

**Proposed Development of 4no Workshops
at Glyncorrwg**

GREEN INFRASTRUCTURE STATEMENT

(in accordance with Section 6.2.5 of PPW)

On behalf of Andrew Scott Limited

Prepared by Cambium Landscape Architects



ISU-CAM-XX-XX-RP-L-0005-P02

CAMBIUM

Landscape Architecture and Arboriculture

4 Clyde Terrace, Bedminster, Bristol, BS3 3BL

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Author: AC/MW

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To be read In conjunction with the following plans and reports -

22-1120 Glyncorrwg Workshops, Glyncorrwg (NPT Site Plan / Aerial View)

A1278-100 Site Location Plan

ArbTS - Arboricultural Report Inc Tree Survey, Tree Constraints Plan and Arb Impact Assessment

NPT Wildlife - Glyncorrwg Workshops Ecological Assessment

ISU-CAM-XX-XX-DR-L-0002 Glyncorrwg Soft Landscape Proposals

ISU-CAM-XX-XX-RP-L-0002 Glyncorrwg Landscape Management & Maintenance Plan

1. Introduction

- 1.1 Cambium Chartered Landscape Architects are appointed by Andrew Scott Limited to undertake a Green Infrastructure Statement for the proposed development of 4no Workshops at Glyncorrwg.
- 1.2 NPT Wildlife Consultants are appointed to prepare an Ecological Assessment including recommendations for the proposed development of the site, and this GI Statement is to be read in conjunction with the Ecological Assessment.
- 1.3 ArbTS Arboricultural Consultants are appointed to prepare the Trees Survey, Tree Constraints Plan and Arboricultural Impact Assessment for the proposed development of the site, and this GI Statement is to be read in conjunction with the Arboricultural Report.
- 1.4 This statement has been prepared by Cambium Chartered Landscape Architects. The assessment was carried out under the supervision of Marcel Watkins BA (Hons) DipLA CMLI, a Chartered Landscape Architect with over 25 years' experience in private practice.
- 1.5 This GI Statement is 'proportionate to the scale and nature of the development proposed' and will describe how the Step-wise Approach (Paragraph 6.4.21 of the PPW) has been followed & green infrastructure incorporated into the proposals.

2. The Site

- 2.1 The site is located within the existing Glyncorrwg Workshops Industrial Estate, accessed from Ynyscorrwg Road to the east of the site. The existing industrial estate is a rectangular parcel of land, 0.780Ha in area.
- 2.2 The site comprises 1 no large, centrally located building along with smaller auxiliary buildings and facilities. The site is mainly laid to hardstanding that provides a vehicle route around the central building. The site boundaries are edged with marshy / neutral grassland and trees / woodland.
- 2.3 Abutting the sites northern boundary is a Rugby Football Ground, Ynyscorrwg Road runs along the eastern boundary with semi-natural land beyond rising to Cymmer Road. To the south is Glyncorrwg Ponds and Mountain Bike Centre. Abutting the western boundary is a camp site with the Afon Corrwg beyond.

3. The Proposed Development

- 3.1 The proposal is for 4no, circa 1,000 sq ft, industrial start up units (ISU) to be developed within the Glyncorrwg Workshops Industrial Estate.
- 3.2 By virtue of providing the proposed 4no units on an establish industrial estate, the proposals **avoid** a green field development.
- 3.3 The NPT proposal is to locate the units along the eastern boundary of the site (see site location plan).
- 3.4 The proposals utilise the existing site access and hardstanding for circulation thus **minimising** the development on 'open' land required to service the ISU.
- 3.5 The proposed ISU, associated attenuation swale and additional car parking spaces will result in the loss of marsh / marshy grassland along with 3 no Wild Cherry trees (category C trees) and 1 no Wild Cherry tree (category U tree).
- 3.6 The following sections describe how the proposals mitigate for the loss of trees and marshy grassland, with on and off-site compensation.

4. Soft Landscape Proposals / Green Infrastructure Strategy / Enhancement of Retained Features

- 4.1 Refer to the Soft Landscape Proposals & Landscape Management & Maintenance Plan.
- 4.2 The soft landscape proposals and landscape management and maintenance plan ensure the loss of the marshy grassland and trees required to facilitate the development of the ISU is mitigated with on and off-site compensation. The soft landscape proposals incorporate native species and local 'seed bank', providing biodiversity benefit.

- 4.3 The site has several Arboricultural constraints: Some small trees are identified to be removed to facilitate the construction of the ISU and those trees identified for removal are low-quality trees (C Category). 9no replacement trees are scheduled to mitigate for the loss of 3no on-site Category C trees. Native species are selected, chosen for their suitability for wet soils, including *Acer campestre*, *Alnus glutinosa*, *Betula pubescens*, *Prunus padus* and *Sorbus aucuparia*, will enhance the aesthetic of the surrounding landscape and contribute to the preservation of the natural ecosystem.
- 4.4 An attenuation swale is created, introducing a new wildlife habitat and water management on site in accordance with SUDs principles. The sides of the swale are to be seeded with meadow mixture of wetlands and site won topsoil from existing marshy grassland to be used for growing medium to ensure the 'seed bank' of the marshy grassland is utilised. The base of the swale is to be seeded with bespoke wildflower / grass mix. Allow for natural colonisation by desirable native species for pollinator benefit.
- 4.5 Disturbed marshy grassland during construction is to be made good and over seeded with marshy grassland mix as required. Management of retained marshy grassland is to be in accordance with management and maintenance plan (managed as meadow) for ecological benefits.
- 4.6 Off-site verge, within NPT ownership, is to be ecologically enhanced through management as per 4.5 above along with the planting of a native, species rich hedge.
- 4.7 The proposed biodiversity enhancement includes the installation of bird and bat boxes, location to be agreed with the Ecologist and the Architect.

5. Conclusion

- 5.1 The proposed development is designed to support and improve biodiversity, to enhance and better the GI connectivity by protecting identified GI features and to respond to the landscape functions, including wildlife habitat enhancements, water management and will go some way towards improving the condition of the natural ecosystem and the aesthetic of the surrounding landscape.
- 5.2 In consideration of the Step-wise approach, the design has considered maintaining the largest possible area of existing habitat paying due regard to the potential for continued long term maintenance and management of retained areas to benefit biodiversity. The proposals ensure that retained habitats continue to be well connected to adjacent habitats to provide connectivity for key species and ensuring that the favourable conservation status of local species populations is maintained.
- 5.3 The landscape design and mitigation assist both the functional and the aesthetic aspects of the landscape but also contribute to the preservation and restoration of the natural ecosystems and a balanced coexistence between the proposed development and the environment aspects of the site.