

GREEN INFRASTRUCTURE STRATEGY

Proposed Planting

Specimen trees, 12 - 14cm girth, rootballed:
Acer platanoides (Ap)
Crataegus laevigata 'Rosea Flore Pleneo' 8 - 10cm
Sorbus Aucuparia (Sa)
Sorbus 'Joseph Jack' (SJR)
Sorbus aria 'Lutescens' (SaL)
Tamarix ramossima 'Pink Cascade' 1.25 - 1.5m

Marginal shrub planting areas, 1+1 bare root
600-800, 2/m2
Euonymus europaeus, 10%
Cornus stolonifera 'Flaviramea', 20%
Cornus sanguinea, 25%
Salix lanata, 20%
Viburnum opulus, 20%

Proposed low native woodland species, 1+1 bare root
600-800mm, 1.0m centres:
Cornus sanguinea, 12%
Corylus avellana, 20%
Crataegus monogyna, 18%
Euonymus europaeus, 12%
Lex aquifolium, 10%
Prunus spinosa, 13%
Rosa canina, 5%
Viburnum opulus, 10%

Existing trees - retained and protected

Proposed bird and bat boxes on new shower block
Proposed planting of native trees area to north for net biodiversity gain

Approximate locations of bollard downlights

Refuse and recycling area

Proposed 2 bedroom lodge locations

Denotes proposed decking to lodges

Proposed 1 bedroom pod locations

Foul drainage from shower block, lodges and pods to new foul drain and connected to main sewer

Proposed planting of native species to western boundary to act as screening, see schedule over

Denotes 2m wide footpath around site in bound material no steeper than 2.5% gradient

Indicates proposed pod locations with native hedge to act as screening to each side and parking for 1 vehicle.

Roof water from pods to be diverted to filter strips either side of pods subject to separate SAB approval

Foul drainage from shower block, lodges and pods to new foul drain and connected to main sewer

Denotes crossing points from footpath across site road

Denotes crossing points from footpath across site road

Footpath link from parking area to complex

Parking area for staff and guests

Access area and car park in permeable tarmac/bitumae

Existing access point off existing B4242 with gates opening inwards with type which can be seen through

Proposed roof water from meet and greet building to new soakaway subject to building control regulations

2 parking spaces for staff and guests

Proposed shower block

Existing hedge/trees to northwest boundary to remain and be un-affected with any gaps planted with native species - See I&G Consulting Green Infrastructure Statement & Biodiversity Enhancements Report dated June 2025

Any permanent boundary features to northeast hedgeline to have access gaps - minimum 130mm x 130mm - to allow safe passage of small mammals

Existing hedge/trees to northeast boundary to remain and be un-affected
Blue hatched area is compensation area for loss of surface water storage - See Francis San Report dated Feb 2026

Area of grassland managed for wildlife - refer to I&G Consulting Green Infrastructure Statement & Biodiversity Enhancements Report dated June 2025

Area dedicated for artificial hibernaculum with green connection from hedgerow

Access road to pitches in grasscrete or similar

Existing hedge/trees to southeast boundary to remain and be un-affected with any gaps planted with native species - See I&G Consulting Green Infrastructure Statement & Biodiversity Enhancements Report dated June 2025

Access road in tarmac / bitumac with maximum gradient of 1 in 12 and minimum of 1 in 150

Indicates proposed lodge locations with native hedge to act as screening to each side and parking for 2 vehicles.

Roof water from lodges to be diverted to filter strips either side of lodges subject to separate SAB approval

Any permanent boundary features to southeast hedgeline to have access gaps - minimum 130mm x 130mm - to allow safe passage of small mammals

Denotes 2m wide footpath around site in bound material no steeper than 2.5% gradient

Proposed refuse and recycling area with collections for complex with private refuse contractor

Proposed roof water from shower block to new soakaway subject to building control regulations

Proposed shower block

Existing tack room / shed to be re-used for meet and greet area, play area and ancillary shop to tourism development

NOTES

1. All lighting provided in accordance with British Standards (BS 5489-1:2020)
2. All roads designed in accordance with Manual for Streets, and published design guides
3. No hedges within 2.40m of footpath edge to allow clear vision splays
4. Hedges in vicinity of entrance to be no higher than 600mm



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

No.	Description	Date

Conversion of Equestrian Store to Meet & Greet, Ancillary Cafe and Playroom with Bespoke Lodges and Pods For A Tourism Park, Land at Former Abergarwed Service Station, Off B4242 Neath Road, Abergarwed, Neath SA11 4EA

Proposed Site Plan

Project number	AVH_1164
Date	04.05.2026
Drawn	
Client	Mr James Carroll
Scale	A2 - 1:500

03f

Revisions