



Land east of Llanrwst Road, Gyffin, Conwy

Green Infrastructure Statement (GInfS) – December 2025

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Foreword

The concept of green infrastructure is considered by some to originate in American late 19th-century urban planning and landscape architecture and leader of the urban park's movement Frederick Law Olmsted. Under the concept of "greenways", the idea was to use tree-lined pleasure drives and linear parks to knit together the region's best landscape features into a network accessible to all. Unlike the squares, plazas, royal grounds, and gated parks of Europe, this greenway network was a distinctly democratic and American invention. It was intended to connect people together from all walks of life and all parts of the city in a shared experience of the outdoors.

The specific term "green infrastructure" emerged later in the early 1990s in the United States, particularly with the "Florida Greenways Project", a 110-mile linear park in Central Florida in 1991 and the Florida Ecological Greenways Network (FEGN), a system of native landscapes and ecosystems that sustains natural resources and beauty and an attractive living environment.

The New Towns movement, influenced by Ebenezer Howard's Garden City Movement, embraced the concept of green infrastructure and integrated land use. The New Towns of Oakwood and Birchwood in Warrington were developed in the 1970's and 80's by the Warrington New Town Development Corporation and showcased the concept of green infrastructure as we know it today. The new towns were developed on brownfield land and aimed to integrate new residential areas with interconnecting parks and greenspaces and nature.

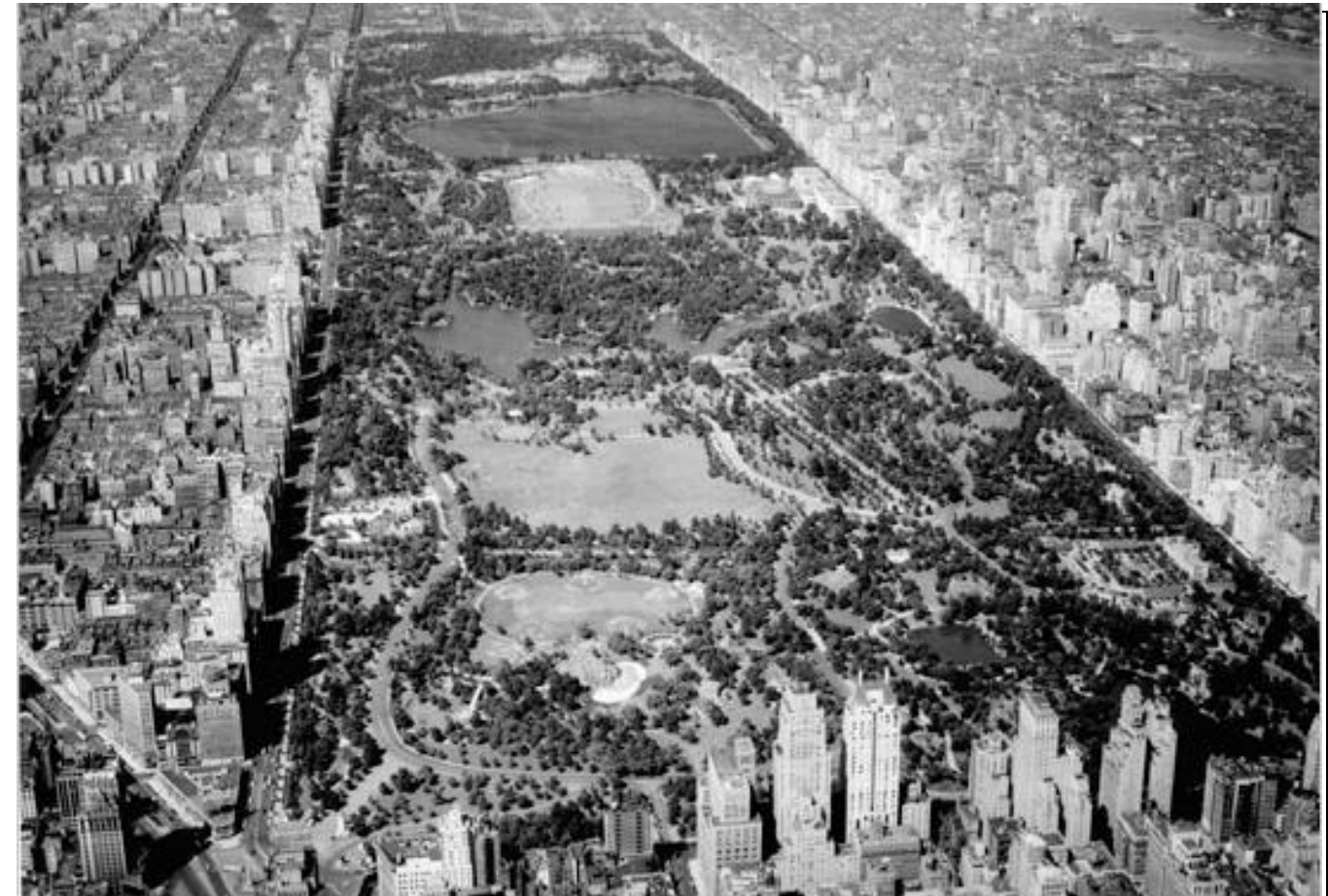
In the UK, the post war New Towns Act 1946 and in 1970 the book "New Lives, New Landscapes" by Nan Fairbrother, an English writer and lecturer and member of the Institute of Landscape Architects advocated an approach that could be considered to mirror that concept of greenways by the creation of landscapes that connected people and communities with nature, albeit on a much smaller scale than the greenways projects in the United States.

The benefits of connecting people and communities with nature have become increasingly recognised as bringing benefits to human health and well-being and this has been subsequently transposed into national and local planning policies and other related initiatives. The concept of green infrastructure as a tool for delivery of these benefits, has evolved from the larger macro scale concepts of greenways to a smaller micro level of individual sites and projects and a requirement of national and local planning policy. As public bodies, local authorities are required under Section 6 of the Environment (Wales) Act

"to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions".

Welsh Government through national Planning Policy Wales (PPW 12) requires all planning Authorities in Wales to adopt a strategic and proactive approach to green infrastructure and produce a Green Infrastructure Assessment which brings together a GI evidence base in their area. GIAs should facilitate the strategic planning of the GI network in local areas and across Wales. On a local level, green infrastructure statements are a requirement for all planning applications recognising that they need to be proportionate to the scale and nature of the development, and how green infrastructure has been incorporated into the proposal.

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Emerald Necklace Park system – a chain of parks and waterways in Boston Park designed by landscape architect Frederick Law Olmsted (1822-1903) between 1878 and 1896

1. Introduction

1.1 Green Infrastructure Statement

- 1.1.1 This Green Infrastructure Statement (GInfs) has been prepared by Richards Moorehead and Laing Ltd (RML) on behalf of Beech Developments (NW) Ltd (BD) and Adra (Tai) Cyfyngedig to support a planning application for a proposed residential development of affordable homes on the southern fringe of Gyffin, Conwy Town, North Wales.
- 1.1.2 The GInfs has been prepared in accordance with the requirements of Planning Policy Wales (PPW – Edition 12 – February 2024) set out in Chapter 6 Distinctive and Natural Places that covers environmental and cultural components of placemaking. Places that are distinctive and natural are seen as contributing to seven goals of the Well-being of Future Generations (Wales) Act 2015. The GInfs also incorporates a Biodiversity Statement.

1.2 The Site and Study Area

- 1.2.1 The proposed development lies approximately 900 metres south-west of the historic town of Conwy Town and Castle, a UNESCO World Heritage site. It is a greenfield site of 5.56 hectares currently used as agricultural land for grazing sheep and horses. The site is composed of three fields and in total measures approximately 335 metres long and 100-200 metres wide, it is roughly rectangular in shape. To the north lies the residential area of Gyffin and to the east a band of mature woodland (Bryn Seiri Wood) set on rising ground. To the south is agricultural land and to the west a small belt of woodland that separates the site from Llanrwst Road (B5106). Llanrwst Road is the main road along the western side of the Conwy Valley that connects Conwy with villages and the wider countryside to the south. The site is steeply sloping rising from circa 25 metres AOD in the lowest north-western corner to around 60 metres to the south-east with an average gradient of around than 1 in 5 but steeper as it rises steeply on the eastern side of the site towards Bryn Seiri Wood.

1.3 The Proposed Development

- 1.3.1 The proposed development is for a total of 95 No. dwellings and access road off the B5106 Llanrwst Road. The dwellings would be positioned in the lower sections of the site with wildflower meadows in the upper sections of the site adjacent to Bryn Seiri Wood. The existing woodland to the west of the site would be retained and protected including a mature oak tree at the entrance to the site.
- 1.3.2 The dwellings would be a combination of apartments, semi-detached and detached buildings with designated car parking areas. A play area is located towards the southern end of the site and an active travel route provided that connects the site to a cul-de-sac of Isgoed in Gyffin to the north.

