



GREEN INFRASTRUCTURE STATEMENT

**Erection of Replacement and New Buildings for Use for
Agriculture and an Existing Farm Diversification Business (Land
Management) with Associated Drainage Works
at Marcholws, Peniel, Carmarthen, SA32 7AA**

**On Behalf of
Mr and Mrs Butler**

Our Ref: 1893.a

Date: May 2026

Prepared by: Shannon Stone

Approved by: Jason Evans

1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Mr and Mrs Butler (the Applicants) to seek full planning permission for the “*Erection of Replacement and New Buildings for Use for Agriculture and an Existing Farm Diversification Business (Land Management) with Associated Drainage Works*” at Marcholws, Peniel, Carmarthen, SA32 7AA.
- 1.2 This proportionate 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

- 1.3 This GIS has also, where relevant, given due consideration to the guidance and standards as set out in the document *Building with Nature - Standards Framework*, which are summarised as follows:

CORE Standards

Standard 1 Optimises Multifunctionality and Connectivity

Standard 2 Positively Responds to the Climate Emergency

Standard 3 Maximises Environmental Gains

Standard 4 Champions a Context Driven Approach

Standard 5 Creates Distinctive Places

Standard 6 Secures Effective Place-keeping

WELLBEING Standards

Standard 7 Brings Nature Closer to People

Standard 8 Supports Equitable and Inclusive Places

WATER Standards

Standard 9 Delivers Climate Resilient Water Management

Standard 10 Brings Water Closer to People

WILDLIFE Standards

Standard 11 Delivers Wildlife Enhancement

Standard 12 Underpins Nature's Recovery

2.0 EXISTING SITE

2.1 THE SITE

- 2.1.1 The application site is situated within the established agricultural holding known as Marcholws, located at Peniel. The agricultural holding is an **established sheep enterprise** supporting a flock of around **500 sheep** and extends to approximately **70 acres**. The agricultural enterprise requires appropriate facilities for the storage of machinery, equipment and general agricultural supplies necessary for its efficient day-to-day management. Figure 1 below illustrates the location of the application site.

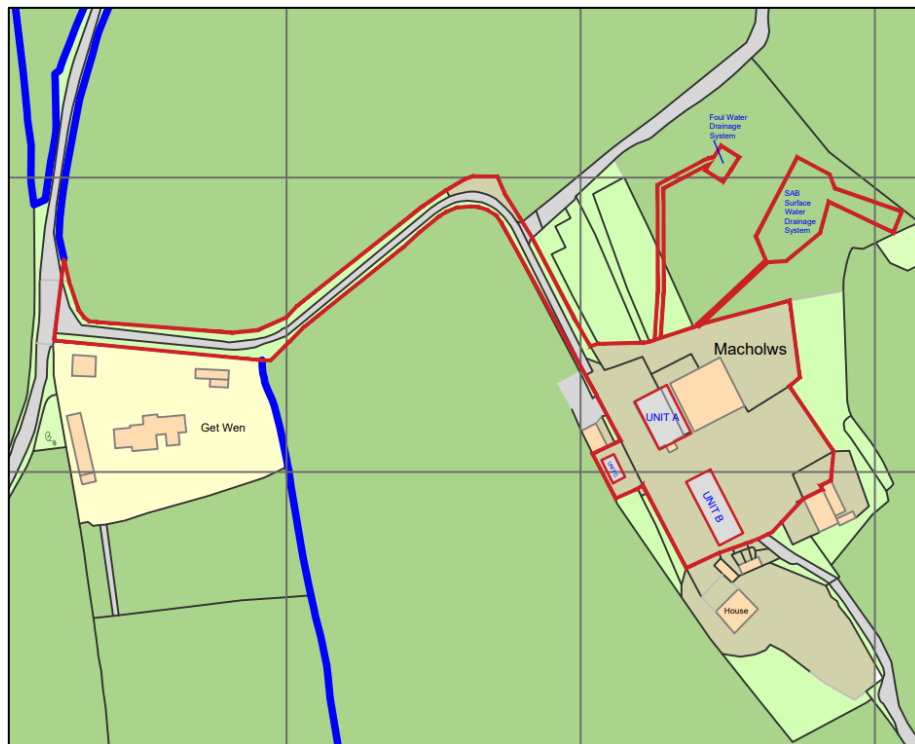


Figure 1

- 2.1.2 In addition, **the Applicants operate a farm diversification business specialising in land management**. This enterprise has evolved from the use of machinery and equipment originally acquired for the agricultural holding, which continues to be used in connection with the day-to-day operation and management of the farm, but is also now utilised as part of the Applicants' wider land management business.

