
Green Infrastructure Statement


**Wern Farm
Foel
Welshpool
Powys
SY21 0NY**

**Construction of roof structure
over existing silage clamp**

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1. Policy Background

1.1 This Green Infrastructure Statement (GIS) supports a full planning application for the construction of a roof structure over an existing silage clamp at Wern Farm, Foel, Welshpool, Powys, SY21 0NY.

1.2 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

“6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.

6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links”.

1.3 The ‘step-wise approach’, as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain and enhance biodiversity, build resilient ecological networks and deliver net

benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

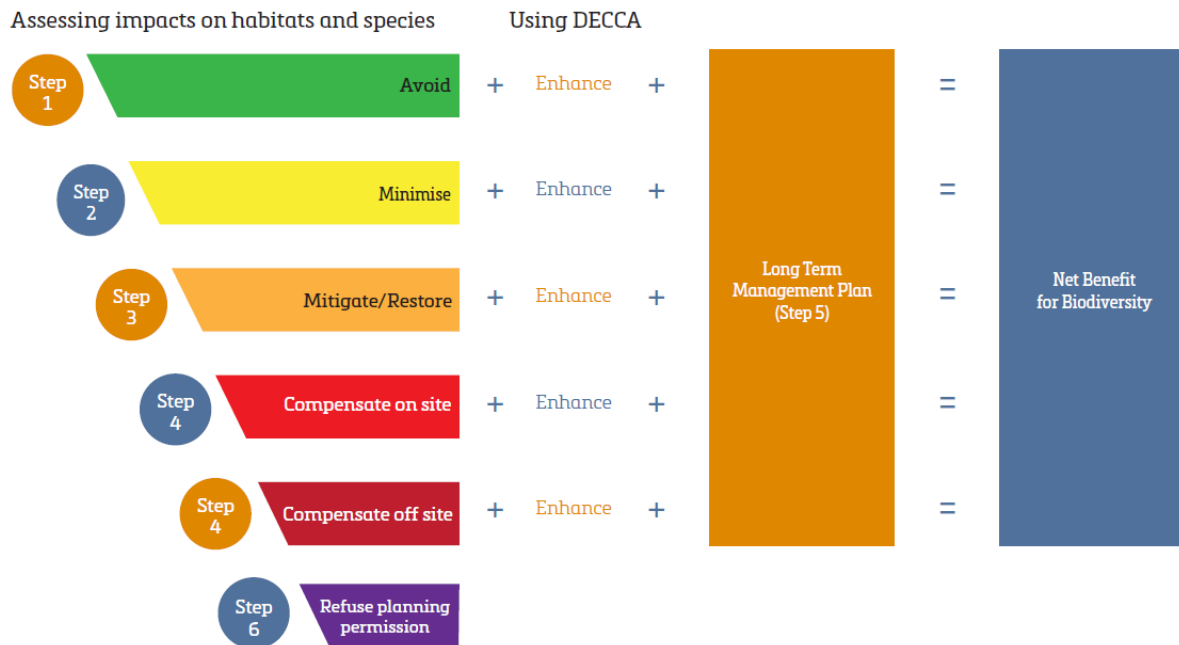


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. The Proposed Development

- 2.1 The application seeks full planning permission for the construction of a roof covering atop the existing silage clamp at Wern Farm.
- 2.2 The proposed structure will measure approximately 41.15m in length and 30.48m in width; having a resultant floor area internally of 1254m². It would have a dual-pitched roof, with a height at the eaves of approximately 6.1m and a height at the ridge of approximately 11.83m.
- 2.3 The structure will be constructed with a steel frame will be finished externally with concrete mass lower walls and Yorkshire boarding above. The roof will be finished with grey fibre cement sheeting.
- 2.4 As noted, the proposed structure would be constructed over the existing silage clamp; with the structure and use/operation of the silage clamp not changing or being altered by the proposed development.

- 2.5 The proposed development would help to reduce the extent of silage effluent produced on the farm, by ensuring rainwater does not mix with the silage stored in the clamp. As such, the development would provide improvements for the surrounding water environment.
- 2.6 Clean rainwater from the roof of the structure will be directed to a new rainwater storage tank.
- 2.7 Stock numbers on the holding would not change as a consequence of the proposed development. Indeed, the proposed roof structure is proposed simply to improve the existing silage storage facility on-farm.
- 2.8 It is important to note that the development has previously gained planning permission from Powys County Council as part of planning application reference P/2016/0034 (approval dated 07/03/2016). The current application seeks permission for the exact same development for a new period of 5 years.