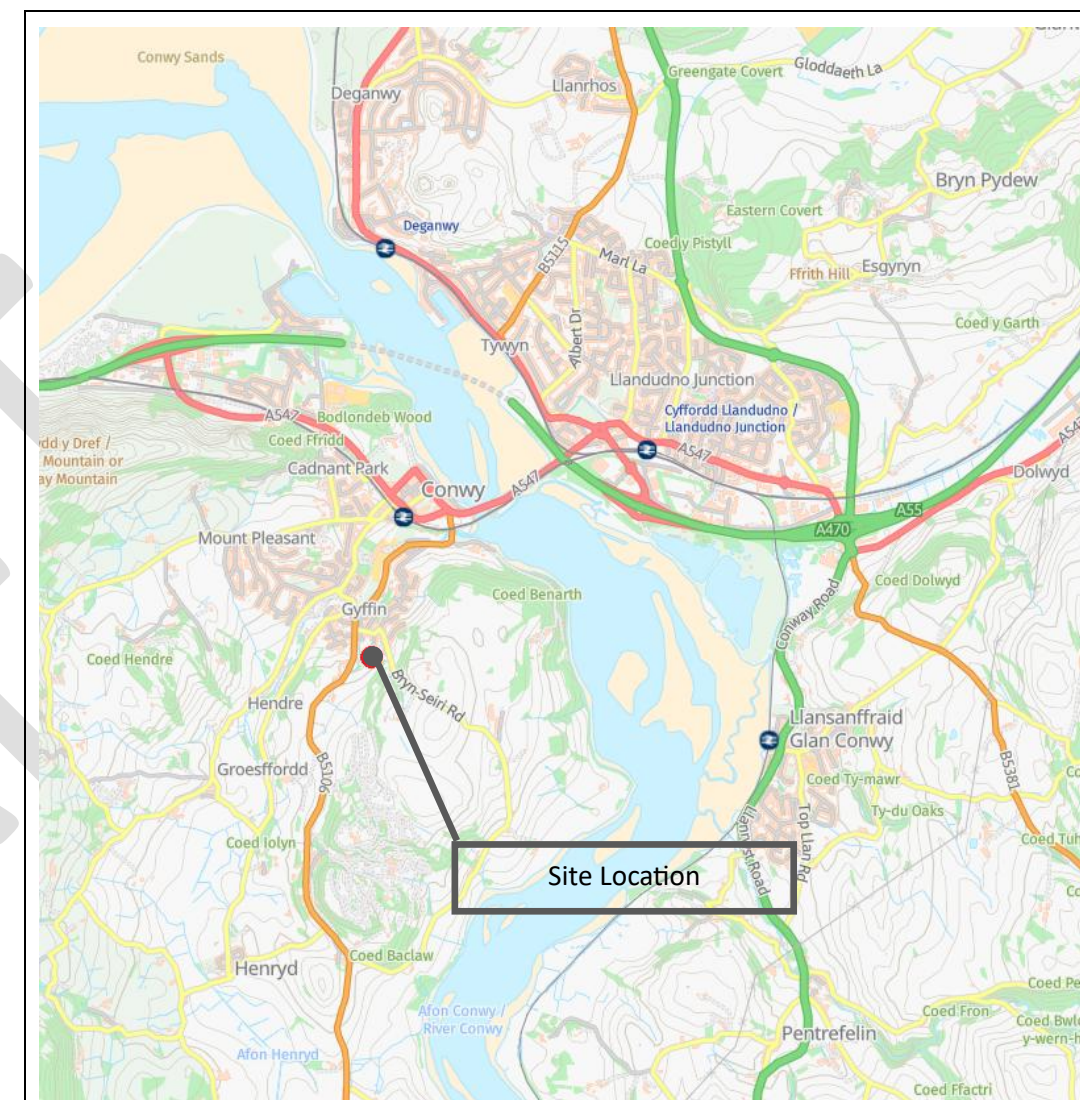


Fig 1-1 – Site Location Plan

1.4 Definitions of Green Infrastructure

Planning Policy Wales (Edition 12 – February 2024)

1.4.1 PPW defines Green Infrastructure as: -

“the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places” and “at the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands”.¹

1.4.2 PPW also refers to the Environment (Wales) Act 2016 and how the Act provides a context for the delivery of multi-functional green infrastructure that can make a significant contribution to the sustainable management of natural resources by protecting, maintaining and enhancing biodiversity and promoting the resilience of ecosystems.

1.4.3 Green infrastructure statements should be submitted with all planning applications and be proportionate to the scale and nature of the proposed development and describe how green infrastructure has been incorporated into the scheme.

Landscape Institute

1.4.4 With the origins of green infrastructure arguably lying in the professional roots of landscape architecture, the Landscape Institute is arguably best placed to define green infrastructure as: -

“the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect villages, towns and cities. 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 than ‘grey’ infrastructure”.

Chartered Institute of Ecology and Environmental Management (CIEEM)

1.4.5 CIEEM does not provide a standalone definition of green infrastructure, but their publications, such as the 2013 briefing on Green Infrastructure, refer to it as a strategic network of natural and semi-natural areas, including green and blue spaces, designed to deliver ecosystem services, enhance biodiversity, and provide a range of environmental, economic, and health benefits.

The Town and Country Planning Association (TCPA)

1.4.6 TCPA define green infrastructure as a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.

1.4.7 Green infrastructure is not simply an alternative description for conventional open space. It includes parks, open spaces, playing fields, woodlands and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It includes rivers, streams, canals and other water bodies, sometimes called ‘blue infrastructure’.

1.5 Components of Green Infrastructure

1.5.1 Green infrastructure can apply to large regional scale strategies through to small domestic scale projects. Examples of Green Infrastructure include, but is not limited to, the following natural, semi natural and man-made features: -

- Open Countryside and Areas of Outstanding Natural Beauty (AONB’s)
- Country Parks and Local Nature Reserves
- Coastal Habitat
- Rivers, Waterways, Lakes and Ponds
- Allotments and Community Gardens
- Village Greens Cemeteries, churchyards and burial grounds
- Footpaths, cycleways and multi-use paths
- Fields and Hedgerows
- Woodland
- Street Trees
- Outdoor Sports Facilities and Playing Fields
- Parkland and Orchards
- Private Gardens

1.6 Aims of the Green Infrastructure Statement

1.6.1 The aim of this GI Statement is to demonstrate that a stepwise approach has been followed to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. This is undertaken by ensuring that adverse environmental impacts are firstly avoided, then minimised, mitigated, and as a last resort compensated for.

¹ PPW 12 – para 6.2.1

2.0 Planning Policies

2.1 Planning Policy Wales (PPW) and The Step-wise Approach

- 2.1.1

A Green Infrastructure Statement (GInfs) is an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and should be used for demonstrating how the ‘Step-wise Approach’ (PPW Paragraph 6.4.21) has been applied. PPW states that the first priorities for planning authorities to consider, is if the proposed development avoids damage to biodiversity (in its widest sense). If there are any potential harmful environmental effects, then planning authorities must be satisfied that all reasonable alternatives have been considered. Sites that contain protected species and habitats which are irreplaceable should be safeguarded.
- 2.1.2

PPW acknowledges that the character and special qualities of all places and landscapes can provide a strong sense of place, inspiration and belonging, and can contribute to the distinctive cultural identity of Wales. It places emphasis on the characteristics of both nationally protected areas such as National Parks and local landscapes, and areas of high landscape importance that may be unique or distinctive to a particular area.

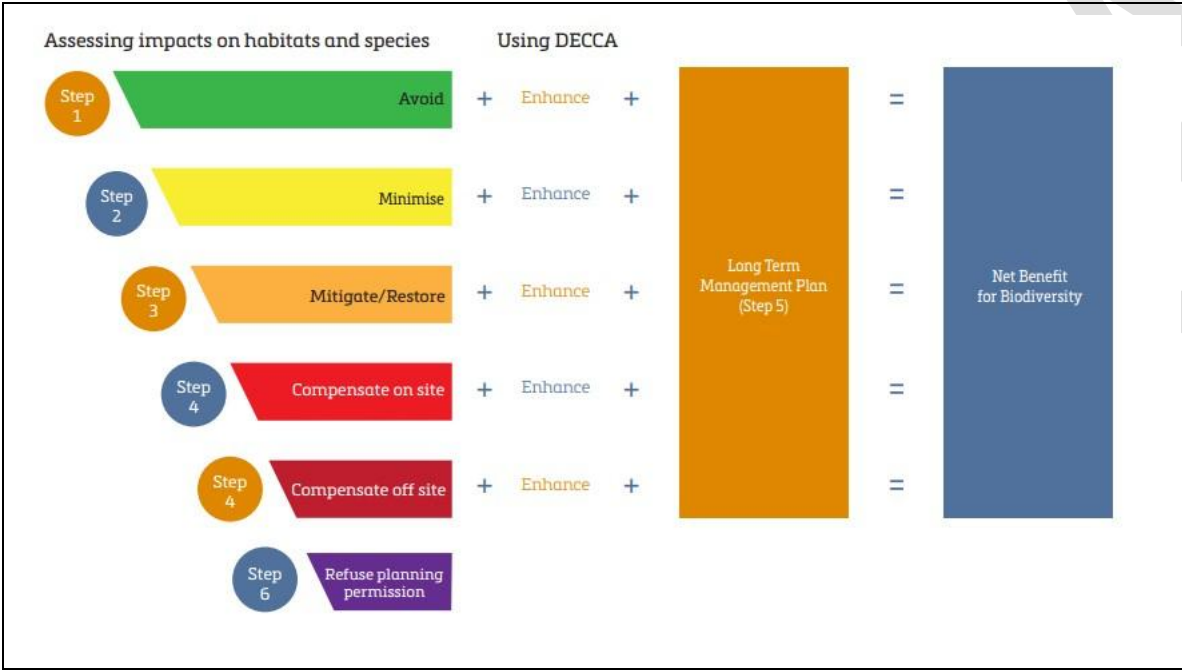


Fig 2-1: The Step-Wise approach extracted from PPW 12

2.2 The Well-being of Future Generations (Wales) Act 2015²

- 2.2.1

The Well-being of Future Generations (Wales) Act 2015 includes seven well-being goals the second of which is ‘A resilient Wales’, described as:

‘A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).’



The Seven Goals	How to contribute to the seven well-being goals
A Prosperous Wales	By valuing the quality of our landscapes and by protecting, maintaining and enhancing biodiversity and our natural environment and promote low carbon and appropriate resource choices which address the causes of climate change and can provide cost effective ecosystems.
A Resilient Wales	Supported by protecting and providing sufficient scale, extent, diversity and connectivity to maintain and enhance biodiversity and the resilience of ecosystems.
A Healthier Wales	By enabling opportunities for connecting with the natural and historic environment, tackling airborne pollution and other environmental risks and encouragement of improving physical and mental well-being.
A More Equal Wales	A society that enables people to fulfil their potential no matter what their background or circumstances and by promoting access to the natural and historic environment
A Wales of Cohesive Communities	By providing spaces for people to interact and to connect with nature and by mitigating. risks such as pollution or flooding. and by maximising opportunities for communities to flourish in healthy, attractive and pleasant surroundings.
A Vibrant Culture and Thriving Welsh Language	By building on those unique and special characteristics which give places their distinct ‘feel’, identity and a sense of place through the protection and enhancement of the natural, historic and built environment.
A Globally Responsible Wales	By reducing carbon emissions, addressing airborne pollution and managing environmental risks and promoting a natural and historic environment which should be protected and enhanced for its special characteristics and nature conservation.

Table 2-1 The Seven Goals of the Well-being of Future Generations (Wales) Act 2015

² Well-being of Future Generations (Wales) Act 2015 <https://www.gov.wales/well-being-of-future-generations-wales>



2.3 The Environment (Wales) Act 2016

- 2.3.1
- Section 6 (S6) under Part 1 of the Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (the S6 duty) for public authorities in the exercise of functions in relation to Wales. Under section 6 of the Act, public authorities that exercise their functions in relation to Wales have a duty to maintain and enhance biodiversity and promote the resilience of ecosystems.
- 2.3.2
- The S6 duty states that: -

“A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.”
- 2.3.3
- Section 6 of the Act also sets out the requirements for a public authority to take account of the resilience of ecosystems and particularly the following five key aspects.

(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.
- 2.3.4
- These have been incorporated into Planning Policy Wales (12th Edition) where they are presented as the DECCA principles along with the stepwise approach.

