



## Bronllys Well Being Park (CLT) Ltd

### Feasibility Study on Food Growing Projects at Bronllys Hospital



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Bronllys Well Being Park (CLT) Ltd was established in 2016 as a Community Benefit Organisation dedicated to providing local people with opportunities to address local affordable housing need, improve their lifestyle and well-being through social and sporting activities, employment opportunities and economic and environmentally sustainable projects in the grounds of Bronllys Hospital.

For more information visit [www.bronllyswellbeingpark.org](http://www.bronllyswellbeingpark.org)

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## i) Abstract

This feasibility study reviews and highlights how land assets within the Bronllys Hospital site could enhance food growing opportunities for the local communities.

Supporting people to become and remain active in their community, enabling them to plan for their future, take meaningful action and reduce the incidence and progression of life-limiting conditions such as Parkinson's disease and dementia is a key component of the Powys Health and Wellbeing Strategy.

The findings can support any considerations for the future development of land assets and resources for the benefit of the local community, now and for years to come.

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## 1. Background

Bronllys Well Being Park CLT has received funding from Arwain Leader Programme to undertake this Feasibility Study that follows on from several engagement events with the members of Bronllys Well Being Park (CLT) Ltd.

The aim of the study is to provide recommendations on potential food growing opportunities at Bronllys Hospital site for the local communities.

### 1.1 Objective

To undertake a feasibility Study on food growing opportunities at Bronllys Hospital Site.

### 1.2 The Study Area

The overall study area is The Bronllys Hospital Site. The overall study area is indicated by the purple dashed line (Area A) in Fig 1. Area B (Fig 1) is owned by PTHB and is currently land let to farming.

### 1.3 Study Constraints

Key assets such as the land within the study area have been considered. All land and buildings are owned by PTHB and NHS Wales. PTHB did not participate in this study.

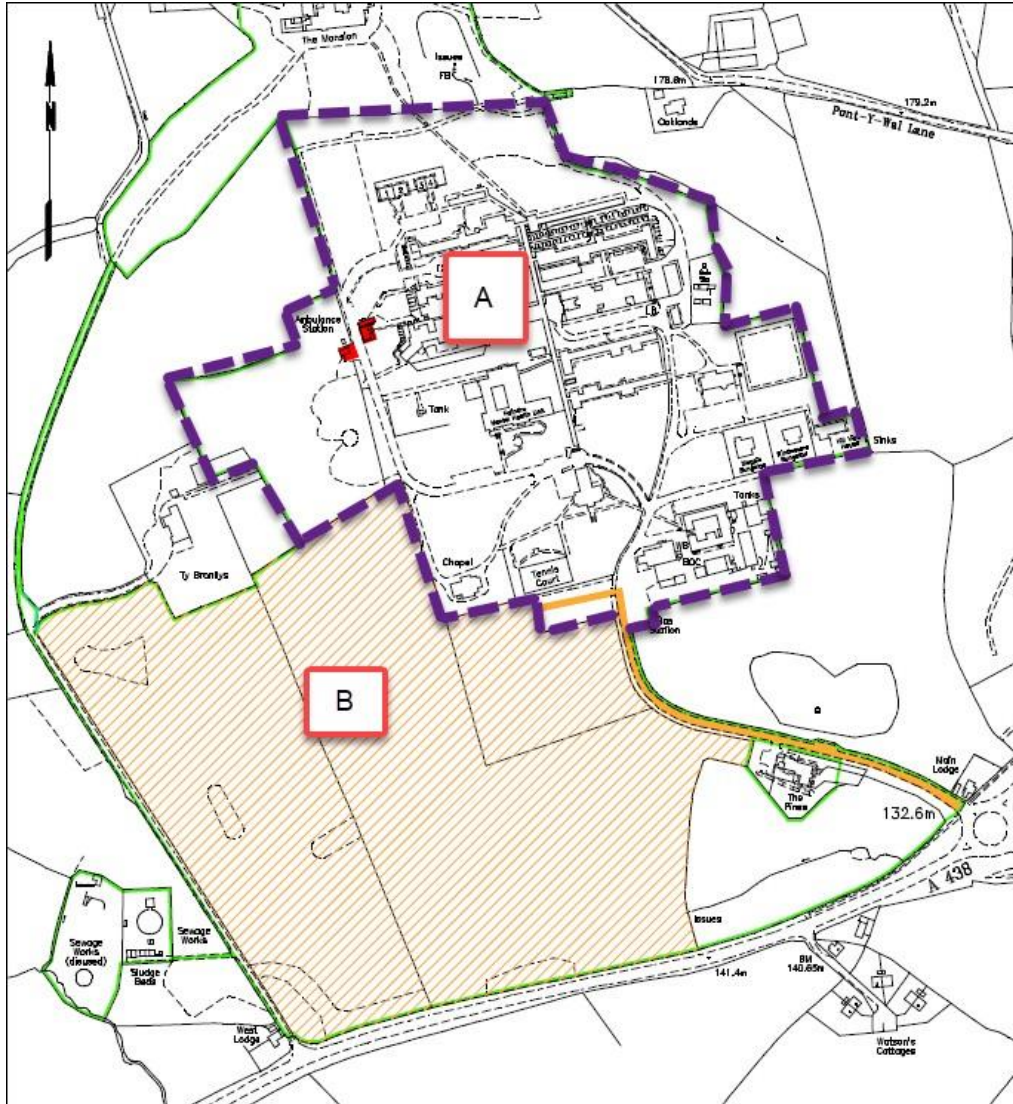


Fig 1. Area of land owned by PTHB at Bronllys Hospital

#### 1.4 Purpose and Requirements

To determine food growing opportunities that the Bronllys Hospital Site can provide for the local community

The specification asked the study to survey local people to understand their current behaviours and engagement with food growing activities.

## 2. Bronllys Well Being Park Community Land Trust Ltd

Established in 2016, Bronllys Well Being Park (CLT) Limited is a Community Benefit Organisation dedicated to providing local people with opportunities to address local affordable housing need, improve their lifestyle and well-being through social and sporting activities, employment opportunities and economic and environmentally sustainable projects.

The company is overseen by a Board of Directors, mainly drawn from the local community, each individual board member having skills and experience from different walks of life including the public sector, the private sector and the voluntary sector.

Individual skills and experience include nursing, welfare, administration, business development, project management, company management, directorships and start-up organisations. The Board is supported by a group of advisors from the public sector, Bronllys Well Being Park Community Land Trust Ltd.

### 2.1 The goals of Bronllys Well Being Park (CLT) Ltd over the next five years are to:

- To provide truly affordable and sustainable housing by working closely with housing associations, self-build groups, the planning authorities and appropriate natural resource specialists.
- Utilise existing vacant and unused land and buildings within the grounds of Bronllys Hospital estate to encourage small businesses and social enterprises (particularly in the health and well-being sectors) offering local employment opportunities
- Employ existing vacant and unused facilities at the Bronllys Hospital estate to offer sporting, recreational and wider social activities
- Facilitate community food growing initiatives
- Engage with the local community to encourage and support renewable/sustainable energy projects.
- encourage alternative ways of delivering non-statutory well-being services
- connect with others to offer sustainable local community transport solutions
- develop new events to encourage sustainable living within the community
- provide facilities that ensure residents can experience and take part in various physical activities, encourage healthy living, promote a positive mental state and become involved with life enhancing social and environmental activities.
- work with Powys Teaching Health Board to provide community health and well-being

services which complement but do not replace NHS services

- recycle any profit for the exclusive benefit of the Bronllys Well Being Park community



## 2.2 BWBP SWOT Analysis

<p style="text-align: center;"><b><u>Strengths</u></b></p>	<p style="text-align: center;"><b><u>Weaknesses</u></b></p>
<p style="text-align: center;"><b><u>Opportunities</u></b></p> <ul style="list-style-type: none"> <li>- Build and develop a unique, flagship community enterprise focused on delivering world class well-being services</li> <li>- Exploit existing and future funding opportunities</li> <li>- Enhance local cultural, recreational and sporting capacity</li> <li>- Reach short term agreement to manage and monitor enquiries for use on behalf of PTHB</li> <li>- Work closely with PTHB and PCC to provide innovative well-being services</li> <li>- Utilise locally available skills and expertise</li> <li>- Support and use new, locally sources, sustainable living technology</li> </ul>	<p style="text-align: center;"><b><u>Threats</u></b></p> <ul style="list-style-type: none"> <li>- Negative changes to Welsh Government well-being policy</li> <li>- PTHB identifies alternative uses for the park and built environment</li> <li>- Failure to reach agreement with PTHB on the acquisition of the site on viable terms</li> <li>- Inability to identify and source suitable funding</li> <li>- Site is left to deteriorate and sold off to fund deficits elsewhere.</li> </ul>

## 2.3 Context

Community Land Trusts (CLTs) are a form of community benefit organisation set up and run by ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces. Following an enquiry by design by The Princes Foundation (2011) 'A Vision for Bronllys Hospital Site' and subsequent action from the local community to maintain Bronllys Hospital at the heart of the community, BWBP CLT is undertaking this feasibility study to build on its work and ambition to act as long term stewards and realise the value The Bronllys Hospital Site can hold for the local community, not just for now but for future generations.

