



## **GREEN INFRASTRUCTURE STATEMENT**

**PROPOSED DETACHED DWELLING  
AT  
LAND AT 5 BRYN GOLWG, CLYNE, NEATH, SA11 4EH**

**On behalf of  
Mr A. Owen**

**Our Ref: 1702.a  
Date: April 2025  
Prepared by: Rhydian Gore**

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## 1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Mr A. Owen (the Applicant) to prepare a proportionate Green Infrastructure Statement (GIS) to accompany an outline planning application for a “*Proposed Detached Dwelling*” at land at 5 Bryn Golwg, Clyne.
- 1.2 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.

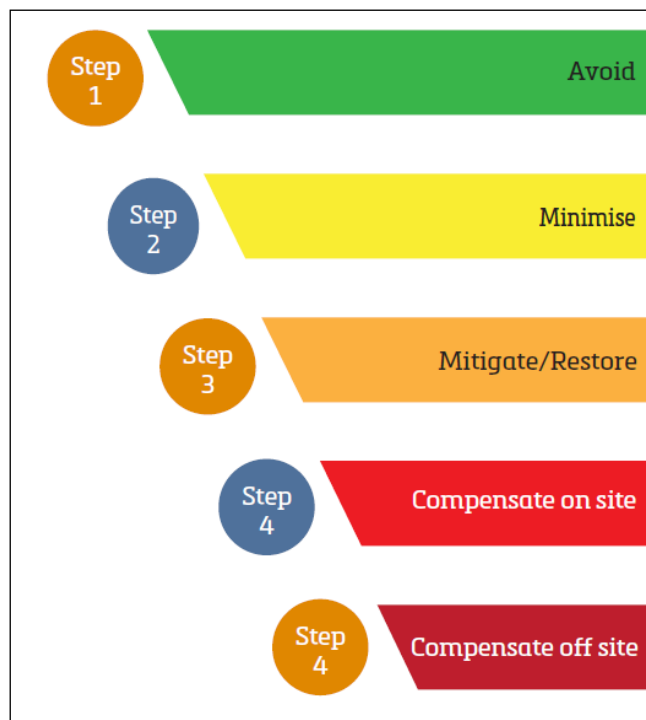


Figure 1

- 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 SITE**

- 2.1.1 The application site consists of a triangular parcel of land being part of the side garden area to the property known as 5 Bryn Golwg off the eastern flank of Bryn Golwg, within the settlement of Clyne.
- 2.1.2 The plot is set fronting the eastern flank of Bryn Golwg, near its junction with Tonclwyda, situated at the end of a row of terraced residential properties. To the south are further residential properties, forming a mix of terraced and detached properties. The land is enclosed by leylandii trees at its eastern, southern and western boundaries, with its northern boundary at present against the side elevation of no. 5 Bryn Golwg.
- 2.1.3 Further to the east lies a large green space and children's playground, while to the south is a redundant railway line that runs parallel to the site, with large swathes of agricultural pasture then extending further from the site to the south. Although the buildings surroundings are dominated by residential properties in all directions in an immediate sense, Hermon Chapel and Clyne Post Office are located just a matter of metres from the site matter, with the Clyne Canal Locks located a short distance south of the site, providing both a scenic and historic walk in the locality.
- 2.1.4 Both sides of Townclwyda Road are equipped with wide pavements, with easy access to the various community facilities located within the village of Clyne.
- 2.1.5 Figure 1 below provides an extract from the Ordnance Survey Explorer map with the application site identified by a red arrow. Figure 3 is an extract from a more detailed OS plan, with the site edged in red for ease of identification. Figure 2 provides a Google Earth image from May 2023, which is typical of the current mixed residential and commercial setting in and about the centre of Clyne.

