



GREEN INFRASTRUCTURE STATEMENT

**Construction of 44no. Affordable Dwellinghouses
& Residential Apartments, Access Road
and Associated Infrastructure
At Land off Cefn Glas, Tredegar, Blaenau Gwent NP22 3EP**

**On behalf of
Aelwyd Build**

Our Ref: 1801.a
Date: August 2026
Prepared by: Shannon Stone

Approved by: Richard Banks

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Aelwyd Build to prepare a proportionate Green Infrastructure Statement (GIS) to accompany an application seeking full planning permission for the “*Construction of 44no. Affordable Dwellinghouses & Residential Apartments, Access Road and Associated Infrastructure*” At Land off Cefn Glas, Tredegar, Blaenau Gwent NP22 3EP.
- 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) and in particular the ‘Stepwise Approach’ detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

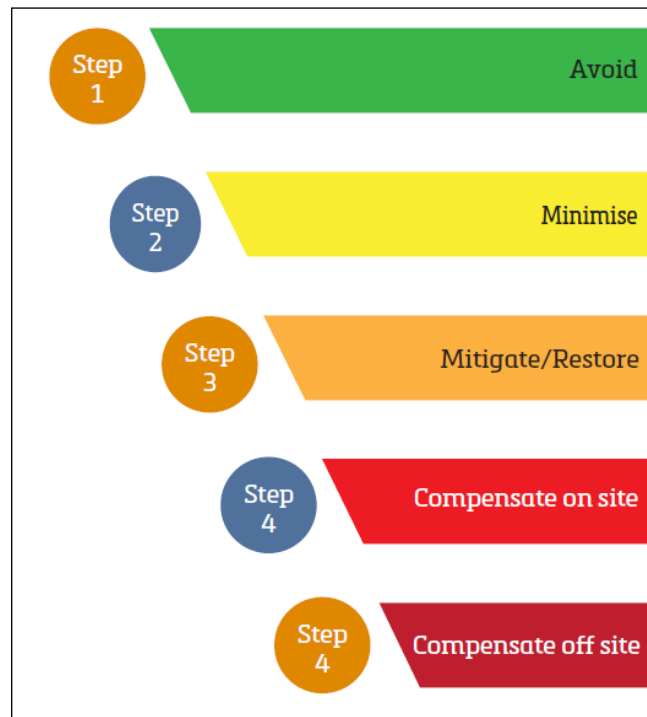


Figure 1

- 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 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 the significant part of a large undulating to sloping former grazing field enclosure, which is some 2.0 hectares (5.0 acres) in size. The entire enclosure lies immediately off the western flank of the local authority-built residential estate known as Cefn Glas, at the western extremity of Tredegar. The site shares a long eastern perimeter with that estate which comprises a mix of linked dwellinghouses and bungalows, which are served with areas of communal surfaced parking and short, rear gardens. The estate is located several metres below the ground level of the application site, with a steep grassed embankment separating the sites.
- 2.1.2 The south-western flank of the site borders onto the carriageway of Western Crescent, a no-through road, extending up from West Hill and Glandoverly Terrace. A mix of individually styled bungalows and detached dwellinghouses lie solely off the western flank of that minor road, with the opposite, eastern side opening to the former Twyn Glas farm holding, of which the application forms part of, with further grazing land extending west and north from the application site.
- 2.1.3 The Cefn Glas estate is served off a public highway, which is two-way in dimension and equipped with footways off both flanks. It extends up the mid-hillside to the estate from its south-eastern junction with Gelli Road, where a small number of modest commercial enterprises are to be found, interspersed with modern housing.
- 2.1.4 The subject enclosure is irregular in shape with ground contours revealing that it falls and rises from south-east to north-west and is punctuated by natural depressions and raised mounds which are covered in semi-mature grassland. The perimeters with Western Crescent are formed from simple post and wire fencing, with an agricultural gateway and unmade track off that public carriageway.

- 2.1.5 The subject site contains the remains of a former farmhouse, which has long since fallen into dereliction and is not used. More compact and functioning farm buildings are to be found on the site, and on partially higher ground to the west, off the northern extremity of Western Crescent.
- 2.1.6 This Statement will focus upon the agricultural field as falls above Cefn Glas. It will be acquired by the Applicants, solely for the purposes of developing a mix of affordable housing for an identified housing need in the settlement and surrounding environs.
- 2.1.7 Figure 1 illustrates a wider OS Map of the village to highlight the position of the land adjoining Cefn Glas and Western Crescent in relation to this western part of Tredegar, whilst Figure 2 provides a “Google Earth” image of the site, with the above features identified. Figure 3 below depicts an Ordnance Survey map extract with the application site edged in red.

