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LANDSCAPE ARCHITECTS

# Aberystwyth Road, Cardigan
# Green Infrastructure Statement

R01

November 2025

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## Documents and Drawings

This Green Infrastructure Statement should be read alongside supporting surveys, reports, and plans submitted with the application, including:

- Landscape Strategy produced by Tir Collective
- Topographic and Buried Utilities Survey by EDI Surveys Ltd
- Drainage: 17128-FCA&Drainage Strategy-01 (2)
- Ecology PEA: BioC25-257_Aberystwyth_Rd_PEA_V1

# 1 Introduction

## 1.1 Purpose and Scope

1 Tir Collective had been instructed by Lidl Great Britain Ltd. to prepare this Green Infrastructure Statement, which relates to the proposed development of a new Lidl store at Aberystwyth Road, Cardigan.

2 The proposed development includes a new Lidl store building with associated access and car parking, and proposed soft landscape.

## 1.2 Site Description

3 The site is situated at North Park Estate, Cardigan. Residential properties back on to the site to the north and east, and a Tesco store is located to the south. Brondesbury Park garden centre is located to the west.

4 An existing B&M store occupies the site, comprising the store building and associated access, service yard and parking. A grass verge that is outside of the site separates the site from Aberystwyth Road.

5 The site mostly comprises the existing store building and tarmac hardstanding areas for access and parking. The western part of the site contains the service yard and garden centre, which are surfaced with concrete.

6 The south boundary of the site is open, facing onto Aberystwyth Road which is lined by a grass verge. The east boundary of the site abuts dense vegetation with mature trees that are outside of the site boundary, and there is a retaining wall at the southeast edge of the carpark. The north boundary of the site is separated from the rear curtilages of properties on Heol Gollen by a narrow vegetated strip. The west boundary is formed by a dense hedge/ line of mature vegetation that borders the lane access to the neighbouring garden centre.

7 The site is located on the eastern fringes of the settlement of Cardigan, surrounded by properties and commercial/ retail development, with direct access to the A487 circa 100m to the southeast.

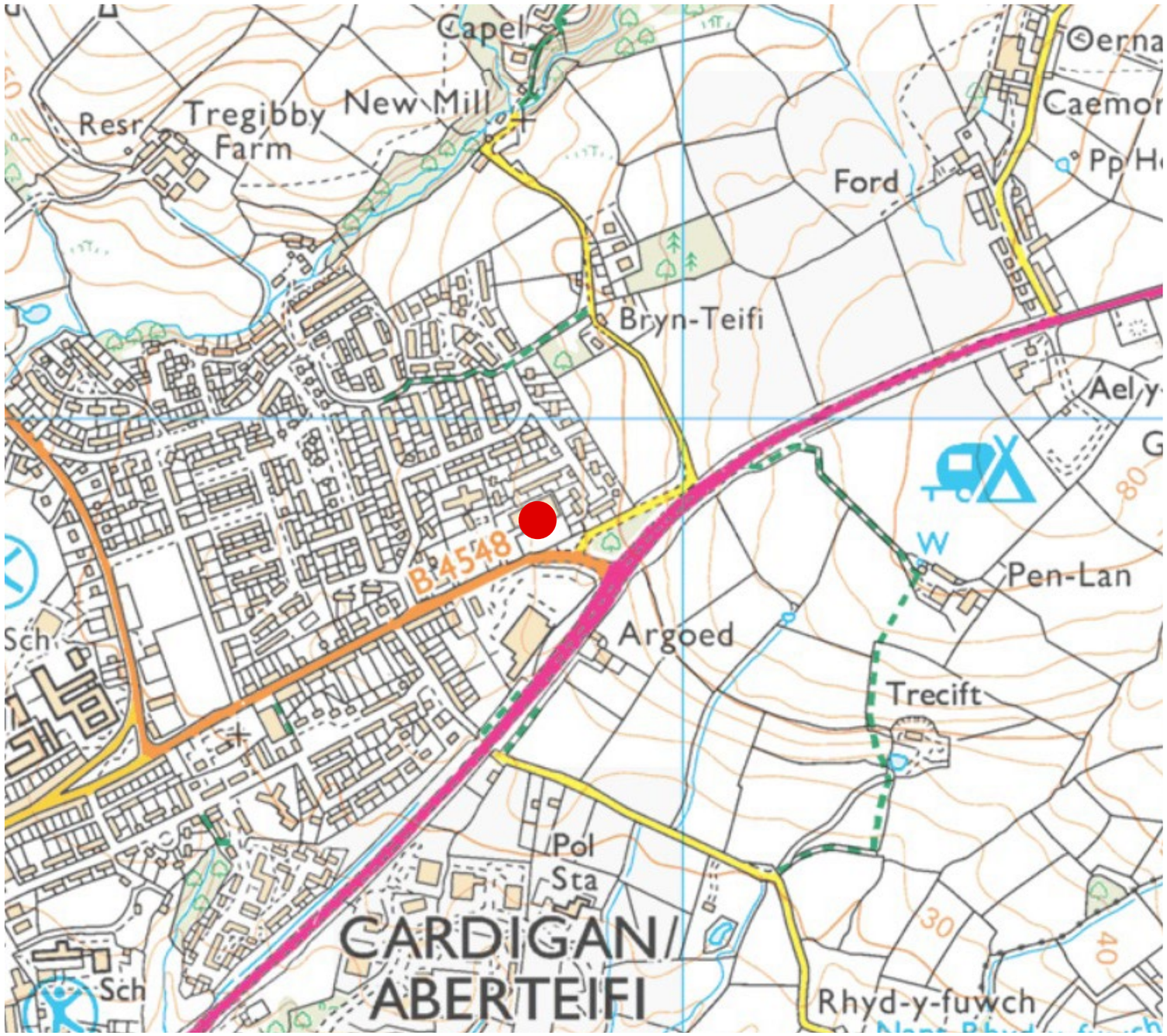



**Figure 1:** Site location (Streetmap.co.uk)


**Figure 2:** The site (Google Earth)

# The site and context

# 2 The site and context

## 2.1 Context

8 Desktop studies and field surveys have been carried out to confirm the green infrastructure features at the site and its surrounding context. The elements that are considered to form the existing Green Infrastructure are:

- **Trees and vegetation**
- **Ecology**

9 The green infrastructure elements are described briefly below, identifying and assessing existing or potentially important elements prior to the stepwise approach being followed.

