



# Green Infrastructure Statement

To Support

Full Planning Application  
for the erection of a stable building, menage/riding arena, manure store area  
associated with the stables, round bale storage and landscaping.

For  
Mr Conway Morgan  
Cwmtawe Stud  
Cwmtawe Ganol Farm  
Godrergraig  
Swansea Valley  
SA9 2NX

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**Proposed Development:** Erection of 20m x 40m stable building, 20m x 40m menage/riding arena, manure store area associated with the stables, round bale storage area and landscaping.

Figure 1, proposed stable building, including internal layout (dotted brown lines shows internal concrete walls), concrete yard with manure store and round bale storage area, menage and pond.



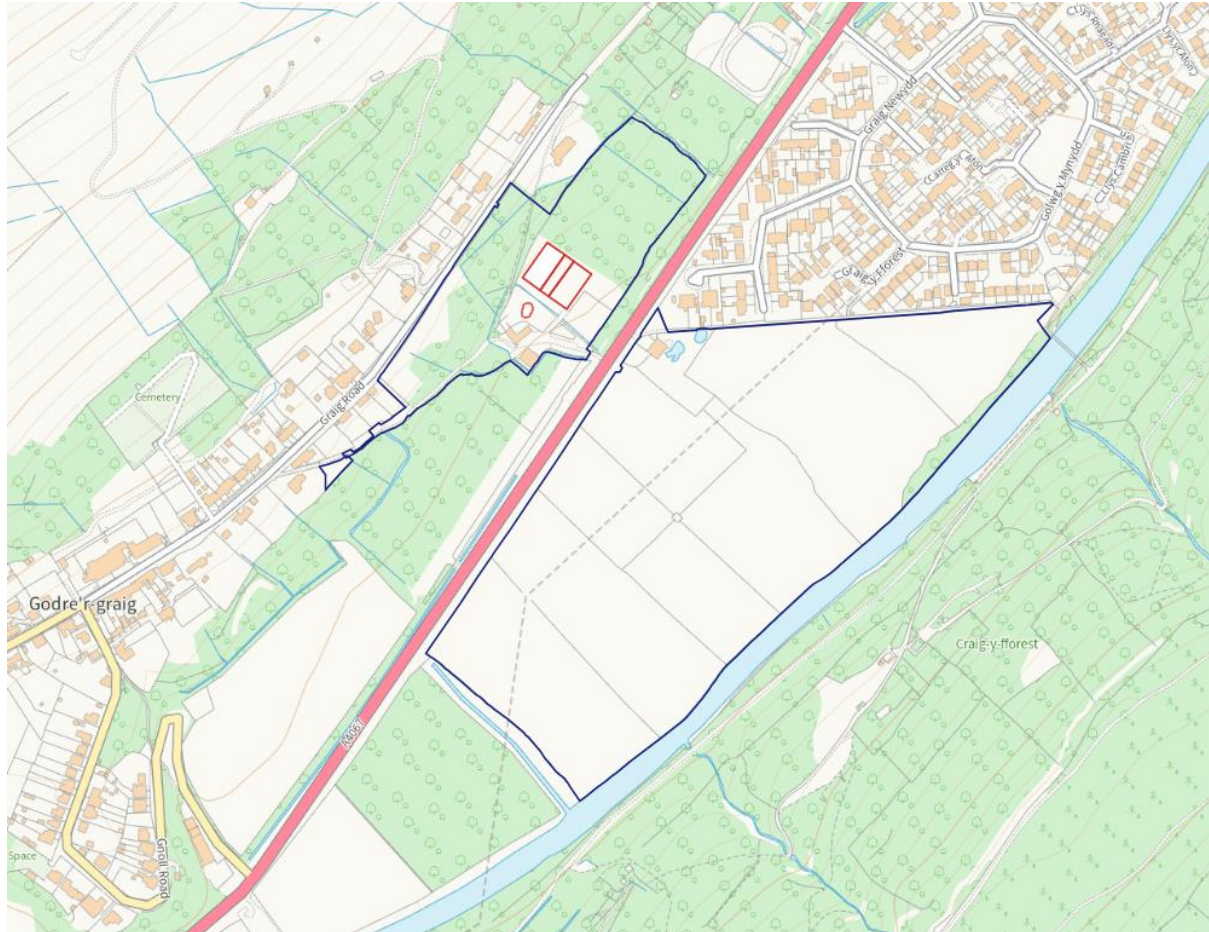
**Existing Site:** The proposed development site is located at Cwmtawe Ganol Farm, Godrergraig, SA9 2NX (Grid reference: SN 75580 07134). Cwmtawe Stud has been operating from Cwmtawe Ganol Farm since 1975. The business initially started for breeding horses as a hobby, however has since grown and formally constituted as a business partnership in 2019, following Mr Conway Morgan's retirement from teaching. The family business breeds Welsh Mountain Ponies Section A, Welsh Ponies of Cob Type Section C and Welsh Cobs Section D. As well as breeding and selling horses, the business also provides a breeding service and producing, training and conditioning show horses.

