LIDL : GREAT NORTH ROAD
MILFORD HAVEN

GREEN INFRASTRUCTURE STATEMENT

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GREEN INFRASTRUCTURE STATEMENT

LIDL STORE :GREAT NORTH ROAD: MILFORD HAVEN

1.0 INTRODUCTION

This is the Green Infrastructure Statement for the proposed replacement of an existing Lidl store, carpark, adjacent houses, an Enterprise hire unit and derelict with a new store and associated parking. The site is located on the Great North Road which is the main road into Milford Haven with a postal code SA73 2NA and grid reference SM 9085 0614.

2.0 TERMS

The definition of Green Infrastructure in Chapter 6 of Planning Policy Wales 12 February 2024 is

'*Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways peatlands and mountain ranges or be connected networks of mosaic habitats, including grasslands . At a local scale, it might comprise parks, fields, public rights of way, allotments, cemeteries and gardens or may be designed or managed features such as sustainable drainage systems.. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks'.*

The Environment (Wales) Act 2016 provides a context for the delivery of multi-functional green infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources. Green infrastructure is capable of providing several functions at the same time and as a result offers multiple benefits, for social, economic and cultural as well as environmental resilience and respond to challenges presented by the climate emergency.

A Step Wise Approach is required to be demonstrated in the Green Infrastructure Statement.

To assess impacts on habitats and species

Step 1 Avoid

Step 2 Minimise

Step 3 Mitigate/Restore

Step 4 Compensate on Site

Step 4 Compensate Off-Site

Steps 1-4 Using the DECCA Framework for all relevant steps that require enhancement

Step 5 Long Term Management Plan

These steps will indicate how Net-Benefit-for–Biodiversity is achieved.

Without an achievement Step 6 would result in a refusal for a development.

Mitigation' to mean 'measures taken to avoid or reduce negative impacts', as separate from 'compensation' meaning 'measures taken to make up for the loss of, or permanent damage to, biological resources through the provision of replacement areas'

3.0 DOCUMENTS

Refer to the following documents as reference for the statement

- CA 2024-LIDL-MH-01 Milford Haven Landscape Existing
- CA 2024-LIDL-MH-02 Milford Haven Landscape Existing Features and Overlay
- CA 2024-LIDL-MH-03 Milford Haven Landscape Proposals
- CA 2024-LIDL-MH-05 Milford Haven Green Infrastructure
- CA Great North Road Street Vegetation
- Arboricultural Report (ArbTS, February 2024)

- Preliminary Ecological Appraisal (Biodiverse Consulting, February 2024)
- 3200 P404D Proposed Lidl Site Plan
- FCA & Drainage Strategy Waterco February 2024

4.0 EXISTING SITE DETAIL

The existing site area is 7304m2 (1.8Acres). It consists of an existing Lidl Store and its carpark, the Enterprise car and van hire office and yard, a bungalow and garden, a house garden and a part constructed building now derelict.

The existing Lidl store is set towards the west boundary. There is a narrow strip between the store and the west boundary which is a timber fence to the rear gardens of the residential properties on Vaynor Road. A few rear gardens have trees which overhang the boundary.

The south boundary is a 2.00m high stone wall. The first section facing Great North Road separates the site from the Texaco garage and the wall is reduced in height with a palisade fence on top on the wall. The second section faces a back alley with a gap in the wall giving access to the store. There is a 6m foul water easement on site along this boundary. There is small triangle of land between the side of the store and the boundary which is paved, has a line of ornamental planting and two trees, an Ash and a Hawthorn.

The carpark area is an impermeable tarmac finish and 4 ornamental planting beds with no trees. The service delivery area has a concrete finish. The east boundary with Great North Road is the store access and low ornamental beds. The store northern boundary is a stone wall forming the boundary to house 61A.

Access to House 61A is from Greta North Road through a gate and has a concrete drive. The bungalow has a frontage lawn area and a smaller lawn at the rear. There are ornamental beds on three sides of the plot. There is a Norway Maple in the south west corner and mature cordylines in the ornamental beds. The west boundary is a timber fence abutting rear gardens of Vaynor Road residential properties. A wall separates 61A from house 61B. To the east of the plot is the brick wall of Enterprise Car and Van hire.

House 61B is in the north west of the site and is accessed via a tarmac drive from Great North Road alongside the derelict building. There is a garage, decking and a small pond and a concrete path round the house. There is a large lawn to the west and a smaller lawn by the garage. Ornamental beds on plot edges and larger ornamental area under the Sycamore and Ash in northern part of the plot. The west boundary is similar to 61A a timber fence to the rear gardens of Vaynor Road residential properties. The north boundary is a blockwork wall to No 63 with a section of conifer hedge. The east boundary of the plot is the brick wall of Enterprise Car and Van hire. There is a small fruit tree in the southwest of the plot. A Norway Maple, a group of Laburnum and Hawthorn are along the west boundary. Trees occur in some of the Vaynor Road rear gardens.

