



PLANNING SUPPORT STATEMENT

ERECTION OF A STABLE BUILDING, CONSTRUCTION OF MENAGE/RIDING
ARENA, MANURE STORE AREA ASSOCIATED WITH THE STABLES, HAY
BALE STORAGE AREA AND LANDSCAPING

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 erection of a 20m x 40m stable building, construction of 20m x 40m menage/sand school, adjoining muck store area and round bale storage area, and landscaping, including a creation of pond.
- 1.2 The proposal will be for private use only for the existing equestrian business.

2. Description of the Site

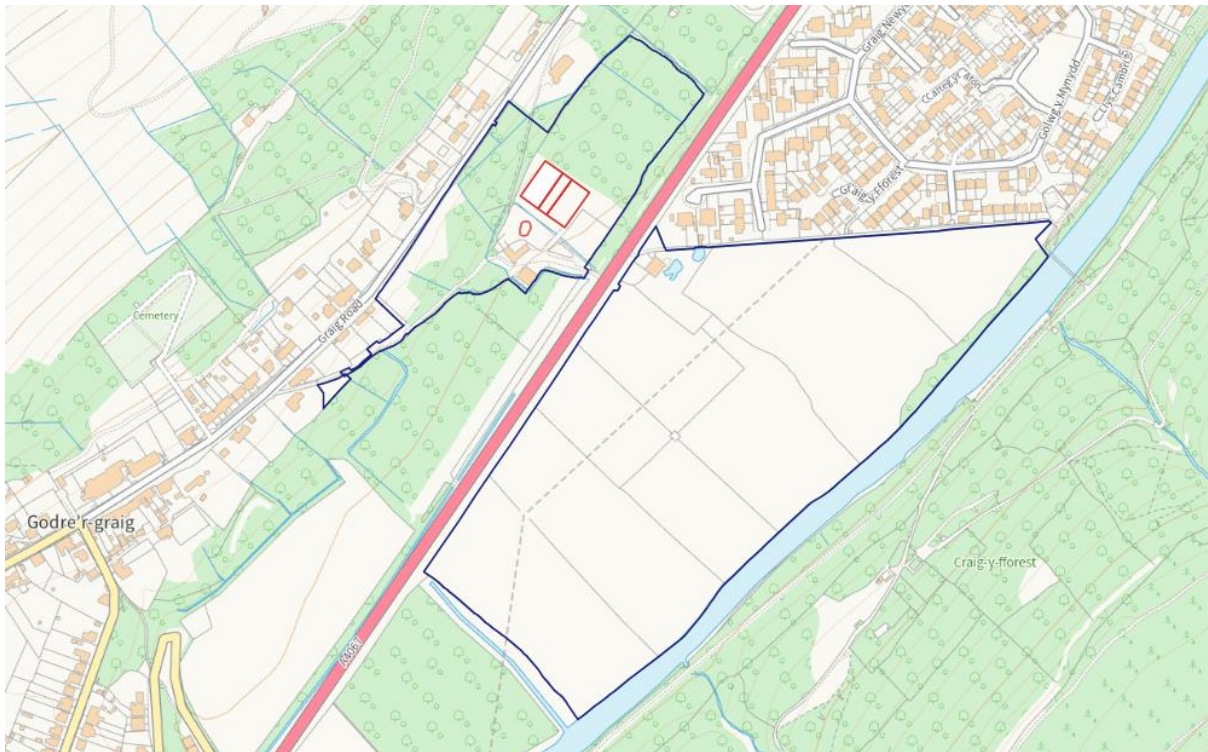
- 2.1 The site is located to the west side of the A4067 and east of Graig Road in Godrergrraig. Figure 1 below provides the wider location of the site in the context of the area.

