



FOREST HOLIDAYS BEDDGELERT
Supplementary Planning document - Landscape Proposals
Oct 2024

Document Control			
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Client	FOREST HOLIDAYS		
Project Name	BEDDGELERT, CABIN, CARAVAN AND CAMPING PARK		
Document Title	LANDSCAPE PROPOSAL		
Document Ref	415-LST-XX-XX-RP-L-0002		
Status	FOR REVIEW		
Publish Date	30.08.24		

Issue Number	Status	Date	Revision Details
P01	For Comment	30.08.24	First Draft
P02	S03	21.10.24	Updates to Masterplan

This document has been produced by Land Studio on behalf of Forest Holidays. The contents of the document are intended for submission with a planning application related to Forest Holidays Beddgelert cabin, caravan and camping site in their application to relinquish 85 year round occupancy touring and camping pitches, to be replaced by 22 additional permanent cabins. Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

FOREST HOLIDAYS: **BEDDGELERT - LANDSCAPE CONTEXT**

01

FOREST HOLIDAYS, BEDDGELEERT: INTRODUCTION

Landscape Proposals and Biodiversity Enhancement Plan

This supplementary document supports the application of Forest Holidays Beddgelert cabin, caravan and camping site in their application to relinquish 85 year round occupancy touring and camping pitches, to be replaced by 22 additional permanent cabins.

Within this document Landstudio will set out a vision for the potential on site enhancements that could be achieved through soft landscape proposals.

A low maintenance planting approach has been adopted that preserves and enhances the sites existing natural assets and rich habitat whilst providing varied and interesting experiences for visitors.

Helping us to fully understand site constraints and opportunities we have fully considered the following environmental surveys and technical documentation:

- Forest Holidays Beddgelert LVA, 2024
- Construction Environment Management Plan with respect to Forest Holidays proposals at Blackwood Forest, September 2023
- 2023 Ecological Monitoring Report, Forest Holidays Beddgelert, Eryri National Park, Collins Environmental Consultancy Ltd, April 2024
- Forest Holidays Proposed Phase 2 Site Layout Plans, and pre application enquiry response.
- Beddgelert Landscape Management and Maintenance Plan, July 2018
- Forest Holidays Beddgelert AIA, June 2024. And draft Tree survey Schedule.



FOREST HOLIDAYS, BEDDGELERT: ENVIRONMENTAL CONTEXT



Site plan with red line boundary - Image Source: Forest Holidays



Draft Site Layout- Image Source: Forest Holidays

Summary of Survey Documentation Findings

The LVA report concluded that the impact of development on the wider landscape character would not be harmed, with minimal impacts to the views from the footpath network on the opposite side of the railway line. Proposed mitigation considerations included:

- Preservation of the existing trees and vegetation.
- Additional planting along the railway line can mitigate any potential glimpsed views from that angle.

As stated within the pre application response from the planning officer, Eryri National Park, crucially the development needs to comply with Policy 22 (Eryri Local Development Plan (ELDP) Policy 22: Chalet and Static Caravan Sites.) Specifying that the overall site must not be enlarged, the number and the density of chalets/static pitches must be reduced and there must be shown to be other beneficial environmental improvements within the site boundary and its setting within the surrounding landscape. We can confirm that we believe that the following landscape proposals adhere to these requirements.

Details about construction, excavation depths, footpath widths and construction found within Construction Environment Management Plan with respect to Forest Holidays proposals at Blackwood Forest, September 2023. Parking allocation have helped to inform the landscape proposals demonstrating a commitment to ECoW procedures and potential impacts and mitigation matters relating to existing on site ecology.

The ecology monitoring report provided by Collins Environmental Consultancy Ltd confirmed that the campsite predominantly consists of grassland beneath trees and some more open grassland areas. Importantly the report compared the ecological surveys undertaken in 2015 (including a botanical survey, identification of broad habitat types found on site, and bat activity monitoring) with survey results undertaken this year. Findings revealed that most of the site appeared unchanged from its pre development condition and botanical diversity. It also recognised that two conditions within site had potentially increased botanical diversity and were considered beneficial for biodiversity, these were:

- Relaxation of mowing regimes in the marshy grassland habitat areas leading to an increase in plant diversity.
- Previously comprised hard standing, but which were returned to grass supporting ruderal species providing habitat for invertebrates which would not otherwise necessarily use the site.

