



**GREEN INFRASTRUCTURE STATEMENT**  
**RETENTION OF USE OF PART OF FARMYARD**  
**FOR STATIONING OF SELF-STORAGE CONTAINERS FOR A**  
**TEMPORARY PERIOD OF THREE YEARS**  
**AT**  
**FFERM-Y-RHOS,**  
**TRIMSARAN ROAD, LLANELLI**

**On behalf of**  
**Mr. H. Jones**

**Our Ref:** 1611.a  
**Date:** February 2025  
**Prepared by:** Shannon Stone

**Approved by:** Richard Banks

## 1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Mr. H. Jones to seek full planning permission for the “Retention of Use of Part of a Farmyard for the Stationing of Self Storage Containers for a Temporary Period of Three Years” at Land part of Fferm-y-Rhos, Trimsaran Road, Llanelli.
- 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.

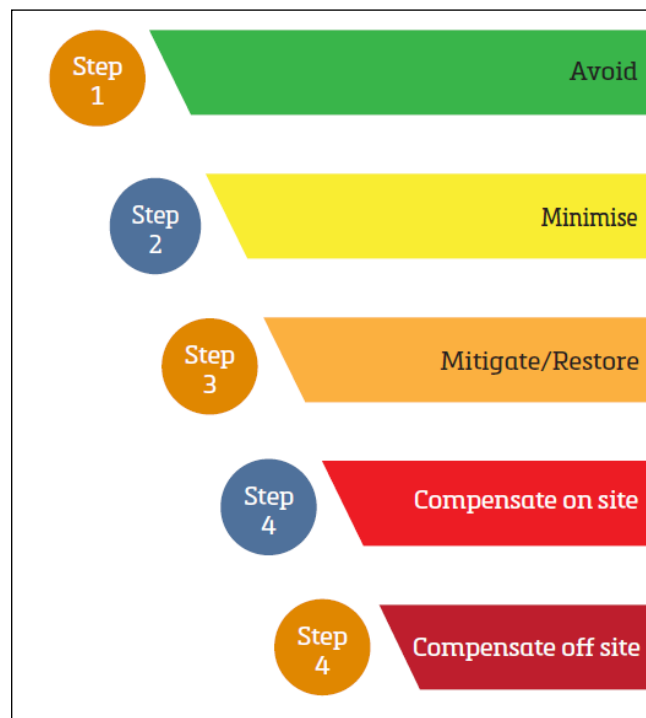


Figure 1

- 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 relates to land part of Fferm-y-Rhos, being the open, southern part of the established farmyard, which is set several hundred metres north of the B4308 Trimsaran Road. The farmyard is nucleated centred about the two-storey farmhouse with range of large portal framed livestock and implement sheds and intervening yard space.
- 2.1.2 Fferm-y-Rhos extends to some 50 acres of undulating pasture, set off the northern flank of the B road as it stretches east to west from Cwmbach, near Llanelli, to Penymynydd. The holding is grazed with sheep with extensive shelter provided upon the yard. A surfaced farm road runs for some 330 metres in a southerly direction to junction onto Trimsaran Road, close to several other rural farm and property accesses. The intervening land comprises open pasture with hedgerows forming wide field boundaries.
- 2.1.3 The part of the farmyard in question lies at the southern-most edge of the yard and has been used in the past for the external storage of farm equipment and hay bales. It falls off the long side elevation of extensive livestock housing and is accessed off the southern access to the farmyard. A separate farm access is found off the northern gable of the farmhouse where more traditional outbuildings are also to be found.
- 2.1.4 The farmyard is noted as being several hundred metres distant in all directions from neighbouring farm complexes, which also tend to be formed off long farm driveways off the B road. A small number of individual bungalows are to be found sporadically located off the main road frontage, with the village of Penymynydd located some one kilometre west of the farm.
- 2.1.5 The location of Fferm-y-Rhos is shown on the Ordnance Survey Explorer Map in Figure 1, with the precise boundaries of the southern farmyard shown by a detailed location plan at Figure 2. The distance the farmyard lies from the public highway is evidenced by the Google Earth extract reproduced as Figure 3.

