Approx. 65m hedgerow removed to allow for creation of a 158m left-hand junction visibility splay, reinstated as grass verge. New hedgerow / trees between the verge and the stock fence.

See Drawing 3034-01-D02G for access arrangements

Additional planting to thicken up gappy hedge

Park Road

B5102 Llay Road

147m Pedestrian Visibility Splays

Tangent Pedestrian Visibility

158m Forward Visibility

Tangent Junction Visibility Splay

2.4m x 158m Visibility Splay to the west

158m Pedestrian Visibility Splays

147m Forward Visibility

2.4m x 147m Visibility Splay to the east

Tangent Pedestrian Visibility

Tangent Junction Visibility Splay

Improved two-way vehicular entrance off B5102 with approx. 15m pull-off before a stockproof entrance barrier. Car parking for 100No. vehicles, with 10% for disabled driver vehicles. Gravelled surface (MoT type 1 or similar) with timber posts marking parking bays. In/out lanes in tarmac.

See Drawing 3304-01-D03 for foul drainage details

Cedar-clad, twin pitch agricultural building 30 x 16m, to provide an office, machine & equipment storage/maintenance facility together with hay/straw storage and sick bay/maternity bay space for the reindeer. Gravelled access on 3 sides (MoT type 1 or similar) for vehicle access to double machine doors on west and east elevations. Building location screened by landform to the north and retained woodland to the south. Additional tree planting to east and west to further assist with screening and to break up outline.

Additional planting to thicken up gappy hedge

Reindeer stock fencing 1.8m high along interior of retained site boundary vegetation

Existing lake extended to extent of natural floodplain by excavation of approx. 500mm. Excavated material used to create small islands for wildlife. Existing island retained.

Public Right of Way fenced on west side, offset from path edge by 1m. New unmanaged hedgerow/ linear scrub/ tree planting on west side of the fence, with gaps to allow views through.

The Sycamores

**PROPOSED PLANTING**

**Trees**

| | |
|---|---|
| Oak, english | Feathered, 175-200cm |

**Hedgerow & Scrub**

| | |
|---|---|
| Hawthorn | 60-80cm |
| Hazel | 60-80cm |
| Wych elm | 60-80cm |
| Honeysuckle | 60-80cm |
| Dog rose | 60-80cm |

- Site Boundary
- Highway Boundary
- Public Right of Way (Llay 12)
- Junction Visibility Splays
- Pedestrian Visibility Splays
- Forward Visibility Splays
- Existing tree, retained
- Existing woodland/ hedgerow/ scrub, retained
- Existing hedgerow, removed
- Proposed tree
- Proposed woodland/ hedgerow/ scrub

*Note: the junction visibility splays shown on this drawing are commensurate with the observed 85th percentile design speed of traffic, recorded by ATC in July 2021.*

0344 8700 007
axis.co.uk

Client
**Christmas Farm**

Project
**Christmas Farm, Llay Road, Cefn-y-Bedd**

Drawing Title
**General Arrangement**

Scale
**1:2500 @A3**

Status
**Preliminary**

Date
**Sep 2021**

Drawn
**MK**

Checked
**LK**

Dwg no
**3034-01-002**

Rev
**F**

revision: **F** desc: **Plan updated following site visit** date: **11-09-25**

0 50 100 150 200 250m

This drawing is the copyright of AXIS P.E.D Limited and may not be loaned, copied or reproduced in any way - or used for any offer, quote, tender or construction purposes without written consent of the company to do so. Follow any figured dimensions - do not scale for construction purposes. If in doubt ask.

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122