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



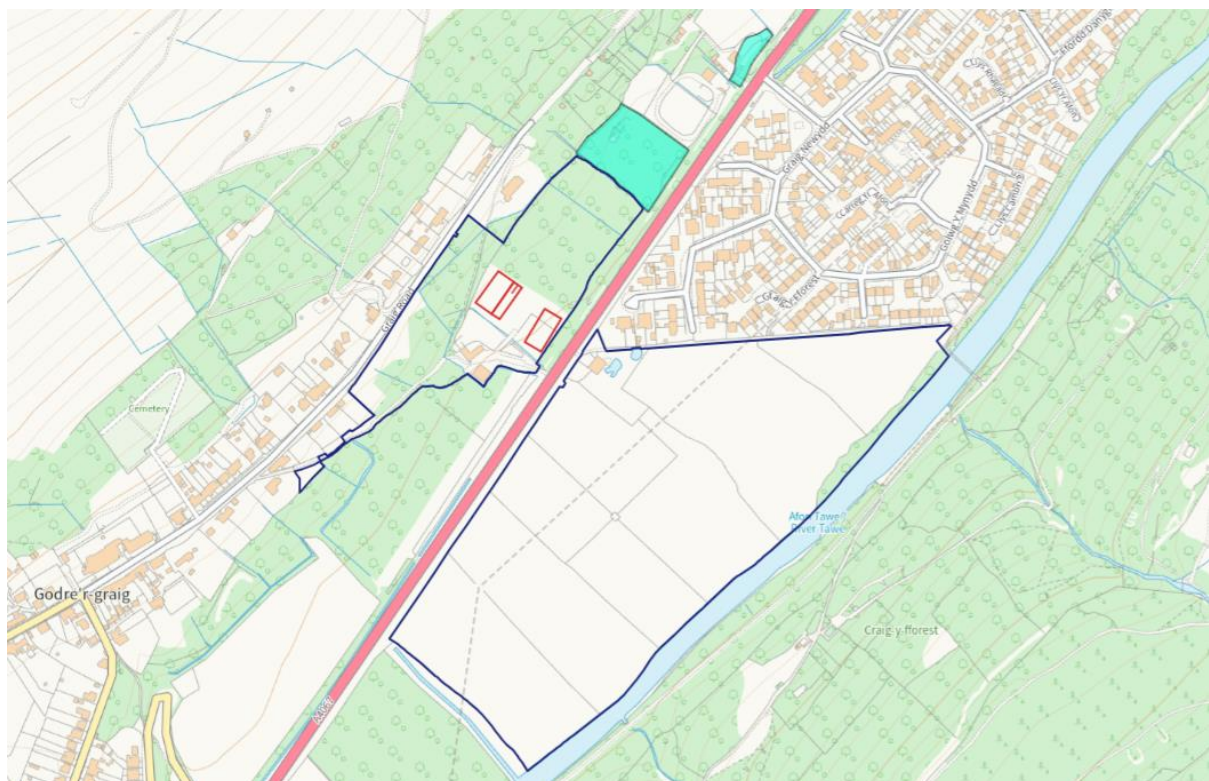
- 2.3 The site is accessed directly from the classified road via a gated entrance set back from the roadside. Figure 3 below provides a photo of the access to the site. A hard-core track leads from the access to the farmyard area which lies approximately 45m west of the access gate.

Figure 3, Photo showing access and drive up to farmyard and buildings



- 2.4 The land at Godrergraig in the applicant's ownership extends to approximately 16.21 hectares in total. 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.
- 2.5 There are no listed buildings in proximity to the proposal site.
- 2.6 The Crimea Colliery and Canal Quay are ancient monuments situated to the northeast boundary of the applicant's land, over 145m from the proposal. The ancient Scheduled Monuments would stay undeveloped and safeguarded, achieving preservation in situ. Figure 6 below shows the location of the ancient monument in turquoise.

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



- 2.7 The property is not within or adjacent to any designated site or special landscape area.
- 2.8 The site is not located within a conservation area.
- 2.9 Much of the land to the west and north of the complex of farm buildings is broadleaved woodland, and the proposal will be sheltered by the surrounding trees.
- 2.10 The proposal site 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 from the land drain along the A4067. This extends somewhat into the field immediately north of the access track, however does not include the area of the proposal.