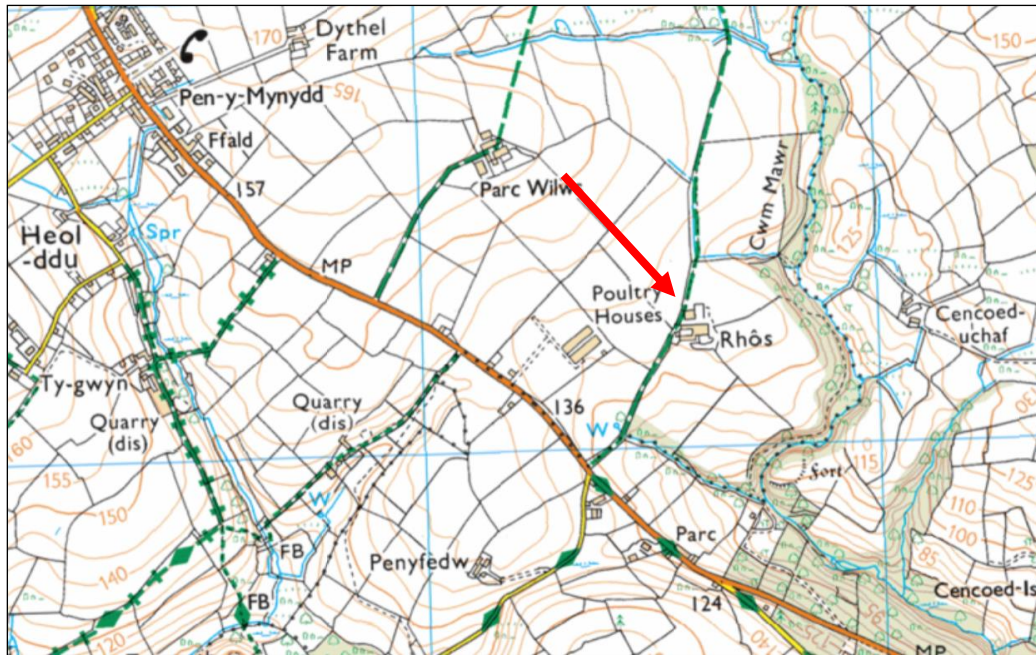


Figure 1 – OS Explorer Map to identify Fferm-y-Rhos location

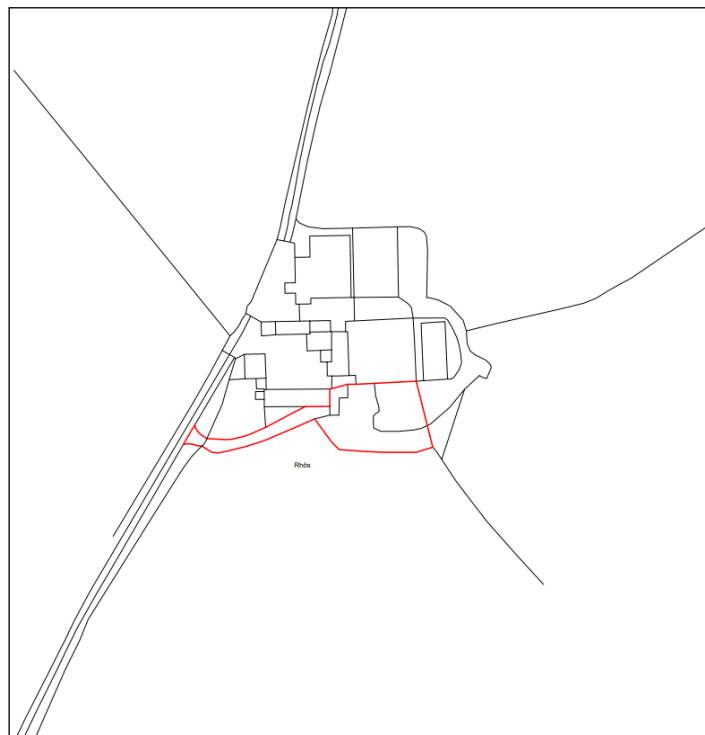


Figure 2 – Site Location Plan upon southern part of farmyard



**Figure 3 – Google Earth of Fferm-y-Rhos with application yard highlighted**

2.6 The proposals to station shipping containers for self-storage are retrospective and have been in place for the last three years. The site can be appreciated in Photographs 1 to 4 below, being set against the backdrop of tall, portal framed sheds which are set at elevated ground levels, but conspicuously distant from the public highway as not to be readily identifiable.



**Photograph 1 - view of existing agricultural farmyard with shipping containers set off southern edge of farmyard**



**Photograph 2 – view from within compound of two rows of containers stationed together with central yard for parking and manoeuvring**



**Photograph 3 – view of containers in proximity to one implement shed**



**Photograph 4 – view from farm gateway looking along track to compound yard and containers against backdrop of tall portal framed sheds**

## **2.2 EXISTING GREEN INFRASTRUCTURE ASSETS**

- 2.2.1 As can be seen from the Photographs above, there are very few existing Green Infrastructure Assets currently present on site. Nevertheless, the site does have some greenery from areas of grass which surround its access road alongside some shrubs which are scattered across some parts of this grass.