Cwmtawe Ganol consists in total 16.21 hectares in total. This is used for accommodation and grazing horses for the Stud Farm and is the location for clients when coming to view the horses for selective breeding.

The farm buildings on site at Cwmtawe Ganol Farm consists of 16 stables and large pens, which are situated within a steel barn. The metal barn is located to the south of the yard. The building measures approximately 14m x 12m and faces onto the yard.

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.

Figure 2, plan showing extent of applicant's land



**Existing Site and Surrounding Area:** The site is located to the west side of the A4067 and east of Graig Road in Godrergrraig.

The location of the proposed development is within close proximity to the existing buildings on site and surrounded by woods to the north and east. The grazing field to the south of the proposal is classifies as Grade 4 (poor quality agricultural land) according to the Agricultural Land Classification (Wales). The site of application generally consists of rushes, considered to be of low economical value due to the lack of the range of plant species available. The site is currently used for grazing horses.

Figure 3, site of application



**Development Impacts:** The proposal will significantly improve animal welfare, the existing business efficiency and make the stud farm more presentable. The business currently leases other sites to accommodate horses, however this proposal will bring all horses to one location, therefore decreasing travelling between sites. This will decrease the business's carbon footprint and provide benefits to the air quality.

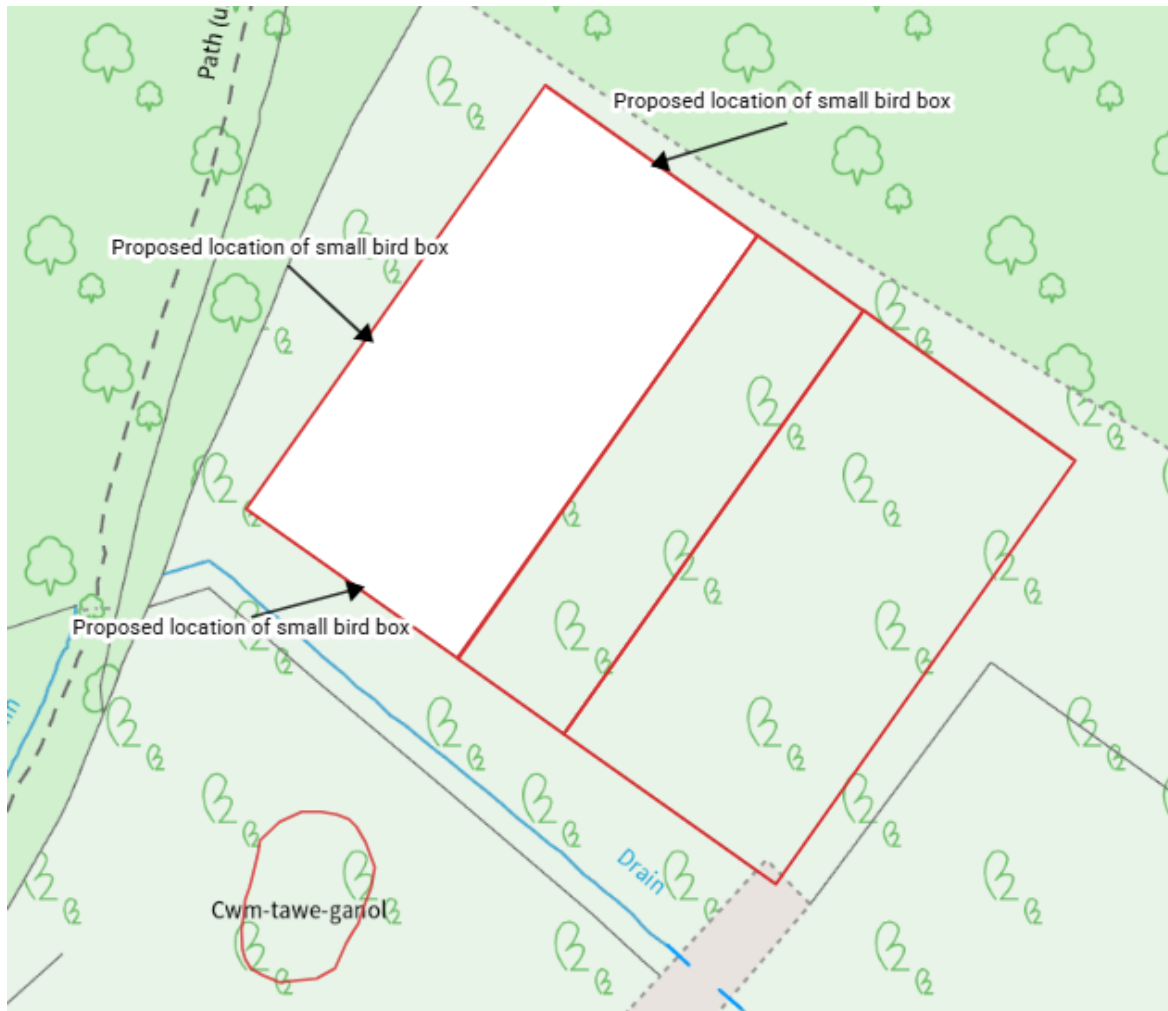
There will be no loss of trees or hedgerows, and existing trees and hedges will not be affected as a result of the development. The proposal will not impact on the existing buildings and will stand alone.

