

Application Ref: NP/22/0083/FUL

Case Officer	Emma Watkins		
Applicant	Mr & Mrs J & S Tiller		
Agent			
Proposal	One Planet Development including house and polytunnels		
Site Location	Land formerly part of Penrallt, Velindre, Crymch, Pembrokeshire, SA41 3XW		
Grid Ref	SN08773996		
Date Valid	22-Feb-2022	Target Date	18-Apr-2022

This application is being brought to Committee as the Community Council has objected to the planning application and under the current scheme of delegation it must therefore be decided at Development Management Committee.

Consultee Response

CADW Protection & Policy: No comment

Nevern Community Council: Objection

Dyfed Archaeological Trust: No objection

Dwr Cymru Welsh Water: No comment

Natural Resources Wales: Conditional consent

PCC Transportation & Environment: Conditional consent

PCNPA Ecologist: Conditional consent

PCNPA Tree and Landscape Officer – Conditional consent

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, both site notice and neighbour letters were sent.

At the time of the report being written, there had been 4 letters of support and 14 letters of objection or concern.

The supporting letters raised the following:

- Applicants have been considerate and visited to discuss their plans in detail
- They have thought very carefully about the siting of their dwelling and have tried to design a solution which fits well within the local (very sensitive) landscape
- Will be wonderful for the village of Nevern to have a young family
- Good to see local people applying to live sustainably

- Support the application, it will be a valuable addition to the local area
- No doubt that with necessary planning permissions in place they will create a successful enterprise that will make a positive contribution to the local ecology and economy
- We need to be supporting efforts made to set up in what is an essential area of the rural economy, and one that is rapidly gaining in importance as efforts to mitigate climate change gain pace
- One Planet Development is an innovative and positive approach to development
- It will benefit the wider community by the presence of families and a rural business in areas where they are needed and where the market is failing to provide other opportunities
- Housing crisis in Pembrokeshire is particularly intense in the national park and has created a situation where land-workers, who by the nature of their work have to live on or very close to their land, are unable to find affordable accommodation as houses are sold as holiday homes and rented on a short-term holiday lets

The objection letters raised the following:

- Proposed development is intrusive and will cause a contra impact on the quality of the surrounding landscape and the special qualities of the PCNP
- Under the impression that this area was going to be maintained a special conservation area and would not be spoiled by business developments
- There are far better areas for such development with far less environmental impact
- Area is not suitable for development; it is on a steep hillside of the picturesque village which should be preserved as such for the enjoyment and attraction of visitors
- Strongly object to this unsympathetic development
- This OPD scheme should not be situated in our National Park.
- Do not wish to see unsightly plastic tunnels and dilapidated buildings spoiling the views
- Tourists come for the un-spoilt landscape, not polytunnels
- The plastic and glass will be visible from the road and Carn Ingli
- Proliferation of plastic tunnels/structures are unsightly in a highly visible and prominent location visible from roads and public footpaths
- Not in keeping with promoting the National Park
- Application implies a trading business in agroforestry, yet no such business is firmly established at this location, additional an OPD at this address should come after an established period of a trading business
- Objective of PCNPA LDP is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. Allowing a development of plastic polytunnels in the National Park cannot fit with that objective. The developments will be easily visible from many vantage points and interrupt and spoil the serene landscape that is so characteristic of the area. This application and all the other similar

applications must be rejected.

- Concern with sudden increase in the number of applications that are occurring in the National Park for OPD
- Concern that many are in an around an area of natural beauty of the Nevern river valley which suggests that the increased number of applications may be a method to circumnavigate normal planning application
- Introduction of man-made materials such as polytunnels and solar panels will further pollute the visual aspects of the environment
- There is greater need and much better use of the limited amount of land which is needed for quality accommodation for local people who work in and around the National Park rather than using up resources on One Planet Developments
- There are a number of similar ventures in the immediate area, including poly tunnels, which are incongruous with the local surroundings and there is no reason to have another competing eyesore
- Aware of the climate crisis and its myriad complexities but OPD is a misguided planning policy that in no way addresses the scale of the problem.
- There are a number of OPDs already underway within PCNP. It will be overdevelopment of this particular corner
- Greenfield site and proposal includes yet more polytunnels, as well as a large shed/house, roadways and inevitably, chattels
- Although we don't see the need for them to live there, we wish Mr and Mrs Tiller all the best for the future of their business. We also appreciate their communication with us and neighbours about their plans and their thoughtfulness in proposing to plant more trees in front of the existing polytunnel, to try and mitigate visual impact, which they have acknowledged.
- Allowing dwellings to be built on agricultural land will irreversibly damage the beautiful village of Nevern which seems contrary to Welsh Government Policy which should be to encourage tourism into its unspoiled National Parks
- Our property is below the proposed development and will be adversely affected by increased floodwater from the streams flowing through the land
- The new access to the site from the B4582 is from a narrow, twisty and dangerous back road which cannot cope with increased traffic flow
- The proposed barn and house location will become a 2nd home. This seems contrary to other Welsh Government policies
- The faulty OPD scheme is facilitating a practice which threatens tourism, nature, local infrastructure and communities in areas of Wales which should be protected
- Sewage treatment proposals are not fit for purpose so close to River Nevern and its tributaries
- Concerns about surface floodwater coming through the streams above our property

- Concerns about human waste being composted and spread around the land after an interval of time. Do not want the streams above us to become a human sewer

Nevern Community Council's consultation response states that the barn, polytunnels and house should be in one place, as one unit, which would enhance the appearance of a small holding. Nevern Community Council confirmed in a follow up response that their comments are an objection to the application.

Policies considered

Please note that these policies can be viewed on the Policies page
Pembrokeshire Coast National Park website –
[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty
LDP2 Policy 07 - Countryside
LDP2 Policy 08 - Special Qualities
LDP2 Policy 09 - Light Pollution
LDP2 Policy 10 - Sites and Species of European Importance
LDP2 Policy 11 - Nationally Protected Sites and Species
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 31 - Minimising Waste
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
PPW11
SPG03 - Landscape
SPG05 - Planning Obligations
SPG10 - Archaeology
SPG12 - Biodiversity
SPG16 - Sustainable Design & Development
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design

Constraints

Biodiversity Issue
Ancient Monument - within 500m
Potential for surface water flooding
Recreation Character Areas

Officer's Appraisal

Site and context

The proposal is for a One Planet Development (OPD) within a single field located to the south of the B4582 Nevern to Glanrhyd road and is less than 1 mile from the village of Nevern. The site is surrounded on all sides by woodland and thick hedgerow. The field slopes gently to the west in the main and is underlain by clay and slate. Seasonal watercourses run to the north and south, outside of the application area, but the field itself is stated as freely drained. The site consists of entirely improved grassland and poor semi-improved neutral grassland. The habitat has been identified of little ecological significance.

The site lies on the southern edge of Landscape Character Area 25: Cenmaes Head, which is characterised as a predominantly open, windswept, farmland landscape with fields enclosed by hedgebanks with scattered farmsteads.

The land subject to the application was purchased in June 2020 and now includes an existing diversified agroforestry business. There are two existing polytunnels and a free-standing PV solar arrange associated with the business on the site, granted prior approval at the Development Management Committee in January 2021. There is also an existing borehole.

Relevant Planning History

NP/20/0507/PNA Polytunnels & ancillary solar panels - approved by Development Management Committee 27/01/2021

NP/22/0084/PNF Forestry building & track - approved 04/08/2022

Description of Proposal:

This is an application for a One Planet Development including house and polytunnels.

The submitted drawings and information provide detail of the proposed development including buildings, structures and land management but briefly these include:

- Proposed dwelling
- 2no. polytunnel
- Proposed hedgebanks
- Orchard
- Forest garden
- Short rotation coppice
- Wildflower meadow

- Pond and reed beds
- Alder and hazel plantation

Key issues

The application raises the following planning matters.

- Policy and Principle of Development, including assessment against TAN 6 OPD Practice Guidance.
- Siting, Design and Impact on the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Trees and Landscaping
- Biodiversity
- Other Material Considerations
- Planning Obligations

Policy and Principle of Development

The site is located outside any Centre boundaries as defined by the Local Development Plan 2 and is therefore classified as Countryside where development must be strictly controlled. Policy 7 of the Plan sets out the types of development that are acceptable, in principle, in the countryside and includes proposals that constitute One Planet Development (OPD).

Planning Policy Wales (Edition 11, February 2021) states at paragraph 4.2.38 OPD is development that through its low impact either enhances or does not significantly diminish environmental quality. OPD may be located within or adjacent to existing settlements or be situated in the open countryside. Paragraph 4.2.39 states that OPD located 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. This should be evidenced by a Management Plan (MP) produced by a competent person(s).

The MP 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 legal agreement relating to the occupation of the site, should planning permission be granted. The content of the submitted Llan Coed Farm MP will be assessed against the OPD guidance below.

TAN 6: Planning for Sustainable Rural Communities, paragraph 4.16 details the assessment and plans required for a OPD application. There is also a Practice Guidance for OPD issued in October 2012 which provides practical guidance in support of TAN 6 and the OPD policy. Whilst the Welsh Government supports the principle of low impact development it also places an emphasis on the need to ensure that it is properly controlled.

The TAN 6 practice guidance sets out the essential characteristics that all OPDs in the open countryside must have. These are that OPDs must –

- Have a light touch on the environment – positively enhancing the environment wherever possible through activities on site.
- Be land based – the development must provide the minimum needs of residents in terms of food, income, energy, and waste assimilation in no more more than five years.
- Have a low ecological footprint – the development must have an initial ecological footprint of 2.4 global hectares per person or less with a clear potential to move to 1.88 global hectares per person over time – these are the ecological footprint benchmarked for OPDs over time.
- Have a very low carbon buildings in both construction and use.
- Be defined and controlled by a binding management plan which is reviewed and updated every five years
- Be bound by a clear statement that the development will be the sole residence for the proposed occupants.

