



GREEN INFRASTRUCTURE STATEMENT

**Change of Use of Guest House to Dwellinghouse
At
Cwmbach Cottages, Cwmbach Road, Cadoxton, Neath**

**On behalf of
Mr. L. Morgan**

Our Ref: 1967.a

Date: February 2026

Prepared & Approved by: Richard Banks

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Mr. L. Morgan to prepare an application seeking full planning permission for the “Change of Use of a Guest House to a Dwellinghouse” at Cwmbach Cottages, Cwmbach Road, Cadoxton, Neath.
- 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 Cwmbach Cottages were originally constructed as a series of two-storey cottages set partly upon a mid-hillside position off the eastern flank of Cwmbach Road, on the outskirts of Cadoxton. The properties are to be found off their own private driveway are set as the focal point of a mix of tourism / holiday accommodation, complete with semi-detached dwellinghouse, occupied by the Applicant.
- 2.1.2 The existing arrangement illustrates a pair of semi-detached properties, the north-eastern half of which comprises a guest house, complete with five guest bedrooms, all equipped with en-suite facilities. The guest rooms are mostly found at first floor with one disabled-accessible bedroom at ground floor, together with a guests' communal lounge, breakfast room and associated kitchen area.
- 2.1.3 The south-western half of the building provides for a four-bedroomed dwelling for the Applicant. It is also equipped with a detached garage off its southern side gable, together with detached utility outbuilding set a few metres off the front elevation, and separated from the house by a communal surfaced vehicular driveway.
- 2.1.4 The properties benefit from two surfaced parking areas. One in front of the guest house, which can provide off-road parking for up to 6 guest vehicles. The existing dwelling has a surfaced driveway in front of the existing detached garage, which can accommodate a further two cars.
- 2.1.5 The properties benefit from landscaped garden spaces off the rear elevation, facing east to overlook the Neath Valley. To the west lies a copse of deciduous woodland which descends to the edge of public highway, and also forms around a former extraction quarry pit.
- 2.1.6 Cwmbach Cottages is also equipped with four self-contained holiday cottages, which lie detached to the southern side of the grounds, being modern, single-storey units,

each complete with bedrooms, en-suite bathrooms, sitting area with kitchenette. They provide an alternative form of tourist accommodation to the above guest house, and will continue to operate as existing, and thus not part of this application for planning permission.

2.1.7 The self-contained holiday accommodation benefits from surfaced car parking immediately in its foreground, and is also provided with a rough surfaced overspill parking area, set close to a bridged crossing of a minor watercourse that separates the Cottages from the public highway. The public highway extends north-east to higher ground, providing access to Neath Golf Club and rural properties north and uphill of Cadoxton. Figure 1 below illustrates the position of Cwmbach Cottages in relation to the Cadoxton settlement, whilst Figure 2 provides a Google Earth aerial image, dated September 2022. Figure 3 is a more detailed Ordnance Survey Map extract of the application site. Photographs of the existing properties are also shown overleaf to illustrate their form and appearance.



Figure 1 – Position of Cwmbach Cottages near Cadoxton



Figure 2 – Google Earth aerial imagery of site (September 2022)

