

Green Infrastructure Statement

Job No. 1273

Revision -



Applicant:

Laura Atkins

1 Earlsfield Close, Glynneath, Neath. SA11 5DS

Site Address:

1 Earlsfield Close, Glynneath, Neath. SA11 5DS

Scope of works:

The proposed works are for the construction of a single-story flat roof side extension, to a semi-detached house.

Introduction and Policy Objectives

This statement has been prepared in support of a planning application to demonstrate how green infrastructure has been incorporated into the proposal. In accordance with Chapter 6 of Planning Policy Wales (PPW 12), all planning applications must now be supported by a Green Infrastructure Statement.

The primary objectives of this document are to:

- Ensure any disruption to biodiversity is kept to a minimum.
- Demonstrate a "net benefit" for biodiversity and ecosystem resilience from the baseline state.
- Provide a description of GI features that is proportionate to the scale and nature of the development.

Existing Site Conditions (The Baseline)

The development is situated within the garden of an established residential dwelling.

- Current Land Use: The proposed extension will be located solely on a paved patio area behind the existing garage.
- Ecological Value: The proposed extension will abut both the main wall of the house and the existing garage of which neither offer any ecological value. The flat roof to the garage is made of reinforced concrete, with no overhands and as such there are no opportunities for bats or birds to utilise the roof structure.

- **Vegetation Status:** The existing green infrastructure comprised of tall hedgerows along Northern side boundaries and a large, well-maintained lawn to the front. The rear lawn is artificial grass.
- **Retained Features:** The proposed extension will be built entirely on the footprint of the existing paved area and as such any existing GI in the vicinity will remain entirely unaffected by the development. The hedgerow will be maintained and screens the property from the nearby park.



GoogleMaps Extract

The Step-Wise Approach

Following the Step-Wise Approach set out in PPW 12 (Figure 12), the proposal has been assessed to ensure the protection of habitats and species.

Step 1: Avoidance

- The priority of the development is to avoid damage to biodiversity in any respect.
- By utilizing the existing building footprint, the proposal successfully avoids the loss of any biodiversity habitats or species within or adjacent to the site.
- Because total avoidance is achieved, there is no policy requirement to progress through the further stages of the hierarchy, such as mitigation, compensation, or off-site offsetting.

Biodiversity Enhancement (Net Benefit)

National policy dictates that all development must deliver a net benefit for biodiversity. Although there is no loss of existing habitat, the following enhancements will be implemented:

- Provision of Enhancements: One (1) bird box will be installed at a high level on the North facing (side) building elevations as shown on the accompanying drawings.
- Species Support: These boxes are intended to provide vital nesting space for local bird species.
- Placement Strategy: These enhancements will be placed on land within the red line of the application site, and will be attached to the new construction itself to provide a benefit.
- Environmental Contribution: These measures ensure the development moves beyond a "neutral" impact to achieve a positive multifunctional outcome.

Management and Sustainability

To ensure the long-term efficacy of these green infrastructure features:

- Monitoring: The proposed bird boxes will be subject to long-term management, including periodic monitoring to maintain their condition.
- Maintenance: Regular checks will ensure the boxes remain functional and securely attached at height.
- Minimal Footprint: The proposal involves no changes to ground levels or the loss of open space, ensuring that local drainage and soil features remain undisturbed.

Conclusion

Given that the proposal involves a side extension on an existing tarmac surface, this Green Infrastructure Statement is proportionate to the scale of the impact. The development is fully in accord with PPW 12 as it protects existing features through avoidance and secures a net benefit for local biodiversity through targeted enhancements.

Signed, Gary Seymour

Dated. 27th March 2026.