

PROPOSED RESIDENTIAL DEVELOPMENT AT:

LAND AT CLAWDD

PONCEN

GREEN INFRASTRUCTURE STATEMENT



Report Ref: EE.5118.25.LB

Dated: 13/10/2025

1. INTRODUCTION

- 1.1 This Green Infrastructure Statement has been produced by Enfys Ecology for Williams Homes (Bala) Ltd and provides a Green Infrastructure Statement associated with a proposed residential development on a field adjacent to B5437 in Clawdd Poncen, Denbighshire, LL21 9RP. The site of the proposed scheme comprises an arable field on the northern edge of Clawdd Poncen, nr Corwen.
- 1.2 Green infrastructure (GI) is defined in Planning Policy for Wales (PPW) Edition 12¹ as “*the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places*”. Development proposals should take GI into consideration in order to avoid negative impacts on habitats and species, and seek ways to maintain and enhance biodiversity. Impacts on habitats and species should be treated in a step-wise manner (PPW 12, paragraph 6.4.15), by seeking to:
- **Avoid** damage to biodiversity in its widest sense by maintaining the largest possible area of existing habitat supporting biodiversity and functioning ecosystems, particularly Section 7 habitats and species where present, through careful development design and consideration of long-term maintenance and management and ensuring that retained habitats continue to be well connected to adjacent habitats to provide connectivity for key species.
 - **Mitigate** or **restore** by identifying measures to address the specific negative effects by repairing damaged habitats and disturbed species. The measures should seek to restore in excess of like for like, accounting for disturbance and time lags for the recovery of habitat and species, and in every case, mitigation or restoration measures should seek to build ecosystem resilience within the site and where possible the wider area.
 - As a last resort off-site **compensation** for unavoidable damage must be provided. This must be of significant magnitude to fully compensate for any loss.
 - All development must **deliver a net benefit** for biodiversity and ecosystem resilience from the baseline state (proportionate to the scale and nature of the development proposed).
- 1.3 Denbighshire County Council provide local planning policy information in the ‘Denbighshire County Council Local Development Plan 2006 – 2021’ and Supplementary Planning Guidance documents.

¹ See: <https://www.gov.wales/planning-policy-wales>

1.4 There are no specific policies related to green infrastructure, however biodiversity and green infrastructure are discussed in the following:

- DCC LDP 2006 – 2021 Policy RD 1 – Sustainable development and good standard design;
- DCC LDP 2006 – 2021 Policy VOE 1 – Key Areas of importance;
- DCC LDP 2006 – 2021 Policy VOE 5 – Conservation of natural resources;
- Supplementary Planning Guidance Note – Conservation and Enhancement of Biodiversity (July 2016);
- Supplementary Planning Guidance Note – Trees & Landscaping (July 2016); and,
- DCC ‘Response to Update of Chapter 6 of Planning Policy Wales’².

2. SCHEME DETAILS

2.1 The proposed development comprises a residential development of 99 units, comprising 1-bedroom apartments and 2, 3 and 4 bed houses. The site currently comprises an arable field, on the northern edge of Clawdd Poncen, with residential areas to the south and a small industrial estate to the east.

2.2 The proposed development consists of residential housing accessed via a no-through road, with a new access point created along the eastern boundary from the B5437. A public open space will be provided within a wide strip at the southern end of the site, incorporating grassland and tree planting, and forming part of the Sustainable Drainage System (SuDS).

2.3 The scheme incorporates a range of biodiversity measures, following the step-wise approach of the mitigation hierarchy (as outlined in Section 1.2). This includes careful siting of the development to avoid the most ecologically valuable habitats, enhancement of existing features such as native hedgerows and trees, and the creation of new, more diverse grassland habitats. (See Table 4.1, Section 4).

2.4 The reports, drawings and statements produced as part of the design were reviewed for the production of this Green Infrastructure Statement. Rather than list all the various plans and drawings produced for the scheme, those plans which were provided to Enfys Ecology for this statement, and which are considered to provide relevant evidence for this submission are detailed in Table 2.1, below.

² See: <https://www.denbighshire.gov.uk/en/planning-and-building-regulations/planning/update-to-chapter-6-of-planning-policy-wales.aspx>

