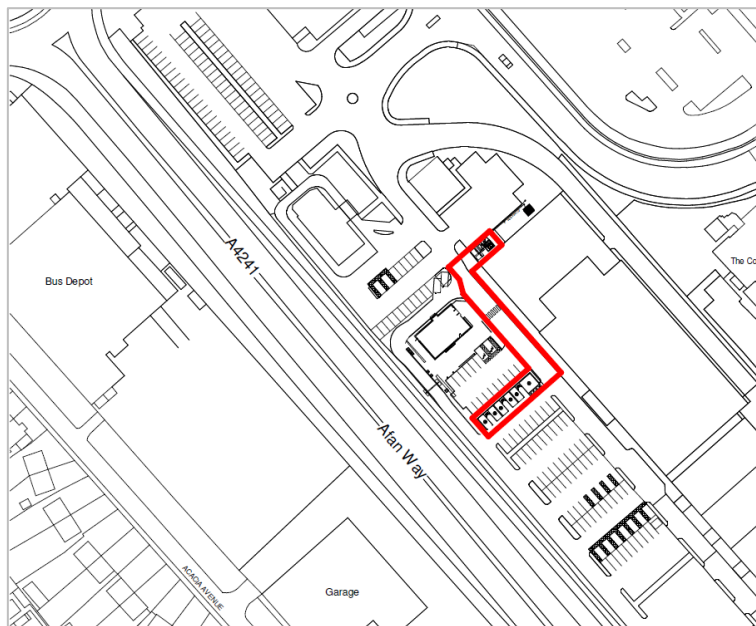


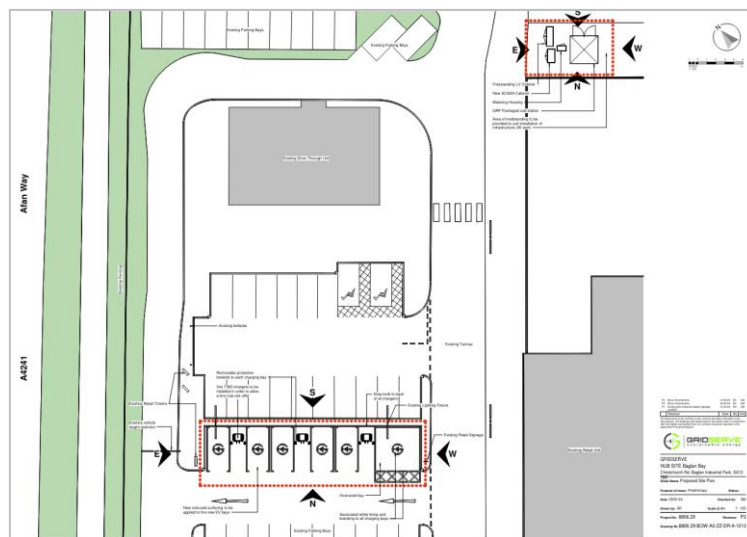
Template for Minor and householder.

Green Infrastructure Statement

Site Address: Baglan Bay Retail Park, Afan Way, Port Talbot SA12 7BZ



Proposed Development: Proposed installation of 6no. electric vehicle charger bays within an existing car park associated with Baglan Bay Retail Park. To include installation of cabinets and substation within an area of existing close-mown amenity grass.



Site description: The site comprises an existing car park with street lighting that services retail units on Baglan Bay Retail Park, including B&M home store & garden centre, Halfords, Subway and KFC. The car park is predominantly tarmac surfacing throughout with a small strip (approx. 600mm width) of rough modified grassland along the south-west boundary, adjacent to a close-board fence. The 6 no. EV charger bays will utilise a line of existing car parking spaces, and will have no impact on any existing habitats or landscape features.



View south-east across car park (© Google Streetview 2024)