## 2.2 Trees and vegetation

10 A dense line of vegetation is present along the western boundary, comprising conifer and mixed shrub and tree species. Further dense vegetation and trees are located on the bank at the eastern boundary, which extends beyond the site boundary.

11 Some trees and vegetation are present within the narrow strip between the existing B&M building and the residential properties to the north, along with two small areas of amenity shrub and hedgerow planting within the existing car park verges.

## 2.3 Ecology

12 A Preliminary Ecology Appraisal (PEA) has been conducted by Biodiverse Consulting in November 2025. The PEA provides the following information.

### Desktop Study

13 **Statutory Sites:** "*Five statutory designated sites were identified within 2km of the Site*" The closest of which is the SSSI and SAC "*Afon Teif , 903m to the southwest*"

14 **Non-statutory Sites:** Teifi Marshes is the only non-statutory designated site within 1km of the Site, located 903m to the south.

### Priority habitats

15 "*No priority habitats are present within or bordering the Site.*"

### Habitats

16 The PEA identified that the "*Site predominantly contains Developed Land; Sealed Surface and Buildings, with areas of Modified Grassland, Mixed Scrub, Introduced Scrub, and Hedges and Lines of Trees*." Details of each habit is provided below and illustrated on Figure 3.

17 **Modified Grassland:** Modified Grassland is identified in three parcels across the south of the Site. The parcels were described as being managed and "*considered to be frequently mown to a sward height of 2-10cm and contained a similar structure and species composition... There are 4-5 species per m2 with a grass to forb ratio of 70:30. Some physical damage is evident from public footfall on the path side of the parcel; bare ground is equivalent to 5%.*"

18 It is "*considered to be of* ***Low value***."

19 **Mixed Scrub:** identified on the eastern boundary of the site. It is "*Dominated by hawthorn and blackthorn, with hazel and bramble and occasional young rowan trees present.*"

20 It is "*considered to be of* **Low value**."

21 **Developed Land; Sealed Surface & Buildings** dominates the site.

22 It is "*considered to be of* ***No value***."

23 **Introduced Shrub:** There are 3 parcels in the site: S1-S3, which are located near to the existing B&M store frontage and the site entrance, refer to Figure 3. S1-S3 parcels are describes as:

- "*S1 comprises daisy bush and blackthorn.*
- *S2 comprises additional species such as bramble, dogwood and schedule 9 non-native invasive small-leaved cotoneaster.*
- *S3 comprises cotoneaster Cotoneaster lacteus, a large fuchsia bush, and a dead rowan tree.*"

24 Introduced scrub is "*considered to be of* ***Low Value.***"

25 **Line of Trees:** "*A semi-mature Line of Trees... on the western boundary of the Site comprises beech, Lawson's cypress, wild cherry, ash, and hawthorn to a maximum height of 7.5m. Metal fencing is situated between the current retail storage yard and the Line of Trees, restricting canopy spread to the west, however no other evidence of damage or disease were present.*"

26 The habitat is "*considered to be of* ***Local Value***"

27 **Other Native Hedegrow:** " *A Native Hedgerow... to the southwest of the Site. With a height of 4m and width of 2m, the hedgerow is dominated by hawthorn with occasional blackthorn and bramble to an average of two woody species per 30m. The ground layer at the base of the hedgerow comprised locally dominant common ivy with occasional ribwort plantain and dandelion.*"

28 It is *considered to be of **Low Value.***"

### Protected Species

29 **Great Crested Newt:** *No GCN records.. were returned within 2km of the Site... The Site is of **No Value** to GCN*"

30 **Reptiles:** *"Desk study retuned records for slow worm (12 total, closest 259m south), grass snake (8 total, closest 1,373m south) and common lizard (7 total, closest 1,300m south). Record locations are considered to have poor connectivity to the Site due to dense urban development to the north and the A487 acting as a barrier to the south and east.*

31 *The Site is considered to provide low suitability habitat for reptile species due to poor foraging resources and basking space high levels of disturbance from commercial deliveries and public footfall, and the Site predominantly comprising sealed hardstanding.... The Site is of **Low Value** to reptiles*"

32 **Bats:** The local records centre retuned 57 records comprising several bat species in the search area.

33 *"The structures on-site presented no Potential Roost Features... no roosting opportunities are present on Site and suitability for roosting bats is considered negligible.*

34 *The Scrub and Line of Trees provide limited foraging and commuting opportunities... the Site and immediate surrounding area are well lit at night and thus a deterrent to light sensitive species.*

35 *The Site is considered to be of **Low Value** to bats*"

