



GREEN INFRASTRUCTURE STATEMENT

**Subdivision of a Single Residential Dwelling into Three Residential
Dwellings at Brynawel, Resolven, Neath, SA11 4DT**

**On behalf of
Mr Gittins**

Our Ref: 1862.a
Date: December 2025
Prepared by: Shannon Stone

Approved by: Jason Evans

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Mr Gittins (the Applicant) to seek full planning permission for the subdivision of a single residential unit into three residential units at Brynawel, Resolven, Neath, SA11 4DT.
- 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.

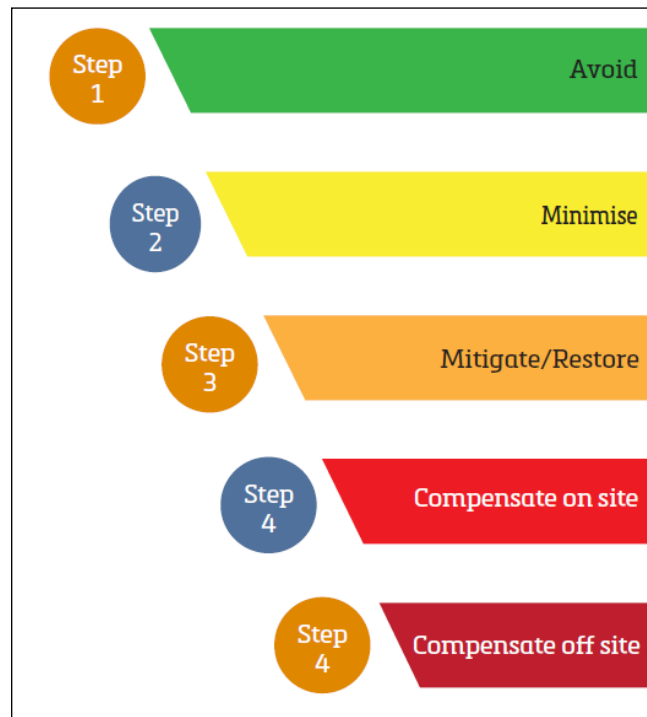


Figure 1

- 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 The application site concerns a two-storey detached property named Brynawel, which is situated off Glynneath Road, Resolven, Neath. Figure 1 below shows the site location plan for the application site.

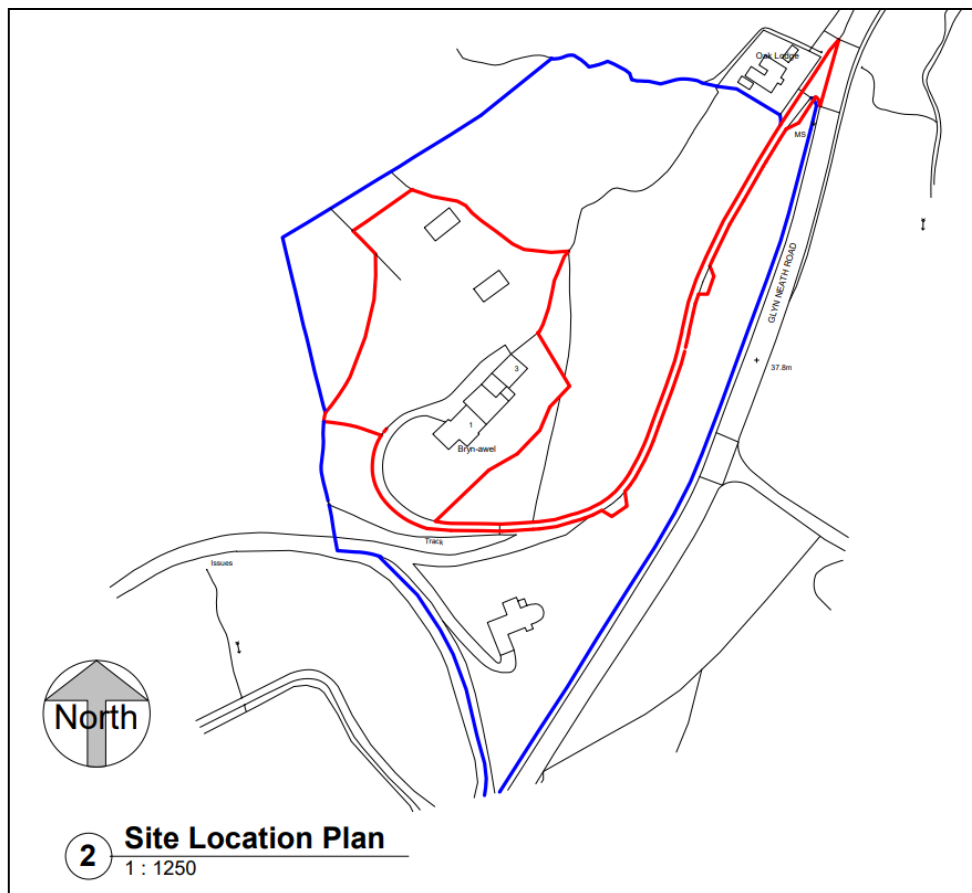


Figure 1

- 2.1.2 It is understood that the property was previously used as three separate dwellings, as evidenced by the Ordnance Survey map extract sourced from the Welsh Government's 'Cadw' website, shown in Figure 2 below.