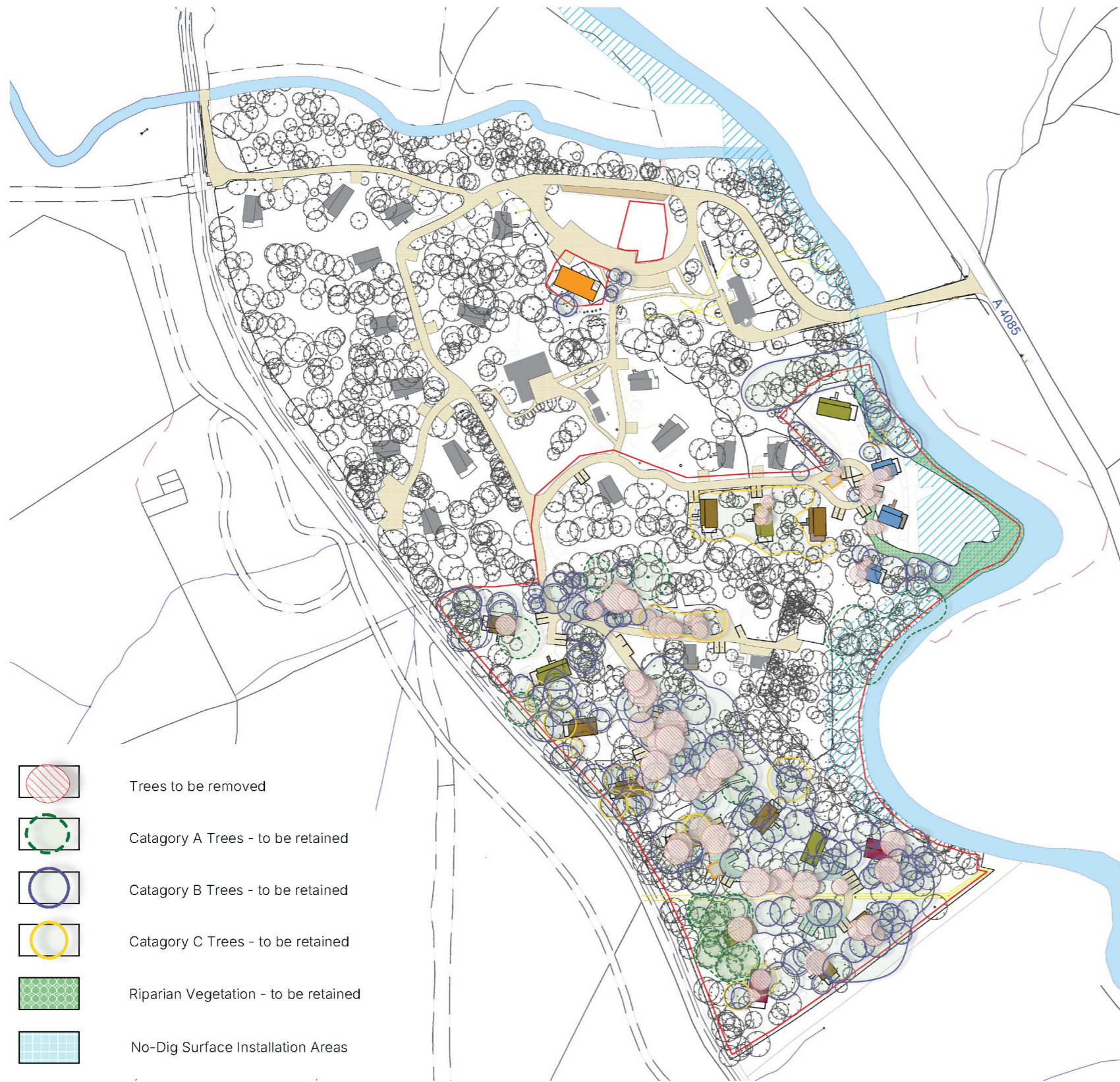
Potential habitat recommendations within the ecology report included:

Allowing the growth of ruderal species that form in areas that have higher nutrient values such as those with imported topsoil.

Or

Managing those areas by encouraging a transition towards grassland more similar to undisturbed grassland on site.

