

Pembrokeshire Coast National Park Authority

Low Impact Development Making a Positive Contribution (One Planet Development)



Supplementary Planning Guidance
to the Local Development Plan for the
Pembrokeshire Coast National Park

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1 Introduction

The national planning context for One Planet Development (OPD) / Low Impact Development (LID)

- 1.1 One Wales: One Planet - The Sustainable Development Scheme for the Welsh Government (May 2009) ¹ includes an objective that within the lifetime of a generation, Wales should use only its fair share of the earth's resources, with our ecological footprint reduced to the global average availability of resources – 1.88 global hectares per person in 2003. One Planet Developments take forward Low Impact Development (LID) principles in Wales.
- 1.2 The planning context for One Planet Development in the countryside is set out in Planning Policy Wales and Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities.²
- 1.3 Planning Policy Wales³ defines One Planet Development as “development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectares over time” [9.3.11].
- 1.4 Planning Policy Wales goes on to note that “land based One Planet Development in the open countryside should provide for the minimum needs of the inhabitants in terms of income, food, energy and waste assimilation over a period of no more than five years from the commencement of work on the site. This should be evidenced by a management plan produced by a competent person(s). The management plan should set out the objectives of the proposal, the timetable for the development of the site and the timescale for review. It should be used as the basis of a planning condition and / or legal agreement relating to the occupation of the site, should planning consent be granted” [9.3.12].
- 1.5 TAN 6 then develops the above requirements, focusing on the need for a management plan to accompany planning applications for land based One Planet Development in the countryside. TAN 6 notes that the management plan should be produced by a competent person(s), should set out the objectives of the proposal, timetable for the development of the site and timescale for review. It is also noted that the management plan should be used as the basis of a planning condition and / or legal agreement relating to the occupation of the site [TAN 6, 4.16.1].

Local policy for One Planet Development in the Pembrokeshire Coast National Park

- 1.6 Technical Advice Note (TAN) 6 makes it clear that One Planet Development takes forward Low Impact Development principles in the Welsh context. In this Supplementary Planning Guidance reference is made to One Planet Development as that is the term now used in national planning guidance when referring to Low Impact Development.
- 1.7 Local policy for One Planet Development in the countryside in the Pembrokeshire Coast National Park is set out in Policy 47 'Low Impact Development - Making a Positive Contribution' of the Pembrokeshire Coast Local Development Plan (end date 2021), Adopted Plan 2010.⁴

¹ Weblink: <http://wales.gov.uk/topics/sustainabledevelopment/publications/onewalesoneplanet/?lang=en>

² Weblink: <http://wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en>

³ Weblink: <http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

⁴ Weblink: <http://www.pembrokeshirecoast.org.uk/default.asp?PID=178>

- 1.8 Policy 47 requires that Low Impact Development (One Planet Development) should make a positive contribution to the National Park in terms of (a) the environment; (b) the use of resources; and (c) social and/or economic benefits. It also requires proof that the proposals will achieve a neutral or at least the lowest possible adverse impact for each part of the government's sustainability agenda for One Planet Development as assessed by Ecological Footprint Analysis that must be submitted with a planning application. Proposals need to be tied to the land and provide sufficient livelihood for the occupants. One or more households can be involved in an individual proposal.
- 1.9 As stated in TAN 6 a management plan is required to accompany a planning application for One Planet Development, describing the proposal as a whole and, in the Pembrokeshire Coast National Park, addressing the requirements of Policy 47.

Policy 47 Low Impact Development Making a Positive Contribution

Low impact development in the countryside that makes a positive contribution will be permitted where:

- a) the proposal will make a positive environmental, social and/or economic contribution with public benefit; and
- b) all activities and structures on site have low impact in terms of the environment and use of resources; and
- c) opportunities to reuse buildings which are available in the proposal's area of operation have been investigated and shown to be impracticable; and
- d) the development is well integrated into the landscape and does not have adverse visual effects; and
- e) the proposal requires a countryside location and is tied directly to the land on which it is located, and involves agriculture, forestry or horticulture; and
- f) the proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site; and
- g) the number of adult residents should be directly related to the functional requirements of the enterprise; and
- h) in the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust, cooperative or other similar mechanism in which the occupiers have an interest.