Figure 7, NRW Flood Risk Map of the site



3. Background to the Business

- 3.1 Cwmtawe Ganol Farm is used for the stabling, exercising and care of horses associated with the applicant's stud farm business.
- 3.2 The stud farm consists of the following:
- Producing, training and conditioning show horses.
 - Breeding and selling horses.
 - Providing a breeding service, which involves people bringing their mares to be naturally covered by a stallion.
- 3.3 The family has been breeding horses since 1975 as a hobby. Conway Morgan was a full-time secondary school teacher until his retirement in 2019 when he then established Cwmtawe Stud partnership at Cwmtawe Ganol Farm and moved to breed horses full time. His son Euros Morgan is also involved in the business now.
- 3.4 The stud farm, 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. 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. The stud produces animals for high level 'in hand' showing. Cwmtawe Welsh Ponies and Cobs have been sold to America, Netherlands, Germany, Scotland, Ireland, Belgium, Austria, Czech Republic and Sweden.
- 3.5 The farm keeps around 6 stallions, 40 mares and youngstock. The stud farm has expanded dramatically within the last 5 years, with 20 foals due each year compared to the only one or two foals bred whilst this was a hobby previously.
- 3.6 The farm buildings on site at Cwmtawe Ganol Farm consists of 16 stables and large pens, which are situated within the steel barn pictured in Figure 4 below. The metal

barn is located to the south of the yard. The building measures approximately 14m x 12m and faces onto the yard, see Figure 4 below. In the peak of Winter, the current stabling will allow 30 horses to be indoors. During foaling the steel barn at one time could hold 7 expected mares / mares with foals. (This is known as the Intensive Care Unit). This is where the sick foals/mares come for their round-the-clock care or just to watch the mares closely during foaling.

- 3.7 There is also a large “L” shaped stone agricultural building 20m (L) x 6m (W minimum) increasing to 15m (W maximum) and fronts onto the yard, facing south-east. 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. Pictured in Figure 5 below.

Figure 4, Photo showing metal stables facing north across yard



Figure 5, Photo showing stone building



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

Figure 6, Photo of existing menage, looking east towards the access



3.9 The timeline of the stud farm has been set out below;

January

Winter feeding.

Horses are stabled for winter or out grazing grass on winter keep.

General horse training.

(Battling the light with the shorter days.)

Daily hour average: 10-12hrs

February

Same as above with the addition of starting to train and condition the show horses for the up and coming season.

Daily hour average: 10-12hrs

March

Foaling starts with a couple of mares.

Show horse preparation continues but the demands increases.

Some shows start in England towards mid/end March.

Daily hour average: 12-14hrs

Foaling Process:

The foal gestation period is around 11 months and 10 days.

Mares tend to foal without assistance, they are problem free with the actual birth but when something does go wrong, then it goes seriously wrong. A 10-minute delay with assistance could mean life or death for both the foal and the mare. Meaning a great financial loss and an emotional loss for the family.

Following a successful birth, then major intensive care can be needed with problems such as:

- Mare rejects the foal. Mare would need to be injected to try and make her take the foal. In the meantime, the foal will need to be syringe fed and/or bottle fed. It is important that the foals receive the necessary colostrum within the first few hours.
- Foals might not suck naturally. This could be for several reasons. They might not be strong enough or might not be able to find the teats. They would then need to be syringe fed and/or bottle fed. It is important that the foals receive the necessary colostrum within the first few hours. The foals would be fed every hour to start off and then every two hours or so. (Little and often, the same as a baby). This feeding would continue until for up to 5 months if the foal is not adopted by a surrogate mare.
- Every 21 days the mares will come into season until they are back in foal. This comes with its own issues as the mare's heat riches the milk that they produce and then causes the foals to scour. This can cause the foals to dehydrate very quickly and regularly leads to the foals being drip bound, needing regular medication as well as sometimes being bottle fed if are terribly weak.

The more routine care includes:

- worming the foals from a few days to then every few weeks for the first 5 months of their lives with us.
- microchipping the foals as well as registering the foals.

April-June

Breeding season is a very busy time of the business.

Foaling home bred foals.

Stallion breeding services for clients to bring their mares to Cwmtawe.

Show horse preparation and showing demands increase.

Promotion of sale horses. (Videoing, photographing - social media content).

Admin for sale of foals.

Daily hour average: 14- 24hrs.

July-August

Foaling complete.

Breeding season continues until mid-July and then stallions are pulled away from the mares.

Caring for the foals continue. Worming every few weeks.

Showing season at its peak. 2-3 shows per week that entail a lot of traveling across the country, as far as North Wales and nation width of England.

September

Foals start being weaned. (Separating the foals away from their mothers).

Foals handling groundwork, every single foal will need to be handled. (Halter breaking, being tied, loading practice, hoff pickup etc).

October - December

Remaining foals to be weaned, halter broken and sold.

