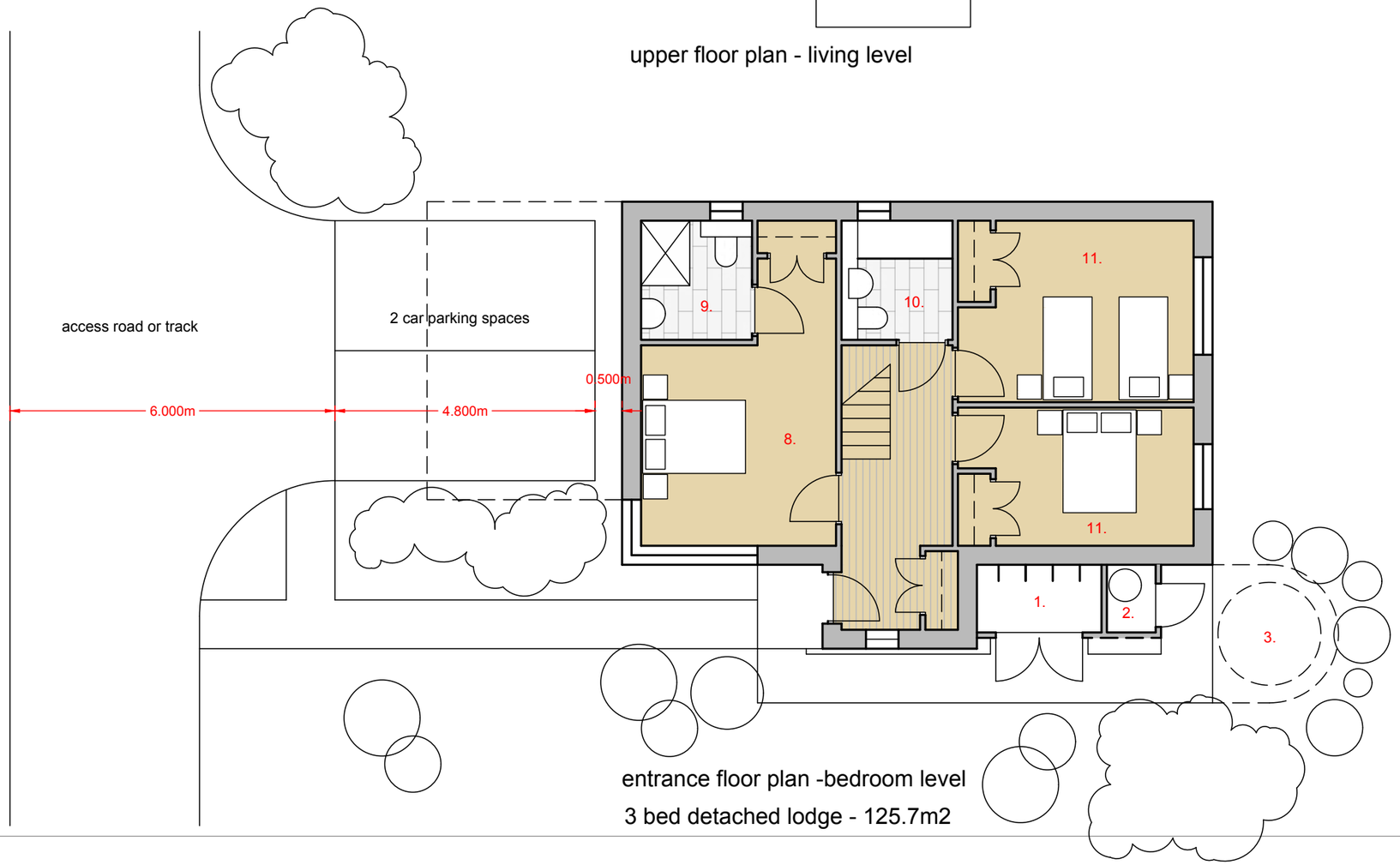
section through typical lodge on plateau



upper floor plan - living level

Notes

1. cycle store
2. utilities store
3. potential hot tub
4. boot and coat store
5. laundry room
6. wc
7. kitchen/ dining/ living room
8. master bedroom
9. ensuite
10. bath/ shower room
11. bedroom
12. sauna
13. dressing room