Welsh Government Guidance on One Planet Development

- 1.10 In November 2012 the Welsh Government published specific Practice Guidance on One Planet Development⁵ as a companion to TAN 6. This guidance focuses on the management plan that must accompany all One Planet Development planning applications and the Ecological Footprint Analysis (EFA) that sits alongside the management plan. The guidance provides practical support for applicants putting together proposals for One Planet Developments in the countryside and for

⁵ <http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en>

<http://wales.gov.uk/docs/desh/publications/121101oneplanetguideen.pdf>

planning authorities assessing them. It covers all the requirements for a planning application for One Planet Development. It also covers longer term monitoring.

- 1.11 Alongside this guidance a bespoke Ecological Footprint Analysis tool ⁶has been developed for the use of One Planet Developers, although there is no requirement that this tool has to be used in the place of others. This tool has been derived from the Stockholm Environment Institute (SEI) REAP 2 tool and is available to download from the TAN 6 page of the Welsh Government website.
- 1.12 The Ecological Footprint Analysis provides an important part of the information submitted with a planning application for One Planet Development, and is a requirement in the subsequent monitoring of One Planet Developments. It is important because it provides one of the primary indicators of whether a Low Impact Lifestyle is being achieved. Therefore, while not referred to specifically through this Supplementary Planning Guidance, it is a specific requirement under national policy (TAN 6) and a key tool in on-going monitoring that needs to sit alongside the management plan and its subsequent five-yearly revisions.
- 1.13 While only the policies in the development plan have special status in deciding planning applications, (i.e. for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise), Supplementary Planning Guidance may be taken into account as a material planning consideration. ⁷ In making decisions on matters that come before it, the Assembly Government and the Planning Inspectorate will give substantial weight to approved supplementary planning guidance which derives out of and has been prepared consistent with the approach set out in national policy on the preparation of Local Development Plans. ⁸ Put simply the requirements of the legislation mean that the following needs to be taken into account when considering a proposal:
- Whether the proposal meets the requirements of policies within the Development Plan; and
 - Weigh up all the other planning considerations to see whether they outweigh the conclusion of the Development Plan.⁹
- 1.14 A report of consultations detailing how the Guidance was consulted upon is available to view on the Authority's website. ¹⁰

Structure of this Supplementary Planning Guidance (SPG)

- 1.15 The combination of Planning Policy Wales, TAN 6 and the Welsh Government One Planet Development Practice Guidance (2012) provides the planning context and guidance that should be followed by all One Planet Developments across Wales including in the Pembrokeshire Coast National Park.
- 1.16 When making a planning application for One Planet Development within the National Park, the accompanying management plan should clearly follow the Welsh Government One Planet Development Practice Guidance. In addition, there is some specific additional advice relevant to the local context, which is set out in this Supplementary Planning Guidance. This should also be followed. The reasons for this additional guidance relate to situations where the Supplementary Planning Guidance is:
- (a) amplifying the requirements of the national Practice Guidance, reflecting the National Park status of the Pembrokeshire Coast;

⁶ <http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en>

⁷ Paragraph 5.2, page 33, Local Development Plans Wales, Policy on Preparation of Local Development Plans, Welsh Assembly Government, 2005

⁸ Paragraph 5.3, page 33, Local Development Plans Wales, Policy on Preparation of Local Development Plans, Welsh Assembly Government, 2005

⁹ Page 27 <http://www.wlga.gov.uk/publications-and-consultation-responses-imp/planning-handbook-a-guide-for-local-authority-members/>

¹⁰ [Pembrokeshire Coast National Park - SPG](#)

- (b) describing the particular processes that will be followed by the Pembrokeshire Coast National Park Authority in assessing the planning application and its accompanying management plan; or
- (c) adding information on standard planning matters (such as drainage) that are not considered in the One Planet Development Guidance.

1.17 This additional local guidance is set out in Chapter 2. Table 3.1 at the end of this Supplementary Planning Guidance sets out the requirements of Pembrokeshire Coast National Park's Policy 47 and against each requirement provides the relevant paragraph references of the One Planet Development Practice Guidance and identifies where this should be described within the management plan for the proposed development.

2 Guidance specific to One Planet Developments in Pembrokeshire Coast National Park

- 2.1 The elements of LOCAL guidance for Low Impact Development (One Planet Development) in the Pembrokeshire Coast National Park are set out below.
- 2.2 This additional guidance falls into two parts:
- The first part takes each of the eight requirements of Policy 47 and identifies where they are covered in the national Practice Guidance, noting any additional requirements within Pembrokeshire Coast National Park where relevant.
 - The second part notes any other specific requirements of the National Park Authority that are not covered in the National Practice Guidance.
- 2.3 **This Supplementary Planning Guidance is intended to be read alongside the national Practice Guidance, and to complement it.**
- 2.4 When preparing a One Planet Development management plan in the Pembrokeshire Coast National Park, it is suggested that the management plan format proposed in the national Practice Guidance is followed. However, it will be helpful if applicants include a separate table at the beginning of the management plan that indicates where in the management plan the eight requirements of policy 47 are addressed. Table 3.1 in this Supplementary Planning Guidance may help with this.