Figure 2

2.1.3 As shown in Photographs 1 and 2 below, the front elevation features three individual canopies, each of which formerly marked the entrance to a separate dwelling.



Photograph 1



Photograph 2

2.1.4 As illustrated in Photograph 2 above, the front of the property features an area of gravel and hardstanding, which functions as the designated parking area and turning space.

- 2.1.5 Photograph 3 shows a rear view of the property taken from its northeastern boundary, while Photograph 4 shows a rear view of the property taken from the southwestern boundary.



Photograph 3



Photograph 4

- 2.1.6 The boundaries of the application site at Brynawel are clearly defined by mature trees and dense vegetation, providing effective natural screening and contributing to the site's sense of enclosure. The application site's natural screening is shown in the images below, with Photograph 5 displaying a view of the vegetation directly opposite the property's front elevation and Photograph 6 presenting a view of the vegetation behind the property.



Photograph 5



Photograph 6

2.1 EXISTING GREEN INFRASTRUCTURE ASSETS

- 2.2.1 The application site comprises the existing residential property known as Brynawel. Existing green infrastructure features include mature trees, dense boundary vegetation, and areas of shrubbery. These features contribute to local biodiversity, provide effective natural screening, and maintain ecological and visual connections to the surrounding semi-rural woodland landscape. Notably, **no existing green infrastructure assets will be lost as part of the application proposals.**

3.0 PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission to subdivide the existing two-storey detached property, Brynawel, into three self-contained residential units. Historical mapping and physical features, including three entrance canopies and porches, indicate that the property may previously have functioned as three dwellings.
- 3.2 The proposal reinstates the three-unit configuration through minor internal alterations only, including the removal, addition, and repositioning of partition walls to optimise functionality. No changes are proposed to the building's external footprint, scale, or height. Each unit benefits from private garden areas, with a communal space at the front of the property. The layout has been designed to avoid overlooking or loss of privacy, ensuring appropriate amenity for future residents.
- 3.3 The existing access track serving the property will be enhanced using permeable 'Geotrax GC' cellular paving, with all cells filled with suitable aggregate. This system allows natural drainage of surface water, protects tree roots along the track, and provides a robust, visually appropriate surface that complements the rural setting.
- 3.4 The proposal provides sufficient parking spaces for each unit, with Units 1 and 2 allocated three off-street parking spaces each, while Unit 3 has two. The access track will serve as a shared driveway and is to be enhanced with two passing bays and a widened section at a sharp bend, providing forward visibility and avoiding tree roots.
- 3.5 Surface and foul water will continue to use existing connections, ensuring compliance with local drainage policies and avoiding additional infrastructure requirements.
- 3.6 Overall, the proposal represents a sustainable and sensitive re-use of the existing building, retaining its external character while subdividing it into three self-contained units, with further details provided in the Planning Statement.

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

4.0.1 To support and enhance local biodiversity, green infrastructure features are proposed as part of this planning application at the application site. The enhancements include the installation of a bird nesting box and a bat roosting box on the property. Figure 2 below illustrates the proposed location of these green infrastructure assets.