## 2.4 Background

Wales has a strong tradition of farming and food growing and the economic, environmental and social benefits to communities and the environment are well understood. Increased physical activity, and mental wellbeing, fresh organic food, and well used, cared for public spaces are all significant benefits of 'grow your own' projects.

Community food growing is the cultivation of land by local groups who come together with a common desire to grow vegetables, fruit and other foods locally for individual and community benefit. Often groups rely on dedicated volunteers whilst some larger community farms and gardens may employ workers. Land may be available on either a permanent or a temporary basis. Private and public landholders can be encouraged to provide land that is earmarked for development, for community groups to cultivate temporarily (sometimes called "meanwhile spaces").

Communities have responded to the desire to grow food locally by creating new models of community food growing, generally on land that is derelict or underused. Sustain, (2014)

Derelict or underused land that is often used as a community food growing area includes:

- hospital grounds
- communal land on a housing estate
- waste ground and derelict sites
- land within parks
- land awaiting development
- rooftops
- school grounds
- allotment plots

### 3. Bronllys Hospital

Bronllys Hospital which lies just outside the village boundary of Bronllys, is a community hospital owned and managed by Powys Teaching Health Board (PTHB). The hospital provides inpatient services which includes one general ward and mental health inpatient facilities. Outpatient services including pain and fatigue management, day hospital and physiotherapy and occupational therapy services are based at the site along with PTHB head office and general business functions.

Originally opened in 1913 as a purpose-built tuberculosis hospital with associated landscaping and parkland the hospital grounds have reduced in size over the years but still extend to approximately 50 acres. Areas of land and parkland at the hospital site which have been cultivated in the past to produce food for the hospital are currently, largely underused. BWBP CLT are interested to understand how areas of underused land may serve to support food growing opportunities for the local community now and in the future. The site at Bronllys hospital also comprises of a late-19th-century mansion and walled garden which was sold to a private developer in 2018.

#### 3.1 History of food growing at Bronllys Hospital

The site at the hospital was largely self-sufficient in its early days (see fig 2 and 3) but this changed in later years. The Mansion House hosts a stunning south facing walled garden which included bespoke wooden framed greenhouses, and this was used for propagating and the production of plants. The maintenance of the gardens, fruits, flowers and vegetable plants was done, largely, by a team of gardeners and by the patients as part of their rehabilitation.

In the north east and west section of the parkland there are two small orchards of approximately 1/4 acre each. They appear to date from around 1920. Photographs of this area, from 1920, record cabbages being grown in what would become the orchard site. Potatoes were also once grown in the grounds for use in the hospital kitchens. A list of items harvested in 1954 is shown in fig 4.

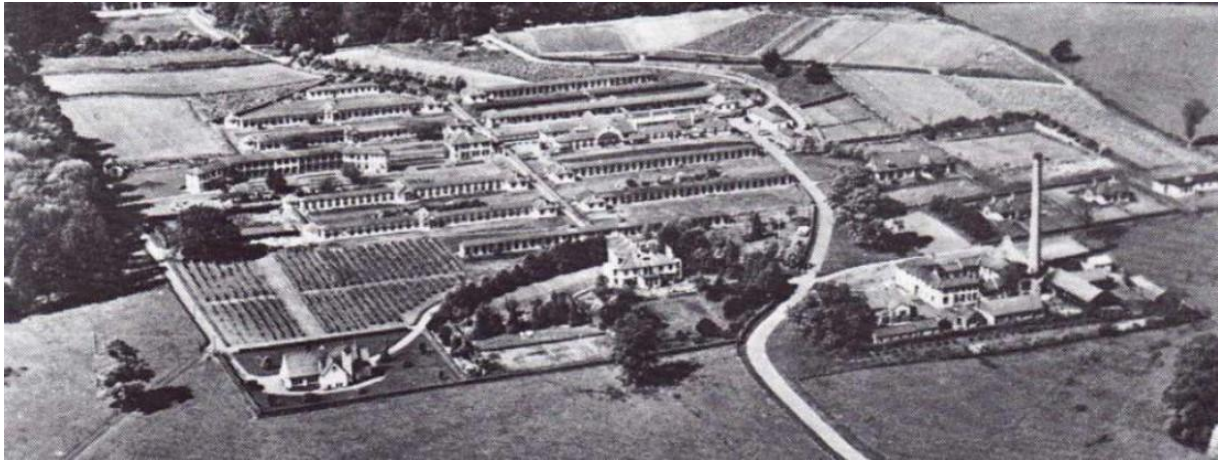


Fig 2: Image of Bronllys Hospital with areas within the site being cultivated for food growing.

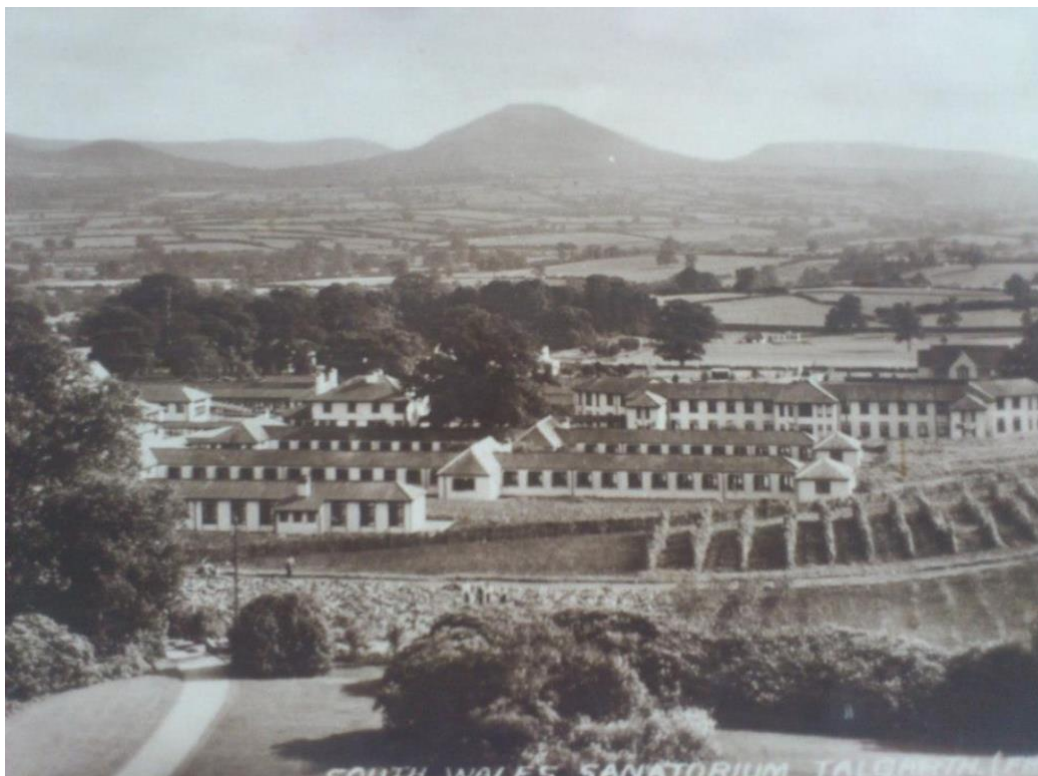


Fig 3: Image of Bronllys Hospital with newly planted orchard and vegetables growing in the foreground.

