

JMS PLANNING & DEVELOPMENT

GREEN INFRASTRUCTURE STATEMENT

IN SUPPORT OF A
'HYBRID' PLANNING APPLICATION
FOR RESIDENTIAL DEVELOPMENT,
ERECTION OF HEALTH CENTRE AND
ASSOCIATED WORKS

AT

LAND OPPOSITE Y GORLAN
LLANILAR
CEREDIGION
SY23 4NU



Project: Llanilar Allocated Site
Client: P Loxdale
Date: April 2026

JMS Planning & Development Ltd

T: 07983 190489

E: sophie@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

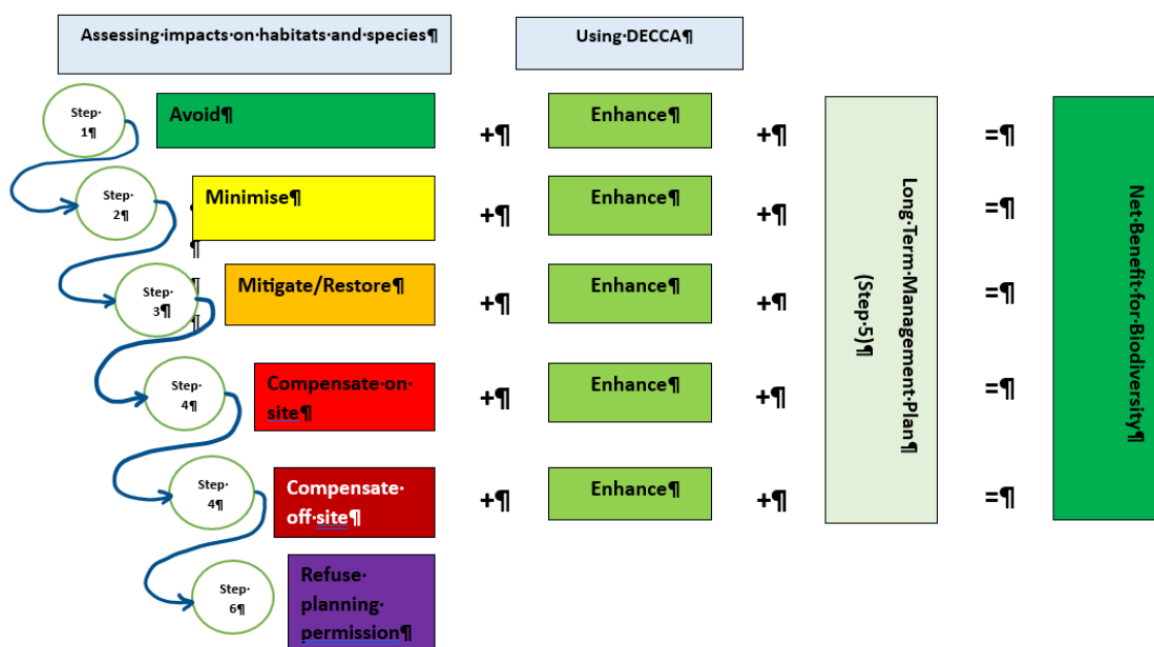
SECTION 1:	INTRODUCTION	1
SECTION 2:	SITE AND SURROUNDING AREA	2
SECTION 3:	GREEN INFRASTRUCTURE	4
SECTION 4:	BIODIVERSITY NET BENEFIT	6
SECTION 5:	PROTECTION OF SITES OF SPECIAL SCIENTIFIC INTEREST	8
SECTION 6:	TREES AND WOODLANDS	9

SECTION I: INTRODUCTION

1.1 JMS Planning & Development have been instructed, on behalf of Patrick Loxdale, the applicant, to submit a Green Infrastructure Statement following the publication of Planning Policy Wales (Ed 12), Chapter 6 in February 2024 to accompany the 'hybrid' application for residential development, erection of Health Centre 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 Llanilar, which is designated as one of Rural Service Centres (RSC) of Ceredigion, as described within the Local Development Plan (LDP). Importantly, the application site is an allocated site (Ref: H1401), designated within the LDP for residential development.
- 2.2 The settlement of Llanilar is located in the Ystwyth Valley some 4.5 miles south-east of Aberystwyth. The settlement group is relatively large and includes linked settlements such as Cnwch Coch, Llanafan, Lledrod and Llanfihangel Y Creuddyn totalling in excess of 1000 residential units. The surrounding linked settlements rely on Llanilar for services and facilities to meet their day-to-day needs.
- 2.3 Llanilar has access to a range of facilities and services including a primary school, doctor's surgery, general store/post office, public house, garage, village hall, places of worship, care home, football pitch and children's play area. The settlement also includes public transport services such as the 585, 588, T1A, and T21 bus services. The site also benefits a network of Public Rights of Way (PROW), including the Ystwyth Trail, linking Aberystwyth and Tregaron.
- 2.4 The site in total, measures approximately 8.25 acres, with the topography of the land sloping down from the Southern part of the site to the Northern part of the site comprising of a change in gradient of approximately 9 meters from the highest and lowest points of the site.
- 2.5 Access to the site is derived from the South-East of the application site, whereby direct access from the A485 is afforded. The site is bound to the South by existing residential properties, to the East by a hedgerow, and a small watercourse (Nant Adail), to the North by a mature hedgerow and a public right of way. The East of the site is bound by stock proof fencing, which separates the agricultural land beyond.