FOREST HOLIDAYS, BEDDGELERT: ARBORICULTURAL CONSTRAINTS









The proposed phase 2 site layout plans and the Construction Environment Management Plan with respect to Forest Holidays proposals at Blackwood Forest, enabled us to identify that within the new development of 22 cabins there would be large areas of old hard standing pitches that ,in addition to being utilised for new road alignment creating minimal disturbance to the exiting woodland, also presented us with an opportunity to replicate the beneficial conditions that had arisen between the 2015 and 2024 ecological appraisal. Based on these observations and by way of biodiversity enhancements through planting design we plan to:

- Return hard standing that isn't being built upon to grassland. Proposing grassland mixes that will responded well to shaded woodland conditions.
- Increase the areas of marshy grassland that could follow the same relaxed mowing regimes
- Introduce flowering meadow seed to communal play areas to increase botanical diversity found within these areas of the site.

It is noted that in addition to these changes the current Beddgelert Landscape Management and Maintenance Plan, July 2018, will need to be updated to reflect the maintenance and monitoring of the increased undisturbed grassland areas proposed within the new site plans.

The AIA survey and also draft tree survey schedule has highlighted that there will be some need significant requirements to remove trees. We have therefore produced plans that consider the replanting of woodland in addition to ground floor planting. The adjacent plan illustrates tree removal and retention. More details on the tree strategy are provided in the subsequent planting strategy pages.

-  Trees to be removed
-  Category A Trees - to be retained
-  Category B Trees - to be retained
-  Category C Trees - to be retained
-  Riparian Vegetation - to be retained
-  No-Dig Surface Installation Areas

Tree Retention Plan- Image Source: Land Studio

FOREST HOLIDAYS: **BEDDGELERT - LANDSCAPE PROPOSALS**

02

FOREST HOLIDAYS, BEDDGELERT: LANDSCAPE MASTERPLAN










Draft Site Layout Plan

The proposed Landscape provides an overview of the arrangement of new planting that surrounds each new cabin. Hard landscaping requirements are minimal and consist of:

- 1.2 wide paths of permeable construction for footpath access to cabins - possible use of wood chip or loose local aggregate, with the exception of accessible cabins which follow DDA guidelines. The existing cabins provide this provision
- Extensions to existing road network to provide vehicle access to cabins - 6 m wide
- Parking facilities.
- Recycling facilities

KEY

	Existing woodland to be retained
	Existing riparian buffer to be retained
	Existing flood risk
	Existing watercourse - Afon Colwyn
	Proposed access track
	Proposed parking bays
	Proposed woodchip paths
	Maintained Low level vegetation / Lawn- 1- 2 m around cabin edge
	Shaded woodland grass - woodland ground cover
	Bulbs, heather and ferns - Woodland ground cover
	Proposed woodland understorey scrub and shrub mix
	No-Dig Surface Installation Areas
	Species rich meadow for seasonally wet ground
	Flowering lawn for community greenspaces and play areas
	Replacement tree planting - Mixed native woodland
	Replacement tree planting - wetter areas and floodplain
	Proposed mixed native hedgerow - screening
	Natural timber play structures - utilising felled trees from site
	Stepping Logs - utilising felled trees from site
	Boulders natural play features for climbing and sitting
	Wooden benches
	Recycling Unit

FOREST HOLIDAYS, BEDDGELEERT: PLANTING PLAN - 1- GRASSLANDS AND GROUND COVER









Planting Plan 1- Grasslands and Ground cover provides details of areas at ground level.

It is through the planting of ground cover, understory planting and grasslands that there is potential to introduce more botanical diversity to site.

Details on specified species included within the planting mixes can be found on the planting schedule and in appendix A.

Please note that all planting has been specified with the data and surveys aforementioned, more thorough soil testing may be required on site to establish soil types and depths, areas of light and shade to determine the successful establishment.

KEY

	M1- Flowering lawn for community greenspaces and play areas
	M2- Species rich meadow for seasonally wet ground
	M3 - Shaded woodland grass - woodland ground cover
	M4 - Maintained Low level vegetation - 1- 2 m around cabin edge
	G1- Bulbs, heather and ferns - Woodland ground cover
	No-Dig Surface Installation Areas

FOREST HOLIDAYS, BEDDGELERT: PLANTING PLAN - 2 - TREES, SHRUBS AND HEDGEROW










Planting Plan 2- Trees, Shrubs and Hedgerow details areas of existing and proposed tree cover.

The replanting of trees has been determined by a ratio of 3:1. With tree species selection determined by those currently present within the 2023 Ecological Monitoring Report.

