tir collective
LANDSCAPE ARCHITECTS

Nantgaredig, Carmarthen

Green Infrastructure Statement

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arboricultural input from:

TREE CHECK
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ecology input from:

WYNDRUSH WILD

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, October 2026.
- Arboricultural Report produced by Tree Check Arboriculture, August 2026.
- Updated Preliminary Ecological Assessment by Wyndrush Wild Ecology, July 2026

1 Introduction

1.1 Purpose and Scope

1 Tir Collective has been instructed by Amity Planning to prepare this Green Infrastructure Statement (GI Statement) on behalf of Obsidian Homes in relation to the proposed residential development of 38 dwellings at Nantgaredig, Carmarthen.

2 This statement provides a baseline description of the site's existing green infrastructure context and outlines how the proposals will respond to local ecological sensitivities, particularly in relation to adjacent habitats. It is intended to demonstrate that green infrastructure has been considered proportionately through the design process, and that opportunities for protection, mitigation and enhancement are embedded within the scheme where practicable.

1.2 Site Description

3 The site comprises approximately 3.5 acres of agricultural land located east of Station Road, Nantgaredig. The site is relatively flat and lies at approximately 16m AOD.

4 The site comprises a single rectangular agricultural field used for silage production, predominantly consisting of improved grassland.

5 Existing vegetation is predominantly concentrated along the site boundaries and comprises hedgerows with occasional established trees. The existing hedgerows provide screening between the site and Station Road, neighbouring residential properties and adjoining agricultural fields.

6 The site is bordered by agricultural land to the north, east and southeast, residential properties to the southwest and Station Road to the west.