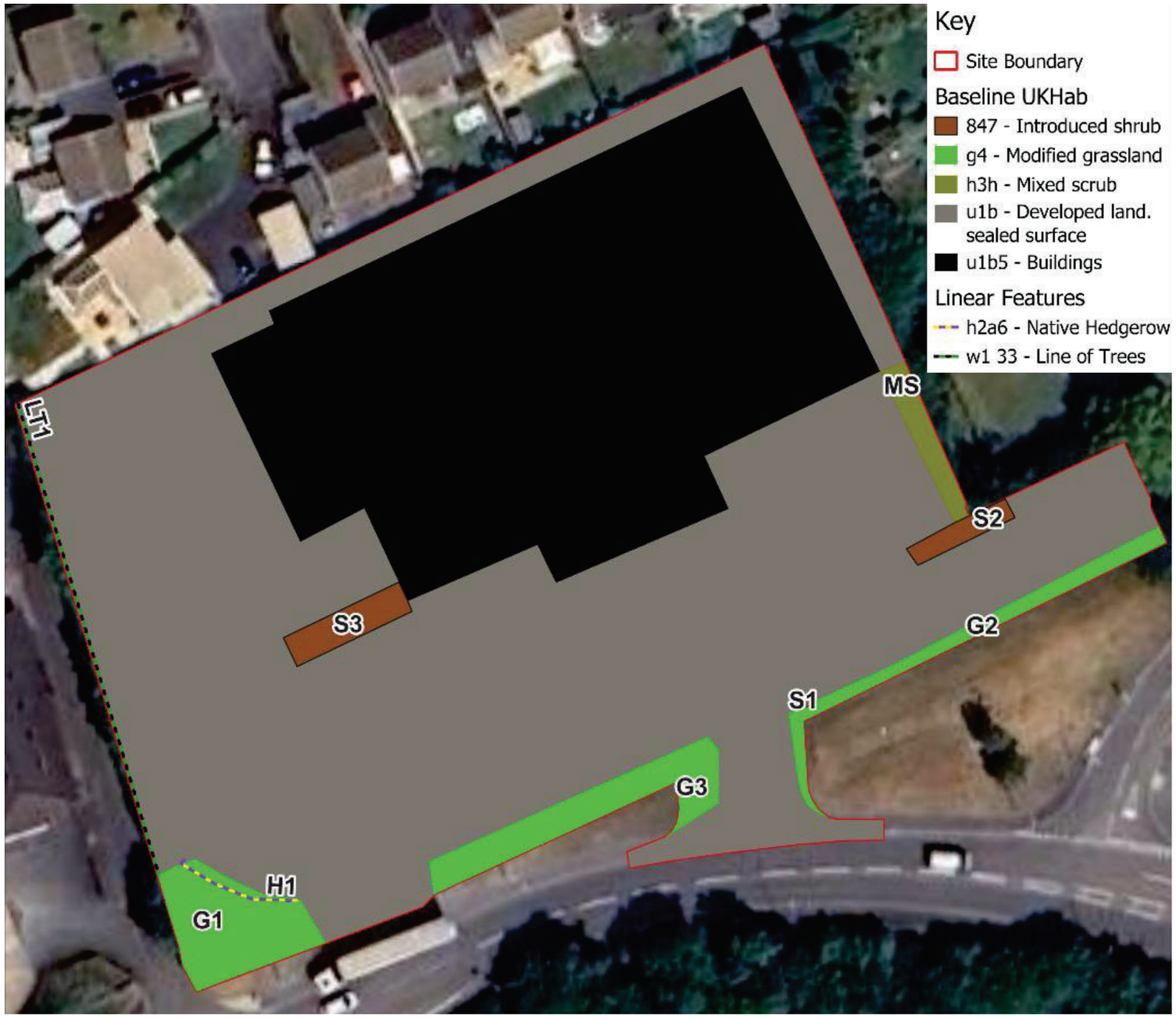



**Figure 3:** Habitat plan (Biodiverse Consulting)

36 **Birds:** *"Multiple bird records were returned from within 2km of the Site including Schedule 1 and Red/Amber-Listed bird species."*

37 *"The scrub and line of trees within the Site afford limited nesting and foraging opportunities for a range of locally common bird species. It is considered unlikely for the Site to support Schedule 1 species... the Site is considered to be of **Low Value** for birds"*

38 **Badgers:** *"The desk study retuned four recent records from within 2km of the Site, with the closest being 655m to the south of the Site."*

39 *"The Site provides limited potential for foraging and sett creation due to the small area of vegetation on Site... The Site is of **Low Value** to badger"*

40 **Hazel Dormouse:** *"no records within 2km of the Site... "The Site is of **No Value** to hazel dormouse"*

41 **Priority Species:**

- *"7 records of hedgehog, the closest of which was 101m northwest of the Site... No evidence of this species was found at the time of survey. The Site is of **Low Value** to **hedgehog.**"*
- *"No records or evidence on site for brown hare or common toad... Habitats onsite are not suitable for these species. The Site is of **No Value to brown hare and common toad**.*
- *"Local records identified a range of priority invertebrates within 2km of the Site, the closest of which was a brown hairstreak butterfly 668m south of the Site... Given the distance to the nearest brown hairstreak record and the limited amounts of larval host plant, the Site is assessed as **Low Value** for **brown hairstreak**."*

## 2.4 Site images


**Figure 4:** View of existing site frontage and western boundary with Aberystwyth Road (Google Earth)


**Figure 5:** View of east site boundary (Google Earth)

**Figure 6:** View of vegetation to the east of the site (Google Earth)

# 3 The Proposal

## 3.1 Site layout

42 The general arrangement of the site has been prepared by HTA Architects. The proposed Lidl store would be located in the west of the site and orientated to the east and the proposed car parking. The proposed access would utilise the existing access route via Aberystwyth Road.

## 3.2 Drainage Strategy

43 The proposed drainage strategy for the redevelopment of the former B&M site has been designed to manage surface water sustainably and ensure no increase in flood risk on or off-site. Infiltration techniques are not feasible due to local ground conditions; therefore, surface water runoff will be discharged to the nearby watercourse located approximately 25 metres east of the site.

44 Attenuation will be provided through sub-grade geo-cellular storage beneath the permeable surfaced parking bays, offering around 625m³ of storage to accommodate the 1 in 100 year storm event plus a 40% climate change allowance. Runoff will be pumped to the watercourse either via the existing surface water pump chamber (subject to survey) or through a new pump system.

45 In extreme events exceeding the design capacity, temporary shallow flooding will be contained within the car park and access road areas, ensuring that the store building remains protected. The permeable surfacing and sub-grade storage system provide both attenuation and treatment of surface water, helping to improve water quality while managing runoff in accordance with SuDS principles.