Shrubs and scrub has been introduced as a form of screening and to diversify the habitat around new cabins. These may be managed in the future to become woodland or maintained as mid to low level vegetation.

Around the river all existing riparian vegetation is to be retained to ensure that there are no changes to the stabilisation of the river bank. They form a natural area of grassland enclosure to the marshy grasslands and will provide an important buffer to the extended marshy grasslands.

KEY

-  Existing woodland to be retained
-  Existing riparian buffer to be retained
-  Replacement tree planting - Mixed native woodland
-  Replacement tree planting - wetter areas and floodplain
-  S1 - Proposed woodland understorey scrub and shrub mix
-  H1 - Proposed mixed native hedgerow - screening
-  No-Dig Surface Installation Areas

FOREST HOLIDAYS: **BEDDGELERT - PLANTING STRATEGY**

03

FOREST HOLIDAYS BEDDGELERT: PLANTING PROPOSALS

Tree Planting Strategy

The existing woodland offers a diverse mixture of tree species and the current maintenance plan (2018) allows for selective felling and thinning to provide a varied canopy that allows light to reach the woodland understorey. In respect of this valuable habitat it is the intention of the tree strategy to:

- Uphold the current diverse mixture of broadleaf species
- Provide a range of newly planted trees of varying size.
- Enhance the woodland understorey with shrubs and scrub.

Tree Removal

The new accommodation will require the removal of 64 trees. These consist of a mixture of category A, B, C and U trees, with the majority of these trees falling under category B. It is essential that the loss of trees is mitigated for in the successful establishment of replacement trees at a 3:1 ratio. This will require careful consideration of the right tree in the right place. The success of the newly planted trees require the following key considerations:

Planting of trees in areas with adequate light availability in an already crowded canopy.

- Adequate ground preparation and aftercare , avoiding no dig areas and RPA's.
- Adequate protection of saplings until they reach maturity.
- If it is deemed that the right conditions for successful tree establishment cant be reached then an off site location for planted woodland enhancements may need to be sought. If possible close to or on neighbouring land.

Shrubs and Hedges

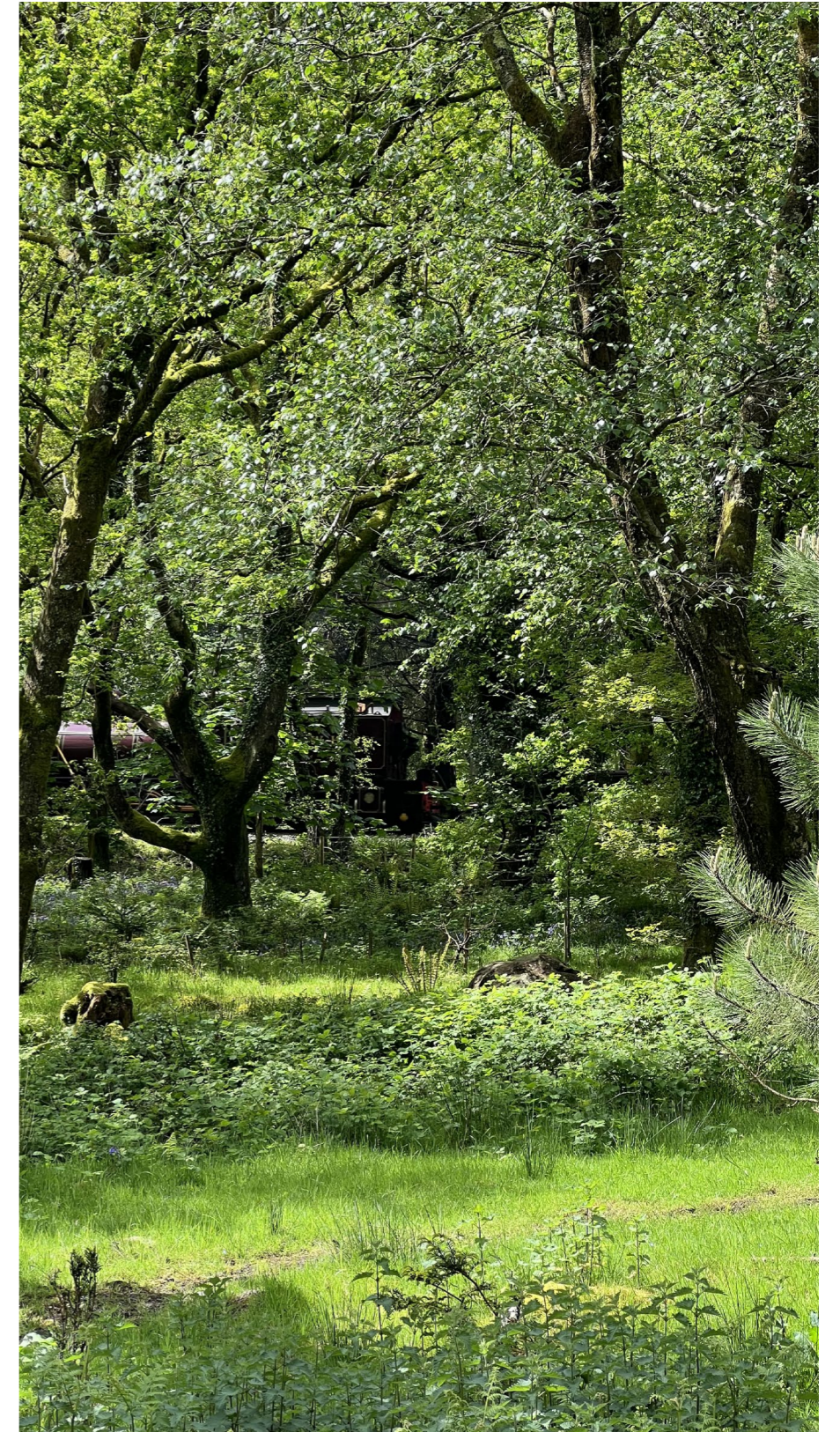
The planting strategy at Beddgelert will utilise native species selection found within the 2024 ecology report. Areas that require screening and separation in terms of privacy where practicable will use planted scrub and shrub.

