



GREEN INFRASTRUCTURE STATEMENT

**Retention of Change of Use of Public Amenity Land to an Extended
Residential Curtilage, with Formation of a Raised Domestic Patio
Area and Construction of a Domestic Summerhouse
at 105 Caeglas, Cwmafan, Port Talbot, SA12 9AZ**

**On behalf of
Mr. & Mrs. J. Bowen**

Our Ref: 1860.a

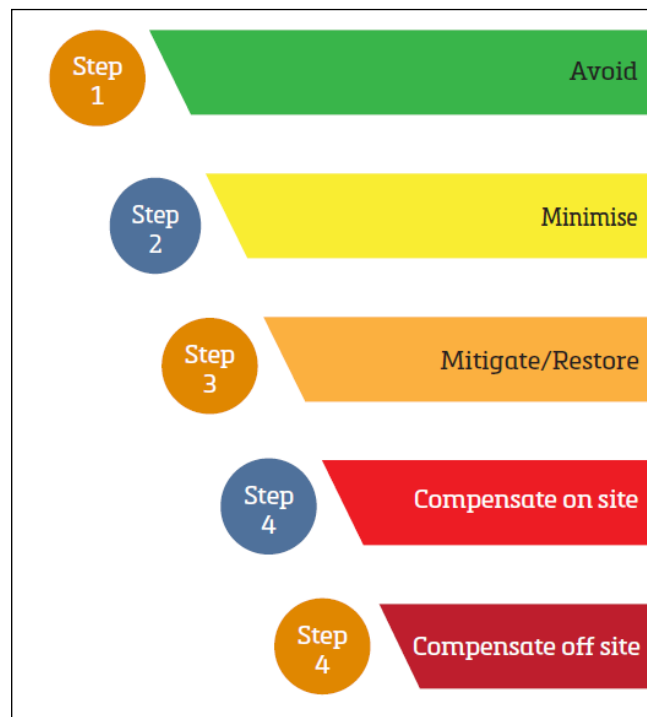
Date: May 2025

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Approved by: Richard Banks

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Mr & Mrs J. Bowen to prepare a Green Infrastructure Statement for the retention of change of use of public amenity land to an extended residential curtilage, with formation of a raised domestic patio area and construction of a domestic summerhouse at 105 Cae Glas, Cwmafan, Port Talbot, SA12 9AZ.
- 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.



- 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 relates to a residential curtilage located at 105 Caeglas, Cwmafan. Figure 1 below displays the site location plan.



Figure 1 – Site Location Plan

- 2.1.2 Figure 2 below displays a Google Earth aerial image captured in September 2022 with the application site highlighted.



Figure 2 – Google Earth Aerial Image

2.1.3 Figure 3 below shows a Google Streetview image of the application site, captured in June 2022.



Figure 3 – View of the Application Site

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

2.2.1 The existing green infrastructure assets within the application site are relatively limited. Nevertheless, due the recent extension of the rear garden, there is now a mature tree situated within the rear garden of the property. Additionally, there is smaller tree situated in the front garden. While these trees provide some ecological value, it is relatively limited in terms of habitat quality and biodiversity potential. Figure 4 below displays a Google Earth 3D image of the application site captured in September 2022, showing the two trees.



Figure 4 – 3D Google Earth Image

3.0 THE PROPOSED DEVELOPMENT

- 3.1 This proposal seeks full planning permission for the retention of change of use of public amenity land to an extended residential curtilage, with formation of a raised domestic patio area and construction of a domestic summerhouse.
- 3.2 The applicants have extended their residential garden by approximately 1.5 metres onto a landscaped green shallow embankment located along the public cycle and footpath directly to the rear of the property. This extended area is now enclosed by a 2-metre high fence, establishing a new rear boundary.
- 3.3 The revised garden boundary encompasses a mature tree, previously located along the cycle/footpath corridor. Adjacent to this tree, the applicant has erected a domestic summerhouse on an elevated patio. Photograph 1 below illustrates the summerhouse in relation to the retained tree and surrounding context.



Photograph 1

- 3.4 Photographs 2 and 3 below illustrate the extent of the rear boundary extension. As shown, the extension has been designed and implemented in a manner that blends

seamlessly with the adjacent hedgerow. The careful alignment with existing vegetation ensures that the extension integrates harmoniously with the surrounding green infrastructure, maintaining the overall landscape character of the area.



Photograph 2



Photograph 3

- 3.5 For further details on the proposed development, please refer to the accompanying plans.