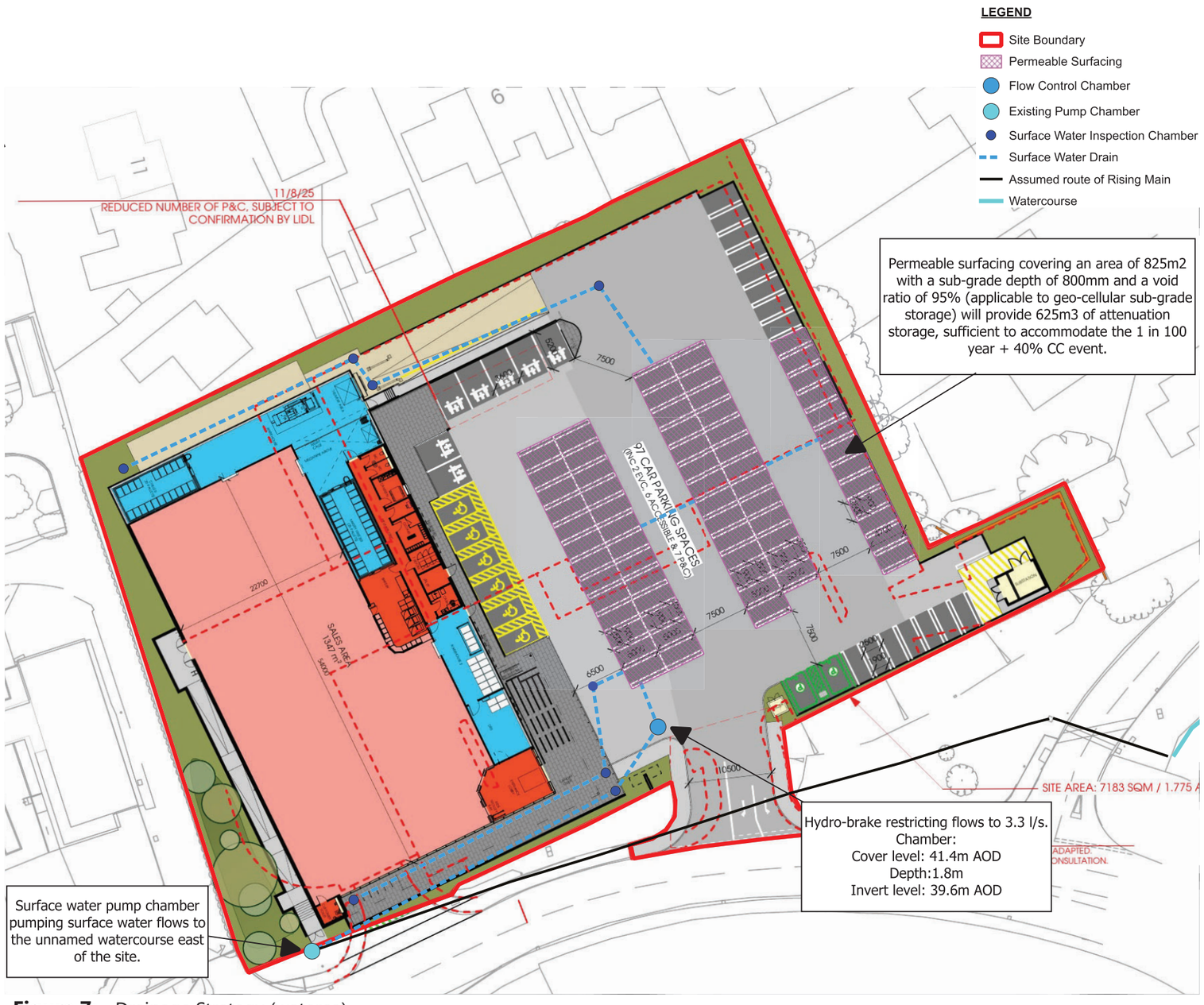



**Figure 7:** Drainage Strategy (waterco)

## 3.3 Landscape proposal

46 The landscape strategy for the site is based on retaining the existing trees and vegetation along the site boundaries, where possible. Areas of existing shrub planting, which partially contains some invasive small-leaved cotoneaster, will be removed. Areas of existing amenity grassland would also be overseeded to create species-rich grassland areas for biodiversity enhancement.

47 There is an opportunity to plant a tree and a native hedgerow in the southeast of the site. Native infill planting is also proposed along the site boundaries, where there are gaps in existing vegetation to enhance wildlife corridors and connectivity.


**Figure 8:** Landscape Strategy

## 3.4 Planting

48 The planting strategy is to retain the established trees and vegetation along the west, north and east site boundary. In the southeast of the site, there is an opportunity to plant a *Sorbus aucuparia* Rowan tree that would provide seasonal and ecological interest. A native hedgerow is also proposed to enhance green infrastructure connectivity whilst enhancing species diversity. The proposed native hedge will be comprised of 6 native species that are of local provenance, as follows: *Corylus avellana Crataegus monogyna, Ilex aquifolium, Prunus spinosa, Rhamnus cathartica,* and *Rosa cania.*

49 The planting strategy includes native and ornamental species throughout. Specifically a native scrub mix is proposed to infill and enhance some sections of existing vegetation along the northern and eastern boundaries. The mix of native species chosen provide fruiting and flowering and also offer interest due to foliage colour. They are also selected to enhance species diversity for biodiversity.

50 In the west of the site, species-rich grassland and woodland meadow grassland are also proposed to enhance species diversity and biodiversity.

51 Shrub planting along the southern boundary of the site is proposed to provide a variety of flowering and fruiting species that will provide contrast and year-round interest.

