

JULY 15, 2024



## PLANNING SUPPORT STATEMENT

Cwmtawe Ganol Farm, Godrergraig, Swansea Valley SA9 2NX

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Submitted on behalf of Mr C Morgan

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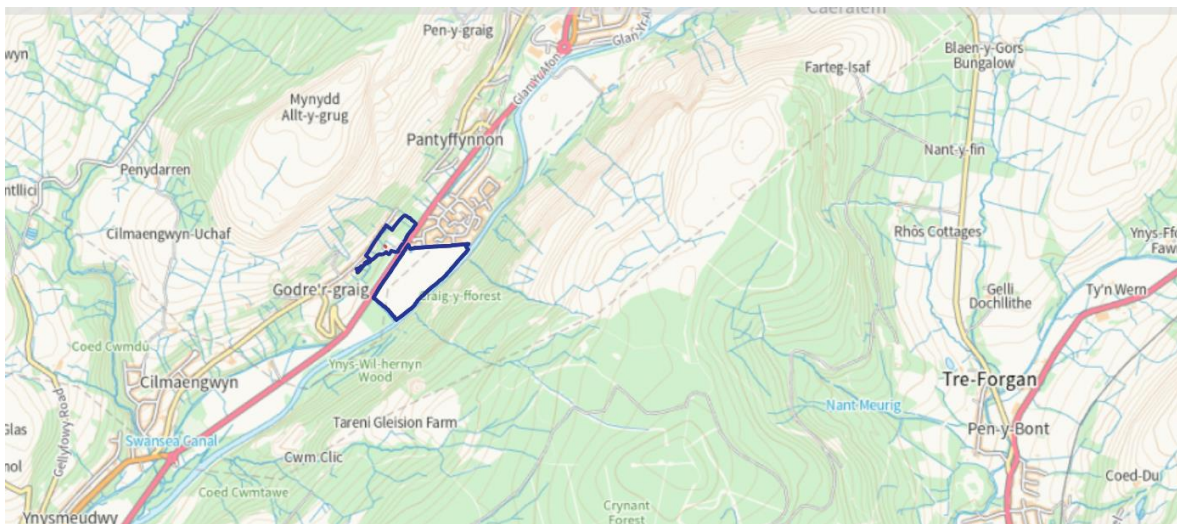
## 1. Application

- 1.1 Rural Advisor Ltd has been instructed by Mr Conway Morgan to submit a planning application for the temporary siting of one caravan on the land at Cwmtawe Ganol Farm. The caravan would be used for welfare facilities and intermittent, ad hoc overnight accommodation.

## 2. Description of the Site

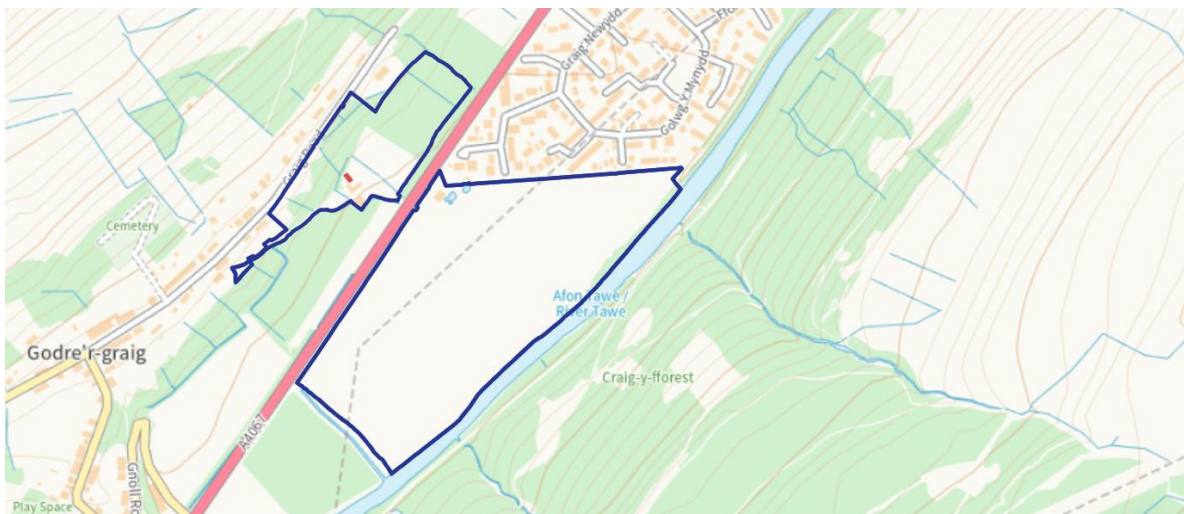
- 2.1 The site is located to the west side of the A4067 and east of Graig Road in Godr'r-graig. Figure 1 below provides the wider location of the site in the context of the area.