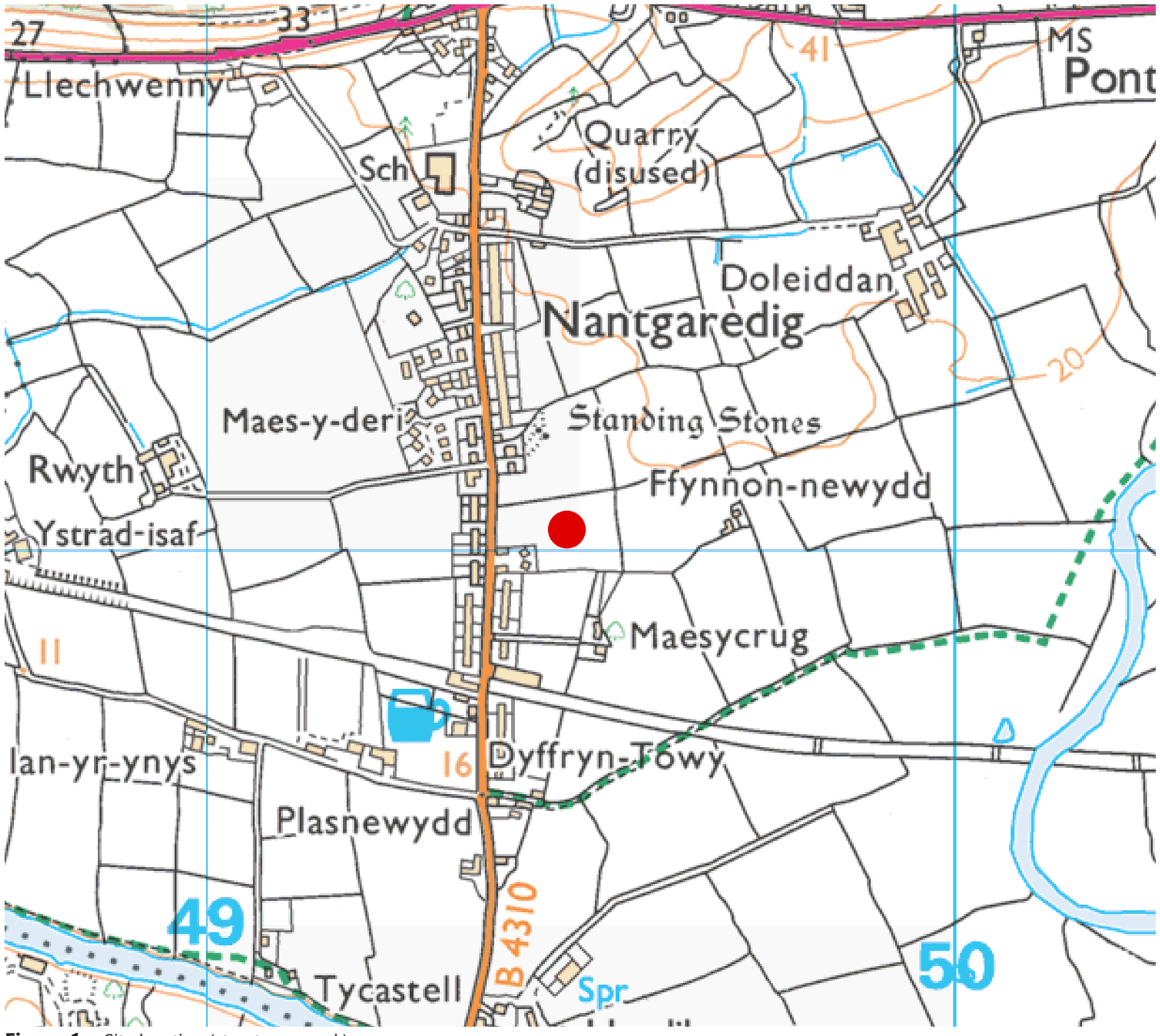


Figure 1: Site location (streetmap.co.uk)



Figure 2: The site (Google earth)

2 The Site and Context

2.1 Context

7 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 hedgerows
- Ecology and Habitat

8 The green infrastructure elements are described briefly below, identifying and assessing existing or potentially important elements prior to the stepwise approach being followed. An explanation of the stepwise approach is outlined in section 6 of this report.

2.2 Trees and Hedgerows

9 The Arboricultural Report was undertaken by **Tree Check Arboriculture Ltd.** on 28th July 2026. The existing vegetation on site was assessed in accordance with **BS5837:2012.**

10 The survey recorded a total of two individual trees, two tree groups and four hedgerows. Full details are provided within the Tree Survey and Arboricultural Report. The surveyed features were categorised as follows.

- Category B: 1no. individual tree, 2no. tree groups, 4no. hedgerows
- Category U: 1no. individual tree

11 No category A or category C trees were identified on site.

12 Category B features are considered to be of moderate arboricultural quality and value. The Category B individual trees comprises *Ulmus minor* (Field Elm), located at the western boundary of the site. The tree is mature, dominant within the area and is considered to be of seemingly good form.

13 The Category B tree groups comprise G1 and G2. Tree groups G1 comprises *Fraxinus excelsior* (Common Ash) and *Ilex aquifolium* (Common Holy), with two larger trees located within the northern hedgerow. Tree group G2 comprises *Fraxinus excelsior* (Common Ash) and *Quercus robur* (Pedunculate Oak). The trees within G2 are considered to be of "*seemingly good form and condition*" and are "*Situated outside of site but within potential influencing distance*", as described by Tree Check.

14 The Category B hedgerows comprises H1, H2, H3 and H4, which include a mix of *Prunus spinosa* (Blackthorn), *Corylus avellana* (Hazel), *Sambucus nigra* (Elder) and *Acer campestre* (Field Maple). The hedgerows are currently maintained at approximately 2m and provide screening between the site and Station Road, neighbouring properties and adjoining fields. H4 is "*located outside the site boundary but within potential influencing distance*", as described by Tree Check.

15 The Category U individual tree T2 comprises *Fraxinus excelsior* (Commong Ash). The tree has been recorded with Ash Dieback Disease, with approximately 50% crown dieback, and has a remaining life expectancy of less than 10 years.

16 The site is not located within a Conservation Area and does not contain trees subject to a Tree Preservation Order (TPO).