Harvest, Bronllys Hospital (1954)
Brussel sprouts 1905 lbs
cabbages 30367 lbs
potatoes 130 cwts
tomatoes 828 lbs
turnips 4820 lbs
peas 1821 lbs
parsnips 5253 lbs
radishes 198 lbs
raspberries 677 lbs
black currants 892 lbs
swedes 9228 lbs
celery 245 heads
beetroot 997 lbs
apples 2910 lbs
lettuces 2074 lbs
broad beans 2550 lbs
runner beans 2338 lbs
spring onions 1189 lbs
strawberries 572 lbs
gooseberries 317 lbs
rhubarb 1023 lbs
carrots 6189 lbs
cucumbers 646 lbs
leeks 357 lbs
pot plants 1000 approx
bedding out plants for display 12.000
also cut flowers for display within the hospital and wards

Fig 4: List of Crops Harvested at Bronllys Hospital (1954)

### 3.2 Bronllys Hospital Today

Bronllys Hospital Site does not currently host any food growing activities however several groups including PTHB Integrated Autism Service and Brecon MIND have expressed an active interest in utilising land at Bronllys Hospital for food growing and the orchard is still being maintained (Fig 5)

Brecon MIND Eco-Therapy Group are looking for land locally to develop an ecotherapy group which will include 'planning and planting a sustainable and Eco allotment, growing edibles and pollinator friendly plants. Hopefully working towards a fork to fork project where food produced on the allotment by volunteers can be given to either the hospital canteen or a local restaurant creating a social enterprise scheme where volunteers can meet and work with members of the community and other service users.' *Matthew Sowerby Project Coordinator Brecon MIND.*

In 2018 an application was made to PTHB by BWBP CLT for an area of land to support a food growing project (See appendix 2).



Fig 5: Orchard site NW in 2018

#### 4. Community Food Growing in Wales

In 2009 the Minister for Rural Affairs, Elin Jones commissioned a review (Community Grown Food Action Plan, 2010) to identify what the Welsh Assembly Government could do to promote and encourage 'Community Growing' in Wales and in 2016 The Welsh Government Guidance on Allotments and Community Led Gardening Projects was published with the aim of 'consolidating and celebrating what already exists, share and increase good practice, and enable more people to get their hands dirty and grown their own.'

Community growing has many benefits which tie in with the policy aims of the Social Services and Well-Being Act 2014 and Future Generations (Wales) Act 2015 and cross cuts several Ministerial portfolios including environment, health, education and training, economic development and community development. It also endeavours to deliver on Wales overarching sustainable development commitments including climate change, reducing carbon and our ecological footprint.

## 5. Barriers and Challenges to Community Food Growing in Wales

Wales Rural Observatory (2012) report on Community Grown Food in Wales highlighted several barriers and challenges, which many believed were currently limiting the further development of community growing activities across Wales.

A key barrier was highlighted as being related to access to land and the availability of land. The shortage of land, both public and private, was identified as one of the major constraints on the development of community grown food activities. Several interviewees called for greater support to enable communities across Wales to reclaim and develop hundreds of acres of unused public sector land, which could be used to increase the level of community growing activities across Wales, as these quotations illustrate:

*'There's so much disused land across Wales and if we could get over that and the planning permission that's needed, we could have loads of projects up and running for relatively small start-up costs.'*

*'I think you need some sort of directive from WAG to go to county councils and public bodies across Wales who control land and say 'this is a priority'. They should be asked to make x amount of land available in each area, which would potentially free up land. You're not talking about huge amounts of land - you're talking about a couple of acres here and there which would provide land and gardens for an awful lot of people to grow food on.'*

## 6. Food Growing for Improving Health and Well Being

The activity of growing food offers people the chance to exercise, reduce stress and get fresh air whilst the harvest increases access to fresh and healthy fruit and vegetables. Creating opportunities for food growing provides recreational opportunities that encourage socialising, decrease isolation and lead to improved confidence and self-esteem.

A report by the Royal Institute of British Architects found that at local authority level, the areas that performed worst for child obesity, and diabetes and physical activity in adults, had a fifth less public green space than the best performing areas.

Many health centres, hospitals and charities now recognise the health benefits of horticulture and food growing in preventing illness and triggering healing responses, and use food growing related activities to treat patients suffering from both physical and mental illness.

The Green Health in Practice network Wales has been set up as an outcome from the Green Health in Practice conference that was hosted by the Mid Wales Healthcare Collaborative in February 2017, when the need for some form of network within a green health parameter was identified, underpinned by the enthusiasm of people who attended the event.

There is increasing evidence of the potential of green, social and creative prescribing and prevention projects to reduce demand on health and other services and make substantial contributions to human health and wellbeing

## 7. Models of Community Food Growing

There are lots of different models which enable people to get involved in food growing. From community orchards to street planting schemes, from guerrilla gardening to forest schools and gardens, the choice for what type of project to set up is broad and very much depends on the needs of the local community, the resources available and the type of land being worked on. More detail on types of models can be found in appendix 3.

## 8. Summary

Enthusiasm in Wales for community food growing is increasing fast, the community benefits are well recognised and documented, however barriers still exist, and barriers in accessing suitable land remains a problem in some areas. The Well-Being of Future Generations (Wales) Act 2015 sets out a clear obligation for public bodies to enable positive change that leads to a more resilient, secure and healthy Wales. By protecting and managing the current provision for growing spaces and supporting the development of community led growing projects, all public bodies in Wales can enable the creation of healthier and happier communities and a more sustainable secure food supply.

Developing food growing opportunities on underused areas of the site at Bronllys Hospital can actively engage residents and communities in health promotion and social activities to develop effective structures that enable sustainable communities and focus on developing positive well-being opportunities

## 9. Consultation

BWBP CLT consulted a range of local people on their food growing activities. In all, 48 responses were received with not all responses being fully completed (See appendix 1 for survey results). Partial responses include situations where the participant may have chosen to not complete a question. Where a response has been recorded either from a fully completed questionnaire or partially completed questionnaire, it has been included in this analysis as it is stated, within the ethical statement that participants did not have to complete every question.

The consultation approach included:

- An e-survey which was promoted via social media and BWBP CLT Website
- Paper surveys
- 4 engagement events at 2 x Bronllys, 1 x Glasbury and 1 x Talgarth
- 2 x Focus Groups



### 9.1 Background of Participants

A good range of views were received across gender and age groups. More women than men responded (76% women 24% men) with 56% of the survey participants aged 45yrs and over and 26% aged under 18.

### 9.2 Consent

Approval for the survey was granted by Bronllys Well Being Park (CLT) Ltd Board. Each participant was given information about the survey and consent was assumed by participation. Anonymity and confidentiality was assured, with access to the data limited to Bronllys Well Being Park (CLT) Ltd and Arwain. Participants had the option to share their email address in order to be entered the prize draw and/or to be included in the Bronllys Well Being Park CLT mailing list.

### 9.3 Food Growing

Of the responses received 78% of participants indicate that they are growing one or more of either vegetables, fruit or herbs. Fruit growing is slightly higher in number compared to vegetables and herbs and 83% indicated they would like to grow their own food. The results indicate that not all participants who would like to participate in food growing are currently doing so.

For the participants who are growing food, 86% do so at home (chart 1), in their own garden. Other spaces used for vegetable, fruit and herb growing include friends' gardens, neighbours or family members garden, allotments, community gardens, school gardens or the window sill at home.

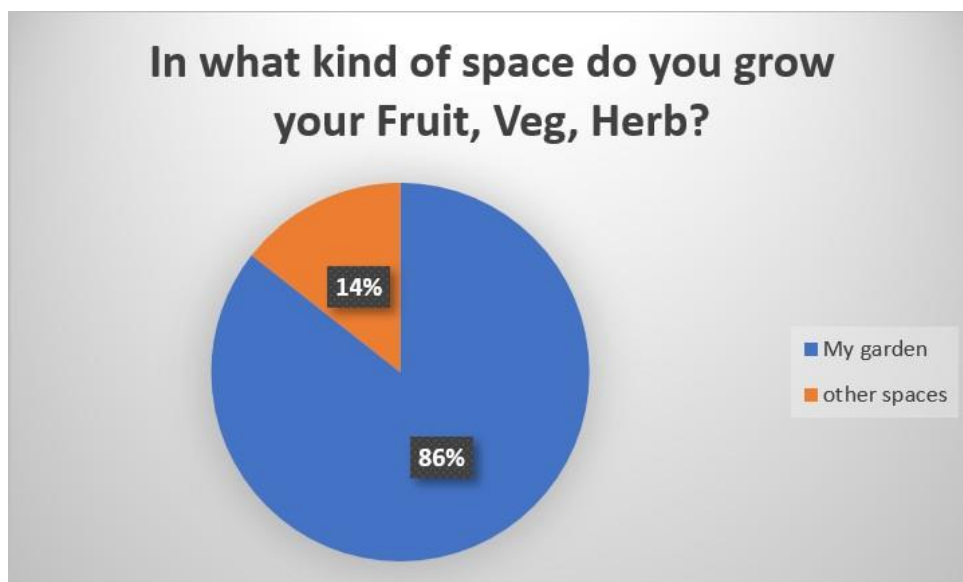


Chart 1: In what space do you grow your fruit, vegetables or herbs?