- 2.6 In the wider area, the surrounding character of the site is mainly attributed to agricultural land, owing to the intensive farming context, especially to the North, with residential properties predominantly located to the East and South. It is acknowledged that there are also other uses, facilities and services within Llanilar, such as a primary school, place of worship, shop, public house, community hall, garage and football pitch. In addition the application site benefits proximity to a network of public rights of way, active travel routes, and connectivity links to centre of the settlement. Furthermore, a number of public transport services are available, including the TIA and 585 bus services.
- 2.7 Llanilar is defined as a Rural Service Centre (RSC) as highlighted within the Local Development Plan, directing majority of development to Urban Service Centres and Rural Service Centres, such as Llanilar to ensure that sustainable development is achieved in accordance with the overall LDP strategy.
- 2.8 The application site falls within Flood Zone 1 of the Flood Map for Planners (FMfP) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2025). Therefore, the site is considered to be at 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 Conservation Area. In addition, there are no nearby listed building properties that will be negatively impacted. However, the application site is located within the non-statutory Special Landscape Area (SLA) of the Ystwyth Valley.



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 mainly comprises of agricultural land which is intermittently used for grazing. The site is bound by hedgerows to the North and South with a small woodland and watercourse to the East, however, these elements do not form part of the application site.
- 3.6 The proposal includes a number of biodiversity enhancements, which will provide a number of social and environmental benefits to residents and the species utilising the site and wider area.
- 3.7 All off-street parking will be of permeable hard surfaces.
- 3.8 Public and private amenity spaces will be provided throughout the proposed scheme to cater for the needs of the residents living on site. These will include open and green spaces, some of which will include equipped play spaces.



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 comprises a ‘hybrid’ planning application which includes residential development, presented in a ‘full’ planning application with the proposal of a Health Centre, presented in an ‘outline’ manner. 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 previously noted, the site measures approximately 3.34 hectares in total, and is currently utilised as agricultural land. However, the application site has been allocated for residential development as demonstrated within the Local Development Plan. Therefore, the principle of residential development was accepted for this site and deemed the preferred location for such development.
- 4.3 **Condition:** The application site comprises of improved grassland, owing to the farming practices at the site and wider holding. The land is grass-dominated with Yorkshire fog, and perennial rye-grass, in addition to associated sped species such as white clover, dandelion. To the Northern part of the site, where the public right of way is located, there is a transition towards semi-improved grassland with red clover and meadow buttercup.



- 4.4 The hedgerow located to the South of the site separates the existing residential properties from the allocated site with an intact species-poor hedge comprising of Holly, Blackthorn and Beech. The Northern boundary hedgerow is dominated with Hawthorn, and Field Maple, with a mature Ash to the centre of the hedge.
- 4.5 Both hedgerows provide some ecological value, however, the larger mature Ash is likely to be the most significant and will be retained.
- 4.6 **Connectivity:** Opportunities will arise for the development to be connected to the biodiversity and ecological networks which exists currently in the area. New planting is proposed within the open space areas, with enhancements to the hedgerow to the North. Furthermore, new bird and bat boxes will be included on each dwelling allowing species to connect between foraging and breeding grounds, such as the nearby woodland to the East of the site.
- 4.7 **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 proposed enhancements are considered a significant benefit to the biodiversity of the site and provide a net gain, in accordance with national and local policies.



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 trees on site along the boundary however, no trees are to be impacted as part of the development.
- 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. The site is located on land which is of little ecological value and designated for housing development.
- 7.2 The application site provides an opportunity to deliver a net benefit of biodiversity in its redevelopment by the provision of a new bat box, bird box, enhanced hedgerow planting, and tree planting which will enhance ecosystem resilience along with the protection of protected species.
- 7.3 The proposed enhancements are considered commensurate with the size and scale of the development proving compliance with Planning Policy Wales.