

Green Infrastructure Statement

Site: Land at Malthouse Farm, Laugharne, Carmarthen.

Proposal: Proposed Construction of a Livestock Shed and Associated Infrastructure.

Introduction

This proportionate Green Infrastructure Statement (GIS) has been prepared with full regard to the guidance as set out in Chapter 6 of *Planning Policy Wales* (Edition 12) and in particular the 'Stepwise Approach' detailed in Paragraph 6.4.21 and Figure 12, which is reproduced below.

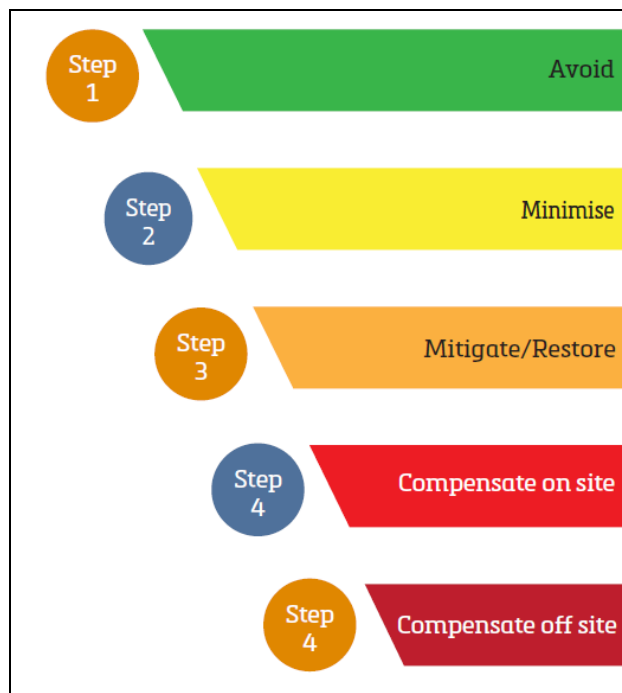
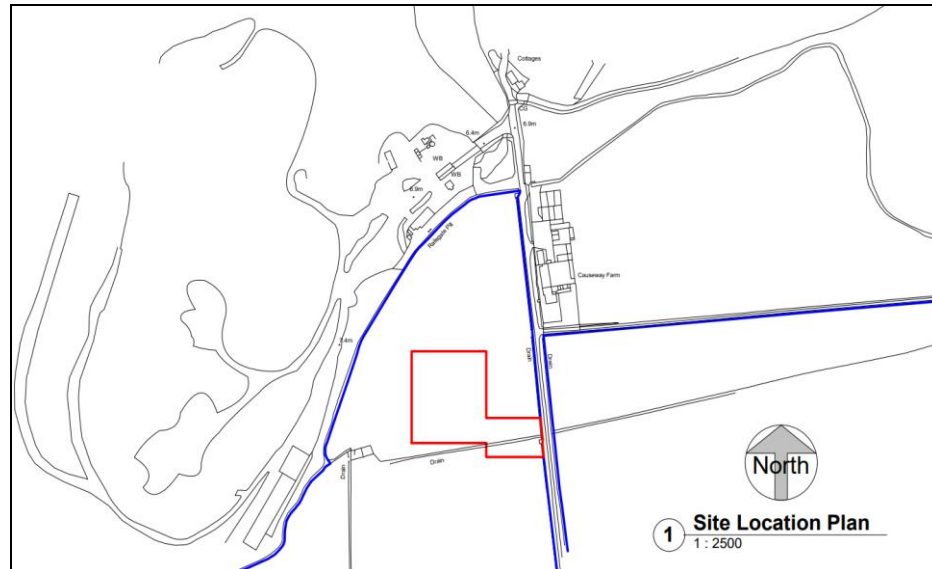


Figure 1

Existing Site Green Infrastructure Assets

The Applicant's wider land holding, known as Malthouse Farm, comprises of some 205 acres of agricultural pasture, with the site in question set to the south west of Broadway, near Laugharne. The application site can be accessed either via the Applicants agricultural fields to the south and west, or via the 3 existing points off the western flank of the U6616, a minor

unclassified road which extends south from the A Road to the north (Laugharne to Pendine). The wider farm holding was acquired in recent years by the Applicants who set upon significantly increasing its agricultural output and restoring the land following years of under-use. The site currently contains Green Infrastructure in the form of existing agricultural pasture and mature hedgerows and tree lines, as illustrated in the location plan at Figure 2, and Google Earth aerial image below at Figure 3, captured in August 2022.



Plan A – Location Plan



Figure 2 – Google Earth Image of the Site and Locality

Proposed Site Green Infrastructure Assets

The proposals will seek full planning permission for the construction of an agricultural livestock shed and associated infrastructure at the aforementioned site, situated near Broadway.

