

Green Infrastructure Statement

Job No. 1292

Revision -



Applicant:

- Craig Gosney
- 26, Llygad Yr Haul, Caewern, Neath. SA10 7SR

Site Address:

- 26, Llygad Yr Haul, Caewern, Neath. SA10 7SR

Scope of works:

Retention of a garden room currently used as a Gym and the construction of a boundary wall to the rear of the existing 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 partly within the garden of an established residential dwelling and the recently purchased land to the rear of the of the property.

- Current Land Use / Surface:
 - *Garden Area*: The garden room footprint was constructed over a mix of a former existing garden shed, a raised decking area, and a section of well-maintained lawn.
 - *Rear Purchased Land*: Comprises a concrete hardstanding currently used for vehicle parking, alongside a rough grassed area and compacted ground frequently traversed by vehicles.
- Ecological Value:
 - The baseline ecological value across the site is low. The well-maintained lawn, rough grass, and timber decking offer minimal habitat or species diversity.
 - Demolition of the former garage/shed structure resulted in no loss of roosting or nesting opportunities for bats or birds.
- Existing Vegetation:
 - The main well-maintained garden lawn will remain unaffected by this proposal.
 - The new boundary wall will be constructed over the existing compacted ground to the rear.



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 design objective was the complete avoidance of impacts on established habitats. By siting the retained garden room predominantly over existing hardstanding, decking, and compacted ground, the loss of natural permeable ground is minimized.

- *Step 2: Minimization*

Disruption to soil structures and surrounding green areas is kept to a minimum. The remaining established lawn area within the property boundary remains unaffected. Ground-level disruption is minimized, and no significant changes to existing topography or open garden spaces are required.

- *Step 3: Mitigation & Compensation*

Any temporary ground disturbance during boundary wall construction will be made good immediately upon completion. Exposed soils will be stabilized to prevent runoff or soil compaction beyond the construction footprint.

Step 4: Compensation

Because the baseline habitats consist of low-value amenity lawn, concrete hardstanding, and compacted ground, no major off-site or complex on-site compensatory measures are required.

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:

- *Fauna Species Support (Bird Box)*: Two (2) high-quality, durable nesting box (such as a woodstone Seville 32mm nest box or equivalent weather-resistant model) will be securely installed at a high level as indicated on the building. This creates a permanent, protected nesting habitat for local bird species, integrating an ecological asset directly onto the new structure.
- *Permeability / Wildlife Connectivity*: The new boundary wall constructed across the compacted ground will incorporate a 130 mm x 130 mm hedgehog highway gap at ground level every 6m to maintain and enhance wildlife movement corridors across the site boundary.

Management and Sustainability

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

- **Long-Term Maintenance:** The installed nesting box will be monitored periodically by the applicant to ensure structural integrity and to clear out old nesting material outside of the breeding season.

Conclusion

The retention of the garden room (gym) and construction of the rear boundary wall are proportionate in scale and nature to the site. By replacing areas of low ecological value (concrete hardstanding, decking, and compacted ground) while preserving existing garden lawn and introducing targeted biodiversity enhancements, the proposal accords fully with Chapter 6 of PPW 12 by securing a net benefit for local biodiversity.

Signed, Gary Seymour

Dated. 21th July 2026.