

JMS PLANNING & DEVELOPMENT

GREEN INFRASTRUCTURE STATEMENT

IN SUPPORT OF A
FULL PLANNING APPLICATION
FOR CHANGE OF USE OF 10 HOLIDAY UNITS
AND 3 FLATS TO 15 DWELLINGS

AT

PARC TEIFI
PONTRHYDFENDIGAID
TREGARON
CEREDIGION



Client: Morgans Hotel
Project: Parc Teifi, Pontrhydfendigaid
Date: June 2024

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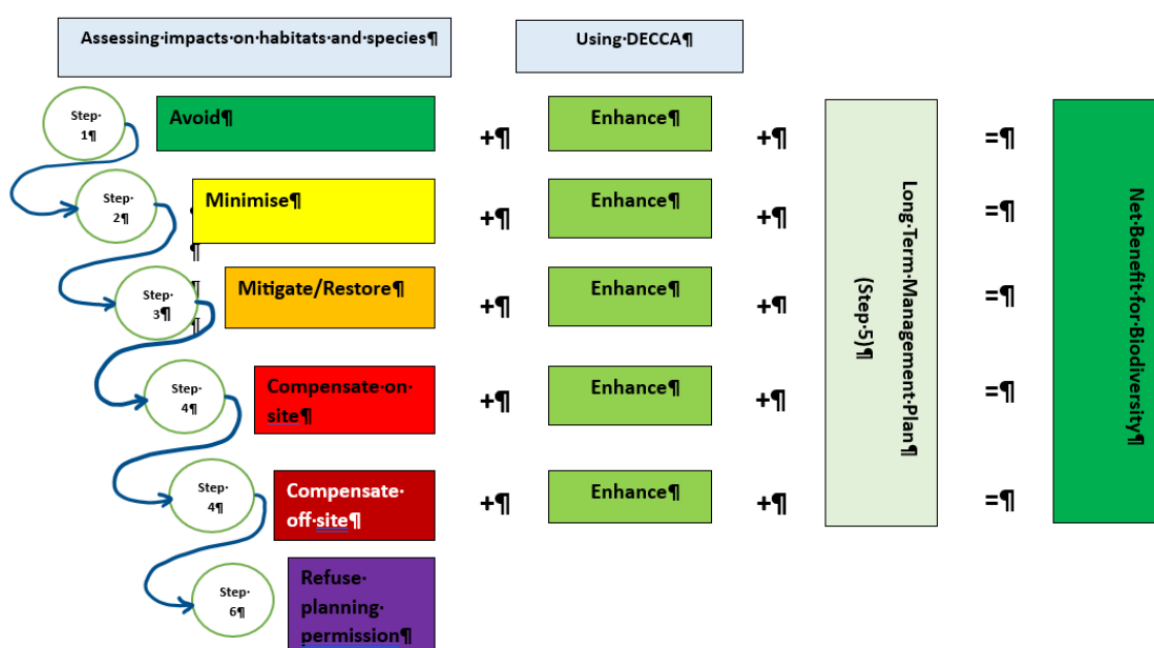
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SECTION 1: INTRODUCTION

- 1.1 JMS Planning & Development have been instructed, on behalf of Morgans Hotel to submit a Green Infrastructure Statement following the publication of Planning Policy Wales (Ed 12), Chapter 6 in February 2024 to accompany the application for the change of use of 10 holiday units to 10 dwellings, retention of 3 flats and creation of 2 new flats in the current bar/reception area.
- 1.2 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 is located within the Rural Service Centre of Pontrhydfendigaid, according to Volume 2B of the Ceredigion Local Development Plan.
- 2.2 The application site is an existing site with 5 pairs of semi-detached dormer properties which are restricted to holiday use only and 3 flats. Due to the business becoming unviable over time and no demand for this number or type of holiday accommodation in the area the proposal seeks consent to change the use of 10 of the cottages into full time residential use, retain the 3 flats and create 2 additional flats, and provide 5 of the flats as affordable dwellings. The site is located within the village.
- 2.1 The settlement of Pontrhydfendigaid is located to the west of the Cambrian Mountains between the service centres of Devil’s Bridge and Tregaron along the River Teifi. The village has a primary school, multi-purpose Pavilion, village hall, park, two public houses and a shop. It therefore provides a comprehensive range of services.
- 2.2 The village also has good public transport links and school bus provision to the secondary schools in the vicinity, including Tregaron, Penwedding and Penglais.
- 2.3 There is a village park within walking distance of this site next to the village hall.
- 2.4 The site does not have any heritage constraints. There are no listed buildings within close proximity of the application site.
- 2.5 There are no public right of ways that run through the site, nevertheless there are several footpaths on the outskirts of the village.
- 2.6 The Rural Service Centre has good transport and access links, benefiting from a public bus service.
- 2.7 The table below assesses the site in terms of its features:

Feature	Assessment
Geodiversity (RIGS)	None on application site.