This is the main selling period. The major horse sales happen between mid-October and mid-November.

Preparing horses for sales.

Advertising horses for sale.

Admin for sales and auctions.

Transporting horses to sales and auctions.

Horses will also be sold privately during this period - which includes preparation time and admin.

4. History of the Site

4.1 The planning history of the site is set out below:

- P2025/0266 – Temporary siting of a static caravan on the land at Cwmtawe Ganol Farm for the provision of welfare facilities and ad hoc sleeping accommodation associated with the care of horses at the stud farm (change of location from the application below).
- P2024/0457 - Temporary siting of a static caravan on the land at Cwmtawe Ganol Farm for the provision of welfare facilities and ad hoc sleeping accommodation associated with the care of horses at the stud farm
- 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 received consent for temporary siting of caravan. The caravan is required for welfare facilities and intermittent, ad hoc overnight accommodation to care for the horses. The full planning application was resubmitted to amend the location of the caravan.

4.3 The applicant has also recently sought pre-application advice (Q2024/0108) 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.

- 4.4 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.

5. Proposal

- 5.1.1 This planning application seeks consent for the erection of a 20m x 40m stable building, construction of 20m x 40m menage/riding arena, adjoining manure store area and round bale storage area, and landscaping, including creation of a pond.
- 5.1.2 The stable building proposed is a dual pitch steel portal frame. The walls will be constructed of x1 concrete panel with timber Yorkshire boarding above. The roof will be constructed of fibre cement sheets with skylights, and UPVC rainwater goods. Please refer to the elevation plans submitted with this application. Internally, the building will be open plan with 8 pens, split by concrete slabs and galvanised gates. The internal pens will measure 8m x 8m with one large pen to the north gable end measuring 20m x 8m. There will also be a 4m wide walk path in the centre providing access to each pen. Example of the appearance of the building is shown in Figure 7, 8 and 9 below. The proposed internal layout is shown in Figure 10 below.

Figure 7, proposed external appearance of Stable Building



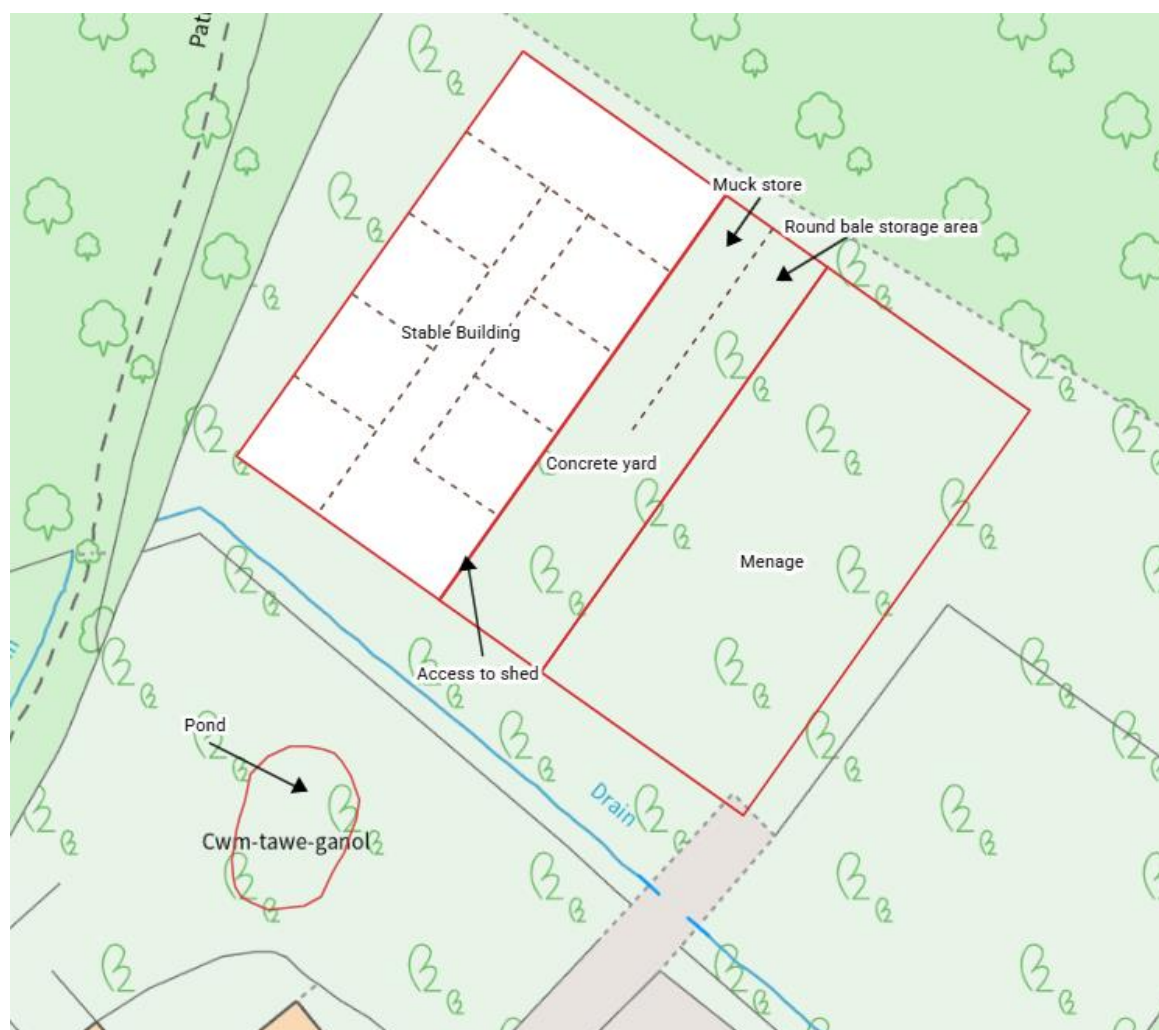
Figure 8, proposed external appearance of Stable Building