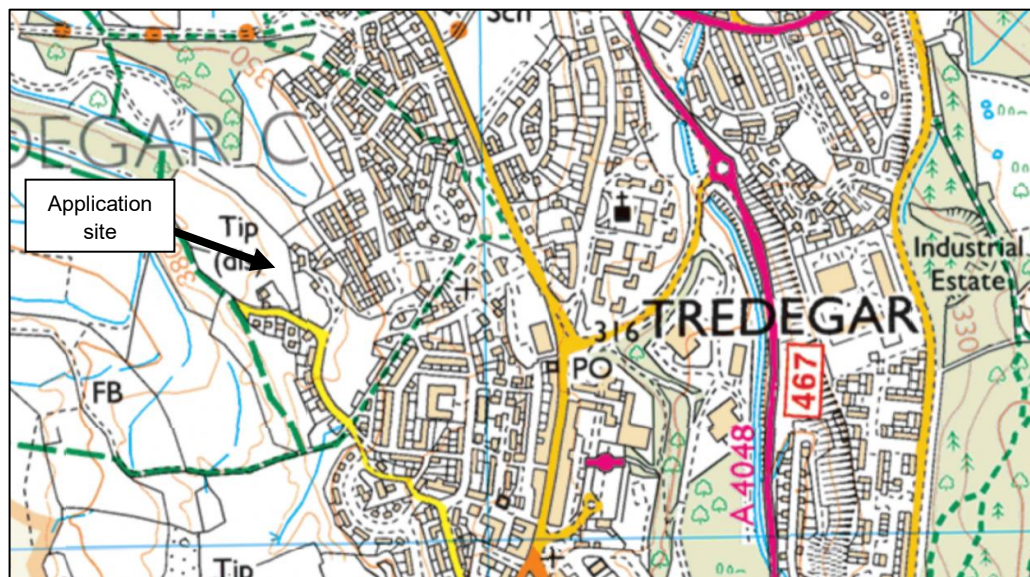


Figure 1 – OS Explorer Map with Application Site Identified



Figure 2 – Google Earth Image (July 2021)



Figure 3 – Ordnance Survey Map Extract with Site Edged in Red

- 2.4 Photographs 1 - 5 below illustrate the current site in its agricultural state, with views from Western Crescent and Cefn Glas. The photos also illustrate the wide expanse of open field enclosure, undulating ground contours and proximity of the Cefn Glas residential estate. The photos also provide an indication of the existing physical features in evidence on the site and immediate surroundings.



Photograph 1 – Extent of Proximity of Cefn Glas Properties to Eastern Perimeter



Photograph 2 – View from the Midpoint of the Enclosure Looking Toward Cefn Glas



Photograph 3 – View of Western Extent of Site Facing Western Crescent



Photograph 4 – Extent of Semi-Improved Grassland Covering Application Site



Photograph 5 – View Along Western Crescent of Former Tip Associated with Coal Legacy at Application Site

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

2.2.1 The application site has been the subject of a Preliminary Ecological Appraisal, with the resultant habitat map reproduced below at Figure 4.

