



ARCHITECTURAL  
SERVICES

**GREEN INFRASTRUCTURE STATEMENT**  
**REGULARISATION OF AS BUILT PHASE OF**  
**36 STATIC CARAVANS AND 15 LODGES**

**PENRHOS GOLF & COUNTRY CLUB**  
**LLANRHYSTUD**  
**ABERYSTWYTH**  
**CEREDIGION**  
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## **PROJECT OUTLINE**

This Green Infrastructure Statement (GIS) is to accompany the above application, for the proposed regularization of the as built 36.no static caravans and 15.no lodges to the existing park at Penrhos Golf & Country Club.

## **INTRODUCTION TO GREEN INFRASTRUCTURE**

The requirement for a Green Infrastructure Statement (GIS) to accompany all submitted planning applications comes following the commitment of almost 200 countries at the COP15 United Nations Biodiversity Summit, which includes a global commitment to halt, and reverse biodiversity loss by 2030 and to protect 30% of land and oceans by the same date (the 30 by 30 project). Following this commitment, the Welsh Minister for Climate Change has issued an updated chapter 6 to Planning Policy Wales, to come into immediate effect from the 18<sup>th</sup> of October 2023. The aim of the update to this chapter, is to ensure that biodiversity is a primary thought in the design stages of all applications, to assure that long term and chronic decline of biodiversity and habit loss is not continued in the future. By implementing these changes, it is believed that Wales' ecosystems will become more resilient to climate change, and thus begin to thrive again over the coming years.

Within chapter 6 of Planning Policy Wales, 'Green Infrastructure' is defined as: *"Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands. At a local scale, it might comprise parks, fields, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks."*

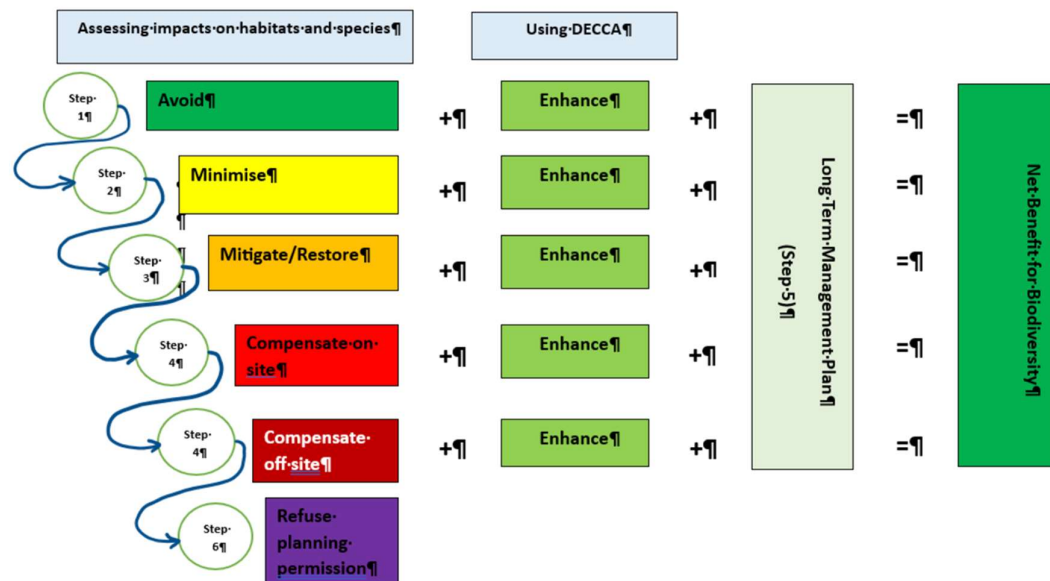
In conjunction with the definition above, combined with information extracted from the entirety of the chapter, green infrastructure should be viewed as any feature big or small that will enhance natural form thrive at any scale, whether that by the virtue of providing additional habitats for native animals or allowing for native grasses, plants and trees to flourish either in their existing form or in a new location. The additional thought process towards the strengthening of biodiversity up and down the country will not only provide environmental enhancements, but also provide multiple benefits *"for social, economic and cultural resilience. The components of green infrastructure, by improving the resilience of ecosystems, can result in positive benefits to well-being including flood*

management, water purification, improved air quality, reduced noise pollution and local climate moderation, climate change mitigation and food production. These benefits are important in urban environments where they can facilitate health and well-being related benefits of open space, clean air and improved tranquility, for example, as well as creating a sense of place and improved social cohesion. In addition, green infrastructure has a role in protecting local distinctiveness, providing economic benefits and social and community opportunities.”

## THE STEPWISE APPROACH

To achieve the goals for enhanced biodiversity throughout Wakes set out in the 30 by 30, it is essential that the ‘Step-Wise Approach’ is used. Putting this approach into practice means firstly, avoiding any adverse environmental effects, then minimized, mitigated, and as a last resort to be compensated for. This approach is identified in ‘Figure 1X: Summary of the Step-Wise Approach’ below.

Figure 1X: Summary of the Step-Wise Approach



## EXISTING SITE AND SURROUNDING AREA

Prior to being able to implement beneficial gain to biodiversity in the form of green infrastructure, it is firstly imperative that the existing landscape, biodiversity, geodiversity, historic and cultural features are identified. This is required so that it is identifiable that a biodiversity net gain is implemented into proposals.