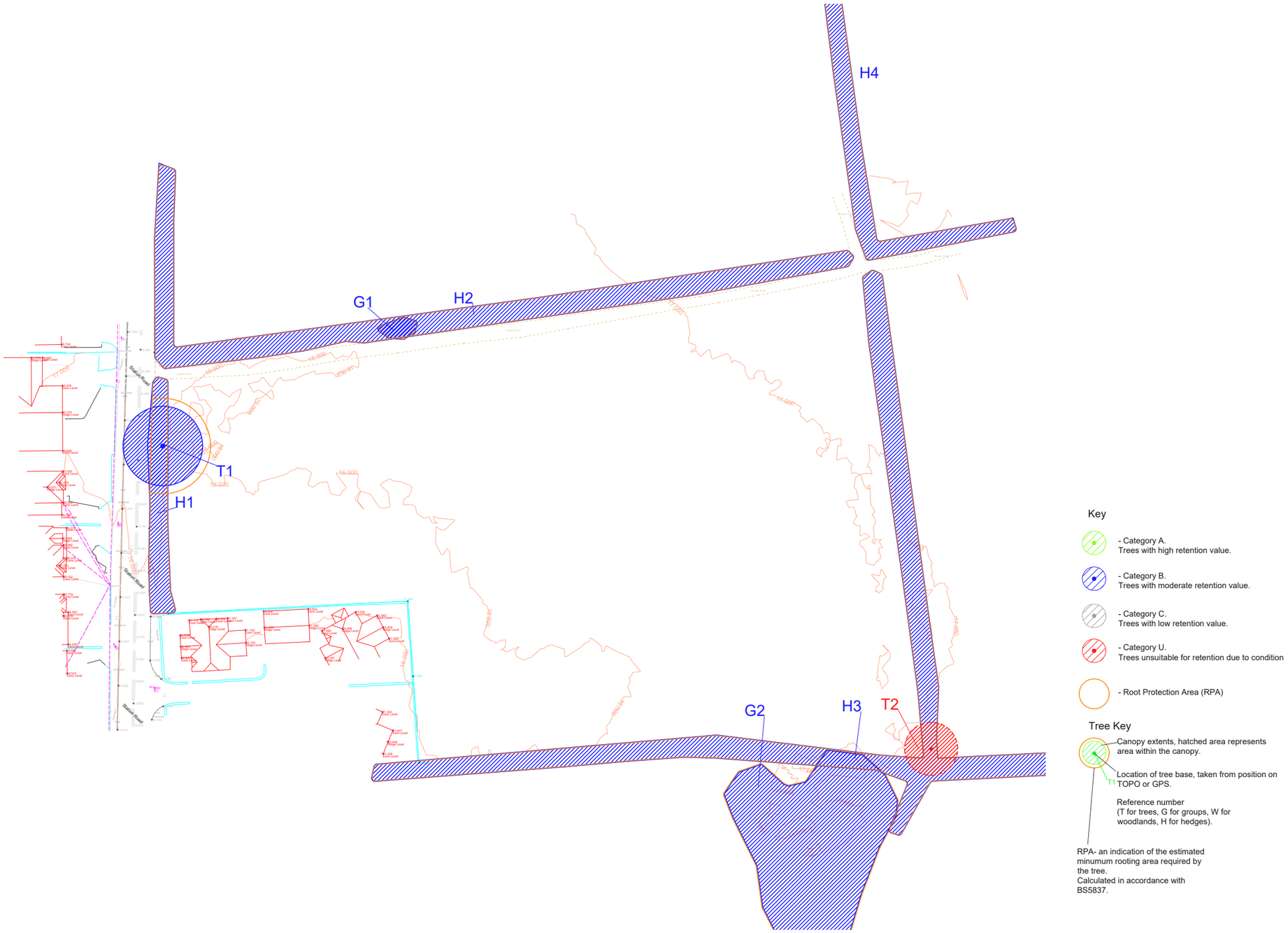


Figure 3: Tree Constraints Plan, Tree Check

2.3 Ecology

17 Preliminary Ecological Assessments were prepared by Wyndrush Wild in July 2026. The following information extracted from this report summarises the green infrastructure that existed on the site prior to its current baseline condition.

Desktop Study

Protected Sites:

18 *"...there are two designated conservation sites within 2km of the proposed development, Afon Tywi SSSI/SAC (800m distant at its closest point) and Cwm yr Abbey Stream Section SSSI (c.1500m distant, designated for its geology)..."*

Phase 1 Survey

Habitats

19 *"The habitats at and adjoining the site location were recorded in detail. The application area comprises improved grassland (B4) with hedgerows - intact species-poor (J2.1.2) alongside."*

20 **Improved Grassland** - *"The current survey found the sward to still be strongly dominated by perennial rye-grass, with Italian rye-grass also noted. White clover and the aforementioned agriculturally-favoured species are still frequent. The western part of the field shows some signs of reversion towards poor semi-improved grassland, with ox-eye daisy locally-frequent...The habitat is of little or no ecological significance; it does not classify as the 'Lowland Meadows' Priority Habitat."*

