

LAND AT PERSON WAY, PENRHIWTYN, NEATH, SA11 2EJ

GREEN INFRASTRUCTURE STATEMENT

October 2025

INTRODUCTION

This green infrastructure statement is prepared on behalf of Wellspring Homes in relation to planning application Ref. P2025/0622 for the proposed conversion of partially constructed four-bedroom dwelling houses (Plots 2 and 3 approved under P2021/0780) into 6 No. one bedroom maisonettes, fenestration changes and associated works at land at Pearson Way, Penrhiwtyn, Neath.

LEGISLATIVE CONTEXT

Edition 12 of PPW, the latest version of the framework, was published in February 2024. This version imposes a duty on competent authorities such as Neath Port Talbot County Borough Council to conserve and enhance biodiversity and introduces a requirement for all planning applications to be accompanied by a green infrastructure statement. Specifically, paragraph 6.2.12 states that: "A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants.

SITE CONTEXT

In this instance the application relates to two partially constructed dwellings which have been subject to GI and Biodiversity considerations under the original application for the site, which was supported by an ecological assessment, with further controls in place under details agreed through the discharge of conditions which sought to protect the biodiversity interests of the site and ensure net biodiversity gain.

It is considered appropriate for these matters to be secured via an appropriate condition as per the approach taken for previous applications/ amendments to the site. In addition, a soft landscaping plan and landscape specification and management plan have been provided with this application.

Next, this statement will outline how the proposed development is in full compliance with chapter 6 of PPW edition 12.

GREEN INFRASTRUCTURE

Existing: The site currently contains two partially constructed buildings which, as per the supporting photographic survey, with sparse vegetation and mainly mud in the rear gardens. As such, existing green infrastructure is minimal.

Removal: The proposed development does not involve the removal of any green infrastructure, rather it will involve internal and fenestration reconfiguration and the addition of green infrastructure.

Proposed: Proposed green infrastructure include grass planting to the rear and front of the properties, shrub and rain garden planting and planting to the western fringe of the site as an ecological corridor and buffer.

STEP-WISE APPROACH

1. **Avoid-** works are confined to the existing buildings, avoiding any unnecessary impact on biodiversity. Therefore, the baseline ecological value of the site is retained.
2. **Minimise-** site works are minimised to only what is required for the conversion of the two buildings.
3. **Mitigate/ restore-** grass to rear and front of property to be restored in line with the soft landscaping proposal and landscape specification and management plan.
4. **Compensate** – No priority habitats are present and therefore no compensation is required.

NET BIODIVERSITY BENEFIT

Biodiversity enhancement focuses on ecologically improving the development site by prioritising wildlife through the installation of features that enhance the level of biodiversity present, leaving the site with a net biodiversity benefit post-development

The green infrastructure proposed for this site that will enable it to result in a net biodiversity benefit includes:

- Bat and bird boxes
- Native and pollinator-friendly planting
- Shrub and raingarden planting
- Habitat buffer along western boundary of site

As such, the green infrastructure proposed for the site will enhance the baseline ecological value of the site and ensure measurable net biodiversity benefit following development.

CONCLUSION

In conclusion, this green infrastructure statement has demonstrated that the proposed development delivers a net biodiversity benefit following development. Collectively, the measures set out above will strengthen ecological networks, habitat diversity and biodiversity value and highlights the step-wise approach to net biodiversity benefit which has been followed. This approach is compliant with both local and national policy and ensures the development contributes positively to the wider green infrastructure network within the locality of Penrhiwtyn.