Figure 1, Plan showing site in wider area



- 2.2 The site is part of a wider area of land within the applicant's ownership, as outlined in blue in Figure 2 below. The parcel of land, to which the proposal site forms a part, totals 3.53 hectares.

Figure 2, Plan showing extent of applicant's land



- 2.3 The site is accessed directly from the classified road via a gated entrance set back from the roadside. Figure 3 below provides a photo of the access to the site. A hard core track leads from the access to the farmyard area which lies approximately 45m west of the access gate.

Figure 3, Photo showing access and drive up to farm yard and buildings



- 2.4 Cwmtawe Ganol Farm is used for the stabling, exercising and care of horses associated with the applicant's stud farm business.
- 2.5 Since 1975 the stud farm business, known as Cwmtawe Stud, has bred Welsh Mountain Ponies Section A, Welsh Ponies of Cob Type Section C and Welsh Cobs Section D principally from Cwmtawe Ganol Farm.
- 2.6 The stud produces animals for high level 'in hand' showing. These Welsh breeds are world renowned and Cwmtawe Stud has a strong pedigree of some of the oldest and most sort after bloodlines in the world.
- 2.7 The horses are stabled in the metal barn, lying to the south of the yard. The building measures approximately 14m x 12m and faces onto the yard, see Figure 4 below.

Figure 4, Photo showing metal stables facing north across yard



- 2.8 A large "L" shaped stone agricultural building 20m (L) x 6m (W minimum) and 15m (W maximum) fronts onto the yard, facing east. It extends to the west from the southeast corner, creating the "L" shape. Part of this building is used intermittently for the accommodation of horses, particularly during foaling. The nature of the building does not lend itself suitably to modern stable management. All cleaning and bedding changes for example must be done manually using shovel and wheelbarrow as there is not opportunity to access the building using machinery to reduce the labour intensiveness of the work.

Figure 3, Photo taken from north of the farmyard showing relationship between the "L" shaped stone barn, metal stable building and the riding arena



- 2.9 To the immediate north is land used for exercising and grazing the horses. This includes a modest sized riding arena with timber fencing around.

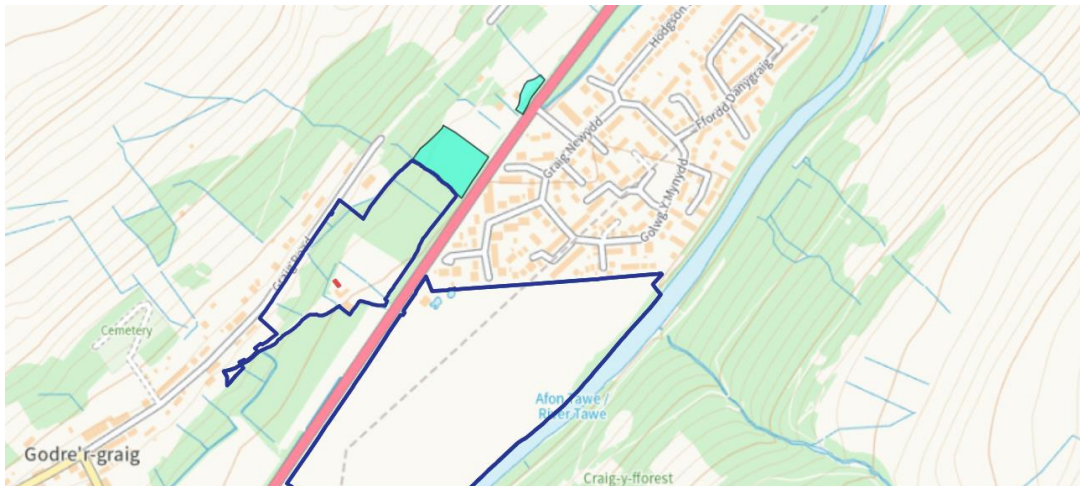
Figure 5, Photo of existing menage, looking east towards the access