D	Diversity: to ensure mechanisms are in place to minimise further loss and where circumstances allow for species’ populations to expand and recolonise their natural range (former range) or adapt to future change. More diverse ecosystems are more resilient to external influences (this includes biological, geological and physical diversity on a site). This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity;
E	Extent: to ensure mechanisms allow for the identification of potential habitat, the maintenance of existing assets and networks and promote the restoration of damaged, modified or potential habitat and the creation of new habitat. This means that planning decisions should incorporate measures which seek the creation, restoration and appropriate management of green networks and linkages between habitats and maintaining and enhancing other green infrastructure features and networks;
C	Condition: Ecosystems need to be in a healthy condition to function effectively, to deliver a range of important ecosystem services. Planning decisions should not compromise the condition of ecosystems. By taking an integrated approach to development, for example, which considers both direct and wider impacts and benefits it should be possible to make a positive contribution. Planning for the long-term management of retained habitats is key to maintaining condition through for example, the use of planning obligations;
C	Connectivity: to take opportunities to develop functional habitat and ecological networks within and between ecosystems and across landscapes, building on existing connectivity and quality and encouraging habitat creation, restoration and appropriate management. The opportunities could include enlarging habitat areas, developing buffers around designated sites or other biodiversity assets or corridors, including transport and river corridors, and the creation of ‘stepping stones’ which will strengthen the ability of habitats and ecological networks to adapt to change, including climate change; and
A	Adaptability to change: primarily in the form of climate change, for both species (diversity) and ecosystems requires action to protect the extent, condition and connectivity of habitats, features and ecological networks. Development plans, planning proposals and applications which build on protecting designated sites and securing and enhancing green infrastructure will be key ways of addressing the attributes of ecosystems resilience identified in the Environment (Wales) Act as well as facilitating social and economic resilience aspirations of the Well-being of Future Generations Act.

Table 2-2: The five principals of DECCA



2.4 Future Wales – The National Plan 2040

- 2.4.1 Future Wales: The National Plan 2040³. provides a framework that sets the direction for development in Wales to 2040. The plan is concerned with infrastructure and development in Wales and aims to ensure that the planning system is consistent at all levels. The National Plan introduced specific policies that safeguard areas for the purposes of improving the resilience of ecological networks and ecosystems services, to identify areas for the provision of green infrastructure, and to secure biodiversity enhancement, the plan introduced a requirement for development to deliver a net benefit for biodiversity (NBB).
- 2.4.2 Future Wales has eight outcomes; all aid in achieving the overall ambitions found within Future Wales. The plan aims to build resilient ecosystems and halt biodiversity decline as well as to provide a framework to support public transport development and usage across Wales over the next two decades, as part of a broader strategy to create a more sustainable and accessible transportation system.

2.5 Placemaking Wales Charter⁴

- 2.5.1 The Placemaking Wales Charter has been developed in collaboration with the Placemaking Wales Partnership. The charter builds on the strengthening focus on placemaking policy and practice in Wales and aims to provide a common understanding of the range of considerations that go into placemaking.
- 2.5.2 “Placemaking” is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well-being in the widest sense and supporting the development of high-quality places across Wales for the benefit of communities.
- 2.5.3 RML are proud to be a signatory and advocate of the six principles of the Placemaking Wales Charter. It will be our aim to embody these principles during the design development process along with the Step-wise approach.

2.6 Conwy Local Development Plan (2007 – 2022)

- 2.6.1 Conwy Local Development Plan (LDP) was adopted in October 2013 and together with the Future Wales – The National Plan 2040, continues to guide planning decisions until a replacement LDP is adopted. The Planning and Compulsory Purchase Act 2004 requires the Council to prepare an LDP for the Plan Area which acts as a single framework for the control of development and use of land within its administrative boundary. It sets out the key challenges facing Conwy, identifies the Vision, Objectives and the Spatial Strategy for development in the area over the period 2007 to 2022. The LDP will be used by the Council to guide and control development providing the basis by which planning applications will be determined. The LDP replaces existing Structure Plans and Local Plans which previously provided the policy framework for the Conwy Plan Area. The LDP makes no reference to Green Infrastructure Statements but does contain some policies that addresses related issues such as Sustainable Urban Drainage Systems (SUDS).

2.7 The Conwy Replacement Local Development Plan (2018 – 2033)

- 2.7.1 The Replacement Local Development Plan (2018 – 2033) is currently being prepared by the Local Authority to guide development in Conwy (excluding Eryri National Park) up to 2033. The process involves reviewing the previous plan, setting a new vision and objectives, identifying potential growth and land use options, and consulting with the public. The current stage is the preparation of the Deposit Plan, which will follow the Preferred Strategy and include specific policies and site allocations.

³ Available at [Future Wales: The National Plan 2040](#).

⁴ <https://dcfw.org/placemaking/placemaking-charter/>

2.9 Special Landscape Area

2.8.1 The site lies within the Conwy Valley Special Landscape Area and the Conwy Local Development Plan Policy NTE/4.

POLICY NTE/4 – THE LANDSCAPE AND PROTECTING SPECIAL LANDSCAPE AREAS

1. Special Landscape Areas are shown on the proposal map and designated in the following locations:
 - a. Great Orme and Creuddyn Peninsula
 - b. Conwy Valley**
 - c. Abergele hinterland
 - d. Elwy and Aled Valleys
 - e. Hiraethog
 - f. Cerrigydrudion and the A5 corridor
2. In order to conserve the attributes of the Special Landscape Areas development proposals will have to show particular regard to the character of each locality in order to minimise their impact. Development will only be permitted if it is shown to be capable of being satisfactorily integrated into the landscape. In appropriate cases planning applications should be accompanied by a landscape character assessment to assess the visual and landscape impacts of the development.
3. All proposals, both within and outside SLAs, will be considered against the Development Principles and other policies in the Plan designed to protect the environment and landscape character.

2.9 LANDMAP and Landscape Character

2.9.1 LANDMAP is an all-Wales resource that is administered by Natural Resources Wales. It records and evaluates landscape characteristics, qualities and influences on the landscape in a nationally consistent data set. The site lies within LANDMAP area CNWVS067 Conwy Valley sides and Hills that has a summary description of the area as extracted below: -

“Valley edges & slopes often steep giving dramatic enclosure to the valley floor. The slopes are often clad in woodland with a strong pattern of trees, both deciduous and evergreen in a mosaic of small medium irregular shaped pasture fields. The tree cover diminishes with height, then being found on steep tributary valley sides, with more open fields with long views. Parkland can be found on lower slopes including Bodnant Gardens which give the sense of unity and consistent management. Along the Conwy valley, the wooded slopes sometimes include rock outcrops which heighten the sense of drama. Settlement is a mix of small, clustered settlements and dispersed farmsteads creating a settled landscape. Tourism development such as caravan parks are set within trees and generally discreetly located in the landscape.”

2.10 Conwy Green Infrastructure Assessment

2.10.1 The Welsh Government has asked all planning authorities in Wales to undertake Green Infrastructure Assessments (GIAs). Planning Policy Wales requires planning authorities to produce up to date inventories and maps of existing green infrastructure and ecological assets and networks.

2.10.2 As part of the Replacement Local Development Plan 2018-2033, Conwy County Borough Council (CCBC) have prepared a Background Paper BP 47: Green Infrastructure Assessment (October 2020). BP 47 identifies opportunities for improving green and blue infrastructure by expanding the network to provide a greener, healthier, more diverse and prosperous Conwy by integrating green infrastructure in new development. The assessment recommends a vision for Conwy’s green infrastructure: -

‘By 2033, Conwy will be an even greener and more prosperous place to live, work, visit and invest. Green infrastructure will deliver benefits to health and well-being, support sustainable growth of the economy, underpin the county’s response to climate change and provide connected and resilient ecological networks.’



Pic 01 - View towards Conwy Town from upper fields of the site

2.10.3 The Conwy GI Assessment identifies five priorities as being:

1	Protect, enhance, create and restore habitats to create a resilient wildlife and biodiversity network <ul style="list-style-type: none">• Protect and enhance designated sites of biodiversity value;• Increase the area and quality of land regarded as being of high biodiversity value;• Improve linkages and connectivity between habitats
2	Enable a thriving blue environment <ul style="list-style-type: none">• Improve water quality by working with landowners to reduce pollutants and sediment entering watercourses;• Advocate for sustainable drainage systems (SuDS) and retrofit SuDS into the urban environment;• Influence the design of new development for sustainable water management.
3	Promote sustainable growth and economic development through GI <ul style="list-style-type: none">• Deliver attractive, investible environments through GI;• Enable the visitor economy to thrive by creating attractive, gateway environments;• Encourage ‘green tourism’ by improving access to visitor assets and the countryside
4	Encourage, enable and promote healthy lifestyles and enhance wellbeing <ul style="list-style-type: none">• Improve air quality in urban areas;• Improve the quality, availability and accessibility of recreational opportunities;• Reduce health inequalities by improving greenspace access for all;• Improve access to locally grown food.
5	Improve connectivity <ul style="list-style-type: none">• Reconnect people with nature;• Enhance rights of way and cycle networks to encourage healthy lifestyles;• Make it possible, safe and simple to walk and cycle to work and school.

Table 2-3 The five priorities of Conwy GI Assessment

2.10.4 The GI Assessment identifies key messages for the Conwy and Llandudno Junction area as being: -

- a) Multi-functionality is poor within the historic core of Conwy, within the walled town, as well as the residential areas to the south and south-west: -
- b) The wooded area of Benarth Wood SSSI to the south-east of Conwy town centre, along the River Conwy performs well in terms of multi-functionality: -
- c) Bodlondeb Park and Local Nature Reserve is a highly multi-functional area to the north of the town centre, accessible from the coastal path, with features such as woodland footpaths, sports facilities and varied habitats: -
- d) The agricultural land surrounding both towns performs limited functions: -
- e) Tre-Marl Industrial Estate at Llandudno Junction and surrounding retail areas perform poorly in terms of multi-functionality, though woodland belts separating units, along the A55 and bordering the River Conwy add some interconnected areas of high multi-functionality: -
- f) Residential streets at Llandudno Junction are poorly functioning in terms of GI, with street trees along some roads increasing functionality (such as St George’s Drive): -
- g) Marl Hall Woods and Nature Reserve is to the north-east of the town, is a multi-functional asset, performing as many as 17 functions.