Scrub and shrub will be plated to provided scalloped edges where possible to provide a variety of microclimate for foraging mammals and invertebrates.

Ground Cover and Grasslands

Several areas within the site will benefit from larger areas of permanent grassland and meadow. These areas can be located on the planting plan but must be met with the appropriate aftercare and maintenance plan. This will include:

- Relaxation of mowing regimes in the marshy grassland habitat areas leading to an increase in plant diversity.
- Previously comprised hard standing, but which were returned to grass supporting ruderal species providing habitat for invertebrates which would not otherwise necessarily use the site.
- Managing those areas by encouraging a transition towards grassland more similar to undisturbed grassland on site.



Current woodland on site

FOREST HOLIDAYS BEDDGELERT: PLANTING PALETTES



Alnus glutinosa



Quercus robur



Betula pendula



Sorbus acuparia (Mountain Ash)



Fagus sylvatica (Beech)

NEW WOODLAND
TREES



Ilex aquifolium (Holly)



Corylus avellana (Hazel)



Vaccinium myrtillus (Bilberry)



Ulex europaeus - common gorse



Crataegus monogyna - Hawthorn

SHRUBS & SCRUB



Corylus avellana



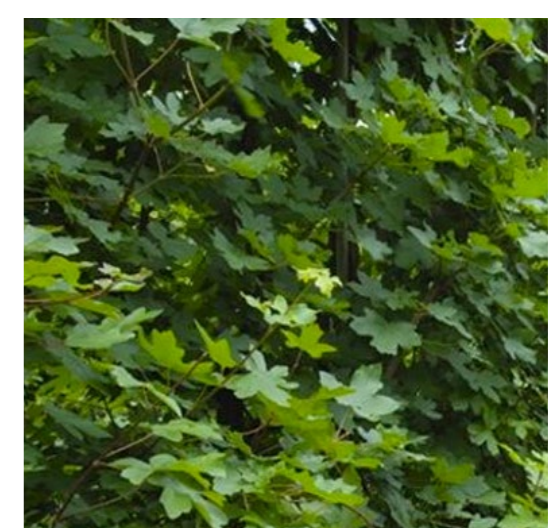
Crataegus monogyna



Prunus spinosa (Blackthorn)



Rosa canina (Dog rose)



Acer campestre

HEDGEROW
SCREENING

FOREST HOLIDAYS BEDDGELERT: PLANTING PALETTES



Dryopteris Adans



Hyacinthoides non-scripta



Calluna Vulgaris (ling heather)



Galanthus nivalis (snowdrop)



