

**Proposed Development of 4no Workshops
at Nant Y Cafn 7 Sisters**

GREEN INFRASTRUCTURE STATEMENT

(in accordance with Section 6.2.5 of PPW)

On behalf of Andrew Scott Limited

Prepared by Cambium Landscape Architects



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

22-1121 Nant Y Cafn 7 Sisters Workshops, Nant Y Cafn 7 Sisters (NPT Site Plan / Arieal View)

A1280-100 Site Location Plan

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

NPT Wildlife - Nant Y Cafn 7 Sisters Workshops Ecological Assessment

ISU-CAM-XX-XX-DR-L-0003 Nant Y Cafn 7 Sisters Soft Landscape Proposals

ISU-CAM-XX-XX-RP-L-0003 Nant Y Cafn 7 Sisters 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 6no Workshops at Nant Y Cafn 7 Sisters.
- 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 Nant Y Cafn 7 Sisters Business Park, accessed from an estate road off Dulais Road. The site is irregular in shape and is 4,832 m².
- 2.2 The northern section of the Nant Y Cafn 7 Sisters Business Park is a designated SINC. The designation is primarily for the grassland habitats. The proposed ISU development falls within the SINC but occupying land that has been colonised by invasive willow scrub.
- 2.3 The site's southern boundary abuts an existing car park with associated ornamental planting. To the western side of the southern boundary a group of off-site oak trees dominate. The north and eastern boundaries are open to the adjoining grassland. The western boundary is defined by an estate road.

3. The Proposed Development

- 3.1 The proposal is for 6no, circa 1,000 sq ft, industrial start up units (ISU) to be developed within the Nant Y Cafn 7 Sisters Business Park.
- 3.2 By virtue of providing the proposed 6no units within the Business Park boundary, the proposals can utilise the existing infrastructure and **avoid** a green field development.
- 3.3 The NPT proposal is to locate the units to the north of the Clinic on previously disturbed land that has been colonised by willow scrub (see site location plan).
- 3.4 The proposals utilise the existing site access thus **minimising** the development on 'open' land required to service the ISU.
- 3.5 The proposed ISU, associated attenuation swale, car parking spaces and service road will result in the loss of willow scrub and 2 no Alder trees (category C tree).
- 3.6 The following sections describe how the proposals mitigate for the loss of scrub and trees with on-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 willow scrub and trees required to facilitate the development of the ISU is mitigated with on-site compensation.

- 4.3 The soft landscape proposals incorporate native tree species and native hedgerow planting, providing biodiversity benefit whilst also helping to assimilate the development into the wider landscape.
- 4.4 Native species are selected, including *Acer campestre*, *Betula pubescens*, *Prunus padus* and *Sorbus aucuparia*, will enhance the aesthetic of the surrounding landscape and contribute to the preservation of the natural ecosystem.
- 4.5 A detention basin 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. 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.
- 4.6 The open land surrounding the ISU, access road and parking will be laid to Marshy Grassland habitat to compliment the SINC. Site won soils will be used to create the growing medium whilst utilising the existing seed bed. The open areas will also be overseeded with a bespoke Marshy Grassland seed mix.
- 4.7 Management of the Marshy Grassland is to be in accordance with management and maintenance plan (managed as meadow) for ecological benefits.
- 4.8 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 for Marshy Grassland habitat creation.
- 5.3 The proposals ensure that retained habitats adjacent to the site 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.
- 5.4 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.