



GREEN INFRASTRUCTURE STATEMENT

**Construction of 30no. Bungalows
to Provide for Assisted Living Accommodation,
with Communal Parking & Landscaping Areas
At Land rear of Gwernllwyn Care Home,
and off Ty Newydd Terrace, Cross Hands, Llanelli**

**On behalf of
Gwernllwyn Leisure Limited**

Our Ref: 1515.a
Date: January 2025
Prepared & Approved by: Richard Banks

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Gwernllwyn Leisure Limited to prepare a proportionate Green Infrastructure Statement (GIS) to accompany an application seeking outline planning permission for the “*Construction of 30no. Bungalows to provide for Assisted Living Accommodation, with Communal Parking & Landscaping Areas*” at land off the rear of Gwernllwyn Care Home, and off Ty Newydd Terrace, Cross Hands.
- 1.2 This proportionate GIS has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) (February 2024) and in particular the ‘**Stepwise Approach**’ detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

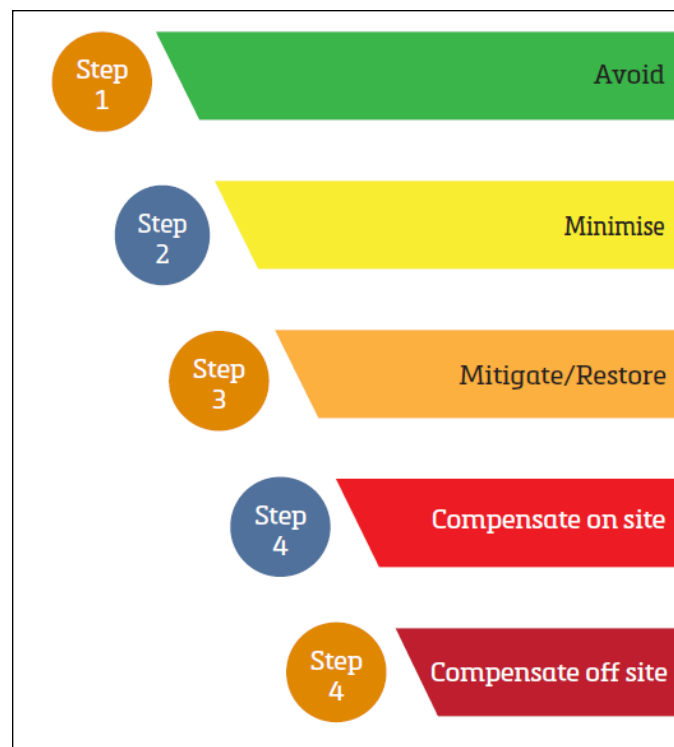


Figure 1 – PPW Stepwise Approach

- 1.3 This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document *Building with Nature - Standards Framework*, which are summarised as follows:

CORE Standards

- Standard 1** Optimises Multifunctionality 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

2.0 EXISTING SITE

2.1 THE SITE

- 2.1.1 The application site comprises a large level to gently undulating enclosure, which is some 0.59 hectares (circa 1.46 acres) in size. The undeveloped enclosure lies immediately off the rear and eastern boundary of Gwernllwyn Care Home and shares a fenced boundary with the rear car park of that recently extended facility. The application enclosure shares a long roadside frontage with Ty Newydd Terrace for a distance of some 62 metres, marked by a further palisade fence and planted hedgerow. This is shown in greater detail in Photographs 1, 2 and 3 below.



Photo 1 – Application Site centre looking west back to Care Home



Photo 2 – Application Site road frontage with well-pruned planted hedgerow



Photo 3 – Application Site as viewed from adjoining retail store car park

- 2.1.2 The northern and opposite flank of Ty Newydd Terrace is noted for high levels of residential properties, with many orientated to front the adjacent highway. The properties comprise of detached and semi-detached, two storey buildings of modern design. Older, more established two-storey houses are to be found overlooking the site from the east being at Ty Newydd Terrace.
- 2.1.3 Each of the perimeters of the site are linear, and comprise of existing high chain link fencing, which act as security measures from the public highway and adjacent properties. The site comprises a generally level field enclosure.
- 2.1.4 Figure 1 provides a “Google Earth” image of the site, with the above features identified, while Figures 2 illustrates a wider OS Map of the settlement to highlight the position of the application site in relation to the adjacent retail park. Figure 3 below depicts an Ordnance Survey map extract with the application site edged in red.