The eight requirements of Policy 47 (Pembrokeshire Coast Local Development Plan)

REQUIREMENT A: The proposal will make a positive environmental, social and/or economic contribution with public benefit. In other words all One Planet Developments in the Pembrokeshire Coast National Park should be positive for the environment in ways that bring public benefit AND should make a positive social and / or economic contribution in ways that bring public benefit, with the public benefits commensurate with the scale of the development.

- 2.5 **Positive environmental contribution with public benefit:** The positive environmental contribution of One Planet Developments is one of the essential characteristics of One Planet Development identified in the Practice Guidance (paragraph 1.9). This requires that: One Planet Developments must *have a light touch on the environment – positively enhancing the environment where ever possible through activities on the site.*
- 2.6 The achievement of this environmental contribution is then fully covered in paragraphs 3.37 – 3.52 of the Practice Guidance and relates to the Baseline condition of the site prior to a One Planet Development taking place (paragraphs 3.2 – 3.8 of the Practice Guidance). In terms, specifically, of providing public benefit this could be provided, for example, by extending the area of existing features of environmental importance (see paragraph 3.40 of the Practice Guidance), while taking every opportunity to blend the site into its surroundings in ways that strengthen the local landscape character (paragraph 3.42 of the Practice Guidance). See also Requirement D.
- 2.7 This positive environmental contribution should be summarised in the Design / Strategy and described in the Land Management element of the management plan.
- 2.8 **Positive social and/ or economic contribution with public benefit:** Policy 47 also asks that One Planet Developments in the National Park bring something positive socially/ economically with public benefit (reflecting the National Park socio-economic duty). Nevertheless, this must not adversely affect the environment, for example, by leading to large visitor numbers and / or by

significantly increasing traffic movements – an aspect that One Planet Developments are positively seeking to avoid.

- 2.6 In the Practice Guidance there is no specific expectation that social and economic benefits will always be provided but there is a clear expectation that One Planet Developments should face outward and engage with their local communities. Paragraph 3.28 of the guidance states:
- “One Planet Development in the open countryside should be part of the social and economic fabric of the Welsh countryside - not overly isolated and inward-looking. Sites need to earn their occupants sufficient income to meet their minimum income needs through sales of produce from the site (which may involve processing and adding value). It may also include other income streams derived from the productive and regenerative capacity of the site, such as from training and education courses, or consultancy directly linked to land based activities on the site. **Nevertheless, these latter activities should be clearly subsidiary to the primary activity of growing and rearing produce.** This underlines that surplus produce will almost certainly need to be grown and/ or reared on the site to contribute to the above expenditure and to ensure the subsidiary nature of other income streams generated on the site.”
- 2.9 In the National Park this approach should also be taken. However, the acceptable scale of a One Planet Development might ultimately be limited, as explained in paras 2.14 – 2.15 below.
- 2.10 The Community Impact Assessment element of the Practice Guidance goes on to note in paragraphs 3.111 -3.112 that One Planet Developments:
- “.....can also offer local communities social opportunities such as open days, footpaths and other access, and by hosting local events.”
- and that One Planet Developments:
- “.....can also contribute to the local economy by selling food and other produce, but may have a negative impact if this provides direct competition with existing local producers. The selling of food and fuel to local communities can have direct positive impacts on the Ecological Footprints of residents of these communities....”
- 2.11 The Practice Guidance therefore sets the scene for providing local community benefits in ways that integrate a One Planet Development into the local community. These benefits should be specifically identified in any management plan for One Planet Developments in the Pembrokeshire Coast National Park. These are most likely to be associated with:
- Local sales of home grown produce that will also be required to provide the income of the One Planet Development occupants.
 - Providing advice and training on sustainable lifestyles and low carbon production.
 - Providing facilities for the local community such as footpaths and shared use of community facilities on the One Planet Development site.
- 2.12 Following the format of the Practice Guidance these benefits should, depending on their nature, be clearly identified in:
- (a) The Land Based Activity element of the management plan under ‘Enterprise – Income’; and/or
 - (b) The Community Impact Assessment element of the management plan.