Narcissus pseudonarcissus

WOODLAND BULBS



Wetland Wildflower and species rich mixes



General purpose meadow



Woodland ground cover seed mix



Woodland ground cover seed mix



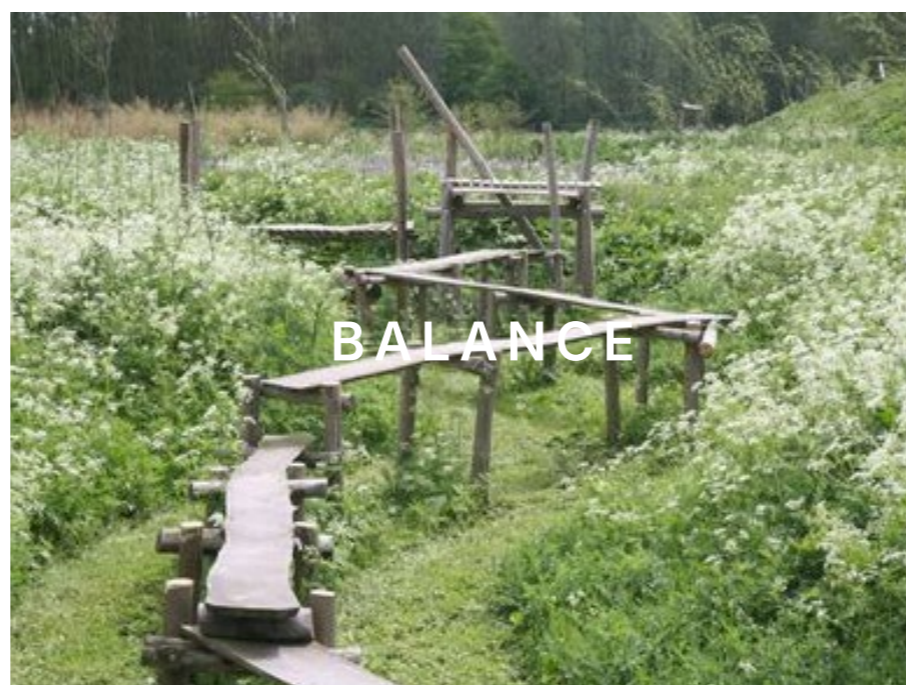
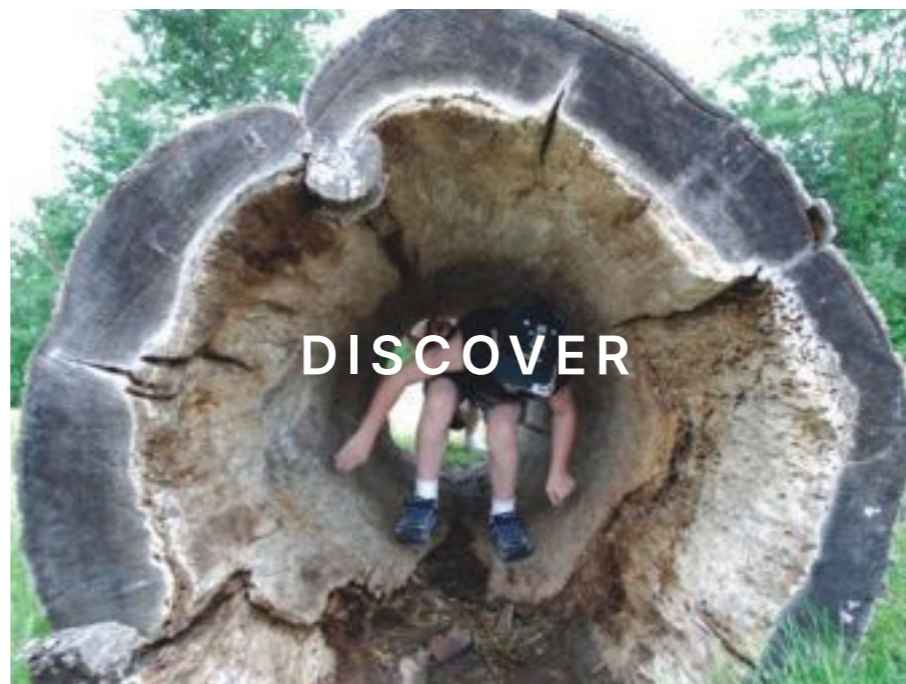
String Lawn Grass Mixture

SEED MIXES

IF WE SURRENDERED
TO EARTH'S INTELLIGENCE
WE COULD RISE UP ROOTED, LIKE TREES.