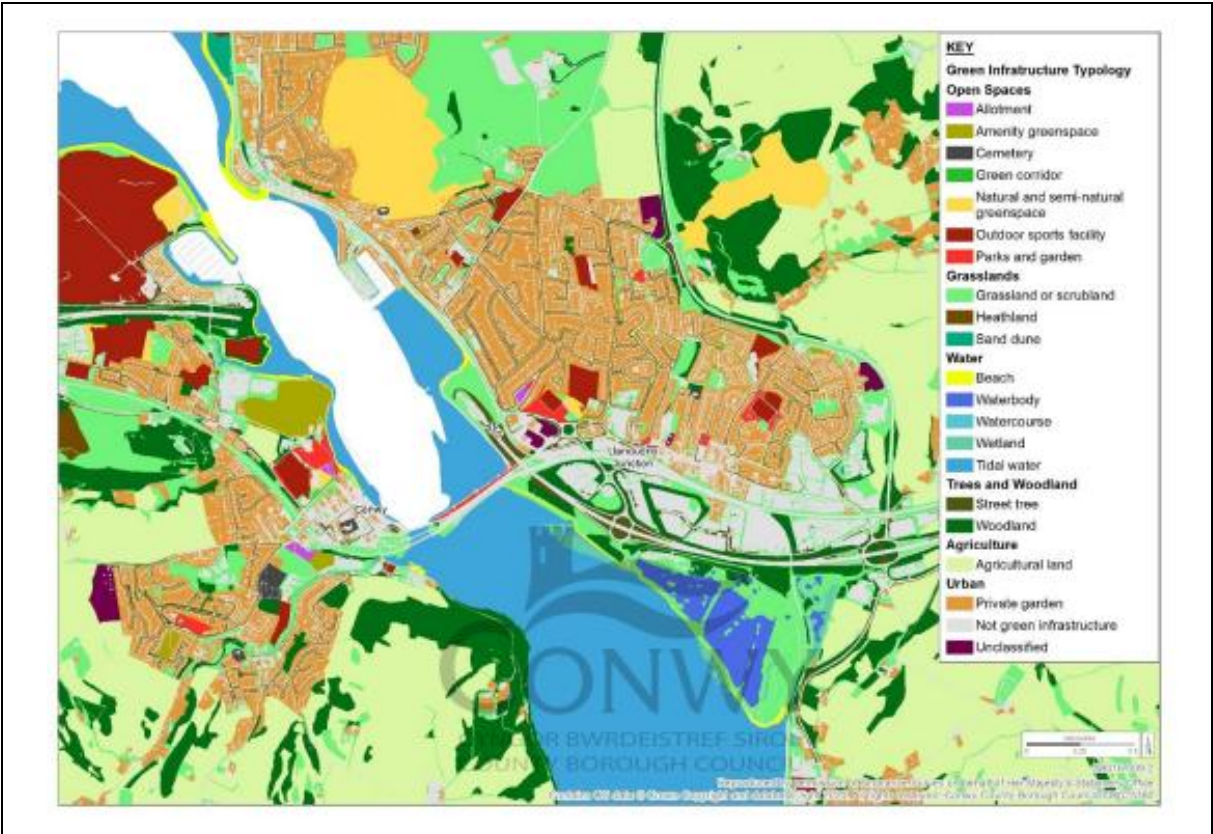


Fig 2-1 Extract of Conwy’s GIA showing different elements of the GI Network

3. Green Infrastructure Assets (GIA)

3.1 GI Macro Level and Site Context

- 3.1.1

The site lies within the context of the Conwy Valley and the UNESCO World Heritage site of Conwy Castle and walls of Conwy town on the western bank of the Conwy River. Built at a strategic crossing point of the river, Conwy is renown not only for its castle and town walls built by Edward I (1283-1287), but also for the two bridges that cross the River Conwy constructed by Telford (1822-1826) and Stephenson (1846-1848).
- 3.1.2

The Conwy Valley provides a rural backdrop and hinterland to Conwy Town and the settlement of Gyffin. The rural hinterland surrounding the site to the south is highly scenic and served by a network of country lanes and footpaths. The valley extends from the coast southwards to the foothills of Snowdonia and Eryri National Park. The site lies within xxx kilometres of the Eryri National Park boundary and hills of lower Snowdonia that lie to the west. Conwy Mountain and Tal-y-Fan are visible from the upper reaches of the site and are popular venues for walkers and ramblers and users of the North Wales Coastal Path.
- 3.1.3

A minor watercourse (stream) runs along the western edge of the site in a northerly direction before entering a culvert on the northern fringe of the site before emerging further downstream in the centre of Gyffin and feed the Afon Gyffin. The river then continues to flow north and into the River Conwy.
- 3.1.4

Gyffin is a historic parish and settlement to the south and east of Conwy Town residential area. The area forms part of the settlement boundary of Conwy in the LDP and lies on a steeply sloping west facing land accessed by a series of cul-de-sacs that are all fed by Bryn Seiri Road that connects to the B5106 Llanrwst Road. St Benedicts Church (Grade I Listed) lies in the lower area of Gyffin off Henryd Road, and dates back to the 12th century.
- 3.1.5

Gyffin has emerged gradually as a residential area from the origins of the village around the river and St Benedicts Church and progressively developed to the east, encroaching further up the west facing side of the valley. The eastern most cul-de-sac and most elevated part of Gyffin Parc Benarth is believed to be one of the latest housing developments nearby and was built around 1997.

3.2 Green Infrastructure Assets at Macro Level

- 3.2.1

There are few green infrastructure assets immediately within Gyffin with the majority of assets being located closer to the town of Conwy. The following green infrastructure assets lie within (or just outside) a 1-kilometre search area from the centre of the site: -

Conwy Green Infrastructure Assets	Description	Distance from Centre of Site
Afon Gyffin River Corridor	River that flows through Gyffin to the west of the main Llanrwst Road towards Conwy before discharging into the River Conwy.	355 metres
Porth-y-Felin Playing Fields	Playing fields and children’s play area west of Afon Gyffin and close to Porth-y-Felin School.	400 metres
Gorlan Playing Field	Playing field used mainly for football in residential area of Gorlan west of Gyffin.	585 metres
Benarth Wood	Mixed deciduous woodland with diverse ground flora and nationally uncommon Wild Service Tree. The wood is designated as a SSSI.	600 metres
St Agnes Road Cemetery	Well established Commonwealth War Grave and Cemetery located off St. Agness Road between Gyffin and Conwy Town.	700 metres
Conwy Community Orchard	Orchard on sloping ground outside of Conwy Castle Walls maintained by Conwy Orchard Community Group providing free fruit to the local community.	845 metres
Conwy Bowling Club	Bowling green off Benarth Road adjacent to Afon Gyffin with additional greenspace with mature trees.	935 metres
Afon Conwy	River Conwy and Estuary to the east of Conwy Town that flows north towards the Great Orme and Conwy Bay.	1050 metres
Bodlondeb Park	Extensive Park and grounds of former council offices north-west of Conwy Town Walls with cricket pitch, tennis courts and allotments containing mature trees and woodland areas a local nature reserve. A highly multi-functional area.	1150 metres

Table 3-1 Conwy Green Infrastructure Assets



3.3 Connectivity

3.3.1 Accessibility to the green infrastructure assets identified above are generally good and provided by a combination of the local road and footpath network. However, the assets are not signposted and their locations not immediately obvious to those who are not local residents compared to others familiar with the area. In terms of connectivity, physical connectivity between the assets is poor and limited to grey infrastructure in the form of footpaths and roads.

3.3.2 There are no paths, tracks or Public Rights of Way (PRoW) that cross or lead to the site. The closest connection is the cul-de-sac of Isgod at the northern boundary of the site. The wider PRoW network provides access to the surrounding countryside and connections to the minor roads and lanes.

3.4 The Site and GI Assets at Micro Level

3.4.1 The site is constrained at a micro level by the red line boundary of the planning application and the physical features of the site boundary that define the field patterns. The primary green infrastructure components of the site and the immediate surrounding area are described in the table below:

3.5 Site Analysis and Initial Design Response

3.5.1 A preliminary landscape and visual appraisal was undertaken by RML in 2022 that identified key landscape elements and visual considerations that need to be considered in the design development stages. It identified the need to retain the woodland blocks as key landscape features and to avoid the development of some of the more sensitive areas of the site such as the upper fields that are most visible from the north and the UNESCO World Heritage site of Conwy Castle and Castle Walls. The preliminary landscape and visual appraisal is found in Appendix A of this GlnfS.

Broadleaved Woodland	Woodland is a strong landscape feature of the site and surrounding area with the nearby Benarth Wood being an extensive block of woodland to the north together with other smaller woods in the area such as Baclaw Wood to the south. The site is bounded by mature broadleaved woodland to the east and west. Bryn Seiri Wood lies to the east and defines the upper reaches of the site. Lower Wood lies adjacent to the lower section of the site and defines the western boundary. Due to the likely proximity of the proposed development to the Lower Wood, a Tree Survey (to BS 5837) has been undertaken of the wood and the Root Protection Areas (RPA's) of trees that overhang the site and within the site boundary plotted. Both woodlands provide important habitat for wildlife such as badgers, birds and foraging/commuting areas for bats. Both are also protected by a Tree Preservation Order (TPO) A15. Lower Wood screens the site from Llanrwst Road and other visual receptors to the west. The northern boundary is also partially defined by a woodland strip and individual trees that are similarly protected by a TPO (A15). The woodland provides multiple functions as habitat, visual screening, shelter and visual amenity and is considered to be a valuable green infrastructure asset.
Hedgerows and Hedgerow Trees	The fields of the site are defined by hedgerows that run up and down the slope in an east-west axis. These field boundaries appear on historic maps dating back to between 1888-1915. These hedgerows are identified in the Ecological Impact Assessment (EclA) as HR3 and HR5 . HR3 is classified as a Species Rich Intact Hedgerow containing at least seven woody species of plant. HR5 has less value (as a hedgerow under the Hedgerow Regulations 1997) and is classified as defunct being a tree line. Both hedgerows provide linear features for foraging and commuting bats as well as suitable habitat for nesting birds. There are other hedgerows along the western (HR1, HR2) and northern boundary (HR6) of the site. HR1 is particularly notable being located adjacent to a ditch and providing suitable habitat for herpetofauna such as frogs and toads.
Watercourses	A stream runs through the Lower Wood in a south-north direction before entering a culvert on the northern boundary of the site. The stream enhances the habitat value of the wood creating a riparian corridor. The culvert passes beneath the cul-de-sac Isgod before emerging further north (circa 170 metres) in the centre of Gyffin to discharge into the Afon Gyffin. There are records of Otter using the Afon Gyffin dating back to 2010,2015 and 2020. Connectivity between the stream in the Lower Wood and the Afon Gyffin is considered to be limited due to the length of culvert. The water quality of the stream is not known.
Table 3-2 Green Infrastructure Assets of proposed development site	