The Enterprise Van and Car Hire has no trees or ornamental beds. It has an office and car wash unit at the north of the plot. A low brick wall, bollards and access points face the Great North Road. Internally there is tarmac and concrete hardstanding. There is reinforced concrete and fuel tanks from a former garage use.

The existing site will require extensive and varied clearance operations in order to develop the site and demolition works will be detailed and Lidl have a policy of recycling site materials where possible.

4.1 EXISTING SITE SUMMARY

The existing site is broken up into separate areas by fences and walls as follows

- Lidl store and carpark
- Fenced rear plant and service area
- House 61A
- House 61B
- Enterprise Car and Van Hire

The enclosed separate areas site restricts the movement of smaller mammals, reptiles and some invertebrates. The site development opens up the whole area and linear movement around three sides of the site is possible.

The frontage with Great North Road with an access point makes this boundary more fragmented.

The only landscape features of merit are stone walls and trees. As many trees as possible will be retained. Trees and associated native planting will be important green infrastructure elements in the proposed site landscaping.

A constraint to landscaping is the foul water easement in the south of the site which also constrained the building location.

5.0 TREES

The Tree Report has surveyed 7No individual trees, 3No groups and 1No hedgerow. Only the T2 Sycamore is a category B tree. All the rest are category C trees/hedgerow which are of low quality with an estimated remaining life expectancy of at least 10 years.

H1 Griselinia hedge is off- site and only its root spread would be a constraint.

G1 Cypress block is a poorly managed Hedgerow of limited ecological value for foraging and will be removed and mitigated by new proposed tree and shrub/perennial plantings of ecological merit.

G2 is a group of Laburnum and Hawthorn two small trees untidy habitat and hawthorn heavily pruned. All parts of Laburnum are poisonous to both humans and dogs therefore it is to be removed and hawthorn retained. The mitigation for the removal of the laburnum would be planting a native tree.

G3 Norway Maple and Hawthorn group of two small trees and T7 Fruit Tree are to be removed to facilitate the design and will be compensated by native tree planting.

T1 Ash and T3 Hawthorn are on the south boundary by the 2.00m stone wall and T6 Norway maple in a west boundary position are to be retained.

T2 Sycamore and T5 Ash form a group and T4 Wild Cherry extend into the site are to be removed to facilitate the design and will be compensated by native tree planting with large stock.

5.1 TREE SUMMARY

In summary there are 11No trees/tree groups and hedges

- 1No off site root protection only.
- 2No to be removed and mitigated with new plantings (includes G2 Laburnum Removed),
- 6No removed to facilitate the design and compensation to be made.
- 4No retained (includes G2 Hawthorn retained).

Avoidance measures

- implementation of fencing for tree protection prior to any demolition or clearance works is to avoid damage to the retained trees..
- Tree felling to be undertaken outside the bird nesting season unless checked by a suitably qualified Ecologist and approval given to proceed.

6.0 ECOLOGY

6.1 HABITATS

The habitats noted in the Preliminary Ecological Assessment (PEA) are

- Vegetated Gardens- overgrown house gardens.
- Introduced Scrub - ornamental beds in the Lidl car park.
- Buildings – Lidl Store, House 61A and 61B, Enterprise Office and derelict building.
- Developed Land
- Sealed Surfaces
- Trees

6.2 PROTECTED AND PRIORITY SPECIES

The protected species which may occur on site are

- Bats
    - Two buildings have low suitability for roosting bats and overgrown house gardens offer foraging opportunities. A bat survey to be undertaken to confirm presence or absence. If present any required actions will be undertaken.
    - Lighting on the western boundary should be designed to sensitive for bats in mitigation.
- Birds
    - The overgrown house gardens offer opportunities for foraging and nesting.
    - Generally the urban location on a main road and surrounding residential properties results in noise and light pollution which may reduce suitability for bird nesting and gives the site generally low value for birds.
- Hedgehogs and Toads
    - The site has the potential to support the priority species of hedgehogs and toads. The proposed landscape will have native areas within the planting for these species and form linear links within native planting. Western boundary fences to have small gaps allow movement of hedgehogs.

6.3 INVASIVE NON-NATIVE SPECIES

Invasive non-native species (INNS) have been noted for removal of the whole plant and all the roots and disposed of safely by a suitably licensed contractor

- Rhododendron species,
- Japanese Rose (Rosa rugosa)
- Cotoneaster microphyllus.

There have been previous records of Japanese Knotweed on site and this will be rechecked and treated as necessary.

6.4 ECOLOGY SUMMARY

AVOIDANCE
The following measures should be incorporated into the design of the development, including the construction phase, to avoid and reduce impacts on wildlife:

- Avoid site clearance works during the nesting bird season (March to August inclusive) unless the site is checked by a Suitably Qualified Ecologist (SQE) and active nests are confirmed to be absent no later than 48 hours before works commence.
- External lighting will be designed in line with BCT Guidance 8 to reduce the impacts on bats and range of other wildlife associated with retained and off-site habitats.
- Schedule 9 invasive species will be removed by a licensed specialist contractor.