21 **Hedgerow - Intact, Species-poor:** *"The original PEA noted that the four hedges were all very similar both in structure and species composition. All appeared to have been mechanically trimmed on an annual basis over a protracted period, and had a very open internal core structure, with all the foliage concentrated at the edge.... The shrubs were dominated by hawthorn, with blackthorn and hazel also being fairly frequent....The current survey noted no significant changes to the hedges....These boundary features are of minor interest; the mature elm is of some local interest."*

Protected Species

22 **Badgers:** *"No badger setts, latrines or signs of foraging were found on the site during either survey. The development will not affect badgers."*

23 **Amphibians and Reptiles:** *"The site is generally unsuitable for amphibians; there is no water. It is also of low suitability for reptiles, with the hedge-banks providing the only potential habitat for species such as common lizard..."*

24 **Birds:** *"The site is of little value to nesting birds. No birds of conservation concern were seen. Skylark is the only species which could conceivably nest in the grassland, but is unlikely to favour a field so close to housing and hedges."*

25 **Dormice:** *"The hedges are of only low suitability for dormice, being annually-flailed and with reduced flowers and fruits to provide food sources as a result. There are no hedges or woodland nearby offering optimal habitat, and no records from the surrounding area."*

26 **Bats:** *"...the few hedgerow trees were assessed for potential roost features. There is little potential for roosting bats on the site – the only significant standard tree – a mature elm in the roadside hedge - had no obvious cavities or other features suitable for bats, and the ivy cover on the trunk comprises relatively thin-stemmed growth. The site is of low suitability for foraging or commuting bats..."*

Invasive Species

27 *"No invasive non-native species were seen."*



Figure 4: Habitat plan produced by Wyndrush Wild

3 The Proposal

3.1 Landscape Proposal

28 The landscape strategy for the proposed development has been designed to enhance biodiversity and visual amenity, whilst responding to the site's existing landscape and ecological features. The approach seeks to retain and strengthen established ecological assets, creating an attractive and sustainable setting for the proposed development whilst intergrating with the surrounding landscape.

29 Existing trees and hedgerows will be retained and protected as far as possible. However, the existing hedgerow and one tree along the western boundary will be removed to facilitate the proposed site access, whilst a tree group along the northern boundary will be removed to accommodate the proposed development.

30 New tree planting, alongside specimen shrub and coppice planting, is proposed throughout the site to compensate for the loss of existing vegetation, including a section of hedgerow and individual trees, and to enhance biodiversity and visual amenity.

31 Native shrub planting is proposed along sections of the site boundaries to strengthen existing boundary vegetation, providing additional screening, enhancing biodiversity and improving habitat connectivity across the site.

32 Ornamental hedgerows are proposed throughout the development to provide attractive boundary treatments, define spaces and enhance visual amenity, whilst contributing to the overall green infrastructure network.

33 Ornamental planting comprising shrubs and herbaceous species will be incorporated throughout the proposed development to provide seasonal interest, colour and visual amenity. Native and ornamental species are being proposed together, contributing positively to biodiversity.

34 Sustainable Drainage Systems (SuDS) will be integrated into the landscape through the provision of an attenuation basin and rain gardens. The attenuation basin will be seeded with an appropriate species-rich grass mix, with SuDS-appropriate specimen shrub planting, whilst the rain gardens will incorporate SuDS planting to provide visual interest and biodiversity benefits whilst supporting water management objectives.

35 In the west of the site, areas of species-rich grassland will be established to provide valuable habitat for pollinators and other wildlife. These areas will contribute to the overall biodiversity value of the site, creating a diverse landscape resource and supporting the wider green infrastructure network.

Key

Site boundary

Existing features

Trees to be retained. Root Protection Area shown as orange line

Trees to be removed

Proposed Soft Landscape

Trees

Ornamental planting

Native planting

Ornamental hedge

Specimen shrubs

Species-rich grass

Amenity grass

Proposed drainage

Rain garden with SuDS planting

Attenuation basin with SuDS appropriate specimen shrubs and species rich grass seeding

Attenuation tank



Figure 5: Landscape Strategy produced by Tir Collective

3.2 Planting

36 The proposed planting scheme has been developed to deliver a robust landscape framework that enhances biodiversity and visual amenity whilst reinforcing the site's green infrastructure network. The planting palette comprises native and non-native species supporting ecological value.