REQUIREMENT B: All activities and structures on site have low impact in terms of the environment and use of resources

- 2.13 This requirement relates to nearly all aspects of the Practice Guidance. In particular the National Park Authority will be looking for:
- a) The minimisation of **waste** with as much as possible reused and recycled on the site with necessary sanitation provided on the site. The Practice Guidance (Paragraphs 3.68 – 3.78) should be followed, with these aspects described in the Waste element of your management plan.

- b) The minimisation and re-use of **energy** and **water** with the energy needs of inhabitants coming from the site. This should also be the case for water, unless it can be demonstrated that there is a more environmentally sustainable alternative. The Practice Guidance (Paragraphs 3.53 – 3.67) should be followed, with these aspects described in the Energy and Water element of your management plan.
- c) **Buildings** that are 'Zero Carbon' in construction and use. The Practice Guidance (Paragraphs 3.79 – 3.109) should be followed, with these aspects described in the Zero Carbon Buildings element of your management plan.
- d) **Traffic generation** targets that are well below what would be expected from a similar development operated in a conventional way. Travel targets can include: vehicle trip reduction; single occupancy vehicle trip reduction; reduced miles; sharing trips and fuel bill/fuel consumption reductions. The LPA will need to be satisfied that the proposal could not be made to perform better. The Practice Guidance (Paragraphs 3.118 – 3.136) should be followed, with these aspects described in the Transport Assessment and Travel Plan element of your management plan.
- e) A project that is **reversible**, insofar as new buildings can be easily dismantled and the land easily restored to its former condition if this is appropriate in the event of failure of the project. The Practice Guidance (Paragraphs 3.95-3.99, 5.11 – 5.16) should be followed, with these aspects described in the Exit Strategy of your management plan.

2.14 In addition, Requirement B requires a development that is **of a scale no greater than is necessary to meet the needs of the overall project**. This is a specific requirement within the National Park where the National Park Authority is particularly keen to ensure that the development does not include non-essential elements e.g. unused polytunnels or large wind turbines that are superfluous to requirements or that produce significantly more than is needed by the inhabitants of the site and any business that they are running.

2.15 It is essential therefore that the Design / Strategy of the management plan demonstrates that the scale of development is commensurate with the needs of the proposals, avoiding unnecessary buildings and other structures that are not essential to the successful running of the One Planet Development. The acceptable scale of One Planet Development in the National Park is that sufficient to achieve the essential characteristics (Paragraph 1.9 of the Practice Guidance) and essential criteria (Paragraph 2.7 of the Practice Guidance) of One Planet Development whilst respecting and fitting into the protected landscape. How to achieve this will vary with location – as, therefore, will the acceptable scale of the One Planet Development. This is something that may usefully be discussed with the National Park Authority.

REQUIREMENT C: Opportunities to reuse buildings which are available in the proposal's area of operation have been investigated and shown to be impracticable

2.16 **Re-use of existing buildings:** Within the National Park the National Park Authority is particularly keen that those buildings that make a positive contribution to the character of the area through their intrinsic architectural merit or their setting in the landscape are re-used where they are present.¹¹ If you are uncertain if buildings on your site meet this description, seek the advice of the National Park Authority. An appropriate species survey may be required. Opportunities to re-use buildings which are available on the proposal site should have been investigated and shown to be impracticable for re-use before new buildings are proposed.

2.17 Where existing buildings are of particular value, their re-use as part of a One Planet Development can be acceptable even if in re-use they cannot achieve the same environmental performance in terms of construction and use as new buildings. The National Park Authority will therefore expect preference to be given to the re-use of existing buildings that make a positive contribution to the character of the area before new structures are considered, although in some cases existing buildings are unattractive and should be removed. The removal of such structures may be made

¹¹ See paragraphs 4.47 & 4.48 & 4.50 of the Pembrokeshire Coast National Park Local Development Plan.

a condition of any permission. The Practice Guidance (Paragraphs 3.4 Base-line Description & Paragraphs 3.100 – 3.101 Existing Buildings) should be followed.

- 2.18 The re-use of existing buildings will need to be picked up in the Baseline Description, Design / Strategy section of the management plan and then amplified in the element of the management plan on Zero Carbon Buildings.

