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GREEN INFRASTRUCTURE STATEMENT

Project Reference: LW 08-21

Job Description: Proposed dwelling (Outline planning stage)

Site Address: 44 Gwilym Road, Cwmllynfell, NPT.

Client: D. England

Written By: Liam J Williams

Contents

1.0 INTRODUCTION.....	2
2.0 EXISTING SITE.....	4
3.0 PROPOSED DEVELOPMENT.....	6
4.0 GREEN INFRASTRUCTURE ASSESMENT.....	7

1.0 INTRODUCTION.....

1. Pensaernïaeth Williams Architecture Ltd. has been instructed by Mr and Mrs England to prepare a proportionate Green Infrastructure Statement (GIS) to accompany an outline planning application for a proposed dwelling at 44 Gwilym Road, Cwmllynfell.
2. This proportionate GIS has been prepared with full regard to the guidance as set out in Chapter 6 of Planning Policy Wales (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

Figure 1



3. This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document Building with Nature – Standards Framework, which are summarised as follows:

CORE Standards

- Standard 1 Optimises Multifunctionality and Connectivity
- Standard 2 Positively Responds to the Climate Emergency
- Standard 3 Maximises Environmental Gains
- Standard 4 Champions a Context Driven Approach
- Standard 5 Creates Distinctive Places
- Standard 6 Secures Effective Place-keeping

WELLBEING Standards

- Standard 7 Brings Nature Closer to People
- Standard 8 Supports Equitable and Inclusive Places

WATER Standards

- Standard 9 Delivers Climate Resilient Water Management
- Standard 10 Brings Water Closer to People

WILDLIFE Standards

- Standard 11 Delivers Wildlife Enhancement
- Standard 12 Underpins Nature's Recovery

2.0 EXISTING SITE.....

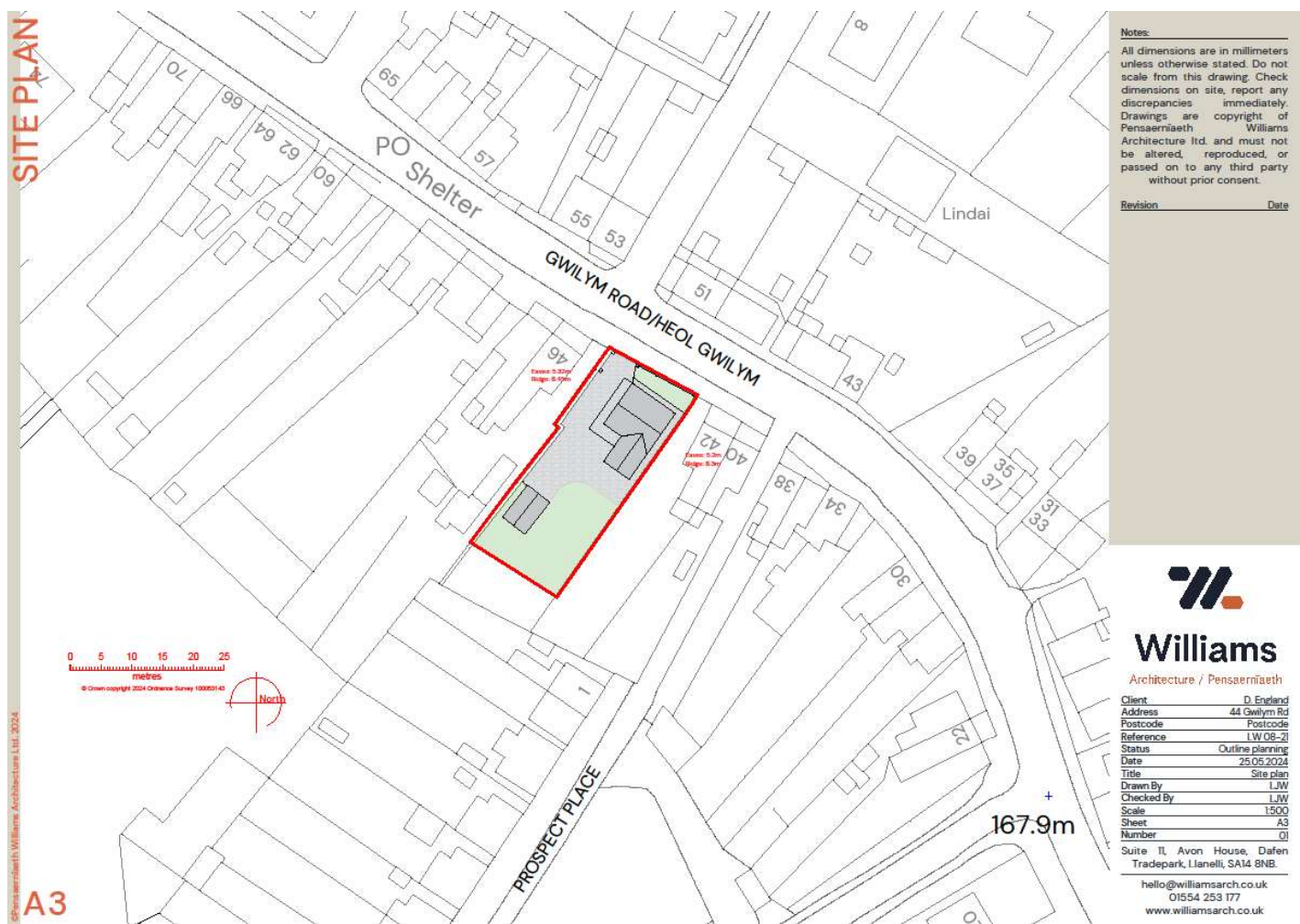
2.1 The application site relates to the site area circled red in Photograph 1 below:



Photograph 1

2.2 The application building is located in the village of Cwmllynfell, on a street called Heol Gwilym. The surrounding properties are two-storey and semi-detached in nature, equipped with a garage and both a front and rear gardens. The site is surrounded to its north, south, east and west by residential properties of similar size and scale. To the South of the site, at its rear boundary are the dwellings of prospect place, while to the North of the site at the other side of Heol Gwilym lie similarly scaled properties of the same nature. The application site is illustrated in Photograph 1 above.

2.3 With regards to access, the site is accessed via the Southern of Heol Gwilym, the main road through the village of Cwmllynfell. Heol Gwilym serves as the main road South East from Cwmllynfell to arrive at Pontardawe and eventually Swansea, approximately 17 miles. Headed North West it leads to Ammanford in approximately 8.5 miles.

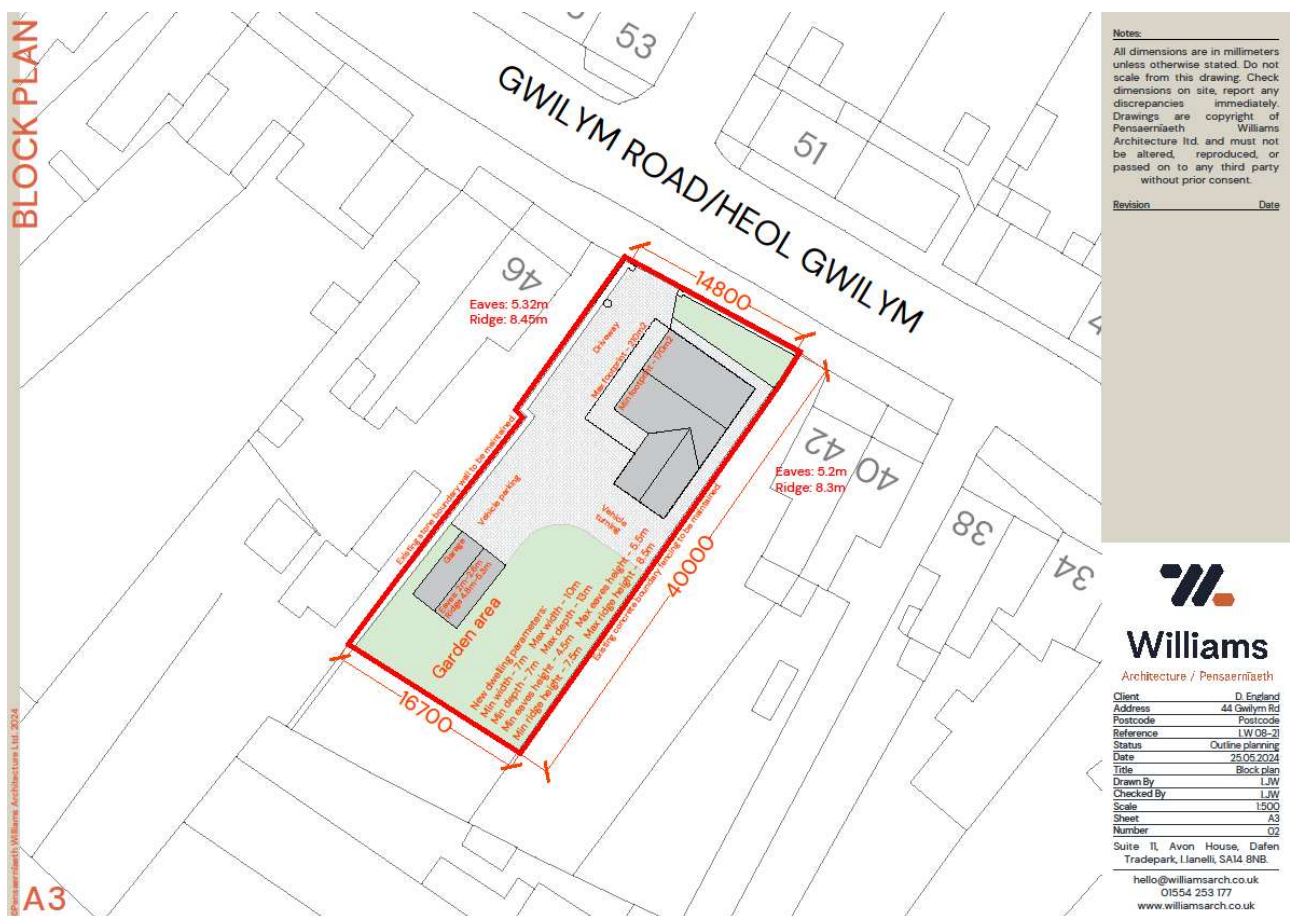


2.4 Existing Green Infrastructure Assets

As can be seen in the Photographs above the application site itself in fact has little green infrastructure assets located within its curtilage, an overgrown concrete area covers the whole site. Further information will be provided by means of a PEA at full planning stage.

3.0 PROPOSED DEVELOPMENT.....

3.1 The proposal is for a new detached dwelling, as indicated in the plan extracts below:



3.2 The application proposal is to continue to be served by the access shown in the block plan above, which will lead directly to the application site, in which the appropriate amount of parking spaces are provided.

3.3 Proposed green Infrastructure Assets

The application illustrated in the block plan above, demonstrating the boundaries edged red and the proposed scale of the proposal.

3.4 The proposed development will provide garden areas with a fine fescue lawn, with perimeter planting as necessary and specified by means of landscaping and ecological enhancement plan at full planning stage, and will also include new green infrastructure assets, which are summarised as follows:

New Bird Box – The proposal will include the introduction of x1 bird box high in the eaves of any proposed dwelling. The box will be carefully positioned, so to promote it's use by birds in the local area, and thus increase the biodiversity levels of the site.

4.0 GREEN INFRASTRUCTURE ASSESMENT.....

4.1 This Green Infrastructure Statement provides an illustration of the current green infrastructure present on the application site, those features to be retained as part of the proposed development, as well then as any new assets to be included as part of it.

4.2 As detailed herein, there are currently few green infrastructure assets on the site, all of which will be retained within the proposed development. Notwithstanding this, a new bird box will be fixed to the existing elevations of the property to enhance the biodiversity level of the site.

4.3 In response to the above required balance, the loss of any existing green infrastructure has been avoided. The application proposal will increase the current level of green infrastructure on site.