Figure 1 – Google Earth Image – May 2023

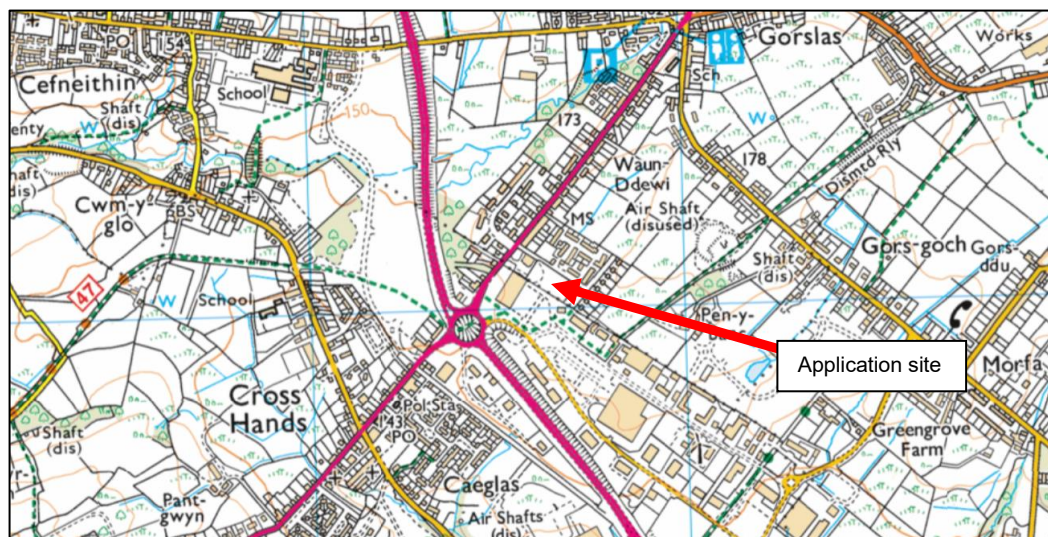


Figure 2 – OS Explorer Map with Application Site Identified

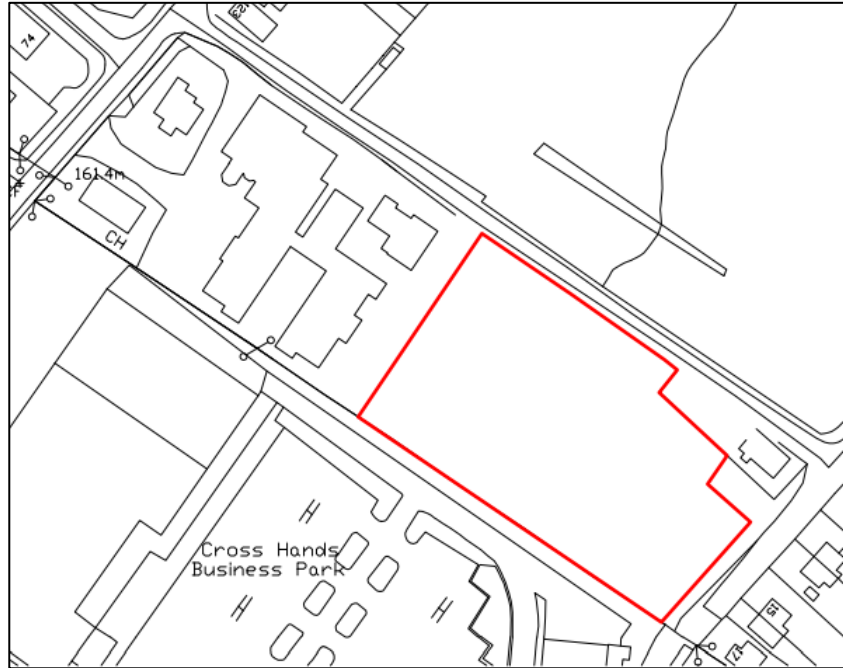


Figure 3 – Location Plan of Application Site

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

- 2.2.1 The application site comprises a well mown grassed enclosure, resembling a well laid domestic lawn. It is devoid of any natural vegetation, such in the form of trees or native species hedgerows. A laurel hedgerow runs parallel with the northern, roadside perimeter.
- 2.2.2 The above aerial imagery confirms that the site is bordered with an almost uniform hard surfacing in the form of public highways to the northern and eastern perimeters, with tarmac enclosures bordering to the west in the form of the rear enclosure and car park of the adjacent Care Home, and a retail store car park off the southern perimeter.
- 2.2.3 Ground flora is dominated by domesticated grass, and of **low ecological value**, with no evidence that it is managed in way that is conducive to species diversity. The lack of connectivity to other grazing habitat suggests that frequent mowing is the most likely form of management, which is clearly intense when undertaken, which has resulted in the aerial and ground level photography of the site showing an almost domesticated appearance and form.