The Management Plan (MP) – Scope and Content

TAN 6 states that planning applications for land based OPD in the open countryside need to be supported by robust evidence. It also states that the planning application must be accompanied by a MP which is produced by a competent person or persons, and which provides a clear and justified account of the proposals.

This is an application seeking planning permission to establish a One Planet Development (OPD) on land close to Nevern, to meet the occupants' basic needs from the land, to develop the existing land-based agroforestry business to supply native tree saplings to both farming and forestry sectors in Wales, to construct a carbon neutral dwelling, to meet water, waste and energy requirements from the land and to satisfy Welsh Government Criteria for OPD.

The Llan Coed Farm MP declares that it has been prepared by the applicants with the assistance of numerous professionals and that it has been reviewed with amendments and comments incorporated by members of the One Planet Council. Some parts of the Llan Coed Farm MP include information submitted by specialist companies e.g. ecological survey, soil survey, business plan.

The summary indicates that the applicants, have over the last 4 years visited, and volunteered on many OPD sites, gaining experience growing, building, conserving and boosting biodiversity. Combined with their past experience, they believe that this has prepared them with the practical skills and awareness required to run a successful land-based business and maintain accurate records to ensure they meet/exceed their target.

The applicants have provided some evidence of relevant knowledge and experience of some of the type of activities proposed at the site as well as having development knowledge of the low-impact, integrated OPD lifestyle. The applicants have also provided additional information on the professionals working the specialist companies that have provided advice and consultancy

of technical aspects of the proposals together with other individuals who have provided advice and guidance. The LPA is satisfied that the Llan Coed Farm MP has been produced by competent persons.

The OPD Practice Guidance states that all proposals need to be set within the context of the site's location and current condition (before implementation of the proposals). This is to provide a benchmark against which to judge whether the development benefits and enhances the land and biodiversity over time. An updated and scaled site plan was submitted during the course of consideration of the application, which shows clearly the elements of the OPD to be provided within the red line.

The baseline information contains sufficient detail of the characteristics and use of the land in ownership, its boundaries, adjacent land uses, services and site access arrangements as required by the OPD Guidance. The baseline also provides sufficient further details of physical, biodiversity, cultural heritage, landscape, buildings and land use, Statutory Designations and transport as required by the OPD Guidance. The baseline also draws on relevant data from official sources of information, including Landmap and is supplemented by supporting documents which set out the Landmap data for the area including the proposed site and an ecological survey carried out by an ecological consultancy.

Land Based Activity

The land-based activity element of the management plan centres on justifying the need to live on site and how the site will sustain occupants' minimum needs and how income will be derived from the land, within the first five years of first habitation of the site. This is the basis of the need to live on site and the reason why the site should be the sole residence of occupants.

The land-based activities, which can be in form of produce grown and/or reared on the site (including processing) should generate modest income for occupants that meets the minimum food and income needs. In this assessment, income cannot be included where it is derived from the site or elsewhere unrelated to land based activities and cannot include unearned income. Produce grown and reared (that meets the minimum food needs of the occupants) must be the results of the labours of the occupants and not that of hired hands.

Food Production: The Practice Guidance states that OPD should be expected to be able to produce at least 65% basic food needs on the site or a minimum of 30% on the site with the further 35% being purchased or bartered using the income or surplus from other produce grown or reared on the site.

The management plan sets out the intention is that the food grown on site will be for consumption by and to solely feed the needs of residents on site and does not form part of the land-based business (although the submission also says that if particular crops are producing well, they may look to sell any excess which cannot be consumed). A variety of growing practices have

been researched and are proposed in various locations within the application area, as indicated on the revised site plan, and serviced by facilities which are all accommodated within the site. These include raised beds (approx. 100m²), no-dig vegetable garden (approx. 32m²), seasonal greenhouse (approx. 48m²), soft fruit (approx. 32m²), orchard (approx. 1500m²) and forest garden / edible landscape (approx. 1500m²)

A wide range of vegetables, herbs, fruit, nuts and mushrooms are proposed to be grown in various locations by various methods and the plans are submitted showing the yields intended to be produced on site over the course of the year and further detail is provided in a planting plan and crop calendar which are submitted as supporting documents.

On the basis of the data provided the food needs criterion is satisfied.

Income – The guidance recognises that even if a site is able to support the majority of the occupants' basic food needs, it is expected that monetary income will need to be generated to enable the purchase of other basic needs, such as clothes, travel, IT/communications and Council Tax and the remaining food needs which cannot be grown or reared on the site or gained through bartering.

OPDs must earn their occupant's sufficient income to meet their minimum income 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. The guidance stresses that these latter activities should be clearly subsidiary to the primary activity of growing and rearing produce.

The income producing proposal in this case is based on an existing land-based business, a sustainable tree nursery called 'Trees for Tomorrow' specialising in the production and supply of sustainable grown, high-quality, cell-grown native trees. A detailed Business Plan is submitted in support of the Llan Coed Farm MP setting out the business background, aims and objectives, developing Trees for Tomorrow, a market review, delivery of products and services, finance projections and operations.

The ambition for the business is to be a responsible and ethically driven contributor to the tree growing market whilst promoting and educating all the benefits of reforestation. The business has already been successful in gaining grant funding from the Welsh Government as part of the Forestry Industry Recovery Scheme (FIRS) and is in a position to supply and meet demand required by Welsh farming and forestry sectors with plans to grow a supply of between 50,000 and 60,000 trees per annum. The main source of revenue will come from direct sales of trees through an established partnership with the forestry and woodland creation sector.

Financial projections have been provided from Year 1 to Year 5, inclusive and the profit before tax for year five is predicted to be £10,402. Taking into

account the 5-year financial minimum needs figure of £4273 it has been projected that income derived from the land-based activities can meet the minimum needs of the residents.

Occupants – The intention of land based OPDs are to support the minimum food and income needs of the occupants. This is the main reason that justifies in planning terms, such developments. Therefore, it is 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 to run the site effectively.

The management plan explains that the applicants and their daughter would live at the site as their sole residence. The information provided within the Llan Coed Farm MP in respect of food production and incomes is sufficiently detailed to conclude that on balance, there is a realistic prospect of the site and proposed development being able to provide for the basic needs of the intended occupants.

Land Management

Paragraph 3.37 of the Practice Guidance states that OPD in the open countryside should have the objective of conserving, managing and wherever possible, enhancing environmental quality. OPDs should conserve and enhance the sites biodiversity, cultural heritage, and landscape. This may include improving soil organic matter, creation of ponds and increasing populations of pollinating insects and natural predators to pests and disease.

The Llan Coed Farm MP indicates that the plan for the management of the land has been based on the ecological survey, the Nature Recovery Action Plan for Pembrokeshire, the applicants' direct observations of the land, discussions with ecologists and local conservation officers and their passion for land management practices. The aim is to ensure a net increase in biodiversity across the entire site wherever possible. The Land Management proposals for the site are set out in detail in the Llan Coed Farm MP and detailed on the proposed site plan but in summary comprise:

- Pond creation and reed beds
- Wildflower meadow
- Broadleaf Woodland and Tree Seed Nursery
- Retaining existing hedgerows and hedgerow creation
- Mixed willow coppice areas

The application has been accompanied by a Preliminary Ecological Appraisal (PEA) which concluded that the application area is almost wholly comprised of agriculturally improved grassland, previously mown for hay or silage. The full details of the survey and ecological analysis can be viewed in the submitted PEA.

The main finding, which has been reviewed by the PCNPA Ecologist is that the habitat is currently of little ecological significance but has the potential to revert to a more species-rich grassland under appropriate management. The

Llan Coed Farm MP also provides details that the site will include features to encourage bats and habitat creation which are relevant to the impact of the development on landscape and biodiversity.

The PCNPA Ecologist is happy that the proposals will result in a net increase in biodiversity, and it is considered overall that the objective that OPD should be conserving, managing and wherever possible, enhancing environmental quality has been met.

Energy

Paragraph 3.53 of the Practice Guidance acknowledges that energy and water are both resources which development consumes, and so create environmental impact. It is an essential characteristic of OPD that the use of these resources is minimised and re-used wherever possible, and that the energy needs of inhabitants come from the site. The guidance indicates that this should also be the case for water, unless a more environmentally sustainable alternative can be demonstrated.

In this case the design of the dwelling utilises materials that have good thermal mass and the site and orientation have been selected to maximise solar gain. An immersion diverter is also proposed to divert any surplus energy from the solar panels to an insulated hot water tank. The intention is to also eliminate the use of any non-essential power consumption and utilise energy-efficient lighting and appliances.

Tasks requiring power tools are proposed to be planned around the farm to maximise use of excess solar power at peak production times, such as processing firewood using an electric chainsaw, charging batteries for tools and cooking and preserving foods for consumption during winter months.

Cooking will make use of woodburning and electric facilities powered from the solar panels. It is acknowledged that bottled gas will need to be used during the set up phase. Where appropriate and wherever possible hand or electric tools will be used but it is acknowledged that some unleaded petrol for chainsaws and other tools will need to be used for the management of larger trees around the periphery of the site

The energy needs for the site are proposed to be met by renewable means - a combination of solar panels to provide electricity and biomass. The site already has a solar power system and this will be supplemented by an array of solar panels on the south facing roof of the dwelling. A calculation of domestic electricity demand is set out in the Llan Coed Farm MP based on winter usage and an additional 6-10 100w panels and associated battery storage is proposed to meet the estimated demand. The applicants have also clarified that the solar array will be approximately 4.5kw with an 8kw (useable capacity) battery storage bank

While acknowledging that determining the actual amount of biomass required for a dwelling is difficult, the applicants have used data from other similar-

sized OPD dwellings to calculate the biomass requirements. Three main sources of biomass are proposed. An area of short rotation willow coppice is proposed to be established which should, when established, exceed the required amount. Advice has been taken on suitable species and a three-year harvesting cycle is proposed.