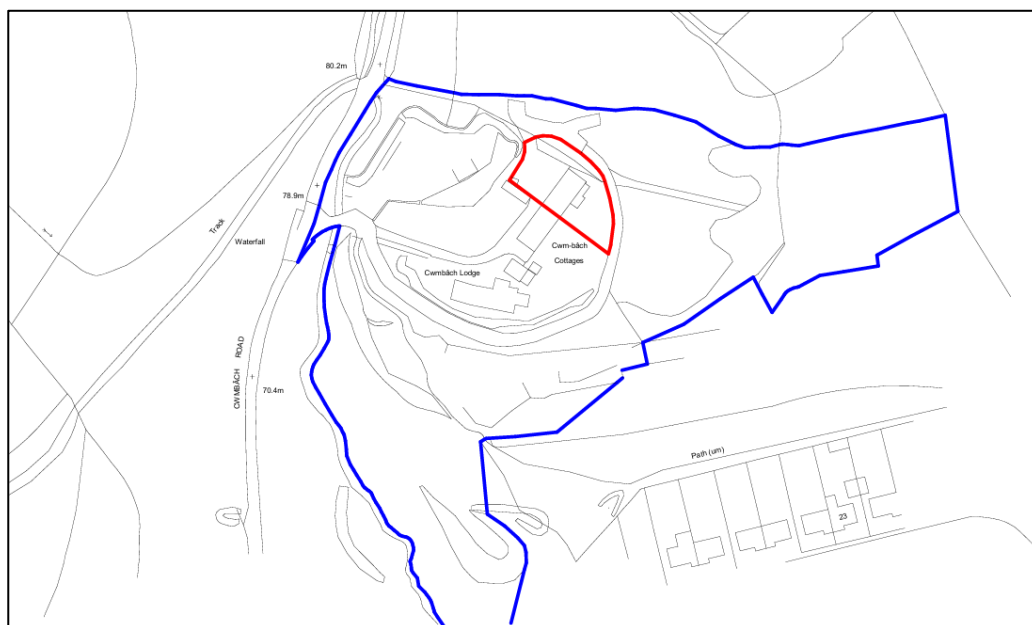


Figure 3 – Ordnance Survey Map Extract of Cwmbach Cottages



Photo 1 – View of the front elevations of the Guest House and Adjoining Dwelling



Photo 2 – Established Access off Cwmbach Road



Photo 3 – view from eastern edge of landscaped grounds looking back to rear elevations

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

- 2.2.1 The application site comprises the existing Guest House and its immediate surroundings of landscaped rear garden and surfaced foreground parking area. The site contains a variety of perimeter mature deciduous trees which line the northern perimeter with adjoining land. Woodland extends off the western perimeter descending to the highway and through an abandoned extraction quarry.
- 2.2.2 The site therefore contains a mix of green assets which are all proposed for retention as part of the application proposals.

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposal seeks full planning permission for the change of use of the Guest House to a Dwellinghouse, with no external alterations proposed.
- 3.2 Car parking spaces and respective garden areas would be divided up and apportioned to each formed dwellinghouse. The detailed Site Layout Plan of the subdivision is illustrated below in Figure 4.

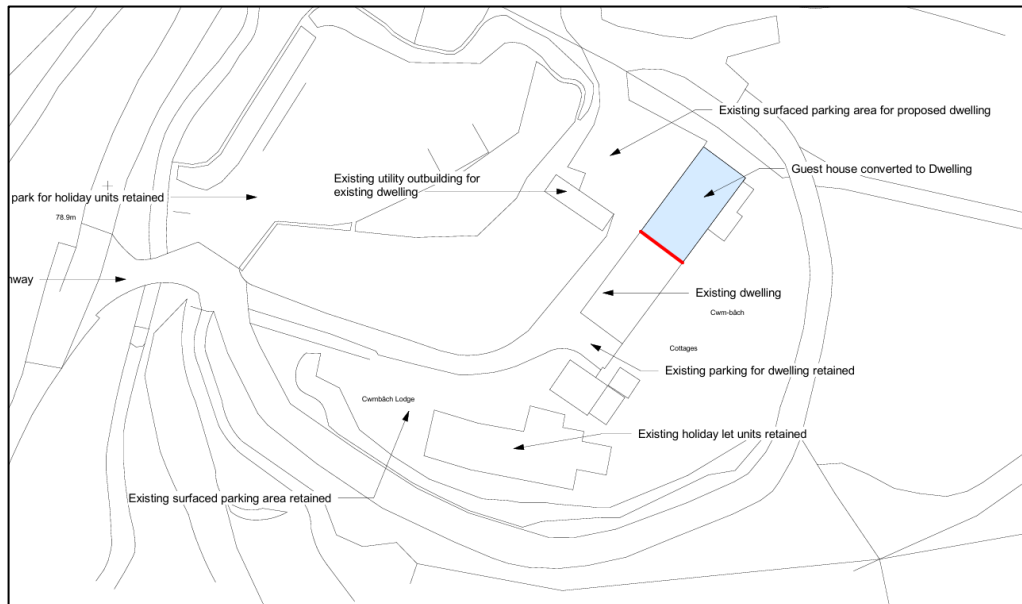


Figure 4 – Site Layout Plan

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

- 4.1 To support and enhance local biodiversity, one bird nesting box and one bat roosting box are proposed as part of this planning application at Cwmbach Cottages. Figure 2 below illustrates the proposed location of these green infrastructure enhancements to be affixed upon existing perimeter trees ant a height of not less than 3.0 metres above ground level.