3.0 PROPOSED DEVELOPMENT

3.1 THE PROPOSAL

- 3.1.1 The application site has been surveyed and the prevailing ground contours recorded to inform the future development levels. Figure 4 below provides an extract of that part of the site and the recorded levels of the application site. The allocated field is shown as generally level and gradually rising to its eastern perimeter.

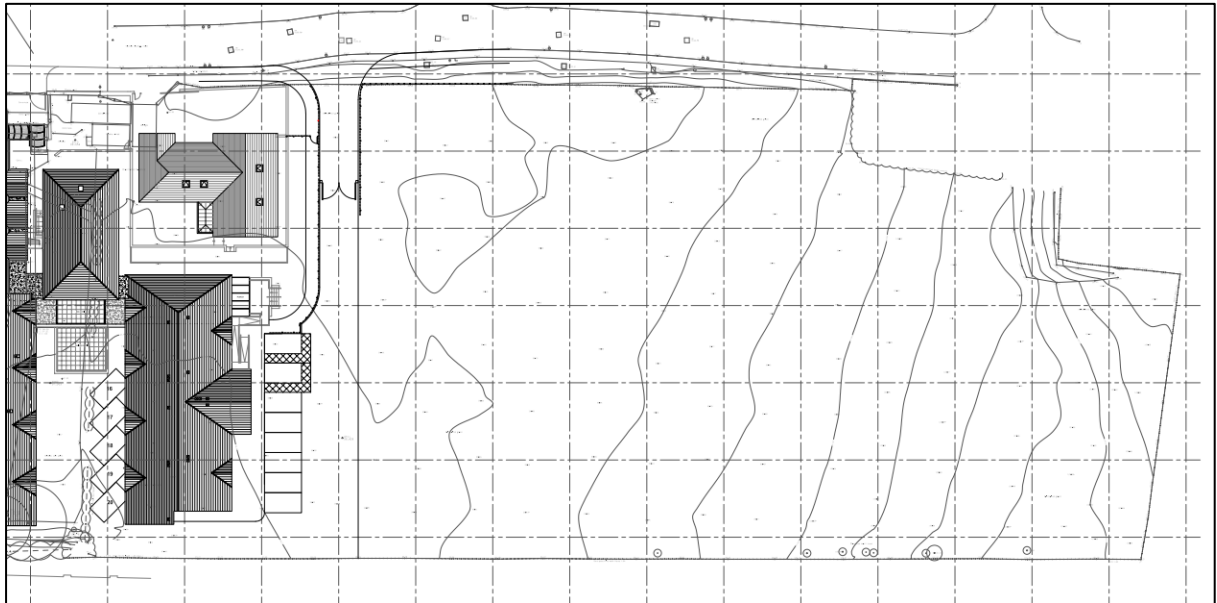


Figure 4 – Topographic Survey of Site

- 3.1.2 The proposals have seek to utilise the level to gentle contours of the site to form a fully serviced bungalow development over the field enclosure, with a communal car parking area set off the western side, alongside the existing rear car park to the Care Home. The existing point of access will form a dual role in continuing to serve the rear of the Care Home, but also to allow access to the proposed bungalow car park. A total of 30 semi-detached and linked bungalows are proposed in five terraces with two initial blocks of bungalows directly fronting the Ty Newydd Terrace streetscene.
- 3.1.3 The proposed site layout as shown below at Figure 5 has been formulated with these areas of communal parking, landscaping and boundary retention in consideration.