TABLE 2.1: PROJECT INFORMATION SOURCES USED FOR THIS STATEMENT

Information	Organisation	Reference and Date
Proposed Site Masterplan	Ainsley Gommon Architects	C1163 003 B, Proposed Site Masterplan 11/09/2025
Preliminary Ecological Appraisal	Enfys Ecology Ltd	EE.8118.25.LP Preliminary Ecological Appraisal for Land at Clawdd Poncen, 18/09/2025
Preliminary Tree Assessment	West Coast Arboriculture and Land Planning Ltd	Clawdd Poncen Preliminary Tree Assessment WAL_25_023_AIA Rev B
Arboricultural Impact Assessment	West Coast Arboriculture and Land Planning Ltd	Clawdd Poncen Arboricultural Impact Assessment WAL_25_023_AIA Rev B
Tree Protection Plan	West Coast Arboriculture and Land Planning Ltd	Clawdd Poncen Tree Protection Plan WAL_25_023_AIA Rev B
Landscape Arrangement	Land Studio	Landscape General Arrangement 501-LST-XX-XX-DR-L-0101 Rev P01 05/09/25
Planting Plan	Land Studio	Planting Plan 501-LST-XX-XX-DR-L-0301 Rev P01 05/09/2025
Proposed Drainage Scheme	Waterco	Clawdd Poncen, Corwen Proposed Drainage Scheme 16722-2000 13/10/2025

3. SITE BASELINE AND CONNECTIVITY

3.1 The site comprised part of an arable field, bordered by narrow strips of semi-improved grassland at the field edges, mature hedgerows along the northern and eastern boundaries, and mature, scattered trees along the southern edge (Figure 3.1).

3.2 An industrial area lay to the northeast, while to the southeast was the small village of Clawdd Poncen. To the north and west, the site was bordered by the A5104 and B5437, beyond which lay further pasture and arable land.

3.2 There were a number of small, scattered woodlands to the south and west of the site, the closest of which was 200m to the west. There were large woodland areas approximately 1.3km to the west and 1.4km to the south of the site.



FIGURE 3.1: SITE CONTEXT

BACKGROUND IMAGE © 2025 AIRBUS, BLUESKY, INFOTERRA LTD & COWI A/S, CNES, AIRBUS MAXAR TECHNOLOGIES.

3.3 There is at present no public access to the site, which is private property. No footpaths cross the area.

3.5 A drainage ditch runs along the southern boundary of the site. The nearest watercourse is the Afon Camddwr, located approximately 400 metres to the west, while the River Dee lies around 600 metres to the east.

- 3.4 The site is currently undeveloped and does not have existing connections to local foul or surface water drainage networks. A foul sewer is present within the adjacent housing estate along the southern boundary; however, it is unlikely to have sufficient capacity to accommodate the proposed development. As a result, an alternative pumped foul drainage solution will be proposed. Surface water runoff will be managed through the use of soakaways within the site or, if necessary, to a large attenuation basin located on land to the west.
- 3.5 The ecological survey identified the site as being predominantly arable land, which is of limited ecological value. However, field margins containing narrow strips of species-poor and more diverse neutral semi-improved grassland contributed modestly to the site's overall species diversity. Species-poor hedgerows along the northern and eastern boundaries, along with mature trees along the southern boundary, provide habitat connectivity and offer potential to support nesting birds, foraging badgers, hedgehogs, and other species which may use the site but are not likely to be resident. These features are also likely to be used by commuting and foraging bats.
- 3.6 Three statutory designated nature conservation sites lie within 1 km of the site, including the River Dee Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), as well as the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). All are located more than 600 metres from the site boundary. Additionally, two non-statutory designated sites are present within 1 km: the Rug Estate (approximately 600 m away) and Corwen Swamp (approximately 700 m away). There is no clear pathway for significant impacts on any of these designated sites, as there is no direct hydrological connection. Although a drainage ditch runs along the southern boundary and may ultimately drain into the River Dee, the proposed scheme is not anticipated to have any adverse effects on designated sites.

4. SUMMARY OF GREEN INFRASTRUCTURE PROPOSALS

- 4.1 As set out in PPW 11, paragraph 6.4.21, the impacts on habitats and species from a proposed development should be treated in a step-wise manner. Table 4.1 summarises how the proposed works at Land at Clawdd Poncen has adopted these step-wise principles and details the Green Infrastructure contribution of the proposed scheme. The Green Infrastructure contribution proposed is considered to be proportionate to the proposed development.