Figure 9, proposed internal appearance of Stable Building



Figure 10, proposed stable building, including internal layout (dotted brown lines shows internal concrete walls), concrete yard with manure store and round bale storage areas, menage and pond



5.2 The building will be attached to electricity and water at the site.

5.3 Adjoining the building, a concrete yard will be laid. This will prevent poaching in the winter, as access will predominantly be required during colder/wetter months. Towards the north of the concrete yard a 20m concrete panel wall is proposed to be erected (marked in a dotted brown line on the plan in Figure 10 above). This will create a 5m x 20m area for horse manure storage and a 5m x 20m area for round bale storage. This would allow storage for approximately 119 round bales, measuring 1.2m in width and diameter. Following completion of development, the site will be able to accommodate a maximum of 50 horses of all ages. Based on the volume of manure produced per week of 0.17m^3 and the number of weeks housed of 26 weeks, the total annual volume of manure produced in housed period is 221m^3 . Therefore, a muck store with an area of 50m^2 , and a height of 3m would produce sufficient storage, without the need of moving manure in the winter months, allowing the muck to be spread in the summer months only. The applicant has an agreement with a neighbouring farmer to take the manure, which is used as organic fertiliser on the farmland.

5.4 To the south-east of the proposed building, the applicant is proposing to install a menage. This will be used for exercising and training the horses. The menage will incorporate drainage within its profile, as is standard for horse arenas of this type, using perforated drainage pipes laid under drainage membrane and drainage stone. The ground will be levelled for the menage to create an arena which has a consistent and level surface suitable for exercising the horses safely. The surface of the arena will be finished with 50mm of recycled rubber chippings over 100mm of silica sand. See Figure 11 and 12 below for the proposed profile of the menage. This plan is also provided separately as part of the supporting plans. The perimeter fencing will comprise of tanalised post with three rail fence and a timber kick bar, which would provide additional reinforcement to the interior walls of the menage. Two 8ft timber gates will also be added.