REQUIREMENT D: The development is well integrated into the landscape and does not have adverse visual effects

- 2.19 **Generally:** Under this Requirement you will need to consider how the proposed One Planet Development fits into its landscape setting, and its likely impact on views, particularly from public routes and viewpoints and neighbouring properties. The Practice Guidance (Paragraphs 3.7 Baseline & 3.37 – 3.52, especially 3.42 – 3.43 & 3.47) should be followed.
- 2.20 Policy 8 and Policy 15 of the Local Development Plan sets out the special qualities of the National Park and key considerations that need to be addressed to ensure that those special qualities are not lost to future generations. Information on local landscape character to help you in this work is available from the Landscape Character Assessment for the National Park ¹² and in LANDMAP.
- 2.21 As part of this, in the National Park context, the National Park Authority wants to ensure that One Planet Development proposals are clearly assessed in terms of their temporary and permanent effects on the landscape, particularly taking account of how the site will be viewed from public vantage points. Where adverse effects are identified, mitigation measures such as ‘screen planting’ will need to be identified. These mitigation measures should deal with both temporary and permanent landscape effects and in themselves should not result in any adverse effects on the landscape. Plants of native species and local provenance should normally be favoured in new planting.
- 2.22 The assessment of landscape effects will be best described in that section of your management plan dealing with Land Management, under the heading of Landscape (see paragraph 3.47 of the Practice Guidance). This should include statements on:
- the temporary and permanent landscape effects of ancillary developments; and
 - how the visual impact of lighting will be kept to a minimum
- These are both discussed below.
- 2.23 **Associated activities:** Again, within the National Park, with its very high quality landscape, it will be particularly important to consider the potential landscape effects of ancillary developments and uses of the site, such as the impact of materials’ storage and vehicle parking, as well as ancillary structures such as polytunnels. These can, if poorly located, create additional impact and will need to be considered in terms of their temporary and permanent landscape impacts with appropriate mitigation measures identified.
- 2.24 Within the National Park sites will be evaluated to ensure that a One Planet Development project that develops successfully can do so sympathetically without the cumulative impact of such development and change becoming unacceptable, for example, in terms of the spread of poly tunnels and other structures into highly visible locations.
- 2.25 **Lighting:** As One Planet Developments may be located in the countryside, away from other forms of development, the impact of lighting needs to be taken into account when assessing potential landscape and visual impacts, and impacts on wildlife. In the National Park the introduction of lighting that will be visible in otherwise unlit areas of countryside will not be permitted.¹³

¹² [Pembrokeshire Coast National Park - Landscape Character Assessment](#)

¹³ Policy 9 Light Pollution Local Development Plan

REQUIREMENT E: the One Planet Development proposal requires a countryside location and is tied directly to the land on which it is located, and involves agriculture, forestry or horticulture

- 2.26 For the purposes of this Requirement, the phrase "tied directly to the land on which it is located" means that the activities on the site are centred around the use of resources grown, reared or occurring naturally on the site in question.
- 2.27 If the Practice Guidance is followed and the essential criteria of the Guidance are achieved, it follows that this Requirement will be met. Specifically, the Practice Guidance is built on the premises that:
- f) most of the food needs of all the residents on the site come directly from the site (grown and reared) or are purchased using income derived from other products grown (such as timber) or reared on the site. This is explained further in the Practice Guidance in paragraphs 3.23 – 3.26, with these aspects described in the Land Based Activity element of your management plan under the heading Subsistence - Food.
 - g) the site generates enough income to pay for the basic requirements of all the residents on the site which the site is unable to provide directly. These are clothes, travel, IT / communications, Council Tax and the food needs not covered by the above. This is explained further in the Practice Guidance in paragraphs 3.27 – 3.28, with these aspects described in the Land Based Activity element of your management plan under the heading Enterprise - Income.
 - h) the site produces all the energy needed by the residents of the site (including that needed for any processing) and can assimilate all the waste the site produces other than very small amounts of either non- biodegradable or hazardous wastes (such as batteries) where alternatives are justified on grounds of greater sustainability. The majority of water needs should also be met from the site. This is explained further in the Practice Guidance sections on Energy and Water, and Waste, with these aspects described in the Energy and Water, and Waste elements of your management plan.
- 2.28 In short the Practice Guidance (paragraph 1.11) recognises that One Planet Developments need to be located in the countryside as the site will provide all residents' minimum needs for food, income, energy needs and waste assimilation.

