

JMS PLANNING & DEVELOPMENT

GREEN INFRASTRUCTURE STATEMENT

IN SUPPORT OF A
PLANNING APPLICATION
FOR THE CHANGE OF USE OF LAND BY
UPGRADING 45 TOURING CARAVAN UNITS
TO 45 STATIC CARAVAN UNITS

AT

LLANINA CARAVAN SITE,
LLANARTH,
CEREDIGION,
SA47 ONP





Client: Vale Holiday Parks Ltd

Project: Llanina Caravan Site

Date: May 2024

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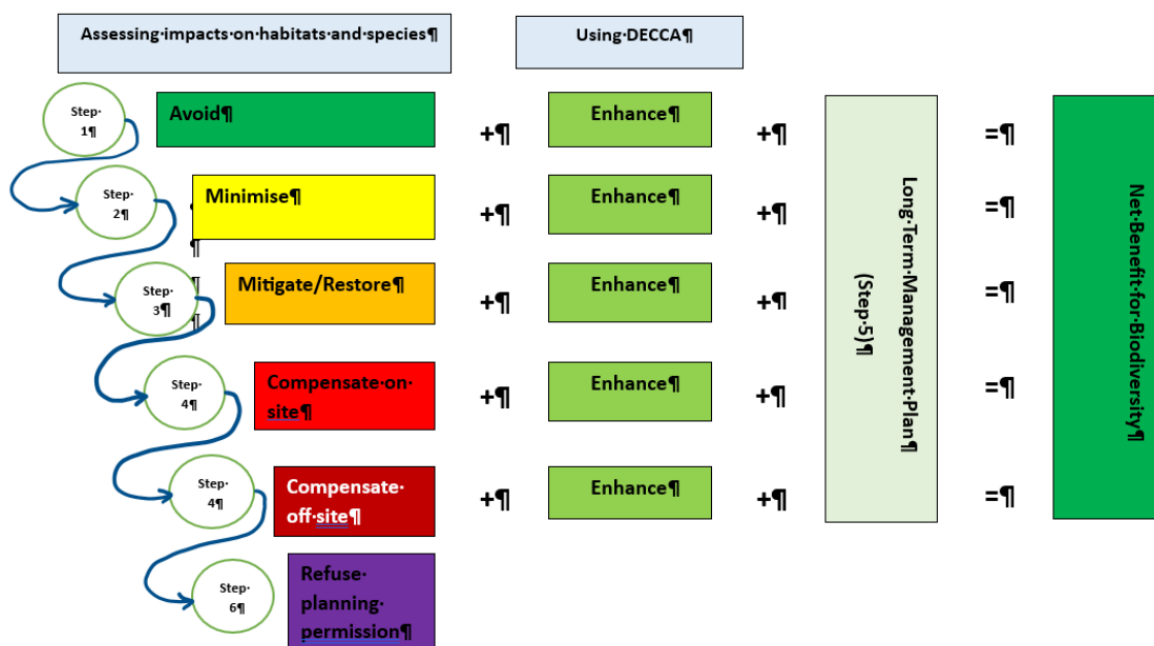
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SECTION I: INTRODUCTION

- 1.1 JMS Planning & Development have been instructed, by Vale Holiday Parks Ltd, the applicant, to submit a Green Infrastructure Statement following the amendment to Planning Policy Wales (Ed 12), Chapter 6 (Feb 2024) in support of an outline planning application.
- 1.2 PPW states that Green Infrastructure Statements (GIS) should be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal.
- 1.3 PPW also states that for minor development this will be a short description and should not be an onerous requirement for applicants, however, the GIS should positive multi-functional outcomes which are appropriate to the site.
- 1.3 The step-wise approach has been used throughout this assessment.