## 9.4 Barriers to growing your own vegetables, fruit or herbs

62% of participants indicated that something is stopping them from growing their own vegetables, fruit or herbs with 21% (chart 2) reporting space at home was the biggest barrier. Other barriers included lack of time and not having a garden.

Participant Comments

“My garden is too small and tiny, it is a very small space”

“Sometimes my rheumatoid arthritis prevents me from gardening”

**“I don’t have the skills and experience of growing fruit”**

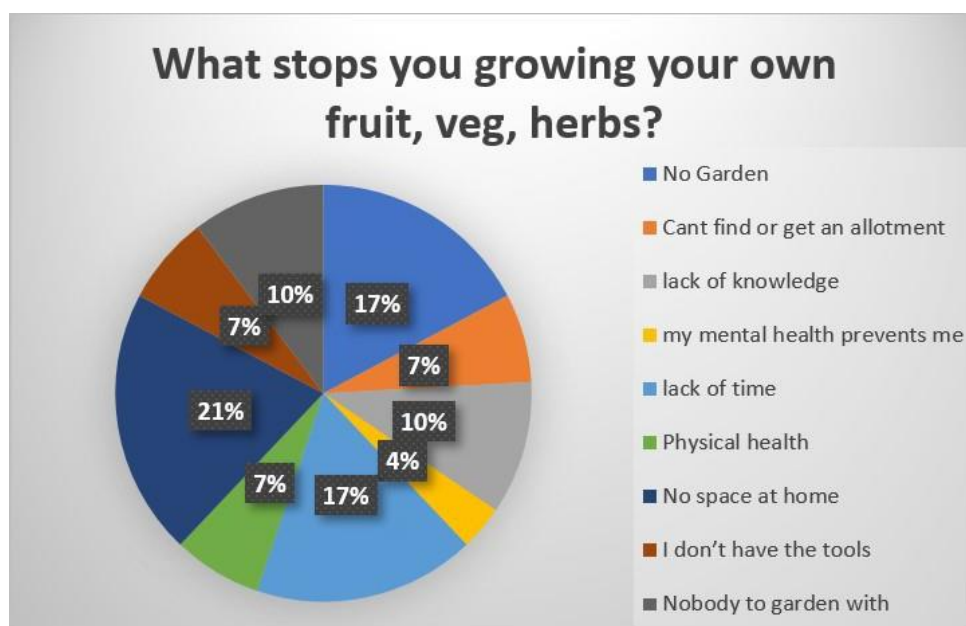


Chart 2: What stops you growing your own fruit, vegetables or herbs?

## 9.5 Support Required

The survey results suggest that 68% of participants feel they need some support to help them grow their own vegetables, fruit or herbs (chart 3). Help with finding suitable land, access to tools and equipment, finding volunteers, starting a food growing group and general practical help were all identified.

Sharing ideas and learning opportunities through workshops was identified as a key area of practical help required, along with taster sessions and social support.

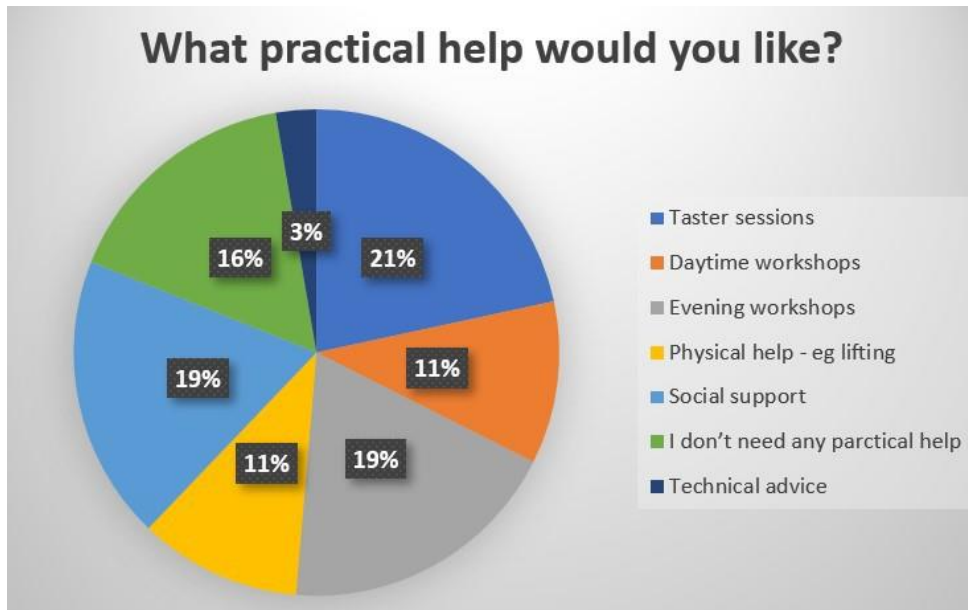


Chart 3: What practical help would you like?

## 10. Findings and Conclusion

Bronllys Hospital site has a strong history of food growing and horticultural practice within the parkland and this asset lends itself to a powerful vision of future food growing opportunities which can be utilised by the local communities, patients and workers, enhancing of the reputation of the area and at the cutting edge of public policy implementation.

Most of the participants who completed the survey are interested in food growing and whilst for many, they will develop this interest within their own homes and gardens, for a significant number of people, they either do not have access to land or would prefer a community garden model which allows sharing of skills, sharing of costs and resources.

The survey results confirm the desk top analysis in that, a big barrier for people looking to participate in food growing opportunities is access to suitable land. People need to build confidence and knowledge around growing food, they need the opportunity to share the skills needed to create effective and sustainable community led growing projects, and the identification and availability of suitable land being a key requirement to achieving this.

Working with the relevant public bodies, through a model of co-production, focussed on wellbeing which embraces the opportunities of the Powys Well Being Plan and Well Being of Future Generations Act (2015) will ensure additional resource can be built into our communities for now and in the future.

## 11. Recommended Action

If these opportunities are to be grasped and communities encouraged to play a proactive role in planning food growing spaces, the following actions are recommended:

- PTHB embraces the vision and works with local partners to identify the scope for permitting collaborative on site food growing opportunities and supports their implementation.
- BWBP CLT and its partners support the wider community to engage in a long-term collaboration with PTHB in order to achieve effective and sustainable food growing opportunities at Bronllys Hospital.
- Establish links with an academic body to independently mentor and monitor the Well Being Park's development of growing project at Bronllys Hospital.
- Read this Feasibility Study in conjunction with the Next Ten Years proposal document which will ensure the reader/s are fully informed of community aspirations.
- BWBP CLT to be a voice for its members and local communities and raise awareness of any land and open space under threat from any proposed future private development at Bronllys Hospital.