Figure 11, Cross-section of proposed menage

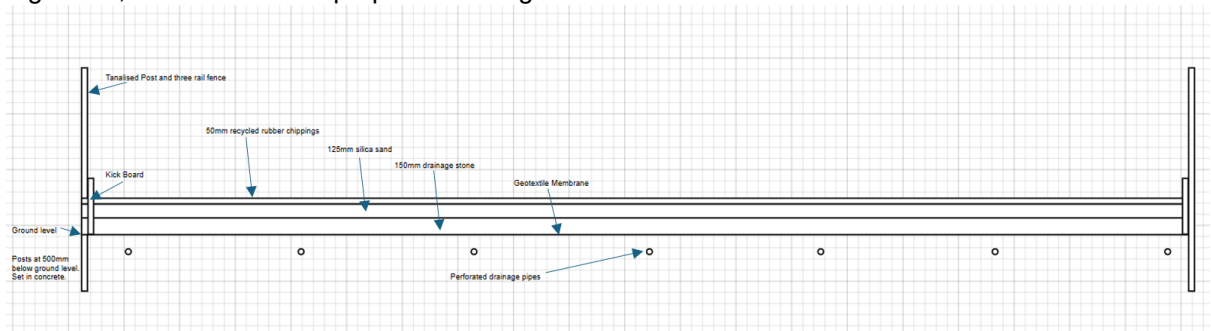
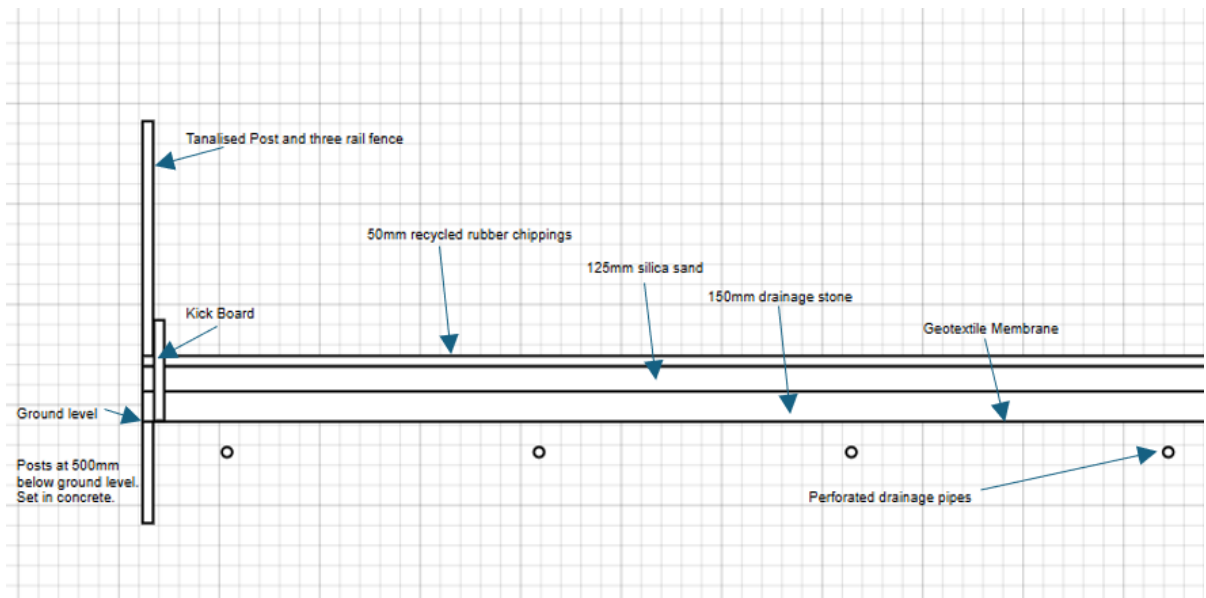


Figure 12,, Cross-section close-up



6. Justification

- 6.1 This building will allow all horses owned by the business including 6 stallions, 40 mares and youngstock to be housed at Cwmtawe Ganol Farm. This is important to provide high animal welfare and care, specifically during foaling. As well as ensuring the horses are in one location, the equipment required will also not need to be duplicated/moved around e.g. tractor for feeding. Bringing all mares to one location will significantly increase business economic sustainability as the land and buildings leased will no longer be required. As well as the welfare of the horses, the work efficiency will significantly improve for the applicant and his family. The proposal will significantly decrease applicant's time on the road, leading to a better work life balance and allowing the business to grow more sustainable. Decreasing time on the road will reduce the business's travel emissions, improving the business carbon footprint.
- 6.2 Cwmtawe Stud has been operating from Cwmtawe Ganol Farm since 1975. The business initially started for breeding horses as a hobby, however has since grown and formally constituted as a business partnership in 2019, following Mr Conway Morgan's retirement from teaching.
- 6.3 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. Cwmtawe Stud has a critical role globally in preserving Welsh heritage with this breeding pool of Welsh breeds. The new facilities would have a big knock-on effect on the potential to increase the value of the horses and the sales. Less labour-intensive work (cleaning out horses by hand) means more time available to train and produce horses for sales. The horses would look better after more producing time therefore would be more desirable and subsequently increasing the value of the horses. The new facilities (specifically the menage) would allow a perfect backdrop for the horses to be photographed and filmed to create the best promotion content to reach wider audiences. The horses would have enough room in a well maintained and purposely designed area to showcase their paces to the best of their ability within the heart of Neath Port Talbot.
- 6.4 The Stud business is bilingual, with the applicant and their family being Welsh speakers, born and raised locally.
- 6.5 The applicant has recently had permission to site a temporary caravan on site, in order to be able to take care of the horses, specifically during foaling season when higher care is required. 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. The proposal will significantly better the day to day running of the business.
- 6.6 The applicant's son, Euros, is also invested in the business and helps the applicant care for the horses at Cwmtawe Ganol Farm. He also has a successful separate but related bilingual film production business associated with horses and wildlife.
- 6.7 Euros 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

