

[Green Infrastructure Statement](#)

[1. Introduction](#)

This Green Infrastructure Statement (GIS) has been prepared to accompany the planning application for the conversion of the former RAFA Club on London Road, Neath. The application proposes the creation of 7 affordable one-bedroom apartments with associated communal areas.

Although the development site is compact and largely consists of an existing building footprint, the scheme incorporates several green infrastructure and biodiversity enhancements appropriate to its urban context. The proposal aligns with the principles of Planning Policy Wales (Edition 12) and Section 6 of the Environment (Wales) Act 2016, which place a duty on developers to maintain and enhance biodiversity and promote ecosystem resilience.

[2. Existing Site Context](#)

The site is approximately 0.06 ha and includes a three-storey former social club building with adjacent parking forecourts. It is situated in a highly urbanised area with limited existing green infrastructure or soft landscaping. There are no significant trees or existing ecological features on the site, as confirmed in the site appraisal. A bat survey has been carried out, which found no evidence of roosting bats, but did observe light foraging activity nearby.

[3. Proposed Green Infrastructure Enhancements](#)

[3.1 Biodiversity Features](#)

- 1 x Bat Box (Beaumaris WoodStone or equivalent) installed on the western elevation.
- 1 x Sparrow Terrace installed on the northern elevation.

These features will contribute to a measurable biodiversity net gain and fulfil enhancement duties under national legislation.

[3.2 Planting and Landscape Improvements](#)

- Introduction of modest soft landscaping within the front and rear courtyards.
- Use of native or wildlife-friendly planting species (e.g. lavender, sedum, ivy).
- Planting design will consider shade, maintenance, and root impact.

[4. Sustainable Urban Drainage and Surface Water](#)

As a conversion project, the development does not trigger statutory SAB approval. Surface water will be appropriately managed with compliant drainage designs, and where feasible, permeable surfacing will be incorporated.

5. Low Carbon and Climate Adaptation Features

- All-electric energy strategy (no gas).
- Low-carbon heating systems with space allocated for cylinders and plant.
- Installation of photovoltaic panels on the roof.
- Targeting EPC Rating A.
- Provision of electric vehicle charging infrastructure as agreed with the end users

6. Summary and Conclusion

This Green Infrastructure Statement demonstrates that the proposed redevelopment integrates meaningful biodiversity and sustainability measures despite the limitations of the urban setting. The combination of bird/bat boxes, soft landscaping, and low-carbon design contributes to a modest but tangible biodiversity net gain, enhanced ecosystem resilience and support for placemaking, climate adaptation, and sustainable development.

The scheme is considered compliant with both local planning policy and national biodiversity obligations, ensuring a well-rounded and environmentally conscious approach to development.