GREEN INFRASTRUCTURE STATEMENT

PROPOSED CHANGE OF USE OF FORMER CAR SALES SITE TO A SMALL STORAGE CONTAINER BUSINESS AT LAND AT FORMER DAY'S MOTOR GROUP SITE, NEATH ABBEY ROAD, NEATH, SA10 7DN

On behalf of
Green Oaks Logistics Ltd T/A Safe Depot

Our Ref: 1847.b
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1.0 INTRODUCTION

1.1 Evans Banks Planning Ltd. has been instructed by Green Oaks Logistics Ltd T/A Safe Depot (the Applicant) to prepare a proportionate Green Infrastructure Statement (GIS) to accompany a full planning application for the proposed change of use of a former car sales site to a small storage container business at land at the former Day's Motor Group Site, Neath Abbey Road, Neath.

1.2 This proportionate GIS has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

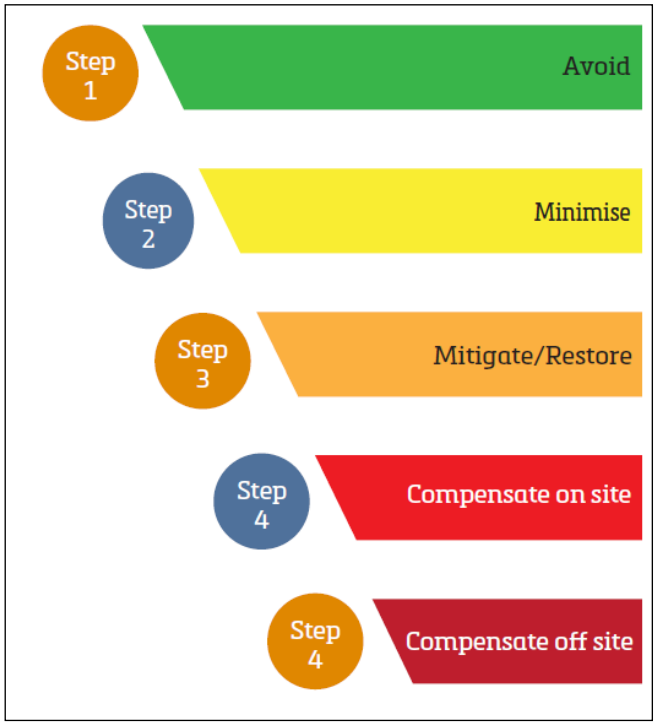


Figure 1

1.3 This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document *Building with Nature - Standards Framework*, which are summarised as follows:

CORE Standards

Standard 1 Optimises Multifunctionality and Connectivity

Standard 2 Positively Responds to the Climate Emergency

Standard 3 Maximises Environmental Gains

Standard 4 Champions a Context Driven Approach

Standard 5 Creates Distinctive Places

Standard 6 Secures Effective Place-keeping

WELLBEING Standards

Standard 7 Brings Nature Closer to People

Standard 8 Supports Equitable and Inclusive Places

WATER Standards

Standard 9 Delivers Climate Resilient Water Management

Standard 10 Brings Water Closer to People

WILDLIFE Standards

Standard 11 Delivers Wildlife Enhancement

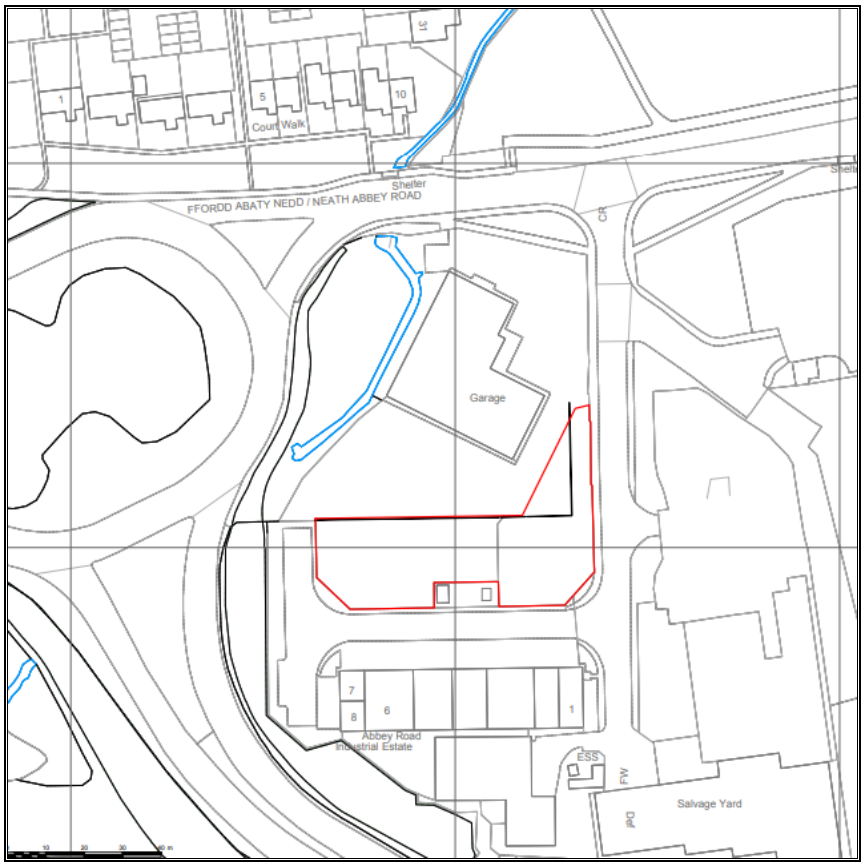
Standard 12 Underpins Nature's Recovery

2.0 EXISTING SITE

2.1 THE SITE

2.1.1 The application site relates to a parcel of previously developed land (outlined in red below in Photograph 1 and Plan A), located at the former Day's Motor Group Site within Neath Abbey Industrial Estate, Neath.

Photograph 1



Plan A

2.1.2 The site comprises an area of existing hardstanding formerly occupied by the Day's Motor Group car sales premises. It is irregular in shape and enclosed along all of its boundaries by established fencing which provides screening from the adjacent industrial buildings. To the north of the site is the existing Toolstation and Howdens building, while Neath Abbey Road forms the western boundary, with further industrial buildings located to the south and further east. To the west, vegetation forms a natural boundary from the A474 Court Herbert Roundabout.

2.1.3 The current condition of the site, adjoining businesses, and boundary treatments can be seen in Photographs 2 to 8 below.

Photograph 2 – The Site Looking South

Photograph 3 – The Site Looking North with Toolstation Visible

Photograph 4 – The Site Looking West

Photograph 5 – The Site Looking Southwest from Toolstation Car Park

Photograph 6 – The Site Looking South from its Most Northern Point

Photograph 7 – The Southern Boundary of the Site

Photograph 8 – The Proposed Access Point

2.1.4 The site itself is accessible via the western flank of the unclassified road known as 'Neath Abbey Industrial Estate', which itself is accessible via the southern flank of the A-Road known as 'Neath Abbey'

2.3 EXISTING GREEN INFRASTRUCTURE ASSETS

2.3.1 As can be seen in the Photographs above, the application site currently contains no soft landscaped areas or other forms of vegetation, and thus no Green Infrastructure.

3.0 PROPOSED DEVELOPMENT

3.1 PROPOSED DEVELOPMENT

3.1.1 The development subject of this Planning Statement is for the proposed change of use of a former car sales site to a small storage container business (use class B) at land at the former Day's Motor Group Site at Neath Abbey Road, Neath. The following information therefore provides details of the proposed development and should be read in conjunction with the accompanying information.

