

GREEN INFRASTRUCTURE STATEMENT

In Support of a Planning Application

16 Briton Ferry Road, Neath, SA11

Installation of a Roller Shutter Door to Premier Commercial Store (Ground Floor)

APPLICATION DETAILS

Site Address: 16 Briton Ferry Road, Neath, SA11

Proposal: Installation of a roller shutter door to the ground floor commercial premises

Occupier / Use Class: Premier Commercial Store (formerly Nisa Local) – Retail / A1 Use

Local Planning Authority: Neath Port Talbot County Borough Council

Document Reference: GIS-16BFR-2025

Date: 19 May 2026

1. Introduction

This Green Infrastructure Statement has been prepared in support of a planning application for the installation of a roller shutter door at the ground floor commercial premises at 16 Briton Ferry Road, Neath. The premises currently operates as a Premier commercial convenience store, having previously traded as a Nisa Local.

The purpose of this statement is to assess the proposal in the context of green infrastructure, biodiversity, and ecological considerations, and to confirm that the proposed works will not result in any adverse harm to existing green infrastructure assets, ecology, or the wider natural environment.

This statement has been prepared in accordance with relevant national planning policy in Wales, including Future Wales – The National Plan 2040, Planning Policy Wales (Edition 12, 2024), and the requirements of Neath Port Talbot's Local Development Plan.

2. Site Description and Location

The application site is located at 16 Briton Ferry Road, Neath, within an established commercial high street environment. The ground floor of the property is in use as a retail convenience store (Premier), providing essential everyday goods to the local community.

The surrounding area is characterised by mixed commercial and residential land uses typical of an urban high street context. The streetscape consists predominantly of hard surfacing, with limited soft landscaping immediately adjacent to the application frontage.

Key characteristics of the site and its surroundings include:

- Urban commercial frontage with existing hard surfaces and paved areas
- No trees, hedgerows, watercourses, or areas of notable vegetation within the immediate application zone
- The building is an existing terraced commercial unit with no gardens, green roofs, or soft landscaping forming part of the application works

- No designated ecological sites (SSSI, SAC, SPA, RAMSAR, LNR) within the direct vicinity of the application site

3. Description of Proposed Works

The planning application seeks consent for the installation of a roller shutter door to the front elevation of the ground floor commercial unit at 16 Briton Ferry Road. The roller shutter will be positioned within the existing shopfront opening and is intended to provide enhanced security for the retail premises outside of trading hours.

The proposed works are confined entirely to the existing built structure and do not involve:

- Any ground excavation, soil disturbance, or below-ground works
- Removal or alteration of any trees, shrubs, hedgerows, or soft landscaping
- Any works to watercourses, drainage systems, or areas of ecological value
- Changes to the roof, rear elevation, or any green space associated with the property
- Any new impermeable surfacing or alterations to existing drainage

The works are therefore considered to be minor in nature, with a negligible physical footprint limited to the existing built envelope of the property.

4. Green Infrastructure Policy Context

4.1 National Policy

Planning Policy Wales (PPW Edition 12, 2024) requires that the planning system maintains and enhances biodiversity and ecological networks, and delivers green infrastructure as part of sustainable development. PPW recognises that green infrastructure includes a range of assets such as parks, open spaces, trees, hedgerows, watercourses, and ecological habitats.

The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies to act sustainably and to consider the long-term wellbeing of Wales, including its natural environment and ecological connectivity.

Technical Advice Note (TAN) 24: The Historic Environment and TAN 5: Nature Conservation and Planning are also material to the consideration of ecological impacts.

4.2 Local Policy

Neath Port Talbot's adopted Local Development Plan (LDP) includes policies relating to the protection and enhancement of biodiversity, ecological networks, and green infrastructure. Policy EN1 (Landscape) and Policy EN5 (Biodiversity and Ecological Networks) require that development proposals do not result in significant harm to ecological assets and, where possible, incorporate enhancements to green infrastructure.

Given the nature and scale of the proposed works, the development is fully compliant with both national and local policy expectations relating to green infrastructure and biodiversity.

5. Ecological Considerations

5.1 Designated Sites

A review of available data confirms that there are no statutory designated sites – including Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), or Local Nature Reserves (LNRs) – within the immediate vicinity of the application site that would be materially affected by the proposed works.

5.2 Habitats and Species

The application site is an existing commercial unit within an urban built-up environment. The proposed roller shutter installation is entirely contained within the built structure. No habitat removal or disturbance to soil, vegetation, or water features is required or proposed.

Given the built nature of the site and the confined scope of works, there is no credible pathway by which the proposed development could harm protected species or their habitats. In particular:

- No roosting bat surveys are required given the works are confined to a commercial shopfront and do not involve structural alterations to roofing, soffits, or roof voids
- No nesting bird habitats will be affected or disturbed
- No invasive non-native species have been identified at the application site
- No ecological surveys are considered necessary or proportionate to the scale and nature of these works

5.3 Urban Green Infrastructure Assets

Whilst the immediate frontage of the site is hard-surfaced, the wider Briton Ferry Road area includes street trees and planted verges at various points along the route. The proposed works will have no impact whatsoever on these existing assets, as the installation is wholly contained within the shopfront.

6. Green Infrastructure Enhancement Measures

Although the proposed development is not required to deliver specific green infrastructure enhancements by virtue of its minor nature, the applicant is committed to supporting the broader sustainability and environmental objectives of the local authority. The following voluntary enhancement commitments are noted:

- The roller shutter unit will be designed and coloured to minimise visual impact on the townscape and to avoid any undue harm to the character of the street scene
- No external lighting will be installed as part of this application that could cause light spillage to adjacent soft landscaping or affect nocturnal wildlife
- The applicant will ensure that all installation works are carried out in a manner that avoids unnecessary disturbance to the surrounding environment, including any street trees or planted areas in the vicinity
- The commercial premises will continue to serve the local community, supporting the vitality and viability of the existing local centre and reducing the need for residents to travel further for essential goods – an indirect sustainability benefit in keeping with the principles of sustainable development

7. Summary and Conclusions

This Green Infrastructure Statement has been prepared in support of a planning application for the installation of a roller shutter door at the Premier commercial convenience store, 16 Briton Ferry Road, Neath.

Having regard to the nature, scale, and location of the proposed works, this statement concludes that:

- The proposed roller shutter installation is entirely confined to the existing built fabric of the commercial unit and does not involve any works to land, vegetation, or ecological habitats
- There are no designated ecological sites, protected species habitats, watercourses, trees, or other green infrastructure assets that would be affected by the proposal
- The development is minor in nature and wholly consistent with the objectives of Planning Policy Wales, Neath Port Talbot's Local Development Plan policies on biodiversity and green infrastructure, and the requirements of relevant Technical Advice Notes
- No mitigation measures are required, and no ecological surveys are considered necessary or proportionate given the confined scope of works
- The proposal will not result in any loss of green infrastructure and poses no threat to ecological connectivity, biodiversity, or the natural environment

On the basis of the above, it is respectfully submitted that the proposed development fully accords with relevant green infrastructure and biodiversity planning policies, and that there are no green infrastructure objections to the grant of planning permission.

Prepared by:

Hosannahs Architectural Services on behalf of the Applicant

Date: 19 May 2026

Application Site: 16 Briton Ferry Road, Neath, SA11