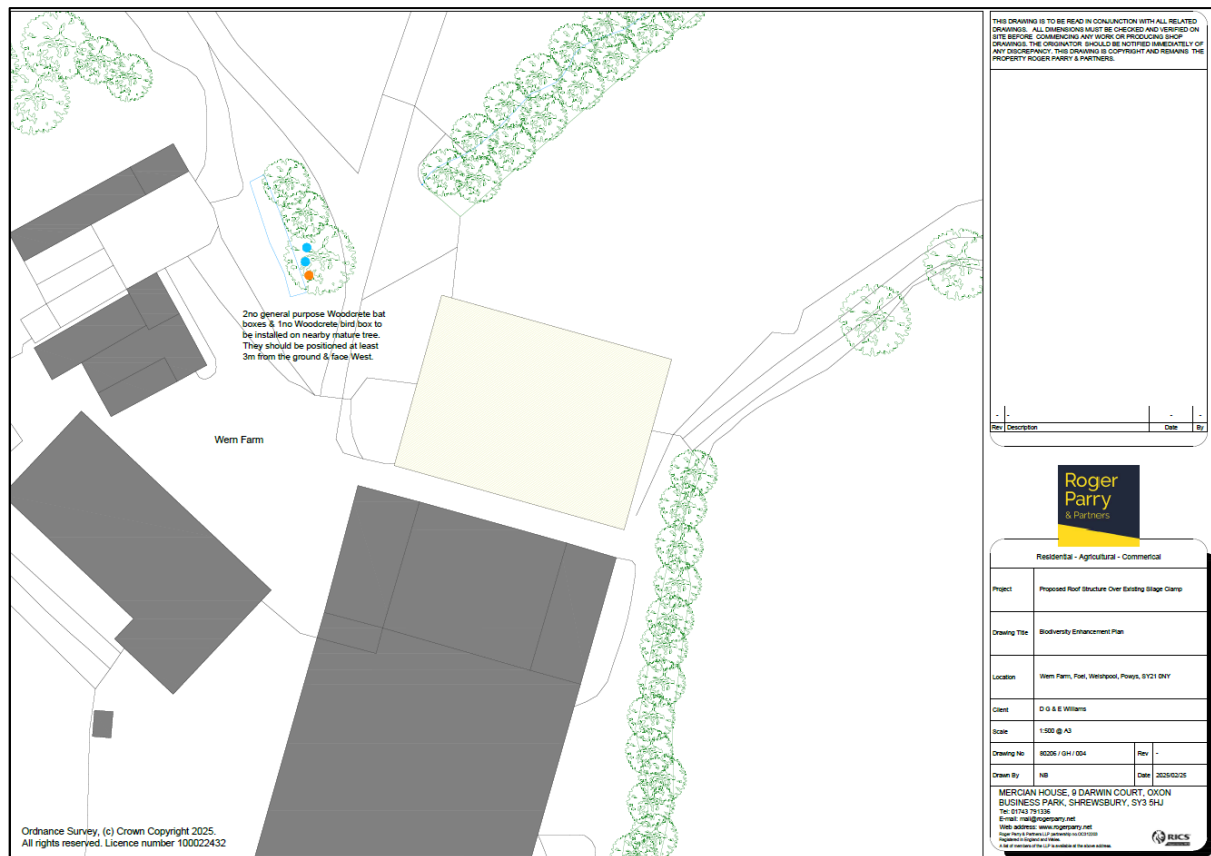
3. Green Infrastructure Baseline

- 3.1 The application site currently comprises an existing open-air silage clamp forming part of the established farm complex at Wern Farm. Given the land's current use, form and siting within the existing farm complex, it is of no ecological value at present and is not in-use by any protected or priority species.
- 3.2 It is therefore considered the application site itself is devoid of any green infrastructure at present.
- 3.3 Whilst the Gweunydd Llechwedd-newydd SSSI does lie approximately 0.5km west of the application site, given that the proposed development only comprises the erection of a roof covering over an existing silage clamp (with no alterations proposed to the clamp itself) there is no potential for the development to have an impact upon the designated ecological site.
- 3.4 Therefore, the application site's green infrastructure baseline is considered to be low at present.

4. The Green Infrastructure Strategy

- 4.1 The approach to the design of the proposed roof structure is fully outlined within the accompanying Planning Statement. The submitted design has been arrived at following thought being given to the environmental effects of the proposed development.
- 4.2 It is proposed that two Woodcrete bat boxes and one Woodcrete bird box be erected within an existing tree on-site and within the ownership of the Applicant.

The locations of the proposed Woodcrete bat and bird boxes are shown on the submitted Biodiversity Enhancement Plan, an extract of which is below:



- 4.3 Given the fact the application site is devoid of any green infrastructure at present, the proposed NBB measures as outlined above, would provide a significant NBB effect over and above the green infrastructure baseline.
- 4.4 The step-wise approach has been followed as impacts upon habitats and species would be avoided through the siting and design of the proposal. The development would also not prejudice connectivity between nearby habitat for protected species and wider biodiversity.
- 4.5 Off-site ecological mitigation will not be required as there will not be any impacts upon protected species on the site.
- 4.6 The proposal would also achieve an overall net benefit for biodiversity on the holding over and above the baseline.
- 4.7 The Applicant will ensure the long-term management and maintenance of the proposed bird and bat boxes to ensure they are kept in a useable condition.

5. Conclusion

5.1 It is clear the proposed development would not cause any impacts upon existing green infrastructure, biodiversity, ecosystem resilience or protected species. The proposal has fully followed the step-wise approach as prescribed by Chapter 6 of Planning Policy Wales, and the development would provide a net benefit for biodiversity which is commensurate to the scale of the proposals.