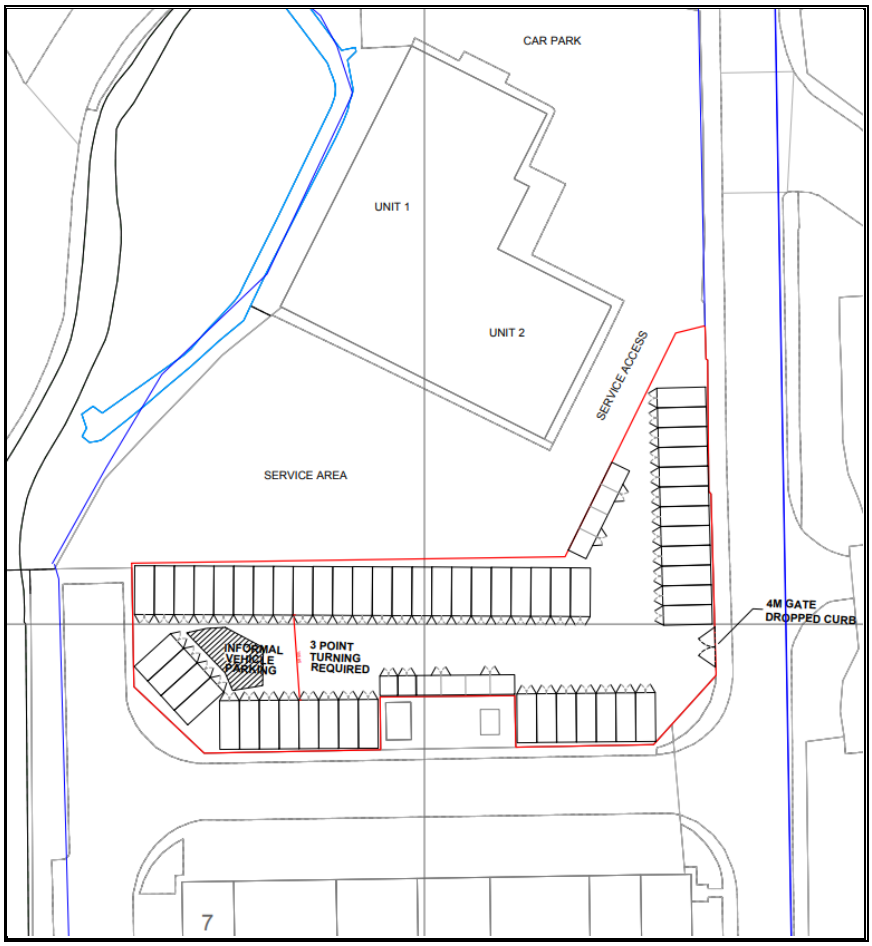
Project Overview

3.1.2 The proposed development has been designed with the Applicant's business requirements in mind, as it continues to grow significantly. Therefore, a new additional facility of 66 containers is proposed, which will enable the use of a previously developed site for a small storage container business. The proposed development will ensure that it respects the both the site's topography and the existing businesses adjacent to the site.

General Sitting and Design

3.1.3 The proposed scheme comprises of an area of consolidated hardcore, over a number of storage containers will be safely and appropriately stored. The hardstanding upon which the containers will be situated will remain as existing, in order to fit seamlessly into the site's current surroundings. The proposal will retain all existing fencing to the perimeters of the site, while the proposed access will be in fully compliance with the required standards for this development.

3.1.4 The Proposed Site Layout Plan is reproduced below in Plan B.



Plan B – Proposed Site Layout Plan

Means of Enclosure

3.1.5 All existing fencing around the site boundaries will be retained. This includes the northern, eastern, southern, and western perimeters, which collectively provide clear definition of the site and maintain screening and separation from the adjoining industrial and commercial units within Neath Abbey Road Industrial Estate. The retained fencing ensures the operational area of the storage container business is contained and visually coherent within the industrial estate setting, with any necessary alterations matching those found at the site.

Access and Parking

3.1.6 The proposed means of access to the site will be in full accordance with adopted standards.

3.1.7 Parking provision will be provided at the site, in accordance with adopted standards.

Drainage

3.1.8 As the proposal will continue to represent a hard-surface site, no change to the current surface water drainage system serving it is proposed.

3.1.9 Despite this, due to the site's location within a flood risk area, the containers will be sited on levelling pads which will raise the base of the containers to a maximum of 0.26m above existing ground level. The internal floor of the container is a further 0.15m above the container base; therefore, the floor level will be 0.41m above ground level. Additional flood resistant and flood resilient design is incorporated within the containers to improve flood resilience.

Operational Arrangements

3.1.10 The proposed storage container facility is intended solely for use by domestic customers requiring additional storage space for personal belongings. The site is not designed to accommodate commercial operations or serve as a base for tradespeople or businesses. Access and use of the containers will be managed to ensure that the facility remains low-impact and consistent with domestic storage needs, with measures in place to prevent business-related activities or regular commercial traffic.