entrance floor plan -bedroom level

3 bed detached lodge - 125.7m2

SCALE

0m 1m 2m 3m 4m 5m

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client: Trivselhus UK

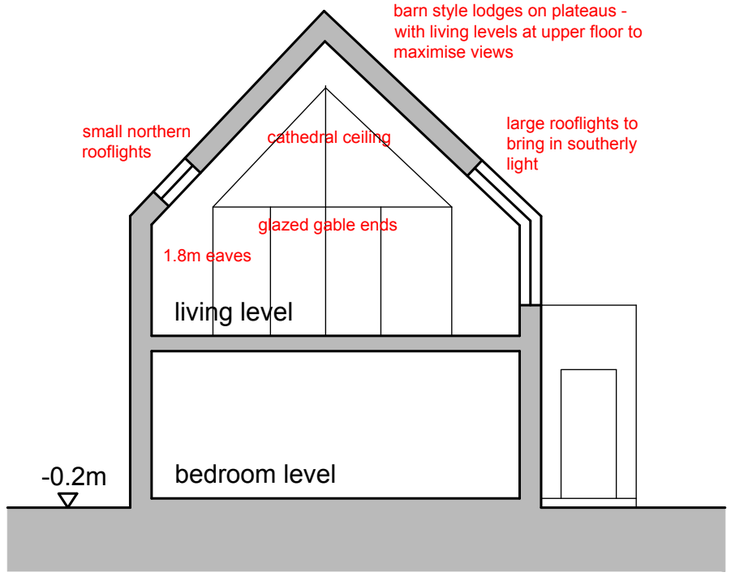
project: Parc Pelenna

drawing: Lodge Type D:
3 bed room in roof

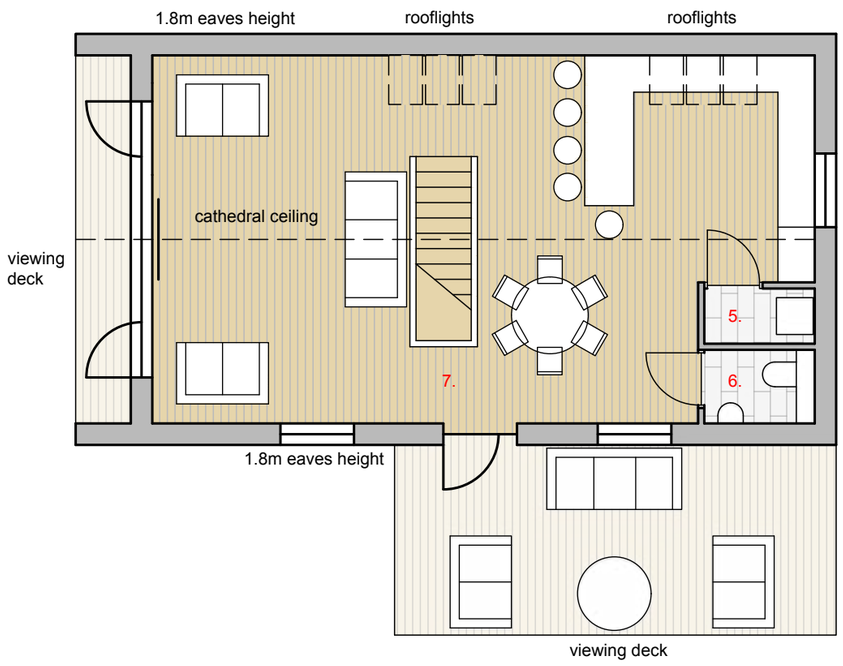
number: 2304/ 13

scale: 1:100 @ A3

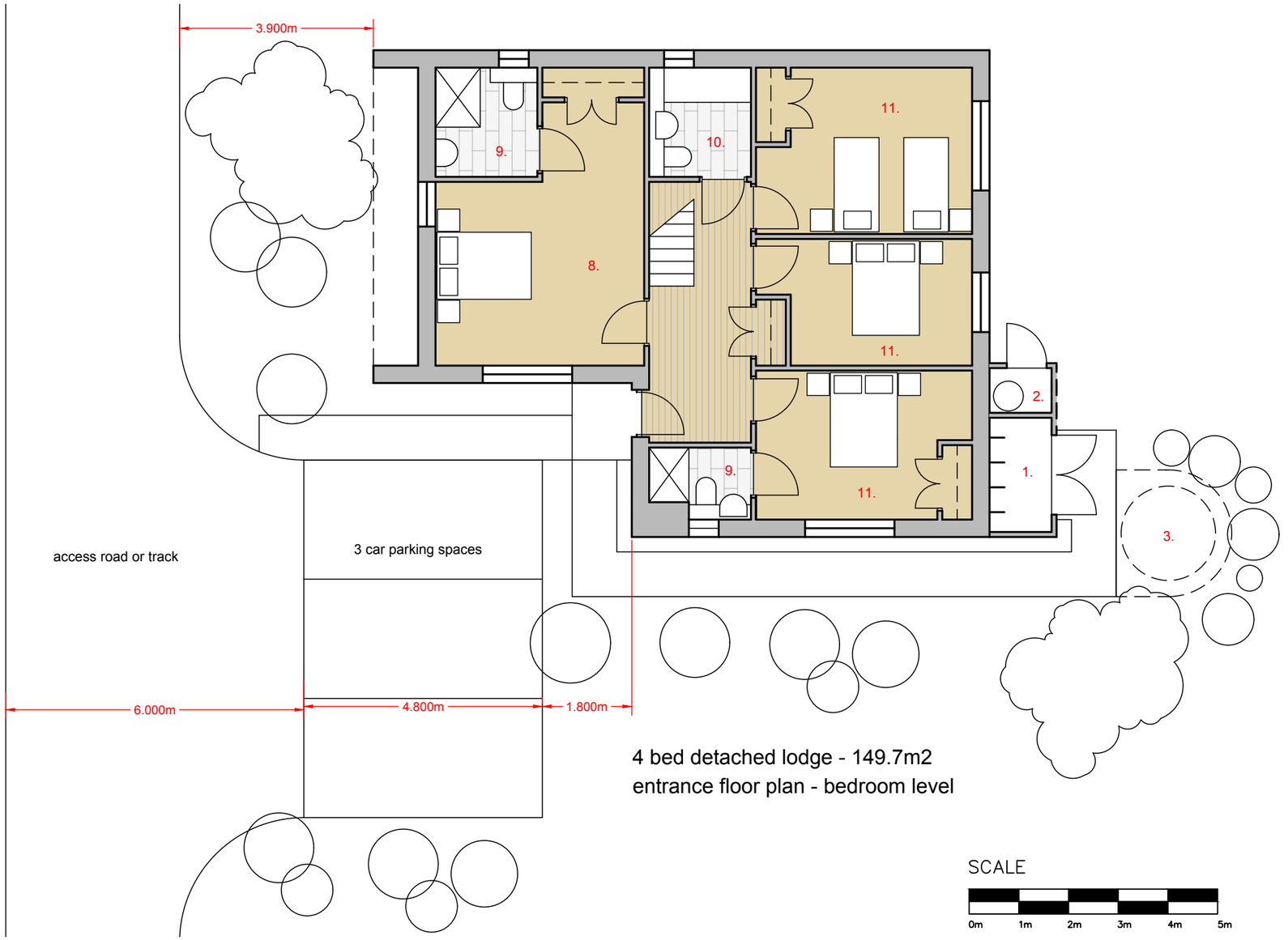
date: 05.02.24



section through typical lodge on plateau



upper floor plan - living level



4 bed detached lodge - 149.7m2
entrance floor plan - bedroom level

SCALE

0m 1m 2m 3m 4m 5m

Notes

1. cycle store
2. utilities store
3. potential hot tub
4. boot and coat store
5. laundry room
6. wc
7. kitchen/ dining/ living room
8. master bedroom
9. ensuite
10. bath/ shower room
11. bedroom
12. sauna
13. dressing room

ross peedle architecture
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T: 07815 729352 E: ross.peedle@gmail.com

client: Trivselhus UK

project: Parc Pelenna

drawing: Lodge Type E:
4 bed room in roof

number: 2304/ 14

scale: 1:100 @ A3

date: 05.02.24

LEGEND:

1 WOODLAND MANAGEMENT
Targeted tree and scrub removal from mixed woodland areas will create glades where wildflowers can flourish, encouraging pollinator species and promoting biodiversity. Areas of shaded wet woodland will also be enhanced; the creation of new ponds and ditches will provide attractive habitats for invertebrates. Ultimately, a sensitive woodland management scheme will promote ecosystem resilience and biodiversity on site.

