

## **Planning statement**

### **Introduction**

This planning statement has been prepared by G G Lloyd of Lloyd Architecture in order to explain the rationale behind the proposals put forward to Powys County Council in relation to the application submitted 13<sup>th</sup> July 2022 for works at Bradnant Equestrian centre, Tylwch, Llanidloes on behalf of Mr and Mrs Paul Gorton.

### **Existing Enterprise**

The current enterprise is a family run business providing livery and riding instruction in the indoor riding arena. The riding instruction is currently provided on an hour-by-hour basis.

The former farm is used to provide grazing for the horses and production and harvesting of hay.

The existing buildings which are utilised in the current enterprise comprise of a detached livery building and a detached indoor riding arena with viewing room. There is also another set of independent wood framed stables used for livery. The existing wooden stabling is nearing the end of its life.

### **Diversification proposal**

It is proposed to operate the business in a slightly different way by introducing two static holiday caravans to the site in order to offer a horse riding 'experience' type holiday. This would be a unique offering in the area and provide accommodation for holidaymakers together with their horse/s. It is the intention of the applicant to provide a package of accommodation and riding instruction and to focus on a very specific market of combining the two offerings .

Because there is an existing facility for livery and indoor arena, it seems a reasonable plan forward to diversify into a more niche market to provide livery and accommodation for students to enable them to provide a holiday experience with intensive training. The guest profile will range from horse loving families wanting to take their horse to a different part of the country for hacks and tuition to film crew wanting to learn the basics for television roles.

The proposal is to remove the existing wooden stabling and replace with two static caravans. The new livery, specifically for the new holiday enterprise is proposed to be erected next to the existing riding arena.

The horses will be fed on the haylage or grazed on the land without the need to import any fodder.

All development will be on the existing brownfield development in the curtilage of the existing yard.

The existing concrete base can be used for the base of the caravans.

### **Parking and vehicular movements**

Parking will remain within the existing yard. Due to guests staying at the site for several days rather than just an hour there will be a net reduction in traffic movements in and out of the site.

### **Size**

The caravans will be no higher than the existing demolished stabling and they are proposed to be positioned so that the gable is facing outwards to reduce the massing of the development. In actual fact the massing of the two static holiday homes will be less than the existing massing of the stables.

The same comments apply to the new livery whereby the proposed building is in line with the existing taller building behind which means the massing of this building will also be subsumed into the larger building behind. So when viewed from vantage points in open country side the development as a whole will appear of a similar or less of a massing.

### **Drainage**

There is a suitable location for the PTP with a nearby stream which can provide discharge subject the necessary NRW permit. Location can be viewed on the accompanying plans.