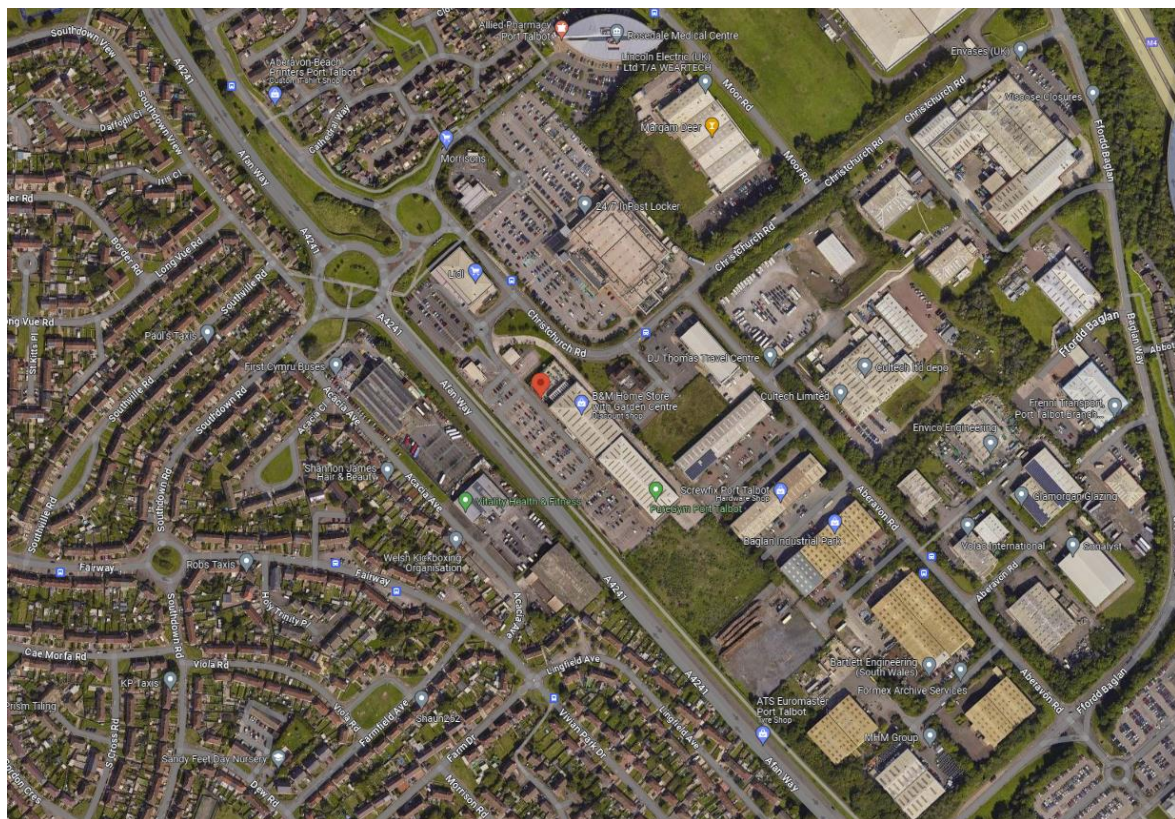
Supporting infrastructure for the EV chargers will be installed into an area of amenity grass located to the north-west of B&M Garden Centre, and adjacent to the car park for Subway. This car park is surrounded on the south-east, east and north sides by a swathe of amenity grass, including a line of early-mature and young ash (*Fraxinus excelsior*) trees that extend behind the Subway building, all of which appear to be suffering from ash dieback disease.



View north-east across Subway car park with amenity grass area (© Google Streetview 2024)

Surrounding area description: The application site is located within Baglan Bay Retail Park, which includes numerous large retail spaces and smaller fast-food units with associated car parking and connecting access roads and pavements. The Retail Park forms part of a defined industrial zone including numerous large warehouses, and separated from predominantly residential areas south-west of the A4241.

Habitats within the area are generally of a formal landscaped nature, including amenity grass, street trees, and non-native shrub borders. Ecological connectivity is relatively poor throughout the landscape, with small pockets of habitat broken up by hard-surfacing. An exception is a relatively broad and continuous swathe of grass, shrubs and trees that extends north along the A4241 Afan Way, and some expansive open green spaces to the north of the application site which adjoin the wooded verges either side of the M4 corridor.



Aerial image showing the application site in context with the surrounding landscape (© Google 2024)

Development Impacts: The proposed development will have minimal impact on the car park landscape, as it will mostly utilise existing hard surfacing. One exception will be the loss of a small area (approx. 45m²) of modified amenity grassland, which is of very limited ecological land biodiversity value. All other trees, shrubs and grass in the vicinity will be unaffected.

Biodiversity Enhancements Proposed: It is proposed to plant 2 no. *Prunus sargentii* trees in an area of existing amenity grass to the north-east of the area that will be lost. These trees will help to strengthen tree cover within the area, and will complement the cherry trees that form part of the scheme surrounding Morrisons to the north-east of Christchurch Road. The trees would also provide some softening/screening between the road and Subway car park.

Although planted ash trees are prevalent in the landscape surrounding Subway, they appear to be so badly affected by ash dieback disease that it would not be suitable to consider any further use of this species.

Conclusion: It is considered that the proposed development will have minimal impact on the landscape and biodiversity of Baglan Bay Retail Park, and that the proposed tree planting would provide a suitable enhancement that is in-keeping with the landscape, and would enhance site biodiversity.

Signed

A handwritten signature in black ink, appearing to read 'Jon Collins', with a stylized, flowing script.

Jon Collins

Head of Consultancy

Maydencroft Limited

23rd May 2024