REQUIREMENT F: The proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site

- 2.29 As above, if the Practice Guidance is followed and the essential criteria of the Guidance are achieved, it follows that this Requirement will be met.
- 2.30 As stated in the Practice Guidance (Paragraph 3.18 – 3.21):
- "Food and income have to be derived from the land based resources of the site. This is the basis of the need to live on the site and the reason why the site should be the sole residence of occupants. It is also why the number of occupants of the site should be directly related to the ability of the site to meet their minimum food and income needs, also taking into account the number of people needed to run the site effectively.
- "It is implicit therefore that the land based activities on site should generate a modest income for occupants, sufficient to meet the minimum income needs of all occupants on the site, as well as their minimum food needs. These land based activities can be any form of produce grown and / or reared on the site (including the processing of such produce). Income to meet the minimum income needs of occupants, specifically cannot include other income derived from the site or elsewhere unrelated to land based activities, nor can it include unearned income.
- "Where there is more than one household on the site, the products grown and reared on the site need to meet the minimum food and basic income needs of all the occupants of the site".

“The produce grown and reared on the site (that meets the minimum food and basic income needs of the occupants) must be the result of the labours of the occupants of the site and not that of hired hands. “

- 2.31 As set out in the Practice Guidance, the expectation is that a One Planet Development site should be able to grow and / or rear (produce):
- at least 65% of the basic food needs of all its occupants; or
 - a minimum of 30% of basic food needs of all occupants, with the remaining 35% of food needs purchased or bartered using the income or surplus produce from other produce grown and /or reared on the site (such as timber or biomass or a surplus of particular products) (Paragraph 3.25 of the Practice Guidance).
- 2.32 In addition, the expectation is that a One Planet Development site should earn its occupants sufficient income to meet their basic income needs through sales of produce from the site (which may involve processing and adding value) and from other income streams derived from the productive and regenerative capacity of the site, such as from training and education courses, or consultancy directly linked to land based activities on the site. These latter activities should be clearly subsidiary to the primary activity of growing and rearing produce (Paragraph 3.31 of the Practice Guidance).
- 2.33 In all, this income should be sufficient to cover the minimum needs of all occupants / households on the site in terms of:
- 2.34 Clothes
- Travel
 - IT / communications
 - Council Tax
 - The remaining 35% of food needs (or less) that cannot be grown/reared on the site or gained through bartering (Paragraph 3.27 of the Practice Guidance)
- 2.35 The Practice Guidance requires that these levels of food production and income generation are achieved by year five after first occupation of the site. This recognises that the site will take a number of years to bed down and reach maximum production.
- 2.36 All of the above should be picked up in the Land Based Activity element of your management plan under the headings Subsistence – Food, and Enterprise – Income.
- 2.37 **Provision of financial information:** The National Park Authority will expect financial information to be included in the management plan to help show how the proposals will meet the needs of the residents. The Practice Guidance requires that:
- “.... The first management plan should contain projections of the anticipated income from sales of produce from the site.....This can be a simple balance sheet demonstrating how sufficient income will be generated to meet the basic income needs of all occupants (Paragraph 3.29).
- 2.38 In the case of the Pembrokeshire Coast National Park, planning applicants for One Planet Developments are recommended to make it clear how this income will be derived and to demonstrate the viability of their enterprises through the submission of a brief outline business plan covering:
- the proposed products and the markets for them
 - projected expenditure / income (identifying levels of income to break even)
 - profits available to cover the minimum income needs of the site’s residents
 - if any enterprises are dependent on borrowing, then how this borrowing will be repaid
 - a Cash Flow Forecast. This is perhaps the most important information. It should estimate monthly costs and income. The actual monthly costs and income can then be compared with the estimates to see how the business is performing financially.

- 2.39 This information should be clearly identified in the management plan in the section covering Enterprise – Income potentially with the outline Business Plan appended.

REQUIREMENT G: the number of adult residents should be directly related to the functional requirements of the enterprise

- 2.40 Again, if the Practice Guidance is followed and the essential criteria of the Guidance are achieved, it follows that this Requirement will be met. It requires that there is a clear relationship between the use of the land, the project proposed and the number of occupants to be sustained on the site, including the role and number of adult residents necessary to work the land.

- 2.41 In the Practice Guidance under this heading Paragraph 3.30 states:

“That One Planet Developments in the countryside can support the minimum food and income needs of their occupants is the main reason that justifies, in planning terms, such developments. It is also the primary contributor to the high sustainability of these developments – in locations where it would otherwise not be highly sustainable to live. It is therefore of critical importance that the number of occupants is directly related to the ability of the site to support them **and the number of people needed to run the site effectively**. If there is a mismatch between these two numbers, with the number of people needed to work the land and run the site effectively being greater than the site can support, then the proposals cannot meet the requirements of One Planet Development.”