In addition to the willow, other sources of biomass will become available from the hazel and alder which are to be planted around the site and in denser parcels in the native woodland creation area. Also, during the course of managing existing trees around the periphery of the site, additional biomass is expected to become available from any necessary pruning and felling.

It is considered that the proposals for minimising energy needs meet the first of the essential criteria. Turning to the second essential criterion, relating to renewable energy, the proposals for the mix of solar power and biomass meet the requirements of the second criteria and that the small amounts of use of non-renewable fuel in the circumstances proposed is acceptable, provided that full details of quantities and uses are included in the annual monitoring reports.

Water

Paragraph 3.62 of the Practice Guidance states that all the water needs of all activities should be met from water available on site, unless there is a more environmentally suitable alternative.

Water needs are proposed to be met from two sources on the site. Rainwater will be collected from the roofs of buildings for domestic use and an existing borehole is available to provide water for business purposes.

Rainwater from the roofs of buildings is to be collected via the guttering and diverted into a 1000 litre potable water store. An additional buffer tank storage of 3000 litres will be fed from this tank, which is intended to provide plenty of capacity in the event of a period of drought. The tanks will be located on the north side of the house alongside the bathroom.

A sediment filtration system and a second filtration system (to be defined following water tests following completion of the dwelling) will treat water before supply to taps within the dwelling. Periodic testing is proposed to be carried out to ensure the system remains effective. Any water needing to be moved will use solar powered pumps.

A calculation of the annual quantity of water produced from rainfall has been provided which is well in excess of the calculated domestic requirements which have been calculated to be 210l per day. Excess water will be diverted into the swale now proposed within the application area.

Measures for minimisation of water use will involve use of composting toilets, avoiding use of water for flushing, and the use of showers rather than baths.

Some details of the existing borehole supply are given in section 4.5 as part of existing on-site services. Business demand will not exceed 2,000 litres per day at peak demand (summer months) which is stated to be well under the 20,000 litres per day level which would require an abstraction license.

In respect of the first essential criterion relating to water, the proposals refer to measures to reduce water use and to enable re-use of water for irrigation. Consequently, it is considered that this criterion is satisfied.

In respect of the second criterion, rainwater harvesting from the roofs of buildings is proposed and details provided on the arrangements for storage and treatment to meet domestic requirements. Consequently, it is considered this criterion would be satisfied.

Finally, all water requirements are proposed to be met from sources available on the site. In addition to rainwater harvesting from roofs for domestic purposes, the existing borehole is intended to provide water for business use. The criteria requires that this must be at levels which do not cause environmental harm, which the guidance states would be from lowering of surface and ground water levels. The submission indicates that extraction would be less than 10% of the levels that would require licensing from NRW and additional information provided indicates that the quantity of water extracted would be monitored. Monitoring the quantity of water used from the borehole would meet the first monitoring requirement for this criteria but additionally the guidance requires that annual reporting should also include ground and surface water levels (reported every month).

Waste

TAN 6 requires quantification of how the inhabitants' requirements for waste assimilation can be obtained directly from the site. The objective is that all waste produced (other than very small amounts of unavoidable non-biodegradable or hazardous waste) should be assimilated on site in environmentally sustainable ways.

The TAN 6 Practice Guidance explains that this component is concerned with waste produced by domestic and other activities on site and that wastes produced by other types of activities should be accounted for separately from domestic waste. Guidance on waste minimisation, to reduce waste in the first place, and on waste recycling and re-use is provided.

The Practice Guidance provides essential criteria for the assessment of waste on site. These are:

- All biodegradable waste on site is assimilated on site in environmentally sustainable ways.
- The only exception to this is the occasional off-site disposal of small non-biodegradable amounts of waste which cannot be assimilated on site which arise from things use on site wearing out or breaking irreparably.

- All waste handling and assimilation on site must comply with Environment Agency (now Natural Resources Wales) guidelines (paragraph 3.75)

In this case, the Management Plan proposes that creation of waste will be minimized, through prevention, re-purposing and processing. Proposals for handling wastes that cannot be prevented are divided into organic and inorganic.

A composting toilet system is proposed for solid human waste which will be contained and allowed to compost naturally over a period of 1-2 years and, once rotted sufficiently, will then be used as a fertilizer within the native broad-leaved tree plantation. Urine, as mentioned in the Guidance, is to be collected separately and used in the composting process or, after dilution, added directly to soil. (NRW have provided details of controls and requirements and their letter is referred to as an advisory note if planning permission is granted).

Grey water from the dwelling is proposed to be treated on site with purpose-built reed beds, i.e. bio-filters or constructed reedbeds which use the natural eco-systems of plants and microbes to process the grey water so that it is safe to disperse into the land. The system proposed is for a horizontal flow reed bed system, with water flowing through settlement tanks and a filter and fat trap before piping to the reedbeds. The submission states that the size of the reedbeds (an area of c50 sq m) far exceeds the minimum Environment Agency (now NRW) requirement for a 1-3 bedroom house.

Green waste is proposed to be composted to be used on the vegetable crops. Domestic food waste is proposed to be composted in vermin-proof vermiculture containers and compost generated is proposed to be used on site to increase fertility. Suitable paper, card, etc. is also proposed to be composted for use on site.

Proposals for dealing with inorganic waste are:

- Reduction in packaging will occur due to significant reduction in shop bought food
- Rechargeable batteries will be used in preference to single use
- Hand tools will be used in preference to mechanical ones where possible
- Plastic containers and bottles, and glass bottles, will be repurposed and reused on site
- Waste items that cannot be assimilated or re-used will be disposed via local authority recycling scheme

The applicant has provided additional information that the reedbed installed will be compliant with the British Standard Code of Practice for Drainage

Fields (BS 6297:2007 + A1:2008) and installation will be carried out in line with the NRW consultation response on this application (CAS-183105-K1J9).

With respect to the first essential criterion, the applicant has confirmed that all waste handling and assimilation on site will comply with Environment Agency (now NRW) guidelines. Consequently, this criterion can be considered to be satisfied.

With respect to the second criterion, the proposal addresses the minimisation of waste items requiring disposal off-site which is allowable under this criterion.

With regard to the final essential criterion, the applicant has confirmed that all waste handling and assimilation on site will comply with Environment Agency (now NRW) guidelines. Consequently, this criterion can be considered to be satisfied.

Zero Carbon Buildings

TAN 6 requires that OPDs should be exemplars of Welsh Government's zero carbon aspiration and achieve zero carbon status in terms of construction and use, that planning applications should be accompanied by supporting information confirming that the development will be zero carbon in construction and use and that plans should be monitored as part of the annual monitoring report.

The Guidance sets out details of 'zero carbon' as may be applied to OPD buildings both in their construction and materials and in their use. It also requires that, as set out in an Exit Strategy', the buildings to be removed in the event that the site fails or otherwise ceases should be capable of being removed with low environmental impacts.

Paragraph 3.105 of TAN 6 practice guidance lists the essential criteria in respect of the environmental performance of proposed buildings: -

- Domestic and ancillary buildings will be 'zero carbon' in construction and using the up-to-date Welsh definition of zero carbon.
- Proposals will identify which structures require Building Regulations approval and is obtained wither before or during construction
- All structures identified for removal in the Exit Strategy are capable of removal with low environmental impact

The guidance also states that the buildings should make as much use of recycled materials as much as possible.

In this case, it is proposed that all of the buildings will be 'zero carbon' in construction and use and built so that they fit into the protected landscape with minimal visual impact. It is proposed that all buildings will be easily dismantled and removed from the site.

The proposed 8m by 13m dwelling with croft loft will be constructed on site using natural and local materials where possible. The framework will be made from locally sourced timber and the external walls from hempcrete, which is a relatively new composite material made from wet-mixing the woody core of the hemp plant with a lime binder providing a natural, vapour-permeable, airtight insulation material which also has good thermal mass. The sides of the building are proposed to be clad in locally sourced Larch and/or Douglas Fir. The roof is proposed to be box section tin.

The building itself is designed to work on the principle of an active solar house with windows on the south and southwestern facing walls maximized to make the most of thermal gain and windows in the other walls minimized. Thermal stores are proposed to be formed around a wood burning stove to provide heating for the house in the winter months. Fuel for the stove is proposed to be harvested from the coppice areas and gathering windfall from the surrounding areas (longer term plans are also mentioned elsewhere in the Management Plan to replace the willow coppicing with wood from woodland and hedge maintenance and management). Heavy curtains and blinds are proposed to minimize heat loss.

A canopy is also proposed along the south side of the dwelling to regulate excessive solar gain in the summer months whilst still allowing solar gain in winter months when the sun is at its lowest. This area is also proposed to be utilised as a sheltered growing area for bringing on plants earlier in the season. Detailed elevations, floor plans, cross-sections and roof plans are submitted for the proposed dwelling.

This element of the OPD Guidance is concerned with the minimising of carbon from buildings in construction and use, energy efficiency design and performance and the ability for buildings to be removed with low environmental impact. The OPD Guidance recognises that OPD homes are not well suited to assessment under the Code for Sustainable Homes (CSH), as they often take low tech approaches to construction and display differences to conventional development. Consequently, OPD in the open countryside is only required to meet the standards of CSH in respect of category 3 – Materials.