- 2.1.3 The farm diversification business **provides land management services to local farmers, landowners and public sector bodies** (such as NRW and DC/WW), and includes vegetation clearance works. Vegetation arising from these operations is brought back to Marcholws and, where sufficient volumes arise, is processed on site into **biomass fuel**, within an existing building and sold off site. This activity is undertaken intermittently and **typically occurs for approximately one day per month**, as and when sufficient material is available for processing.
- 2.1.4 The holding comprises a mixture of natural and semi-improved grassland, with sheep grazing intended as the principal means of managing the former. Access to the site is obtained via a private farm track, which leads to an existing area of hardstanding within the farmstead. This hardstanding provides adequate space for agricultural vehicles to manoeuvre safely and efficiently between the existing agricultural buildings. Photograph 1 below shows the access track as viewed from the existing hardstanding area.



Photograph 1

- 2.1.5 The agricultural outbuilding shown to the left in Photograph 1 forms an integral part of the existing sheep handling system and is already served by an area of hardstanding immediately adjacent to it. This existing hardstanding is currently used for sheep handling activities.

- 2.1.6 The Authority confirmed on 7 March 2026 that the provision of a sheep handling area and associated hardstanding at Marcholws was deemed permitted development (application reference **PL/10501**), following recognition that the existing sheep handling arrangements were no longer of sufficient scale to meet the operational requirements of the holding. The approved hardstanding extends the existing surfaced area and will operate in conjunction with the adjoining outbuilding to support the safe and efficient gathering, sorting and handling of sheep and lambs. This includes preparation for market, together with routine tasks such as dosing, inspection and general flock management.
- 2.1.7 The Authority confirmed on 7 March 2026 for the construction of an additional agricultural outbuilding within the farmstead was deemed permitted development (application reference **PL/10502**). This building is intended to provide secure and weather-protected storage for modern agricultural machinery, equipment and supplies required for the day-to-day operation of the holding. The provision of this additional outbuilding is essential to support the efficient management of the established agricultural enterprise and to ensure that equipment and materials can be stored safely, securely and in an appropriate manner.
- 2.1.8 Figure 2 below presents a Google Earth satellite image of the site, identifying the existing agricultural buildings to be retained as part of the proposal (outlined in **green**), the existing building proposed for demolition due to its poor and deteriorating condition (outlined in **red**), and the location of the farmhouse (outlined in **yellow**).

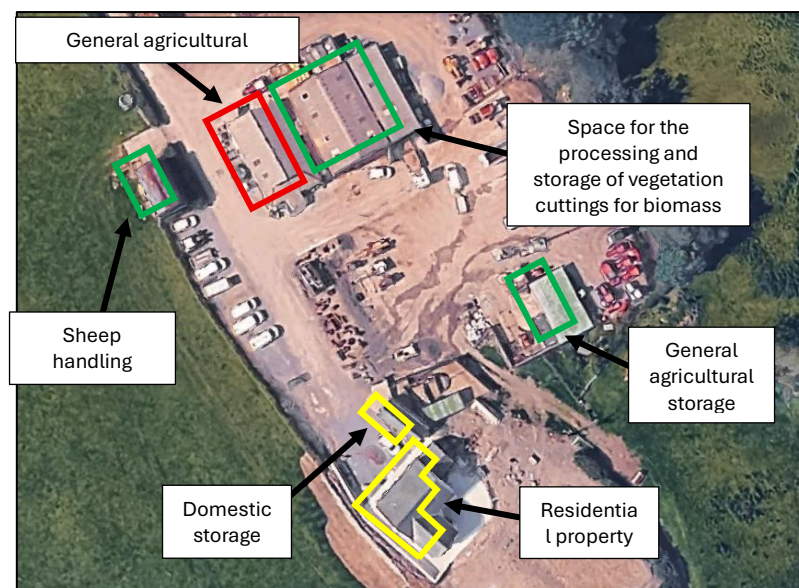


Figure 2

2.1.9 As indicated by Figure 2 above, the site contains an agricultural outbuilding which is in a poor and deteriorating condition and is **no longer fit for purpose in meeting modern agricultural needs**. It is therefore proposed for demolition as part of this development. Photograph 2 below depicts a view of this outbuilding.



