

**PROJECT | LAND @ 10 UPLANDS, CWMGORS NEATH PORT TALBOT  
GREEN INFRASTRUCTURE STATEMENT**

**February 2024**

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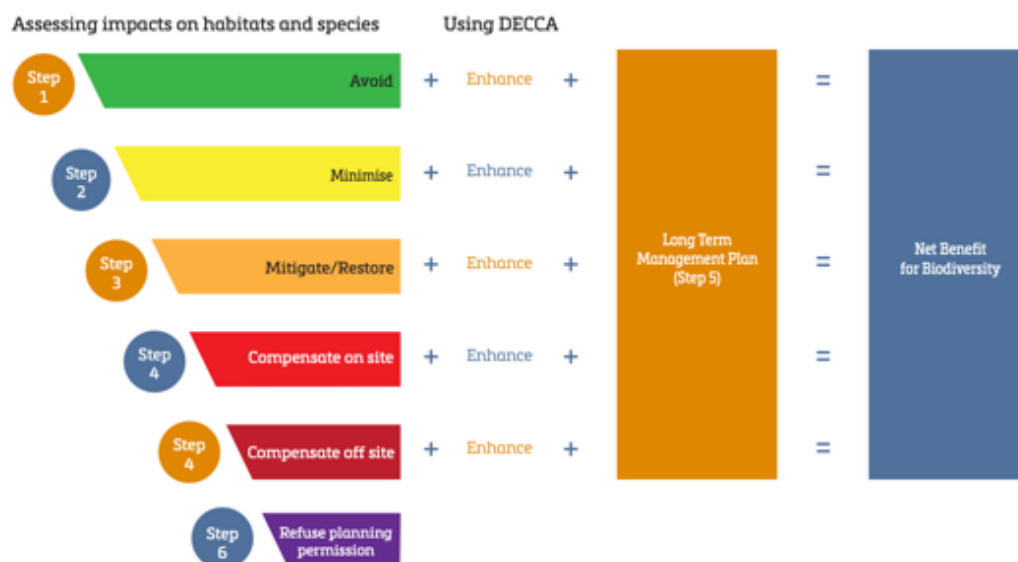
## 1.0 Background

On 11<sup>th</sup> October 2023 the Welsh Government issued updated National Planning Policy for chapter 6 of Planning Policy Wales.

The updated policy guidance recognises the value of green infrastructure within the built environment. In order to facilitate a quality built environment enhanced by integrated green infrastructure all planning applications must now include a green infrastructure statement.

“6.2.6 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.”

The image below sets out a summary of the stepwise approach



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**2.0 Site Address:**

Land @ 10 Uplands, Cwmgors Neath Port Talbot SA18 1RL

**3.0 Grid Reference:**

E-270529 N-210442

**4.0 Proposed Development**

The construction of a detached bungalow, associated parking provisions and engineering works



Location plan indicating proposed site and surroundings.



Drone image indicating the site and surroundings.

**5.0 Site Description**

The site is currently an infill parcel of land located between and surrounded by residential properties.

## 6.0 Surrounding Area:

The site is located and accessed off a private road serving a number of residential properties. There are a mix of properties including individual self build homes and historical local authority housing stock. The site has good access to nearby village facilities and connecting roads to Pontardawe and Ammanford.

## 7.0 Development Impacts:

The proposed development will remove areas existing grassed surfaces but have limited impact on the surroundings. There will be no loss of hedge growth or trees within this proposal.

## 8.0 Biodiversity Enhancements Proposed

It is proposed to provide hedge line planting to the boundaries where indicated, provide sustainable drainage serving the property including permeable surfaces. It is also proposed to install bat box to the southern gable elevation.



woodstone beaumaris box maxi



## 9.0 Conclusion

It is considered that subject to the above, that the proposed development would enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity and ensuring that adverse environmental effects are avoided.

- The development avoids damage to any biodiversity
- The proposal provides ecological enhancements proportionate to the scale of the development
- The proposed ecological enhancements will be maintenance free
- There is net benefit to biodiversity as a result of the development