

Farm diversification element:

Farming is becoming increasingly challenging, with the prospect of the BPS ending in 2021, there is a great need for an alternative income stream into the farming enterprise in order to survive. The farm business currently runs 350 breeding ewes and a small herd of pedigree Welsh Black cattle. It has been certified as organic with the Soil Association for almost 20 years. It is not an intensive farming system, but one that is sympathetic to the environment and requires low inputs in every sense i.e. labour and overheads. Bethan and Steven currently live and work on the farm, but it is owned by Bethan's mother who relies on the farming business for an income. Bethan runs the administrative side of the farming business and Steven carries out the day to day running, this is all done on a part time basis. Both are directors of the Ltd company Muddy Boots Marquees and Bethan also has a full-time job working for the North Wales Track, Trace Protect Service during the pandemic. The farm business breaks even most of the time, but for long term survival, and investment in maintenance and improvements diversification is required.

Employment for a part time cleaner and host would be generated as part of the proposal. It is expected that Bethan would run the administrative side of the new enterprise and oversee the day to day running. Steven would take care of maintenance and repairs, which would mean an opportunity for employing a part-time host and cleaner would be generated.

Footpath:

The wording 'footpath' may have been a little misleading in this context. The vision is to create minimal impact on the environment surrounding the development. Therefore, cars will be parked in the car park and the pods and cabin will be accessed on foot. During the summer months the field in which the development is located will not be grazed and will be cut for silage in late summer. The intention is to create paths in the long grass using a lawnmower. The field is a traditional acidic meadow with many species of traditional grasses and wildflowers which is enjoyed by many different species of insects and wildlife. By creating paths in the grass, visitors will stay off the tall grasses which will protect the grasses and the animals that thrive there during the summer.

Pods:

Please see attached Specification and Certification from Landpod – the Pod Manufacturers. The pods are a maximum height of 2.5m from the ground.

The pods can come with either Blackout PVC or Welsh Timber Larch coverings. The Blackout PVC is more appealing to us as these can be rolled up in the summer months to enjoy the beautiful dark skies at the site. <https://www.landpod.co.uk/thepods>

Utility Building:

The area where the car park is proposed is on the edge of the farm's livestock handling facilities and farm storage buildings. It is unsuitable as a location for the utility building as the tall Dutch barn is used regularly to run sheep and cattle in for condition scoring, veterinary treatments, and general stock work. The smaller shed is used for storing waste plastic, fencing materials, animal feed and farming equipment. This is a busy, noisy area of the farm which is why it is not suitable for the

proposed utility building. All other buildings on the farm are also being used for storage of farming equipment, housing livestock and animal feed.

The vision for the utility building is to be a place the visitors can relax and enjoy the peace and quiet of the countryside away from the noises and smells of a working farm. Locating the utility building where it is proposed in the DAS is within 2/3 minute walking distance of the pods for use of the loo, kitchen and bathrooms. The intention is to provide solar torches and lanterns to use while walking from the pods to the cabin at night time. This way, light pollution is kept minimal, reducing disturbance to local fauna. Having the utility building within a few minutes of the pods would make the overall experience more enjoyable.

The proposed site for the utility building is inconspicuous in terms of visual impact, tall hedges protect it from the weather, and it is in a natural dip in the topography of the land.



A building which is agricultural in nature is an appealing option. The intention is for the building to be similar in appearance to the images above.

The proposed building dimensions are as follows:

Width: 8m

Length: 12m

Height (max): 4.5m