



Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)

GREEN INFRASTRUCTURE STATEMENT

Project Construction of a Double Storey Rear Extension

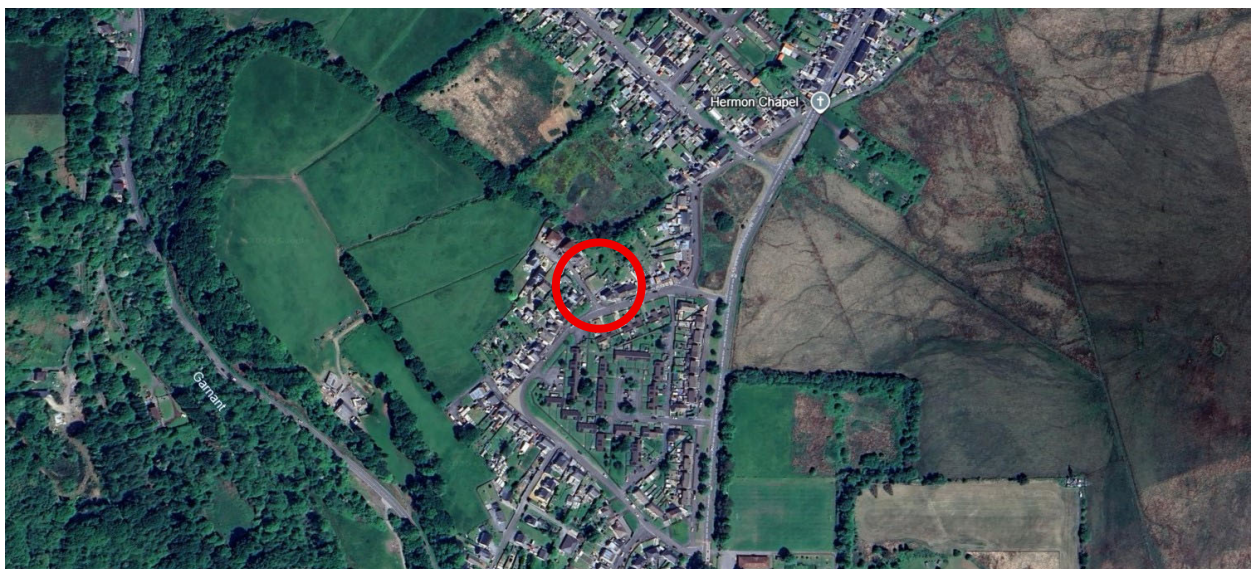
Address: 44 Leyshon Road
Gwaun Cae Gurwen
SA18 1EN

Date: 28th January 2026 (*Revised 7th May 2026*)

General Introduction:

In accordance with Chapter 6 of Planning Policy Wales, this Green Infrastructure Statement has been prepared to support a Planning Application made to Neath Port Talbot County Borough Council for the Construction of a Double Storey Rear Extension at 44 Leyshon Road, Gwaun Cae Gurwen.

This GIS will describe how ecological enhancement features have been incorporated into the proposal following the -step-wise approach referred to in the Planning guidance and will be an effective way of demonstrating the impact of the development and how it is mitigated against.



Aerial view of application site and surrounding area

Site Description:

The application site is located in a semi-rural residential area within the village of Gwaun Cae Gurwen. The property is located on a corner plot with neighbouring properties, mostly of similar semi-detached all fronting Leyshon Road and all with similar longitudinal rear gardens.

The property is a traditionally built double storey detached dwelling with rendered masonry walls and a tiled covered pitched roof.

STEP WISE APPROACH - STEP A: IDENTIFY

Existing Green Infrastructure:

The site is currently within a well-connected landscape with large open areas of common land, agricultural grazing land and woodlands along with numerous areas of amenity grassland, hedgerows and well-established private gardens.

The application site interior comprises a small garden area to the front laid to lawn and a large rear garden, again laid mainly to lawn with a few small established plants and shrubs. There is also large paved patio area to the rear.



Enlarged view of application site

Existing street lighting is present along Leyshon Road. There is also a PIR security light mounted on the rear elevation which illuminates the patio and garden area. These arrangements are to remain.

STEP WISE APPROACH - STEP B: AVOID

The proposed Double Storey Extension would be constructed on the existing paved patio area and would not affect any green Infrastructure. **No green amenity space will be taken up, lost or removed.**

STEP WISE APPROACH – STEP C: RESPOND & DESIGN

Development Impacts / The Proposal:

Whilst there is sufficient Green Infrastructure within the immediate locality of the proposal it is important to respond to current climate requirements with the need to improve connectivity and habitability.

The extensions will be built to match the existing dwelling with rendered masonry walls.

No additional lighting is proposed within the garden area, therefore minimal impact beyond the limited localised issues within the current garden and neighbouring areas.

STEP WISE APPROACH – STEP D: MITIGATE

No mitigation is required.

STEP WISE APPROACH – STEP E: COMPENSATE

No compensation is required.

STEP WISE APPROACH - STEP F: ENHANCE

Proposed Green Infrastructure Measures and Bio-diversity enhancement:

To further enhance the local connectivity, it is proposed to introduce a bird box (Woodstone House Sparrow Nest Box) on the existing North East Elevation of the property and a bat box ('Vivaro pro' or similar) on the existing South West elevation of the property at eaves level. *(Refer to CPD-002 & CPD 004 for details)*

STEP WISE APPROACH - STEP G: MAINTAIN

The bird and bat boxes will be regularly maintained / repaired / replaced should the need arise.

STEP WISE APPROACH - STEP H: MONITOR

The position of the boxes will be reviewed annually to monitor their effectiveness.

Conclusion:

The local area has sufficient connectivity and green infrastructure. The provision of the proposed bird and bat boxes would aim to minimize any adverse environmental effects and given the extent of work proposed it is considered that it would be **proportionate to the scale of the development** and **enhance** the ecological features, creating additional nesting habitats and increase the connectivity in the local surroundings.