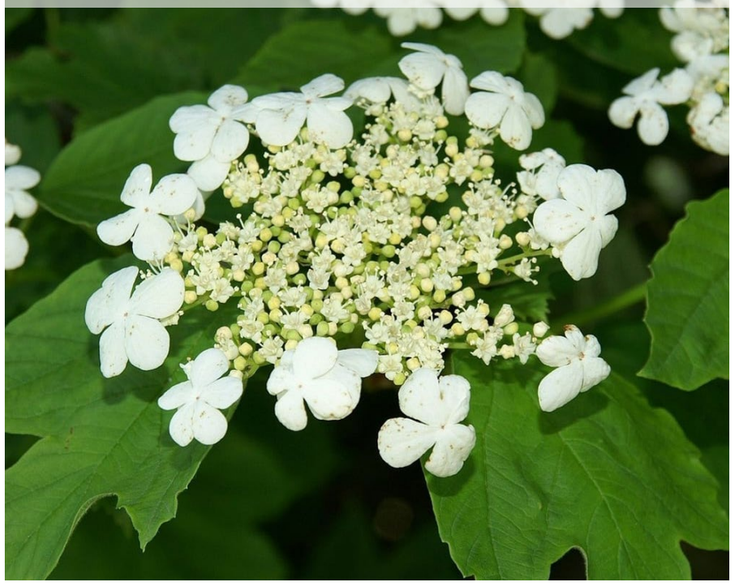
Proposed tree: *Sorbus aucuparia*

Proposed native hedgerow

Species-rich grass

Native planting: *Corylus avellana*

Native planting: *Viburnum opulus*



Shrub planting: *Ceanothus* 'Burkwoodii'

Shrub planting: *Euonymus fortunei* 'Emerald 'n' Gold

Shrub planting: *Hebe* 'Red Edge'

Shrub planting: *Hebe rakaiensis*

Shrub planting: *Potentilla fruitcosa* 'Abbotswood'

# 4 Green Infrastructure Statement

## 4.1 Stepwise Approach

52 A stepwise approach was applied through the design process. The first stage was to **Identify and Assess the value of existing Green Infrastructure,** refer to section 2 above**.** The retention of existing GI was a priority wherever possible, in accordance with **Step 1: Avoid** and **Step 2: Minimise.**

### Step 1 – Avoid

53 The site layout has been designed to avoid unnecessary impacts on existing trees and vegetation along the site boundaries. All retained trees and boundary vegetation will be protected during construction with machinery exclusion enforced in accordance with BS 5837:2012. This ensures that no detrimental impacts occurs.

54 A Construction Ecological Management Plan (CEcMP) will be produced, to avoid harm to ecological features and species during site clearance and construction, with a focus on hedgehogs.

55 Site clearance works is to be avoided during the bird nesting season (March to August inclusive) unless the site is checked by a suitably qualified Ecologist and active nests are confirmed to be absent no later than 48 hours before works commence.

56 All construction activities will be programmed to occur during daytime hours to reduce disturbance to sensitive nocturnal species, such as bats and roosting birds

57 The invasive non-native small-leaved cotoneaster identified within the site will be removed by a suitably licensed contractor, ensuring full legal compliance and preventing further spread of this species.

### Step 2 – Minimise

58 **Step 2: Minimise** - The existing site is dominated by hardstanding and buildings. The proposed development utilises these existing hardstanding areas with minimal vegetation required for removal/ trimming. Any necessary vegetation removal will be timed to avoid the bird nesting season (March-August), with pre-clearance checks by a qualified ecologist undertaken, if works cannot be scheduled outside this period.

### Step 3 – Mitigate / Restore

59 Although the site is previously developed and largely hardstanding, the proposed development includes a coordinated landscape and ecological strategy to enhance wildlife connectivity and to enhance species diversity on the site. The landscape design will introduce new tree, shrub, and grassland planting around the perimeter of the site, creating a more attractive and ecologically functional setting. The proposed landscape planting within the site also priorities species native to the local area.

60 During construction, mitigation will include standard good practice measures such as tree protection fencing and clearly defined access routes.

61 Lighting across the site will be designed in accordance with Bat Conservation Trust (BCT) guidance, ensuring minimal light spill onto vegetated boundaries and adjacent habitats. This will safeguard nocturnal species such as bats and foraging birds. In addition, hedgehog-friendly boundary treatments, incorporating 13cm x 13cm access gaps at regular intervals, will allow safe movement of hedgehogs and other small mammals through the site.

62 Together, these measures will mitigate potential ecological effects, enhance the quality of on-site green infrastructure, and ensure the development remains compatible with the surrounding urban-edge environment.

### Step 4 – Compensate

63 As the site currently supports limited ecological value. Compensation will focus on long-term biodiversity enhancement and habitat creation. New native tree and shrub planting, together with pollinator-friendly ornamental and species-rich grassland mixes, will provide foraging opportunities for birds, bats, and invertebrates.

64 Opportunities for roosting bats and nesting birds will be incorporated through the installation of pole-mounted bat and bird boxes at suitable locations around the site.

65 Collectively, these compensatory measures will strengthen the ecological value of the site compared to its existing baseline, improving habitat connectivity, supporting pollinator networks, and contributing to a modest but meaningful biodiversity enhancement.

## 4.2 Overall

66 The proposed development has been designed to incorporate Green Infrastructure (GI) throughout the site, enhancing ecological value while improving visual amenity. Existing vegetation will be retained wherever possible, and protective fencing will ensure that boundary trees and vegetation are safeguarded during construction in accordance with BS 5837:2012.

67 The landscape strategy includes new structured shrub planting around the site boundaries to strengthen green connectivity and providing small-scale habitat opportunities. Permeable surfacing within car parking bays contributes to sustainable surface water management.

68 Overall, the GI approach supports biodiversity, ecological connectivity, and site resilience, ensuring the redevelopment delivers biodiversity enhancement relative to the previous condition. The proposals collectively would contribute to a modest biodiversity enhancement.

## Multi-functionality of Green Infrastructure

69 This section identifies the multi-functionality of each green infrastructure elements: Trees and vegetation, and ecology, along with the proposed elements: trees, native hedgerow and planting, and shrub planting.

70 These elements reflect the over arching principle of Stepwise Step 3: Mitigate / Restore, Step 4 : Compensate and by considering Enhancement at each stage in accordance with the DECCA Framework, applying the principles of good placemaking and green infrastructure.

