Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: Land Adjacent to 20 Dan Y Graig Road, Neath SA11 1TY

Proposed Development: New Build Pair of 2 bedroom Semi Detached houses.

Site description: Semi-Detached 2 storey property, front doors set back off existing pavement with rear lawned garden areas for each and additional garden area to right of driveway (see block plan). Boundaries to rear and side of gardens to be timber fenced.

Surrounding Area description: Application site is located in built up area, with frontage similar to existing properties, the right of plot is a concrete footpath, the left of plot is built up, and the rear of plot drops off into unused land which is to remain untouched and outside of developed area (see site location plan).

Development Impacts:

Existing plot is currently flat and clear of vegetation and/or animal habitats, on a main road with pavement free from trees.

Proposed development is turning an unused site prone to fly tipping and dumping of rubbish into 2 family homes in keeping with existing properties in the surrounding area.

The development impacts will enhance the area with the total eradication of dumping harmful rubbish such as; plastics, discarded aerosols, broken glass and old clothing/bedding materials.

Noting that as there are no existing trees or matters of environmental interest on the proposed site, the creation of new gardens should prove a net benefit for the area.

Biodiversity Enhancements Proposed

The plot will add three new gardens to the area which will have a beneficial effect on biodiversity offering new habitats for birds and insects.

Each house will have a garden to the rear, with the house the left benefiting from an additional garden to the left side of the driveway. Each garden is to have a bird box and bug 'hotel' installed to promote biodiversity.

Conclusion.

It is considered that subject to the above, that the proposed development would enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by turning a barren site into a stable and well maintained garden area with bird boxes and bug boxes to the rear and side of the development.

This will be a considerable benefit the existing site which has faced problems with the aforementioned tipping.

Signed [redacted]

Dated. 14/3/25