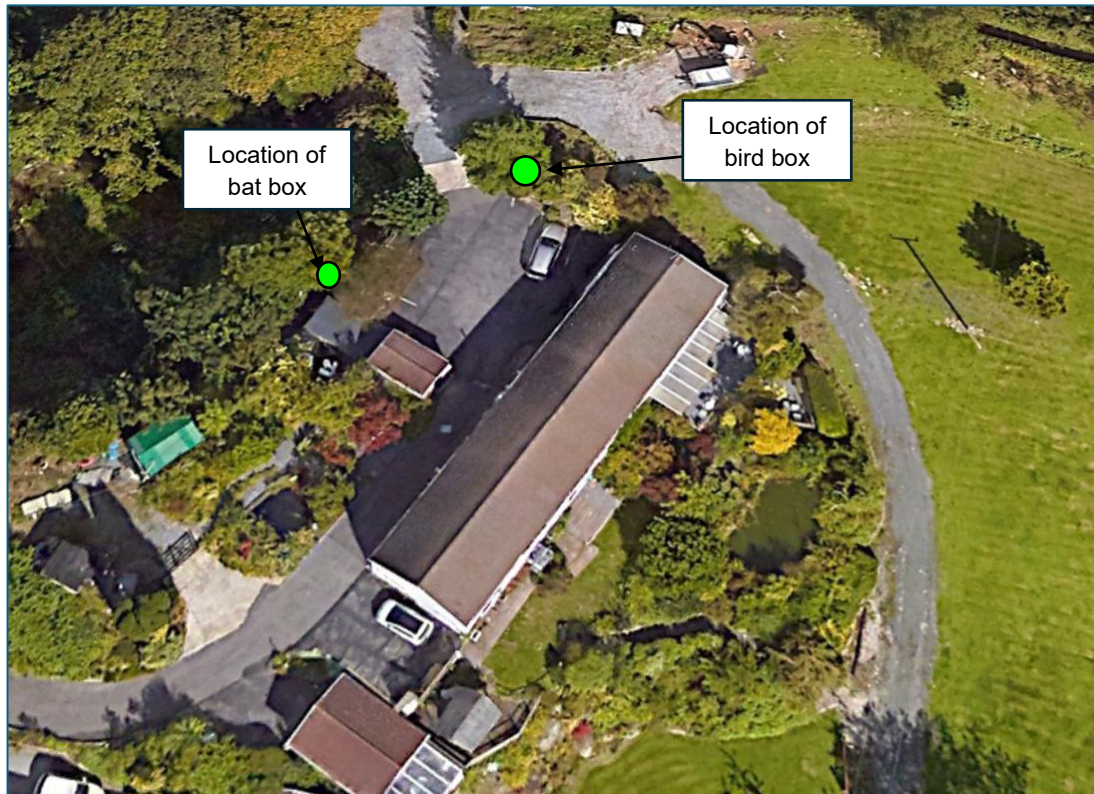


Figure 5 – location of bat and bird boxes

- 4.2 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 5

- 4.3 Figure 6 below shows an example of a *Beaumaris Woodstone Bat Box* which would be suitable for the site.



Figure 6

5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement outlines the proposed ecological enhancements associated with the change of use of a Guest House to a Dwellinghouse at Cwmbach Cottages, Cadoxton, Neath.
- 5.2 The proposed development is confined entirely to the existing building and its immediate surroundings, with no external alterations or extensions. The site contains a perimeter of mature trees and landscaped gardens which make a significant contribution to local biodiversity. To deliver biodiversity enhancement, the proposal retains the perimeter vegetation and includes the installation of one bird nesting box and one bat roosting box on those perimeter trees. These will be positioned to provide sheltered, low-disturbance nesting opportunities for local wildlife, enhancing the ecological value of the site.
- 5.3 The proposal does not result in any loss of existing green infrastructure. Instead, it introduces minor ecological enhancements that contribute positively to local biodiversity while ensuring the efficient and sustainable reuse of the property within its urban context.
- 5.4 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 the property**.