

1632:PL1:GIS

Green Infrastructure Statement

for

Proposed Light Industrial Development

At

Baldwins Crescent
Swansea

1.0 Vision & Introduction 3

Design Concept Brief..... 3

Application Description..... 3

Existing Use3

2.0 Existing Site & Baseline GI 4

Ecological Assessment..... 4

Blue & Green Infrastructure4

Baseline GI4

3.0 Proposed Development 5

Design Proposals 5

GI Statement (Biodiversity) 5

4.0 Conclusions..... 7

1.0 Vision & Introduction

Our Client Motor Park Ltd own a site in Baldwins Crescent, Swansea and wish to develop the site use light industrial use with a series of small units.

The site is currently vacant and ready for development and Pre Application Advice has been provided by Neath Port Talbot CBC, which indicates that the principle of development is acceptable.

Further details on the existing site and its context is given in the Context Analysis section below.

Design Concept Brief

A detailed design Brief has been provided by Motor Park Ltd. The main aspirations of the brief are summarised below:

- Provide a series of individually lettable (or saleable) industrial units of approx. 500-600ft².
- Provide access for larger vehicles to the site and all units.
- Ensure the site is connected to the Public footpath network to encourage Active Travel,
- Ensure that the site layout meets the requirements of the relevant SAB and is a suitable SUDs solution.
- Provide Units that are high quality are flexible in use and can be combined to provide varying sizes.

Application Description

A scheme has been prepared and a Full Planning Application is being submitted. This document has been prepared in support of the application as required by the Town & Country Planning (Development Management Procedure) Order 2009.

Initial Pre Application advice was obtained from Neath Port Talbot Council (NPTC) in July 2022 (Ref: Q2022/0055), which confirmed that the proposals were generally in line with planning policy and the principle of development was acceptable.

There were some observations on the originally submitted proposals which have been addressed in the current scheme submitted as set out the Design Analysis section below.

This document is set out in accordance with guidance from TAN 12: Design (appendix A1), Design Commission for Wales guidance 'Design and Access Statements in Wales: Why, What and How' and Neath Port Talbot Council's published guidance documents.

It describes the Proposal and sets out the design process that has resulted in the proposed development.

The application submitted is a Full Planning Application for the 'the development of light industrial/commercial units (Use Class B2/B8) with associated parking, servicing, hard and soft landscaping and drainage infrastructure'

The nature and scope of the Proposal is clearly set out on the drawings and documents which have been included in the application as listed below:

Drawing Title	Drawing reference
1632:PL1-01	Location Plan (A3)
1632: PL1-02	Proposed Site Plan (A3)
1632: PL1-03	Proposed GA Plans (A3)
1632: PL1-04	Proposed Elevations (A3)
1632-PL1-DAS	Design and Access Statement
*****	Swept Path analysis
16263_500_r01	Drainage Plan

More detailed descriptions of the proposed design and layout are provided in Section 3: Design Analysis, of this document.

Existing Use

The site is currently vacant. The former use is unknown.

Details of the site layout are shown on the submitted drawings and the site is described in detail in the next section.

2.0 Existing Site & Baseline GI

A full understanding of a development site is a crucial part of the design process. This Section appraises the physical features and opportunities offered by the site.

A full analysis of the site and its surroundings will be included in the Design and Access Statement (DAS) submitted with the planning application.

This section does not seek to replicate that document but focuses on the existing situation with regard to Green Infrastructure.

Ecological Assessment

The site is previously developed and was formerly a car park with no vegetation and 100% of the surface covered with tarmac.



This surface was removed at some point and the site has had some regrowth of weeds and low level flora. These have been periodically removed over the years and as such the site has low or zero biodiversity.

As such any landscaping and/or biodiversity features included in a proposed development would provide a net gain in Biodiversity.

This is in line with the requirements set out in the Pre application advice received in 2022.

Blue & Green Infrastructure

The site has no significant green or blue infrastructure nor is connected to any areas of blue or green infrastructure in the immediate vicinity.

The site is surrounded by roads and/or adjacent commercial/industrial premises and has no ecological connectivity.

The nearest green infrastructure is over 200m to the SE and there is no blue infrastructure within 500m of the site. The nearest being the Bristol Channel to the South and Swansea Docks to the SW.

Blue and Green infrastructure do not pose any threats to the site nor present any specific opportunities, either within the site itself or in the wider context of the area.

Baseline GI

The site has no significant ecology and can be classed as low or no ecological value. As stated in the previous section any ecological or landscape features included within a proposed development will result in a net gain in Biodiversity. There are no trees on the site and no structures that could support wildlife.

Given the lack of any ecological features or structures with potential to host bats or other fauna, no Ecological Assessment has been carried out to support the application.

3.0 Proposed Development

The final design for the Proposal, shown on the submitted plans, has been developed following the detailed appraisal of the site set out in the DAS. The evolution of the design, and a description of how it relates to the character and context of its surroundings, is set out below.