- RAINER MARIA RILKE, RILKE'S BOOK OF HOURS

FOREST HOLIDAYS, BEDDGELERT: NATURAL PLAY AREAS



Sustainability principles

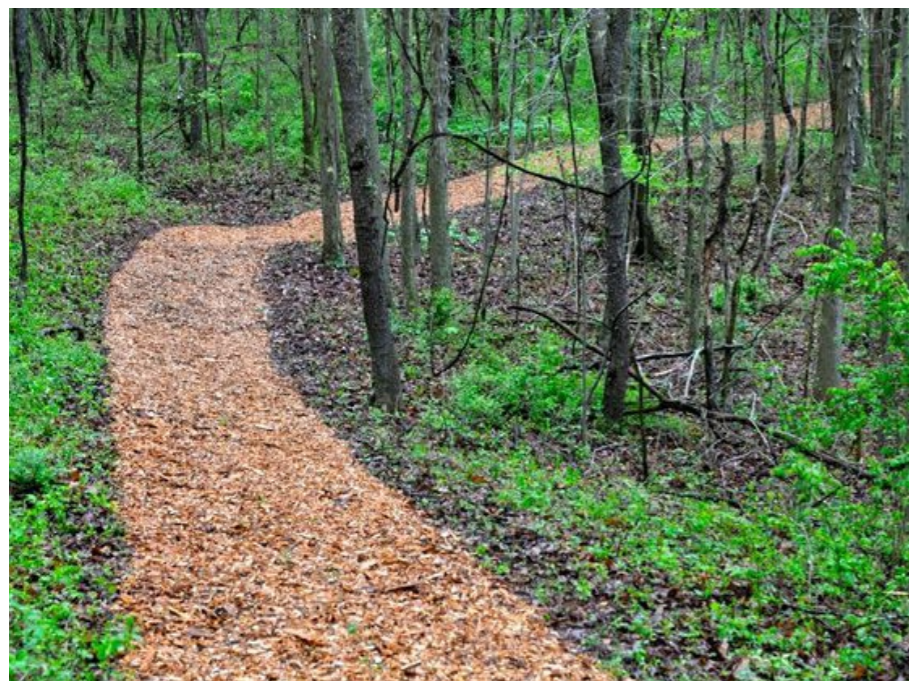
Felling trees on site provides an opportunity to use the fallen timber in a sustainable way on site. Landstudio proposes that all timber felled on site be re purposed and re used in the following ways:

- Natural play areas using constructed balance beams and climbing equipment made from tree trunks.
- Branches planed, milled and used for fencing, road edging and signage.
- Some fallen timber left to rot to provide habitat diversity
- Log piles and bug hotels.
- Remaining wood chip and brash to be used as mulch for new planted trees and spread over paths for forest tracks.

Play Areas

Forest holidays presents a natural setting that encourages imagination and creativity. In addition to the wider context of outdoor pursuits such as rambling, walking, wheeling and cycling; Play areas could promote the natural setting further and promote and enhance curiosity in nature. Play in the form of nature exploration can strike a healthy balance between body and mind.

FOREST HOLIDAYS, BEDDGELERT: RE IMAGINE, RE USE AND RE PURPOSE



FOREST HOLIDAYS, BEDDGELERT: DWELL SPACE AND INTERPRETATION



Movement and Wayfinding

The topography on site presents challenges in terms of access routes through the site. Multiple drainage channels also run through the site. With this in mind the movement of vehicles, pedestrians and cyclists on site are recommended to use the tracks provided. This approach also retains woodland as a space for nature, protecting the flora and fauna ,further enhancing the quality of habitat on site and its potential to improve biodiversity.

The site would benefit from discreet nodes and dwell spaces at designated allowing for interpretation of the natural setting. Space to pause, and learn from your surroundings.

Multuser

The tracks on site will be multiuser tracks. It is therefore essential to limit and communicate clearly speed restrictions of between 5 – 10 miles per hour. At all times

Signage within the site would benefit from the use of a sign family strategy. This would consist :

- Large maps and visual representation of the site as a whole, located close to main building and gateways.
- Smaller wayfinding signage with name lanes/tracks at nodal points where paths converge will further support visitors and reduce the temptation to go 'cross county' disturbing important habitat.
- Discreet locations within the site with narrative and interpretation on the type of plant and animal species present will further re enforce and educate visitors on the rich environmental value of the forest holiday setting.