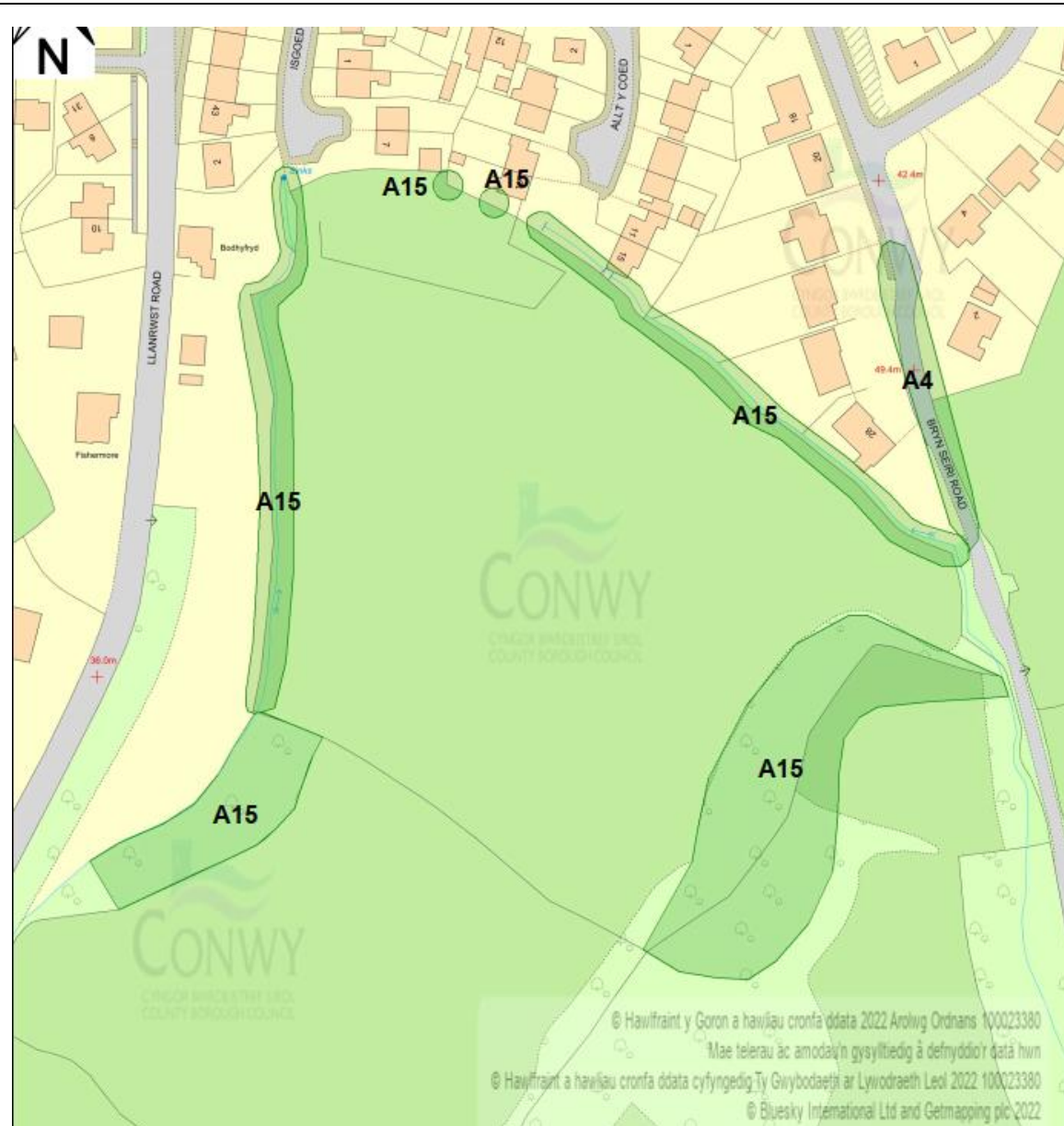


Fig 3-1 Tree Preservation Orders (TPO's) of adjacent woodland blocks

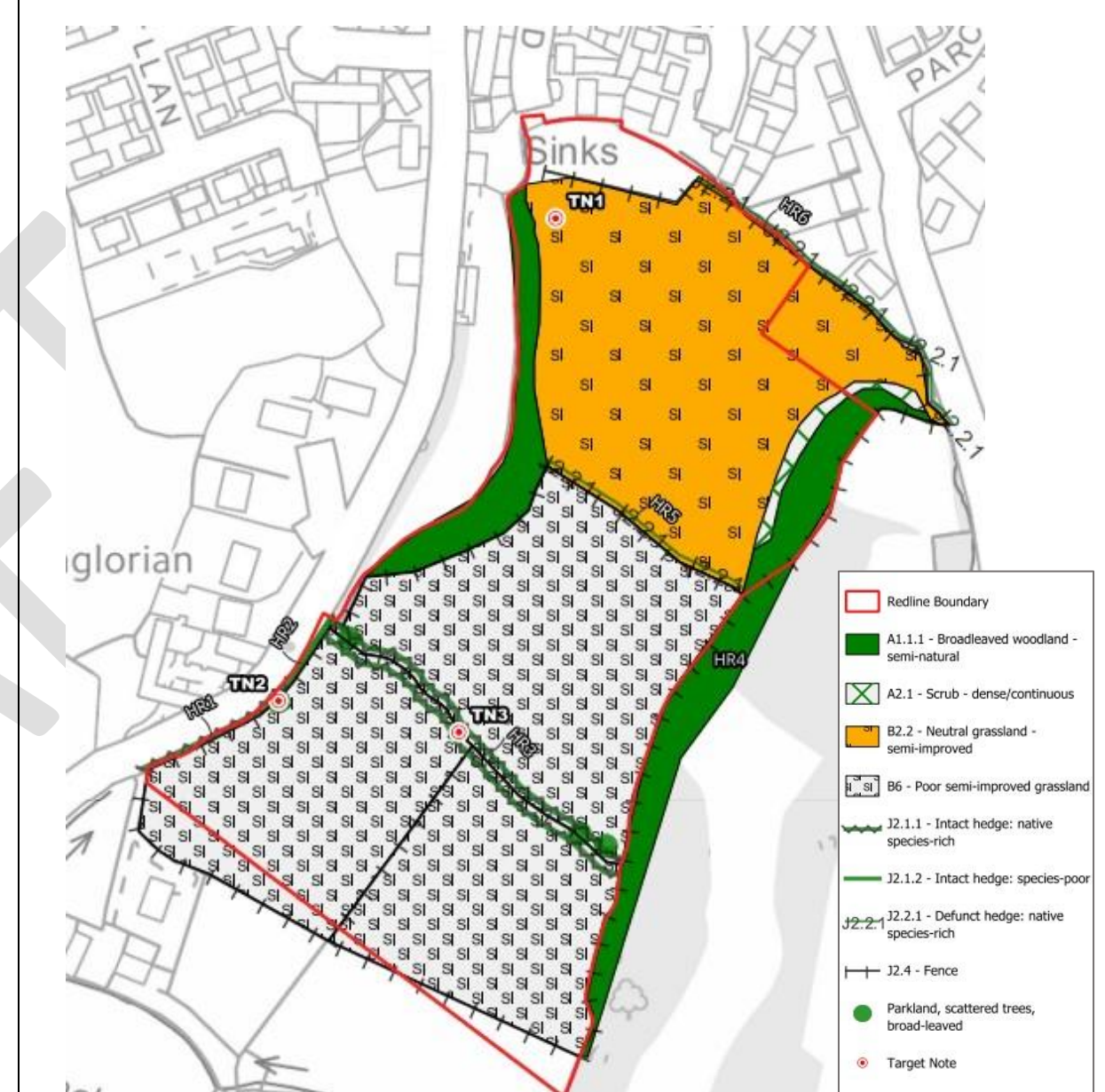


Fig 3-2 Phase 1 Habitat Plan

4.0 The Proposed Development

4.1 Generally

- 4.1.1 Adra (the Applicant) is a North Wales' housing association providing quality, energy efficient homes in North Wales. The development proposals for the site at Llanrwst Road is for 95 No. affordable homes comprising of ten different house types as set out in the table below: -

House Type	Description	House Type	Number of dwelling units
A/B	2 person/1 bedroom apartment	Terraced	30
C	4 person /2-bedroom apartment	Block	10
D	4 person /2-bedroom dwelling	Semi – Detached	12
E	3 person/2-bedroom apartment	Block	12
F	3 person/2-bedroom dwelling	Semi-Detached Bungalow	2
G	5 person/3-bedroom dwelling	Block	1
H	5 person/3-bedroom dwelling	Terrace	2
J	5 person/3 dwelling	Semi-Detached	21
K	6 person/4-bedroom dwelling	Semi-Detached	4
L	8 person/5-bedroom dwelling	Detached	1
Total Dwellings			95

- 4.1.2 The dwellings would be typically one or two storeys in height and predominantly detached and semi-detached houses with the occasional terrace, bungalow and apartments. Parking courts are provided to the south-west corner of the site where density can be increased while off street parking is located along the access road which splits into two cul-de-sacs further north. The site would be accessed off Llanrwst Road towards the southern end of the site carefully located to avoid an existing mature oak tree.
- 4.1.3 The proposed layout responds to the topography of the site with the main access road following the contours in a meandering north-south alignment to provide a flowing natural streetscape set within the lower sections of the site. The site has been developed to balance the quantity of groundworks in the form of cut and fill. Tiered gardens and retaining structures will also assist with the change in level and assist in softening the development and retaining structures within the landscape when viewed from the Castle walls to the north.

- 4.1.4 An active travel shared use route would connect the proposed development with the streetscape of Gyffin to the north and provide opportunities for non-motorised users to access the wider footpath network to Conwy town centre.
- 4.1.5 The existing woodland to the west and the upper Bryn Seiri woodland to the east would be retained and protected. The proposed development would result in the unavoidable loss of some sections of hedgerows and hedgerow trees in the central section of the site. The existing hedgerows to be lost would, if practicable, be translocated and replanted on the upper slopes and along southern boundary of the site.
- 4.1.6 The upper fields of the site, currently grazed by sheep and horses, would be retained and managed as wildflower meadows to provide biodiversity benefits. The lower slopes of the meadows would be terraced with crib lock retaining walls (circa 3 metres high) to manage the change in levels.
- 4.1.7 Native hedgerow planting would follow the alignment of the retaining walls providing inter-connecting strong linear landscape features and wildlife corridors through the central sections of the site. A wildlife corridor would be formed within the central section of the site connecting the woodland to the west with the upper slopes and Bryn Seiri woodland to the east. An artificial badger sett would be provided in the upper fields close to Bryn Seiri wood within which evidence of badger activity has been recorded.
- 4.1.8 Surface water run-off would be controlled by a series of swales running in a north-south alignment through the upper meadows. Surface water run-off would be stored in underground cells located beneath car parking areas and verges before being gradually released into the adjacent stream and culvert to the north-west of the site.



Fig 4-1 Proposed Development Layout

5.0 Biodiversity Statement

5.1 Applying the Step-wise Approach and principles of DECCA.

5.1.1 PPW advocates a Step-wise approach to be undertaken when considering new development and how multi-functional green infrastructure has been incorporated into the development. CCBC guidance⁵ requires a Biodiversity Statement that outlines the Step-wise approach taken while applying the DECCA principles to retain and avoid adverse impact to ecological features, within and around the site, and secure a net benefit for biodiversity. A record of how the Step-wise approach has been followed is set out in the table below, and how the proposed development plans to achieve Net Benefits to Biodiversity (NBB).