71 The multi-functionality of green infrastructure is described as "GI functions are the roles that assets can play if planned, designed and managed in a way that is sensitive to, and includes provision for, natural features and ecosystem services. They may have obvious primary functions, but each asset can perform different functions simultaneously". The Landscape Strategy sets outs the GI functions, the benefits of the proposals are listed in **Figure 9**, against the list below:

- Contribution to Placemaking
- Flood Mitigation
- Cooling and Shade
- Food
- Exercise
- Health and Wellbeing
- Calming and Inspiring
- Nutrient Cycling
- Wildlife Habitat
- Wind break
- Cleaning Water and Air

| Landscape asset | Green infrastructure element | Functions | Building with Nature Standards |
|---|---|---|---|
| Retained Trees | Trees / vegetation | • Contribution to Placemaking<br>• Cooling and Shade<br>• Calming and Inspiring<br>• Health and Wellbeing<br>• Nutrient Cycling<br>• Wind break<br>• Cleaning Water and Air | 2 - Positively Responds to the Climate Emergency<br>4 - Champions a Context Driven Approach<br>5 - Creates Distinctive Places<br>6 - Secures Effective Place-keeping |
| New tree and hedgerow planting | Trees / vegetation | • **Wildlife Habitat**<br>• Contribution to Placemaking<br>• Cooling and Shade<br>• Calming and Inspiring<br>• Health and Wellbeing<br>• Nutrient Cycling<br>• Cleaning Water and Air | 1 - Optimises Multi functionality and Connectivity<br>2 - Positively Responds to the Climate Emergency<br>3 - Maximises Environmental Net Gains<br>5 - Creates Distinctive Places<br>7 - Brings Nature Closer to People<br>11 - Delivers Wildlife Enhancement<br>12 - Underpins Nature's Recovery |
| Proposed shrub planting | Trees / vegetation | • **Contribution to Placemaking**<br>• Health and Wellbeing<br>• Calming and Inspiring | 1 - Optimises Multi functionality and Connectivity<br>2 - Positively Responds to the Climate Emergency<br>3 - Maximises Environmental Net Gains<br>7 - Brings Nature Closer to People |
| Proposed bird and bat boxes | Habitat | • **Wildlife Habitat**<br>• Calming and Inspiring | 1 - Optimises Multi functionality and Connectivity<br>3 - Maximises Environmental Net Gains<br>7 - Brings Nature Closer to People<br>11 - Delivers Wildlife Enhancement<br>12 - Underpins Nature's Recovery |

**Figure 9:** Landscape assets, GI element and GI functions with signposting against the Building with Nature Standards.

# Conclusion

# 5 Conclusion

## 5.1 Resilience of Ecosystems

72 The Environment (Wales) Act 2016 provides a duty upon public bodies such as Ceredigion Council to promote the resilience of ecosystems.

73 The proposed green infrastructure strategy would comprise a range of both native and non-native species to enhance biodiversity and botanical diversity. The range of plant species proposed would enhance the biodiversity, increase species diversity, the age diversity of vegetation and improve habitat resilience to climate change.

74 The proposed green infrastructure strategy has considered the existing green infrastructure features within and beyond the site boundary and retained those of value, as recommended by the Stepwise approach. Proposed green infrastructure features would increase the biodiversity, species diversity, and habitat structure on the site whilst contributing to the multi-functionality of the green infrastructure elements.

## 5.2 Green Infrastructure

75 The proposed development has been designed with a comprehensive Green Infrastructure strategy that integrates ecological and landscape measures across the site. Existing boundary vegetation has been retained wherever feasible to maintain local green cover and ecological continuity. During construction, mitigation measures such as the careful timing of vegetation clearance, species protection (particularly for nesting birds and hedgehogs), and the use of sensitive lighting will ensure ecological receptors are safeguarded.

76 Enhancement and compensation measures, including new native and ornamental tree and shrub planting, pollinator-friendly species, and opportunities for nesting birds and roosting bats, will provide long-term biodiversity benefits within the redeveloped site. Permeable surfacing across parking areas contributes to sustainable surface water management and a greener site character.

77 Although the development primarily serves a commercial function with limited scope for amenity provision, the proposals would deliver a modest net ecological enhancement through targeted planting and habitat features. Overall, the scheme will not result in significant adverse ecological effects and will provide a visually improved, biodiverse, and environmentally responsible redevelopment of a previously developed site.

## 5.3 Conclusion

78 With regards to the **Placemaking Wales Charter** the landscape proposals make a good contribution towards the six placemaking principles, which cover the range of considerations that contribute to establishing and maintaining good places.

79 The proposals contribute well to the Standards of Building with Nature, creating well connected, multi-functional green infrastructure.

80 Overall, the proposed development is considered to be in accordance with PPW Edition 12 Chapter 6.

# Appendix

# 6 Appendix

## 6.1 Legislation and Policy

### Wales Legislation

81 Legislation and Policies central to this document include:

- Well-being of Future Generations (Wales) Act 2015
- Environment (Wales) Act 2016
- Future Wales: The National Plan
- Planning Policy Wales (PPW)
- Ceredigion Local Development Plan 2006-2021

#### Well-being of Future Generations (Wales) Act 2015

82 The Act requires public bodies to carry out sustainable development. Sustainable development principle is "the process of improving the economic, social, environmental and cultural well-being of Wales." The principle is made up of five ways of working, including looking to the long-term; taking an integrated approach; involving a diversity of the population; working collaboratively; and preventing issues.

83 It sets out seven well-being goals including resilience and being globally responsible.

#### Environment (Wales) Act 2016

84 The Act is intended to work alongside the Well-being of Future Generations Act. It included a new biodiversity duty to reverse the decline of biodiversity and to secure long-term resilience.

