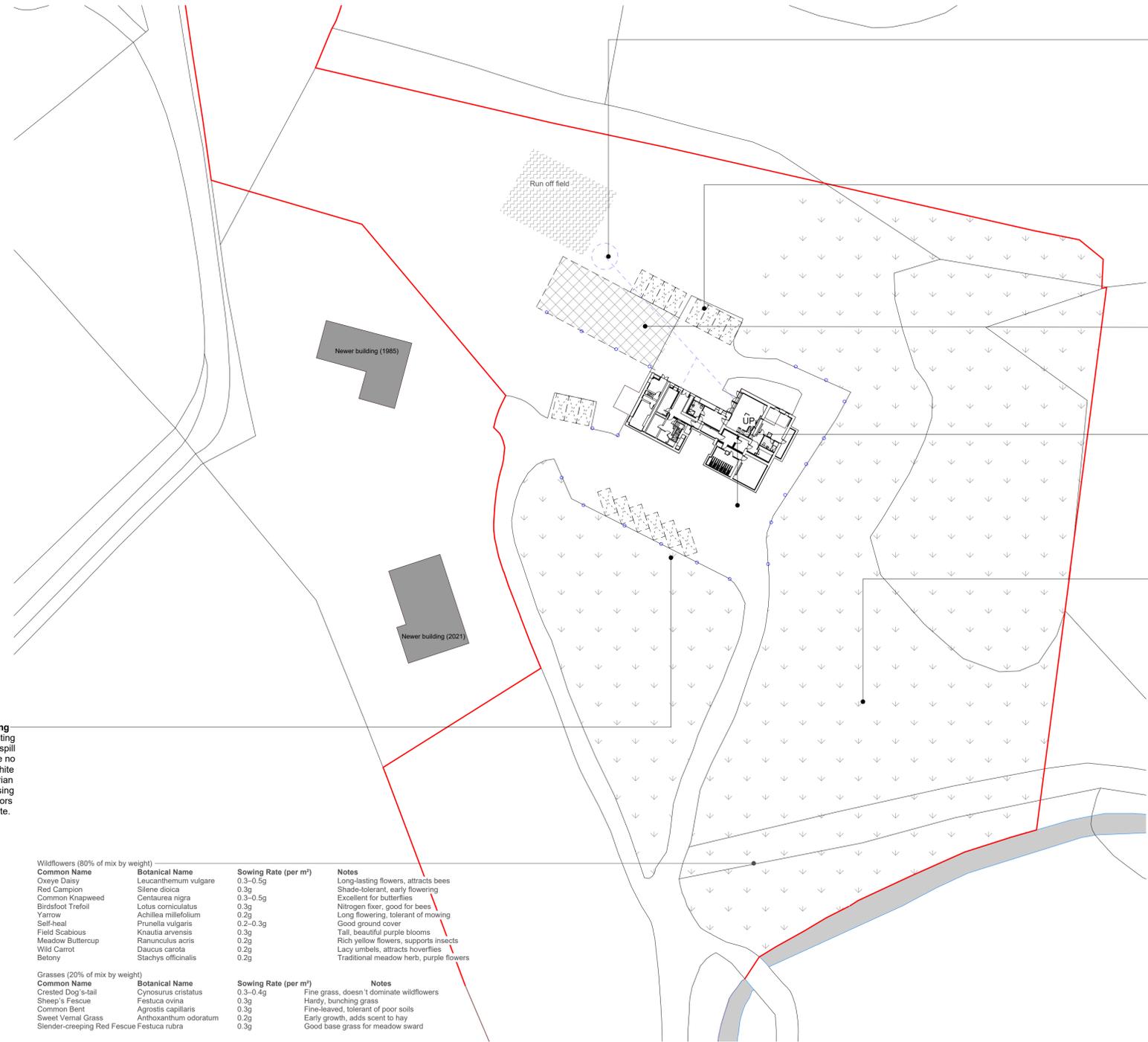


**Location and Block Plan**  
1 : 2000



Wildflowers (80% of mix by weight)			
Common Name	Botanical Name	Sowing Rate (per m <sup>2</sup> )	Notes
Oxeye Daisy	Leucanthemum vulgare	0.3-0.5g	Long-lasting flowers, attracts bees
Red Campion	Silene dioica	0.3g	Shade-tolerant, early flowering
Common Knapweed	Centaurea nigra	0.3-0.5g	Excellent for butterflies
Birdsfoot Trefoil	Lotus corniculatus	0.3g	Nitrogen fixer, good for bees
Yarrow	Achillea millefolium	0.2g	Long flowering, tolerant of mowing
Self-heal	Prunella vulgaris	0.2-0.3g	Good ground cover
Field Scabious	Knautia arvensis	0.3g	Tall, beautiful purple blooms
Meadow Buttercup	Ranunculus acris	0.2g	Rich yellow flowers, supports insects
Wild Carrot	Daucus carota	0.2g	Lacy umbels, attracts hoverflies
Betony	Stachys officinalis	0.2g	Traditional meadow herb, purple flowers

