

JMS PLANNING & DEVELOPMENT

GREEN INFRASTRUCTURE STATEMENT

IN SUPPORT OF A PLANNING APPLICATION
FOR RESIDENTIAL REDEVELOPMENT AND
ASSOCIATED WORKS

AT
8, 10, & 12
VAYNOR STREET,
ABERYSTWYTH,
CEREDIGION,
SY23 2EN



Client: Mr B Wilkins
Project: Vaynor Street
Date: January 2025

JMS Planning & Development Ltd

T: 07399637238

E: daniel@jmsplanning.com

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of JMS Planning & Development Ltd



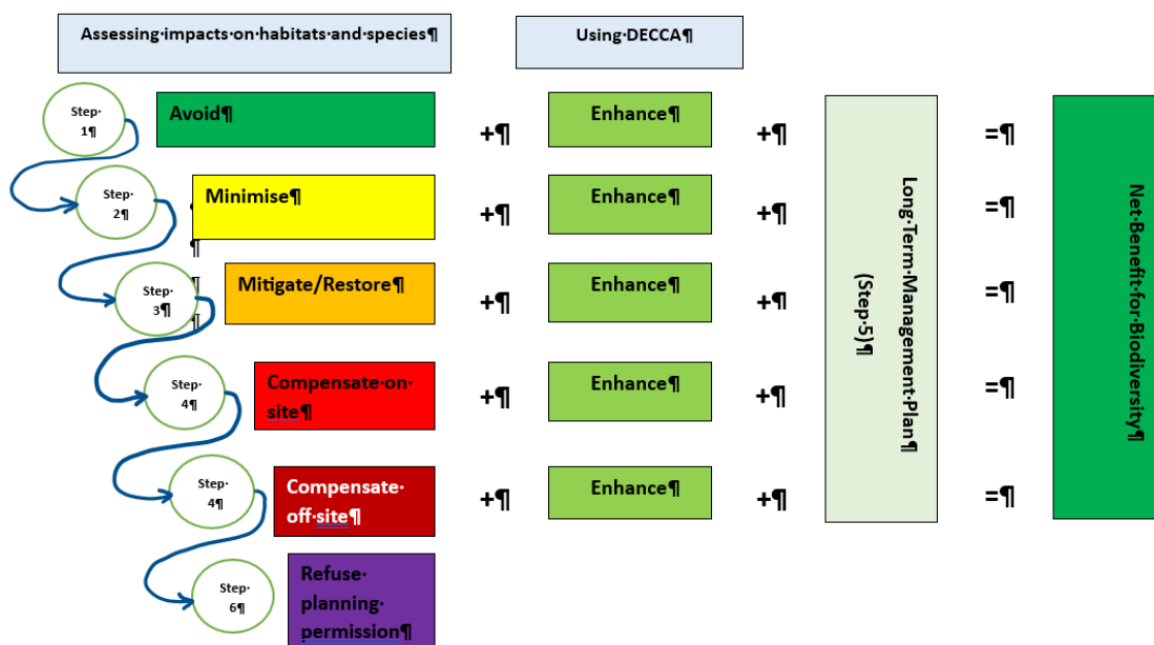
CONTENTS

SECTION 1: INTRODUCTION	1
SECTION 2: SITE AND SURROUNDING AREA	2
SECTION 3: GREEN INFRASTRUCTURE	6
SECTION 4: BIODIVERSITY NET BENEFIT	7
SECTION 5: PROTECTION OF SITES OF SPECIAL SCIENTIFIC INTEREST	9
SECTION 6: TREES AND WOODLANDS	10
SECTION 7: CONCLUSION	11

