

JMS PLANNING & DEVELOPMENT

GREEN INFRASTRUCTURE STATEMENT

IN SUPPORT OF A
FULL PLANNING APPLICATION
FOR REDEVELOPMENT OF SITE FOR
RESIDENTIAL UNITS, OFFICES AND
ASSOCIATED WORKS

AT

FORMER YSGOL DYFFRYN TEIFI SCHOOL
OFF LLYN Y FRAN ROAD AND HEOL Y
GILFACH
LLANDYSUL
CEREDIGION



Client: Dyffryn Teifi Developments Ltd
Project: Redevelopment of Former Ysgol Dyffryn Teifi
Date: June 2024

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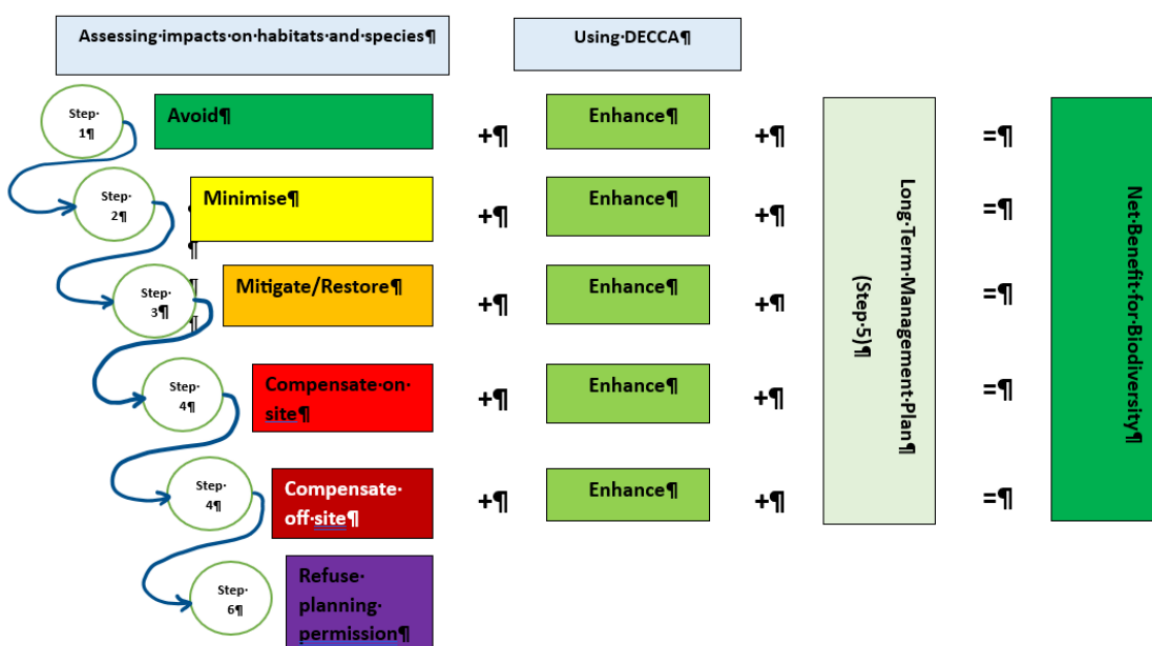
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SECTION I: INTRODUCTION

1.1 JMS Planning & Development have been instructed, on behalf of Dyffryn Teifi Developments Ltd 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 the site to dwelling houses, flats, offices and associated works.

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 entirely within the settlement boundary of Llandysul, 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 Llandysul forms part of the Southern border of the county, bound by the River Teifi to the South, which separates Ceredigion from the neighbouring county of Carmarthenshire. Between the two counties, there is a mutual benefit with residence of each county having some dependence on the larger towns of either county, for example, the residence of Llandysul may look towards Carmarthen (located some 15 miles to the South) for employment opportunities or travel further afield and the residents of Pontwelly, (the nearest settlement of Carmarthenshire) utilises the services of Llandysul for their day to day needs.
- 2.3 The application site specifically, is located at the former Ysgol Gyfun Dyffryn Teifi site which closed in 2016 and was later sold to the applicants. The site comprises of numerous former teaching blocks, car parking areas, and Multi Use Games Areas (MUGA). Some of the former teaching blocks already benefit from planning permission for the change of use from D1 (non-residential institutions) to B1/B2 (Business/Industrial) uses, most notably, Delineate, an AI marketing business. The whole of the site is considered to accord with the definition of 'brownfield/previously developed land' as outlined within Planning Policy Wales (PPW).
- 2.4 The site in total, measures approximately 9 acres, with the topography of the land sloping down from North to South, a change in gradient change of approximately 26 meters from the highest and lowest points of the site. The Western aspect of the site accommodates the existing MUGA and a larger space of open land. The Eastern aspect of the site houses the existing buildings and most of the existing access arrangements, derived off Heol Llyn Y Fran, which forms the Eastern boundary to the site.



- 2.5 The South of the application site is bound by Heol Y Gilfach, a county class 'C' road, with a mature trees and hedgerows. The South of the site also accommodates Llandysul Leisure Centre, Calon Tysul, however this building is not within the ownership of the applicant and does not form part of the application, although, the applicants, who are both local to the area wish for leisure centre to benefit from the proposal.
- 2.6 In the wider area, the surrounding character of the site is mainly attributed to agricultural land owing to the intensive farming context of rural Wales, with residential properties predominantly located in a linear fashion along the main roads and connecting highways.
- 2.7 Llandysul Town Centre (as defined within the LDP proposals map) is located approximately 500 meters to the East, which is easily accessible by active methods of travel such as bicycle and foot, with a pedestrian pavement spanning majority of the distance from the application site to the town centre. Llandysul benefits a multitude of uses, services and community facilities, from retail, commercial, residential, non-residential accommodation, leisure facilities and sui generis class uses. Thus, proving its importance locally and regionally.
- 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 does not fall within flood zone 2 or 3, therefore considered to be at very little risk to flooding from rivers or sea. In light of the above, no Flood Consequence Assessment (FCA) is required.
- 2.9 For the avoidance of doubt, the application site does not fall within statutory designated areas such as SSSI, SPA, or SAC's, or the Llandysul Conservation Area. In addition, there are no nearby listed building properties that will be negatively impacted. Finally, the application site is not contained within the non-statutory Special Landscape Area (SLA), although the Teifi Valley SLA is within close proximity.
- 2.3 The table below assesses the site in terms of its features:



Feature	Assessment
Geodiversity (RIGS)	None on application site.
NRW Landscape Characteristic Teifi Valley Area	<p>The Teifi is the longest river in West Wales. It issues from the Teifi Pools on the adjacent Pumlimon upland area. It emerges into the Teifi Valley above the one of the most intact and ecologically important raised bog landscapes in the UK, Cors Caron. The river meanders gently but eventually becomes incised in places. Steeply incised wooded river banks, with gorse clad outcrops, hanging oak woodland, coniferous forests and quarries sit within the wider lowland landscape of the Teifi Valley. Unusually the tidal lower river extends into the thickly wooded, steep-sided Cilgerran Gorge. The river emerges and widens into an estuary at the town of Cardigan. It ultimately issues into the sea through a modest sized sandy bay between rocky headlands. Historically the river has been a defensive line but today it is valued as an important habitat for water-dwelling species. The valley is predominantly rural and enclosed for agriculture. There are a wide variety of field sizes and areas with thick hedgerows, mainly enclosing pastures. The small towns of Tregaron, Lampeter, Llanybydder, Llandysul, Newcastle Emlyn and the larger town of Cardigan lie along its course. Many of them grew up as bridging or defensive points, although their morphology varies a lot. There is a trend for painting cottages and terraces in varied and bright colours. The falls of Cenarth, famous for its salmon, attract visitors, as does the romantic ruin of Cilgerran Castle, painted by Turner. The river is one of the last places where the art of coracle-making is practiced.</p>
Historic Value	This is a large area. It comprises several steep sided valleys of south-flowing tributaries of the Afon Teifi, west of Llandysul. Many of the steep



Feature	Assessment
	<p>valley sides are cloaked in deciduous woodland, lending a wooded aspect to the area. It is, however, predominantly an agricultural landscape, with small-medium sized fields bounded by banks topped with hedges and dispersed farms. Also in this area are numerous small nucleated/linear settlements. These generally have an historic core of (mainly) 19th century stone-built dwellings, but often with numerous modern houses.</p> <p>Value: Outstanding - this area is a very good example of a Ceredigion agricultural landscape and is a major contributor to the overall historic landscape.</p>
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>Valley varies in width from a wooded gorge to an intimate valley with a wider floor. Throughout pasture fields are defined by low uniform hedges with trees and steep valley sides are clothed with woodland. This is mainly deciduous, although some coniferous plantations occur in places. Along the valley floor, settlements are focused on traditional crossing points of the river and comprise stone built buildings, with stone bridges forming focal points. In part, the valley is accessed by the A484</p> <p>Value: High</p>
Landscape Habitats	This small town has some open space remaining and the river adds biodiversity interest, it therefore lies



Feature	Assessment
	on the boundary between low and moderate evaluation. Value: Low
Geological Landscape	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. Value: Moderate
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 largely developed with existing buildings and large amounts of concrete with limited green spaces where the current school buildings are located along with the car parking area. The school playing fields currently present a large area of green space, some of this space is also taken up by the MUGA which upon construction required extensive changes to the land levels.
- 3.6 Llandysul does have several area of green spaces with connectivity between them using the PROW. The largest POS is the cricket pitch and park down by the River Teifi to the South of the settlement. There is a designated open spaces with The Beeches housing estate also. There is a public footpath which runs directly through this site and links the Llandysul Bridge with the footpath to the North of this site.
- 3.7 Llandysul has a regular bus service with several routes available along with a school bus to serve the local 3-19 school at the top of the town.
- 3.8 All off-street parking will be of permeable hard surfaces.
- 3.8 Additional naturally equipped amenity spaces will be provided throughout the proposed scheme to cater for the needs of the residents living on site. These will be constructed using natural materials such as timber logs, reeds, trees etc.
- 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 will comprise of three separate applications, all of which will be presented in full and every application is accompanied by a landscaping plan which includes biodiversity enhancement and additional planting and designated naturally equipped 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 a former school which had limited biodiversity on site. The parameters of the school playing field have been left to develop over time and as such these will be retained as part of the scheme but pruned back where necessary. The hedgerow to the South of the playing field will be impacted as the proposed entrance to the scheme is proposed here. This hedgerow will be translocated.
- 4.3 **Condition:** The condition of the ground as it currently stands is poor and of little ecological value as evidenced within the ecological assessment. The bulk of the site comprise a species-poor, strongly grass-dominated sward of former amenity grassland. Its confirmed that the habitat is of little ecological significance. 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 connectivity with the River Teifi SAC and SSSI. 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 there are trees along the boundaries which include oak, ash, sweet chestnut, hawthorn, blackthorn, rowan and sycamore. The ecological assessment states that Hedgerows are a Priority Habitat but that these ones are of some local interest and will provide feeding and commuting corridors for bats.
- 6.3 New native species trees are also proposed to be introduced throughout the proposed development as per the landscaping plans accompanying the application.



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, due to the low ecological value of the current site. The development site has been confirmed within the Preliminary Ecological Assessment to be of low ecological value but nevertheless its surrounded by open countryside with mature boundaries and connected to 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).