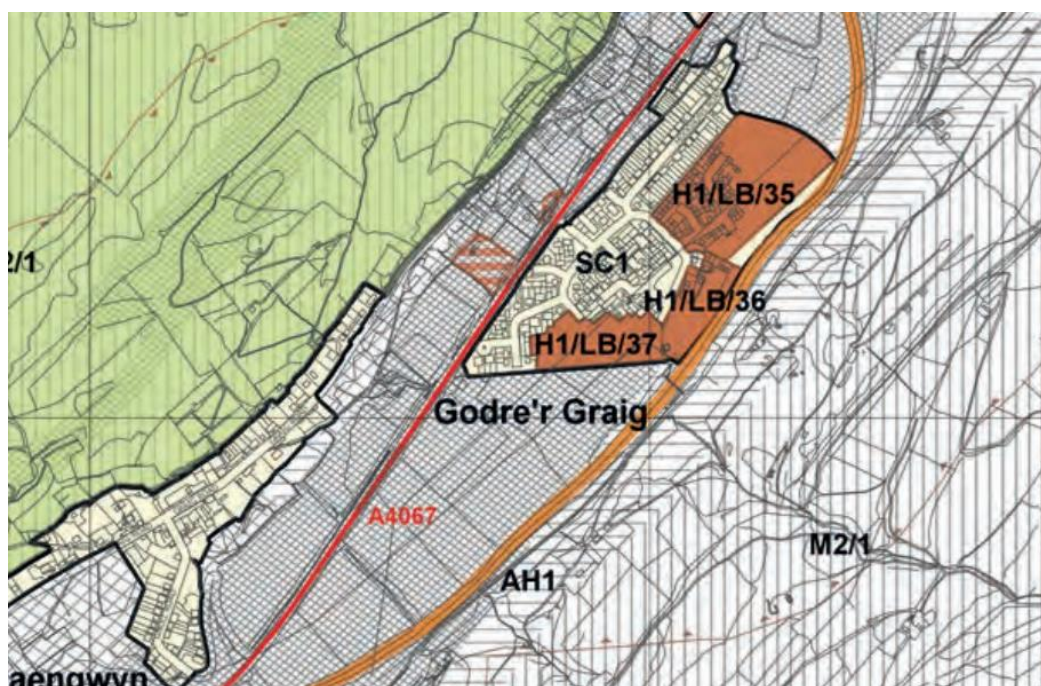
Emirates) in February 2024. This Arabian Colt is now returned to Wales and is widely anticipated to be one of the next most sort after Arabian stallions worldwide.

- 6.8 The proposal would allow the applicant to grow their business with the aim of employing 1 full time member of staff, in addition to supporting the existing family members already involved in the business. We would also see a growing demand for work from local freelance landscapers, maintenance workers etc. The improved facilities will make the farm more presentable and would attract more visitors and customers to the area. The business sees customers travelling from around the world to purchase horses. This would have a knock-on effect to the local economy, with visitors using local accommodation, restaurants and facilities within Neath Port Talbot. This proposal will also support the applicant's son separate but related Arabian Horse Stud business, named Carlam Arabians.