## 12. References

Wales Rural Observatory (2012) Community Grown Food in Wales

WG (2016) Guidance for Traditional Allotments and Community Led Gardens

WG (2015) Well Being of Future Generations (Wales) Act

WG (2014) Social Services and Well Being (Wales) Act

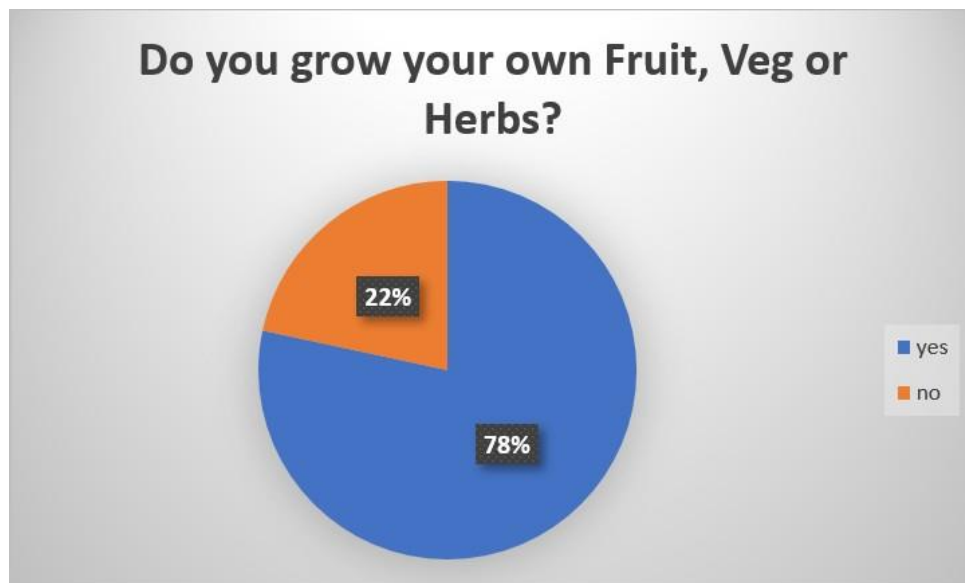
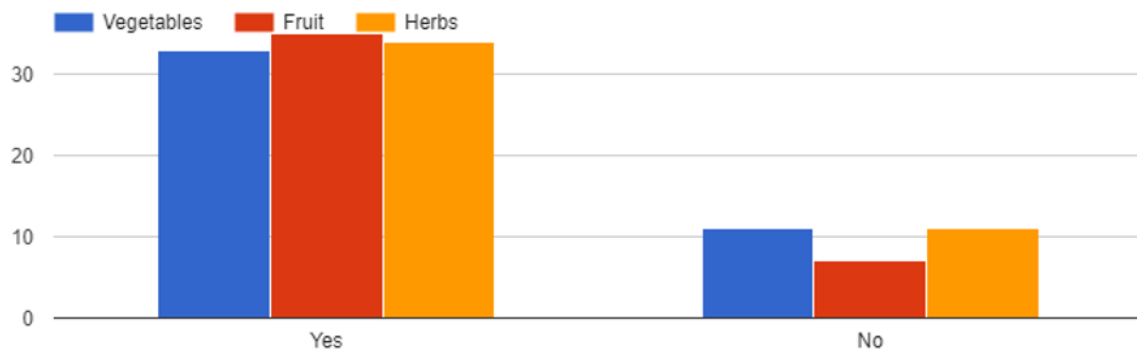
Sustain (2014) Planning Sustainable Cities

RIBA (2015) City Health Check

## Appendix 1 Survey Results

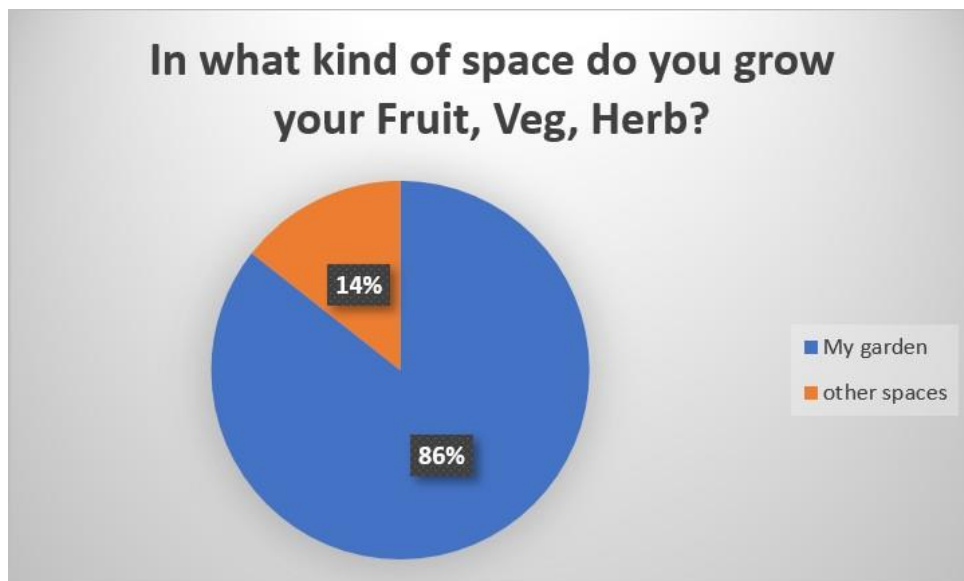
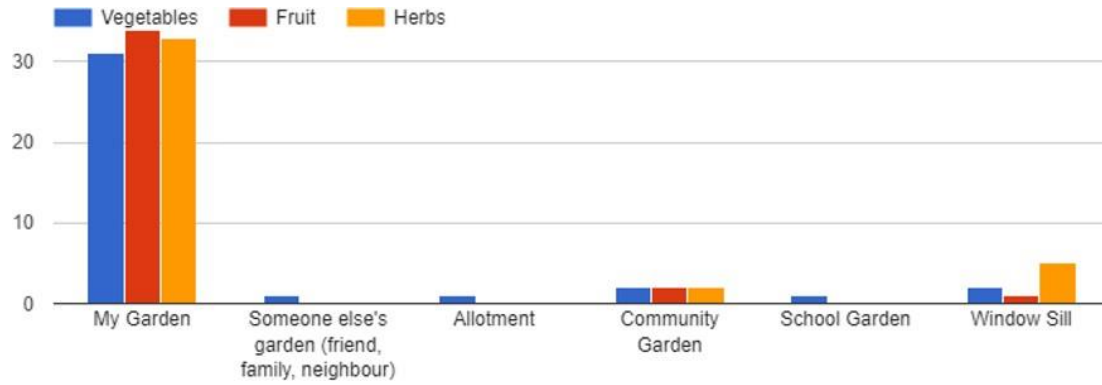
### Question 1. Do you grow your own vegetables, fruit or herbs?

Of the responses received 78% indicate that they are growing one or more of either Vegetables, Fruit or herbs with fruit growing being slightly higher in number compared to vegetables and herbs as shown in fig X. 22% of the responses indicated that one or more of either vegetables, fruit or herbs are not being grown by the respondents.



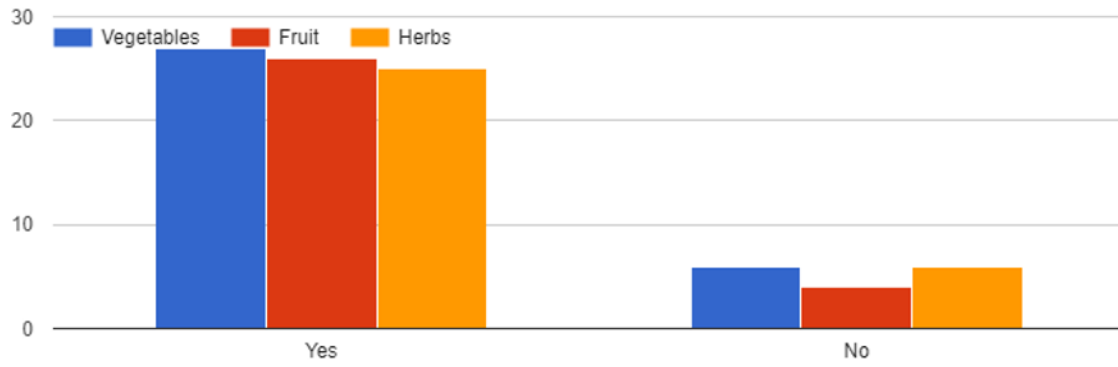
## Question 2. In what kind of space do you grow your own vegetables, fruit and herbs?

People responding to the survey (86%) have indicated that when growing vegetables, fruit and/or herbs the most common place is in their own garden. With other spaces used for vegetable, fruit and herb growing included access to friends, neighbours or family garden, allotment, community garden, school garden or window sill.