- 2.42 One of the essential criteria in the Practice Guidance is also that in a One Planet Development (Paragraph 3.31):

“The number of occupants is directly related to the ability of the site to support their minimum food and income needs and the number of people needed to run the site effectively.”

- 2.43 In your management plan the number of occupants needed to be on the site to run the enterprises effectively needs to be clearly set out under the section on Land Based Activity under the heading Occupants.

REQUIREMENT H: In the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust, cooperative or other similar mechanism in which the occupiers have an interest.

- 2.44 This is also a requirement of TAN 6 para 4.15.2 which requires that “ Where One Planet Developments involve members of more than one family, the proposal should be managed and controlled by a Trust, co-operative or other similar mechanism in which the occupiers have an interest”. This needs to be clearly stated in the Design / Strategy section of the management plan (Refer to Paragraphs 1.19 and 3.12 of the Practice Guidance).
- 2.45 From the perspective of the National Park Authority, where more than one family is involved the applicants will need to show that a trust, co-operative or another public body (through ownership, shared equity or another robust mechanism) will guarantee the sustainable aims of the development over successive changes of occupation or ownership.
- 2.46 Similarly, such bodies can help to ensure that a sustainable development will remain affordable and sustainable through successive changes in membership or occupancy. There remains, of course, the worry that the trust itself may, over time, change its aims. However, The Land Is Ours advises that in the case of a charitable trust, it is entirely possible to make legal arrangements so that its constitution cannot be changed without the consent of the Charity Commissioners, or indeed without the consent of the local planning authority.

Other specific requirements of the Pembrokeshire Coast National Park Authority

Pre-application discussions

- 2.47 In paragraph 1.14 of the Practice Guidance emphasis is placed on the importance of prospective One Planet Developers engaging with the local planning authority from the outset to discuss emerging proposals as part of **pre-application discussions**. The Pembrokeshire Coast National Park Authority and their partners would underline the value of these pre-application discussions. However, it will be more productive from both sides if the prospective applicant, before making an appointment with the National Park Authority, has a clear idea of the nature of the development that is proposed and how it can be achieved. The more information that can be provided on the development at this stage the better and clearer will be the advice offered by the National Park Authority. Therefore, to discuss a scheme before submitting an application the National Park Authority ideally will need to know:
1. The intended management objectives for the site (Box 1 of the Practice Guidance).
 2. The work you will be carrying out to achieve the management objectives and why it requires you to be in the countryside
 3. That the number of occupants on the site is directly related to the ability of the site to support them and the number of people needed to run the site effectively (paragraphs 3.17 – 3.21 of the Practice Guidance).
 4. How your scheme will enable you to be substantially self-supporting on the site in terms of food and income (paragraphs 3.21 – 3.28, 3.29).
 5. How the site will be developed - an illustrative layout of the proposed project including a description of the project's relationship with the landscape would be extremely helpful.
 6. The full extent of any land and buildings available to the project, noting those buildings suitable for re-use.
 7. The nature of any buildings/dwellings required including their construction.
 8. How you intend providing your energy needs and water from the site and disposing of sewage and waste and the technologies used to make this sustainable and low impact.
 9. An outline of the intended traffic generation from the site along with any opportunities to minimise traffic.
 10. The ways in which the development will make a positive environmental and economic and / or social contribution with public benefit.
- 2.48 The initial assessment provided by the National Park Authority as part of pre-application discussions will help with developing the scheme, in its determination, and in the design of an appropriate management plan and monitoring requirements.

Standard Planning Considerations

- 2.49 Within the Pembrokeshire Coast National Park it is important that the management plan describes any elements that would be typical of a standard development. In particular, the National Park Authority will expect to see details on:
- Site drainage
 - Vehicle movements and numbers during the construction phase
 - Cycle and car parking provision and proposed access arrangements.
- 2.50 These can be described wherever they are most relevant and logical within the management plan structure but should be clearly identified in the management plan contents.

Annual monitoring

- 2.51 The need for monitoring of a One Planet Development management plan through annual monitoring is set out in Chapter 5 of the Practice Guidance. The proposals for monitoring will need to be clearly set out in the management plan.
- 2.52 Within the National Park context it will be important for the management plan to confirm that the annual monitoring reports will clearly identify the actions that will be taken to respond to any

identified 'red' or 'yellow' failures as described in the Practice Guidance. This is important to ensure that issues are picked up as they develop.