Figure 1X: Summary of the Step-Wise Approach



The Step-Wise Approach



SECTION 2: SITE AND SURROUNDING AREA

- 2.1 The application site – Llanina Caravan Park – is a caravan park situated to the south of Llanarth, on the coastal side of the A487, some 3 miles inland from New Quay and Aberaeron. The site borders farmland to the south and west, and a mix of commercial, industrial and residential uses to the north. The site is accessed by, and bounded by, the A487 to the east.
- 2.2 The settlement of Llanarth borders the site to the North, serving as the primary service centre for those occupying the application site.
- 2.3 Llanarth offers a comprehensive range of services, including a church, petrol station, post office, primary school, public house, butcher, convenience store, and garden centre. This renders the application site highly sustainable, fostering safe pedestrian connections and reducing reliance on private transport.
- 2.4 As per the Flood Risk Map from Natural Resources Wales, the application site has small areas with Medium and Low flood risk. The replacement of the existing caravans is not expected to significantly affect the risk of flooding.
- 2.5 The table below assesses the site in terms of its features:

Feature	Assessment
Geodiversity (RIGS)	No designation / No Impact
Historic Landscape	<p>Value - Moderate</p> <p>The historic landscape is primarily of local value although the area contributes to the generally agricultural historic landscape character of the wider region. It has many nationally important elements, but its overall value is reduced by modern linear development.</p> <p>This thin long area encompasses both sides of the A487(T) coast road from close to Cardigan to Aberaeron. It includes several villages, hamlets and linear development; some of it dispersed linear development. Also included is the fieldscape immediately alongside the road and dispersed farms. Most of the villages/hamlets have an historic core of mostly 19th century buildings,</p>



	<p>but modern housing development is one of the main characteristic elements of this area. There are currently 135 HERs, 47 LBs and 3 SAMs in the area primarily relating to Prehistoric hillforts and funerary monuments, medieval settlement sites and a variety of post medieval buildings, settlement and quarries.</p>
Visual and Sensory	<p>Value Moderate</p> <p>Landscape is generally attractive and unspoilt but not distinctive. Similar to large swathes of pasture farmland extending inland from Cardigan Bay.</p> <p>Inland from Cardigan Bay, where the coast ceases to dominate the character. Rolling landform with a series of rounded plateau areas divided into small to medium sized pasture fields. A series of sharply defined wooded valleys are incised into the plateau and fragments aspect area into a number of separate units but these should be viewed in combination and form one area. Throughout, vegetation patterns are dependent on the degree of exposure, with deciduous woodland and overgrown hedges located on the lee slopes and in valleys. Elsewhere, in more exposed locations, fields comprise of low uniform hedges and hedge banks, with gorse located on steeper slopes and along hedgebanks. The area is accessed by some busy roads, including the A487(T). These are set back from the coast so that views out over the sea are very restricted. Change detection 2014: Llangwyrfon windfarm is conspicuous from B4576 and other parts</p>
Geological Landscape	<p>Value - Moderate</p> <p>No regionally significant sites/landforms noted during present survey and geology/geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.</p>



	<p>Broad depression and linked valley floors between Lower Silurian bedrock massifs, with glacial deposit fill, especially clays (Quaternary, Pleistocene). Includes the New Quay coastal valley system, the broad low area around Oakford and extends as far as the Aeron valley in the Neuadd-Llwyd area..</p>
Landscape Habitats	<p>Value - Moderate</p> <p>This area has some important habitats including, species rich meadows and "rhos" pasture communities. They are joined by a network of thick, hedgerows and ribbons of broad-leaved woodland. They support a range of common and rarer species. Although most of the area is improved agricultural land, these features allow it to lie on the boundary between moderate and high evaluation.</p> <p>An area of pastures fields with many thick, species rich hedges and small ribbons of broadleaved woodland. There are some wet grassland areas and a small but interesting complex of hay meadows. Some interesting species have been recorded from the area. The better drained fields are managed for hay and occasional arable land.</p>
Cultural Value (LANDMAP)	<p>Sense of place/ local distinctiveness - Moderate</p> <p>Approximately 49% of people in the area identify as Welsh.</p> <p>Approximately 59% of people in the area speak Welsh.</p>
Agricultural Land Classification	3b