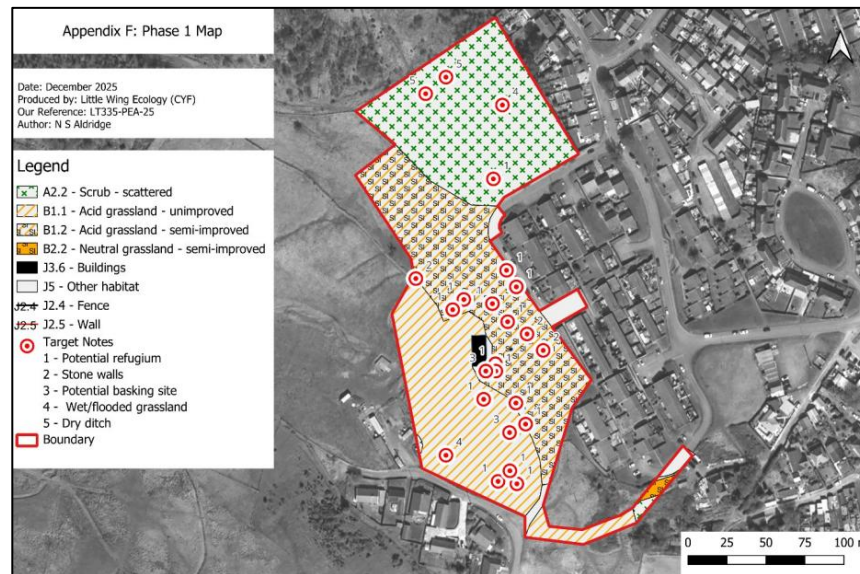


Figure 4 – Habitat Map Reproduced Within PEA

2.2.2 The above Habitat Map identifies that Ground flora is dominated by heavily grazed mix of short sward unimproved and semi-improved acid grassland and currently accommodates the grazing of five horses. Grass species including bent grass and cock's-foot dominate. Successional vegetation (predominantly bramble) is well established within and adjacent to the remains of the collapsed buildings. The boundaries of the Site are composed exclusively of wire fences the bases of which are heavily grazed and represent short sward grass species. There are no large mature trees or hedgerows recorded and no linear features which would enhance connectivity to the wider landscape.

2.2.3 As a result, the site is currently considered to be 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 horse grazing is the most likely form of management.

2.2.4 The Photographs below show the sub-optimal semi-improved and acid grassland at the site in its current form.



Photographs 7 & 8 – Showing uniform swathes of semi-improved and acid grassland at the site



Photographs 9 & 10 – Showing the remains of the former farmhouse at the site

3.0 PROPOSED DEVELOPMENT

3.1 THE PROPOSAL

- 3.1.1 The application site proposals have sought to utilise the contours of the site to form a series of cul-de-sac formations over of the field enclosure. A single point of access is proposed off an extension of the Cefn Glas carriageway, with it ascending and arcing into the site. A total of 44 semi-detached dwellinghouses and bungalows, together with a modest block of two-storey apartments are proposed off both flanks of this proposed spine road.



Figure 5 – Proposed Site Layout Plan

- 3.1.2 New dwellings will take place over a compacted and uniform site layout in terms of unit conformity and inter-relationship between development phases given over to semi-detached houses, generously separated in the new street scenes through use of side driveway space. The development will offer a mix of dwelling types, being made up of predominantly two & three-bedroom semi-detached dwellings and bungalows off a new access.

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- 3.1.3 The proposals illustrate a lack of existing hedgerow and tree specimens at the site. The scheme provides the opportunity to plant selected tree saplings and new native hedgerows, and in particular, new hedge planting could take place off the extended estate road from Cefn Glas to act as a pleasant “green gateway” into the site when viewed by motorists and pedestrians.
- 3.1.4 The existing boundary with Cefn Glas properties along the eastern perimeter, being the grassed embankment will be retained and enhanced with bolstered hedgerows and close-boarded fencing where appropriate.
- 3.1.5 The proposed surface water attenuation scheme to the edge of the site will be conspicuously landscaped with hedgerows and new tree planting within and about its form. A new native species hedgerow will be form across the site frontage with the Western Crescent carriageway.
- 3.1.6 The landscaping proposals throughout the site will have an emphasis on “greening up” internal estate road with the use of grass verges segregating new carriageways from footways.
- 3.1.7 Please refer to the accompanying Planning Statement for further information.

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

4.0.1 The scheme will provide extensive landscaping and ecological enhancement, being part of promoting biodiversity as part of a planning permission and SAB Consent. The above site layout plan illustrates the addition of perimeter vegetation in the form of native hedgerow and tree planting, where both natural features are currently in absence at the site. The promotion of new planting in turn will ensure that **ecological connectivity around the site is improved.**

4.0.2 Furthermore, new planting is proposed, not just within the residential site itself in the form of new hedgerows and individual tree sapling planting, but also extensively within the surface water attenuation zones to be created to the northern perimeter of the site. It is firmly considered that significant ecological enhancements will be created through introducing habitat to allow bird, amphibians and invertebrates to flourish within this created wetland zone assets.

4.1 NEW HEDGEROW PLANTING

4.1.1 The proposed enhanced hedgerow planting with native species (not varieties) will contribute towards a final mix of approximately.

- 15% Holly *Ilex aquifolium*
- 15% Hazel *Corylus Avellana*
- 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*

4.1.2 All hedgerows will be of staggered double row planting.

4.2 BULB PLANTING

4.2.1 The scheme includes retained grassed embankments separating the site from existing housing at Cefn Glas. Those areas are required to be retained in situ to form necessary buffer zones to existing Welsh Water main apparatus which crosses parallel to the eastern flank of the site.

4.2.2 Swathes of bulb planting could be introduced across the head of the embankment and also in combination with planted hedgerows. Bulbs will be planted along the base of all the proposed hedgerows, as well as plants that have visually attractive and easily recognisable flowers. The following species will be planted.

