

Green Infrastructure Assessment



**LAND ADJACENT TO 189
GRAIG ROAD, GODRERGRAIG
YSTALYFERA, SWANSEA**

Mrs Williams

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Background

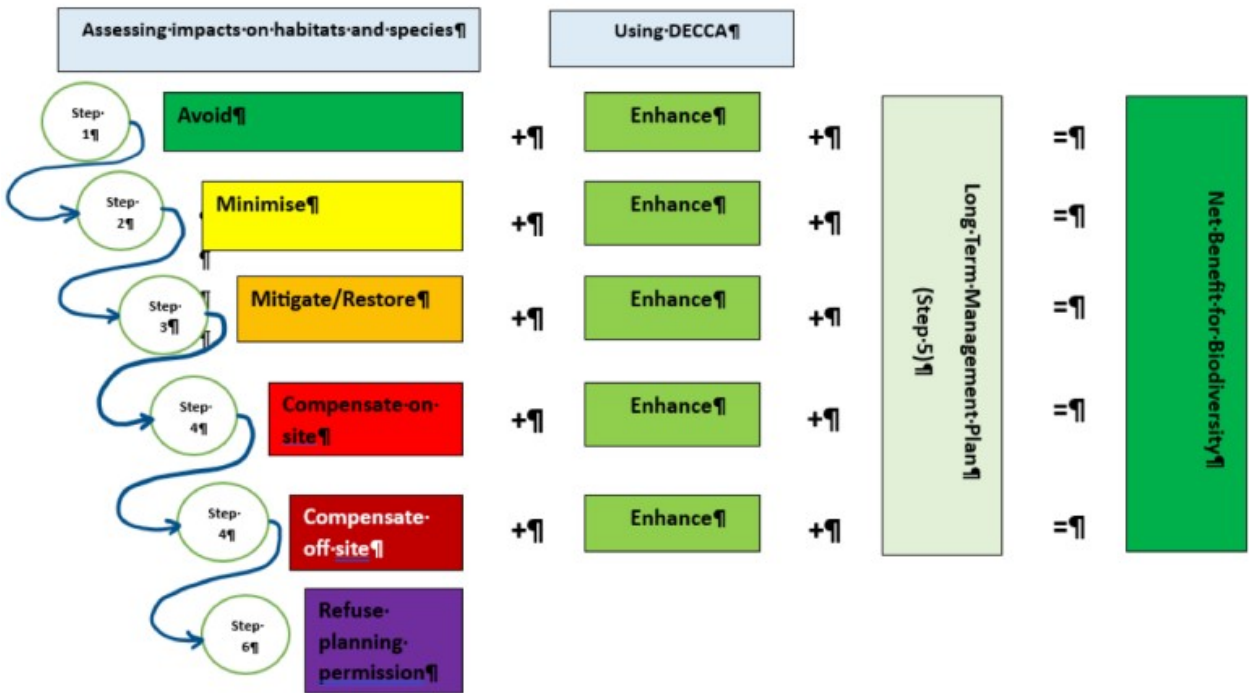
On 11th October 2023 the Welsh Government issued updated National Planning Policy for chapter 6 of Planning Policy Wales.

The updated policy guidance recognises the value of green infrastructure within the built environment. In order to facilitate a quality built environment enhanced by integrated green infrastructure all planning applications must now include a green infrastructure statement.

“6.2.6 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi- functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.21) has been applied.”

Figure 1 below sets out the summary of the stepwise approach as set out in the Annex2 to the published advice

Figure 1



The Proposal

Proposed detached dwelling & associated works (Outline).

Proposed Enhancement

It is accepted that Future Wales now requires ecological enhancement however, it is submitted that any ecological enhancement must be proportional to the development proposed.

Given the scale of the proposal it is considered that the provision of a bird & bat box and a landscaped hedge within the site will provide adequate ecological enhancement.

Box Specifications

Bird box

Integrated bird boxes. Three integral swift boxes will be installed within the fabric of the new dwelling, in suitable locations. Swift boxes may be used by multiple species including swifts, house sparrows, tits and starlings (Newell, 2021), all of which are known to be in the vicinity of the Site or within their natural range. The location of these swift boxes is shown in Drawing 2231-04, which accompanies this application.

Bat box

Integrated bat boxes. Two integrated bat boxes suitable for species likely to be present within the vicinity of the Site will be installed within the fabric of the new dwelling. Suitable bat boxes will include one box suitable for crevice-dwelling species (for example the Ibstock Batbox B or similar) and one box suitable for cavity dwelling species (for example the Habitat 3S Built-in Batbox or similar). The location of these bat boxes is shown in Drawing 2231-04, which accompanies this application.

Landscaped Hedge

Planting along the boundaries of the Site. The boundaries of the re-landscaped rear garden will be planted up with a mix of native species whips that will provide a range of foraging opportunities for birds, invertebrates and bats, and will include oak (30%), hazel (30%), birch (20%), holly (10%) and hawthorn (10%). Each whip will be planted approximately 30cm apart in two off-set rows per hedge, at an appropriate time of year (between late autumn and early spring) and within 1 year of development completion. Any whips that fail within the following year will be replaced on a one-to-one basis. Due to the high levels of rainfall in this area and the time of year in which the hedges will be planted, ongoing watering is not considered necessary. The location of these new hedges is shown in Drawing 2231-03, which accompanies this application.

Site lighting and dark corridors

Measures will be taken to minimise light pollution to reduce any impact on nocturnal fauna such as bats and moths. Any lighting within the rear garden will be in accordance with the guidance provided by the Bat Conservation Trust (BCT 2018). Appropriate ground facing, energy-saving lighting will be used, on timers. There will be no light spillage into landscape areas such trees and hedgerows on site will not be affected that's allowing dark corridors to be maintained for Nocturnal wildlife.

Implementation

- Bird & bat Boxes - Within one month of the completion of works
- Landscaped Hedge

GIA Assessment

Table 1 below sets out the stepwise approach in assessing impacts of a development on habitats and the species.

Table 1

	Steps	Assessment	Enhancement	Long Term Maintenance	Net Benefits
1.	Avoid	The proposed dwelling and hard landscaped areas are to be kept to a minimum to reduce the damage to the biodiversity. And as such accords with the stepwise approach set out in the published advice.	Bird & bat boxes and a landscaped hedge to be provided	No maintenance required	Yes
2.	Minimise	Na	Na	Na	Na
3.	Mitigate/restore	Na	Na	Na	Na
4.	Compensate on site	Na	Na	Na	Na
5.	Compensate offsite	Na	Na	Na	Na

Conclusion

Applying the step-by-step approach, the assessment indicates that:

- The development avoids any damage to biodiversity
- The proposal provides an ecological enhancement proportionate to the scale of the development.
- The proposed ecological enhancement will be maintenance free.
- There is a net benefit to biodiversity as a result of the development.