



- Previous Biodiversity Mitigation Areas
- Potential Habitat for Ground Nesting Birds
- SINCs - Port Talbot Docks & River Afan

Significant Landscape Designations
(1km diameter study area)



- Grassland & Meadow
- Scrub & Intermediate Habitats
- Mature Trees and Dense Shrub

Significant Green Infrastructure Assets by Broad Habitat Typologies
(1km diameter study area)

Site Location: SWITCH Harbourside, Port Talbot

fenton+reece ltd has been asked to prepare a Green Infrastructure Statement for the planning application for SWITCH Harbourside, Port Talbot. Following recent updates to Planning Policy Wales 11 there is now a requirement for all planning applications in Wales to be supported by a Green Infrastructure Statement. Section 6.2.5 has been updated to include the following 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 (Paragraph 6.4.21) has been applied."

Baseline Summary:

Site History & Existing Site Condition:

The brownfield site has been previously developed to facilitate development of this kind. This GI Statement should be read in conjunction with Harbourside Strategic Employment Site Ecological Assessment produced by the Countryside & Wildlife Team at Neath Port Talbot in November 2019 and its update in February 2021, as part of the platform preparation, this included the following works and is a close record of current site conditions:

- Construction of new road infrastructure and the upgrading of substandard roads to serve new business development sites.
- Remediation of contamination and other site constraints to an area of 3.0ha to create a site that is ready for development.
- Flood mitigation works including the installation of additional drainage measures.

Site Context:

The 1km study area around the site found no statutory landscape designations, but does include two local SINCs, River Afan and Port Talbot Docks. There are a number of significant green infrastructure assets in the area immediately surrounding the site; these vary from brownfield open mosaics to ornamental planting in car parks - there is great opportunity to connect with these assets when assessing the site using the DECCA framework. Given the scale of the development it will be important to consider a wide range of aspects in relation to Green Infrastructure, for ecological considerations it will be positive to attract invertebrates and birds, plus providing reptile refugia/hibernaculum for the benefit of these local SINCs.

Main Priorities for Green Infrastructure:

- Retaining existing Biodiversity Mitigation Areas where possible
- Enabling a coordinated approach to water management on site and flood mitigation
- Support identified priority habitats for rare invertebrates
- Bringing users of the site closer to nature



- Previous Biodiversity Mitigation Area Lost(2400m²)
- Previous Biodiversity Mitigation Area Retained(2713m²)
- Proposed Seeded Wildflower Mix(4696m²) as previous biodiversity mitigation seed mix
- Proposed Marginal Plug Plant Mix(784m²) as previous marginal plug plant mix
- Proposed Wet Meadow Seed Mix(4545m²)
- Proposed Native Edge Mix(504m²)
- Proposed Trees (23no.)

| | Existing Total | Proposed Total | Amount Lost | Amount Planted | Change |
|-------------------------------------|--------------------|--------------------|--------------------------|---------------------------|---------------------------|
| Seeded Wildflower Mix | 5132m ² | 7409m ² | 2419m ² | 4696m ² | +2477m ² |
| Seeded Wet Meadow Mix | 340m ² | 4545m ² | 340m ² | 4545m ² | +4205m ² |
| Marginal Plug Plants | 49m ² | 784m ² | 49m ² | 784m ² | +735m ² |
| Native Edge Mix | - | 504m ² | - | 504m ² | +504m ² |
| Ornamental Planting (Building Edge) | - | 272m ² | - | 272m ² | +272m ² |
| totals | | | 2808m² | 10801m² | +8193m² |
| Trees | - | 23 no. | - | 23 no. | +23 no. |