In this case, the applicant has submitted an assessment of the environmental impact of the materials to be used in the construction of the proposed dwelling carried out by an accredited Code assessor. This considers firstly the materials used in the elements of the build. Where the proposed materials do not have a recognised published rating (e.g. because they are unconventional or unusual) the assessor has identified a comparable type of material with similar attributes which is rated, which is an approach compatible, in my view, with the OPD Guidance. The assessment demonstrates that the rating requirements of the Guidance are satisfied.

Secondly, the assessments of the responsible sourcing of basic building materials and finishing materials produces results for some elements which

are less than the 80% CSH requirements. However, an Appendix explains why credits are not available for some materials, e.g. those sourced from site, and provides the rationale for considering that these materials can be demonstrated to be responsibly and legally sourced. Guidelines to meet these requirements and selecting local suppliers on the basis of their good practice and sustainable approach to sourcing are set out, including timber harvested in accordance with FSC principles from certified suppliers to ensure that 100% of timber is legally and responsibly sourced.

The submission indicates that the dwelling will require Building Regulation approval and that approval will be obtained either before or during construction.

With regard to ancillary buildings, the Llan Coed Farm MP includes details of composting bays (to be built from reclaimed timber), an additional polytunnel similar to those which already exist on site (using translucent plastic sheeting) and a green netted tunnel of similar size.

The Llan Coed Farm MP proposes that temporary accommodation in the form of a caravan or small cabin will be provided and removed on completion of the dwelling.

This section of the Llan Coed Farm MP also includes other details related to siting, design, colour schemes, features to encourage bats and habitat creation which are relevant to the impact of the development on landscape and biodiversity and which have been assessed as part of the Land Management element.

With respect to the first criterion, the proposals are demonstrated, using a materials assessment consistent with the Guidance, to satisfy the standards required by the Guidance. The application of Building Regulations to the dwelling is identified and a commitment is given that this will be obtained either before or during construction. The second criterion is therefore met.

In addition to the energy efficiency criteria relating to buildings, the final criteria requires that all structures identified for removal in the Exit Strategy are capable of removal with low environmental impact. It is noted that the Llan Coed Farm MP states that it would be very straightforward to either sell up or return the land to its original agricultural land status.

The details in the Exit Strategy explain that the dwelling would be easy to dismantle and remove with potential re-use and sale of components. The breather membrane would be taken to landfill. The building pad would be dug back and smoothed to enable its return to grassland. The lean-to greenhouse and compost bays could be dismantled and sold or passed on to others. Remaining food crops would be harvested and sold or donated and the beds split open and spread across the land as a soil conditioner. The raised bed log frameworks would be moved and piled up on the field margins to form habitat and boost biodiversity. Tree planting areas would also remain as a landscape feature and to continue to boost biodiversity.

However, the exit strategy also states that all elements relating to the existing business (including the barn, polytunnels, hardening-off framework, tracks, water storage, solar array and pumping equipment are proposed to be left in situ and sold as a going concern.

Consequently, it is considered that as these details demonstrate that all structures identified for removal in the exit strategy can be removed with low environmental impact, the third criterion is satisfied.

Community Impact Assessment

TAN 6 requires the identification of potential impacts on the host community (both positive and negative) and the identification and implementation of any mitigation that may be necessary.

The objectives are that OPD in the open countryside should not impact negatively on neighbouring communities, positive impacts should be encouraged and negative impacts mitigated. All likely impacts of OPD proposals should be assessed and the Guidance gives advice on social and economic components.

The essential criteria are that:

- There is a thorough assessment of all impacts of the proposal on neighbouring communities. One Planet Development in the open countryside should not impact negatively on neighbouring communities.
- Any negative impacts are mitigated

In respect of the first essential criteria, the proposals set out the intentions of the applicants to maximise positive impacts and minimise negative impacts, to integrate into the local community and become valued members building on their understanding of Pembrokeshire, having been born and bred in the county, and their knowledge of OPD developments and the effects on communities. Consultation with neighbours and reaching out to the Community Council are also indicated.

Positive impacts are described in economic, social and biodiversity/ecology terms. Excess food is proposed to be sold locally or donated to food banks and local suppliers and trades people are proposed to be used for specialist work, e.g. electrical work. In the longer term there is a wish to see a network of smallholders and land-based enterprises established locally.

Socially, intentions are set out to participate in local community activities, e.g. church, charities, music groups, to support local facilities, e.g. school, and to promote the Welsh language. Also, to use the site to promote One Planet living, to arrange open days to allow local residents to visit and to help and support others who wish to reduce their carbon footprints and live more sustainable lives.

With respect to biodiversity and ecology, the submission asserts that there is no doubt that the plans will have a massive impact on locally on ecology and biodiversity and that there will be a huge increase in the number of pollinators, protected species such as bats and multiple species of conservation concern and the proposals for monitoring and reporting of these matters will be important to demonstrate performance in respect of this element of Community Impact.

Management of impacts is considered in relation to visual impact and traffic impacts. Measures are proposed to minimize visual impact include careful siting of structures, hedgerow screening and maintenance, management of the site, removal of redundant materials and equipment. Measures to reduce traffic impacts include a reduction in trips to and from the land due to the change in use, particularly heavy traffic, an emphasis on low impact means of travel, combining journey purposes, car sharing, encouraging visitors to car share. A short period of increased vehicle activity would be associated with delivery of materials for building work connected with site development. An intention to carry out sales primarily in bulk to forestry agents is indicated with 1-2 collections per year (This aspect is examined in more detail in the following section).

From the submitted information it is considered that the applicant has given this aspect of OPD requirements some thought and has identified in general terms potential benefits and negative impacts for the local area relating to the development and operation of the OPD and occupation of the site. It is considered that this criterion can be accepted as being satisfied, subject to there being thorough monitoring and reporting of outcomes.

In respect of negative impacts, the main issues identified are visual impact and traffic, which have been addressed by the Llan Coed Farm MP and supporting Visual Impact Assessment, are assessed elsewhere in the report. Consequently, it is considered that in terms of negative impacts this element of the Community Impact criteria would be considered to be met.

In conclusion the proposal will result in a change, as with any development, however it is considered that the impact of the development on the wider community has been duly covered by the applicant and complies with the requirements of the OPD policy.

Transport Assessment and Travel Plan

TAN 6 requires that planning applications should be accompanied by an assessment of the traffic generated from the site by its residents and visitors and that a travel plan should clearly identify a preference for low or zero carbon modes of transport including walking, cycling and car sharing.

The objective is that OPD should significantly reduce the environmental impacts of transport both by reducing the need to travel and favouring low carbon modes of transport.

The essential criteria are that:

- Planning applications should be accompanied by an assessment of the traffic generated from the use of the site by its residents and visitors
- The travel plan accompanying the application should clearly identify a preference for low or zero carbon modes of transport including walking, cycling and car sharing schemes.

The applicant has submitted the Transport Assessment and Travel Plan (TATP) as part of the Llan Coed Farm MP together with a Supplementary Document giving details of public transport services. Further information and a more detailed Transport Assessment and Travel Plan were also submitted to respond to queries. This meets the requirements of the first criteria.

The originally submitted TATP describes the access to the site and footpath and cycling routes available locally. The site is c1.3 miles from the A487 which is the route of bus service between Cardigan – Newport – Fishguard – Haverfordwest. The intention to walk, cycle, lift share and use public transport where possible is stated.

It is stated that the proposed OPD, including the land-based business, will involve less traffic, particularly heavy vehicles, than that generated by the previous use of the land and that moving to live on the site will considerably reduce the applicants' needs to travel to and from the land. The more detailed breakdown of distance travelled by private car demonstrates a significant reduction over time from current levels to projected 5-year levels. Currently, the applicants own 2 vehicles and once development work is finished they would reduce this to 1 vehicle.

Estimates of domestic travel are set out in the detailed TATP for commuting, shopping and leisure travel. Total annual mileage is planned to drop from 37,710 currently to 2,600 at year 5. The most significant element is commuting which is shown as 807 miles per week currently and then progressively dropping to 0 at year 5, which is consistent with the intentions for the applicants to live and work on the site full time at year 5.

School attendance is estimated at 1755 miles per year currently to the local school (although secondary school travel would be by fee bus travel at a point in the not-too-distant future). Social visits to family and friends involve modest mileage per year and leisure time is intended to be spent on the land or in the locality. Annual holiday trips are not anticipated outside of Wales.

In respect of business and work travel, minimal land-based mileage is expected for collection of supplies, tools and equipment. There are proposed to be two deliveries of growing medium each year, one in March and one in July. Journeys associated with collection of trees are likely to be annual collections in bulk in October with the hope that all the stock will be collected in no more than two collections (although it is noted that the business plan mentions that there will also

be a number of smaller clients (i.e. farmers and landowners) and also opportunity to come and visit the site and “view before you buy”). All the trees are stated to be for planting schemes in Wales.

One open day per year is included and use of local transport would be encouraged where possible although it is appreciated that certain guests may need to travel by car. Trips by volunteers/workers as/if business develops are also mentioned with the comment that if volunteers did arise the policy set out for open day guests would be adopted.

Future plans include purchase of an electric bike which could be charged from the solar panels on site. An electronic logbook is proposed to be maintained providing data on all trips for the occupants and visitors to the site, including travel mode, distances and purposes, for monitoring and annual reporting.

Overall, the TATP as submitted and the additional information provides evidence that the OPD proposals should achieve reductions in transport impacts domestically compared with the current position. The more detailed breakdown of the total figures across all categories of travel gives greater assurance to the figures.