SECTION 3: GREEN INFRASTRUCTURE

- 3.1 Green infrastructure is necessary not just to soften the impact that development has on our natural environment, but to ensure that it contributes a biodiversity net gain that results in an enhancement of the site compared to the pre-development baseline.
- 3.2 Ensuring that there is a suitable network of green infrastructure is a key concern as not only will it benefit local flora and fauna, but also the people which reside in areas with a larger amounts of green infrastructure as a means of contributing to better health and well-being.
- 3.3 Green infrastructure must consider the local context and character as taking design cues from local habitat types while also serving local community needs.
- 3.4 Green infrastructure must deliver public benefits for all both directly and indirectly, including recreational and health and wellbeing benefits.
- 3.5 The application site benefits a modest sized area, equating to approximately 1.5 hectares, divided into 3 parcels, separated by mature hedgerows. The central parcel of land will accommodate the majority of units with the Northern aspect of the site also accommodating approximately 18 units. The parcel to the East of the site will be kept as amenity land for the site. Similarly, the most North-Western aspect of the site will be reserved for amenity land providing opportunity to improve green infrastructure at the site.
- 3.6 The site benefits a well screened location owing to the existing trees and hedgerows which surround the site perimeter. Each of the trees and hedgerow are to be retained in line with the stepwise approach. The parcels of land contained within the site, are mainly laid to grassland, with a circular ring road throughout the site, and hard standing and decking areas for each of the existing caravan units. The grassed area is considered of little or minor ecological value, however, the trees and hedgerows surrounding the site would be of moderate ecological value. More detail is provided in Section 4.
- 3.6 A network of public rights of way are within the vicinity, including public footpaths and bridleways, most conveniently, bridleway 51/52 bisects the



Eastern part of the site and the central parcel, allowing ease of access directly to the settlement of Llanarth, without having to walk or cross the A487 trunk road. A range of services and facilities are within walking distance, including, a petrol filling station, public house, garden centre, 'Premier' convenience store, 'Sweet Treats' bakery and a craft/gift shop amongst others.

- 3.7 The application site situated within close proximity to a number of public service bus stops, the nearest being the bus stop at Llanina Arms, some 250 meters to the North-East of the site. The bus stops allow travel to larger settlements such as Aberystwyth, Carmarthen, Cardigan via the TIX service, T5 Traw Cymru service, and the X50 service, all of which run multiple buses each day.
- 3.8 The scheme will be subject to SAB approval should the proposal be accepted.
- 3.9 The applicants are committed to improving the overall well-being and health of the community and the environment by enhancing biodiversity on site and encouraging green infrastructure.



SECTION 4: BIODIVERSITY NET BENEFIT

- 4.1 The annexe to the letter by the Chief Planning Officer dated 11th October 2023 explains that:
- “Biodiversity underpins the structure and functioning of ecosystems. It is the diversity of living organisms whether at the genetic, species, habitat or ecosystem level. An ecosystem is made up of living organisms, plants, animals and micro-organisms, in conjunction with their non-living environment, air, water, minerals and soil, and all the diverse and complex interactions that take place between them.”
- 4.2 **Extent:** The planning application highlights that the proposal essentially seeks to replace the existing touring caravan units on site to static caravan units. Given the nature and scale of the proposal, the scheme is unlikely to have a material impact on the ecological value of the site. The existing grassed areas of the site, where the caravan units are sited is considered to be of little ecological value. The trees and hedgerows providing a boundary to the site is considered to be of moderate ecological value, which are suitable habitats for a range of species, including birds and bats. It is also likely that the trees and hedgerows are used as commuting corridors or for foraging habitat. The proposal is likely to have a minimal negative impact to the existing flora and fauna on site, however, as none of the existing trees or hedgerows are to be removed.
- 4.3 **Condition:** As highlighted previously, the grassed areas would be considered semi-improved, however, are of little ecological value. A circular gravel track forms the access throughout the site to each of the caravan pitches, that each have a hard standing area for car parking and the siting of the caravans including decking areas. Hedgerows and trees divide the 3 parcels of grassed land where the existing caravan units are site, and these are considered of lower ecological significance compared to the trees and hedges which create the boundaries to the site. The mature trees and hedgerows not only provide an excellent screening in all directions of the application site, the trees and hedgerows provide suitable habitats, foraging grounds and wildlife corridors for a range of species. The applicant acknowledges the importance and significance of the trees and hedgerows throughout the site and is keen to retain the existing trees and hedges at the site. Notwithstanding the above, there is opportunity to provide enhancements to existing flora and fauna onsite, and the landscaping scheme provided highlights this.
- 4.3.1 **Connectivity:** Opportunities will arise for the development to be connected to the biodiversity and ecological networks which exists currently on and around the application site. The proposal includes the addition of new planting throughout the site, in the form of new trees, shrubs, and flowers, thus enhancing the biodiversity of the site and encouraging new species and habitats. To the North-West of the site, a parcel of amenity land will be planted with new trees, including Sessile Oak, Rowan, Hazel and Birch. To the North-