37 Tree planting will include species such as *Acer campestre* 'Elsrijk', *Betula pubescens*, *Pyrus calleryana* 'Chanticleer', *Quercus robur*, *Sorbus aucuparia* and *Ulmus* 'Lobel'. These species will provide seasonal interest, strengthen Green Infrastructure and contribute to long-term canopy cover across the site.

38 Native shrub planting comprising species such as *Corylus avellana*, *Crataegus monogyna*, *Ilex aquifolium*, *Salix caprea*, *Sambucus nigra* and *Viburnum opulus* will be introduced along sections of the site boundaries to strengthen existing vegetation, improve ecological connectivity and provide valuable food and shelter resources for wildlife.

39 Ornamental and specimen planting will be incorporated throughout the development, including species such as *Alchemilla mollis*, *Berberis candida*, *Cornus alba*, *Cornus sanguinea*, *Lavandula angustifolia*, *Potentilla fruticosa* 'Abbotswood', *Rosmarinus officinalis* 'Miss Jessopp's Upright' and *Viburnum* × *bodnantense* 'Dawn'. These species will provide seasonal interest, colour and structural diversity whilst enhancing visual amenity.

40 Ornamental hedgerows comprising *Laurus nobilis* will be incorporated throughout the development to define spaces, provide attractive boundary treatments and contribute towards strengthening the site's Green Infrastructure.

41 SuDS planting will be incorporated within the proposed rain gardens and attenuation basin, including species such as *Iris pseudacorus*, *Calamagrostis* × *acutiflora* 'Karl Foerster' and *Carex grayi*. These species will provide visual interest and biodiversity benefits whilst supporting sustainable water management objectives.

42 Areas of species-rich grass will be established within the site to support a range of invertebrates and pollinators, contributing to biodiversity enhancement and integration with the overall landscape character of the site.

Acer campestre 'Elsrijk'



Betula pubescens



Quercus robur



Sorbus aucuparia



Ulmus 'Lobel'



Laurus nobilis



Potentilla fruticosa 'Abbotswood'



Lavandula angustifolia



4 Green Infrastructure Statement

4.1 Stepwise Approach

43 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)

44 The proposed development will seek to avoid impacts on green infrastructure on the northern, eastern and western site boundaries where feasible. Existing trees and hedgreows within and around the site (H2, H3, H4 and G2) will be retained and protected where possible throughout the design and construction of the development. Retained vegetation would be protected during construction operations following the BS5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations". Root Protection Areas (RPAs) will be established around retained trees in accordance with BS5837:2012. Protective fencing will be installed prior to construction works commencing and maintained throughout the construction period.

Step 2 (Minimise)

45 The proposed development will require the removal of an existing Category B tree (T1) and a section of hedgerow (H1) along the western boundary to facilitate the proposed vehicular access and associated visibility requirements. In addition, the removal of Category B tree group G1 along the northern boundary is proposed to accommodate the development layout. The removal of these features has been identified as necessary to facilitate the proposed development, with the remaining boundary vegetation retained and protected wherever practicable.

46 Tree and scrub vegetation identified for removal will be removed outside the bird nesting season (March to August). If this is not achievable, a suitably qualified ecologist will inspect the vegetation prior to removal works commencing. If active nests are identified, appropriate exclusion zones will be implemented until nesting activity has ceased.

Step 3 (Mitigate/Enhance)

47 Where vegetation loss is unavoidable, appropriate replacement native tree, shrub and grassland planting will be provided to mitigate and enhance the wider Green Infrastructure network.

48 Native shrub planting will be established along some parts of the site boundary to strengthen existing boundary vegetation, enhance ecological connectivity and provide additional habitat resources for wildlife.

49 Species-rich grass will be established, including within the attenuation basin and surrounding areas, providing additional habitat resources for pollinators and other wildlife and contributing to the site's wider green infrastructure network.

50 Ornamental shrub and herbaceous planting will be incorporated throughout the development, providing seasonal interest and opportunities for pollinator friendly planting.