85 Section 6 states "A public authority must seek to maintain and enhance biodiversity… and in so doing promote the resilience of ecosystems". In relation to resilience of ecosystems, the following "must be taken into account:

*(a) diversity between and within ecosystems;*

*(b) the connections between and within ecosystems;*

*(c) the scale of ecosystems;*

*(d) the condition of ecosystems (including their structure and functioning);*

*(e) the adaptability of ecosystems."*


**Figure 10:** The seven well-being goals from Well-being of Future Generations (Wales) Act, 2015

### National Planning Policy

#### Future Wales: The National Plan

86 The proposed development aligns with the strategic aims of Future Wales: The National Plan 2040, which sets a national framework for delivering sustainable, climate-resilient, and inclusive places. It supports the ambitions of the Well-being of Future Generations (Wales) Act 2015 and Planning Policy Wales (Edition 12), with specific relevance to the following policies:

- **Policy 2 – Shaping Urban Growth and Regeneration – Sustainable Places**
  Promotes regeneration that enhances the built and natural environment, improves public health and well-being, and supports the creation of vibrant, inclusive communities.
- **Policy 9 – Resilient Ecological Networks and Green Infrastructure**
  Requires all development to demonstrate how biodiversity and green infrastructure are maintained and enhanced through nature-based solutions. The design responds through new tree planting, pollinator-friendly species, SuDS features, and provision for urban wildlife.

## Planning Policy Wales (PPW)

87 PPW aims to contribute towards the delivery of sustainable development, embedding the principles of the Well-being of Future Generations (Wales) Act 2015. PPW ingrains Placemaking Wales Charter and how sustainable development can be achieved through implementing placemaking.

88 **Section 6.2** sets out **green infrastructure** should be given early consideration in development proposals and how it should be integrated into developments.

- **Paragraph 6.2.12** states " A **green infrastructure statement should be submitted with all planning applications**. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal... The green infrastructure statement will be an effective way of demonstrating **positive multi-functional outcomes** which are appropriate to the site in question and must be used for demonstrating how the **step-wise approach has been applied**."
- **Paragraph 6.2.14** states "Development proposals should be informed by the priorities identified in green infrastructure assessments and locally based planning guidance. The **Building with Nature standards** represent good practice and are an effective prompt for developers to **improve the quality of their schemes and demonstrate the sustainable management of natural resources**."
- **Section 6.4** describes **biodiversity and ecological networks** and provides a summary of the **Step-Wise Approach** and how it should be used to "**maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity** by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for."[1] **Paragraph 6.4.12** states "providing evidence in the Green Infrastructure Statement that the step-wise approach has been followed, a scheme of enhancements must be provided to ensure a **net benefit for biodiversity**."
- In relation to **trees, woodland and hedgerows, paragraph 6.4.37** sets out their importance for biodiversity and "connecting habitats for resilient ecological networks and make an essential wider contribution to landscape character, culture, heritage and sense of place..."
- The **planting of new trees, hedgerows, groups of trees and areas of woodland** should be promoted as part of new development. Existing trees/ groups of trees, hedgerows and areas of woodland must be protected "where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial green infrastructure function."[2]
- In relation to the permanent removal of trees, woodland and hedgerows, it "will only be permitted where it would achieve significant and clearly defined public benefits."[3] The step-wise approach must also be followed. Where loss is unavoidable, PPW sets out the requirements of replacement planting, which "shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost."[4]
- Finally, in relation to **SuDS,** paragraph 6.6.18 states "The provision of SuDS must be considered as an **integral part of the design of new development** and considered at the earliest possible stage when formulating proposals for new development." Paragraph 6.6.19 goes on to state "Design for multiple benefits and green infrastructure should be secured wherever possible..."[5]

