

Green Infrastructure Statement

Proposed Development at 123 Old Road, Neath, SA11 2DF

Date: 21/04/2026

1. Introduction

This Green Infrastructure Statement has been prepared in support of a householder planning application at 123 Old Road, Neath, SA11 2DF.

The proposal comprises:

- Replacement of the front window with a traditional bay window
- Construction of a ground floor rear infill extension
- Construction of a first-floor extension above part of the infill extension
- Widening of the driveway and hardstanding

This statement has been prepared in accordance with the step-wise approach to Green Infrastructure (GI) as required by national planning policy in Wales.

2. Existing Site and Green Infrastructure Baseline

The site is an existing residential property located within a built-up urban area.

2.1 Existing Green Infrastructure Assets

The site currently includes:

- A private rear garden space
- Permeable soft landscaped areas
- Boundary treatments (walls/fences)
- Limited vegetation typical of residential curtilage

There are no trees protected by Tree Preservation Orders within the application site, and the site does not form part of any designated ecological site.

3. Step-Wise Approach to Green Infrastructure

Step 1: Assessment of Existing Green Infrastructure

The site is of low ecological value due to its urban and domestic nature. However, it still contributes to:

- Local biodiversity through garden habitats
- Urban greening and surface water infiltration
- Amenity value for occupants

No significant ecological constraints have been identified.

Step 2: Protection of Existing Green Infrastructure

The proposal has been designed to retain and protect existing GI features where possible:

- The majority of the rear garden will be retained
- No significant vegetation or landscape features will be removed
- Existing boundary treatments will remain largely unaffected

The development footprint is limited and proportionate, ensuring minimal impact on existing green infrastructure.

Step 3: Mitigation of Impacts

Where minor impacts occur (e.g. loss of small areas of permeable ground due to extension and hardstanding), mitigation measures include:

- Use of permeable materials for the widened driveway
- Incorporation of onsite drainage via soakaway, ensuring no increase in surface water runoff
- Retention of remaining garden space to preserve ecological function

These measures ensure that the proposal does not result in a net loss of green infrastructure functionality.

Step 4: Enhancement

The proposal delivers clear and measurable biodiversity enhancements through the installation of bird and bat boxes.

Bat Box

- A bat box such as a Beaumaris Bat Box (or suitable equivalent) will be installed on the main building as shown on the approved elevations
- Positioned at an appropriate height and location to provide suitable roosting conditions

Bird Box

- A wooden or woodcrete nest box with three sub-divisions will be installed to support up to three nesting pairs
- Located under the eaves of the building as shown on the approved drawings
- Specifications:
 - Entrance holes: 32mm diameter
 - Dimensions: 310mm (H) x 370mm (W) x 185mm (D)

Implementation

- All biodiversity enhancements will be installed within 3 months of completion of the development

The enhancements are considered proportionate and appropriate for the scale of development.

Step 5: Long-Term Management and Maintenance

The green infrastructure elements will be managed as follows:

- Bird and bat boxes will be retained and maintained by the property owner
- Garden areas will continue to be maintained as private amenity space
- Permeable surfaces and drainage systems will be maintained to ensure continued functionality

This ensures the long-term effectiveness of the proposed GI measures.

4. Multi-Functional Benefits of the Proposal

The development contributes to several key green infrastructure objectives:

- **Biodiversity:** Provision of bird and bat boxes

- **Water Management:** Use of permeable surfaces and soakaway drainage
- **Climate Resilience:** Retention of garden space and reduction in runoff
- **Amenity:** Continued provision of private outdoor space

5. Conclusion

The proposed development has been designed in accordance with the Green Infrastructure step-wise approach and demonstrates that:

- Existing green infrastructure has been assessed and largely retained
- Impacts have been minimised and mitigated
- Meaningful and proportionate enhancements are provided
- Long-term functionality is secured through appropriate management

Overall, the proposal results in a net positive contribution to green infrastructure, appropriate to the scale and nature of the development.