

Superseded

Green Infrastructure Statement: REV A 17.01.24

Minor Development / Homeowner

Site Address:

Bryn Celyn
Neath Road
Fforest Goch
SA8 3JB

Proposed Development:

Full planning application for the erection of a residential annex, store room and workshop in the garden of an existing dwelling.

Site description:

The site is adjacent to the main road on the edge of Fforest Gogh.

The house has a generous garden to the south of the site and the client recently purchased a disused field to the north of the house. The field is currently a mixture of bare grass and brambles with semi mature and mature trees to the perimeter which provide a good level of screening from the road. The field drains to a ditch to the west of the site.

An ecological assessment and tree survey is provided with the application.

Surrounding Area description:

To the south of the site is an adjacent property with generous garden.

To the north is agricultural land.

To the west of the site, separated by the line of mature trees and drainage ditch is a SSSI. The relationship of the SSSI to the site and proposed development is described in the ecological report.

Development Impacts:

Ecological enhancements are described in the ecological report and annotated on the drawings.

While many of the ecological enhancements are outside of the redline boundary they will have a beneficial impact on biodiversity across the wider site.

There is some loss of field to the proposed development however the ecology report confirms that the existing field is previously agricultural and composed primarily of bare ground and brambles and of limited ecological value.

Over 90% of the field area will be retained and substantially improved by the development. The ecological report states "the recommendations would result in a diverse habitat, far exceeding the current ecological value"

The existing boundary tree planting will be improved with infill planting to fill gaps and increase screening.

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3 small trees to the east boundary to be removed as part of the development (see tree survey) will be replaced by a minimum of 9 similar trees to be included in the infill planting.

The field remaining filed will remain within its existing use class but will be cultivated as a wildflower meadow significantly improving its biodiversity..

Bird and bat boxes will be added to the existing trees and proposed building.

Biodiversity Enhancements Proposed

Boundary tree planting

Conversion of bare field to wild flower meadow

Bird & bat boxes located on the building and adjacent trees

These measures will significantly improve the ecological value of the site.

Conclusion.

It is considered that subject to the above, that the proposed development will enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by improving over 2000m² of currently poor quality agricultural land and boundary planting that has been neglected and unmanaged for many years.

This will ensure that any adverse environmental effects by the construction of the proposed annex are adequately compensated for by the proposed ecological enhancements.

Signed

Andrew Docherty: Black Cat Architects

Dated. 17.01.24