Photograph 2

2.2 EXISTING GREEN INFRASTRUCTURE ASSETS

- 2.2.1 The application site at Marcholws comprises an established agricultural farmstead consisting primarily of existing hardstanding and agricultural buildings and is therefore of limited ecological significance. However, the site boundaries are bordered by mature trees and hedgerows which are of ecological value, contributing positively to local biodiversity, habitat connectivity and the wider rural character of the area.
- 2.2.2 Beyond the immediate farmstead, the wider agricultural holding comprises open agricultural fields and grassland which provide further biodiversity value and contribute to the existing green infrastructure network surrounding the site.
- 2.2.3 Notably, the Preliminary Ecological Assessment (PEA) includes a vegetation and habitat survey, noting that *“the habitats at the site location were recorded in detail. The application area comprises built ground (J3.6) and intact species-poor hedgerow (J2.1.2). Improved grassland (B4), running water (G2) and scattered broadleaved trees (A3.1) lie alongside the site”*. Figure 3 below depicts the *Phase I Habitat Map* featured in the PEA.



Figure 3

2.2.4 Figure 4 below depicts the trackside intact species-poor hedgerow (identified as Habitat J2.1.2 in Figure 3 above), Figure 5 illustrates the mature scattered trees (Habitat A3.1), and Figure 6 depicts the stream corridor at the edge of the farmyard (Habitat G2). **All of these existing green infrastructure features will be fully retained and protected as part of the proposed development.**



Figure 4



Figure 5



Figure 6

- 2.2.5 The PEA confirms that all of the existing green infrastructure assets depicted above are of ***“minor ecological significance”***.
- 2.2.6 Furthermore, the PEA included a bat scoping assessment of the agricultural building proposed for demolition (previously shown in Photograph 2). The assessment identified **no evidence of bat presence, with no droppings, roosting signs or other indications recorded within the structure**. On this basis, the PEA concludes that no further bat surveys are required in relation to this building.
- 2.2.7 Importantly, **Importantly, the proposal does not result in the loss of any significant green infrastructure assets**. The development is entirely contained within the existing operational farmstead, adjoining established hardstanding and existing agricultural buildings, and therefore avoids any encroachment into the wider undeveloped areas of the agricultural holding or surrounding countryside.

3.0 PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of three agricultural units at Marcholws, Peniel, comprising a general agricultural storage building, a mixed-use building comprising an office space and further general agricultural storage, and a unit comprising a plant room. The proposed development is required to **support both the established agricultural enterprise at Marcholws and the Applicants' farm diversification business**, which specialises in land management.

- 3.1 The proposed development has been designed to provide accommodation for the secure storage of agricultural machinery, equipment and supplies currently used in connection with both the agricultural enterprise and the land management business. The proposal also includes office space to support the administration and management of both enterprises, together with a plant room required for the operational needs of the site.
- 3.2 The proposed units are of traditional agricultural design and utilise materials appropriate to their rural setting. The buildings are positioned within the existing cluster of agricultural structures and adjacent to established hardstanding, ensuring the development forms a logical extension to the existing farmstead.
- 3.3 The proposal also includes the demolition of an existing agricultural outbuilding currently in a poor and deteriorating condition, which is no longer fit for modern agricultural purposes. The replacement buildings will provide safe, secure and weather-protected accommodation better suited to the operational requirements of the farm and associated diversification business.
- 3.4 Access to the site will continue to be provided via the existing agricultural access serving the farmstead. The internal yard area provides sufficient space for the safe manoeuvring of agricultural and delivery vehicles, including the ability for larger vehicles to turn within the site and exit in forward gear. No alterations to the existing access arrangements or boundary treatments are proposed.

- 3.5 Overall, the proposal represents a sustainable and policy-compliant form of rural development which supports the continued operation and long-term viability of the existing agricultural enterprise, whilst also facilitating the ongoing growth of the Applicants' farm diversification business. Further details are provided within the accompanying Planning Design & Access Statement.

4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

4.0.1 To support and enhance local biodiversity, green infrastructure features are proposed as part of this planning application. The enhancements include the installation of a bird nesting boxes a bat roosting boxes at suitable locations across the site. Figure 7 below illustrates the proposed location of these green infrastructure assets.