### 3.0 PROPOSED DEVELOPMENT

- 3.1 The proposals seek to retain the use of part of the southern yard at Fferm-y-Rhos with 20 shipping containers for use as self-storage space for paying customers. The proposals will be a form of farm diversification, with Fferm-y-Rhos needing to diversify to assist in the running of this particular farm enterprise.
- 3.2 The existing farmyard is nucleated, comprising a compaction of various large farm shed and utility buildings. The very close proximity of the storage yard to the farm outbuildings retains a sense of compactness and integral form to the activities at the farmyard.
- 3.3 The Applicant seeks planning permission for the retained use of the southern yard in close proximity to the farmyard, firstly to appear **as part of its compacted form**, and secondly, to **provide security and reception** facilities for the storage tenant to ensure the stored goods are not prone to theft or vandalism.

#### *Application Proposal*

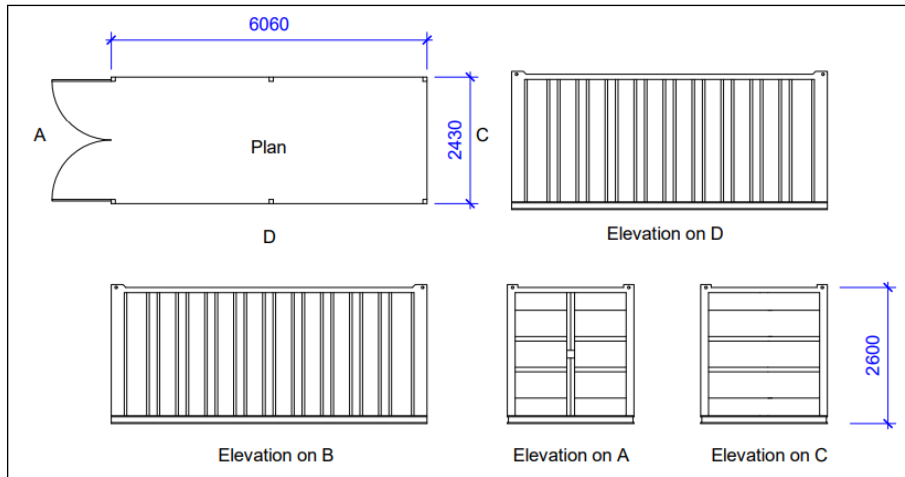
- 3.4 The proposal seeks temporary planning permission for a three-year period for the formation of a compacted storage yard with two rows of shipping containers lined up alongside the existing farm sheds. One line of containers falls directly against the long side elevation of a portal framed shed, whilst the other lies some 8 metres distant with that central space used for open parking and turning space for vehicles loading / unloading items into the storage space.
- 3.5 The proposed access to the site is **shared** via the existing farm access road. It is not set off a separate and divorced access point to the main highway, and thus otherwise capable of being segregated from the farmyard. Visitors to the storage compound will be received within the perimeter of the farmyard, being as part of a cluster of development off that yard, some **300 metres distant from the public highway**. The storage compound will therefore **not be segregated**, or self-sufficient, but totally reliant upon the adjoining farmyard for servicing, security, supervisory reception and maintenance and general inter-relationship.

- 3.6 The proposals will not involve self-storage at a distance from the established farmyard. New hedgerows will be planted around the site's south and eastern boundaries, as shown in the site layout plan at Figure 4 below. They will provide natural landscaping and to add definition to the edge of the farmyard plateau.