Feature	Assessment
Historic Value	<p>This area consists of a block of gently undulating ground, including low craggy ridges, ranging in height from 170m to 220m located to the south and west of Pontrhydfendigiad. Much of the higher ground is improved pasture, but there are considerable tracts of rough pasture and rushy ground at lower levels. Peat deposits are present in some hollows. The field system here is one of regular, small- to medium-sized fields. Boundaries are straight and consist of low earth banks topped with wire fences. Some hedges are present on the banks, but are generally in a derelict condition except in the northern part of the area and close to farmsteads where they are still stock-proof. Boundaries on low-lying ground in hollows consist of drainage ditches. There are a couple of small farms with stone-built houses in the typical mid-to-late 19th century Georgian vernacular style of the region. Other than these, buildings consist of a small group of extensively modernised dwellings and modern houses, a caravan park and a Sunday School. Apart from the above buildings and two minor metal mines, the recorded archaeology provides a time-depth element to the landscape in the form of an Iron Age hillfort, and a rectangular earthwork enclosure that may be of Roman date. Apart from where it joins the village of Pontrhydfendigiad, the borders of this area are not particularly well defined, merging on all sides with the irregular field systems of neighbouring areas.</p> <p>Value: High</p> <p>A good example of a Ceredigion agricultural landscape and the area contributes to the general historic landscape character of the wider region..</p> <p>Condition: Good</p>



Feature	Assessment
	General agricultural landscape management means the historic landscape is in good condition..
Cultural Value (LANDMAP)	Moderate. No World Heritage Sites. Approximately 59% of people in the area speak Welsh. Approximately 49% of people in the area identify as Welsh.
Visual and Sensory	<p>Wide valley bottom comprising flat pasture land enclosed predominantly by uniform, low cut hedges with limited tree cover. Although field structure is generally intact, some gaps occur and hedges are overgrown in places. To the north-east the landscape is more dramatic and varied with steep valley sides and rugged skyline of adjacent hills contrasting flat areas of pasture, which is sometimes poorly drained, with subsequent wet grassland vegetation. Throughout, the River Teifi adds movement and interest and meanders energetically with occasional riparian woodland and scrub demarcating its route. A number of villages are located along the edges of the floodplain and consist of intimate collections of cottages and terraces, usually constructed of stone. Also notable are busy roads extending along the valley, which tend to be long and straight, with edges defined by low cut hedges. Views are available from the valley sides along the valley. The landscape has a manicured appearance in places and feels sheltered and safe throughout. Change detection 2014: School at Lampeter has extended into this area.</p> <p>Value: High</p> <p>Although highly attractive and with strong integrity, the landscape bears similarities to other lowland river corridors.</p>



Feature	Assessment
Landscape Habitats	<p>This area has many important habitats including, fens, basin mires, wet heaths, species rich meadows including "rhos" pasture communities, wet woodlands and oak woodlands. They are formed into a cohesive network by the Afon Tefi itself which flows down the centre of the area. Because of the number and range of habitats this area has an outstanding evaluation.</p> <p>Value: Outstanding</p>
Geological Landscape	<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>Value: Moderate</p>
Agricultural Land Classification	U - Unclassified (not in agricultural use)



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 it will benefit current and future residents.
- 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 is already developed and there will be minimal changes to the site, the change will be in the way it is used going from a holiday accommodation destination to permanent residential homes. The village is already designated as a Rural Service Centre and therefore the site is within easy walking distance to facilities and the village school and park. No ecological survey has been undertaken as no works are proposed which would affect any protected species. The site is bound to the West by the Afon Teifi and to all other sides by residential development.
- 3.6 There is a designated open spaces with equipped park and a football pitch within the village which are within walking distance of the site. There are numerous public footpaths within the vicinity of the site however none within the site itself.
- 3.7 Pontrhydfendigaid has a regular bus service with several routes available along with a school bus to serve the local secondary schools.
- 3.8 All off-street parking will be of permeable hard surfaces.
- 3.9 The applicant is committed to improving the overall well-being and health of the community and the environment by enhancing biodiversity on site and encouraging the use of 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 is a full application which includes a landscaping plan with biodiversity enhancement and additional planting and designated natural amenity space. The applicant understands the need to plan for every individual development proposal to avoid negative impact on existing biodiversity and is committed to maintaining and enhancing biodiversity on the site. As mentioned, the site is an existing operational business and the changes will be minor in that the change will be in the occupation/type of properties on offer.
- 4.3 **Condition:** The condition of the ground as it currently stands is poor and of little ecological value as its used for holiday accommodation and garden areas, these garden areas will remain and will provide ecological connectivity paths for wildlife, with gardens, planting and sufficient space provided around the plots. The site opens out to the rear over open countryside. All existing vegetation around the perimeter of the site will be retained as they form an important part of the boundary of the site and provide natural screening and habitats for wildlife.
- 4.4 **Connectivity:** Opportunities will arise for the development to be connected to the biodiversity and ecological networks which exists currently in the area – as the surrounding areas, in particular the open countryside beyond the site is rich in biodiversity with numerous ecological networks including Cors Caron SSSI any works will be an enhancement and a gain above the existing position. Additional landscaping within the gardens is proposed along with a water butt, bird and bat box on each property. The additional landscaping and planting within the site will improve the overall connectivity and enhance the biodiversity offer of the site.
- 4.5 **Adaptation:** Sustaining the habitats and associated species in the longer term will be key, through proper management and securing the green infrastructure already present into the future. The protection of the River Teifi is of paramount importance to the developer also.



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 There are limited trees on the site however all of the well established large trees on the perimeter of the site are to be retained with new trees proposed within the landscaping plan to contain fruit trees within the private garden areas.



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 development site is of low ecological value but nevertheless its surrounded by nationally designated sites which will be carefully protected and managed during the course of the construction process and beyond.
- 7.2 The proposed scheme will deliver a net benefit of biodiversity and ecosystem resilience along with green infrastructure measures and planting in line with the step-wise approach and Planning Policy Wales (Ed 12).