7. Planning Policy

- 7.1 The application site has no national or local designations in terms of either ecology or landscape.
- 7.2 The application proposes to retain the existing trees and incorporate a SuDs pond within the wetland behind the location of the temporary caravan and the “L” shaped stone agricultural building of the site. Located South-West of the proposed new stables and menage. A separate SuDs application will be made following planning decision.
- 7.3 The proposal is located adjacent to the existing stables and yard and will be sheltered from neighbouring residential properties and highways from surrounding trees. The proposal will not affect the view of the residential properties to the North of the site due to the ground level of the proposed site being significantly lower. The proposal will be able to be seen from the public footpath (18/194.Lgk/1) running through the yard, however the proposal will make Cwmtawe Ganol's Farm more presentable.
- 7.4 At the time of writing, the Local Development Plan (2011-2026) is relevant for planning decisions.
- 7.5 Figure 13 shows a snapshot of the site from the LDP. The area is shown to be in a Safeguard Coal Resource area (M1). As per Policy M1 Development in Mineral Safeguarding Areas, development is permitted where there is an overriding need for the development. The whole site owned by the applicant is within this area. The proposal is necessary and required at the site for the purpose of the existing business on site. The scale of the development is also not considered significant on the possible working of the resource. Excavation will be kept to a minimum where possible and minimal disruption will be caused.

Figure 13, LDP 2011- 2021 Proposals Map Designation



7.6 The following policies are considered relevant;

Neath and Port Talbot Local Development Plan (2011 – 2026)

M1 Development in Mineral Safeguarded Areas
EC4 Protection of Existing Employment Areas
EN6 Important Biodiversity and Geodiversity Sites
EN7 Important Natural Features
EN8 Pollution and Land Stability
W2 Deposit of Inert Waste on Agricultural Land
W3 Waste Management in New Development
SP3 Sustainable Communities
SP15 Biodiversity and Geodiversity
SP16 Environmental Protection
SP20 Parking Standards
SP21 Built Environment and Historic Heritage
TR2 Design and Access of New Development
BE1 Design
WL1 Development in Language Sensitive Areas

Supplementary Planning Documents

Neath Port Talbot Landscape Assessment (2004)
Biodiversity and Geodiversity (2018)
Development and the Welsh Language (2017)
Parking Standards (2016)
Design (2017)

National Policy

Future Wales: The National Plan 2040

Technical Advice Note (TAN) 12 - Design

Planning Policy Wales (2024)

Manure and Nutrient Management Plans - Natural Resources Wales

Legislation

Ancient Monuments and Archaeological Areas Act (1979)

Hedgerow Regulations (1997)

The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021

Cross Compliance (Water Protection) (2024)

Control of Agricultural Pollution Regulations (CoAP) 2024 and Enhanced Nutrient Management Approach

8. Summary

- 8.1 This application seeks permission to site the following;
- 20m x 40m stable building
 - adjoining yard with manure store area and round bales storage
 - 20m x 40m menage/riding arena
 - Landscaping including creation of pond
- 8.2 The proposal is required for the long-term economic sustainability of Cwmtawe Stud, which is a stud farm, located at Cwmtawe Ganol since 1975 and formally constituted as a partnership in 2019. Cwmtawe Stud consists of the following:
- Producing, training and conditioning show horses.
 - Breeding and selling horses.
 - Providing a breeding service, which involves people bringing their mares to be naturally covered by a stallion
- 8.3 The existing set up include accommodating a number of horses off site at other premises rented by the applicant due to insufficient stabling currently at Cwmtawe Ganol Farm. The proposal allows the horses to be located at one premises, reducing travel emissions, improving animal welfare and supporting a more sustainable operation. The proposal will make the farm more presentable and provide an improved 'back drop' for marketing.
- 8.4 The proposal will create 1 full time employment and support the existing family members involved in the business. This proposal will also support the applicant's son separate but related Arabian Horse Stud business, named Carlam Arabians.
- 8.5 The proposal is located adjacent to the existing stables and yard and will be sheltered from neighbouring residential properties and highways from surrounding trees. The proposal will not affect the view of the residential properties to the North of the site due to the ground level of the proposed site being significantly lower. The proposal will be able to be seen from the public footpath (18/194.Lgk/1) running through the yard, however the proposal will make Cwmtawe Ganol's Farm more presentable.
- 8.6 The proposed development complies with Policies M1, EC4, EN6, EN7, EN8, W2, W3, SP3, SP15, SP16, SP20, SP21, TR2, BE1 and WL1.