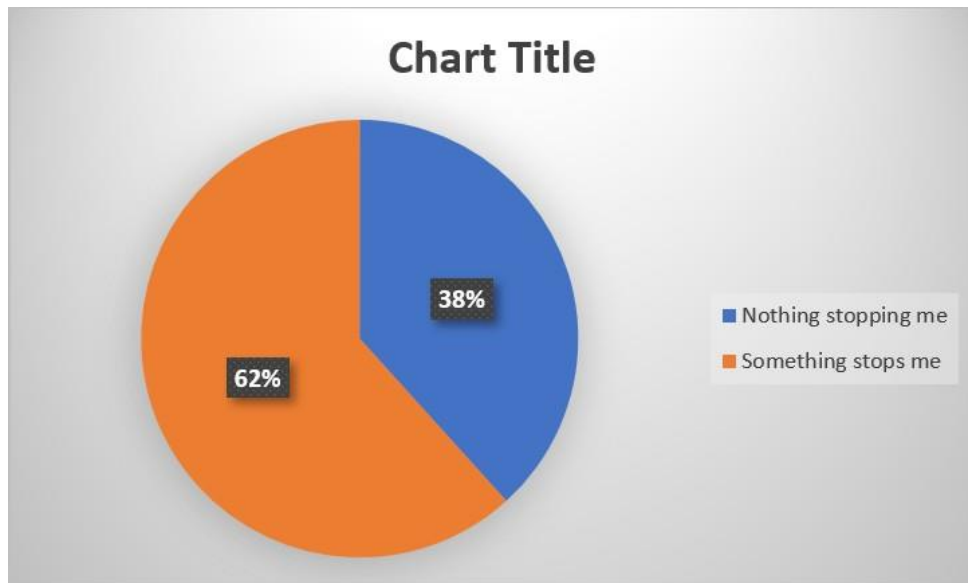
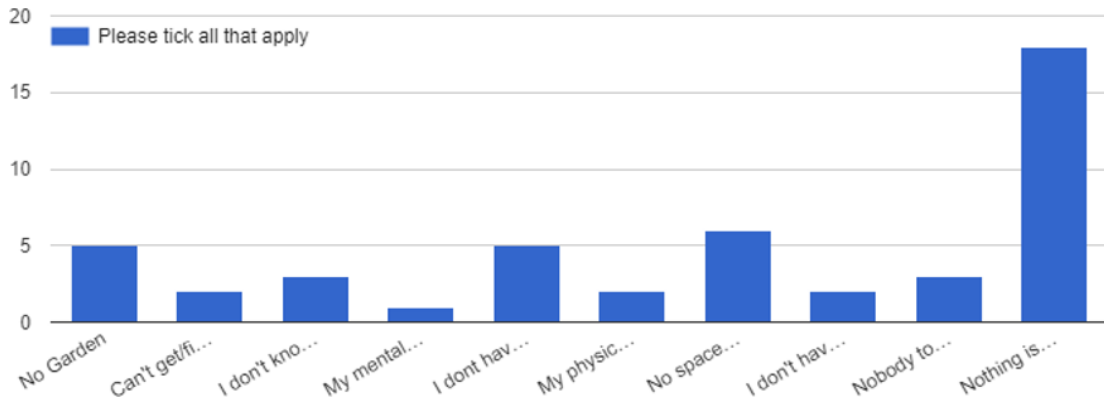
**Question 3. Would you like to grow your own vegetables, fruit or herbs?**

83% of the responses received indicated that people would like to grow their own vegetables, fruit or herbs.

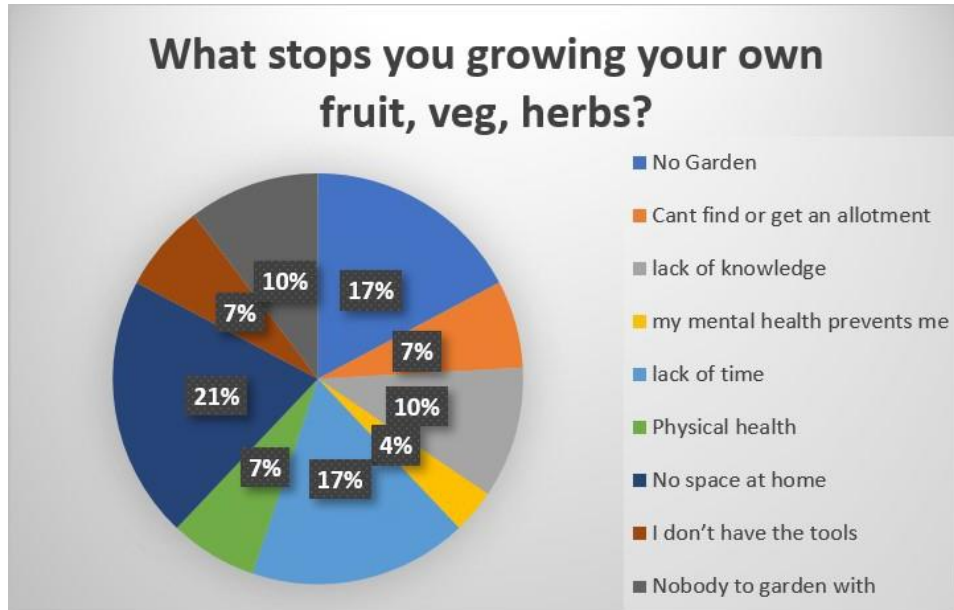


**Question 4. What is stopping you from growing your own vegetables, fruit or herbs?**

From the responses received 38% indicated nothing is stopping me growing my own vegetables, fruit or herbs. Of the 62% of responses that indicated something is stopping me 21% said space at home was the biggest thing stopping me. With lack of time and no garden the next biggest barriers at 17%.







**Question 5. What stops you growing fruit, veg and herbs.....?**

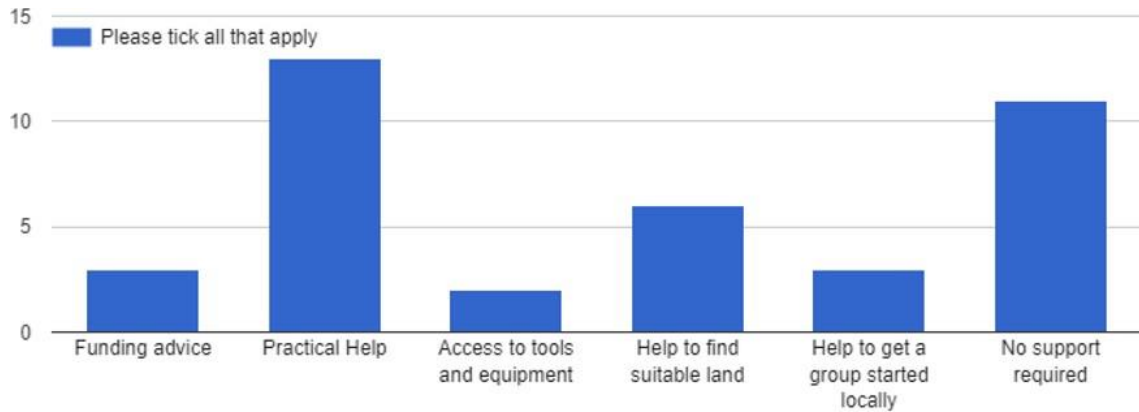
Additional comments from the survey respondents are shown below in fig X

Physical Health.....	sometimes my rheumatoid arthritis prevents me from gardening
Space.....	Garden is too small, my garden is tiny, very small space
Time.....	Time
Access.....	Somewhere local is important as I don't drive
Other people.....	I live alone so don't eat a lot
Skills.....	Lack of skills and experience growing fruit

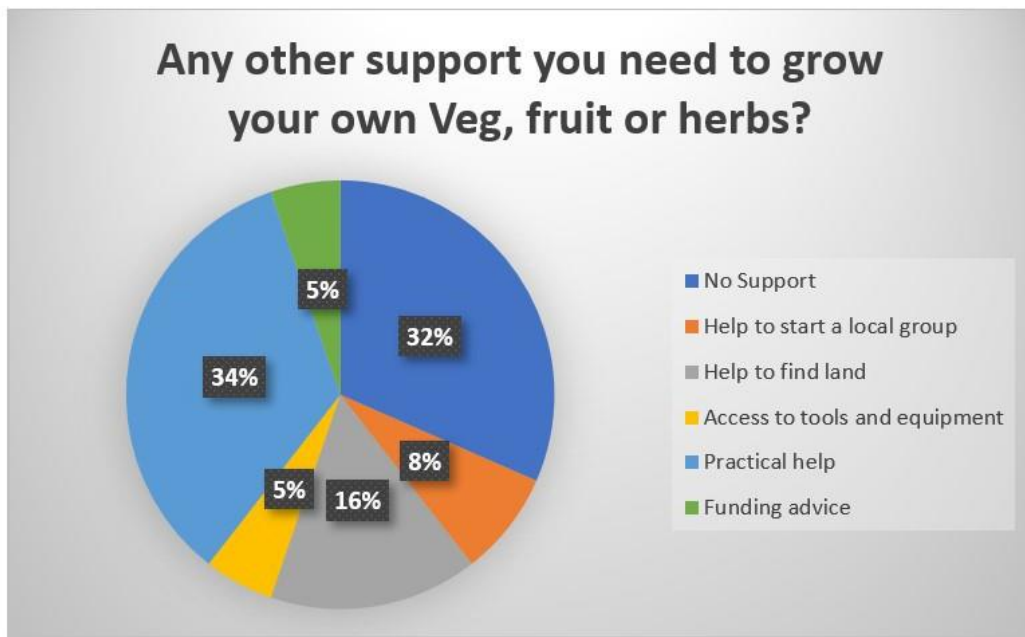
**Question 6. Is there any physical or emotional support you feel you need that would help you participate in food growing activities?**

Very therapeutic and sociable (and you know what goes into your food!)
Funding for community garden
More volunteers

