



GREEN INFRASTRUCTURE STATEMENT

Project: Proposed Residential Dwelling on Land at 25 Ochr y Waun, Cwmllynfell SA9 2GA

Date: 2nd September 2024

General Introduction:

In accordance with Chapter 6 of Planning Policy Wales, this Green Infrastructure Statement has been prepared to support an Outline Planning Application made to Neath Port Talbot County Borough Council for the construction of a detached residential dwelling with associated off-street parking on and off Ochr y Waun in the village of Cwmllynfell.

It will describe how green infrastructure will be incorporated into the proposal and will be an effective way of demonstrating the impact of the development and how it is mitigated against.



Aerial view of application site and surrounding area

Site Description:

The land on which the proposed dwelling will be constructed is currently vacant and overgrown and is predominantly semi-improved and marshy grassland. The site is sloped from North to South with an elevation gain from bottom to top of approximately 2.5m. There is a newly built residential dwelling to the East with a well maintained hedgerow flanking its boundary with the plot and a row of semi detached residential dwellings to the East, each with a well-established, well maintained garden areas. *(Refer to CPD 001 – Existing Site Plans and ‘Google earth’ view opposite).*

Existing Green Infrastructure:

The plot is bounded on the Southern, Eastern and Western boundaries by some well-established, mature trees and hedgerows and consists mainly of poor semi-improved and Marshy grassland.

The application site is located in a rural setting off Ochr y Waun and is well connected within the local landscape. The site is surrounded by rough pasture and small scrub woodland areas. All properties fronting Ochr y Waun are predominantly made up of Detached, Semi-detached and Bungalow type dwellings. Most are all with similar layouts of longitudinal rear gardens, laid to lawn with various native and non-native shrubs, planting and flowers.

The location of the proposed dwelling will be positioned approximately 30m away from the rear Southern boundary of the plot and so this ecological feature of well-established tree and hedgerows should remain unaffected by the proposals.

Development Impacts / The Proposal:

The proposed dwelling will be a traditionally built two storey residential building with a front access driveway.

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 002 Indicative Proposed site plan)*

In order to accommodate the dwelling and garden amenity space most existing areas of semi -improved and marshy grassland will be lost. To mitigate this loss, it is suggested that additional planting of trees / shrubs and hedgerows are introduced.

Existing street lighting is present along Ochr y Waun. 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 some of the elevations given its rural setting.

Proposed Bio-diversity enhancement proposed:

The loss of the existing green infrastructure within the application boundary should be fully offset within the confines of the plot interior to mitigate against any potential loss of connectivity within the immediate surrounding area. It is proposed to install various ecological measures, to include:

- Introduce various native and non-native species shrubs and planting
- Additional Tree Planting
- Additional Hedgerow Planting
- Maintenance of existing hedgerows and well established fauna.

Other ecological measures will be proposed 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

Native Hedgerow Planting:

Any new hedgerow planting 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 plants:

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.

Native Tree Planting:

Plant 2-3 native trees. Species should include at least 1 of the following willow, hazel, pedunculate oak or ash. Ideally these should be sturdy whips 1-1.5m in size. All planting should be carried out in autumn/winter. Water the trees at least once a week for the first two years after planting. Increase frequency during dry periods and decrease during wet periods.

See below for a list of recommended species (non-native species are marked in red):-

Shrubs/Trees

Prunus avium wild & edible cherries

Rubus fruticosus agg.

Blackthorn (Prunus spinosa)

Rosa species rose

Dog rose (Rosa canina)

Fruit trees

Wild privet (Ligustrum vulgare)

Buddleia (butterfly bush)

Hebe species

Common holly (Ilex aquifolium)

Bay tree (Laurus nobilis)

Crab apple (Malus sylvestris)

Strawberry tree (Arbutus unedo)

Pyracantha

Snowberry (Symphoricarpos albus)

Berberis species

Flowering plants

Sedum (Hylotelephium spectabile)

Common knapweed (Centaurea nigra)

Hemp Agrimony (Eupatorium cannabinum)

Field scabious (Knautia arvensis)

Red valerian (Centranthus ruber)

Lavender (Lavandula angustifolia)

Clematis

Verbena bonariensis

English ivy (Hedera helix)

Honeysuckle (Lonicera periclymenum)

Common mallow (Malva sylvestris)

Common snowdrop (Alanthus nivalis)

Rosemary (Rosmarinus officinalis)

Crocus (Crocus vernus)

Heather (Calluna vulgaris)

Bell heather (Erica cinerea)

Thymus species thyme

Salvia species sage (autumn-flowering types)

Conclusion:

The surrounding area has very good connectivity. The loss of the semi improved and marshy grassland within the plot will affect the current green infrastructure.

It is considered that subject to the ecological enhancement measures and the new planting 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.