On Site Green Infrastructure Change

| The DECCA Framework | Step-Wise Approach | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| | Avoid | Minimize | Mitigate | Compensate |
| Diversity: Individual development proposals should avoid negative impacts on biodiversity, by considering how biodiversity assets, can be maintained and enhanced. | In the short term, complete avoidance of loss to diversity is impossible if compliant development happens on this site, however steps have been taken to minimize and mitigate this. | Building location and hard standing has been located to avoid impact as much as reasonable to the diversity of existing GI assets on site. | Where there is loss of the existing SuDS feature because of level design to reduce flood risk on site, additional SuDS features are being proposed to mitigate short term loss. | |
| Diversity Summary: | Efforts have been taken to avoid and minimize the impact this development will have on diversity, but there will be mitigation proposals to counteract impact on biodiversity assets, with the proposals also containing enhancements by introducing more diverse habitat types and developing a greater range of typologies on the site. | | | |
| Extent: Individual development proposals must avoid loss in the extent of biodiversity and incorporate measures to appropriately maintain and enlarge existing habitats, especially where extent is small or declining, through habitat restoration and creation with adjoining and nearby areas, green infrastructure features and networks. | In terms of extent, the area of GI assets will increase significantly from the existing scenario once all works are completed. | Efforts have been made to minimize the extent of existing GI asset area loss through working with civil level and drainage design to minimize the extent of temporary loss of GI assets. | Some existing features will be lost, we're mitigating the extent of loss at double the area of lost features with proposed features. | |
| Extent Summary: | Whilst the location of the building and hard standing have been positioned to reduce the developments impact on the extent of biodiversity, there will be some temporary loss in this respect. However, there will be great improvements to the extent of these within 5 years if delivered in line with the proposed planting plan. | | | |
| Condition: Individual development proposals must not compromise the condition of ecosystems, consideration to both direct, indirect and cumulative impacts and benefits, securing the long term management of retained habitats is key to maintaining condition. | The maintenance strategy proposed will ensure long term management of the site as per landscape proposals for maintaining condition. | Where previous biodiversity mitigation areas are being retained, these will remain in their current condition during construction. | | |
| Condition Summary: | In the short term, there will inevitably be a negative impact on the condition of those ecosystems that will be lost if development takes place on site, it is important to consider the benefit of having a long term maintenance plan in place to ensure the condition of the proposed habitats will have longevity and sustained value. | | | |
| Connectivity: Individual development proposals should identify and incorporate measures which enable appropriate links to be made between the site and its surroundings so as to improve connectivity. | Proposals have been developed with connectivity between surrounding GI assets in mind, ensuring connectivity expands beyond the boundaries of the site. | Efforts have been made to ensure connectivity between existing GI assets on site where possible. | | |
| Connectivity Summary: | With particular reference to the native edge mix proposed for the site, the proposals are seeking to enable connections between local green infrastructure assets and those being provided on site, helping to facilitate wildlife corridors and refuge for a greater range of fauna. | | | |
| Adaptation: Individual development proposals should identify impacts to the ecosystem resilience attributes of biodiversity. | In addition to replacement of lost biodiversity mitigation planting, the proposals include a mixture of tree species that will assist with a changing climate - helping to reduce the heat island effect enhanced by large areas of building and hard surfacing. | Proposals have been developed with potential flooding of the area in mind and the proposals now reduce the impact this development would have both on and off site. | | |
| Adaptation Summary: | The proposals have been developed to have a positive impact on the sites ability to adapt to possible future changes on it's GI, a particular benefit the proposed scheme will have is it's contribution to minimise the impact on flooding in the future. | | | |

0m 100m 200m 300m 400m

VISUAL SCALE 1:5000 @ A1

Notes

- Drawing is copyright of fenton+reece
- Only labelled dimensions are to be taken from this drawing. Do not scale from this drawing.
- Contractor is responsible for taking and checking all dimensions, below ground services and setting out.
- All elements of design should be checked on site and conflicts reported to responsible designer. **If in doubt ask**

| | | | |
|-----------------------------------------------|-------|---------|--------|
| P06 Stage 4 Draft Issue | MR | RF | 240702 |
| P05 Turning head revised and planting revised | MR | RF | 240613 |
| P04 Red Line Boundary Updated | MR | RF | 240410 |
| P03 Turning head in visitor car park added | MR | RF | 240314 |
| P02 Issued for PAC Approval | MR | RF | 240305 |
| P01 Issued for Comment | MR | RF | 240222 |
| Rev. Revision description | Drawn | Checked | Date |

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Project
SWITCH HARBOURSIDE
for MORGAN SINDALL

Title
Green Infrastructure Strategy

Project Status
S1 - For Co-Ordination

Drawing Number
26CB02 -FRL -30 -XX -D -L -1006

Rev.
P06