3.1.11 The operational times of the site will be restricted to 08:00 – 20:00 daily to ensure the lowest possible impact and avoid periods in the late evening and night where background sound levels are low and the potential for impact is high.

3.2 Proposed Green Infrastructure Assets

3.2.1 The proposed development will include the provision for new Green Infrastructure assets, which are summarised as follows:

3.2.2 **Bird Boxes** – To enhance biodiversity through Green Infrastructure, we are proposing the installation of two bird boxes on the westernmost elevation of two of the containers closest to the adjacent trees, in order to limit any nearby disturbance from industrial uses. These will provide vital habitats for local wildlife, contributing to ecological

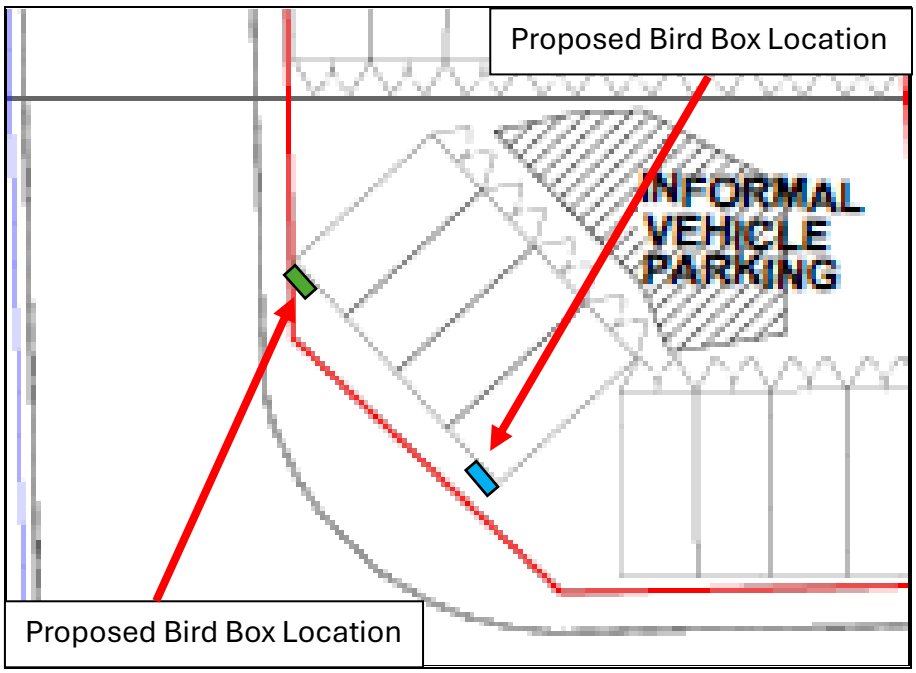
balance and promoting species conservation. The bird boxes will be tailored to meet the needs of small bird species, such as house sparrows. It features a small, sheltered entrance that offers protection from predators and harsh weather conditions, making it an ideal nesting site.

3.2.3 The RSPB state that the **Woodcrete Schwegler 32mm Nest Box** and the **Woodcrete Schwegler Open-Front Nestbox** should be installed at:

- Between 1.5 m and 3 m above ground level

3.2.4 Therefore, it should be noted that the containers reach a height of 1.67 metres above ground, and the boxes will be installed at this height, in line with the recommended guidance.

3.2.5 The locations of the proposed boxes are illustrated at Plan C below, while examples of the boxes to be used are shown in Figures 2 and 3.



Plan C – Proposed Location of Bird Boxes

Figure 2 – RSPB Woodcrete Schwegler 32mm nest box

Figure 3 – RSPB Woodcrete Schwegler Open-Front Nestbox

4.0 GREEN INFRASTRUCTURE ASSESSMENT

4.1.1 This Green Infrastructure Statement provides an illustration of the current Green Infrastructure present on the application site, those features to be retained as part of the proposed development, as well then as any new assets to be included as part of it.

4.1.2 As detailed herein, there are currently no Green Infrastructure assets on site. Notwithstanding this, the proposal will incorporate enhancements in the form of 2x bird boxes on the westernmost elevations of two of the containers at the site, which will enable the proposed development to increase the sites current level of biodiversity.

4.1.3 In response to the above required balance, the loss of any existing Green Infrastructure has been **avoided**, and the application proposal will **increase** the current level of Green Infrastructure on site.