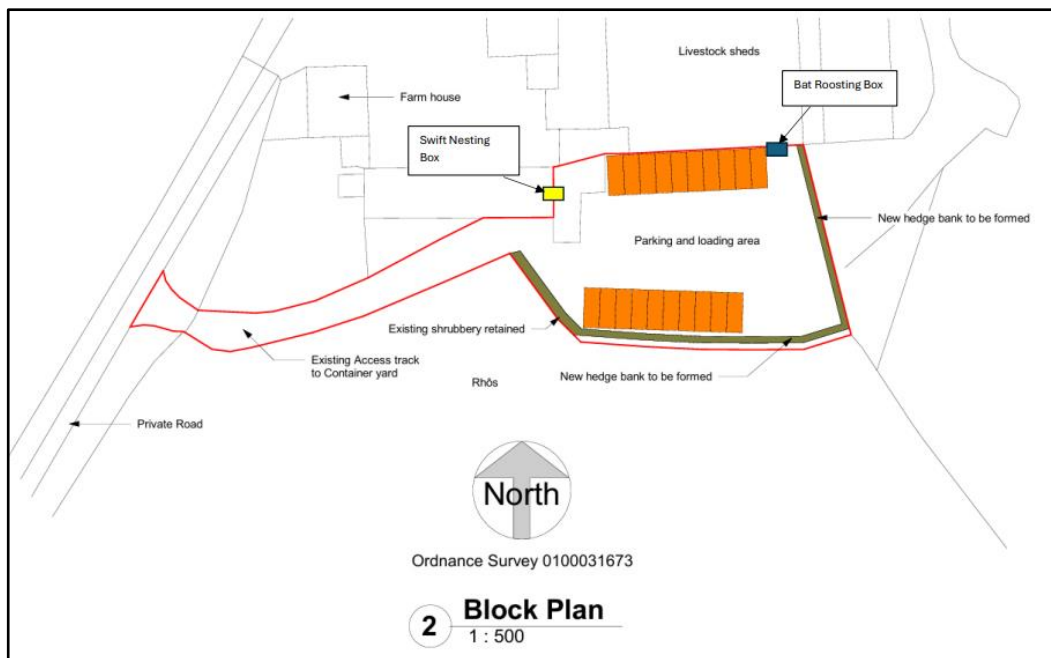
**Figure 4 – Proposed Site Layout Plan**

- 3.7 The storage containers are formed of recycled shipping containers as shown reproduced in Figure 5 below. The existing containers are each at 6.06 metres in length by 2.43 metres in depth. The containers are positioned on existing yard levels and rise to only 2.6 metres in height, as shown in Figure 5 below.



**Figure 5 – Typical self-storage container**

3.8 As shown in Figure 6 below, the shrubbery located west of the parking and loading area is to be retained. Additionally, the formation of a new hedge bank and hedgerows is proposed along the southern and eastern boundaries of the parking and loading area, providing natural landscaping, screening, and a defined edge to the farmyard plateau.



**Figure 6 – Block Plan**

## 4.0 PROPOSED GREEN INFRASTRUCTURE ASSETS

4.1 The proposed development will include the provision for new Green Infrastructure Assets, which are illustrated in Figure 6 above. This includes provision for biodiversity enhancement, which comes in the form of new hedge banks, hedgerows, a swift nesting box and a bat roosting box.

### ***New Hedgerow Planting***

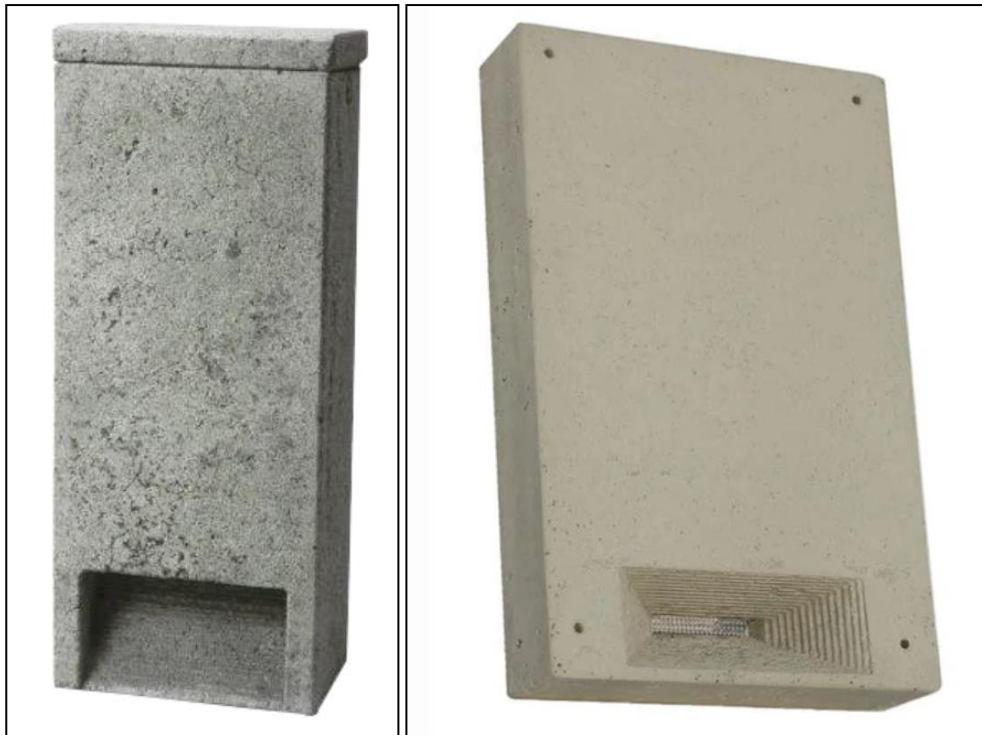
4.2 As previously mentioned, hedgerows will be planted with native species (not varieties) to achieve a final mix of approximately:

- 15% Holly *Ilex aquifolium*
- 15% Hazel *Corylus avellanara*
- 15% Rowan *Sorbus aucuparia*
- 15% Goat willow *Salix caprea*
- 10% Guelder rose *Viburnum opulus*
- 10% Hawthorn *Crataegus monogyna*
- 10% Blackthorn *Prunus spinosa*
- 5% Elder *Sambucus nigra*
- 5% Honeysuckle *Lonicera periclymenum*

All hedgerows will be of staggered double row planting.

### ***Bat Box Provision***

4.3 It is proposed that one bat roosting box will be built onto the south wall of the livestock sheds. This will be located adjacent to the new eastern hedgerow and hedge bank. A suitable model would be a larger cavity bat box such as the *Schwegler Bat Tube 1FR* or *1WI*, as shown in Figure 7 below.



**Figure 7 – Schwegler Bat Tube 1FR or 1WI.**

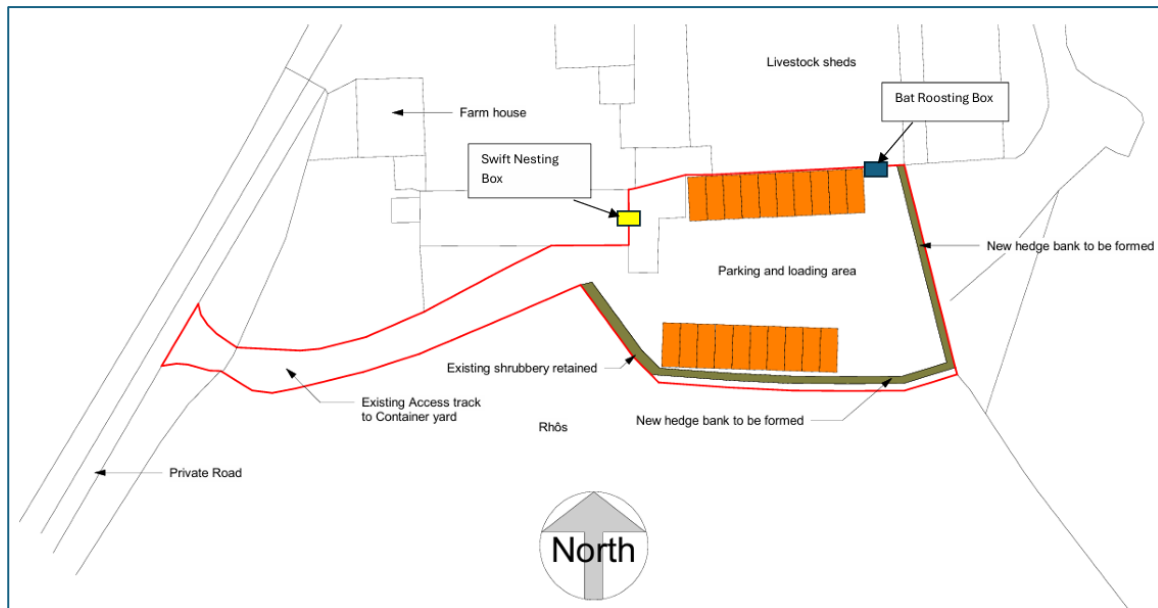
***Swift Nesting Box Provision***

- 4.4 The provision of a swift nesting box is proposed. will be built onto the south wall of the livestock sheds. This will be located at the northwestern boundary of the parking and loading area

A suitable model would be a *Woodstone* nesting box shown in Figure 8 below.



**Figure 8 – Woodstone Nesting Box**



**Figure 9 – location of proposed ecological enhancements**

## 5.0 GREEN INFRASTRUCTURE ASSESSMENT

- 5.1 This Green Infrastructure Statement provides an illustration of the current Green Infrastructure present on the application site, those features to be retained as part of the proposed development, as well then as any new assets to be included as part of it.
- 5.2 As detailed herein, there are currently Green Infrastructure assets on site in the form of existing shrubbery, which will be retained in full. Notwithstanding this, the proposal will incorporate enhancements in the form of the introduction of swift nesting boxes, bat boxes, hedge banks and hedgerows. All of the above will enable the proposed development to increase the sites current level of biodiversity.
- 5.3 In response to the above required balance, the loss of any existing Green Infrastructure has been **avoided**, and the application proposal will **increase** the current level of Green Infrastructure on site.