

August 2024

Green Infrastructure Statement 11 Windsor Road Neath

1.0 PROPOSED DEVELOPMENT

The site is located within the town centre with no external areas supporting the provision of planting or biodiversity. The site's location benefits from sustainable transport options being located near to rail and bus services.

The proposals are for a change of use within the confines of the lease with no access to external areas. The works to convert from its existing use are minimal

2.0 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.

"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 has been applied."

Figure 1 below sets out the summary of the stepwise approach as set out in Annexe 2 to the published advice.

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An extract from the Welsh Government Planning Policy Wales Feb 2024 document illustrates the principles to the Stepwise Approach.



Steps	Proposal
Avoid	The site is not located in SSI or similarly designated sites.
Minimise	The proposed residential use is contained within the existing footprint of the existing building
Mitigate	The proposals will not impact any existing trees or habitat within the site. Works will be considered to avoid any unnecessary or unintended impacts during the works with particular consideration to storage of materials, site welfare facilities etc
Compensate on site	The existing site affords no ecological value but the location presents the opportunity to encourage the use of public transport.
Compensate off site	Not applicable

3.0 DEVELOPMENT IMPACTS

The proposals, due to its scale and location on the site, are considered to be have no adverse impact on biodiversity or existing habitats with reference to Biodiversity and Development.

The demised premises has no access to external areas within the confines of the lease and affords little ecological value. The site is located within the commercial centre of Neath and benefits from easy access to public transport, limiting the need to use private cars to access the services provided and provide the best option for a sustainable development.

4.0 CONCLUSION

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

- The scheme will not adversely affect the existing biodiversity.
- The restrictions imposed by the site limits enhancements to the green infrastructure but the location gives the opportunity to promote methods of sustainable transport.
- The scope of works are de minimus in terms of impact