51 Rain gardens and an attenuation basin will be integrated into the landscape with appropriate SuDS planting, specimen shrubs and species-rich grass seeding to provide biodiversity benefits whilst supporting sustainable water management objectives.

52 Appropriate biodiversity enhancement measures will be incorporated to support wildlife, including the provision of bird nesting features, bat boxes and hedgehog gateways where feasible and in accordance with the ecologist's recommendations.

53 A sympathetic lighting strategy will be encouraged to minimise light spill onto retained boundary hedgerows and reduce potential disturbance to commuting bats and other nocturnal wildlife.

Step 4 (Compensate/Enhance)

54 An existing hedgerow and one individual mature tree along the western boundary are proposed for removal to facilitate the proposed site access. In addition, a tree group along the northern boundary will be removed to accommodate the proposed development.

55 A total of 33 new trees, comprising a mix of native and non-native species, with the majority being native, will be planted across the site to compensate for tree losses and provide long-term landscape, habitat and biodiversity benefits. Additional native shrub planting will be incorporate along some sections of the site boundary to compensate for vegetation losses, strengthen ecological connectivity and enhance the wider green infrastructure network.

4.2 Overall

56 The proposed development has been designed to integrate Green Infrastructure (GI) throughout the site, ensuring that existing ecological and arboricultural features are retained and enhanced wherever possible. The layout has been developed to retain the majority of existing trees and boundary hedgerows, whilst maintaining habitat connectivity across the site and with the wider landscape. Appropriate protective fencing will safeguard Root Protection Areas retained trees and hedgerows during construction.

57 Where vegetation removal is required, this has been limited to a hedgerow and one individual tree along the western boundary, together with a tree group along the northern boundary. These losses will be compensated through the planting of 33 new trees, comprising a mix of native and non-native species, with the majority being native, alongside native shrub planting to strengthen the site's green infrastructure network.

58 The landscape strategy incorporates ecological enhancements, including native shrub planting, ornamental planting and species-rich grassland to support biodiversity and habitat connectivity. The integration of SuDS through an attenuation basin and rain gardens will provide additional biodiversity benefits. Bird and bat boxes and hedgehog gateways will also be incorporated where feasible.

59 Overall, the proposed GI strategy will deliver habitat enhancement, improved ecological connectivity and increased biodiversity, contributing to the site's long-term landscape resilience and visual amenity.

Multi-functionality of Green Infrastructure

60 This section identifies the multi-functionality of each green infrastructure elements: Trees and specimen shrub/ coppice planting, habitats of ecological value, along with the proposed elements: trees, specimen shrubs/coppice, native shrub planting, SuDs, native grass mixes, and hedgerow.

61 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.

62 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 6**, 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 and hedgerows	Trees / vegetation	• Contribution to Placemaking • Cooling and Shade • Calming and Inspiring • Health and Wellbeing • Nutrient Cycling • Wind break • Cleaning Water and Air	2 - Positively Responds to the Climate Emergency 4 - Champions a Context Driven Approach 5 - Creates Distinctive Places 6 - Secures Effective Place-keeping
New tree and specimen shrub planting	Trees / vegetation	• **Wildlife Habitat** • Contribution to Placemaking • Cooling and Shade • Calming and Inspiring • Health and Wellbeing • Nutrient Cycling • Cleaning Water and Air	1 - Optimises Multi functionality and Connectivity 2 - Positively Responds to the Climate Emergency 3 - Maximises Environmental Net Gains 5 - Creates Distinctive Places 7 - Brings Nature Closer to People 11 - Delivers Wildlife Enhancement 12 - Underpins Nature's Recovery
Proposed native shrub planting	Trees / vegetation	• **Contribution to Placemaking** • Health and Wellbeing • Calming and Inspiring	1 - Optimises Multi functionality and Connectivity 2 - Positively Responds to the Climate Emergency 3 - Maximises Environmental Net Gains 7 - Brings Nature Closer to People
Proposed SuDS features	Sustainable Drainage	• **Cleaning Water and Air** • Flood Mitigation • Contribution to Placemaking • Calming and Inspiring • Nutrient Cycling • Wildlife Habitat • Cleaning Water and Air	1 - Optimises Multi functionality and Connectivity 2 - Positively Responds to the Climate Emergency 5 - Creates Distinctive Places 7 - Brings Nature Closer to People 9 - Delivers Climate Resilient Water Management 10 - Brings Water Closer to People
Proposed bird and bat boxes	Habitat	• **Wildlife Habitat** • Calming and Inspiring	1 - Optimises Multi functionality and Connectivity 3 - Maximises Environmental Net Gains 7 - Brings Nature Closer to People 11 - Delivers Wildlife Enhancement 12 - Underpins Nature's Recovery

Figure 6: Landscape assets, GI element and GI functions with signposting against the Building with Nature Standards.

