

GREEN INFRASTRUCTURE STATEMENT



Site : 9B Bethel Street, Briton Ferry, SA11 2HQ

Policy Holder : Mr Michael Evans

1.0 PROPOSED DEVELOPMENT

Demolition of existing sub-standard conservatory and construction of single Storey Rear Extension.

This statement has been prepared in support of a householder planning application for 9B Bethel Street, Briton Ferry, SA11 2HQ. The proposed extension is intended to provide a Living/games room the domestic dwelling.

There is a hardsurface block paving paved area to the front. The rear garden has not been cultivated and is currently a mixture of stone and earth with timber fences and stone walls enclosing the rear garden area.

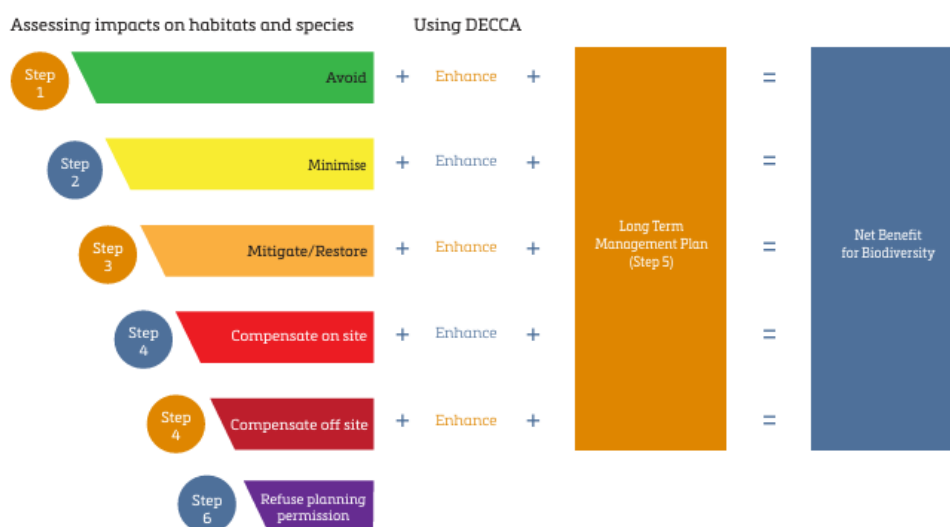
The new extension will be constructed to modern standards ensuring full Building Regulation Approval.

The off road parking will not be affected and will remain as existing.

2.0 BACKGROUND

On 11th 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."

Figure 12: Summary of the Step-Wise Approach



Neath Port Talbot Borough Council Planning Policy: Planning Policy Wales and S6 duty requires the Local Planning Authority to adopt a stepwise approach when assessing planning applications, and as such The City and County of Swansea have produced supplementary Planning Guidance to explain how this approach maintains and enhances biodiversity and builds resilient ecological networks. To inform any future planning applications the submission of a green infrastructure statement is required, which is proportionate to the scale and nature of the proposed development. The statement will detail how the green infrastructure has been incorporated into the planning demonstrating positive multi-functional ecological outcomes. The following Green Infrastructure Statement will address the stepwise approach to the No. 45 Meadow Rise, Townhill, Swansea, SA1 6RG planning application and will detail the proposed green infrastructure and biodiversity compensation, and enhancements onsite.

3.0 PROPOSED DEVELOPMENT

Site description: The site is occupied by a detached two storey property. The proposal is to demolish the existing sub-standard conservatory and construct a new single storey rear extension fully compliant with current Building Regulations.

No physical development is proposed as part of the change of use.

Surrounding Area description: The property is surrounded by residential properties and garden areas:

Application site

Development Impacts: The proposal is to demolish the existing sub-standard conservatory and construct a new single storey rear extension fully compliant with current Building Regulation. The proposed extension will be constructed on existing hard surfaced areas (stone and chippings) and will not have an impact on anything of biodiversity or ecological value as proposal will involve no external alterations. No external lighting proposed, and therefore no impact will be felt.

4.0 BACKGROUND

Avoid: The application site is not within "Special Protection Area, Site of Specific Scientific Interest, or a natural Nature Reserve" or similar designated sites, and as such, the Step-Wise approach has been used. Given the small footprint for the proposed works on existing hardstanding ground adjacent to the existing dwelling, the proposals avoid damage to the local biodiversity.

Minimise: The area for proposed parking is will not have any loss of trees / vegetation / hedgerow / habitat.

Mitigation: The development will not impact on any trees, shrubs or habitat on the site area, and care will be taken not to store materials or plant under any trees or shrubs on site.

Compensation on site: There will be no loss of grassed area on site however to offer a net benefit for biodiversity, it is proposed to erect a 1SP Schwegler Sparrow Terrace bird box and a Schwegler Nest Box 1B on site, details of which have been provided. Schwegler Nest Box 1B

Proposed enhancements: It is accepted that Future Wales now requires ecological enhancement however, it is submitted that any ecological enhancement must be Proportional to the development proposed.

The proposals will not have an adverse affect on drainage or biodiversity. The proposals therefore provide a net-benefit.

