

Supporting Information (BNG, Functional Need and Operational Details)

Proposed Glamping Site at Dovecote Farm, Siltside

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For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

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Biodiversity Net Gain

It is understood that there is sufficient information already present to determine the application for the purposes of BNG.

33 trees can be planted on site, within the red line, in order to satisfy the onsite 10% uplift as well as the 46.3% watercourse unit uplift as well as the BNG able to be offset. It is understood that a Biodiversity Gain Plan and HMMP is requested to be provided post-determination which can be secured via condition as a pre-commencement condition.

It is considered that the principle of BNG is satisfied through the proposed as part of this application.



Functional Link

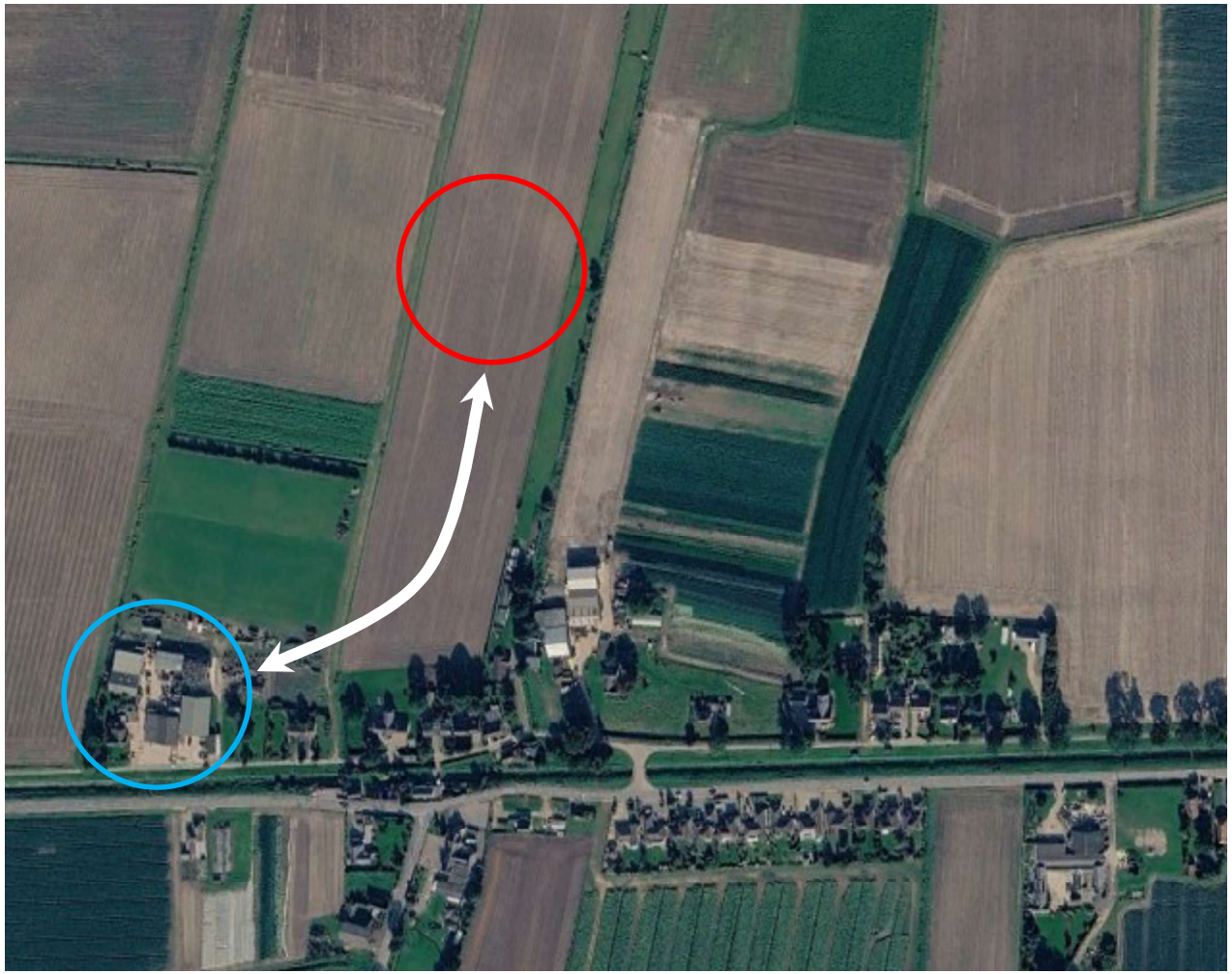
Policy 9 (Promoting a Stronger Visitor Economy) states that outside of the settlements outlined in Policy 1, small-scale development to support the visitor economy, including **farm diversification,** equine development and fishing lakes, will be supported provided that proposals:

1. do not conflict with neighbouring land uses;
2. are in keeping with the character of the locality; and
3. demonstrate a functional link with an existing rural attraction or farm enterprise

As a farm diversification project, the above criteria needs to be justified. Criteria (1) and (2) are already considered acceptable.

Criteria (3) requires a demonstration of a functional link between the farming enterprise and the proposed diversification. Glamping is a stereotypical diversification project for farming businesses wishing to diversify their assets given the required countryside location.

As depicted (right) the yard of Dovecote Farm is within close proximity to the application site and the access track to the site is just 90m from the yard of Dovecote Farm.



Functional Link

Dovecote Farm comprises approximately 104 hectares with the headline business enterprise being the growing of cereals including spring wheat, winter wheat, spring barley and potatoes.

The farm has been a long-standing business within the community with Dovecote Farm being present since at least 1887. The family all reside on Siltside to the south of the application site.

Following a *'Future Farming Resilience Fund'* report to provide observation and recommendations on the farming business, diversification options were considered in order to help futureproof the farming business and diversify the income stream.

The option decided upon was to propose a glamping site on the land to the north of the yard as the diversification project for the farm, enabling the farm business to continue and utilising an area of under-utilised land for the glamping purposes.

To demonstrate the link, the landowner will undertake the following:

- Provide guests with a full history of Dovecote Farm and the farming practices associated
- Provide the guests with the opportunity to tour the farm to learn about the farming enterprise and how a historical farming business operates in the current day.
- The location of the glamping area has been chosen to provide sufficient space and amenity for the visitors and neighbouring dwellings, whilst also being within a close enough proximity for the visitors to be able to see the farm in full working order.

The guests will be able to experience a glamping holiday whilst set within the land of a working farm.

As detailed, the owners will enable farm tours to all guests to allow visitors to see a working farm and therefore demonstrate the functional link between Dovecote Farm itself and the new diversification of glamping.

Operational Details

It is envisaged that the business will operate on a booking system with guests afforded certain check-in and check-out times. This is to control the flow of the traffic movements and also the movements in conjunction with residential amenity.

Guests will be able to check-in and enjoy the secluded nature of the site peacefully with sufficient distance away from the existing residents of Siltside.

The site would operate in a stereotypical way to most camping/ glamping venues and given the simplicity of the access track down to the pods and lake, visitors will enter the via the track and head directly down the access through to the glamping area.

There will be little light disturbance from car headlights given the straightness of the track and direct access approach and the dwelling directly south is within the ownership of the applicants.


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