

Green Infrastructure Statement:

Minor Temporary Development

Site Address: Cwmtawe Ganol Farm, Godrergraig, Swansea Valley SA9 2NX

Proposed Development: The temporary siting of one caravan to be used for welfare facilities and intermittent, ad hoc overnight accommodation associated with the onsite stud farm.

Site description: Cwmtawe Ganol Farm is used for the stabling, exercising and care of horses associated with the applicant's stud farm business.

There are two buildings on the site namely:

- (i) A large "L" shaped stone agricultural building 20m (L) x 6m (W minimum) and 15m (W maximum).
This building fronts onto the yard, facing east. It extends to the west from the southeast corner, creating the "L" shape. The building is used for stabling of horses and particularly the foals.
- (ii) A metal barn, lying to the south of the yard, measuring approximately 14m x 12m and faces onto the yard.

The existing buildings as well as the proposed temporary caravan is shown in Figure 1 below.

Figure 1, Aerial Photo showing proposed siting of temporary caravan



The wider site is bounded by a mix of mature trees and native hedgerow. The yard which both existing buildings front onto is of permeable hard core surface. There is a further concrete yard to the rear of the “L” shaped building used for turning out horses and foals whilst mucking out.

The remains of the old farmhouse on the site lies to the rear of the “L” shaped building. This area is overgrown and unmanaged currently with a variety of weeds and brambles growing, see Figure 2 below.

Figure 2, Photo showing south elevation of the old farmhouse



The proposed siting of the caravan is to the north-west of the yard, which is currently scrub as can be seen from Figure 3 below. The caravan will be accessed off the existing concrete yard and hardcore track, as pictured in Figure 4 below.

Figure 3, photo of the location of the siting of the caravan



Figure 4, photo taken of the access to the caravan



Surrounding Area description:

The site is located to the west side of the A4067 and east of Graig Road in Godre'r graig. The site is part of a wider area of land within the applicant's ownership. The land is historically agricultural and has, since the 1970s been used for the stabling and exercise of horses associated with the applicant's business, Cwmtawe Ganol Stud farm.

Development Impacts:

The siting of the temporary caravan is on scrub land which is currently unused by the applicant in association with the activities of the stud farm. There will be no loss of trees or hedgerow. There will be a cutting back of the grass and associated scrub to enable the placement of the caravan on site. The caravan will not impact on the existing buildings and will stand alone.

Some levelling may be required in order to place the caravan safely on an appropriate level surface on the land. This is likely to involve hardstanding, timber sleepers or removable concrete paving slabs/dry laid concrete block underneath the caravan footings. An example is provided in Figure 4 below.

Figure 4, example of the removable concrete blocks to be used to level the temporary caravan



Trees and existing hedge boundaries unaffected. No external lighting proposed. Consequently, there are no impacts beyond the limited localised scrubland area to be cut back.

Biodiversity Enhancements Proposed

It is proposed to install a water butt to collect rainwater from the caravan. This can then be used within the site for activities such as equipment and wheel washing and would reduce surface water.

Given that the proposed caravan will be removed from the site, it is proposed that three small bird nesting boxes be installed onto the trunks of trees along the boundary of the site, to the southeast. These boxes will be purchased from either the Nestbox Company, Solihull (Eco Small Bird Box) or from Wild Shack, Brecon (Bird House Nest Box with Welsh Slate Roof). This would provide additional nesting sites for a variety of small bird species and encourage an increase in the bird population.

Conclusion

It is considered that subject to the above, that the proposed development would enhance biodiversity, assist in building resilient ecological networks and deliver net benefits for biodiversity through the installation of three small nesting boxes on trunks of trees along the boundary sites to the southeast. These boxes would remain in perpetuity following the removal of the caravan.

Thus ensuring that any adverse environmental effects are avoided and compensated for.

Signed

L N Evans

Dated: 10/04/25