MITIGATION
Mitigation is proposed to reduce the impacts on wildlife that cannot be avoided through design:

- All works will be undertaken in accordance with a CEcMP (Construction Ecological Management Plan). Ecological receptors likely to be covered in this plan will include, but not be limited to hedgehog, birds, badger, reptiles, and amphibians.
- All construction activities will be programmed to daytime hours to reduce disturbance to sensitive nocturnal species, such as bats and roosting bird species.
- Gaps of at least 13cm x 13cm will be created within boundaries to facilitate movement of hedgehogs and other small animals through the Site.
- Tree losses due to poor condition or poisonous features are to be mitigated by new plantings with native trees.

COMPENSATION/ENHANCEMENT
Compensation is proposed to address the impacts on habitats which cannot be avoided or mitigated:

- The incorporation of opportunities for foraging and nesting for birds with the provision of berrying seed plants and nest boxes.
- The incorporation of opportunities for forging and roosting for bats.
- The triangular soft landscape area at the rear of the store is not a public area and will be used for nature conservation with all native planting of trees, shrubs and perennials and is location for bird nesting boxes, log piles and a hibernaculum.
- The landscaping in the carpark will compensate for tree and shrubs and will include species

native to the local area alongside pollinator species to increase foraging opportunities.

- The 100m in each direction from the Lidl store frontage with Great North Road has only one house frontage with trees, a few areas of significant ornamental shrub planting at a few junctions and some open space associated with the North Road Baptist Church. The proposed Lidl store frontage offers the opportunity for street tree planting and associated shrub planting giving some linear connectivity though the site access breaks into this boundary.
- The other boundaries south by the back alley, north and particularly the western boundary abut residential rear gardens and there is existing tree planting. The rear gardens and trees form a linear link which is to be reinforced by native tree and shrub planting on the site.
- Trees combined with native shrubs and hedges are the main biodiversity type for the site.

7.0 DRAINAGE AND BUILDING

- The existing site has mainly sealed hard surfaces with gullys and ACO drains the proposed scheme will have all lined attenuation storage within the subgrade of the carpark permeable parking bays. Thus making a positive gain in water management to accommodate a 1:100 year CC event + 30%. It provides a Sustainable Drainage System.
- The Building is designed to have photovoltaics on the roof to reduce the required power input from the grid for the operation of the store.

8.0 SITE SETTING

The site is either within designated areas or within 2 Kilometres of the following and either has No impact or negligible impact:

DESIGNATIONS

- Milford Haven is outside the Pembrokeshire National Park. NO IMPACT
- National Landscape Character Area NLCA48 Milford Haven
  The site is located within the town on the A4067 in the section called Great North Road and has urban features mainly residential and a few commercial properties with no direct connection with the main industrial port and refinery use. The site has none of the key characteristics of the area other than being one of the three towns. IMPACT NEGLIGIBLE
- The Site is located within the Natural Resources Wales Priority Area Coastal Saltmarsh, non-statutory designated site. NO IMPACT it has none of the characteristic of the priority area.
- Pembrokeshire Marine (SAC) Special Area of Conservation. NO IMPACT
- Milford Haven Waterway SSSI. NO IMPACT

URBAN SETTING

The site is not within or connected to any of the following:

- Not connected to Conservation Area
- Not connected to the Town Centre
- No connections to the National Cycle Route
- Not connected to Public Parks or Gardens, Bowling Greens, Allotments or Play Spaces or any type of community gardens
- Not connected to Public Rights of Way and Wales Coastal Path
  - it is only connected to the footpaths of Great North Road and a back alley

The site is close to

- Rear gardens of residential properties
- Within 100m of the North Rd Grade II listed Baptist Chapel and School Room
- A few streets away from school playing fields.

9.0 LONG TERM MANAGEMENT

The site will have a Planting Methodology 5 Year Landscape Management Plan which will include landscape annual inspections and reports to assess the establishment of the landscape and undertake defects replacements in this period and will be copied to the ecologist.The ecologist will undertake monitoring inspections in years 2 and 4 and additional visits if annual reports raise issues. Revisions to the management plan will be made as necessary to assist successful establishment.

10.0 SUMMARY OF SITE AND NET BIODIVERSITY GAIN.

The site itself has limited ecological value and is fragmented into separate areas. The proposed site will provide an improvement in connectivity internally by planting on all boundaries with the inclusion of trees and native shrubs and hedges together with other berrying and seeding plants and pollinators.

The soft landscape area at the rear of the store will be a nature conservation area with only native trees and shrubs, log piles and a hibernaculum and other features.

The street trees proposed for the site frontage will be a positive element in the Great North Road both visually, for biodiversity and uplift the feeling of the area.

The native trees on the western boundary will reinforce the existing trees in rear gardens and will form a type of ecological corridor with potential links externally as the site itself is poorly connected to any external green network.

The Statement undertakes the Step system within the different disciplines of landscape, arboriculture, building, drainage, ecology and site setting. Avoidance and Mitigation undertaken, Compensation is on-site. Long term management for the successful landscape establishment and biodiversity objectives met.

Overall the proposals considering the location of the site in a dense urban location will provide a biodiversity net gain.