TABLE 4.1: SUMMARY OF GREEN INFRASTRUCTURE PROPOSALS FOR LAND AT CLAWDD PONCEN

Step-Wise Stages	Summary of Project Proposals
Avoidance	<ul style="list-style-type: none"> • The design and layout of the development ensure that all existing trees will be preserved and protected in accordance with the specifications outlined in the Tree Protection Plan, including designated exclusion zones and root protection measures. • As bats are likely to use the southern boundary for foraging and commuting route for bats, this area will be kept dark both during construction and throughout the lifetime of the development.
Minimisation	<ul style="list-style-type: none"> • The proposals will also aim to incorporate various SuDS features in order to meet water quality, amenity and biodiversity requirements through the use of raingardens, swales and a detention basin, with parking bays consisting of porous paving where possible. The implementation of individual plot features such as water butts and individual raingardens to each plot will be considered for the SAB submission.
Mitigation or Restoration	<ul style="list-style-type: none"> • Protective fencing will be used to secure the root zones of the trees along the northern and southern boundaries as detailed in the Tree Protection Plan. This will be periodically inspected for the duration of the works. • The Preliminary Ecological Appraisal (PEA) contains Reasonable Avoidance Measures, which will be followed to minimise the risk of harm to any animals using the site, should any be present during the works. • The PEA also includes recommended precautionary surveys, which will be implemented to identify and minimise any potential risk to other species that might be present, including nesting bird checks.
Compensation	<ul style="list-style-type: none"> • The loss of the semi-improved grassland at the field margins, will be compensated by the creation of a larger and more diverse grassland area within the proposed amenity area along the southern boundary. Lawns will also be created within the residential gardens. • Small sections of the hedgerow along the eastern boundary will need to be removed to accommodate the new access road and a footpath. This will be compensated for by the planting of hedgerows across the site.
Enhancement	<ul style="list-style-type: none"> • The primary area of habitat creation will be within the amenity area along the southern site boundary, featuring the creation of wildflower grassland, with areas of wetland grassland mix introduced where appropriate. The wildflower grassland areas will be managed as such, and not intensively mown except for potential pathways through part of it. • The Drier north-eastern end of the corridor at the site entrance will be planted with trees and sown with woodland ground flora to create an additional habitat area with different species. • New native hedgerows will be planted throughout the site, including along the western boundary and a central corridor running through the site. This will enhance connectivity across the site, and also provide additional habitat for birds and other hedgerow species. The site will be completely surrounded by hedgerows or habitat corridors except for the road access.

Step-Wise Stages	Summary of Project Proposals
	<ul style="list-style-type: none"> • Native tree planting will also be incorporated, with fruit-bearing species included within the southern amenity area. In addition, ornamental species beneficial to pollinators will be introduced. These new trees will significantly enhance the site's ecological value and improve habitat connectivity both within and beyond the site. • All of the above will be appropriately managed under a management plan designed around the habitats present and under agreements to ensure the persistence of the habitats created. • The scheme should include the addition of new bat and bird boxes, appropriately sited on the buildings to provide additional habitat enhancement. Bat boxes are sited away from lighting and facing on to habitat features wherever possible. These will be inbuilt boxes where possible as less maintenance is required. This may not be possible on all buildings as they cannot be built into prefabricated sections, in which case appropriate boxes will be used under the direction of an ecologist. The ecologist will have final say on the placement of boxes if any changes are needed due to the positioning of lighting or other factors. • As hedgehogs have been recorded in the area, a 'hedgehog highway' comprising a 13 x 13cm (5 x 5") square hole at the bottom of every fence should be created. This will ensure they can continue to move through the area to forage. The hole is designed to be too small for most pets to get through.

4.2 The proposed scheme will provide much needed affordable housing totalling 99 units supporting the maintenance of the local community in Clawdd Poncen and the surrounding area.

4.3 To achieve a reduction in carbon emissions, the design looks to implement the energy hierarchy by reducing energy demands and then increasing energy efficiency in the dwellings. Orientation, micro-climate and built form have all been considered to promote passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand. Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy. The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.

5. STATEMENT

5.1 The scheme has been designed taking a step-wise approach to impacts on habitats and species, and ecological enhancement will be provided through the creation of new habitat, particularly a large increase in native species hedgerows and trees. The scheme includes the creation of an amenity area with wildflower grassland and orchard trees, providing both habitats new to the site, and publicly accessible green space.

5.2 The current primary ecological interest of the site lies in the hedgerows along the northern and eastern boundaries, as well as the mature trees along the southern boundary. These features will largely be retained, with the exception of minor hedgerow removal required to facilitate the new access road. This loss will be fully compensated through new planting, resulting in a significant net gain in both hedgerow and tree cover across the site. There will also be enhancement features for animals including bat and bird boxes and the inclusion of hedgehog highways.

5.3 Planning Policy Wales identifies the importance of "*paying due regard to the potential for continued long term maintenance and management of retained areas to benefit biodiversity*" (PPW12, paragraph 6.4.15). It is recommended that a plan identifying the proposed maintenance and management of

habitats and species features (in addition to other Green Infrastructure components as required) be produced at an appropriate stage. Once implemented this will secure the preservation of the features against further development, and the connectivity of habitats.

5.4 The creation of the open space in the south of the scheme, (as well as hedgerows and tree planting around the site) also provide accessible natural spaces for the occupants of the estate.

REFERENCES

Denbighshire County Council. (2014). 'Denbighshire County Council Local Development Plan 2006 – 2021'. Available: <https://www.denbighshire.gov.uk/en/planning-and-building-regulations/local-development-plan/adopted-local-development-plan.aspx>

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