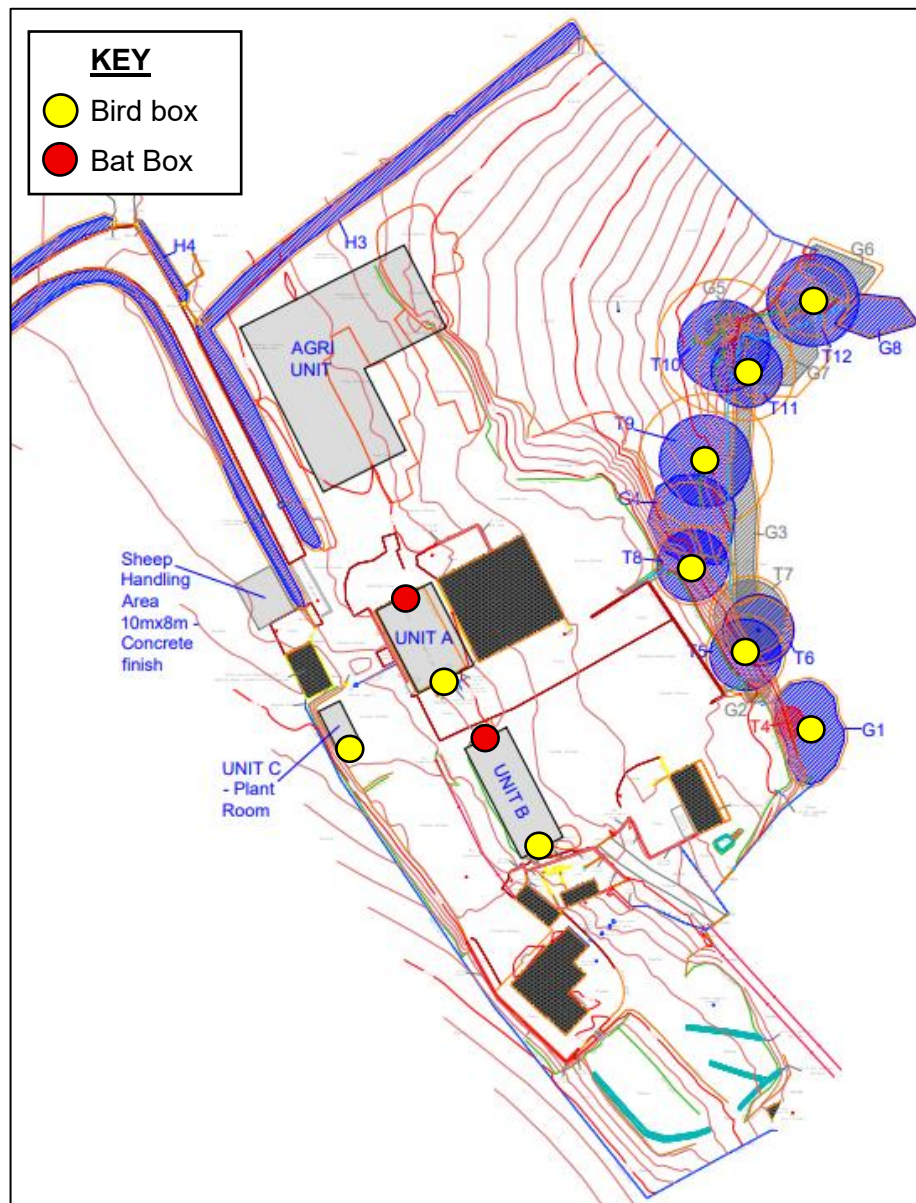


Figure 7

4.1 BIRD NESTING BOXES

- 4.1.1 As shown in Figure 7, several bird nesting boxes will be installed at suitable locations across the site. This includes on mature trees situated along the eastern boundary of the application site. Figure 8 below depicts the type of bird nesting boxes proposed at this location, which includes three *Schwegler Woodcrete 32mm Bird Boxes*, and three *Schwegler Woodcrete Open Fronted Bird Boxes*.