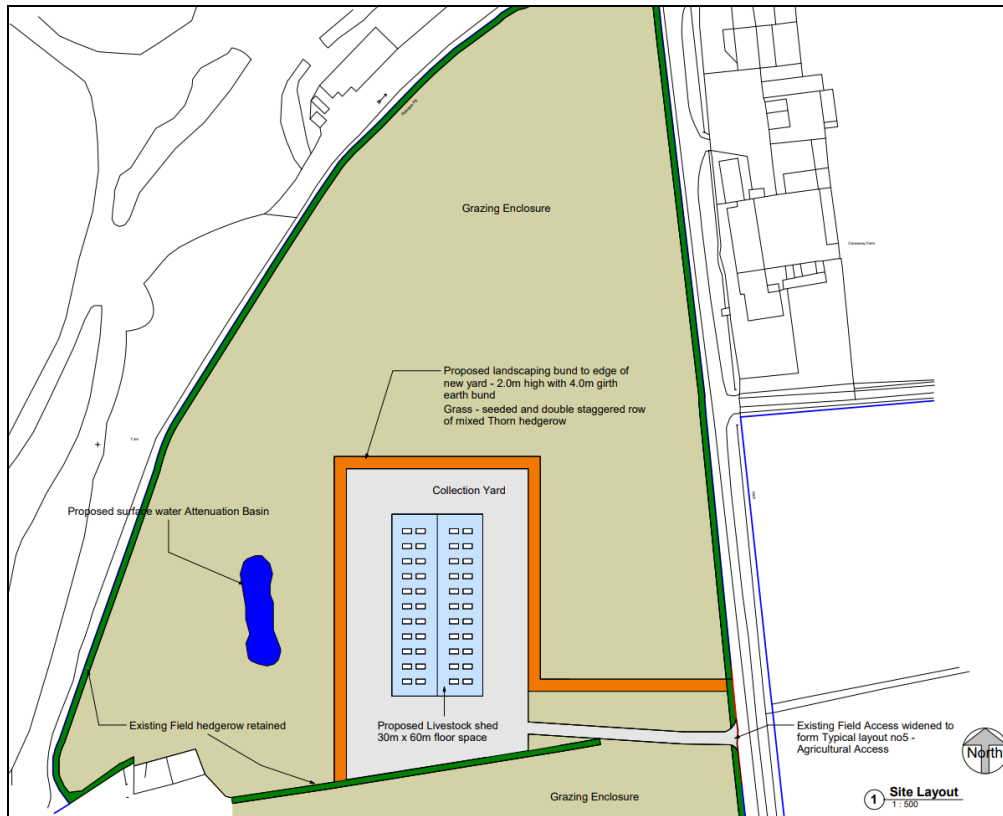
The shed is intended to be used as a shelter for the Applicant's rapidly growing number of sheep at the holding, and to carry out the many agricultural processes associated with the possession of such livestock and do so in an efficient manner.

The proposed shed is located at the southern part of the field enclosure and set as close as possible to the existing farmhouse, so not to encroach upon the nearby 'Laugharne - Pendine Burrows' SSSI, as shown in Figure 3. The northern perimeter of the site contains a tall mature tree line, that stretches along its entirety, and this has contributed to the design of the shed due to the presence of adequate screening. Therefore, with both the SSSI, and existing tree line to the north in mind, the site has been carefully chosen in order to remain as close to the existing farmhouse at Malthouse Farm as possible whilst remaining suitably distanced from the SSSI and screened appropriately to the north by an existing dense tree line

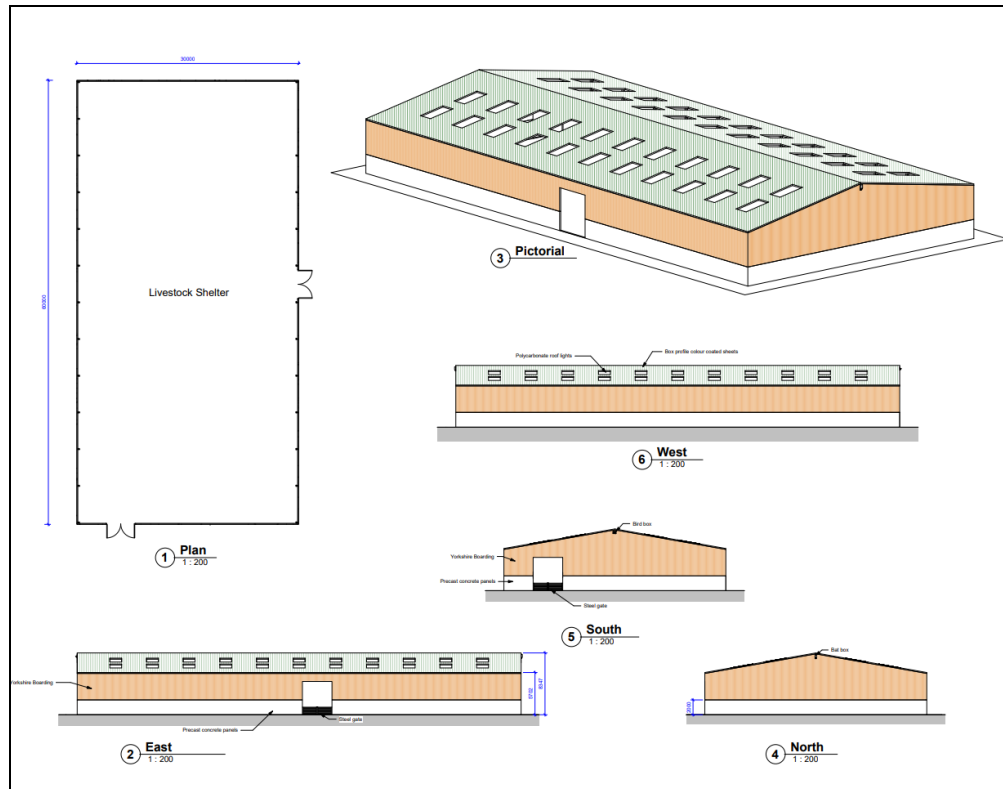
Internally, the proposal is for 1,800m² of agricultural space that will serve as a shelter for the Applicants existing and proposed livestock. Externally, the proposal will consist of a widened existing agricultural access, a collection yard, and a landscaping bund (2.0m high with 4.0m girth earth bund), with seeded grass and a double staggered row of mixed thorn hedgerow introduced at this area. A surface water attenuation basin is then proposed to the west of the shed and will form part of any future full planning application as part of an appropriate SuDS scheme at the site.

