



Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)

GREEN INFRASTRUCTURE STATEMENT

Project: Proposed Ground Floor Side Extension to:
Crachllwyn Farm, Rhydyfro, Pontardawe SA9 2SB

Date: 25th March 2024

General Introduction:

This Green Infrastructure Statement has been prepared to support a Planning Application made to Neath Port Talbot County Borough Council for a proposed single storey side extension to Crachllwyn Farm house.



Aerial view of application site and surrounding area

Site Description:

The application site is located in an upland rural location on the Gwrhyd Mountain approximately 1 mile from the village of Rhydyfro and approx. 3 miles from the town centre of Pontardawe.

The property is a traditionally built double storey farm building which has been previously extended with a single storey lean to on the rear. The adjoining property also forms part of Crachlwyn farm. *(for the purposes of this planning application the residence is classed as the same building)*

The building comprises thick stone walls, part rendered and part exposed with a tiled pitched roof.

The Property benefits from a modest size front and side rear gardens laid to grass with various shrubs and plants to verges and beds. A gravel track leading to the farmhouse opens into a large parking and turning area and onto the farm itself.

The property is also a working farm and well-established butchery business.

Existing Green Infrastructure:

There is currently an abundance of green infrastructure and ecology features associated with the property and application site. The property is surrounded with well-established trees, hedgerows and fauna, being located in upland countryside, with numerous upland grassland fields mainly used for the grazing of cattle and sheep.

The plot interior currently consists of predominantly amenity grassland and hard standings (patio areas) to the front gardens with ephemeral/short perennial vegetation, and a modest side garden, currently laid to amenity grassland (not lawn) which is fairly overgrown.

Development Impacts / The Proposal:

It is proposed to construct a single storey side extension to the southwest of the existing main farmhouse (the slightly overgrown side garden). The extension will be built to match the existing dwelling with rendered masonry walls and a tiled pitched roof. *(Refer to CPD-004 – Proposed elevations for details).*

The proposed extension would require the removal of approximately 20% of the grass within the side garden. Replacement planting of native species shrubs would be introduced to compensate for the loss of this. The existing shrubs and vegetation to the front garden and rear boundaries will remain unaffected. No trees, shrubs or hedgerows would require removal to allow construction of the extension.

There is currently a security light mounted on the rear elevation which illuminates the parking area and access to the farmyard. Various other security lights are installed to the outbuildings. No additional lighting is proposed, therefore minimal impact beyond the limited localised issues within the farmyards and interior of the application site.

Proposed Bio-diversity enhancement proposed:

It is proposed to introduce a number of native species plants and shrubs in the immediate location of the proposed extension, bounding a patio area for example, to encourage insects and pollinators, creating additional small habitats and improving localised connectivity.

It is also proposed to install a bat box (Shwegler 1FR) on the South / West elevation at eaves level. The location is predominantly South facing but does have a Western inclination. This should provide shelter from prevailing wind and rain.

(Refer to CPD 002 + CPD 004 – for details).

Conclusion:

The site currently has very good connectivity and although there is limited mature vegetation in the interior of the plot the mature boundary hedges provide excellent connectivity to the surrounding habitats and the wider landscape. Although the development will result in the loss of some grassed garden area, the boundary hedges will be retained with the current level of connectivity not impacted.

The work would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered the development would maintain the current biodiversity.