### 3. Constraints

- 3.1 The land at Godre'rgraig in the applicant's ownership extends to approximately 16.17 hectares of agricultural land. This is used for accommodating and grazing horses for the Stud Farm and is the location for clients when coming to view the horses for selective breeding.
- 3.2 There are no listed buildings or scheduled ancient monuments in proximity to the proposal site. The Crimea Colliery and Canal Quay are ancient monuments situated to the northeast boundary of the applicant's land, over 200m from the yard and most proximate farm building Figure 6 below shows the location of the ancient monument in turquoise.

Figure 6, Map pinpointing location of Scheduled Monument and relationship to proposal site



- 3.3 The property is not within or adjacent to any designated site or special landscape area.
- 3.4 Much of the land to the west and north of the complex of farm buildings is broadleaved woodland.
- 3.5 Cwmtawe Farm is not situated on land at risk of surface, coastal or riverine flooding as the below map sourced from Natural Resources Wales (NRW) shows in Figure 7. However, it is noted that the eastern boundary of the site adjacent to the highway is at low risk of river flooding and medium risk of surface water flooding This extends somewhat into the field immediately north of the access track.

Figure 7, NRW Flood Risk Map of the site



## 4. History of the Site

- 4.1 The planning history of the site is set out below:
- P1997/0612 - Alteration, adaptation and refurbishment of Cwm Tawe farm buildings – approved 25.9.1997;
  - L1990/0568 - Construction of dwelling for occupation in connection with farming the land – refused 3.1.1991;
  - L1991/0575 - Proposal: Alterations and refurbishment to existing farmstead buildings – approved 2.1.1992.
- 4.2 The applicant has recently sought pre-application advice concerning alternative options for converting the stone “L” shaped barn. These options were namely to:
- (i) to residential
  - (ii) residential with employment use
  - (iii) employment use.
- 4.3 The preapplication also sought to understand whether the principle of constructing an additional stable building and the construction of a new menage is capable of being supported by the Local Authority. The advice erred in its application of planning policy by virtue of it overlooking the existing business, Cwmtawe Stud, operating at Cwmtawe Ganol Farm.

## 5. Proposal

- 5.1 This planning application seeks consent to temporarily site a static caravan on the land at Cwmtawe Ganol Farm for the provision of welfare facilities and ad hoc sleeping accommodation for the applicant and his son, associated with the care of horses stabled and grazing at the stud farm.
- 5.2 The caravan proposed would measure 11.6m (L) x 3.6m (W). It would be brought onto the land in one piece and attached to electricity and water at the site.
- 5.3 The caravan is proposed to be finished in green or white, similar to the images below in Figures 8 and 9.

Figure 8, Image of type of caravan proposed to be temporarily located at Cwmtawe Ganol Farm.



Figure 9, Image of type of caravan proposed to be temporarily located at Cwmtawe Ganol Farm.



5.4 The preferred siting for the caravan would be to the west of the yard. In proximity to the main barns. There would also be a view to the front gate from the caravan windows in order to ensure a view of those coming onto the site. In this way not only will the temporary caravan provide welfare facilities for workers (namely the applicant and his son) but also ensure a level of security during the times they are on site.