Figure 8

- 4.1.2 Furthermore, a bird nesting box will be installed on each proposed unit, mounted approximately 30cm below the eaves. This sheltered position will provide protection from the elements while offering a safe nesting site for local bird species. Figure 9 below depicts the proposed location of the bird box on the southeast elevation of Unit A (the mixed-use office and storage building).

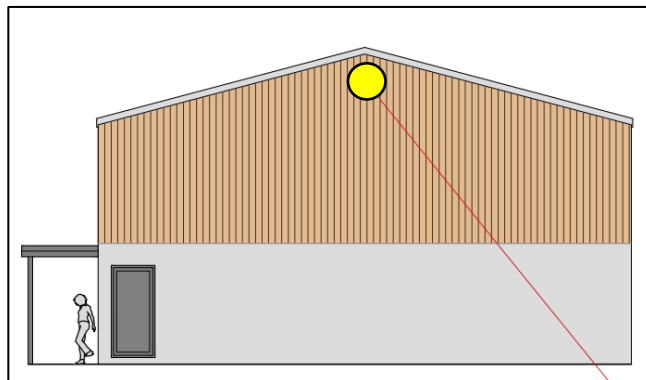


Figure 9

- 4.1.3 Figure 10 below displays the proposed location of the bird nesting box on the southeast elevation of Unit B (the general agricultural storage building).

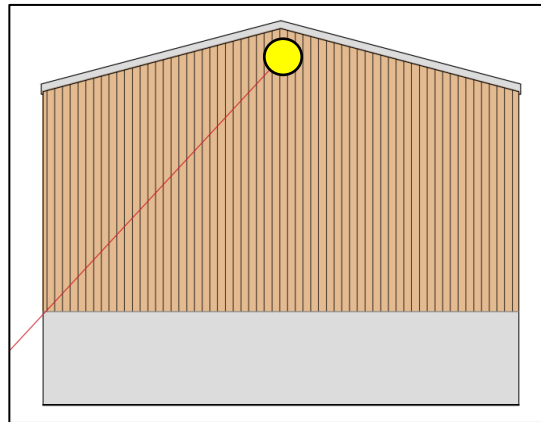


Figure 10

- 4.1.4 Figure 11 below illustrates the proposed location of the bird nesting box on the southeast elevation of Unit C (the plant room).

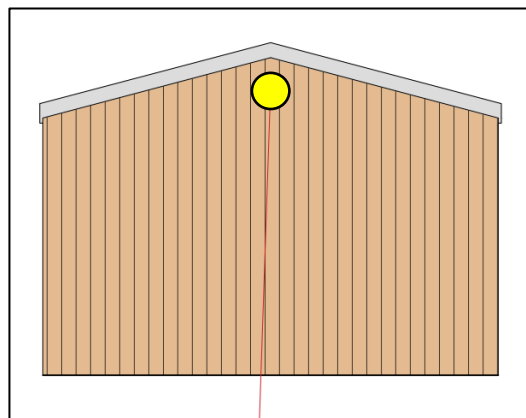


Figure 11

- 4.0.2 Figure 12 below shows an example of a *Schwegler 1MR Bird Box* which would be suitable for each of the proposed units at the site.

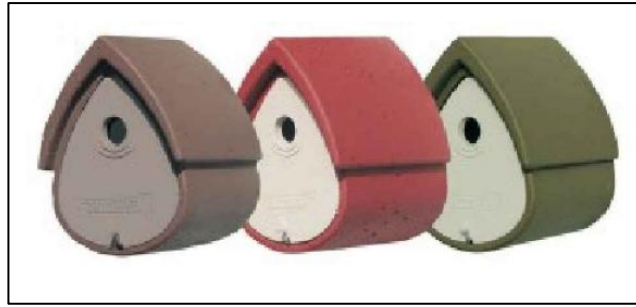


Figure 12

4.2 BAT ROOSTING BOXES

- 4.2.1 A bat roosting box is proposed for installation on two of the proposed units, mounted approximately 30cm below the eaves. This sheltered position will provide protection from the elements while offering a safe nesting site for local bat species. Figure 13 below depicts the proposed location of the bat box on the northwest elevation of Unit A (the mixed-use office and storage building).