5.0 CONCLUSION

it is considered that subject to the above, that the proposed development would have no impact on biodiversity and the bird and bat box will build resilient ecological networks and deliver net benefits for biodiversity by accommodating bird and bat boxes to the rear stone wall of the garden.

Thus ensuring that any adverse environmental effects are avoided.

Applying the step-by-step approach, the assessment indicates that:

We feel we meet the criteria set out in the revised National Planning policy as:-

- The development avoids any damage to biodiversity in the immediate vicinity.
- The ecological enhancements provided require minimal / no maintenance.
- The proposal provides an ecological enhancement proportionate to the scale of the development.
- There is a net benefit to biodiversity as a result of the development.

6.0 TIMESCALES

It is proposed that the features will be implemented within one month of the date of the first beneficial occupation of the proposed extension.

APPENDIX A

1SP Schwegler Sparrow Terrace



The current UK sparrow population is declining and this is thought to be due to habitat destruction and lack of suitable nesting spaces. Sparrows are social birds and like to nest in company, this sparrow terrace is ideal for three sparrow families. Made of Schwegler's revolutionary wood-concrete mix, this terrace is durable, breathable and will last many decades. It may also occasionally attract tits, redstarts and spotted flycatchers. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds and factories. Ideally place the terrace 2m or more above the ground. Either install on the surface of the wall using the plugs and screws provided, or install directly into the wall. Cleaning is advisable but not necessary, and the front panel can be removed by turning the screw hook. Due to its weight, it is not suitable for fences or garden sheds. Specification Dimensions (brood chamber): 16cm x 10.5cm x 15cm (H x W x D) Dimensions (external): 24.5 cm x 43cm x 20cm (H x W x D) Weight: 15kg Under the Wildlife and Countryside Act 1981 it is an offence to disturb breeding birds and therefore annual cleaning cannot be undertaken between the months of March and September inclusive. Bird nest boxes should be cleaned in October to prevent the build up of nest parasites in the boxes whilst avoiding the risk of disturbing birds using the boxes as a roost site during the cold winter months. All nesting material and other debris should be removed from the box. Ideally, it should then be scrubbed clean with boiling water to kill any parasites (avoid using any chemicals). Once the box is clean, it should be left to dry out thoroughly. Bird boxes should be left up over winter as they can provide useful roosting sites for birds in bad weather.

Schwegler Nest Box 1B



Attract a wide range of species with the 1B. This box is available with different entrance hole sizes to prevent competition between birds. The 1B is available in four colours: brown, green, white and red.

Key Features:

- Low maintenance - just fit and forget
- Highest occupancy rates
- Ideal for most small hole-nesting birds
- The easy-open mechanism for inspection and cleaning
- Easy to hang from wall or tree

Occupants: Blue, Marsh, Coal, and Crested Tits. All other species are prevented from using the nest box due to the smaller entrance hole.

More about Woodcrete:

Natural cavity nest sites have declined dramatically so providing a nest box in your garden or woodland can provide much-needed breeding and roosting space for cavity-nesting species. The 1B is the bestselling nest box for garden birds and will attract a wide range of species and is available with different entrance hole sizes. Examples of bird species attracted to the different entrance hole sizes are:

9B Bethel Street, Briton Ferry, SA11 2HQ

- 32mm: great, blue, marsh, coal and crested tit, redstart, nuthatch, collared and pied flycatcher, wryneck, tree and house sparrow (and bats)
- 26mm: blue, marsh, coal and crested tit and possibly wren. All other species are prevented from using the nest box due to the smaller entrance hole
- Oval (29 x 55mm): redstarts (because more light enters the brood chamber) and it is suitable for all other species which nest in the 32mm boxes

Schwegler bird boxes are carefully designed to provide a stable environment and to mimic natural nest and roost sites with internal brood chamber dimensions that are similar to natural cavities. These Woodcrete nest boxes are famous for their durability - lasting for at least 20-25 years. Woodcrete is a breathable blend of wood, concrete and clay which will not rot, leak, crack or warp, whilst preventing condensation and maintaining more constant temperatures inside than wooden boxes.

Schwegler have a patented method of installation on trees that prevents the tree trunk from growing over the hanger from which the box is suspended. The nest box can be attached to the tree or wall using an aluminium nail or by hanging over a branch. Make sure it's situated at a minimum of 2 m above the ground. The nest box is made from Woodcrete to ensure that it lasts for decades. The front panel is removable for inspection and cleaning. For enhanced predator-protection, the [Schwegler Predator-Proof Front Panel](#) is also available

Why are nest boxes important?

Natural nest sites are being lost having devastating consequences for bird species. Birds are an essential component of functioning ecosystems and have a direct impact on human populations and millions of other species. It is therefore important to provide our feathered friends with a home.

Specification

- Dimensions: 23cm x 16cm (H x D)
- Weight: 3.6kg
- Material: Schwegler Woodcrete
- Fixing: galvanised steel hanger and aluminium nail
- Supplied with: Hanger and aluminium tree-friendly nail