



Q. What is a Green Infrastructure (GI) Statement?

A Green Infrastructure Statement describes how the green infrastructure of a site (trees, hedges, and SuDS etc.) has been incorporated into the development proposal.

Q. Why do I need a Green Infrastructure Statement?

A Green Infrastructure Statement is required on all developments, following Planning Policy Wales - PPW12 and the *Environment (Wales) Act 2016 Section 6 duty*, to show that development has a **net benefit** to biodiversity and green infrastructure. This information is not appropriate to seek 'retrospectively' by way of a condition and must be provided as part of the planning application process.

Q. What detail is required in the Green Infrastructure Statement?

A Green Infrastructure Statement is to be proportionate to the scale and nature of the development. In the case of minor development such as householder applications, PPW12 states that this should not be an onerous requirement for applicants.

Q. What is a Biodiversity Enhancement Scheme?

To comply with Policy 1 of the BBNP Local Development Plan (2013) and Section 6 of the *Environment (Wales) Act 2016*, the Authority requires that proposed developments include details of biodiversity enhancement measures.

These don't need to be costly or large in scale, and could include bird boxes, insect boxes and the planting of native shrubs or flowers suitable for bees and other pollinations in the garden.

Q. How do I provide the information?

To assist in providing the information that this authority requires, the following form can be completed to provide the specific Green Infrastructure details that relate to each step of your proposed development.

Form completed by:	Philip Harris
Date:	11/09/2026
Address of site:	32, High Street, Cefn Coed, CF48 2PG
Grid reference:	

Description of Proposal:	Change of use of House to three Flats
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1. Details of all existing green infrastructure on site:

Boundary 1:	<i>None</i>
Boundary 2:	<i>None</i>
Boundary 3:	<i>None</i>
Boundary 4:	<i>None</i>
Front Garden:	<i>Pavement</i>
Rear Garden:	<i>Some Grass</i>
Other:	<i>None</i>

2. What green infrastructure features (trees, hedges, hedgebanks) have already been removed from site and/or require removal to facilitate the development?

Boundary 1:	<i>None</i>
Boundary 2:	<i>None</i>
Boundary 3:	<i>None</i>
Boundary 4:	<i>None</i>
Front Garden:	<i>None</i>
Rear Garden:	<i>None</i>
Other:	<i>None</i>

3. How are the retained features being protected during development (BS5837:2012)?

Boundary 1:	<i>None</i>
Boundary 2:	<i>None</i>
Boundary 3:	<i>None</i>
Boundary 4:	<i>None</i>
Front Garden:	<i>None</i>
Rear Garden:	Heras fencing will be installed.
Other:	<i>None</i>

4. What Green Infrastructure is being planted as mitigation for losses?

Boundary 1:	<i>None</i>
Boundary 2:	<i>None</i>
Boundary 3:	<i>None</i>
Boundary 4:	<i>None</i>
Front Garden:	<i>None</i>
Rear Garden:	<i>None</i>
Other:	<i>None</i>

5. What Landscaping is being planted to enhance Green Infrastructure?

Boundary 1:	<i>None</i>
Boundary 2:	<i>None</i>
Boundary 3:	<i>None</i>
Boundary 4:	<i>None</i>
Front Garden:	<i>None</i>

Rear Garden:	<i>None</i>
Other:	<i>None</i>

6. How will the new planting be managed or maintained?

N/A

7. Biodiversity enhancements

The enhancements do not need to be directly attached to the proposed new construction; they can be attached to the host dwelling or placed within the garden, but they do need to be on land within the red or blue line. The principle is that the enhancements should lead to a 'net benefit' for biodiversity.

The following biodiversity enhancements have also been added:

Type	Location	Info
https://www.nhbs.com/1wq-schwegler-summer-winter-bat-roost (or equivalent) boxes	<i>Side Elevation</i>	The bat boxes will be positioned at a height of no less than 3.5m from the ground. No external lighting will be placed on this elevation

Where there are more detailed biodiversity enhancements proposed, there is a separate form available to use. (see associated guidance document).

8. Conclusion

As the current site has no green infrastructure that will be impacted by the work. The proposed work is felt to enhance the green infrastructure with the addition of bird and bat boxes.

The responsibility for Long term maintenance of the Ecology enhancements will be the responsibility of the Householder.

Long Term Maintenance Bat Box

The Schwegler 1WQ Summer & Winter Bat Roost is designed to provide bats with a safe and comfortable environment year-round, accommodating both summer roosting and winter hibernation. Its insulated construction helps maintain optimal temperatures, protecting bats from extreme heat in summer and cold in winter.

Maintenance Guidelines:

- **Cleaning:** Schwegler bat roosts are designed to be maintenance-free. The 1WQ model, in particular, requires no cleaning, providing years of shelter without intervention.
- **Inspection:** While cleaning isn't necessary, it's beneficial to inspect the roost periodically to check for any damage or structural issues. If repairs are needed, ensure the roost is unoccupied before making any modifications.

- **Important Note-** A bat box cannot be legally opened without a licence, the bat box can only be opened by a licensed bat worker.

Additional Tips:

- **Avoid Disturbance:** Refrain from opening the roost during May to July to prevent disturbing nursery roosts. Similarly, avoid inspections from November to April to prevent disrupting hibernating bats
- **Monitoring Occupancy:** To determine if the roost is occupied, observe it at dusk for about 30 minutes after sunset, watching for bats emerging. Presence of guano beneath the roost can also indicate occupancy.

The management and maintenance of the wildlife boxes (bat) will be in perpetuity and must be fitted before property is occupied.

Please see attached drawing and elevations alongside this document.