2 ENHANCED GRASSLAND MEADOWS
Existing species-rich grassland will be retained and enhanced with locally native wildflowers. Areas of new grassland will be provided through the creation of small clearings around lodges; these areas will support low-intensity recreational activity. Open areas of grassland will also provide an attractive habitat for brown hares on site; helping to provide a net biodiversity gain.

3 STRATEGIC TREE PLANTING
Scattered tree and woodland planting will be implemented across the site to help reduce the visual impact of the development from the wider landscape context. Species selection will be of local provenance; native tree stock will be prioritised. Replacement tree planting will be applied as required in accordance with PPW12, the replacement trees will be sensitively incorporated into the design.

4 POND ENHANCEMENT
Six ponds are present on the site, these will be retained, protected, and enhanced. The existing ponds will be planted with marginal species to provide habitats for a variety of aquatic and terrestrial wildlife; helping to a acheive a net biodiversity gain on site. The ponds will also provide amenity value for visitors.

5 WILD FORAGING TRAIL
Foraging species such as Bramble and Wild Strawberry will be introduced to encourage wild foraging through the site. Interpretative signage along the existing trails will provide valuable information about edible species whilst promoting a deeper appreciation for the natural world and encouraging responsible harvesting. The introduction of fruiting trees and shrubs will also provide foraging and nesting opportunities for birds, helping to deliver a net biodiversity benefit on site.

6 BIRDWATCHING TRAIL
This informal track will be enhanced and promoted as a birdwatching trail with open vistas across the wild landscape ideal for observing both common and rare bird species from barn owls to honey buzzards. Boxes suitable for a variety of birds will be positioned across the site, encouraging nesting, and providing mitigation for any loss of habitat.

7 NATURE PLAY SPACES
Natural play spaces incorporating the surrounding landscape and vegetation will provide spaces for both children and adults to connect, play and learn in nature. Informal play throughout the site will include tree trunks for balancing, boulders for climbing, streams to dam and ponds for dipping. Across the site a number of formal play spaces will incorporate sustainably sourced timber equipment from climbing frames to tree swings.

8 SUSTAINABLE DRAINAGE
Designed to work with the natural topography, a Sustainable Drainage System (SuDS) will incorporate vegetated swales, roadside filter drains and landscaped retention ponds to manage rainfall and storm water runoff on site.

9 NATIONAL CYCLE ROUTES AND PUBLIC RIGHTS OF WAY
The site provides direct access to a National Cycle Route and PRoW; connecting visitors to the surrounding towns and villages, encouraging them to explore the wild and beautiful Welsh landscape on-foot and by bike.

10 BIODIVERSE ROOFS
Biodiverse roofs will help deliver a net biodiversity gain on site, providing habitats for insects, birds and other small animals whilst reducing the visual impact of development on site.

11 HEDGEHOG PROTECTION
Hedgehog boxes will be implemented throughout the site, providing safe nesting sites and protection from predators. Signage will alert visitors of hedgehogs on roads helping to reduce the risk of mortality presented by increased traffic throughout the site.

12 HIBERNACULAR
The retention of large woody material from felled trees will provide valuable habitats across the site. Artificial stone and rubble piles as well as bee and insect 'hotels' will be sensitively positioned to provide habitats for amphibians, reptiles and insects.

13 ANCIENT MONUMENT & SITE HERITAGE
The scheduled monument, Pen-Rhiw-Angharad Round Cairns, in the south-western corner of the site is of national importance. The cairns are located within a dense stand of trees and shrubs and thus the lack of direct access will protect them, as it does presently. An informative interpretation board is proposed to educate visitors on the monument's significance within the wider historic landscape. The site also has a compelling industrial past; there will be points of interest that discuss this throughout the site. Ultimately, educating visitors on the site's heritage and its setting within the wider landscape will help to create a unique sense of place.

GRAPHIC KEY:

- EXISTING WOODLAND AND VEGETATION
- PROPOSED SWALE
- PROPOSED TREES
- INFORMAL NATURAL PLAY FEATURE

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N

date	05 APRIL 2024
drawing number	edp6556_d008b
scale	Refer to scale bar @ A0
drawn by	NWa
checked	MDu
QA	RBa

client
Trisvelhaus UK Holding Limited

project title
Parc Pelenna Holiday Resort

drawing title
Illustrative Landscape Masterplan