

Superseded



GREEN INFRASTRUCTURE STATEMENT

Project: Proposed Residential Dwelling on Land at Samuels Road, Cwmllynfell

Date: 19th February 2024

General Introduction:

This Green Infrastructure Statement has been prepared to accompany a Planning Application made to Neath Port Talbot County Borough Council for a proposed detached Residential dwelling and garage with associated driveway parking and turning areas on a plot of land off Samules Road, in the village of Cwmllynfell within the Swansea Valley.

This Statement should also be read in conjunction with the 'Biodiversity Enhancement Report' carried out by I & G Ecological Consulting Ltd, dated 19th January 2024 and the 'Tree Survey Report' carried out by ArbTS dated 31st August 2023.



Aerial view of application site and surrounding area

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Site Description:

The land on which the proposed dwelling will be constructed is currently used for the grazing of horses and is predominantly semi-improved and marshy grassland. The site is steeply sloped from North to South with an elevation gain from top to bottom of approximately 6m, 3.5m within the application site. The field measures approximately 4500m² which is subdivided into the application site, measuring approximately 970m² with the remaining field left for grazing. The Eastern boundary is flanked by a blockwork boundary wall to No. 14 Samuels Road. The rear, Northern boundary and the side Western Boundary is lined with well-established trees and hedgerow.

(Refer to CPD 001 - Site Location Plan and 'Google earth' view opposite).

Existing Green Infrastructure:

The plot is bounded at the rear by some well-established, mature trees and hedges. There is also a large mature tree (**Common Alder**) located on the Southern boundary of the plot, which is to remain and be unaffected. **(Refer to ArbTS Tre survey Report)**. The application site / proposed plot consists mainly of semi-improved and marshy grassland.

There is a small ditch / land drain running from the northern end of the plot, down the Western boundary and is culverted under the access lane. This drains water from the field down to a watercourse approximately 150m away from the site.

The application site is located in a semi-rural setting off Samuels Road. The site is surrounded by dwellings and rough pasture and small woodlands. All properties fronting Samuels Road are predominantly made up of Detached, Semi-detached and Bungalow types. Most are all with similar layouts of longitudinal rear gardens, laid to lawn with various native and non-native shrubs, plants and flowers.

The application site / location of proposed dwelling and garage will be positioned approximately 30m away from the rear Northern boundary of the field and so this ecological feature should remain unaffected by the proposals.

Development Impacts / The Proposal:

The proposed dwelling will be located within the South-Eastern corner of the field and will be a traditionally built dormer type bungalow with a side access driveway leading to a detached single storey garage located toward the rear, Northern Boundary. Both buildings will have a tiled pitched roof.

The residential 'curtilage' will benefit from a large rear garden laid mainly to lawn, terraced to suit the existing ground profiles with soft verges of native and non-native species shrubs and planting. The driveway and parking areas will be paved with a porous material.

(Refer to CPD 003 Proposed site plan)

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In order to accommodate the dwelling and garden amenity space all existing grassland features within the application site are to be lost. To mitigate this loss it is suggested that additional planting of trees / shrubs and hedgerows are introduced.

Refer to 'Biodiversity Enhancement Report' carried out by I & G Ecological Consulting Ltd)

Existing street lighting is present along Samuels Road. The adopted highway terminates to the Eastern boundary (at No. 14 Samuels Road) with no further street lighting along the frontage of the plot. Some additional security lighting is proposed with low level lighting to the driveway and pathways leading up to the property. Security PIR lighting will also be mounted on the front elevation of the garage.

Proposed Bio-diversity enhancement proposed:

To offset the loss of the grassland features within the application site and to mitigate any potential loss of connectivity within the immediate surrounding area It is proposed to install various ecological measures, to include:

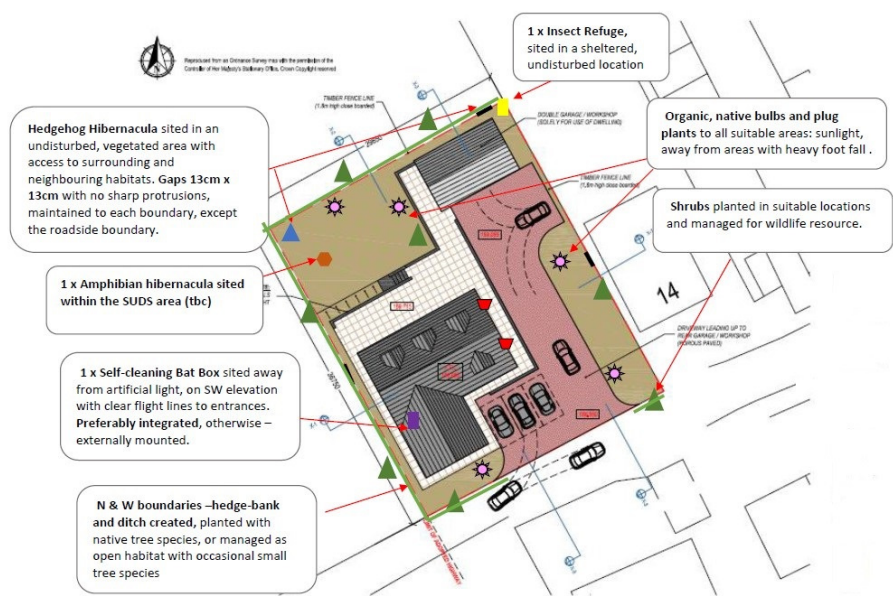
- A new hedge-bank with ditch, along the Western Boundary
- Introduce various native and non-native species shrubs and planting

Other ecological measures are proposed within the 'BES report' which also aim to minimise any adverse effect on the existing ecological features by the construction of the new dwelling, are outlined below:

- Install bird nesting boxes,
- Install Externally mounted Bat box
- Construct Amphibian and Hedgehog Hibernacula within the rear garden
- Introduce an insect refuge

Refer to 'Biodiversity Enhancement Report' carried out by I & G Ecological Consulting Ltd and extraxt of enhancement plan below.

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Extract of Enhancement plan (produced by I & G Ecological Consulting Ltd)

Native Hedgerow Planting:

Any new hedgerow planting (proposed Hedge-bank to the western Boundary) should reflect the native species composition of hedgerows within the local area. Species would include Hawthorn, Hazel and Holly. Planting should be carried out in the Autumn / Winter months and trimmed regularly to encourage early dense growth. Once established the hedgerow should be trimmed on a two or three yearly rotation.

Native species shrubs and plans:

Any new shrubs or flowering plants introduced should be insect or wildlife friendly to encourage pollinators and provide food for wildlife. These could be a mixture of both native and non-native species.

Conclusion:

The surrounding area has very good connectivity whilst the immediate site area, although does benefit from some ecological features, is very limited. The loss of the grassland will also exacerbate this.

It is considered that subject to the ecological enhancement measure proposed the development would enhance the current biodiversity, build resilient ecological networks and mitigate against any adverse environmental affects, providing a net gain of ecological features that would enhance the connectivity with the immediate vicinity of the dwelling and the surrounding areas.