Additional information submitted also sets out that the applicants will have an electronic logbook of all trips for occupants and visitors to and from the site. It will detail modes of transport, distances and purposes and will be used to accurately supply data to the annual monitoring report.

Ecological Footprint Analysis

Ecological Footprint Analysis (EFA) provides a simple measure of the impacts of a person's activities measured as the 'global hectares' needed to support them based on an assessment of household consumption. TAN 6 requires that the initial domestic footprint of residents of OPD in the open countryside is set at 2.4 global hectares per person with clear potential to move towards 1.88 global hectares per person over time.

The OPD Guidance requires that (a) the application proposals demonstrate that the applicants will have an Ecological Footprint (EF) working towards 2.4 gha per capita at the time of first habitation of the site and with a clear ability to achieve 2.4 gha per capita by year 5 after habitation, (b) that 2.4 gha is achieved by year 5 and (c) that thereafter the development is achieving a footprint below 2.4gha.

It should be noted that point (c) of the Guidance is not consistent with TAN 6, which requires proposals to show clear potential to move towards 1.88 gha over time. A footnote to the Guidance states that the 1.88 gha target was at that moment (Oct 2012) very hard for OPD to achieve without major changes in Welsh society and the Welsh economy and that the ability to move below 2.4gha over time was, for now, a more realistic target.

A bespoke EFA tool has been developed for and is made available by the Welsh Government for use in calculating the domestic EF of OPD development proposals and to facilitate assessment of planning applications. The EFA should reflect all the domestic/personal outgoings of the occupants and the EFA includes a verification box which allow the data for the year to be verified by comparing household income against household outgoings and savings. This should balance to within 5%. It should be noted that the Guidance does not preclude inhabitants earning other income but the household expenditure associated with the use of that income should be included in the EFA data and whether this has any unsustainable impact on the inhabitants whole lifestyle should be picked up through the EFA results. Furthermore, the OPD Guidance also requires the number of occupants to be directly related to the ability of the site to support them and the number of people needed to run the site effectively. Consequently, in cases where residents also work off-site, their main work has to be on the site to make sure that the site is managed correctly.

In this case, the applicant has used the Welsh Government's EFA calculator and has supplied a completed EFA for the existing footprints and the estimated first year of habitation and 5 years after first habitation footprints as the Guidance requires.

The calculated existing domestic footprint is 5.03 gha. While the provision of an existing footprint is not compulsory it is recommended and provides insight into the changes contributing to the future years' estimates.

The footprint on first habitation is calculated to be 2.87 gha and the Year 5 estimate is calculated to be 0.99 gha. Adjusted to take account of some inbuilt calculation errors (acknowledged by Welsh Government), the first habitation EF is 3.15 and the year 5 EF is 1.24.

The Guidance indicates that for the first year of habitation an initial reduction of some 25% of the national average (i.e to 3.6 gha) should be expected and in this case the adjusted EF is below this guideline. The crucial EF for the purposes of judging OPD proposals is the Year 5 estimate, which in this case (as adjusted) is 1.24 which is well below the OPD policy 2.4 target and also below the longer-term TAN 6 target of 1.88gha per person.

Phasing, monitoring and exit strategy

The practice guidance in section 5 states that an essential part of the management plan will be a programme that sets out the phasing of the identified proposals over the first five years of the site's development. This will allow the LPA to understand when different aspects of the proposals will be carried out. Critical aspects that will need to be covered include:

- When the management of the site will start
- When the household(s) will start to live on site
- Linked to the above, any need for temporary accommodation and how this will be provided

- The building programme for household accommodation
- The building programme for ancillary buildings such as barns
- Dates by which it is proposed to achieve each of the essential criteria for One Planet Development in the open countryside

The Llan Coed Farm management plan has set out the phasing of the OPD for years 1 to 5 with a list of what work will be carried out and progress towards the required targets, within each year.

In addition, a statement of monitoring and review forms are an integral part of the management plan. The initial proposals set out the 'promise' of the OPD. This promise must be fulfilled and verified through monitoring. A template for the Monitoring Form was submitted and has been reviewed and updated to reflect queries raised by the LPA. This will form the basis of ongoing monitoring as the OPD develops, but the general content is considered acceptable. The annual monitoring will provide details of the progress of the development every year. Commitments that have not been reached will have to be evidenced in the annual monitoring report. Critical failures need to be remedied with solutions and a clear timetable of when the mitigating action will take place.

Finally, the management plan will need to identify what would constitute a failure of the site as a whole. This would be a failure to achieve one or more of the essential characteristics of OPD in the open countryside over a period of two years without instituting clear and effective measures to address the identified problems. The management plan therefore needs to include an 'Exit Strategy' which should lay out how the development and associated land use changes would be removed such that the use of the site is restored to its previous use (or another agreed use) and the site is left in the same or better condition than before the development took place.

In the event of failure to meet requirements the Exit Strategy proposals in the submitted Llan Coed MP identify which buildings will need to be removed from the site and what could be retained to allow the business venture to be sold as a going concern. The proposals for dismantling the dwelling and removing building elements are set out as well as proposals restoring land, using materials to improve soil fertility and for habitat creation and retaining tree planting.

Compliance with OPD Policy

In summary it is considered that the applicant has addressed the main principles of One Planet Development Policy set nationally by Welsh Government and following an assessment and the submission of additional information / clarification from the applicant it is considered that there is a reasonable prospect that the applicant will meet all the various objectives of the policy. Of course, the key to OPD is on-going monitoring to ensure continued compliance, however based on the information submitted it is

considered that the proposal complies with the policy requirements of TAN6 in relation to One Planet Development.

Other planning considerations

Siting, Design and Impact on Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be introducing or intensifying a use which is incompatible with its location. Criteria (c) and (d) resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The site lies at the southern edge of Landscape Character Area 25: Cemaes Head, which is characterised as a predominantly open, windswept farmland landscape with fields enclosed by hedgebanks and scattered farmsteads, small woodland blocks and quarries that contribute to an overall mosaic pattern. Management guidance for this LCA includes encouraging farmers to participate in agri-environmental schemes and leaving overgrown areas around the margins of arable fields for the benefit of wildlife as well as maintain field boundaries and farming in a wildlife friendly way.

The Llan Coed Farm MP acknowledges that the site lies within an exceptional landscape with many historical features. It confirms that the siting of the dwelling was chosen with utmost sensitivity to the landscape, as required by TAN 12.

A full Visual Impact Assessment has been submitted which considers in detail the landscape of which the site is a part and the various viewpoints from which the site might be visible, both private and public. It looked at the landscapes in terms of their quality, their value and their capacity to accommodate change. Where impacts were identified which would impinge on the landscapes ability to accommodate change, mitigation measures designed to minimise the identified impacts have been considered. Full details of the identified landscape features and assessment can be found in the Visual Impact Assessment.

The proposal includes the erection of a dwelling, two additional polytunnels, compost bays and land management proposals to support a One Planet life. There are two existing polytunnels and a ground mounted solar array on the site. A barn (which will physically adjoin the dwelling) and forestry track that

are referenced both on submitted plans have been approved under a separate application.

It is considered that the dwelling has been sited to minimise any visual impact and will benefit from the high screening of the vegetation on three sides. Increased planting is also proposed that will further improve the winter cover over a period of five years. Whilst the physical design of the dwelling could be described as non-traditional to an agricultural setting, the choice of materials helps to assimilate the dwelling into the landscape. OPD dwellings are designed to be zero carbon and this can lead to less traditional features in favour of large glazed elevations and timber cladding and on balance it is considered that the proposed dwelling does not have an adverse impact on the special qualities of the National Park.

Many of the representations have raised concerns with regards to the proposed polytunnels. It is relevant to consider that two of the four polytunnels shown on the proposed plans are existing. The third polytunnel has been proposed adjacent to an existing polytunnel (to the east) and a fourth, netted tunnel is directly to the south. It is considered that in the context of the existing polytunnels and a line of existing trees to the west, that the proposed polytunnels will not have an adverse impact on the wider special qualities of the National Park.

Amenity and Privacy

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

The application site is set within a landscape of scattered farmsteads and dwellings. The proposed location of the dwelling is relatively isolated, and it is not considered that the proposed dwelling or operation of a one planet development in this location is an incompatible development or will cause any significant adverse impact upon the amenity enjoyed by neighbouring properties.

Access

The site benefits from existing access points and during pre-application discussions with PCC Highway Authority it was agreed that the preferable access point was the existing field access leading directly from the B4582. A separate prior notification was approved for a forestry track leading to this access point, and this will be the primary access point for the OPD.

The Highways Authority have been consulted in respect to any potential impact on traffic or highway safety, but it is recognised by their very nature OPD are proposing low impact development and it is considered that the use of the existing access is appropriate. A condition requesting that any gates are set back and open inwards to maintain highway safety has been recommended.

Trees and Landscaping

The application has been supported by a Method Statement to highlight areas of significant risk to the existing trees on and near the site and has set out best practice guidelines for operatives working near them. There are no trees within the development areas and it has been confirmed that the trees which are outside of the application outside along the field perimeter will not be affected by the construction activity, if the basic measures defined in the method statement are followed. There are no excavations, landscaping or change of levels proposed in, or adjacent to any Root Protection Areas (RPA). The installation of the proposed polytunnels are low impact in nature and are well outside of any RPA's. The dwelling is located over 20m from any hedge line or field boundary and as such is well away from any RPA's.

The Authority's Tree and Landscape Officer has been consulted with regards to the submitted method statement and is satisfied with its findings and conclusions, subject to the Method Statement being included as an approved document.

Biodiversity

To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity. In addition the OPD policy requires that land management is based upon the improvement that can be made to the site, which has been discussed earlier in the report.