5.2 Net Biodiversity Benefits (NBB)

- 5.2.1 Good practice guidance⁶ defines a net benefit for biodiversity as meaning “any development should leave ecosystems and biodiversity in a much better state than before. This is done by securing immediate and long-term, measurable and demonstrable benefit, mainly on or preferably right next to the site.”
- 5.2.2 In striving to achieve NBB, the viability of the proposed development also needs to be carefully considered. Housing density needs to be at a certain level to deliver affordable homes and to achieve the vision as a ‘more prosperous place to live, work, visit and invest’.
- 5.2.3 The existing fields are of poor ecological value being classified as poor semi-improved grassland with the lower field being classified as semi-improved grassland due to its better ecological structure. Much of these grassland areas would be lost as a direct result of the proposed development but the upper fields would remain and be restored and managed as wildflower meadows providing benefits to pollinators and invertebrates. Adra (the ‘Applicant’) would be responsible for the ongoing maintenance and management of these areas.
- 5.2.4 Where these fields need to be terraced to accommodate changes in level, the retaining structure of a crib-lock wall would provide linear features running the full length of the site with open granular drainage material providing suitable habitat for reptiles and some species of birds and small mammals. Ramps would connect the terraced areas to ensure accessibility to each level is achievable.

⁵ & ⁶ Integrating Green Infrastructure and Biodiversity Enhancement in development – Good Practice Guide for Green Infrastructure Statements for larger developments – CCBC 2025

The Step-wise Approach	Response to the Step-wise Approach
Avoid	<ul style="list-style-type: none">The existing veteran oak tree at the entrance of the site would be retained and protected. The health and condition of the tree would be monitored. Acorns from the oak would be collected and seedlings grown for re-planting on the site.The blocks of woodland (protected under TPO) would be retained and protected. Minor pruning works to overhanging canopies may be undertaken subject to TPO consent.
Minimise	<ul style="list-style-type: none">Removal of existing hedgerows would be kept to a minimum. Where feasible, existing hedgerows would be translocated to areas within the site unaffected by the development proposals.Some sections of hedgerow (HR1, HR3 and HR5) would be lost and cannot be avoided in order to construct the proposed development. There would also be the loss of some hedgerow trees. The potential loss of these would be minimised at detailed design stage and working methodologies deployed to minimise any loss or damage.A Construction Environmental Management Plan (CEMP) would be prepared prior to the proposed development commencing on site and set out Reasonable Avoidance Measures to reduce any adverse effects during the construction phases.
Mitigate/Restore	<ul style="list-style-type: none">Native species hedgerows would be planted along the southern boundary of the site and as linear features along the full length of the site.Additional tree and hedgerow planting would be provided along the northern boundary of the site to enhance existing tree belt.Upper fields would be managed as hay meadows for species rich grassland.Integral bat boxes, bird boxes and bee bricks would be incorporated into the properties
Compensate On-Site	<ul style="list-style-type: none">An artificial badger sett would be constructed within the site close to the eastern boundary and Bryn Seiri Wood. The sett would be surrounded by scrub habitat created as part of the landscape mitigation and to provide benefits to biodiversity.A wildlife corridor would be created to connect the lower Wood with the eastern section of the site. The lighting levels along the road corridor would be kept to a minimum to encourage use by badgers and bats.
Compensate Off-Site	No compensation off site is currently proposed

Table 5-1: Response to the Step-Wise Approach



5.3 Compliance with the principles of DECCA

The final restoration strategy provides significant opportunities to align with the five principles of DECCA and how these are achieved are summarised below: -

Diversity: The proposed development does not cause any significant loss of habitat or populations of species. The habitat that is of most value namely the species rich hedgerows would be translocated or replaced with species rich hedgerows that would provide opportunities to achieve a net benefit to biodiversity. The existing grassland is of poor ecological value and would be partially replaced by species rich grassland and managed as lowland meadow.

Extent: The proposed development is limited in extent to land within the red line boundary defined for the purposes of a planning application and referred to as the site in this GInfS report. The 'Applicant' (Adra) would be responsible for the long-term management of the site and land, only within the site boundary.

Condition: Planning for the long-term management of retained habitats is key to maintaining condition of ecosystems. The existing habitats of broadleaved woodland that conjoin the site boundary and that are of the highest ecological value in the immediately surrounding area, are outside the land ownership boundary of the site. Therefore, should the Local Planning Authority wish to impose planning obligations in relation to these habitats, the adjacent landowners would need to be consulted, and suitable arrangements made for the long-term management of these valuable habitats.

Connectivity: The development proposals seek to enhance connectivity to adjacent habitats through extensive hedgerow planting along the southern boundary of the site and protection of the retained habitats of broadleaved woodland around the perimeter of the site. Outside of the site boundary, it is the responsibility of the Local Planning Authority to develop Green Infrastructure through the implementation of planning policies and the recommendations made in CCBC's Background Paper BP 47: Green Infrastructure Assessment.

Adaptability to change: The proposed development of 95 No. affordable homes incorporates energy efficiency measures to achieve EPC A (SAP92 or greater) as recommended by the Independent Review of Housing Supply (WG 2019). The dwellings would also be designed to use the Nudura Insulated Concrete Forms that improve speed of construction, reduce waste and improve efficiency while also providing high build quality and performance. The surface water drainage system would be designed in accordance with TAN 15. Due to the location and topography of the site, it is unlikely that the proposed development is at risk of flooding.

Appendix A – Preliminary Landscape and Visual Appraisal

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Land at Lanrwst Road, Gyffin, Conwy



Creu Lleuedd Cymru
Placemaking Wales

Location and Site Description

The proposed development site lies on the outskirts of Gyffin, Conwy, approximately 1 kilometre south of Conwy town centre and castle, a UNESCO World Heritage site.

Site Description

The site is roughly 400 metres long and 100-200 metres wide, roughly rectangular in shape and measures a total area of 7.5 hectares. To the north lies the residential area of Gyffin and to the east a band of mature woodland set on rising ground. To the south is agricultural land and to the west a small belt of woodland that separates the site from Llanrwst Road (B1506). Llanrwst Road is the main road along the western side of the Conwy Valley that connects Conwy with villages and the wider countryside to the south.

The site is steeply sloping rising from circa 25 metres AOD in the lowest north-western corner to around 60 metres to the south-east with an average gradient of around than 1 in 5 but steeper as it rises in the eastern side of the site.

Context

The site is a greenfield site, understood to be currently used for grazing of sheep and set within the rural backdrop of the Conwy Valley.

The site lies approximately 2 kilometres from the eastern boundary of Snowdonia National Park and to the south of Conwy Town and Castle with the upper parts of the site visible from the castle walls. There are unlikely to be views of the site from the land within the National Park boundary due largely to the distance, intervening topography, and areas of woodland.

From the east and Bryn-seiri road the site is not readily visible due to the combination of localized topography and blocks of woodland. Some properties within Gyffin would have views of the proposed development, especially those in elevated positions along Bryn-seiri Road and the southernmost properties on the cul-de-sacs Isgooed and Allt y Coed. Views from Llanrwst Road and nearby properties are largely screened by trees along the western boundary of the site and other roadside vegetation.

Landscape Character

LANDMAP is an all-Wales resource that is administered by Natural Resources Wales. It records and evaluates landscape characteristics, qualities and influences on the landscape in a nationally consistent data set. The site lies within LANDMAP area CNWVS067 Conwy Valley sides and Hills that has a summary description of the area as extracted below:-

“Valley edges & slopes often steep giving dramatic enclosure to the valley floor. The slopes are often clad in woodland with a strong pattern of trees, both deciduous and evergreen in a mosaic of small-medium irregular shaped pasture fields. The tree cover diminishes with height, then being found on steep tributary valley sides, with more open fields with long views. Parkland can be found on lower slopes including Bodnant Gardens which give the sense of unity and consistent management. Along the Conwy valley, the wooded slopes sometimes include rock outcrops which heighten the sense of drama. Settlement is a mix of small, clustered settlements and dispersed farmsteads creating a settled landscape. Tourism development such as caravan parks are set within trees and generally discreetly located in the landscape.”



View from land adjacent to site north towards Conwy town and castle



View south towards site (outlined) from Conwy town walls



View west towards site from Public Right of Way off Bryn-seiri Road

Preliminary Landscape and Visual Appraisal

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Land at Llanrwst Road, Gyffin, Conwy



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Site Analysis - Landscape Character (continued)

Planning Policy

The site lies within the Conwy Valley Special Landscape Area and the Conwy Local Development Plan Policy NTE/4

