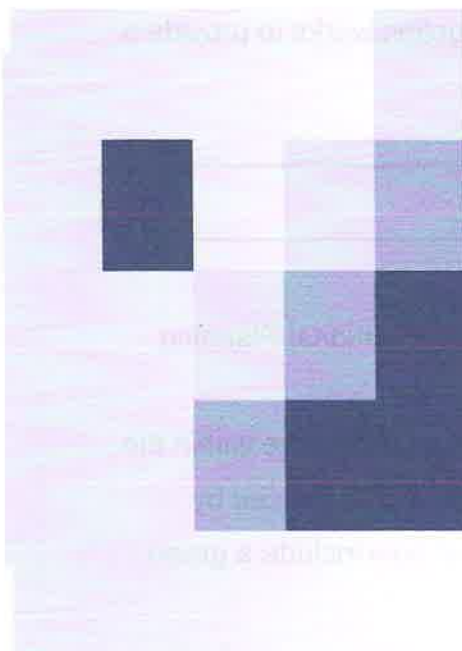




August 2024

Green Infrastructure Statement
54 Wind Street
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 proposals are for a change of use with minimal construction works to provide a 3 bed HMO on the first and second floors.

2.0 BACKGROUND

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

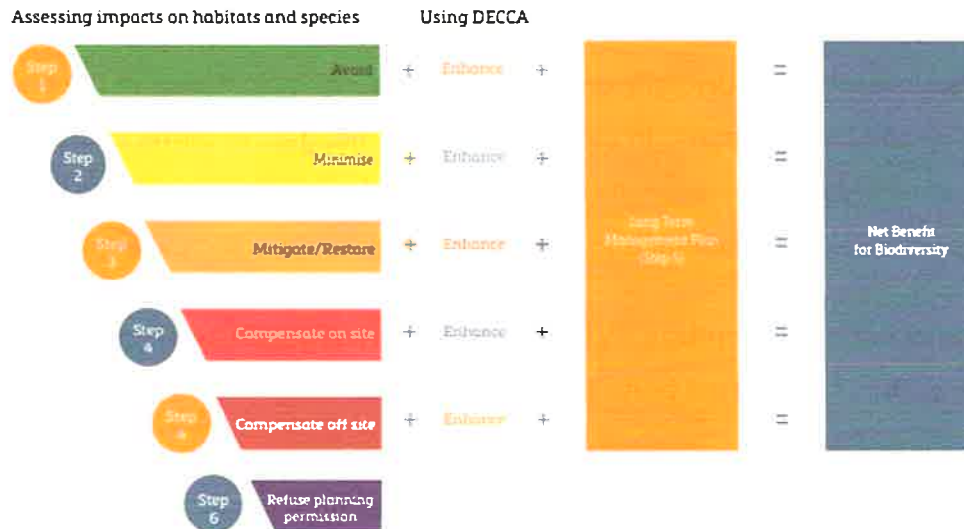
The updated policy guidance recognises the value of green infrastructure within the built environment. In order to facilitate a quality built environment enhanced by integrated green infrastructure all planning applications must now include a green infrastructure statement.

"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.

A green infrastructure statement should 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.

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	In order to provide an ecological benefit the scheme will include for the provision of a nesting box to the north elevation of the building
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 the Biodiversity and Development. In order to provide a net gain in terms of biodiversity enhancement where none currently exists and due to the site constraints the proposals will take the advantage to provide the following ecological enhancement.

1.0 Provision of a nesting box - Vivara Pro Seville WoodStone Nest Box to be provided within 1 month of beneficial occupation

These attractive nestboxes are manufactured from WoodStone which is a mix of concrete and FSC certified wood fibres. Unlike a traditional wooden nest box, these boxes will not rot away or deteriorate and are guaranteed for 10 years. This robust material safeguards against attacks from predators such as woodpeckers, cats and squirrels, whilst also providing a well insulated interior with a more consistent internal temperature than an ordinary wooden box.



These 32mm hole nest boxes are suitable for blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers. The best height for your nest box is between 1.5m and 3m high, and should be sited higher if your area has a particularly high cat population.

Specification

- Dimensions: 31cm x 20cm x 20cm (H x W x L)
- Entrance hole diameter: 32mm
- Weight: 6.9k

4.0 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.
- There is a net benefit to biodiversity as a result of the development

