

Haulfryn, Llanarth

Landscape Strategy V2

General

Some terracing of the sloping site is required, with retaining walls at the southern edge of some of the gardens (in particular)

The following principles are followed:

- Retain and re-use as much of the site resource as is possible *i.e.*
 - Dense Scrub habitat to be retained or translocated to appropriate locations
 - Semi-improved Neutral Grassland to be retained or translocated to appropriate locations
- Native species-rich hedgerow to be avoided/retained
- Running water (present in the western ditch) is to be avoided
- Standing water (and marginal aquatic habitats) to be extended where possible (both the existing pond and the proposed attenuation basin will be 'ephemeral')

Eastern boundary including roadside hedge

A new footway and a lay-by are proposed along the western side of the narrow lane and the existing hedge will be realigned as a result. The established hedge will be translocated and any gaps filled with Hawthorn, Hazel and Alder Buckthorn. The new hedgerow feature will be on a hedgebank and will be stone-pitched only at the main site entrance and the pedestrian entrance at the lay-by (using stone material arising from the site clearance where possible).

Overhead power lines run along this lane and cross the southern edge of the site. It is assumed that this supply will be placed underground as part of the development and that as a result, trees can be included in this hedgerow. The garden of the southeastern unit (plot 1) will be on a high retaining wall (2.0 – 2.5m high) with a fence on top. The hedge on hedgebank and with trees will obscure this in time.

Evergreen amenity/decorative shrub planting is proposed to mark the site entrance (and to screen the electricity sub-station).

Central 'green' and access road margins

The central 'green' will be a low maintenance, high biodiversity value amenity space. There are some parking bays within this area. The surface will be retained or translocated semi-improved neutral grassland, enriched with some wildflower turf and bulbs. The grassland will be managed to maximise its biodiversity value ('hay meadow' type mowing regime)

Two Oak trees are proposed in the centre of the estate, with a native hedge along the eastern margin of the green, extending along the boundary with the house and around the retaining wall at the south. Smaller-growing fruiting trees will also be planted in this central amenity area and in a separate, small marginal area at the western arm of the hammerhead.

Northern boundary (with neighbouring properties)

There is a level change at the northern edge of the site and the configuration of this is affected by the Root Protection Zone (RPZ) of a large off-site tree.

A close-boarded fence is shown on the development drawings at the end of the gardens. This will be at 'garden' grade but will follow the landform as regards the RPZ.

The space between this fence and the northern site boundary will be managed (cut occasionally in the autumn) as required to control scrub encroachment into the gardens.

Front gardens

The space between the houses and the access road includes parking bays, paths and rain gardens. Drainage infrastructure and the proximity of the houses to the road limits planting opportunities for trees.

Amenity or decorative planting is proposed but minimised. Small 'street' type trees are proposed that will provide fruit or berries.

Rear gardens

These will be grassed

Western margin

This includes the ditch and established native species-rich hedgerow which contains some mature trees and is of 'County' value in terms of biodiversity. The grassland in this part of the site is being colonised by dense scrub (mainly bramble) which is of low ecological value (only of 'site' value).

The gardens of the houses will end around 7 metres away from the ditch and will be contained by close-boarded fences. Access to this area will be via a pedestrian gate from the hammerhead in the site access road. The corridor created will be fenced at its southern end and at its northern end will allow access to the narrow gap between the garden fences (plots 8-15 and the northern site boundary).

The established dense scrub fulfils a role as an access deterrent and will be retained against the garden fences (plots 4-8). The western part of this strip, against the ditch, will be mown annually to encourage a more biodiverse sward and allow maintenance access to the ditch.

Small native trees are proposed in the eastern part of this strip to add height, provide cover, foraging and roosting/nesting opportunities for birds

Southern amenity area

Parts of this sloping area at the southern end of the site will be made steeper by the terracing of the site. The area is crossed by a (foul) sewer and will contain surface drainage features including an attenuation basin and extensive buried tank. The discharge from these features is into the ditch that runs south along the western edge of the site.

There is a small ephemeral pond at the southwestern corner of the site. This feature is close to the existing ditch and the proposed discharge from the site drainage is very close. There is a small area to the north of this pond and to the east of the ditch that could be regraded to encourage some temporary damp ground conditions and thereby increase its biodiversity potential. A **hibernacula** is proposed close to the pond at the southwestern corner of the site.

Southern hedge

This Leyland Cypress boundary hedge is closely trimmed on the southern side (garden of neighbouring property) but has received no regular maintenance on the site side and is therefore heavily unbalanced. This feature is to be cut back to tidy its appearance and re-balance the trees somewhat.

Surface treatment and planting

Most of this area is semi-improved neutral grassland and will be disturbed as a result of the engineering works. The soil will be stripped and respread to form the final surface. This will be enriched with areas of wildflower turf and bulbs. The wildflower sward will be encouraged to spread through appropriate management of these areas.