3 Following the requirements in Policy 47

3.1 **Table 3.1** below sets out the requirements of Pembrokeshire Coast National Park's Policy 47. Against each requirement it:

- provides the relevant paragraph references of the One Planet Development Practice Guidance;
- identifies if this is a specific requirement within the Pembrokeshire Coast National Park (not fully covered in the Practice Guidance);
- identifies where this should be described within the management plan for the proposed development.

Table 3.1

Policy 47: criteria	Relevant paragraph references in the Practice Guidance	Requirement specific to the National Park	Where this should be described in your management plan
<p>A. The proposal will make a positive environmental, social and/or economic contribution with public benefit.</p> <p>a) Positive environmental contribution with public benefit.</p> <p>b) Positive social and/ or economic contribution with public benefit.</p>	<p>1.9, 3.2 – 3.8, 3.37 – 3.52</p> <p>3.28, 3.111- 3.112</p>	<p>YES (the public benefit aspect)</p> <p>YES</p>	<p>Baseline; summary in Design / Strategy; full description in the Land Management element of your management plan.</p> <p>Land Based Activity &/or Community Impact Assessment elements of your management plan</p>
<p>B. All activities and structures on site have low impact in terms of the environment and use of resources.</p> <p>Relating to:</p> <p>a) Waste</p> <p>b) Water and energy</p> <p>c) Buildings</p> <p>d) Traffic generation</p> <p>e) Reversibility of proposals</p> <p>f) Scale no greater than necessary</p>	<p>1.9, 3.68 – 3.78</p> <p>1.9, 3.53 – 3.67</p> <p>1.9, 3.79, - 3.109</p> <p>1.9, 3.118 – 3,136</p> <p>3.95 -3.99, 5.11-5.16</p> <p>-</p>	<p>YES</p>	<p>Waste element of your management plan</p> <p>Energy and Water element of your management plan</p> <p>Zero Carbon Buildings element of your management plan</p> <p>Transport Assessment – Travel Plan element of your management plan</p> <p>Exit Strategy</p> <p>Design/ Strategy</p>
<p>C. Opportunities to reuse buildings which are available in the</p>	<p>3.4, 101 - 102</p>	<p>YES</p>	<p>Baseline; summary in Design / Strategy; Zero Carbon Buildings element of your management</p>

Policy 47: criteria	Relevant paragraph references in the Practice Guidance	Requirement specific to the National Park	Where this should be described in your management plan
proposal area of operation have been investigated and shown to be impracticable.			plan
<p>D. The development is well integrated into the landscape and does not have adverse visual effects.</p> <p>a) Generally</p> <p>b) Associated activities</p> <p>c) Lighting</p>	<p>3.7, 3.37 – 3.52 especially 3.42 – 3.43 & 3.47</p> <p>-</p> <p>-</p>	<p>YES</p> <p>YES</p>	<p>Baseline; summary in Design / Strategy; full description in the Land Management element of your management plan under the heading Landscape</p> <p>As above</p> <p>As above</p>
<p>E. The proposal requires a countryside location and is tied directly to the land on which it is located, and involves agriculture, forestry or horticulture.</p> <p>a) Food needs from the site</p> <p>b) Income from the site</p> <p>c) Energy and waste assimilation</p>	<p>1,9, 1.11</p> <p>3.23 – 3.24</p> <p>3.27 – 3.28</p> <p>3.53 – 3.67</p>		<p>Land Based Activity element of your management plan under the heading Subsistence – Food</p> <p>Land Based Activity element of your management plan under the heading Enterprise – Income</p> <p>Waste and Energy and Water elements of your management plan</p>

Policy 47: criteria	Relevant paragraph references in the Practice Guidance	Requirement specific to the National Park	Where this should be described in your management plan
<p>F. The proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site.</p> <p>a) Generally</p> <p>b) Provision of financial information</p>	<p>1.9, 1.11</p> <p>3.18 – 3.21, 3.25, 3.27, 3.31</p> <p>3.29</p>	<p>YES</p>	<p>Land Based Activity element of your management plan under the headings Subsistence – Food and Enterprise – Income</p> <p>Land Based Activity element of your management plan under the headings Enterprise – Income</p>
<p>G. The number of adult residents should be directly related to the functional requirements of the enterprise.</p>	<p>3.30 – 3.31</p>		<p>Land Based Activity element of your management plan under the headings Occupants</p>
<p>H. In the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust, co-operative or other similar mechanism in which the occupiers have an interest.</p>	<p>1.19, 3.12</p>		<p>Summary in Design / Strategy. Details set out in an Appendix.</p>