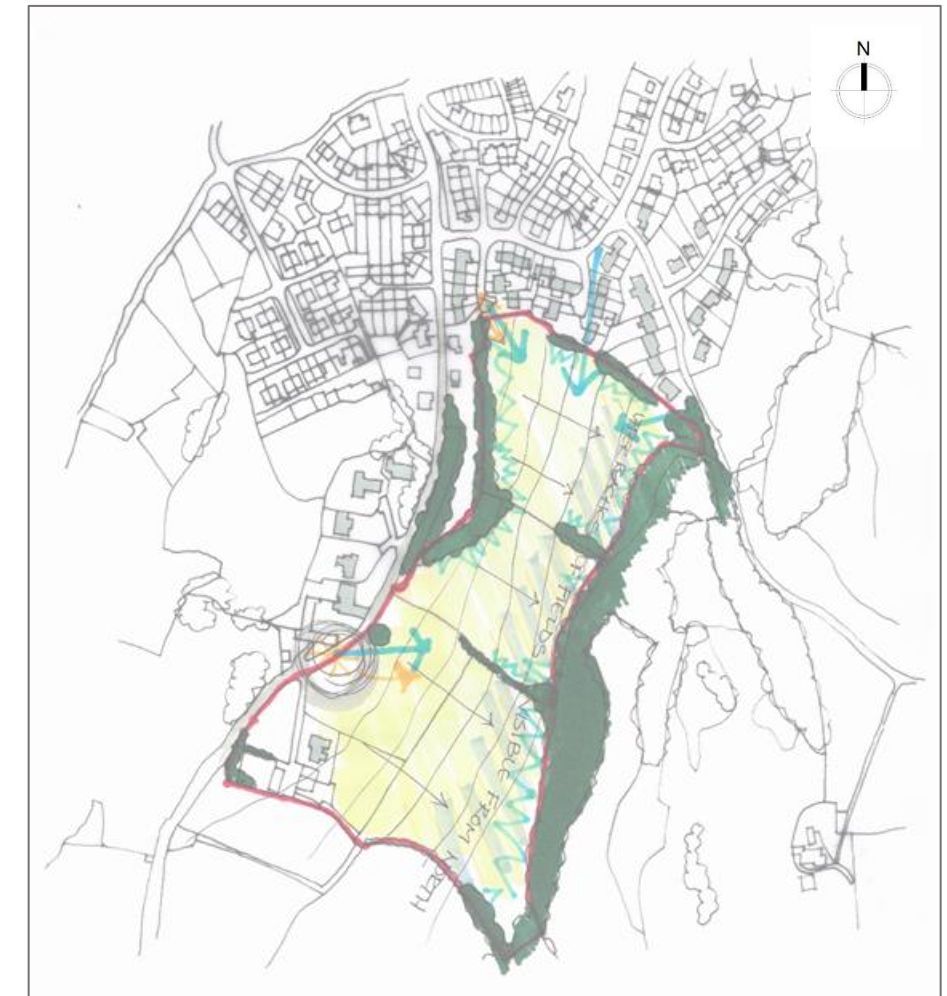
POLICY NTE/4 – THE LANDSCAPE AND PROTECTING SPECIAL LANDSCAPE AREAS

1. Special Landscape Areas are shown on the proposal map and designated in the following locations:
 - a. Great Orme and Creuddyn Peninsula
 - b. Conwy Valley**
 - c. Abergele hinterland
 - d. Elwy and Aled Valleys
 - e. Hiraethog
 - f. Cerrigydrudion and the A5 corridor
2. In order to conserve the attributes of the Special Landscape Areas development proposals will have to show particular regard to the character of each locality in order to minimise their impact. Development will only be permitted if it is shown to be capable of being satisfactorily integrated into the landscape. In appropriate cases planning applications should be accompanied by a landscape character assessment to assess the visual and landscape impacts of the development.
3. All proposals, both within and outside SLAs, will be considered against the Development Principles and other policies in the Plan designed to protect the environment and landscape character.

Site Analysis

Key Landscape Elements and Visual Considerations

- Existing mature woodland on rising land along the eastern boundary of the site extremely important landscape and visual element and should be protected
- Linear block of woodland along western boundary is also an important landscape feature that provides a visual screen from Llanrwst Road and likely to be of high ecological value. The woodland needs to be protected and not to be encroached on. Landscape buffer required for its protection and enhancement and future management /maintenance. This area may also be of archaeological interest as it may be part of a former quarry.
- Existing trees along northern boundary need protection as they are an important visual barrier to the adjacent residential area. Preservation and additional landscape buffer to ensure longevity and opportunities for growth/replacement planting and maintenance
- Upper reaches of fields visible from Conwy Castle Walls and any changes to the topography of this section of the site needs to be resisted, the topography is a key landscape element of the site
- East-west hedgerows/linear belts of trees important visual elements that restrict views of site from northern vantage points
- Access off Llanrwst Road limited due to topography and existing oak trees
- Glimpsed views of site from Llanrwst Road near property of Pen-y-Bryn to the south
- Views of site from adjacent residential areas along west of Llanrwst Road and southern parts of Gyffin that overlook the site
- No Public Rights of Way cross the site



Preliminary Landscape and Visual Appraisal

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Land at Lanrwst Road, Gyffin, Conwy

Current Proposals

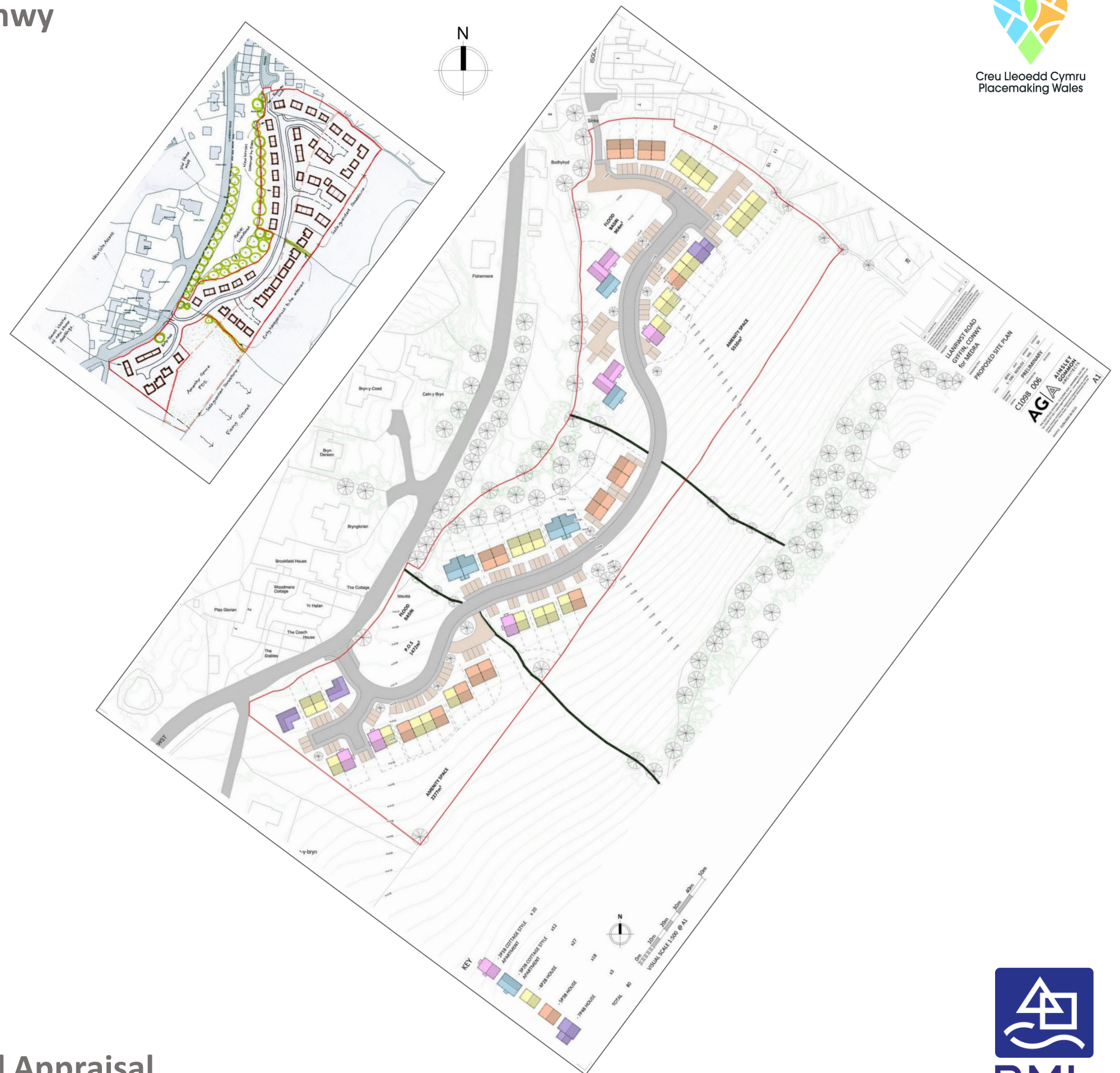
The proposals currently under consideration are for circa 80 dwellings with a variety of house types ranging from cottage style apartments, semi-detached properties and individual dwellings with 2,3 and 4 bedroomed properties. It is understood that all properties would be classed as affordable homes. The properties are set out in a linear format, similar in form to those on adjacent steeply sloping land within Gyffin.

Access is proposed as a single access/egress off Llanrwst Road to the west of the site opposite a cluster of existing properties (Plas Glorian, The Stables, The Coach House, Yr Hafan and The Cottage). An existing mature oak tree at the entrance would be retained and protected. A full arboricultural assessment of the tree and its root protection area will be required to ensure sufficient space outside the canopy spread is retained to ensure the health and longevity of the tree.

The proposals sit within the lower half of the site which is advantageous from a landscape and visual perspective and would be well screened from Llanrwst Road. The upper slopes are visible from Conwy Town Walls and the avoidance of interventions in these areas would again be advantageous.

While development of the lower sections of the site is preferable, the encroachment of the central section of the site towards the existing woodland needs further consideration as does the treatments to the perimeter of the site. A robust landscape infrastructure of interconnecting tree and hedgerow planting will be needed to integrate the proposed development into this highly sensitive and rural location and also provide opportunities for ecological enhancement. Earlier suggestions for reinforcing the east/west hedgerows are supported as this will reduce visual impact and provide opportunities for blue/green infrastructure to manage surface water run-off and provide interconnecting habitat for biodiversity enhancement and go some way to delivering a scheme with Biodiversity Net Gain (BNG). The enhancement of the upper slopes as wildflower meadows would also be beneficial.

The landscape character of the development needs to reflect its surrounding rural character. Treatment of the streetscape is key to achieving this and arrangements for car parking need to be carefully considered as do the road verge treatments.



Preliminary Landscape and Visual Appraisal

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Creu Lleoeedd Cymru
Placemaking Wales



Land at Lanrwst Road, Gyffin, Conwy



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Placemaking Wales

Landscape and Visual Aspects – Preliminary Design Response

The distinctly rural landscape character of the site and its key attributes are accurately reflected in the LANDMAP visual and sensory description. The need for the development to be “satisfactorily integrated into the landscape” is a key statement in Policy NTE/4 that also states:-

“The design and materials used in the construction of that which is permitted should have regard to the local vernacular, and the siting and form of development should be such as to integrate with the landscape in a manner that is consistent with development which already exists.”

The formulation of an integrated approach to blue and green infrastructure is seen as a key consideration for the site that should be adopted during the concept stages of the project. This will give a framework within which the proposed development and more detailed design considerations can evolve and flourish.

The need to conserve, protect and enhance the areas of woodland around the perimeter of the site is a key consideration as well as developing a network of blue green infrastructure throughout the site. Landscape design considerations also include: -

- A** Retention and protection of existing woodland along the western boundary
- B** Integrated blue and green infrastructure along the western perimeter of the site providing SUDS, biodiversity, with informal public realm, paths and cycle route
- C** Creation of east/west bands of green/blue infrastructure for surface water drainage, woodland strips for biodiversity enhancement, visual screening and shelter from north/south valley winds
- D** Woodland belt along northern boundary to enhance existing woodland and visual screening from adjacent properties with opportunities for provision of additional public rights of way to connect to the wider footpath network
- E** North – south hedgerow planting along upper slopes for interconnecting habitat
- F** Wildflower meadows on upper slopes to preserve existing views from north and the Conwy Castle Walls and to provide biodiversity enhancement

- G** Three distinct areas or development zones ranging from high, medium, low density as an interpretation of dispersal and progression up the Conwy Valley
- H** Site access to have appearance as rural lane, consider discrete car parking solutions with hedgerows/walls along front curtilage of properties
- I** Site access to span east-west green blue infrastructure on open span bridges to ensure connectivity and free flowing surface water
- J** Turning facility for public transport at or close to entrance



Preliminary Landscape and Visual Appraisal

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Appendix B – CCBC - GIS Form for Larger Developments

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Green Infrastructure Statement

Form for Larger Developments



GREEN INFRASTRUCTURE STATEMENT FORM



For Larger Developments

1 Introduction

1.1 What is the proposal?

The proposal is for 95 No. affordable homes on a greenfield site south of Gyffin, Conwy. The site is comprised of three fields measuring a total of 5.56 hectares currently grazed by sheep and horses. The Applicant is Beech Developments (NW) Ltd on behalf of Adra (Tai) Cyfyngedig.