In terms of external finishes, the shed will consist of Yorkshire boarding set above precast concrete panels and a steel entrance gate, with the roof then consisting of box profile colour coated sheets and polycarbonate roof lights.

The above proposed components of this application are illustrated within the Site Layout Plan reproduced as Plan B, whilst the proposed shed is shown in further detail as Plan C.



Plan B – Proposed Site Layout Plan



Plan C – Proposed Elevations and Floor Plan of Agricultural Shed

Biodiversity enhancements will be encouraged in the form of the following methods:

- The continued management of the remaining existing agricultural pasture at the site
- The retention and management of all existing hedgerows and tree lines at the site
- The introduction of a landscaping bund (2.0m high with 4.0m girth earth bund), with seeded grass and a double staggered row of mixed thorn hedgerow introduced at this area
- The introduction of 1x Bat Box and 1x Bird Box to be affixed to the northern and southern elevations of the proposed shed.

The proposals will also include the provision on the southern and northern elevations of the proposed shed, for 1x bird box 1x bat roosting box, thus increasing the current biodiversity level of the site. The location of the boxes is illustrated at Figures 5 and 6 below.

Examples of the type of boxes are also illustrated overleaf.

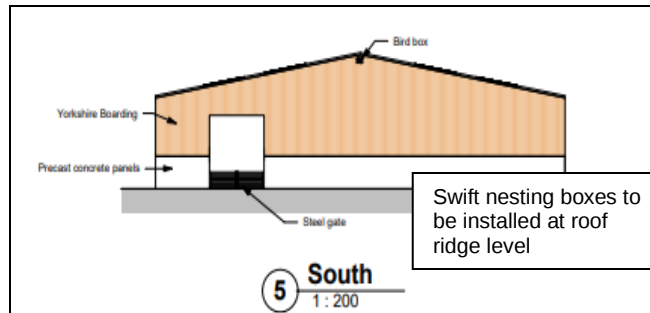


Figure 5 – Bird Box Location

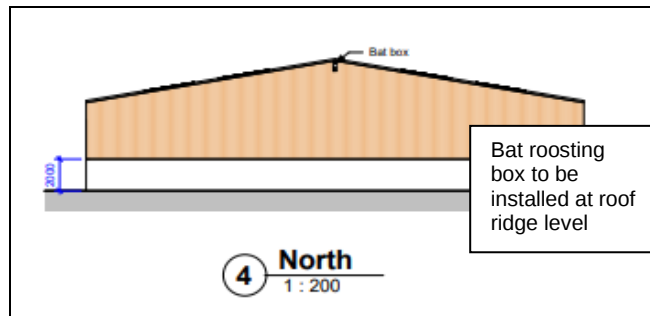
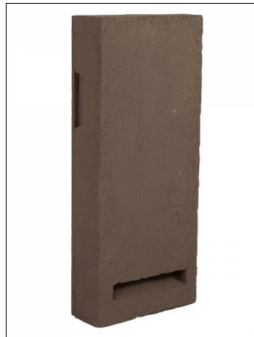


Figure 6 – Bat Box Location

Artificial Bat Roots

Integral



Vivara Pro Build-in Bat Tube

See <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> for further information.

Figure 7 – Bat Box Example

Below Left: Example of an open-fronted nest box. **Below Right** small-holed nest box.



Below: Examples of Swift bricks.

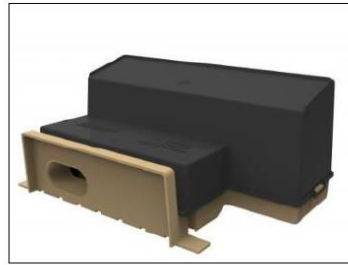


Figure 8 – Bird Box Examples

Green Infrastructure Assessment of Proposed Development

The application proposal has **mitigated** the loss of any green infrastructure assets currently present on site and has sought to provide additional biodiversity enhancements that will **increase** the current level of green infrastructure on site.