

Development of Horse Exercise Area

The Paddocks, Nant Y Fedw Farm B4255 Trelewis to
Bedlinog, Trelewis, Treharris, CF46 6UF.

Applicant; Mr M Keogh

Design : HD Williams RICS Trealaw

Planning Consultant Plan R Ltd, Bridgend

The site forms part of a much larger farm holding of 49 hectares used for mainly cattle, pigs and horses.

The site lies to the south of a group of farm structures that have recently benefited from the grant of planning consent for a barn in that general area (see planning reference P/18/0360).

Site and Surrounds



The development proposed is the formation of a horse exercise area for exclusive use of horses already on the farm and not part of a wider commercial application that would see horses brought in from outside the farm. It lies to the south of an access trackway that connects with the adopted highway to the east.

The development would see the formation of a horse exercise area of 30 x 30 m that is accessed from the existing track. Given the existing nature of the sloping ground, gabion baskets would form a retaining structure to the exercise area as shown on drwg HDW.PH.MK.01. The gabion baskets would be over topped with post and wire fencing.

The materials used to form the sub base and base would ensure that the site drains to the south and the top base would be loose wood chips shavings and sand and dust as specified on the drawing.

Compliance with Planning Policy

Policies in the Local Plan largely protect against new development in the countryside unless it is necessary in the interests of agriculture, rural enterprise or other necessary activities (LDP BW4). The existing holding extends to some 49 hectares (120 acres) and the exercise area required to ensure that there is suitable dry ground to exercise horses that are already on the farm.

The proposed exercise area is located close to the existing buildings to ensure that built developed co exists together in a small group. The use of post and wire fencing, stone gabion baskets and topping materials would complement the rural character and appearance of the area. The development would not have a negative impact on the landscape character of the area and accord with LDP Policy BW7.

The site as shown below is heavily grazed and in patches is bare mud. Any grassland is heavily improved. The site contains no nature conservation value and would not adversely affect the Cwm Fedw Site of Nature Conservation.



Access is existing and obtained via the farm track. Access is safe and convenient for the type of farm vehicles that would use it.