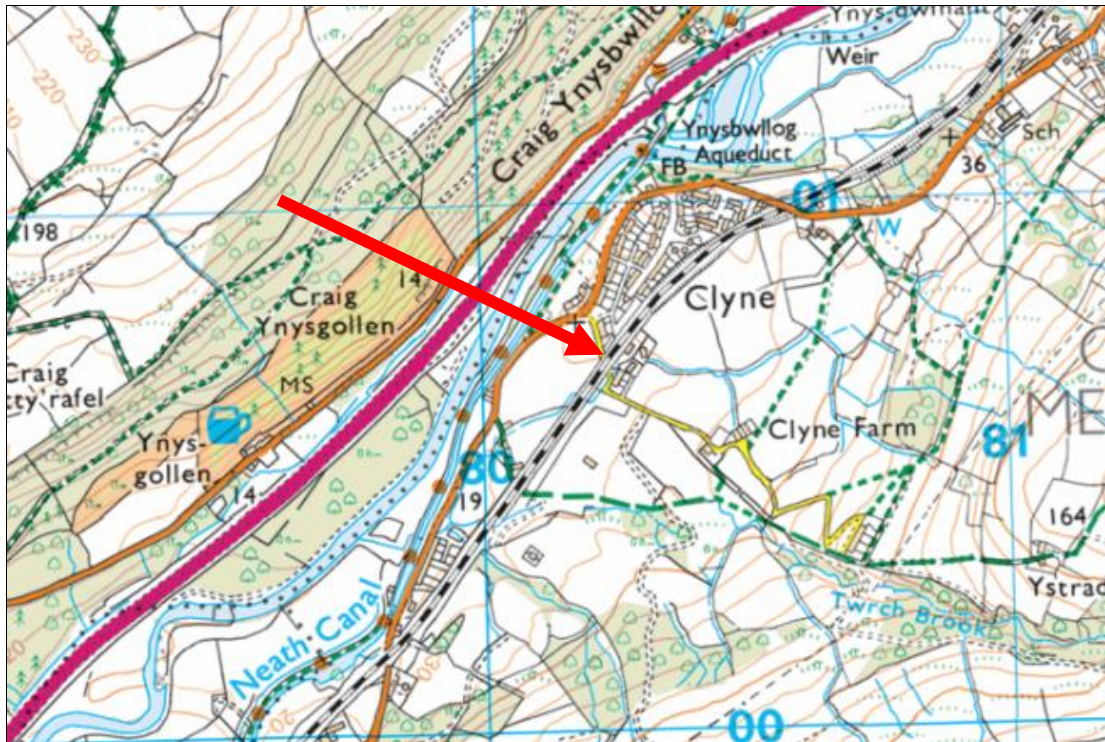


Figure 1 – OS Explorer Map to Identify Bryn Golwg Location

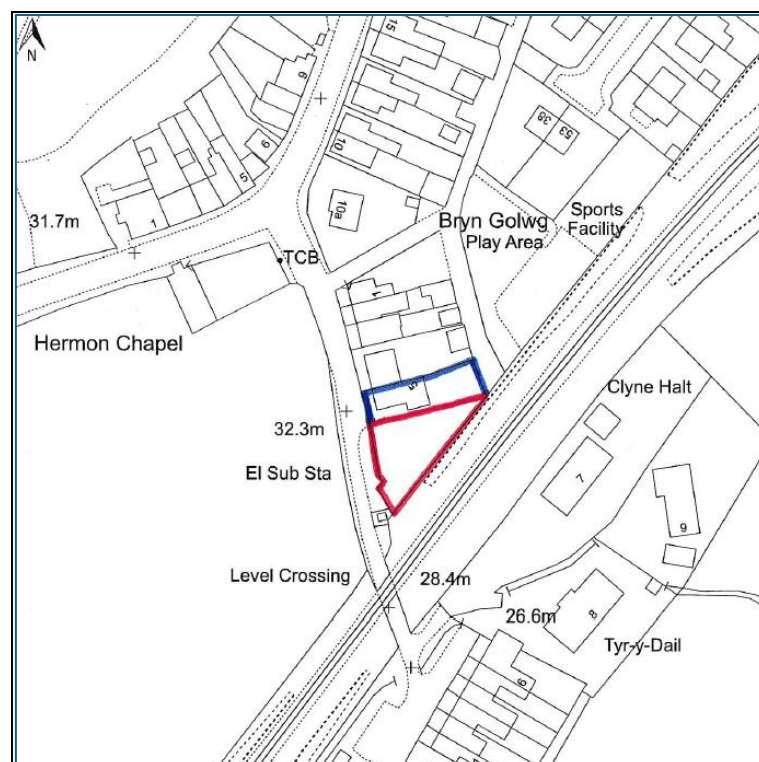


Figure 2 – Site Location Plan



**Figure 3 – Google Earth Extract of Bryn Golwg Locality**

2.1.6 The application site can be graphically shown in Photographs 1-7 below, including the existing access and boundary treatments at the site.



**Photograph 1 – The Existing Site**



**Photograph 2 – The Existing Site in Relation to 5 Bryn Golwg**



**Photograph 3 – The Site and its Existing Southern Perimeter**



**Photograph 4 – 5 Bryn Golwg**



**Photograph 5 – Existing Access to 5 Bryn Golwg and the Site**



**Photograph 6 – Existing Visibility Splay Facing South**



**Photograph 7 – Existing Visibility Splay Facing North**

## **2.3 EXISTING GREEN INFRASTRUCTURE ASSETS**

- 2.3.1 As can be seen in the Photographs above, the application site currently contains Green Infrastructure in the form of the existing grassed amenity space and perimeter leylandii trees and vegetation.

