

Green Infrastructure Statement

Job No. 1276

Revision -



Applicant:

Caren Jones

The Celtic Lodge, 36 Westernmoor Road, Neath. SA11 1BZ

Site Address:

The Celtic Lodge, 36 Westernmoor Road, Neath. SA11 1BZ

Scope of works:

The application related to the Retention of raised decking, gazebo, privacy screen fencing, and access ramp that where built in 2024 & 2026.

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:

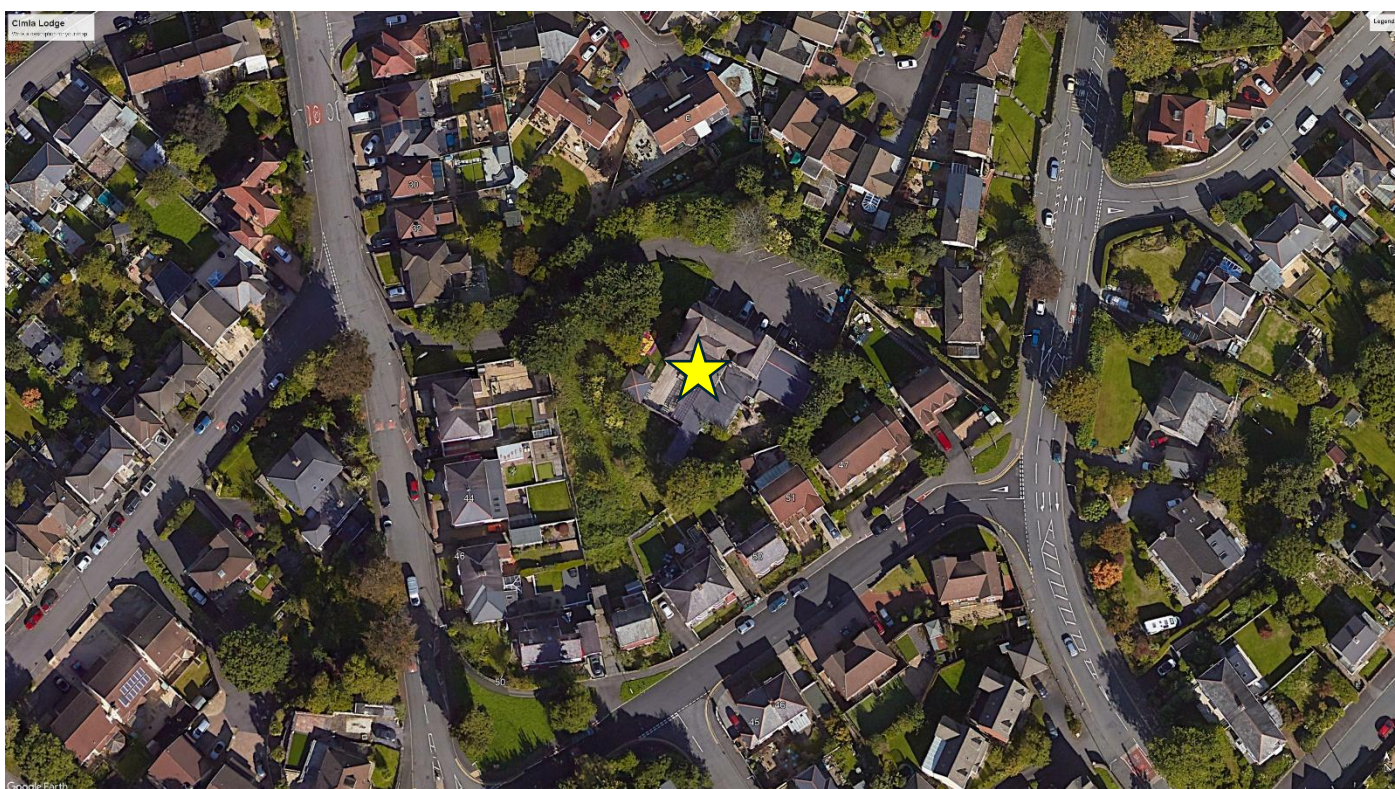
- Ensure any disruption to biodiversity is kept to a minimum.
- Demonstrate a "net benefit" for biodiversity and ecosystem resilience from the baseline state.
- Provide a description of GI features that is proportionate to the scale and nature of the development.

Existing Site Conditions (The Baseline)

The development is located within the grounds of an established public house.

- **Current Land Use:** The area beneath the decking previously consisted of a maintained lawn used by patrons. During seasonal events, temporary structures such as gazebos and inflatables were frequently erected here. The area now occupied by the permanent gazebo formerly contained several trees and small shrubs.

- **Ecological Value:** The previous lawn offered limited ecological benefit due to regular maintenance. However, the low-level shrubs and trees provided nesting habitats for local bird populations.
- **Vegetation Status:** Existing green infrastructure was comprised of mature trees and various small shrubs.
- **Retained Features:** The raised decking and gazebo were strategically designed to sit above the lawned area and between existing trees. While the lawn was removed in 2024, the sheltered area beneath the decking now provides a dark, protected habitat for invertebrates and arachnids. Crucially, all trees have been retained; only minor shrubs were cleared to facilitate construction access.



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 primary goal is to avoid any significant damage to biodiversity.
- By utilizing the existing garden footprint and building around mature vegetation, the proposal avoids the loss of vital habitats or species within or adjacent to the site.
- While some shrubs were cleared for access, these will be permitted to naturally re-establish beneath and around the raised gazebo, ensuring no long-term loss of cover.

Biodiversity Enhancement (Net Benefit)

National policy requires all developments to deliver a net benefit for biodiversity. To exceed a "neutral" impact and provide a positive contribution, the following enhancements will be implemented:

- **Provision of Enhancements:** Two (2) bird nesting box will be installed at a high level on the new Gazebo, as indicated in the accompanying plans.
- **Species Support:** This enhancement is designed to provide essential nesting space for local avian species.
- **Placement Strategy:** The enhancement will be located within the application's "red line" boundary and securely attached to the new construction.
- **Environmental Contribution:** These measures ensure a multifunctional outcome that supports local wildlife.

Management and Sustainability

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

- **Monitoring:** The bird box will be subject to long-term management, including periodic inspections to ensure it remains in good condition.
- **Maintenance:** Regular checks will be conducted to ensure the box remains functional and securely fastened.
- **Soil and Drainage:** The development involved no changes to ground levels and no loss of significant open space, ensuring that local drainage patterns and soil health remain undisturbed.

Conclusion

The proposal is a minor development within an established site footprint. This Green Infrastructure Statement is proportionate to the scale of the works. The development complies with PPW 12 by protecting existing natural features through avoidance and securing a net benefit for local biodiversity through targeted enhancements.

Signed: Gary Seymour

Dated: 30th April 2026