SECTION I: INTRODUCTION

- 1.1 JMS Planning & Development have been instructed, by Mr Wilkins (the applicant) to submit a Green Infrastructure Statement following the amendment to Planning Policy Wales (Ed 12), Chapter 6 (Feb 2024) in support of a full planning application for the residential redevelopment of the existing dwellings of 8, 10 & 12 Vaynor Street.
- 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.
- 1.4 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 entirely within the settlement boundary of Aberystwyth, which is designated as one of the 'main 6 towns' of Ceredigion, as described within the Local Development Plan and defined as Urban Service Centres (USC). These six towns, are deemed the focus of LDP strategy owing to their diverse range of services and facilities playing a strategic role for the county.
- 2.2 The settlement of Aberystwyth is the largest town in Ceredigion, and one of the largest towns of the Mid Wales Region, with an estimated population of 71,300 in 2022 (Source: Office for National Statistics). Aberystwyth is considered one of the most sustainable locations within Ceredigion and plays a strategic regional role owing to the presence of large-scale services and facilities, such as the University, Bronglais Hospital, National Library of Wales, to name a few.
- 2.3 The town also has a pivotal function of employment within the area, thus providing numerous jobs from employers such as Ceredigion County Council, National Resources Wales and Welsh Government, amongst a wide array of smaller businesses.
- 2.4 Owing to its seaside location, Aberystwyth is a popular holiday destination, which aids the tourism and leisure industries, and provides significant economic benefits to the area.
- 2.5 Aberystwyth is considered the main hub for transport in the County, with public transport links offering services via bus and train, allowing a more sustainable means of access to wider areas such as North Wales (via Dovey Junction to Pwllheli), and a direct service to Shrewsbury, which offers more services to cities and towns across Wales.
- 2.6 The site in total measures approximately 430 square meters, which includes the existing 3no. residential properties, front and rear courtyards, amenity area, recycling and bin storage area, bicycle parking and new planting areas.



- 2.7 In the surrounding area there is a wide variety of uses. The immediate surrounding area would be mainly attributed to residential, including the Penmorfa accommodation provided by the RSL 'Barcud' situated to the rear of the site. However, immediately to the South-West, a large depot (B2/B8 use), known locally as Cambrian Tyres is located. Within less than 100 meters, there are a range of shops, take aways pubs and restaurants, in addition to community buildings such as the Morlan Centre.
- 2.8 The application site falls within Zone A of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004) and the latest mapping available, Flood Map for Planning (FMfP), highlights the application site is located outside the higher risk areas of Flood Zone 2 and Flood Zone 3. The TAN15 Defended Zone extends to the junction of the A487 - Northgate Street and Vaynor Road.
- 2.9 For the avoidance of doubt, the application site is not protected with Listed Building status, nor does the application site fall within statutory designated areas such as SSSI, SPA, or SAC's. However, the application site falls within the Aberystwyth Conservation Area, which was originally designated in 1969 and extended in 1984 to include the main core of the town, seafront and the North of the railway line.
- 2.10 The table below assesses the site in terms of its features:

Feature	Assessment
Geodiversity (RIGS)	No designation / No Impact
National Landscape Character	NLCA23 - Rheidol & Ystwyth Hills & Valleys. This is the landscape of Aberystwyth and its hinterland. It is the area between mountains and sea, whose rivers converge near the town. Within their relatively short length, the rivers tumble dramatically from the adjacent Pumlimon massif, often in steep-sided, wooded gorges, being some of the best examples in Wales. They emerge to become gentle, sometimes braiding lowland rivers, flowing through a landscape