Grasses (20% of mix by weight)			
Common Name	Botanical Name	Sowing Rate (per m <sup>2</sup> )	Notes
Crested Dog's-tail	Cynosurus cristatus	0.3-0.4g	Fine grass, doesn't dominate wildflowers
Sheep's Fescue	Festuca ovina	0.3g	Hardy, bunching grass
Common Bent	Agrostis capillaris	0.3g	Fine-leaved, tolerant of poor soils
Sweet Vernal Grass	Anthoxanthum odoratum	0.2g	Early growth, adds scent to hay
Slender-creeping Red Fescue	Festuca rubra	0.3g	Good base grass for meadow sward

**Lighting**  
Blue circles denote new low level lighting. All proposed external lighting shall be low-level, downshielded, and positioned to minimise light spill beyond the site boundary. Bollard or wall-mounted fittings shall be no higher than 1.0m above ground level and fitted with warm white (2700-3000K) LED lamps. Lighting design shall prioritise pedestrian safety and wayfinding, while preserving dark skies and minimising ecological impact. All luminaires to be on timers or motion sensors where appropriate.

**Entrance**  
The existing entrance to the site is well-established and offers good visibility plays in both directions, ensuring safe and efficient access. The visibility at the entrance has been assessed and meets the necessary standards for safe vehicle entry and exit, complying with Ceredigion County Councils guidelines. No changes are proposed to the entrance, and the current access arrangements will remain in place to facilitate smooth traffic flow, both for construction and future use. This existing feature contributes to the overall accessibility and safety of the development.

**Foul Water**  
The site is currently served by an existing septic tank, as identified on drawing DR01. This system has been surveyed and is proposed to be retained.

**Parking**  
An additional parking area is proposed on the lower ground level below the main house, bringing the total number of on-site parking spaces to 17. This provision has been designed to meet the requirements set out in Ceredigion County Councils parking standards, which are based on the number of bedrooms per unit. The proposed allocation ensures that sufficient off-street parking is available to accommodate the needs of future residents and visitors, helping to avoid on-road parking and maintain highway safety. The location of the parking area is discreet and has been sensitively integrated into the existing site layout to minimise visual impact.

**Additional Parking Area**  
The proposed additional parking and turning area will be constructed using permeable paving materials. This approach allows surface water to infiltrate directly into the ground, reducing runoff and supporting sustainable drainage principles. The use of permeable surfacing helps to manage stormwater on-site, reduce flood risk, and maintain groundwater recharge.

**Retained roadways**  
The existing asphalt surfaces on the site will be retained as part of the proposed development. Following a review of the current condition, the asphalt is deemed to be in suitable condition for ongoing use, providing adequate access and circulation for both construction and future occupants. No significant changes to the asphalt are proposed, ensuring minimal disruption to the sites existing infrastructure. Where necessary, minor repairs or surface improvements will be carried out to maintain the integrity of the access routes and ensure compliance with relevant safety and accessibility standards.

**Ecology Improvements**  
As part of the scheme's commitment to improving site biodiversity, a perennial wildflower meadow will be established within an appropriate area of the grounds. This meadow will be seeded with a species-rich mix suited to the local soil and climate conditions, providing valuable nectar and pollen sources for bees, butterflies, and other invertebrates throughout the year. The wildflower meadow will also support a broader food web, encouraging birds and small mammals to the site and contributing to overall ecological connectivity.

In addition, a number of bird boxes will be installed in mature trees across the site. These boxes will be designed to support a range of native bird species and sited to avoid direct sun and prevailing winds, ensuring suitability and long-term use. Together, these enhancements demonstrate a clear intention to promote biodiversity gain and align with national and local planning policies focused on ecological resilience and habitat creation.



B - Planning Issue - 19.05.25

Revisions:

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Project:  
**Abermad Mansion**

Drawing Title: **Site Plan & Green Infrastructure Statement**

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Scale @ A1: **As indicated** Date: **05/02/25** Drawn by: **OO** Checked: **Checker**

Drawing No: **Z005.3a.1.102** Rev: **B**

**Proposed Site and Green Infrastructure Statement Plan**  
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