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PROPOSED SITE FOR TWO CAMPING PODS, BEDOL, SARN.

## STATEMENT



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## 1. INTRODUCTION

This statement forms part of an application for Planning Consent to install two camping pods at Bedol, Sarn.

Bedol is a Council smallholding of 50 acres and is farmed by the applicants, Mr and Mrs Green, who wish to diversify their farming business in a way that will not affect the running of the farm, yet bring in an additional income to ensure the viability of the farm.

The planning application is made up as follows :-

1. Drawing numbers 1023/21/1-4
2. Completed application form
3. Statement .

## SITE CONTEXT

### Setting

The application site covers 0.2 Hectares and is located to the north of Bedol Farm House and forms part of a 2 Ha pasture field. The field slopes gently from north to south and has fine open views to the Kerry Hills.

### The Site

Bedol is located about  $\frac{3}{4}$  mile from the village of Sarn, 5 miles from Montgomery, 5 miles from Newtown, 10 miles from Bishop's Castle and 14 miles from Welshpool.

The site is within easy reach of Powis Castle, The Welshpool and Llanfair Light Railway, Montgomery Castle and Off's Dyke, making it a prime location for tourists.

**Access into the site** :- Access into the site will be located at the existing farm gate next to the house at the end of the unclassified council road. This will involve the removal of two sections of hedge on either side to enable the access to be widened and the visibility improved. A new stone track will be provided from the road to the camping pods. The first 10m of the track will be in tarmac, but without kerbs to retain the rural appearance.

An area [REDACTED] will be fenced off with a timber stock proof fence. This will allow sufficient space between the pods to provide privacy and ensure that livestock is kept at a reasonable distance.



*Proposed access to the site*

### **Specific Issues.**

Ecology :- The camping pods will be screened from the house by a band of Hazel and Hawthorn and the entire site will be planted with wild flowers to create a wildflower meadow. This will create a haven for wildlife and provide attractive surroundings for the campers.

### **ECONOMIC CONTEXT**

The provision of this facility will bring in tourists to the area and will benefit the local economy.

### **DESIGN**

The camping pods have been designed to be low key and unobtrusive. Materials used will be slate effect roofing tiles and timber. The positioning of the pods and the screen planting will mean that they will be virtually unseen.

### **SUSTAINABILITY AND ENVIROMENTAL ISSUES**

**Services :-** Water and electricity are available on the site.

**Waste :-** Each pod will be provided with bins for recycling and refuse for collection by the Council from the entrance to the site.

**Lighting :-** There will be no external lighting.

### **DRAINAGE**

**Surface Water Drainage :-** All rainwater from the pods and driveway will run off naturally. The ground conditions are such that rainwater will soak away quickly without ponding or causing flooding elsewhere.

**Foul Water Drainage :-** Foul water drainage will be taken to a septic tank discharging to a drainage field. Percolation tests have been carried out at the site and show that the ground conditions will be suitable for this form of drainage. The septic tank will serve a maximum of 6 people and a 3600 litre glass fibre tank is proposed.

### **PLANNING POLICY**

This development has taken into account the following Powys Local Development Plan policies:-

DM2 Natural Environment.

DM4 Landscape.

DM13 Design and Resources

E6 Farm Diversification

TD1 Tourism Development