1.2 Where is the development?

Land east of Llanrwst Road, Gyffin, Conwy

2 Green Infrastructure Features and the Step-wise Approach

2.1 Please record any surveys done at the site (note: use the date of the actual survey, not the date of report):

Survey number	Survey title	Author	Date(s) of survey
1	Preliminary Ecological Walkover Survey	Richards Moorehead and Laing Ltd	24/05/2023
2	Badger Survey	Richards Moorehead and Laing Ltd	19/01/2024
3	Bat Survey Report	Richards Moorehead and Laing Ltd	02/05/2024, 26/06/2024 and 16/09/2024
4	Breeding Bird Surveys	BiOME Consulting	9 No. surveys undertaken between 13/04/2024-02/07/2024
5	Tree Survey and Arboricultural Impact Assessment	ROAVR Group	25/05/2023
6	Bat Survey 2024 - 2025	Richards Moorehead and Laing Ltd	3No. NBW surveys undertaken between 02/05/2024 – 16/09/2024
7	Bat Survey 2024 - 2025	Richards Moorehead and Laing Ltd	3No. NBW surveys undertaken between 11/06/2025 – 17/09/2025

2.2 The table below lists most features of ecological/landscape interest that might be found in a single plot/garden.

1. In the "Present on site or at boundary" column, tick (✓) the items that are either on the site itself or at its edge. Add any other features that are present at the end of the table.
2. Work out which features will be affected by the development (try to limit the number and variety of features that will be affected) and tick the. 'Will the feature be avoided by the development?' box next to the feature that you want to keep. If the feature is not on site, you don't need to tick this box.
3. If features are avoided/retained by the development they must still be protected, please tick the 'Recommended protective measures to be undertaken' or write down an alternative way to protect them in section 2.3.
4. If features will be affected by the development there will need to be a mix of protection (for any parts of the feature retained), minimisation/mitigation (to minimise harm and safeguard protected species) and compensation will be required. In the 'Step-wise Approach' boxes, tick off the steps you will take or write down a different plan in section 2.3.

	Feature	Present on site or at boundary (tick)	Will the feature be avoided by the development?		Stepwise approach (tick the recommendations that will be followed)					
			Avoided (tick)	Unavoidable impact(s) (tick)	Recommended protective measures to be undertaken		Recommended Minimisation/mitigation		Recommended compensation	
1	Hedge (mixed native species)	✓		✓	Retained hedge and a 2m buffer zone will be protected by temporary fencing during construction	✓	The impacted length of hedge will be translocated (with hedge bank if present). Note: If hedge is translocated and fails to establish replacement (compensation) planting of native species rich hedgerow will be required.	✓	A new native species hedge (with hedge bank if present) will be replanted by the end of the first planting season following (1) the use/occupation of the development or (2) the completion of the development, whichever is the sooner. It will comprise of at least 5 native species and be at least twice the length of the removed hedge.	✓
							Vegetation removal/translocation will be outside bird breeding season (March to August inclusive) or supervised by an ecologist.	✓		
2	Hedge (amenity/ non-native/ single native species)	X			Retained hedge and a 2m buffer zone will be protected by temporary fencing during construction		Vegetation removal will be outside bird breeding season (March to August inclusive) or supervised and audited by an ecologist.		A new native or amenity hedge of benefit to wildlife hedge will be replanted by the end of the first planting season following (1) the use/occupation of the development or (2) the completion of the development, whichever is the sooner.	
3	Piles of stone or stone wall (open structure with potential habitat niches; could include gabion wall)	X			Retained wall/stone pile protected by temporary fencing during construction		Wall/stone pile removal will follow a reptile and amphibian method statement.		New open stone walls or stone reptile hibernacula will be created within the site boundary.	✓
4	Pond or ditch (permanent or seasonal)	X			Retained ditch and a 1m buffer zone or retained pond and its catchment will be protected by temporary fencing as a construction exclusion zone during construction				New wildlife friendly pond to be created on site. This may be integrated with SuDS. New pond must be created before old ditch is removed.	

5	Watercourse (flowing water, permanent or seasonal)	✓	✓		Retained watercourse and a 7m buffer zone will be protected by temporary fencing and a construction exclusion zone. NetRegs Pollution prevention measures described in: 'GPP 5: Works and maintenance in or near water' will be followed during construction	✓	NetRegs Pollution prevention measures described in: 'GPP 5: Works and maintenance in or near water' will be followed			
6	Meadow (grassland/ flowers more than 100mm height for most of the year)	✓		✓	Protected by temporary fencing as a construction exclusion zone.	✓	Vegetation removal will follow a reptile and amphibian method statement.		Diverse native wildflower rich meadow planting (of at least an equivalent area to that destroyed by proposals will be planted by the end of the first planting season following (1) the use/occupation of the development or (2) the completion of the development, whichever is the sooner.	✓
7	Native species shrub/scrub areas	X			Retained scrub and a 2m buffer zone will be protected by temporary fencing during construction as a construction exclusion zone.		Vegetation removal will be outside bird breeding season (March to August inclusive) or supervised by an ecologist.		New native species trees (can include heritage fruit trees) will be planted by the end of the first planting season following (1) the use/occupation of the development or (2) the completion of the development, whichever is the sooner... They will comprise of at least 5 native species and cover an area at least twice the length of the removed scrub.	✓
8	Woodland (on site or at boundary) <i>Ancient Woodland is an irreplaceable habitat and adverse</i>	✓	✓		Root protection area of trees at boundary of woodland will be protected by temporary fencing during construction as a construction exclusion zone.	✓	Method statement in the arboricultural survey will be followed.	✓	Woodland planting using a variety of pioneer, mid storey and canopy native species typical of lowland broadleaved woodland in NW Wales or permitting defined and protected areas of natural	✓

2.3 If not using the recommendations in section 2.2 please describe how the Step-wise Approach will be followed for the features on site:

Refer to the application of the Stepwise approach in the Green Infrastructure Statement (GInfS).

Avoid	<ul style="list-style-type: none"> The existing veteran oak tree at the entrance of the site would be retained and protected. The health and condition of the tree would be monitored. Acorns from the oak would be collected and seedlings grown for re-planting on the site. The blocks of woodland (protected under TPO) would be retained and protected. Minor pruning works to overhanging canopies may be undertaken subject to TPO consent.
Minimise	<ul style="list-style-type: none"> Removal of existing hedgerows would be kept to a minimum. Where feasible, existing hedgerows would be translocated to areas within the site unaffected by the development proposals. Some sections of hedgerow (HR1, HR3 and HR5) would be lost and cannot be avoided in order to construct the proposed development. There would also be the loss of some hedgerow trees. The potential loss of these would be minimised at detailed design stage and working methodologies deployed to minimise any loss or damage. A Construction Environmental Management Plan (CEMP) would be prepared prior to the proposed development commencing on site and set out Reasonable Avoidance Measures to reduce any adverse effects during the construction phases.
Mitigate/ Restore	<ul style="list-style-type: none"> Native species hedgerows would be planted along the southern boundary of the site and as linear features along the full length of the site. Additional tree and hedgerow planting would be provided along the northern boundary of the site to enhance existing tree belt. Upper fields would be managed as hay meadows for species rich grassland. Integral bat boxes, bird boxes and bee bricks would be incorporated into the properties
Compensate On-Site	<ul style="list-style-type: none"> An artificial badger sett would be constructed within the site close to the eastern boundary and Bryn Seiri Wood. The sett would be surrounded by scrub habitat created as part of the landscape mitigation and to provide benefits to biodiversity. A wildlife corridor would be created to connect the lower Wood with the eastern section of the site. The lighting levels along the road corridor would be kept to a minimum to encourage use by badgers and bats.
Compensate Off-Site	<ul style="list-style-type: none"> No compensation off site is currently proposed

2.4 Please give any additional details of any protection/mitigation/compensation, e.g. planting schedules with number, species, size, protection (or ensure details are shown on site plans):

Detailed planting plans have yet to be prepared and will be submitted as part of a detailed planning application following feedback from the PAC process. A draft Landscape Strategy has been prepared and will be included as part of a planning application.

3 Surrounding Green Infrastructure

3.1 Describe what is around the site:

The site is located adjacent to the residential area on the southern outskirts of Gyffin, Conwy. The site is a greenfield site comprising of three fields classified as improved/semi-improved grassland that is currently grazed by sheep and horses. To the west of the site is an area of deciduous woodland with a stream flowing in a south-north direction that discharges into the Afon Gyffin. To the east is another block of deciduous woodland set on steeply rising ground. The woodland block would be retained and protected and lie outside the site boundary. To the south is open agricultural land that is grazed by sheep and horses. The site is crossed by three hedgerows that run in an east-west direction across the site. One of the three hedges is defunct whereas the other two are classified as being species rich. A mature oak lies on the western boundary of the site close to the proposed entrance to the site. This would be retrained and protected as part of the development proposals. An Ecological Impact Assessment (EclA) has been undertaken and will be included as part of a planning application.

4 Net Benefit for Biodiversity

4.1 What extra features (in addition to compensation measures) will you add to enhance biodiversity (try and relate this to what is on and around the site)? Please tick (✓) what you will do.

Enhancement	Tick
New bat loft or enhancements to existing bat loft (e.g. bigger, adding entrances, adding roost perches)	✓
Wildlife pond creation	
Creation of permanent 7m watercourse buffer	
Rain garden creation	✓
Native hedge planting	✓
New native tree planting (e.g. including heritage fruit trees)	✓
Remove area of hardstanding/paving and replace with enhancements from this list	
Green roof	
Green wall	
Diverse wildlife friendly planting (this does not need to be all native species)	✓
Reptile refugia (stones, logs and turf)	✓
Built-in bird and/or bat box (integrated into construction)	✓
Built-in bee brick (integrated into construction)	✓
Other (please specify):	

4.2 Please give more details of enhancements e.g. planting schedule and establishment management, species, size (and/or ensure details are shown on site plans):

Detailed planting plans have yet to be prepared and will be submitted as part of a detailed planning application following feedback from the PAC process. Subject to agreement with the Applicant, the provision for an on-site plant nursery for growing native local provenance plant stock would be incorporated into the development proposals. Seed would be collected from existing trees and hedgerows and grown on for replanting over subsequent phases of the development.

Please ensure all surveys mentioned in section 2.1 are sent in with the application.

Site plans must show all features (retained and proposed) described in section 2 and 4.