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

- 4.1 The proposed development seeks full planning permission for the retention of change of use of public amenity land to an extended residential curtilage, with formation of a raised domestic patio area and construction of a domestic summerhouse at 105 Caeglas. The proposal aims to support and enhance local biodiversity through the **installation of a bird nesting box and bat roosting box**. These measures will provide a suitable habitat for local wildlife, contributing to the conservation of bird and bat species commonly found in the area. These green infrastructure assets will be carefully positioned to maximise ecological benefits.
- 4.2 The bird nesting box will be installed on the southwest elevation, positioned at a minimum height of 1.5 metres above ground level and placed to avoid disturbance. Figure 5 below illustrates the proposed location of the bird nesting box which is directly adjacent to the mature tree situated within the rear garden of the application site, further supporting its suitability for the installation of a bird nesting box.

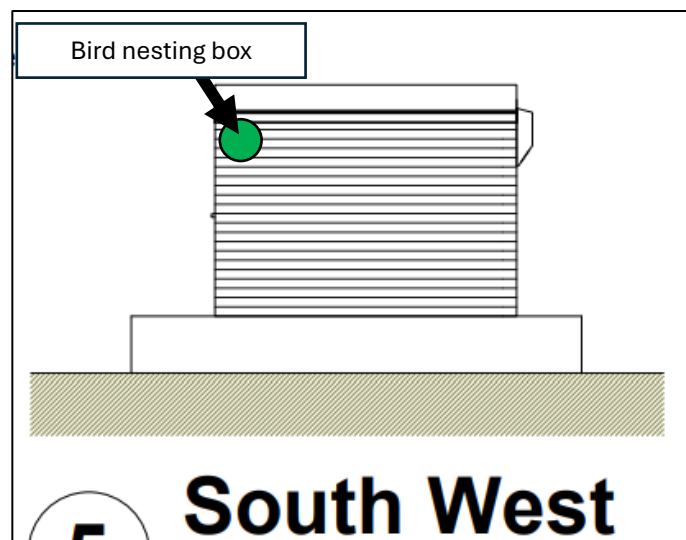


Figure 5

- 4.3 Figure 6 below shows examples of bird nesting boxes, suitable for the site and its intended use, which include a *Vivara Pro Barcelona Open Nest Box* or a *WoodStone Sparrow Nest Box*.



Figure 6

- 4.3 The bat roosting box will be installed on the front elevation, positioned at a minimum height of 1.5 metres above ground level and placed to avoid disturbance. Figure 7 below illustrates the proposed location of the bat roosting box.

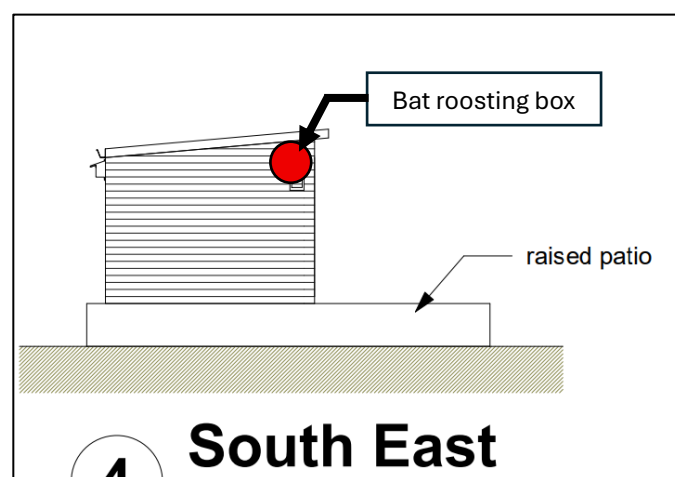


Figure 7

- 4.4 Figure 8 below shows an example of a bat roosting box suitable for the site, which is a *WoodStone Beaumaris Bat Box*.



Figure 8

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 proposed development, as well then as any new assets to be included as part of it.
- 5.2 As detailed herein, the proposed development at 105 Caeglas demonstrates a commitment to ecological preservation and enhancement through targeted green infrastructure measures. The installation of a bird nesting box and a bat roosting box will further support local biodiversity. These measures collectively enhance the site's ecological value, aligning with best practices in sustainable development. Such measures will enable the proposed development to increase the sites current level of biodiversity.
- 5.3 In response to the above required balance, the loss of any existing Green Infrastructure has been **avoided**, and the application proposal will **increase** the current level of Green Infrastructure on site.