Conclusion

5 Conclusion

5.1 Resilience of Ecosystems

63 The Environment (Wales) Act 2016 places a duty on public bodies to maintain and enhance biodiversity and promote the resilience of ecosystems. The proposed landscape strategy has been developed with consideration of the existing green infrastructure within and surrounding the site, seeking to retain and protect features of ecological and arboricultural value wherever practicable in accordance with the stepwise approach.

64 The proposed landscape strategy incorporates native and non-native tree planting, with the majority being native, alongside native shrub planting, species-rich grassland and habitat enhancement measures to strengthen ecological connectivity and biodiversity value across the site. The proposed planting palette includes species well suited to local environmental conditions. The integration of SuDS features, including an attenuation basin and rain gardens, will provide additional habitat opportunities. The range of proposed habitats and planting will enhance biodiversity, increase habitat diversity and contribute to the long-term resilience of the site's green infrastructure network.

5.2 Green Infrastructure

65 The proposed development has been designed to deliver an integrated and proportionate Green Infrastructure (GI) strategy that protects existing ecological and arboricultural features where possible whilst providing appropriate enhancements. The majority of existing trees and boundary vegetation will be retained wherever practicable, with measures implemented in accordance with BS5837:2012 to ensure retained features are protected during construction and habitat connectivity is maintained.

66 Through the application of the stepwise approach, impacts have been avoided and minimised where possible, with mitigation and compensation measures incorporated where required. These include the planting of new trees, native shrub planting to strengthen ecological corridors and boundary habitats, the establishment of species-rich grassland, and the integration of SuDS through an attenuation basin and rain gardens. Additional enhancements, including bird and bat boxes and hedgehog gateways, will support biodiversity where feasible.

5.3 Conclusion

67 The landscape and GI proposals will deliver both ecological and visual benefits, creating an attractive and biodiverse environment. With appropriate long-term management in place, the development is expected to enhance biodiversity, improve habitat connectivity and contribute positively to the quality and resilience of the site's green infrastructure network.

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

69 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

70 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)
- Carmarthenshire Local Development Plan 2006-2021

Well-being of Future Generations (Wales) Act 2015

71 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.

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

Environment (Wales) Act 2016

73 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.

74 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);



Figure 7: The seven well-being goals from Well-being of Future Generations (Wales) Act, 2015

National Planning Policy

Future Wales: The National Plan

75 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)

76 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.

77 **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]

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

- 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]