### 3.0 PROPOSED DEVELOPMENT

- 3.1 The proposals seek outline planning permission for a detached dwelling at an appropriate and sustainable location, at land part of 5 Bryn Golwg, Clyne. The indicative Site Layout Plan can be seen below.



Figure 4 – Proposed Site Layout Plan

- 3.2 The proposed dwelling will be detached in nature, and oriented to face on to Bryn Golwg, in order to remain in keeping with the other properties at this locality. The property will be appropriately enclosed and separated from no.5 Bryn Golwg, through the provision for a 1.8-metre-high boarded fence. The southeastern and southern perimeters will consist of native double staggered hedgerows along the line of the existing post and wire fencing. The front elevation of the property will consist of a dwarf wall screening the property to Bryn Golwg, as is the case will all properties at this location.
- 3.3 A new access is proposed at the northern portion of the site, immediately adjacent to the existing drive serving 5 Bryn Golwg, providing a visibility splay of 22 metres. Three car parking spaces are also proposed at the site, which will be in full accordance with adopted standards. Significant amenity space will then be provided at the front, side

and rear of the property. The host property will retain driveway parking and rear garden space.

- 3.4 In order to facilitate the development, it is proposed that some existing conifers will be felled at the western perimeter, with some then retained to provide screening at the property.

## **4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS**

- 4.1 The proposed development will include the provision for new Green Infrastructure assets, which are summarised as follows:

It should be noted that the existing conifers and southern perimeter hedgerow will be largely retained, aside from a small number of trees that will need to be felled to facilitate the development at the access point. The hedgerow at the southern and eastern boundary will be reinforced with native planting where required.

There is also significant space within the amenity area of the properties to compensate for the loss of any trees with significant native planting, as well as the continued management of the remaining grassed amenity space at the site.

- 4.2 Bat and Bird Boxes** – To enhance biodiversity through Green Infrastructure, the Applicant proposes the installation of one Woodstone Beaumaris Bat Box, and one Sparrow Terrace to the new dwelling. This will provide an enhanced habitat for local wildlife, contributing to ecological balance and promoting species conservation.

The location of the proposed bat and bird boxes can be found at Figure 6 below, as well as examples of the type of boxes which are also illustrated in the overleaf.

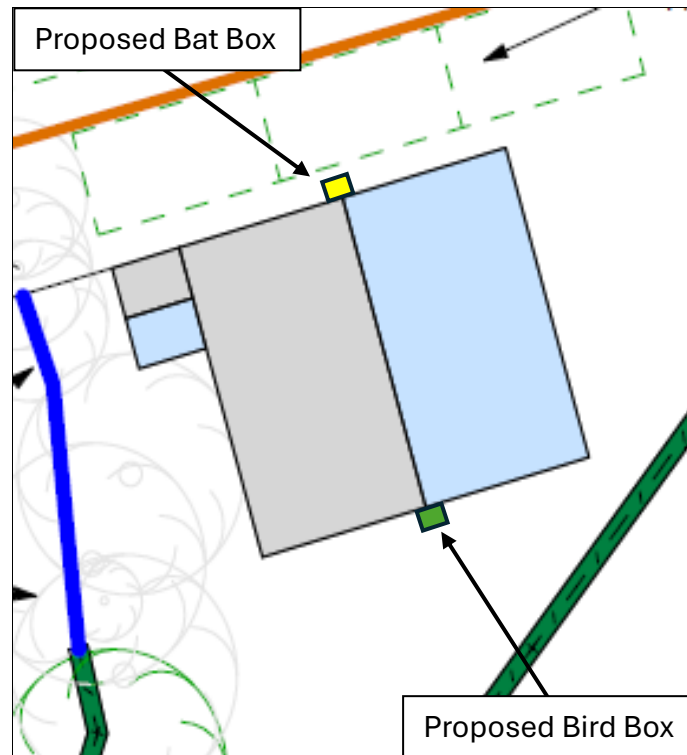


**Figure 6 – Proposed Location of Bat and Bird Boxes**



**Figure 7 – Example of a WoodStone Beaumaris Bat Box**



**Figure 8 – Example of Schwegler Sparrow Terrace**

## 5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 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 development, as well then as any new assets to be included as part of it.
- 5.2 As detailed herein, there are currently Green Infrastructure assets on site in the form of the existing grassed amenity space, and perimeter vegetation. Notwithstanding this, and to compensate for the loss of some existing conifers to facilitate the development, the proposal will incorporate one bat and one bird box, which will serve as biodiversity enhancements at the site. It should also be noted that there is significant space on site to incorporate native tree planting where required.
- 5.3 In response to the above required balance, the loss of any existing Green Infrastructure has been **mitigated**, and the application proposal will **increase** the current level of Green Infrastructure on site.