Figure 5 – Proposed Site Layout Plan

- 3.1.4 The development will offer a mix of three bungalow types, being made up of one-bedroom semi-detached and linked off a new centralised private shared driveway.
- 3.1.5 The proposals illustrate new bungalows respectful of neighbouring residential properties, and in particular the existing dwellings which are located opposite off the northern flank and eastern flank of Ty Newydd Terrace respectively. New assisted living bungalows are shown to provide for reliance upon the adjoining Care Home, with healthy areas of open plan landscaping.

3.2 PROPOSED GREEN INFRASTRUCTURE ASSETS

- 3.2.1 The scheme will provide extensive landscaping and ecological enhancement, being part of promoting biodiversity as part of an application for planning permission. The above site layout plan indicates that new planting is proposed, not just within the residential site itself in the form of new hedgerows and individual tree sapling planting,

New Hedgrow Planting

- 3.2.3 The developed site can be enhanced with native species (not varietals), to contribute towards a final mix of approximately:

- 15% *Holly Ilex aquifolium*

- 15% Hazel *Corylus avellanara*
- 15% Rowan *Sorbus aucuparia*
- 15% Goat willow *Salix caprea*
- 10% Guelder rose *Viburnum opulus*
- 10% Hawthorn *Crataegus monogyna*
- 10% Blackthorn *Prunus spinosa*
- 5% Elder *Sambucus nigra*
- 5% Honeysuckle *Lonicera periclymenum*

3.2.4 All hedgerows will be of staggered double row planting.

Bulb Planting

3.2.5 Swathes will be planted along the base of all the identified hedgerows, as well as plants that have visually attractive and easily recognisable flowers. The following species will be planted:

- Wood anemone *Anemone nemorosa*
- Winter Aconite *Eranthis hyemalis*
- Wild Daffodil *Narcissus pseudonarcissus*
- Snowdrop *Galanthus nivalis*
- Ramsons *Allium ursinum*
- Bluebell *Hyacinthoides non-scripta*.

New Tree Planting

3.2.6 It is proposed that at least three new standard trees of large, locally native species would be included within the new/infill hedgerow planting.

3.2.7 The medium sized native trees will be included within the landscaped corners of the development, with suitable species being:

- Rowan
- Silver Birch
- Wild Cherry
- Elder
- Crabapple

Bird Nesting Box and Bat Roosting Box Provision

3.2.8 It is also proposed that one bird nesting box and one bat roosting box would be provided per pair of semi-detached bungalow, or at outer gables of links of three bungalows. Integrated models to be used where possible, that will ensure provision for the full lifespan of the development. Each pair / link of bungalows will include:

- One woodcrete bird box with 32mm entrance holes such as *1MR Schwegler Avianex* or *Vivara Pro WoodStone 32mm Nest Box* for various species; or
- One house sparrow nest box such as the *CJ Wildlife WoodStone Build-in House Sparrow Nest*.

3.2.9 One bat box will be built into an external wall of each pair / link of bungalows. This will be located just below the apex on a gable wall, away from light spill originating from windows.