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

4.3 BIRD BOX PROVISION

4.3.1 It is also proposed that one bird box would be provided per dwelling, with integrated models to be used where possible, that will ensure provision for the full lifespan of the development. Each building will include either:

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



Figure 6 – 1MR Schwegler Avianex and CJ Wildlife Woodstone Build-in House Sparrow Nest

4.4 BAT BOX PROVISION

- 4.4.1 It is also proposed that one bat box will be built into an external wall of each new dwelling. This will be located just below the apex on a gable wall, away from light spill originating from windows.
- 4.4.2 A suitable model would be a larger cavity bat box such as the *Schwegler Bat Tube 1FR* or *1WI*, depicted below.



Figure 7 – Schwegler Bat Tube 1FR or 1WI.

4.5 WILDLIFE HOTELS

4.5.1 Finally, it is proposed that 'Wildlife Hotels', in the form of Insect and Hedgehog Hotels will be located around the site, at appropriate locations in order to encourage biodiversity. Suitable examples are depicted in Figure 8 below.

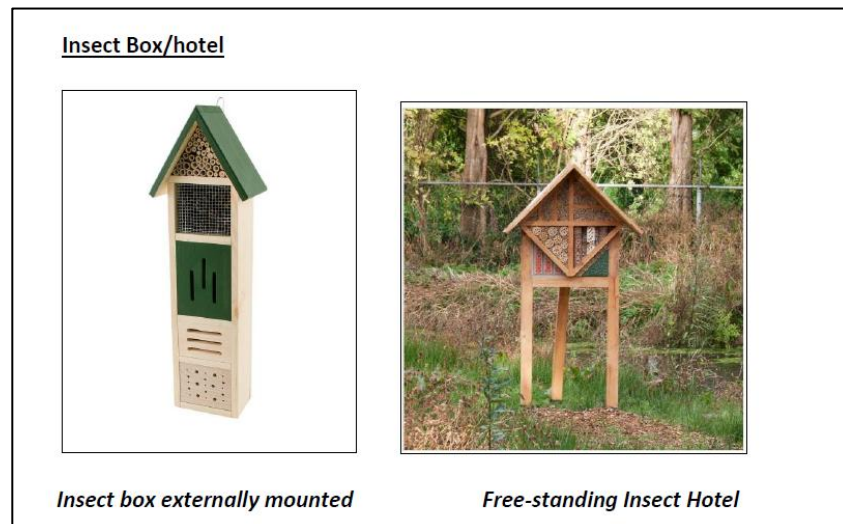


Figure 8 – Insect Box and Hotel



Figure 10 – Hedgehog Homes

5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement provides an illustration of the current Green Infrastructure present on the application site, those features to be retained as part of the proposed development, as well as the proposed new biodiversity enhancements to be incorporated as part of the scheme.
- 5.2 As detailed herein, the current Green Infrastructure assets of the site are highlighted, with the vegetation to be retained across the eastern perimeter within the Welsh Water buffer zone. Further native planting is proposed in the form of tree and hedgerow planting around the site, with attenuation basins then located at the northern section of the site. In addition, bird boxes, bat boxes, hedgehog hotels and insect hotels are also included as part of the development proposals to increase the biodiversity level of the site.
- 5.3 In with the **Stepwise Approach to Green Infrastructure**, the proposed development demonstrates compliance with its principles. At **Step 1 (Avoid)**, the layout has been designed to avoid the unnecessary loss of existing green infrastructure assets, with the proposal predominantly occupying areas of the site currently comprising grazed grassland and areas of limited ecological value.
- 5.4 At **Step 2 (Minimise)**, the scale and siting of the proposed 44 dwellings, associated access and infrastructure have been carefully considered to minimise impacts upon the existing site features, including the retention of the existing grassed embankment along the eastern boundary.
- 5.5 At **Step 3 (Mitigate/Restore)**, opportunities are provided to strengthen the site's existing green infrastructure through new native hedgerow and tree planting, bulb planting and landscaping associated with the surface water attenuation areas. These measures will help to improve ecological connectivity across and around the site.

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- 5.6 At **Step 4 (Compensate)**, the proposal incorporates a range of proportionate biodiversity enhancements, including integrated bird nesting boxes, bat boxes, insect hotels and hedgehog hotels, together with new planting and habitat creation.
- 5.7 Overall, the proposal follows the **Stepwise Approach to Green Infrastructure** by seeking to **avoid and minimise impacts** upon existing Green Infrastructure, retaining key existing site features, including the grassed embankment along the eastern boundary, and providing **opportunities for mitigation, enhancement and compensation** through new native planting, habitat creation and biodiversity features. The proposed measures are considered proportionate to the scale and nature of the development and will provide an overall enhancement to the site's Green Infrastructure and biodiversity value.