Westernmost aspect of the access track, a variety of gorse and heather are to be planted, to soften the impact of hardstanding and pitches whilst creating a divide before reaching a more tranquil area of trees and open space. The new planting aims to encourage new species e.g butterflies which will make the site more attractive. New trees and planting throughout the site, as highlighted on Drawing Number 621/08, will not only benefit the connectivity of a wide range of species, but create a sense of connectivity between the social environment and the ecological environment, in line with best placemaking principles.

- 4.4 **Adaptation:** Sustaining the habitats and associated species in the longer term is key, through proper management of the site and by securing the green infrastructure already present and projecting the infrastructure into the future.



SECTION 5: PROTECTION OF SITES OF SPECIAL SCIENTIFIC INTEREST

5.1 The site does not form part of land within a Site of Special Scientific Interest.



SECTION 6: TREES AND WOODLANDS

- 6.1 The annexe to the letter by the Chief Planning Officer dated 11th October 2023 explains that:
- “Trees, hedgerows, groups of trees and areas of woodland are of great importance for biodiversity. They are important connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place, air quality, recreation and local climate moderation. They also play a vital role in tackling the climate emergency by locking up carbon, and can provide shade, shelter and foraging opportunities, wider landscape benefits such as air and diffuse pollution interception, natural flood management, and building materials. The importance of trees, in particular urban trees, in creating distinctive and natural places which deliver health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking. Planning authorities must promote the planting of new trees, hedgerows, groups of trees and areas of woodland as part of new development.”
- 6.2 The existing trees are to be retained throughout the site, protecting the habitats and wildlife corridors for a range of species that may utilise the area and use the existing trees as a ‘stepping stone’ to gain access to larger forested areas such as the ancient semi natural woodland which follows the Afon Gido, some 900 meters to the West of the site.
- 6.3 The benefits of trees are well known and provide a range improvements to both the ecological environment and social aspect. The new planting of trees throughout the site will benefit prospective caravaners by creating an environment which aids health and well-being, and a better quality of life. The new trees on site will create areas of shade in the summer to relax in a less polluted environment.
- 6.4 The trees will aid the proposal with overarching goals of local and national policy by promoting sustainable methods of carbon capture via sequestration and water absorption for sustainable drainage systems.



SECTION 7: CONCLUSION

- 7.1 To conclude, the development of the application site will not result in damage or a negative impact on biodiversity or on the function of existing ecosystems. The site is located on land mainly with little ecological value, however, the more significant ecological value will be the trees and hedges surrounding the site, all of which are to be retained, in compliance with the stepwise approach.
- 7.2 The application will deliver a net benefit of biodiversity across the whole site in the form of enhancing and providing new trees, hedgerows, shrubs and flowers, which will improve ecosystem resilience along with the protection and enhancement of biodiversity.
- 7.3 The proposed enhancements are considered to be commensurate with the size and scale of the development, providing a suitable net gain of biodiversity at the site.