1 Paragraph 6.4.11, Planning Policy Wales Edition 12, February 2024

2 Paragraph 6.4.39 Planning Policy Wales Edition 12, February 2024

3 Paragraph 6.4.42 Planning Policy Wales Edition 12, February 2024

4 Paragraph 6.4.42 Planning Policy Wales Edition 12, February 2024

5 Paragraph 6.6.19 Planning Policy Wales Edition 12, February 2024

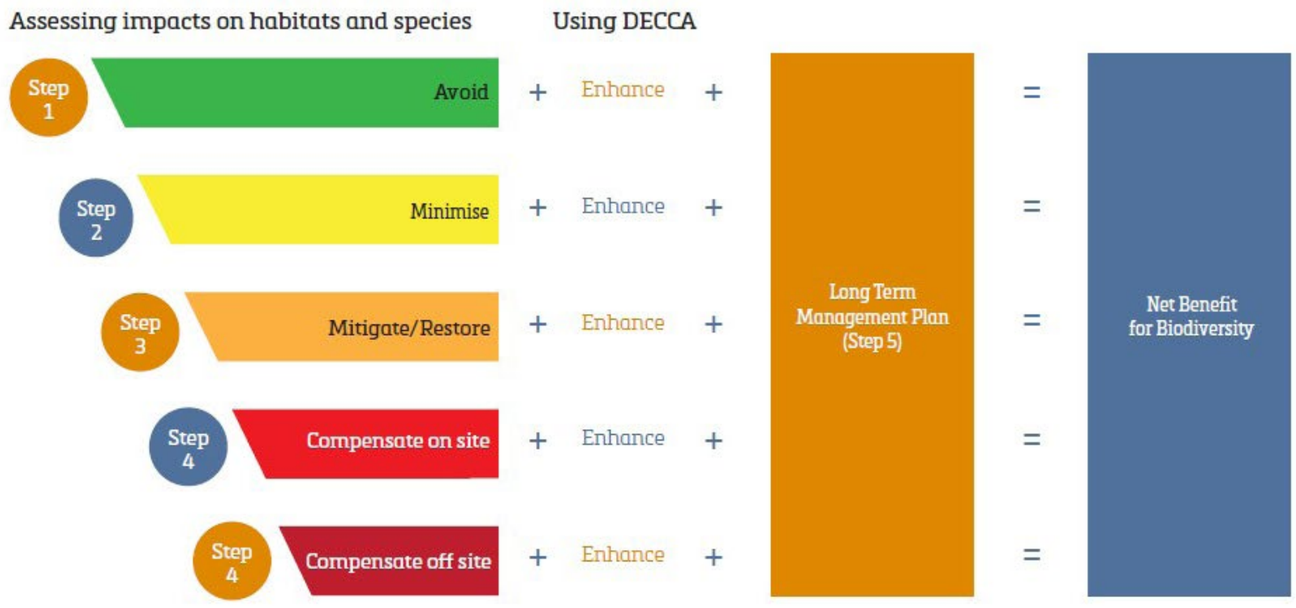



**Figure 11:** The Step-Wise Approach from PPW Edition 12, Chapter 6

### Technical Advice Note (TAN) 12 - Design (2016)

89 TAN 12: Design provides national planning guidance on achieving good design in the built environment. It outlines the importance of understanding the context of the site and ensuring that development proposals positively contribute to local character, community cohesion, sustainability, and placemaking. The guidance supports the delivery of the Placemaking Wales Charter and the goals of the Well-being of Future Generations (Wales) Act 2015.

90 Key design principles relevant to the proposed development include:

- "Those involved in the design process need to recognise existing urban qualities and find ways of ensuring that new development strengthen or complement these." (TAN 12, p.37, 2016)
- "The design of housing layouts and built form should reflect local context and distinctiveness, including topography and building fabric. Response to context should not be confined to architectural finishes… To help integrate old and new development and reinforce hierarchy between spaces, consideration should be given to retaining existing landmarks, established routes, mature trees and hedgerows within housing areas as well as introducing new planting appropriate to the area." (TAN 12, p.43, 2018)
- "The location and definition of public and private space and the design of boundary treatment are particularly important… New development should take account of the existing relationship of buildings to landscape and the local means of boundary definition such as hedges, walls, and fences… ensuring a balance with the need to promote features of environmental sustainability." (TAN 12, p.43, 2016)
- "Building at higher densities is not synonymous with high rise development and innovative good design is a prerequisite to the success of higher densities. The perception of lower density can be influenced by skilful design." (TAN 12, p.38, 2016)

### Technical Advice Note (TAN) 5 - Nature Conservation

91 The key principles of positive planning for nature conservation in TAN 5 are as follows:

- Work to achieve nature conservation objectives through a partnership between local planning authorities, Countryside Council for Wales (CCW), the Environment Agency (EA) Wales (CCW and EA Wales are now collectively Natural Resources Wales (NRW)), voluntary organisations, developers, landowners and other key stakeholders;
- Integrate nature conservation into all planning decisions looking for development to deliver social, economic and environmental objectives together over time.
- Ensure that the United Kingdom's (UK) international and national obligations for site, species and habitat protection are fully met in all planning decisions;
- Look for development to provide net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally;
- Help to ensure that development does not damage, or restrict access to, or the study of, geological sites and features or impede the evolution of natural processes and systems especially on rivers and the coast;
- Forge and strengthen links between the town and country planning system and biodiversity action planning particularly through policies in local development plans and the preparation of supplementary planning guidance that adds value to Local Biodiversity Action Plans (LBAP) by highlighting the ways in which the planning system can help to deliver the objectives of LBAPs in practical ways;
- Plan to accommodate and reduce the effects of climate change by encouraging development that will reduce damaging emissions and energy consumption and that helps habitats and species to adapt to climate change.

## Local Planning Policy

### Ceredigion Local Development Plan 2007-2022 (Adopted April 2013)

92 **Policy DM06: High Quality Design and Placemaking** states "Development should [...] Retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity"

93 Policy DM14: Nature Conservation and Ecological Connectivity states "Development will be permitted where it protects and, where possible, enhances biodiversity, geodiversity and ecological connectivity across Ceredigion, including local sites and local priority species and habitats.

## 6.2 Relevant Guidance

### Placemaking Wales Charter

94 The Placemaking Wales Charter has been developed by Welsh Government and the Design Commission for Wales in collaboration with the Placemaking Wales Partnership. The charter outlines six placemaking principles that cover the range of considerations that contribute to establishing and maintaining good places.

95 Well designed, maintained and connected green infrastructure is an essential component of good placemaking. The design of the proposed development should focus on well connected GI with multi-functionality to maximise the benefits to residents and the environment.

### Landscape Institute Green Infrastructure: An integrated Approach, 2013

96 The document defines **Green Infrastructure** (GI) as "*the **network of natural and semi-natural features, green spaces**, rivers and lakes… It is a natural, service-providing infrastructure that is often more cost-effective, **more resilient and more capable of meeting** social, **environmental** and economic **objectives**…*"

97 The Landscape Institute recommends "*local authorities ensure that GI is a core requirement in their policy documents" and "developers be aware of an area's strategic GI goals and appreciate how those goals contribute to mitigating the environmental impacts of new development and creating beautiful places*."

### Building with Nature Standards

98 The Building with Nature Standards Framework 2.0 involves twelve Standards, arranged across four groups. There are six Core Standards and three themes, Wellbeing, Water and Wildlife, containing two Standards in each.

99 The six Core Standards underpin the delivery of high-quality green infrastructure through design, planning and development. The Standards in the Wellbeing, Water and Wildlife themes build on this to target specific aspects:

**CORE Standards**

**Standard 1** Optimises Multi functionality and Connectivity
**Standard 2** Positively Responds to the Climate Emergency
**Standard 3** Maximises Environmental Net Gains
**Standard 4** Champions a Context Driven Approach
**Standard 5** Creates Distinctive Places
**Standard 6** Secures Effective Place-keeping

**WELLBEING Standards**

**Standard 7** Brings Nature Closer to People
**Standard 8** Supports Equitable and Inclusive Places

**WATER Standards**

**Standard 9** Delivers Climate Resilient Water Management
**Standard 10** Brings Water Closer to People

**WILDLIFE Standards**

**Standard 11** Delivers Wildlife Enhancement
**Standard 12** Underpins Nature's Recovery

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