The application was submitted with an ecological assessment which has been reviewed by PCNPA ecologist who agrees with the conclusion that currently the site holds very little in the way of ecological value and that following the change in management proposed as part of the application, it is likely that species diversity and therefore ecological value of the site will be enhanced.

As the boundary woodland is of high ecological value and light sensitive, bat species are likely using the woodland edge for foraging and commuting, and it is therefore important that external lighting is kept to a minimum. The applicant has submitted a written lighting strategy however a condition requiring the submission of a lighting scheme has been recommended to ensure appropriate locations and detailing.

Bat box guidelines from the Bat Conservation Trust have also been submitted as part of the application and the applicant is encouraged to follow these. However, there is no requirement in this instance for a plan identifying these due to the nature of the proposal and details included in the ecological report and further supporting documents providing more than appropriate levels of biodiversity enhancement.

Other material considerations

The applicant submitted a draft section.106 agreement with their application and is aware that should Members be minded to approve the planning

application that the s.106 agreement will need to be completed to tie the dwelling to the land, secure landscaping proposals and include a commitment that the dwelling will be the sole residence of the occupants.

Members are advised that the policy of One Planet Development is by its nature a permissible exception to development in the open countryside. OPD has a stringent policy basis that needs to be complied with and is not to be confused or compared with the policy requirements for Rural Enterprise Dwellings (RED) which although also part of TAN 6, has a very different application.

Members are advised that the proposed track and barn do not form part of this application and have been considered acceptable under application reference NP/22/0084/PNF where officers deemed the proposal to be located in a suitable position on the land holding, which will cause little if any adverse impact on existing landscape features due to the screening offered by surrounding hedge and tree lines. This application was approved on 4 August 2022.

Members are also advised that application NP/20/0507/PNA was approved by Development Management Committee on 27 January 2021 for the existing polytunnels & ancillary solar panels under Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 which benefits land which has an agricultural use.

Conclusion

The proposed development, on balance, complies with the requirements of Technical Advice Note 6: Planning for Rural Communities (2010) and the accompanying One Planet Development Practice Guidance (2012) in that the proposal is supported by sufficient information to demonstrate that as an exception to development in the countryside there is a strong prospect that the proposal would meet the One Planet Development criteria within the required timescales. The submitted information indicates that the development would achieve the overall reduction in ecological footprint, as set out in One Planet policy and practice guidance documents.

The development will not cause an unacceptable or detrimental impact to the special qualities of the National Park and includes various proposals to improve the sites environment and biodiversity and to protect existing trees and hedgerows. The proposal would not have an unacceptable impact on the living conditions of any nearby residents and would not result in any unacceptable impacts on highway safety.

As such, the proposal complies with policies 1, 7, 8, 11, 14, 29, 30, 31, 59 & 60 of the adopted Local Development Plan 2020 and can be supported.

Recommendation

Seek Delegated Powers to approve subject to the submission of a completed legal agreement to tie the dwelling to the land, secure all landscaping

proposals and include a commitment that the dwelling will be the sole residence of the occupants, the exit strategy and with the addition of the following conditions:

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

- Management Plan Llan Coed Farm (received 22 February 2022) and as amended by additional information received by email on 31 March 2022, 3 May 2022 and 14 June 2022.
- CfSH Materials Report v2.0 (received 22 February 2022)
- Preliminary Ecological Assessment (PEA) (received 22 February 2022)
- Ground Floor Plan Drg no: 101 Rev G (received 22 February 2022)
- First Floor Plan Drg no: 102 Rev G (received 22 February 2022)
- Roof Plan Drg no: 103 Rev G (received 22 February 2022)
- Polytunnels plans and elevations Drg no: 105 Rev G (received 22 February 2022)
- House Cross Sections Drg no: 301 Rev G (received 22 February 2022)
- Location Plan Drg no: 001 Rev I (received 8 March 2022)
- Site Plan Drg no: 002 Rev I (received 8 March 2022)
- Site Layout Drg no: 003 Rev J (received 31 March 2022)
- House Elevations (Drawing 1 of 2) Drg no: 201 Rev L (Received 18 July 2022)
- House Elevations (Drawing 2 of 2) DRG no: 202 Rev L (Received 18 July 2022)
- Sureline Design Services Ltd – Tree Method Statement – Llan Coed OPD v1.2 (received 16 August 2022)

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The use of the site shall be carried out in accordance with the management objectives set out in the Management Plan received 22 February 2022 (as amended by additional information received by email on 31 March 2022, 3 May 2022 and 14 June 2022).

Reason: To ensure that only the agreed scheme is implemented and complied with as part of the One Planet Development. Policy: Local Development Plan - Policy 47 (Low Impact Development Making a Positive Contribution).

4. Twelve months following the date of this planning permission and annually thereafter, the occupiers of the site shall submit to the local planning authority a written report giving details of the activities carried out during the previous twelve months, setting out performance against the management objectives included within the Management Plan and as set out in Sections 10 - Phasing, Monitoring and Exit Strategy (and as updated in details received 31 March 2022, 3 May 2022 and 14 June 2022) and as required by the Welsh Government Practice Guidance One Planet Development (October 2012).

In the event that the report identifies that any objective has not been met, a supplementary report setting out corrective or mitigating measures together with a timetable for achieving the objective or target shall be submitted to the local planning authority no later than the 7th of September of that year. Those measures shall be implemented in accordance with the supplementary report.

In the event that any revised objective or target is not achieved within the agreed timeframe within the supplementary report, or if the One Planet Development otherwise fails to meet the requirements of the conditions of this planning permission, the Exit Strategy set out in the Management Plan shall be invoked, the residential use of the land shall cease and the dwellinghouse and other domestic structures removed from the land.

Reason: To ensure that the site is being managed in accordance with the approved plan. Policy: Local Development Plan - Policy 47 (Low Impact Development Making a Positive Contribution).

5. No development shall commence until a site landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The Landscaping Scheme should include:
- Details of existing trees and hedgerows on the site to be retained and measures for their protection, remedial work, and management
 - Details of the extent, distribution, and type of new planting
 - Details and timings of when the landscape scheme will be implemented including the phasing of any landscaping
 - Details of contingency measures should any trees or plants die, be removed or become seriously damaged within 5 years of planting. The landscape scheme shall be carried out in accordance with the approved details.

Reason: A landscape scheme be submitted to ensure the development conserves and enhances the character and visual amenity of designated landscapes.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: Reason: To preserve the character of the area in accordance with the Pembrokeshire Coast National Park Local Development Plan Policies 1, 8, and 15.

7. Prior to the erection of any external lighting, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for protected species, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 9 (Light Pollution), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

8. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwelling (apart for a temporary caravan during the construction stage of the dwelling)), no development of Parts I , 6, 40 and 43 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

9. The proposed development shall be completed in full adherence to the arboricultural details submitted to the LPA (Tree Method Statement v1.2). Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA. Prior to the occupation of the site, the Local Planning Authority will be provided with clear and obvious proof that the details of the Arboricultural Method Statement have been adhered through the submission of a single report, including where relevant, photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan. **Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note

(TAN) 10: Tree Preservation Orders (1997)

The development must proceed in accordance with the ecological recommendations contained within section 4.2 of the submitted Preliminary Ecological Appraisal (received 22 February 2022).

Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

10. Any access gates shall be set back to a distance of at least 5 metres behind the edge of the carriageway and shall open inwards only.

Reason: In order to reduce the likelihood of obstruction and danger to road users whilst right of entry is secured or gates are being opened or closed



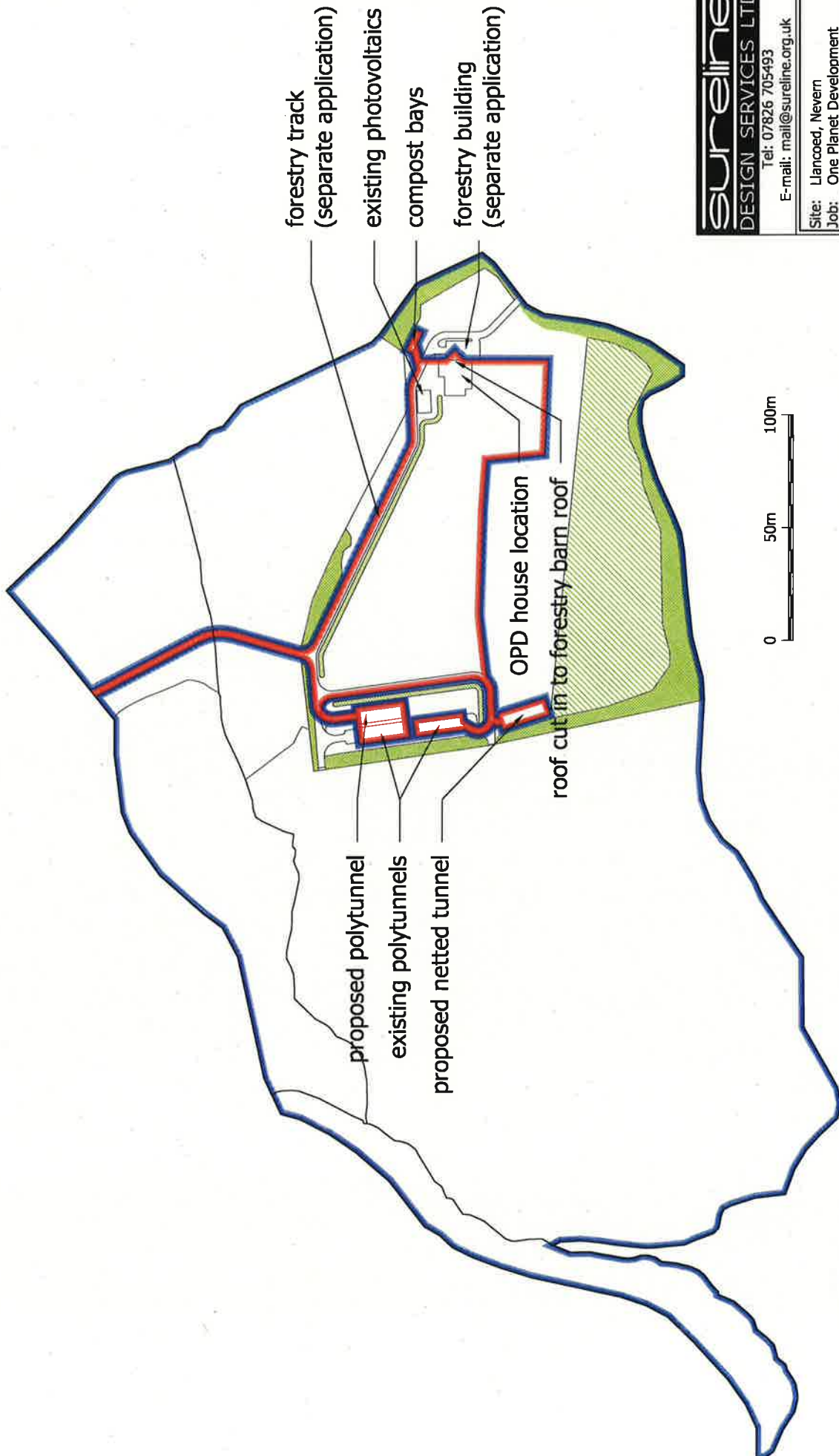
sureline
 DESIGN SERVICES LTD
 Tel: 07826 705493
 E-mail: mail@sureline.org.uk