Design Proposals

The shape and configuration of the site along with the detailed site analysis has informed site layout along with the comments of Planning Officers in pre app consultations.

The main drivers on the site layout are:

- To provide a quality environment for residents,
- To ensure no overlooking to or from adjacent properties,
- To ensure that suitable vehicular access is provided for occupants and delivery and waste vehicles.
- To provide maximum South and South West facing roofs to enable solar PV to be installed,
- To ensure a suitable SUDS drainage scheme can be designed,
- To ensure biodiversity of the site can be improved from the current situation.

The site layout is effectively governed by the long rectangular shape of the site and the desire to have a single point of access to improve site security.

The building has been aligned with the straight western boundary as this makes the most efficient use of space on site.

The site is accessed off Baldwins Crescent from the South, where there is an existing, although unused, crossover.

Suitable tactile paving will be installed on the pavement if required as part of any agreements to widen the existing access.

The existing pavement will be extended into the site to connect to an apron in front of the building to enable safe pedestrian and cycle access to all units.

However, it is intended that the access road will be a 'shared' space for both pedestrians and vehicles in line with the principles of Manual for Streets.

The site road provides access to the 8 van spaces and 7 car parking spaces and is wider in front of the vans to improve manoeuvring and safety.

A hammerhead, which is 19m long, is included at the northern end of the site to enable larger vehicles, including refuse wagons, to turn on site so they can enter and leave in forward gear.

The size is as requested by the Highways Officer in the pre application advice received.

A series of raingardens and swale areas are proposed as part of the SUDs drainage scheme, which will be submitted for formal SAB approval. A full drainage strategy is shown on the submitted engineering drawing 16263_500_r01.

The drainage areas will be landscaped to improve biodiversity, as required as part of the SUDs strategy.

Additional landscaping will be provided at the southern end of the site, including 2 new structural landscaping trees to further enhance the gain in biodiversity.

GI Statement (Biodiversity)

The need to address biodiversity and geodiversity during the design process as set out in the relevant SPG is recognised. During the design the impact of the proposals has been assessed to ensure that there are no adverse impacts on local biodiversity and that the proposed development will provide a net gain in terms of biodiversity.

As set out in the site analysis section the existing has limited landscaping. There are areas that have become vegetated but these do not include any significant flora or fauna.

At this stage it is therefore assumed that the site has no current biodiversity and that the development will not result in any loss of biodiversity.

In order to achieve a net gain in Biodiversity the proposed scheme has included areas of landscaping associated with the Sustainable Drainage solution which will increase the flora on the site and potentially encourage insects and birds to the site.

Description	Area (m ²)
Existing Biodiverse areas, areas of notable ecology	0
New amenity grass areas	316.0
New Structured shrub planting	22.0
New Suds areas with biodiverse planting	110.00
New feature trees	3
Total net gain in biodiverse area	448

In addition, the buildings themselves will incorporate bat and bird boxes within their façades to encourage new species to the site.

The design process has adopted the step-by-step approach to assessing biodiversity and the combination of the landscaped areas and the bat/bird boxes will provide a net gain in terms of biodiversity in accordance with the relevant planning policies and SPGs.

A bat box will be installed at high level on the West facing elevation as shown on the site plan. The box will be Beaumaris Bat Box as per the image below (left).

1 No. Woodstone Estella House Sparrow nest box (image below right) will be installed on the rear elevation.



Step by step approach:

STEPS	Response
STEP A: Identify & Enhance	A basic Ecological Appraisal has been carried out which has determined that there are no existing habitats or biodiversity on the site. There are no existing areas that would require protection, or enhancement, during any proposed works.
STEP B: Avoid	The proposed development sits almost entirely on existing previously developed land. There are no existing habitats to avoid.
STEP C: Respond & Design	A number of new trees will be planted on the boundary and areas of enhanced biodiversity will be included in the drainage strategy for the site. This will include additional plant species to increase biodiversity.
STEP D: Mitigate	The proposals do not cause any damage to existing identified habitats or species.
STEP E: Compensate	As no habitat is being lost and some new being created there is no requirement for compensation or contributions to nearby existing sites.
STEP F: Enhance	Enhancement is being provided by the net gain in trees and the introduction of biodiversity within the rain gardens and the inclusion of bat and bird nesting boxes on the building.
STEP G: Manage & Monitor	A comprehensive landscape and Biodiversity Management Plan will be developed with the site owner to ensure that all existing and enhanced features will be suitable maintained on an ongoing basis.

4.0 Conclusions

The proposed works have no negative impact on existing ecological features or biodiversity of the site.

The addition of a substantial area of new native landscaping is a positive enhancement of biodiversity on the site .

The addition of bat and bird boxes to the rear elevation is a positive enhancement of biodiversity on the site.

It is hoped that these measures will be accepted by the Planning Officer and Consultees as an appropriate response to the requirement to consider Green Infrastructure as part of the proposed refurbishment works..