

Green Infrastructure Statement

Job No. 1264

Revision -

30th October 2025

Applicant

Mr Simon Llewelyn

Site Address

18, Tonna Uchaf, Tonna, Neath. SA11 3LJ (277893, 199262)

Scope of works

The proposed works involve the demolition of the existing front porch and detached garage, a proposed first floor rear extension, a two-storey side extension, internal alterations and extending of the existing driveway.

Introduction

This statement has been produced to accompany a householder planning application, its goal is to address the updated National Planning Policy for Chapter 6 of the Planning Policy, which sets out the policy for biodiversity and nature, and to look at possible green infrastructure enhancement opportunities.

The application is a minor development, and therefore the scope of the statement reflects this, contains short descriptions, and demonstrates the positive effect on the overall biodiversity and ecology within the development.

Site description

The existing property is a detached, two-storey house constructed, it is believed, in the 1970s. It sits on a large, triangular plot measuring approximately 670 sqm that slopes steeply from east to west.

The boundary near the front of the house is marked by a low, buff-coloured brick wall set behind the pavement, which transitions into galvanized railings further down the slope. This front boundary features two openings: one serves as a vehicle access point to the parking area and garage, and the other is a pedestrian entrance with a path leading to the house.

The front garden is terraced and was originally gravelled for low maintenance. However, due to neglect over the years, the area is now characterized by significant growth of grass, weeds, and small bushes. Several potted plants are also scattered across the garden.





The rear boundary is demarcated by a 1.8-meter-high timber fence. The area comprises a terraced gravel section that is currently characterized by a lack of maintenance, evidenced by the presence of significant weed growth and self-seeded vegetation. The boundary also features several trees, bushes, and areas of undergrowth.



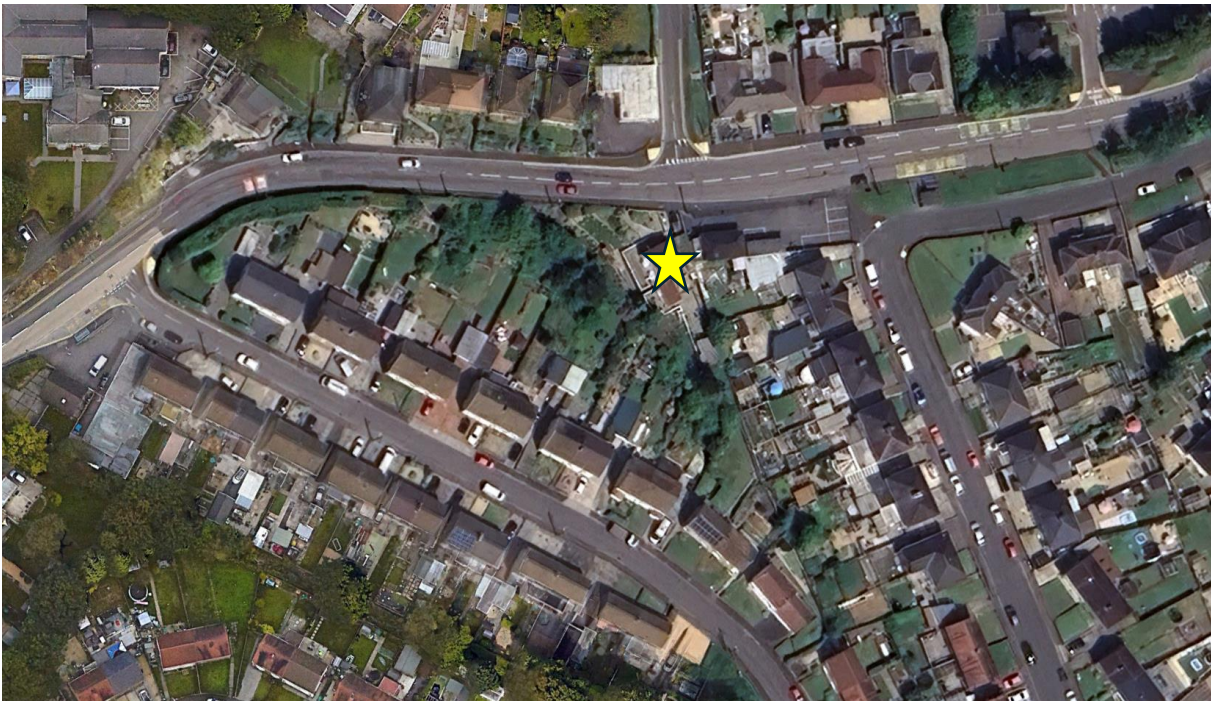
The side / eastern boundary is a 1800mm high timber fence, above a low-level retaining wall and comprised of a mixture of concrete path and extensive paved area.





Surrounding area description

This two-storey detached house is situated in a residential area on a distinctive triangular plot surrounded by its own front, side, and rear gardens. The dwelling is recessed from the C Class Road, Tonna Uchaf. A key feature of its setting is the significant drop in ground level on the southwestern boundary, where it overlooks the rear curtilage of homes at Nos. 11A–23 Heol Caredig.



Google Maps Extract.



Development Impacts

The proposed development will have minimal impact on existing vegetation or wildlife habitats.

No trees or established hedgerows are located near the works that would be affected. The construction is planned on areas that are already disturbed:

- The rear first-floor extension will be built directly atop the existing ground-floor extension.
- The two-storey side extension will be built on a paved area.
- The new driveway will only require the removal of existing gravel and self-seeded planting.

Furthermore, the accompanying bat report confirms no bats are present in the property. To ensure continued protection of nocturnal wildlife, any external wall-mounted lighting will be fixed no higher than 2.1 meters and will use 2700K bulbs (warm white) to prevent adverse effects on bats.

Biodiversity Enhancements Proposed

Future Wales policy requires that all development delivers a "net benefit for biodiversity," meaning it must actively enhance the natural environment, maintain and improve existing biodiversity, and avoid causing significant harm to habitats or species.

Given the scope of the current proposal, and as recommended by the project ecologist, the following enhancements are proposed to meet this mandate:

- Install one Beaumaris Woodstone (or similar) bat box at the eaves on the property's south side.
- Install one Sparrow terrace at the eaves on the house's north side.
- Provide native planting and a new hedgerow along the front boundary.

Woodcrete boxes have been specified for their durability and lack of maintenance requirement. The bat and bird boxes will be fitted according to the supplier's instructions within three months of the work's completion.

Conclusion

It is considered that subject to the above, that the proposed development would maintain and / or enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are avoided/ minimized/ mitigated, compensated for.

Signed, Gary Seymour

Dated. 30th October 2025.