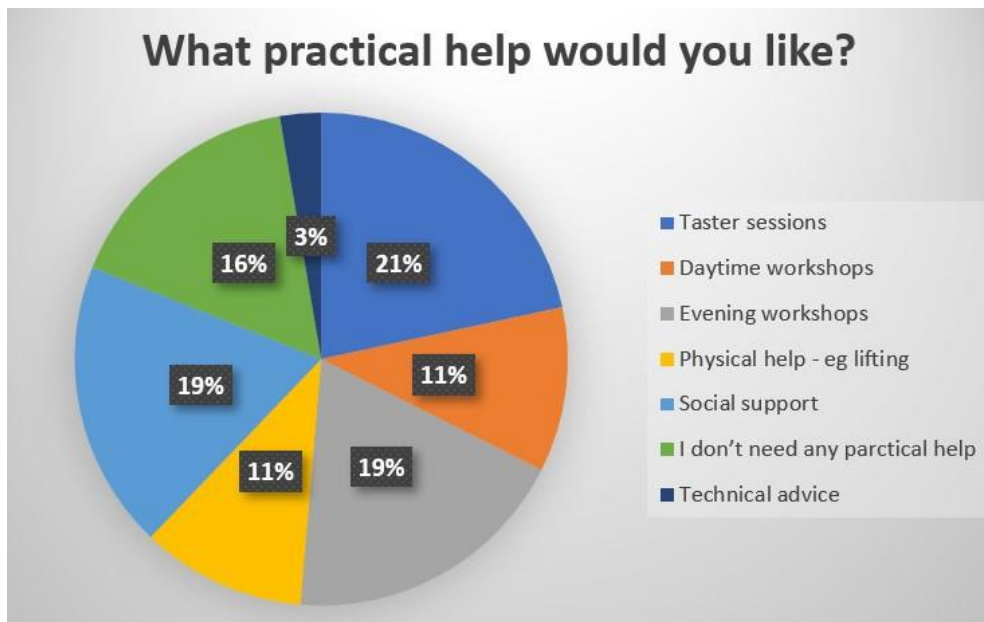
**Question 7. Is there any other support you need to help you grow or start to grow your own vegetables, fruit or herbs?**



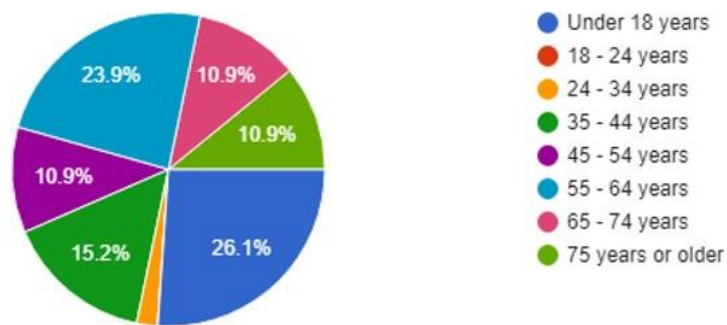
Limited allotments in Hay and my own garden is too small
Sharing expertise and ideas



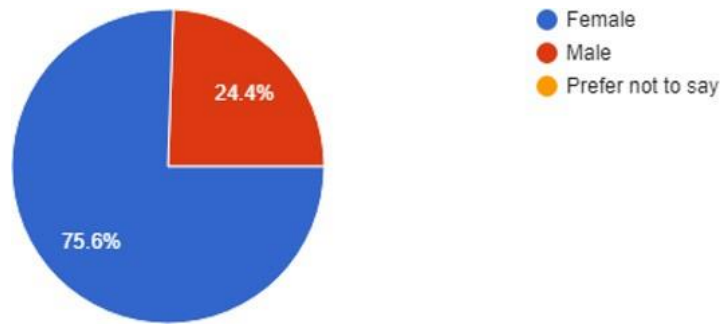
Question 8. If you ticked practical help...What practical help would you like?



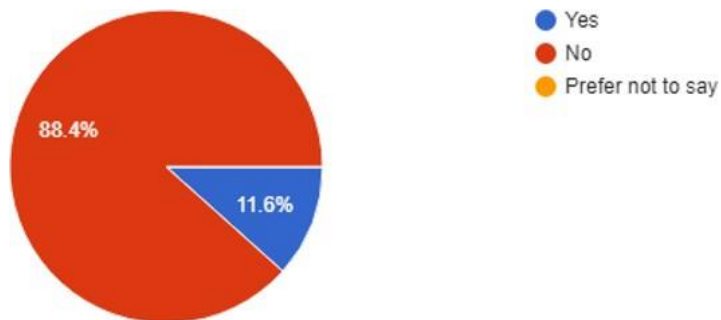
Question 9. What is your age?



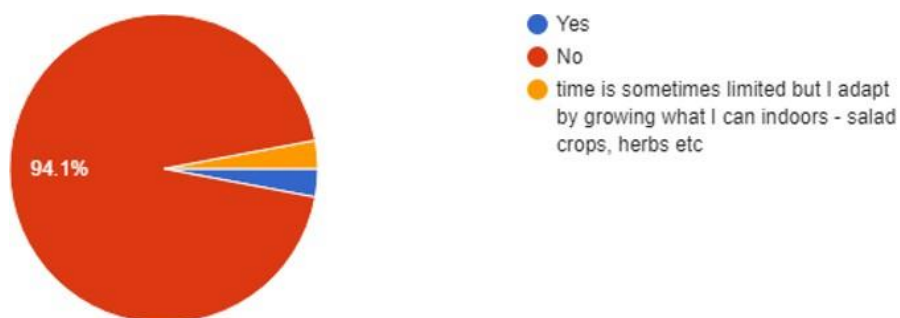
**Question 10. What is your gender?**



**Question 11. Are you responsible for caring for an adult relative/partner, disabled child or friend or neighbour?**



**Question 12. Do your caring responsibilities prevent you from participating in food growing opportunities?**



## Appendix 2 Accommodation Application

# Bronllys Well Being Park (CLT) Ltd

## Growing Projects Application to Powys Teaching Health Board

Submitted 24<sup>th</sup> April 2018

### Background

Bronllys Hospital Site offers a unique resource to develop a range of innovative and therapeutic practices that utilise the attributes of the hospital campus and environment, to benefit, patients, staff and the local community. Bronllys Well Being Park CLT on behalf of The Growing Projects Network which includes staff from PTHB, Brecon Community Interest Company (with established experience in Growing Projects) and BWBP CLT are making this application to PTHB to hold and utilise land on the grounds of Bronllys Hospital for Growing Projects, this will include Vegetable, Fruit and Flower Growing. Clients who attend the Integrated Autism Unit have identified that they would like to develop skills in Horticulture and the evidence of the health and social benefits of Eco Therapy for wider groups is well established.

### Context

#### Community Land Trusts

A Community Land Trust (CLT) is a not-for-profit community-controlled organisation that owns, develops and manages land and buildings for the benefit of a local community.

Whilst not exclusively intended to provide housing, CLTs can be used to maintain land in the ownership of communities for other purposes including conservation, agriculture and workspace. The Welsh Government committed itself to the expansion of CLTs in One Wales.

#### Health and Wellbeing

Nature based Health and Wellbeing Services include any activity which engages people with the natural world directly with the aim of promoting health and wellbeing. This embraces a diverse range of health and wellbeing related activity that have both physical and mental health benefits, whilst connecting with community development can also be a form of 'social prescribing'. Policy drivers include the following: -

- 4.1.1 The long term and future focused well-being goals as defined in Well-Being of Future Generations (Wales) Act 2015.
- 4.1.2 Prosperity for All 2017. With a commitment to improving mental health
- 4.1.3 Social Services and Well-Being Act 2014. Partnership and integration with Well-Being focus.