As described in Ceredigion County Councils Local Development Plan (LDP), 'the settlement of Llanrhystud forms part of Ceredigion's coastal belt, which largely takes the form of a series of undulating hills, forming a series of rolling plateau intersected by minor river valleys, namely the Carrog, Wyre and Wyre Fach. This area is much affected by coastal exposure, and contains pasture fields enclosed by hedgebanks with low uniform hedges, mechanically cut. Tree cover is sparse on the plateau, and subject to the effects of the salt laden winds, so that trees where present often form sculpted solitary forms on the skyline. However, on sheltered slopes and within the sharply defined valleys, which dissect the plateau, deciduous woodland and scrub thrive, along with expanses of gorse nearer the sea. Although open and exposed, the simplicity of the landscape is distinctive and occasional views to Cardigan Bay add interest.

The Settlement Group of Llanrhystud is located on the northern coast of Ceredigion, just to the south of Aberystwyth. Although all of the settlements within the Group look to Aberystwyth for many of their needs, especially for comparison goods, Llanrhystud supports many of their day to day needs.

The coast forms an attractive and dramatic edge to the Settlement Group and is a considerable asset in terms of recreation and tourism. The coastline along the most southerly portion of the Group is defined by a sand and shingle beach backed by low boulder clay cliffs, while to the north, the beach recedes giving way to cliffs of a more solid nature and steep, grassy hillsides.

Much of Llanrhystud Settlement Group falls within Special Landscape Area (SLA) 3: Llanrhystud to Aberystwyth, SLA 4: New Quay to Llanrhystud and SLA 9: Afon Wyre. Applications for development within an SLA should be in accordance with Policy DM18.

Within this Group there is the Creigiau Pen Y Graig Site of Special Scientific Interest (SSSI) and Penderi Cliffs Wildlife Trust Reserve (WTR) to the north-west and the Llyn Eiddwen SSSI and WTR to the east. Just to the north of the settlement groups is the Rhos-Rydd SSSI.

Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Llanrhystud mainly constitutes of semi-natural broadleaved woodland, improved and semi-improved neutral grassland and hedgerows. The wider Group also includes dense scrub, wet heath, unimproved acid grassland, swamp, basin mire and valley mire. There are also various water courses and ponds.

There are several protected and priority species within the Group. Of particular note are several records of brown hare and small heath butterfly. There are also various Tree Preservation Orders.'

The specific site of application in relation to its biodiversity factor offered very little importance in it's previous form where the land was used as part of the golf course and agricultural land holding minimal value in the grass land covering. The as built site, although has significantly changed, has



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taken the opportunity to richen the value of the site in where possible existing trees have been retained, and a new planting scheme implemented which over time will become more established.

The proposed site benefits from approved planning under planning application reference numbers A140092 for 15 log cabins and A190622 for 34 static caravans.

Penrhos Golf and Country Club sits to the East of Llanrhystud which is accessed from the B4337 county road. Along the Western boundary of Penrhos runs the River Wyre which continues to through the village. The site is predominantly surrounded by agricultural land and domestic dwellings that follow the valley up Cwm Mabws. To the more elevated land to the South East of the park lies an 18 hole golf course in which the iron age fort of Caer Penrhos lies between them.

#### **GREEN INFRASTRUCTURE AND BIODIVERSITY NET GAIN**

As taken from chapter six of Planning Policy Wales, Distinctive and Nature Places, it is important to understand that green infrastructure is not just the implementation of planting or additional habit space for birds and bats, but also how these interconnect with the surrounding areas of wildlife, and the local community. Producing areas which incorporate values of 'green' elements are what create distinctive natural places, giving both benefits to the environment, as well as to local communities as there is an enhanced visual appearance created, provision of better facilities, and thus in-turn a promotion of physical and mental health and well-being.

Given that the net gain in terms of biodiversity should be *"proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants."* (As taken from PPW).

The site to the South of the park has been laid out with central service roads to access each avenue with units to each side. Each unit will benefit from it's own parking area to the side along with decking that will provide access to each unit and outdoor amenity space for users to enjoy the peace and tranquility of the countryside.

To the rear of this site, is a rock embankment which continues along the most upper part of recent development at Penrhos which has allowed the units to be positioned one level plateaus to provide ease of access and maintenance to the site.

The proposed surface water created from the hard landscaping from the scheme will discharge into a newly created lake that has been designed to accommodate the volume produced therefore improving the current drainage scheme at Penrhos whilst creating natural feactures that will enhance the sites biodiversity and wildlife.



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The proposed biodiversity net gain on the application is the installation of two bird boxes and two bat box affixed to the existing mature trees within the site of application site on land in the applicants ownership in areas of least weather exposure and least illuminated. This will provide birds and bats with additional habitat space in an area shaded from the coastal exposure, but also close enough to the potential food sources in the locality. After every bird nesting season, which is between February and August, check condition of the bird box to ensure no deterioration has occurred. If deterioration has occurred, replace bird box. Apply same method to bat boxes. Checks to be carried out towards the back end of the summer roost activity months and before winter hibernation period.

In addition to this, soft landscaping is proposed in the form of as much amenity green gassed areas as possible along with the proposed drainage pond, trees and plants. Refer to Landscaping Plan for further information.

### **CONCLUSION**

To conclude, the proposal will provide no negative impact on biodiversity within the site of application, as there is no removal of natural features required to achieve the desired outcome. This is in-line with the step-wise approach explained above. The development will provide a biodiversity net gain in the form of additional bird and bat boxes along with the above mentioned soft landscaping scheme which will provide beneficial progress towards Wales' goals of the 30 by 30 as it is a sustainable form of development providing a biodiversity net gain.



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