There will be no lighting for the menage. The applicant is proposing to install internal lighting and external lighting in the stable building. The stable building will have walls and no open end, therefore internal lights will only be able to escape through ventilation openings in between the Yorkshire timber boarding. The installation of external unnatural lighting will be limited to the concrete yard, ensuring that the round bale storage area and the access to shed have adequate light to ensure that feeding would be able to be done safely in the dark, specifically in the winter when the days are shorter. The applicant will only install external lights where necessarily required for the purpose of the stable building and will be located on the south-east side only.

**Biodiversity Enhancements Proposed:** As part of the proposal, the applicant is proposing to carry out landscaping including creation of pond, in order to create a habitat for various species. The surround of the pond will be landscaped to include wildflowers and a wide range of plant species.

It is proposed that three small bird nesting boxes should be installed on the proposed stable building. The bird box will be placed above 3 metres from the ground. The location of this bird boxes is indicated on the block plan in Figure 4 below. This would provide nesting sites for a variety of small bird species and encourage an increase in the bird population.

Figure 4: Proposed location of small bird nesting box



Step wise approach has been considered, which is set out in the 30 by 30. We have put this approach into practice, avoiding any adverse environmental effects, then minimized, mitigated, and resort to be compensated for.

**Conclusion:** It is considered that the proposed development would maintain biodiversity by creating a pond area with associated landscaping. The proposal will also introduce three small bird boxes. Thus ensuring that any adverse environmental effects are avoided. There are no removal of trees and hedgerows.

It is considered that development would enhance biodiversity, assist in building resilient ecological networks and deliver net benefits for biodiversity through the biodiversity enhancement proposed.

It is also important to consider the impact of the proposal to the business, by allowing all horses to be in one location, this would decrease the applicant's travelling time between existing lease land and therefore decreasing the business's carbon emissions.