5 Paragraph 6.6.19 Planning Policy Wales Edition 12, February 2024

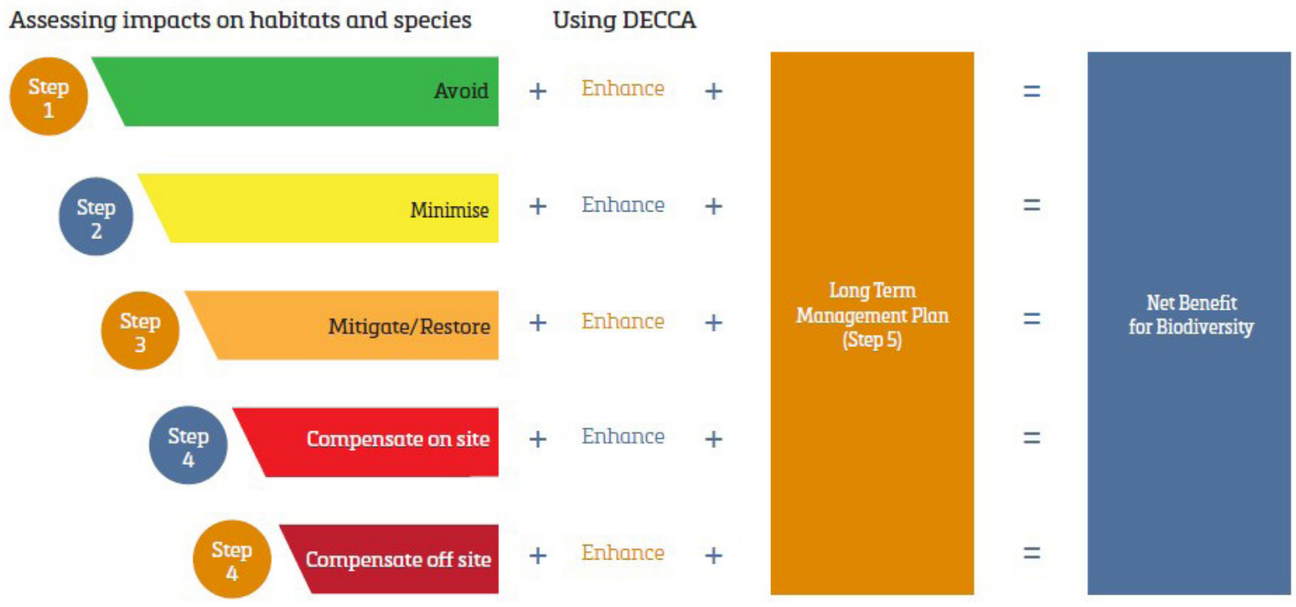


Figure 8: The Step-Wise Approach from PPW Edition 12, Chapter 6

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

78 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.

79 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).

Technical Advice Note (TAN) 5 - Nature Conservation

80 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

Carmarthenshire Local Development Plan 2006-2021 (Adopted December 2014)

81 Relevant LDP policies in relation to green infrastructure and the site include:

82 **Policy GP1: Sustainability and High Quality Design** states " *Development proposals will be permitted where they accord with the following*
a. It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
b. It incorporates existing landscape or other features..
[...]
f. It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;.."

83 **Policy GP4: Infrastructure and New Development** states "*Proposals for development will be permitted where the infrastructure is adequate to meet the needs of the development...*"

84 **Policy SP1: Sustainable Places and Spaces** states " *Proposals for development will be supported where they reflect sustainable development and design principles by:*
[...}
i. Protect and enhance the area's biodiversity value and where appropriate, seek to integrate nature conservation into new development."

85 **Policy SP14: Protection and Enhancement of the Natural Environment** states "*Development should reflect the need to protect, and wherever possible enhance the County's natural environment.*
[...]
b. Biodiversity and Nature Conservation Value, including protected species and habitats of acknowledged importance as well as key connectivity corridors and pathways; (Policy EQ4 and EQ5)
[...]
e. Features which contribute to local distinctiveness, nature conservation value or the landscape; (see Policy EQ5)"

86 **Policy EQ5: Corridors, Networks and Features of Distinctiveness** states "*Proposals for development which would not adversely affect those features which contribute local distinctiveness/qualities of the County, and to the management and/or development of ecological networks (wildlife corridor networks), accessible green corridors and their continuity and integrity will be permitted...*"

Supplementary Planning Guidance (SPG)

87 Placemaking and Design

- "*3.2 Landscape Character*
It is important that new development acknowledges and respects the unique variety of landscapes within Carmarthenshire...
[...]
New development should complement and reinforce existing character by responding to the sense of place in

a manner that reconciles the past with what is suitable and appropriate today."

- *"...Whilst the Green Infrastructure approach identifies the natural environment as an asset which developers can utilise to bring about economic growth, it also provides the means whereby these 'assets' can be robustly protected and enhanced...."*
- *4.3 Site Assets*
  Adopting a green infrastructure approach is increasingly viewed as being beneficial, not only for the environment, but also because of its potential to improve the health and vitality of businesses and the lives of local residents and the public...
  [...]
  ... Development proposals should retain existing features of value such as trees and hedgerows. New planting and provision should also be considered as trees, woodland, open space and hedgerows can greatly enhance the local character of a place as well as its ecological and recreational qualities...
  [...]
  Incorporating trees, other vegetation and established features can contribute to the unique sense of place of an area or settlement. Retaining existing features into proposals helps to create places that are distinct and can help to soften the impact of change by creating a sense of continuity that acknowledges local identity."

Landscape Institute Green Infrastructure: An integrated Approach, 2013

88 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**...*"

89 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

90 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.

91 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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