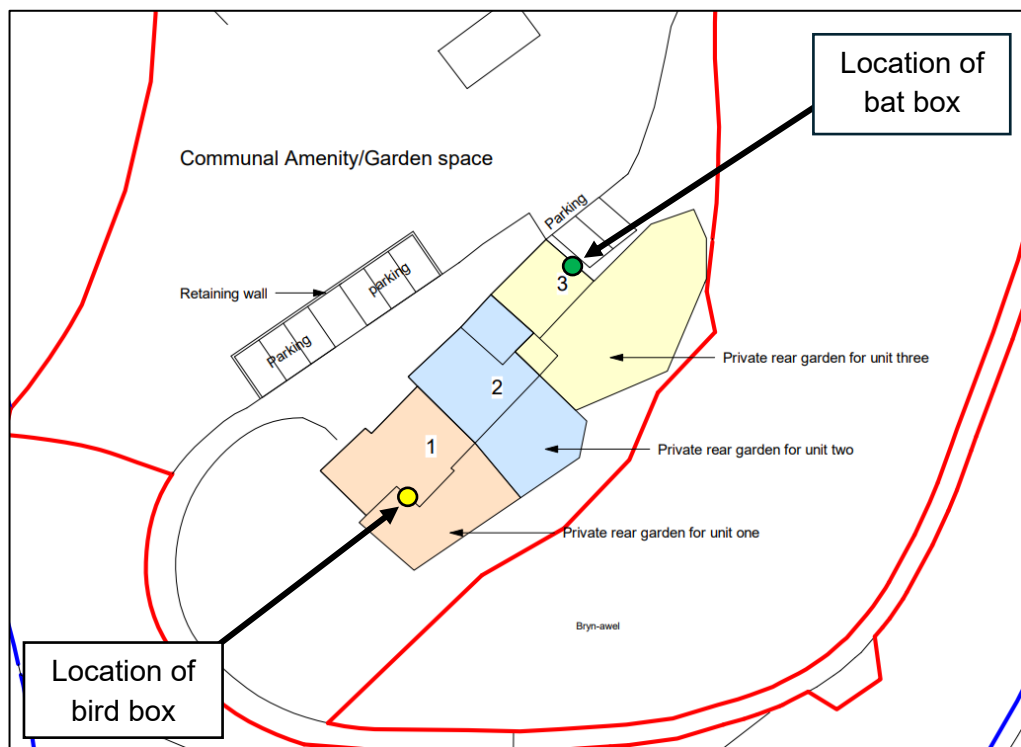


Figure 2

4.1 BIRD NESTING BOX

4.1.1 As shown in Figure 2, a bird nesting box will be installed on western elevation of the building, securely mounted approximately 30cm below the eaves. This sheltered position will provide protection from the elements while offering a safe nesting site for local bird species. The location is also directly adjacent to a thick vegetation and mature trees located at the site, which further enhances its suitability.

4.1.2 Figure 3 below illustrates the proposed location of the bird nesting box on the western elevation plan.

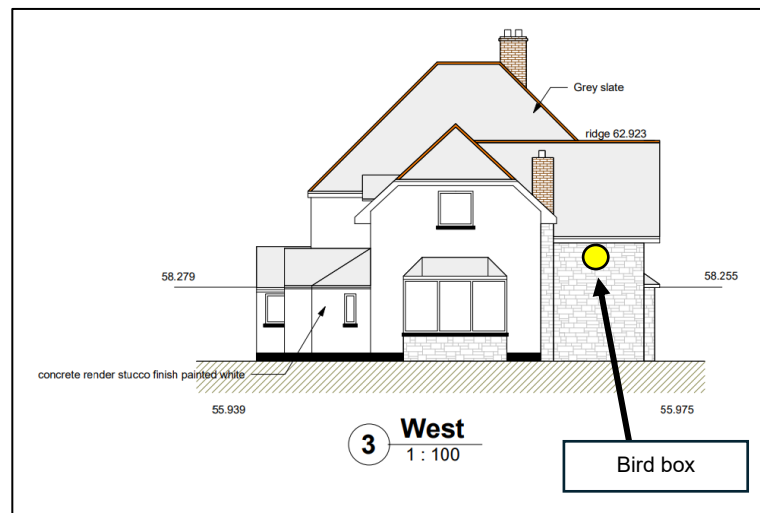


Figure 3

4.0.2 Figure 4 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 4

4.2 BAT ROOSTING BOX

4.2.1 A bat roosting box is proposed for installation on the eastern elevation. The box will be mounted at a height of between 3 to 4 metres above ground level and positioned to face away from artificial light sources to reduce disturbance and optimise suitability for roosting bats. The location is also directly adjacent to a thick vegetation and mature trees located at the site, which further enhances its suitability.

4.2.2 Figure 5 below displays the proposed location of the bat roosting box on the eastern elevation.

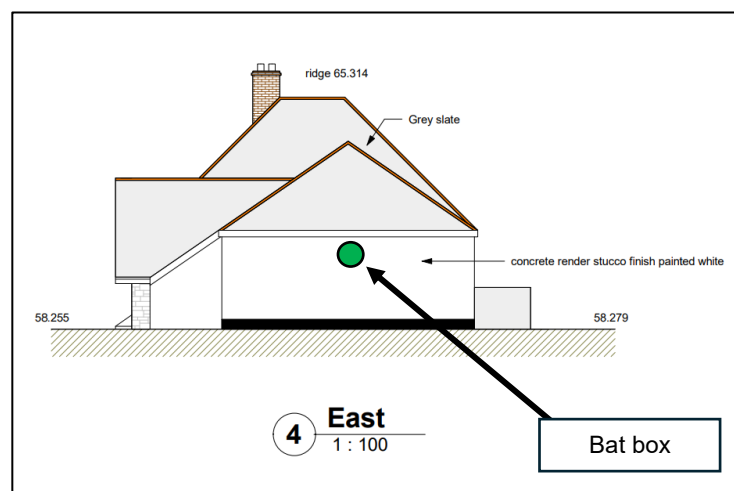


Figure 5

4.2.3 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 ecological features of Brynawel and the enhancements proposed as part of its subdivision into three self-contained residential units.
- 5.2 The development involves the internal reconfiguration of the existing two-storey detached dwelling and will not result in the loss of any habitats of ecological value. Existing green infrastructure assets, including mature boundary hedgerows, trees, and shrubs, will be fully retained. To provide biodiversity gain, **bat and bird boxes will be installed at suitable locations around the property**. New elements of the driveway will be upgraded using permeable 'Geotrax GC' cellular paving, which protects tree roots and allows natural drainage, further supporting the site's ecological value.
- 5.3 Overall, the proposal represents a sustainable and sensitive re-use of the existing building, retaining its external character while enhancing biodiversity and maintaining the ecological and visual connectivity of the site. The scheme aligns with local policy objectives for sustainable development, green infrastructure, and ecological enhancement.
- 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 holding**.