5.5 Grey and black water will be collected in a waste holding tank.

## 6. Justification

- 6.1 Cwmtawe Stud has been operating from Cwmtawe Ganol Farm since 1975. There are currently 26 horses stabled at this site with 20 horses accommodated off site at other premises rented by the applicant due to insufficient stabling currently at Cwmtawe Ganol Farm<sup>1</sup>. Cwmtawe Stud has a critical role globally in preserving Welsh heritage with this breeding pool of Welsh breeds. The Welsh Ponies and Cobs vary in value between hundreds of pounds, many in the mid thousands up to around the £10,000.00 for some of the stallions.
- 6.2 The Stud business is bilingual, with the applicant and their family Welsh speakers, born and raised locally.
- 6.3 The applicant lives off site and is required to travel to the farm at least twice per day. The care of these horses requires significant work and includes on a daily basis feeding and cleaning morning and evening (approximately 7 hours per day, 7 days per week; training and producing horses (2/3 hours per day). This is becoming more onerous for the applicant who is in their maturer years.
- 6.4 The applicant's son, who has a successful separate but related bilingual film production business associated with horses and wildlife, helps the applicant care for the horses at Cwmtawe Ganol Farm due to the labour intensiveness of the work.
- 6.5 The result is that the applicant and his son tend to the horses throughout the day and well into the evening. The demands placed upon them by the stud farm are particularly intense during and after foaling, when the weather can be at its coldest and wettest, which has required them to stay overnight in their vehicles.
- 6.6 The logistics of such frequent travel and the intensity of the animal husbandry involved in the growing stud farm is becoming increasingly challenging for both individuals. The reasons for this include:
- (i) the physically demanding nature of the work,
  - (ii) the daily time required to travel to and from the farm to undertake the care of the horses and
  - (iii) the growth of the Stud Farm resulting in increased foaling and the intense care which can be required with new born and young foals such as foal ICU

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<sup>1</sup> At each of these other locations people live on site and are consequently close by to ensure the horses are kept safe and are suitably cared for. The services and accommodation provided at each of these is paid for from the business and thus impacts significantly on the speed and ability of the applicant to invest and grow their business.

including milking mares, stomach tubing foals, as well as those who are unwell and require medication and additional looking after.

Accordingly, these circumstances require on daily, and irregularly nightly site presence.

- 6.7 There are no welfare facilities on the site at Cwmtawe Ganol Farm and this is proving incredibly difficult given the number of hours the applicant and his son spend at the site without access to toilet and refreshment facilities, somewhere to rest and dry off. Over the course of years this has been the operation of the business. This is clearly not an efficient way to operate from a business efficiency perspective, an animal welfare perspective nor a wellbeing perspective.
- 6.8 During foaling and with sick horses the applicant, and/or his son, are required to remain on site to oversee and/or medicate and care for the animals. Again, there is nowhere to rest comfortably, replenish or wash.
- 6.9 The applicant's son has started a separate but related Arabian Horse Stud business, named Carlam Arabians. The business currently owns one Arabian Colt. In February 2024, this Colt, 'Assam El Said', was crowned the Gold Champion colt in Abu Dhabi (United Arab Emirates) in February 2024. This Arabian Colt is now returned to Wales and is widely anticipated to be one of the next most sort after Arabian stallions worldwide. It is valued at around £300,000.00.

## 7. Summary

- 7.1 This application seeks permission to temporarily site a static caravan on land within the built form of Cwmtawe Ganol Farm.
- 7.2 The caravan will provide welfare facilities and occasional overnight accommodation for the applicant and/or his son as required by the needs of the horses of the stud farm.
- 7.2 It is intended that the static caravan will provide, in the short term, the necessary facilities the applicant requires for the continued operation of his expanding stud farm, whilst the planning application and associated documents are prepared for the conversion of the stone barn to employment and residential accommodation.