Site: Llancoed, Nevern
 Job: One Planet Development
 Client: Jonathan, Sam & Theia Tiller

Drgs: Location plan
 File: Llancoed
 Scale: 1:5000 (A4)
 Date: 07/03/22 Dm: MDH
 Drg no: 001 REV: I



*Short Rotation Coppice (willow) interspersed with alder and hazel for mid to long term biomass transition.



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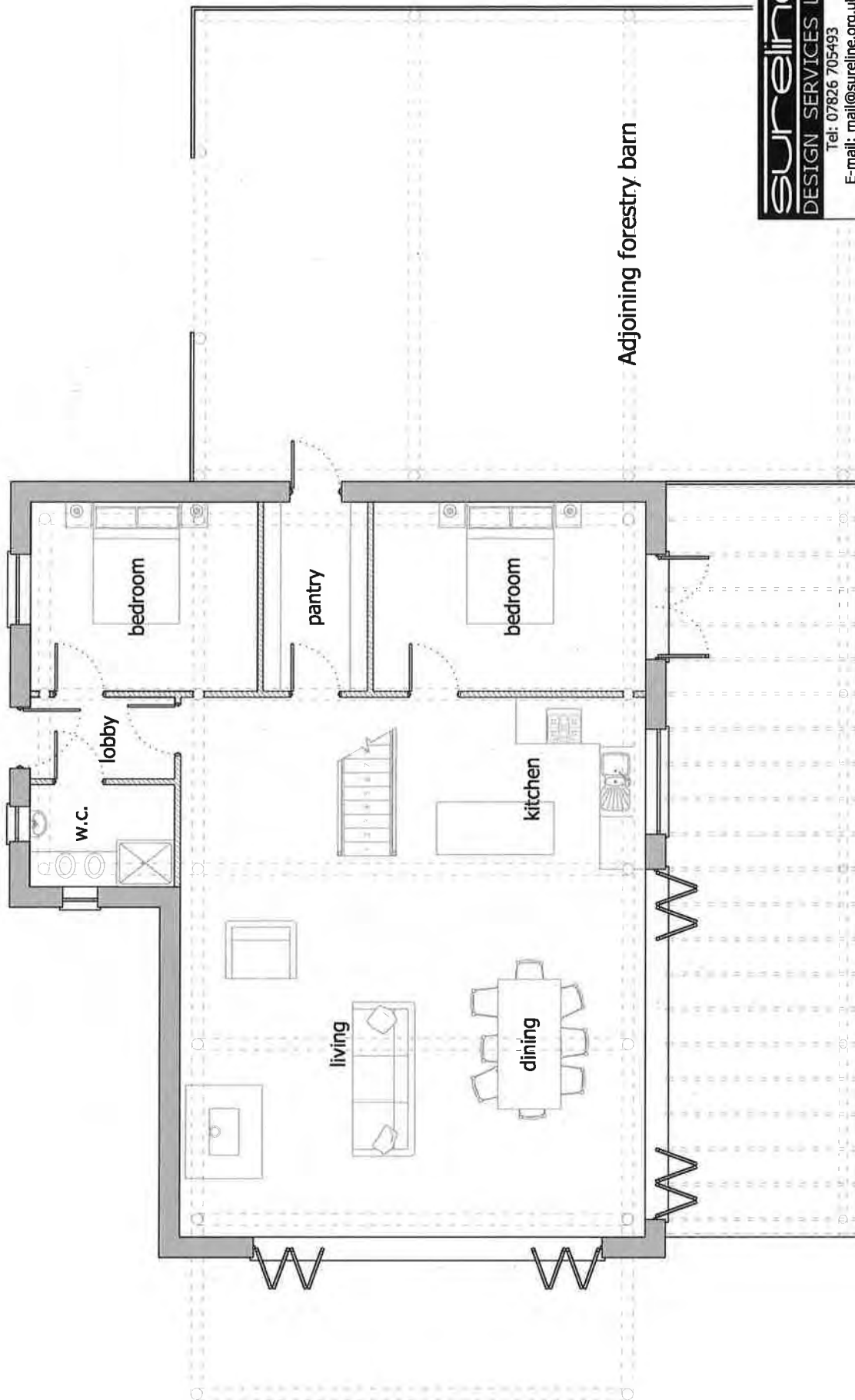
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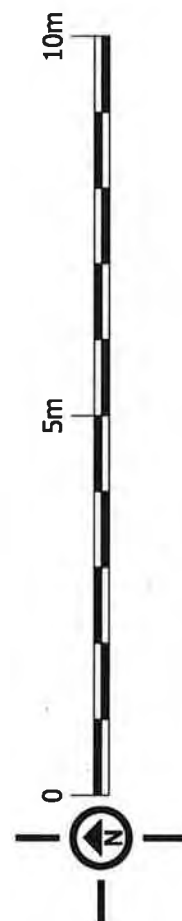
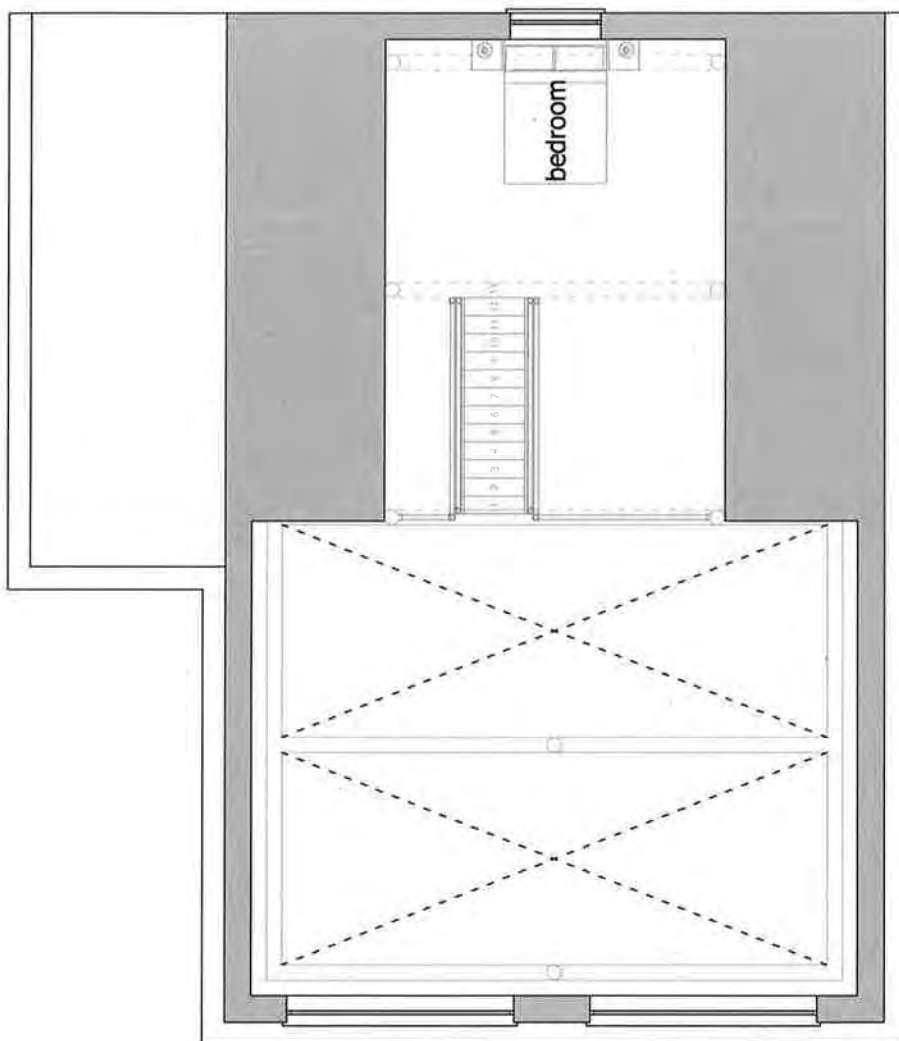
Drgs: Site plan
File: Llancoed
Scale: 1:2500 (A4)
Date: 07/03/22 Dm: MDH
Drg no: 002 REV: 1



