

Green Infrastructure Statement

Revision -



Applicant:

- Mr Gwyn Morgen
- 1, Maes Marchog Isaf Glynneath Neath Neath Port Talbot SA11 5EZ

Site Address:

- Land adjoining 4, Maes Marchog Isaf Glynneath Neath Neath Port Talbot SA11 5EZ

Scope of works:

Outline planning application for two detached dwellings with associated parking, access, and garden areas.

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 application site currently forms part of the domestic curtilage of No. 1 Maes Marchog Isaf, and will be in an area currently forming part of their extensive residential garden.

- **Current Land Use / Surface:** It comprises a well-maintained amenity lawn. The side and rear boundaries are defined by existing tall concrete block walls.
- **Hydrology & Water Sources:** There are no ponds or water sources present on or immediately adjacent to the site.
- **Vegetation & Trees:** There are no trees on or immediately adjacent to the site that would be impacted by the proposed development.
- **Ecological Value:** The baseline ecological value across the site is low. The closely managed lawn offers minimal structural vegetation, species diversity, or shelter for local fauna. The site contains no structures suitable for roosting bats or nesting birds.



GoogleMaps Extract



The Step-Wise Approach

Following the Step-Wise Approach set out in Chapter 6 of PPW 12 (Figure 12), the proposal has been evaluated to ensure the protection of existing assets and the delivery of positive ecological enhancements:

- **Step 1: Avoidance:** The site is located within an established domestic plot of low-value amenity lawn. The proposal completely avoids impacts on high-value ecological features, mature trees, open water bodies, or designated habitats.
- **Step 2: Minimization:** While all land within the direct footprint of the two dwellings and parking areas will be disturbed during construction, the overall layout minimises long-term ecological impact by restricting the development footprint to low-value lawn. Broader site impact is minimised by retaining allocated garden areas for soft landscaping and GI features rather than complete hard surfacing
- **Step 3: Mitigation & Compensation :** Temporary ground disturbance during construction will be restricted strictly to the immediate redline development boundary. Standard site controls will manage exposed soils to prevent runoff or compaction onto surrounding land.
- **Step 4: Compensation:** Given that the baseline habitat consists solely of low-value amenity lawn, the disturbance of this grassland is fully compensated for—and significantly enhanced—through the introduction of target green and blue infrastructure features (detailed below).

Green and Blue Infrastructure Features

While specific landscaping details are reserved for future consideration as part of this outline submission, the site layout visually illustrates proposed GI elements, such as perimeter hedgerows, individual tree planting, and defined garden areas. Specific Sustainable Drainage Systems (SuDS) features, such as rainwater gardens, are not currently illustrated, as their precise design and positioning require a detailed assessment once the exact property footprints are finalized at the reserved matters stage.

Sustainable Drainage System (SuDS) & Rainwater Gardens

- **Rainwater Garden:** Each property will incorporate a dedicated Rainwater Garden as part of a suitable surface water drainage system.
- **Ecological Niche:** Surface water collected from roof areas will be conveyed into planted attenuation rain gardens, cleaning runoff while creating a specialized, biodiverse wetland niche.
- **Planting:** Rain gardens will be planted with moisture-tolerant species (such as *Carex*, *Cornus*, and *Lythrum*)

Soft Landscaping & Perimeter Connectivity

- **Native Perimeter Hedgerows:** The layout incorporates new linear native hedgerows along the perimeter of the site. Hedgerows provide refuges, foraging space, and vital movement corridors for birds, insects, and small mammals.
- **Proposed Tree Planting:** The site layout illustrates a proposed new tree, introducing canopy cover and structural diversity to what was previously open lawn.
- **Garden Areas:** Generous soft-landscaped garden spaces are provided for both dwellings, preserving natural ground permeability.

Biodiversity Enhancement (Net Benefit)

To satisfy national planning policy requirements for securing a net benefit for biodiversity, and recognizing that while no high-value baseline habitat will be lost, this outline submission establishes a framework for targeted enhancement measures—the exact specifications, models, and locations of which will be finalized at the reserved matters stage:

- **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 to each of the properties. 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 / fences constructed across the compacted ground will incorporate a 130 mm x 130 mm hedgehog highway gap at ground level every 3m to maintain and enhance wildlife movement corridors across the site boundary.
- **Habitat Diversity:** Areas of perimeter native hedgerows, tree planting, and planted rainwater gardens will be required to be included as part of the landscaping scheme, and will replace a uniform lawn baseline with multi-layered, wildlife-friendly vegetation.

Management and Sustainability

To ensure the long-term effectiveness of the proposed green infrastructure:

- **Bird Boxes:** Installed at height per supplier guidelines. These will be checked periodically outside of the bird breeding season by future homeowners to maintain structural integrity.
- **Rainwater Gardens:** Homeowners will be responsible for keeping inlets clear and maintaining moisture-tolerant plant species to ensure optimal surface water attenuation and habitat performance.
- **Mammal Pathways:** Property owners will be advised to keep the 130 mm x 130 mm fence base openings clear of debris or obstructions.

Conclusion

The proposed outline development for two detached dwellings replaces an area of low ecological value (managed lawn surrounded by concrete block walls) with an integrated green and blue infrastructure framework. By following the Step-Wise Approach and embedding native hedgerows, tree planting, rainwater gardens, hedgehog highway boundary gaps, and integrated bird boxes, the scheme achieves full compliance with Chapter 6 of Planning Policy Wales (PPW 12) by securing a net benefit for biodiversity and ecosystem resilience

Dated. 8th August 2026.