	<p>of thick hedges and improved pastures, before meeting the sea abruptly around Aberystwyth. Intervening ridges straddle the upland-lowland divide, some being enclosed, others afforested or open. Long views are gained from them, out across the sea in Cardigan Bay.</p>
Historic Landscape	<p>Value - Outstanding</p> <p>This is the built-up area of Aberystwyth and Llanbadarn. It includes the old centres of these two settlements, modern housing development, institutions such as the university and National Library of Wales and industrial estates. Tourist/leisure facilities such as sports fields and a golf course are included. The area currently includes 298 HERs and/including 247 LBs, 2 SAMs: Aberystwyth castle and harbour defences.</p>
Visual and Sensory	<p>Value - Moderate</p> <p>Coastal resort and university town set on sloping land, with the traditional Georgian and Victorian core of the settlement located north of the mouths of the Rheidol and Ystwyth rivers. The town fronts onto rocky bays to the west. Older buildings comprise 2, 3 and 4 storey terraces built of stone or render faced brick, and arranged in rectilinear patterns. Focal points include the commercial centre, with recently pedestrianised areas, the recently upgraded marina with new apartments and the university set on rising land to the north. The settlement is generally well contained with a sharp divide between urban and rural areas. Adjacent countryside generally retains its structure and integrity, although areas where an urban fringe is developing include the Rheidol valley and along the A487, where development threatens to break the skyline. Change detection 2014: many new developments including in Rheidol valley along approaches, forming unattractive approaches.</p>



	<p>Town has declined in popularity as a resort, and newer development has occurred which generally relates less positively to the core of the settlement. The core remains attractive in parts.</p>
Geological Landscape	<p>Value - Low</p> <p>Area of intensive urban development: few natural features remain.</p> <p>Main urban development of the lower part of Aberystwyth town, mainly utilising a glacial deposit, terrace-like feature at the end of the Rheidol valley but probably also on former floodplain / saltmarsh areas (Quaternary, Pleistocene-Holocene). Includes some minor areas of Lower Silurian bedrock.</p>
Landscape Habitats	<p>Value - Moderate</p> <p>Aberystwyth has a good proportion of green space including a Local Nature Reserve. The beach and harbour are important for marine mammals and bird species and a large list of rare plants has been recorded from around the town. All this adds to the biodiversity interest despite the density of development.</p> <p>This urban area has a good proportion of green space and a Local Nature Reserve, the area supports a wide range of important species, both marine mammals and birds and rare plants. All this gives the area a moderate biodiversity interest despite the density of development.</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	U



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 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 consists of 3 dwellings with limited scope within the site boundaries to provide any substantial planting and landscaping, given the proposal is for the conversion of dwellings. However, the proposal will include ecological and biodiversity measure that will promote a net benefit at the site.
- 3.6 The application site abuts the public network with footways leading directly into the Town Centre and linking with public transport links in the form of buses and trains. Living on Vaynor Street would mean that there is no reliance on private car travel and demonstrates the sustainable nature of the project.
- 3.7 The developer is 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 is for the conversion of the existing properties to 12 self-contained apartments within the Urban Service Centre of Aberystwyth. Public amenity areas are within easy walking distance in the form of the beach and seafront, Penglais Nature Park, along with green public open spaces such as parks and play areas. The site is of little to no ecological value, with limited suitable habitats for priority species. The proposal is likely to have no impact on ecology and there is no existing flora and fauna on site.
- 4.3 **Condition:** The site is located within a very urban and built-up area. The property is in a state of disrepair and requires refurbishment throughout. There are no existing ecological or biodiversity features on this site. Any ecological provision would be an enhancement on the existing position. The provision of planters and herb garden to the rear of the property will give rise to an influx of flora and fauna to the site, whilst the provision of a bird and bat box will also enhance the biodiversity of the site.
- 4.4 **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. There is opportunity within the site to include connectivity provisions for enhanced biodiversity connectivity. For example, the proposal includes a bird box to the rear elevation of the property.
- 4.5 **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 around the site and promoting its use 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 There are currently no trees within the application site, although there are trees dotted around the area, such as tree lined streets of Queens Road and North Road. With further trees in public parks within Aberystwyth. No trees will be affected by the proposal and the site is not suitable for planting of new trees.



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 which is of no ecological value on an existing site in an urban environment.
- 7.2 The application site provides an opportunity to deliver a net benefit of biodiversity in its redevelopment in the addition of a new bird box, flower planters and a herb garden, which will enhance ecosystem resilience along with the protection of protected species.
- 7.3 The proposed enhancements are commensurate with the size and scale of the development given its urban location.