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Site: Llancod, Nevern
Job: One Planet Development
Client: Jonathan, Sam & Theia Tiller

Drgs: Ground floor plan
File: Llancod
Scale: 1:100 (A4)
Date: 01/02/22 Dm: MDH
Drg no: 101 REV: G



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Site: Llancod, Nevein
Job: One Planet Development
Client: Jonathan, Sam & Theia Tiller

Drgs: First floor plan
File: Llancod
Scale: 1:100 (A4)
Date: 01/02/22 Dm: MDH
Drg no: 102 REV: G

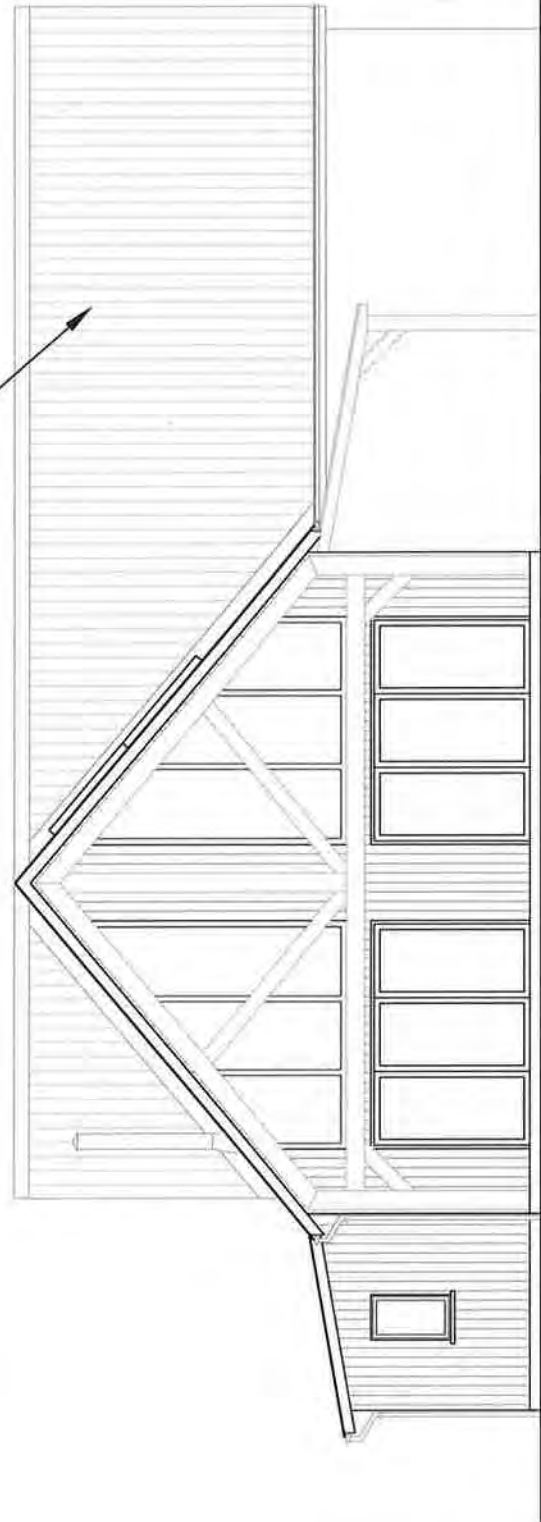


photovoltaic array



rear elevation (South)

proposed forestry barn (separate application)



end elevation (West)

FINISHES:

Roof:	Profiled sheeting (dark grey / black)
Fascia / Bargeboard / Soffit:	Softwood
Rainwater goods:	uPVC
Windows:	Black/anthracite
Doors:	Black/anthracite
Walls:	Timber cladding

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Site:	Llancoed, Nevein
Job:	Forestry Development
Client:	Jonathan, Sam & Theia Tiller

Drgs:	Elevations (1 of 2)
File:	Llancoed
Scale:	1:100 (A4)
Date:	16/07/22
Drm:	MDH
REV:	L



proposed forestry barn (separate application)



front elevation (North)

FINISHES:

Roof:	Profiled sheeting (dark grey / black)
Fascia / Bargeboard / Soffit:	Softwood
Rainwater goods:	uPVC
Windows:	Black/anthracite
Doors:	Black/anthracite
Walls:	Timber cladding

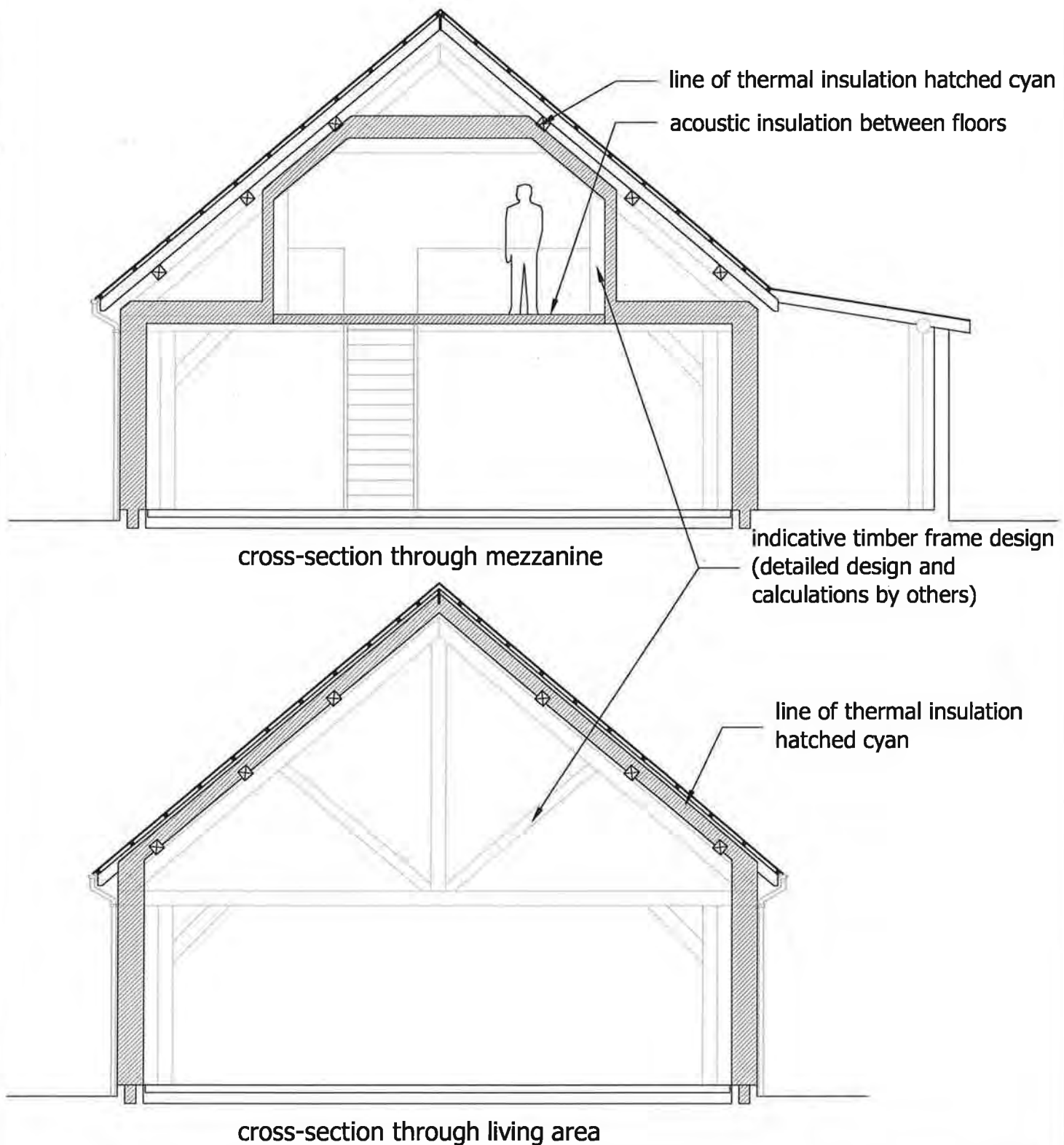
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Site:	Llancoed, Nevein
Job:	Forestry Development
Client:	Jonathan, Sam & Theia Tiller

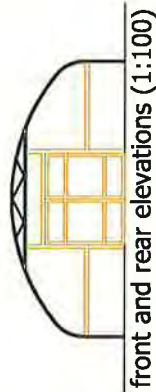
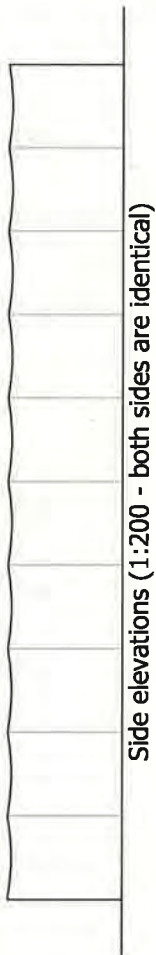
Drgs:	Elevations (2 of 2)
File:	Llancoed
Scale:	1:100 (A4)
Date:	16/07/22
Drg no:	202
Dm:	MDH
REV:	L





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E-mail: mail@sureline.org.uk	
Site: Llancod, Nevern	Drags: Roof plan
Job: One Planet Development	File: Llancod
Client: Jonathan, Sam & Theia Tiller	Scale: 1:100
	Date: 01/02/22
	Drn: MDH
	REV: G
	Drg no: 103

Proposed polytunnel 1 (translucent plastic sheathing)



Proposed polytunnel 2 (netted)