3.2.10 A suitable model would be a larger cavity bat box such as the *Schwegler Bat Tube 1FR* or *1WI*.

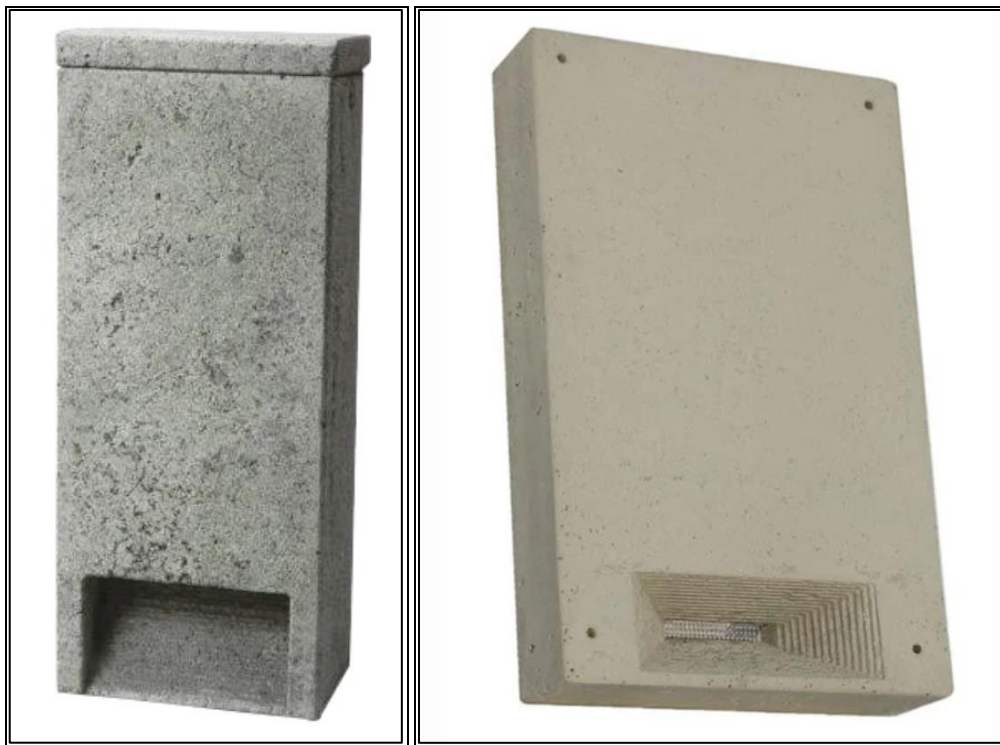


Figure 6 – Schwegler Bat Tube 1FR or 1WI.

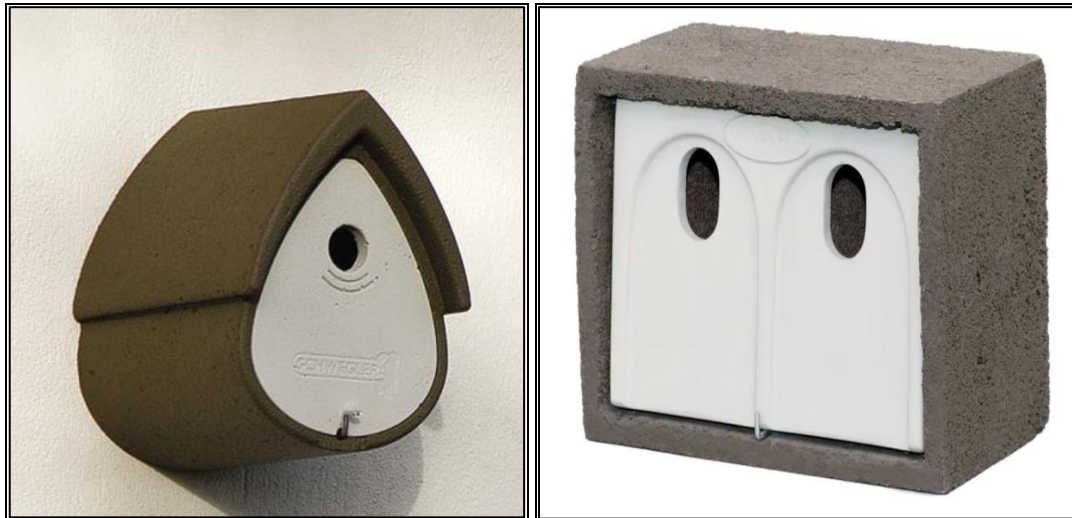


Figure 7 – 1MR Schwegler Avianex and CJ Wildlife WoodStone Build-in House Sparrow Nest

4.0 GREEN INFRASTRUCTURE ASSESSMENT

- 4.1 This Green Infrastructure Statement provides an illustration of the current void of Green Infrastructure present on the application site. In contrast, the proposed development will include for extensive proposed new biodiversity enhancements to be included.
- 4.2 As detailed herein, native planting is proposed in the form of tree and hedgerow planting around the site.
- 4.3 Bird nesting boxes and bat roosting boxes are also included as part of the development proposals to increase the biodiversity level of the site.
- 4.4 In response to the above required balance, the loss of any existing Green Infrastructure has been **minimised** wherever possible, with such losses being **mitigated** and **compensated** through the provision of on-site additional Green Infrastructure assets.