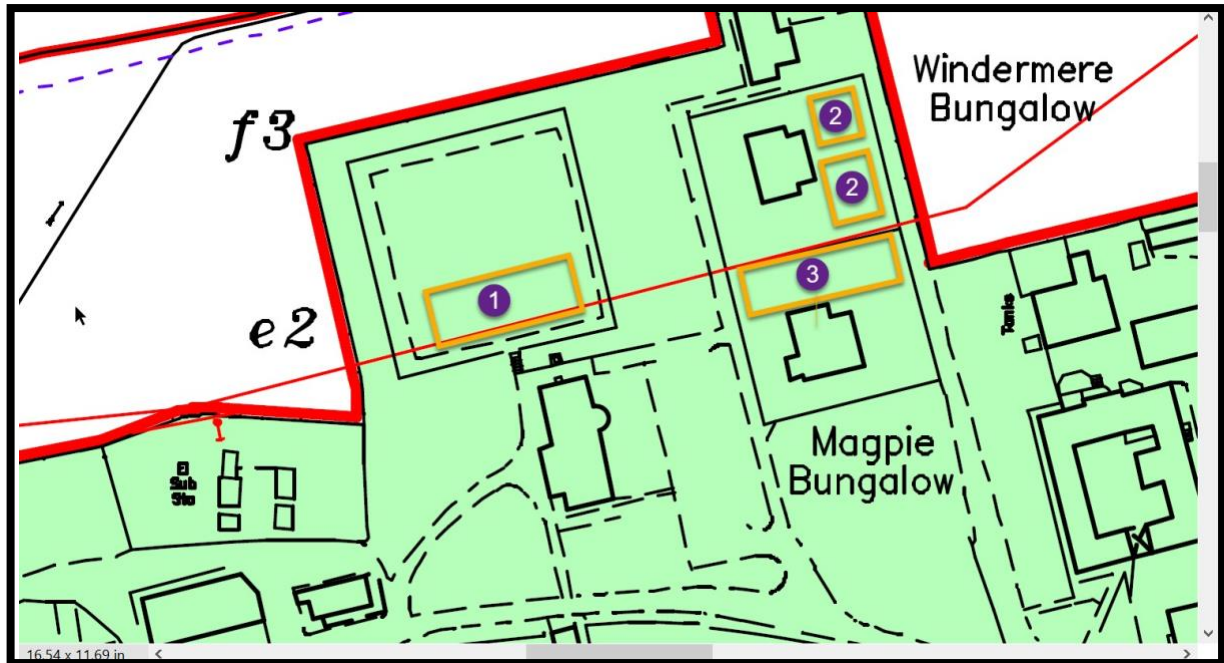
## **Application**

Bronllys Well Being Park (CLT) Ltd seeks to partnership with Powys Teaching Health Board in holding land as defined in this application for a minimum of 3 years in order that Bronllys Well Being Park (CLT) Ltd can make land available for growing projects.

## **Preferred Areas**

### **Rationale**

Three preferred areas have been identified on the East side of Bronllys Hospital site which provide good access to parking and amenities (Fig 1). It is anticipated that the visual landscape will be enhanced through the cultivation and management of the preferred land sites which will be visible to staff and visitors at Bronllys Hospital enhancing the working environment and overall physical environment.



**Fig 1** – Preferred Plot Sites (in yellow and not drawn to scale). 1= Disused Bowling Green.

2= Land surrounding Windemere Bungalow 3= Land Surrounding Magpie Bungalow

### Size of Plot

The preferred plot size as shown in Fig 1. Is approximately 10m x 25m. Preferred Area 2 is dissected by a path to the front of the property and shows two areas approx. 10m x 12.5m.

### Preferred Area 1

Situated at the back of The Basil Webb Hall. This is a level area with good access via steps to one side and sloping track from the car park at the rear allowing access for people with reduced mobility, wheelchair access (with paths) and access for machinery. An outside water supply is nearby, and toilet facilities are situated in Basil Webb Hall and in the building block where the canteen is situated.

The area will not require any further fencing to was is already in place. A shed will be put on site for the storage of tools and this will be kept locked when not in use.



### Preferred Area 2

Windermere Bungalow has access to the front and rear of the garden with car parking nearby. Access for people with reduced mobility and wheelchair access is possible with minor modifications to the physical environment and there is good access for machinery. The Bungalow has outbuildings attached which would provide storage for tools.

The grounds of the bungalow are self-contained, and no additional fencing would be required. I don't have information on access to amenities/services in the bungalow such as water and toilets.





### **Preferred Area 3**

Magpie Bungalow has access to the front and rear of the garden with car parking nearby. Access for people with reduced mobility and wheelchair access is possible with minor modifications to the physical environment and there is good access for machinery. The Bungalow has outbuildings attached which would provide storage for tools.

The grounds of the bungalow are self-contained, and no additional fencing would be required. I don't have information on access to amenities/services in the bungalow such as water and toilets.



### **Future Development**

All preferred sites mentioned have the scope to expand within the initial development area.

Application completed by

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**Swyddog Datblygu Prosiect**

**Project Development Officer**

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## Appendix 3 Community Food Growing Models

### WG (2016) Guidance on Traditional Allotments and Community Led Gardening

#### Chapter 1: Different Models of Allotments and Community Growing

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There are lots of ways that people can get involved in growing. For people who want to work with their neighbours to improve the local environment and make their community a better place to be for people and wildlife, then maybe a community garden or orchard is the best option. For people with plenty of time and a desire to grow lots of fresh produce, traditional allotments are probably the best option. There is a wide range of opportunities for growing and lots of different types of projects. This chapter explains the most popular types of growing spaces.

#### Allotments

Allotments are probably the most well-known and understood model of growing in the community. Allotments are usually large areas of land divided up into smaller plots. The site is usually owned by the local authority, managed by an allotment association and the individual plots are cultivated by one person or family. The fruit and vegetables they grow are for their own consumption and not for sale. The plots are usually of a standard size and having a yearly charge for rent and services such as water provision.

For more information about allotments see [www.nsalg.org.uk](http://www.nsalg.org.uk)

#### Community allotments

Where there is a lack of traditional allotments available, some communities start groups that find land and create their own allotment site. These community allotments do not have a standard set rules, sizes or services as they are created by the community to meet their own needs.

For more information about community allotments see [www.farmgarden.org.uk](http://www.farmgarden.org.uk)

#### Community farms

Community farms involve both growing plants and keeping animals. They are often larger and more extensive than community gardens or other community growing spaces. Community farms are working farms, producing meat, eggs etc. but also offer a wide range of volunteering and educational opportunities.

For more information about community farms see [www.farmgarden.org.uk](http://www.farmgarden.org.uk)

#### Community gardens

Community gardens are usually started by local people who would like to grow food for their own use but also to benefit the wider community. Normally all growing on community gardens is done collaboratively by the volunteers. The idea is to share the work and then the reward. Most community gardens are open to everyone to join and do not have waiting lists.

For more information about community gardens see [www.farmgarden.org.uk](http://www.farmgarden.org.uk)

### Community Supported Agriculture (CSA)

A social enterprise scheme, based on a direct, active partnership between farmers (or a growing project) and the local community. CSA's normally produce fruit and vegetables that are shared out between its members who pay a monthly fee. CSAs are designed to share the risks and rewards of growing equally between the grower and the consumer.

For more information about community supported agriculture see <http://www.communitysupportedagriculture.org.uk/>

### Community orchards

As well as providing fruit and a green haven for the local community, many community orchards are excellent wildlife habitats and carbon sinks. Community orchards are growing in popularity as they are easy to establish, low maintenance and can be used for community celebrations such as Apple Day.

For more information about community orchards see

<https://www.farmgarden.org.uk/resources/starting-community-orchards-and-fruit-gardens>

<http://commonground.org.uk/projects/orchards/community-orchards>

#### Incredible Edible Schemes

Many towns in Wales are getting involved in the Incredible Edible movement. Incredible Edible schemes plant fruit and vegetables in public places for everyone to share. The produce is often grown in places with high footfall such as bus stops, town planters and alongside foot paths.

For more information on Incredible Edible schemes see - <http://incredibleediblenetwork.org.uk/>

#### Abundance/fruit harvesting schemes

This is a growing movement that aims to make better use of neglected local fruit and nut trees by organising volunteers to harvest the fruit. The fruit is normally distributed between the owner of the tree, the volunteer pickers and local charities and good causes.

For more information on abundance projects see <http://growsheffield.com/abundance/>

### Forest gardening

A low-maintenance sustainable plant-based food production and agroforestry system based on woodland ecosystems, incorporating fruit and nut trees, shrubs, herbs, vines and perennial vegetables which have yields directly useful to humans. Forest gardens can be easily incorporated into public parks or woodlands.

For more information on forest gardening see - <https://www.agroforestry.co.uk/about-agroforestry/forest-gardening/>

### Garden-share schemes

These schemes match and introduce committed, enthusiastic growers with local garden owners who want to see their gardens being used more productively. The agreement between the garden owner and grower usually stipulates when the grower can access the growing plot and the percentage of produce that will be given to the garden owner.

To see an example of garden-share see [www.gardenshareconwy.org.uk](http://www.gardenshareconwy.org.uk)

### Meanwhile gardening

This is the temporary use of land for gardening and food growing. These schemes are particularly popular in areas with lots of unused land awaiting development. They can bring waste land into productive use for a defined period.

To see an example of meanwhile gardening see - <http://meanwhile-gardens.org.uk/>