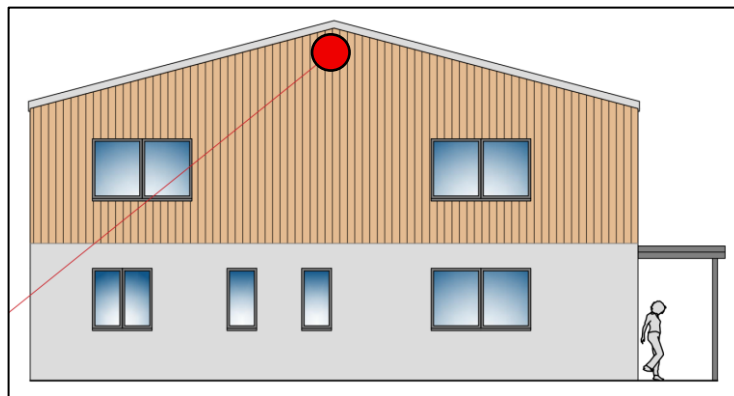


Figure 13

- 4.2.2 Figure 14 below displays the proposed location of the bat roosting box on the northwest elevation of Unit B (the general agricultural storage building).

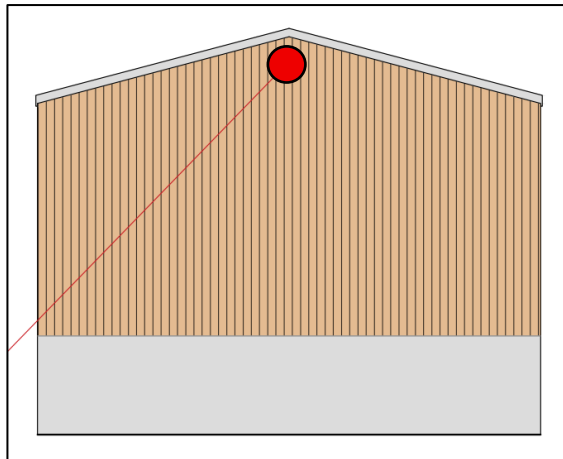


Figure 14

4.0.3 Figure 15 below shows an example of a *Beaumaris Woodstone Bat Box* which would be suitable for Unit A and Unit B.



Figure 15

5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement sets out the existing ecological features associated with the application site at Marcholws, Peniel, together with the biodiversity enhancement measures proposed as part of the erection of three agricultural units associated with the existing agricultural holding and farm diversification business.
- 5.2 The proposed development is located within the existing operational farmstead comprising hardstanding and agricultural buildings, which are of limited ecological significance in themselves. Importantly, no significant green infrastructure assets will be lost as part of the proposals. **Existing mature trees, hedgerows and the stream along the site boundaries will be fully retained**, continuing to provide ecological and landscape value.
- 5.3 The scheme incorporates a range of biodiversity enhancement measures, including the **installation of bird nesting boxes and bat roosting boxes** at suitable locations throughout the site and on the proposed buildings themselves. These measures will provide additional nesting and roosting opportunities for local species and will contribute positively towards biodiversity enhancement across the farmstead.
- 5.4 The proposal has also been designed to ensure that development remains contained within the established farmyard adjacent to existing hardstanding, thereby avoiding encroachment into undeveloped areas of the wider holding or surrounding countryside. Existing boundary treatments and vegetation will remain unaffected by the proposals.
- 5.5 Overall, the proposal represents a sustainable and appropriate form of rural development which supports the continued operation of the agricultural holding whilst delivering biodiversity enhancements and protecting the existing green infrastructure network surrounding the site. The development therefore accords with local planning policy objectives relating to green infrastructure, biodiversity enhancement, and sustainable development, and results in a net increase in green infrastructure provision at the site level.

- 5.6 In accordance with the Stepwise Approach to Green Infrastructure, the proposal demonstrates full compliance with its principles. At **Step 1 (Avoid)**, the design ensures that no existing green infrastructure assets are lost, with all works confined to the existing building and previously developed land. At **Step 2 (Minimise)**, the scale of external alterations has been carefully limited to avoid unnecessary disturbance to the site's limited soft landscaping and boundary features. At **Step 3 (Mitigate/Restore)**, any minor impacts associated with the development are addressed through sensitive design and retention of existing site features. At **Step 4 (Compensate)**, the scheme delivers on-site biodiversity enhancements through the installation of bird and bat boxes, thereby increasing ecological value.
- 5.7 Overall, the proposal not only avoids harm but delivers a net gain in biodiversity, fully aligning with the Stepwise Approach and relevant policy objectives.