

Application Ref: NP/22/0176/FUL

Case Officer	Emma Watkins		
Applicant	Ms N Hope		
Agent			
Proposal	Application for 3 x polytunnels, new access point, track and hard standing, ponds and dwelling under the One Planet Development policy.		
Site Location	Land to the North of Castell Cadw known as Parc Calch, Felindre, Crymych, Pembrokeshire, SA41 3XA		
Grid Ref	SN09093902		
Date Valid	15-Mar-2022	Target Date	07-Sep-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 is required to be decided at Development Management Committee.

Consultee Response

Dyfed Archaeological Trust: No comment

Dwr Cymru Welsh Water: No comment

Natural Resources Wales: No objection

PCC Drainage: SAB required

PCC Transportation & Environment: Refer to Welsh Government Highways

Public Protection: No response received

Welsh Government Highways (Trunk Road): Conditional Consent

CADW Protection & Policy: No comment

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 19 letters of support and 9 letters of objection or concern.

The supporting letters raised the following:

- Have visited the site and reviewed the management plan. They have already made great progress on their land setting up Nevern Valley Veg. This demonstrates their dedication, knowledge and skills.
- They are passionate environmentalists keen to do their bit
- Confident their OPD will benefit the local and wider eco system and the local community
- Important now more than ever that we support people to transition to a more sustainable way of living

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- Local produce can reduce the impact of food miles and curb the costs of transportation and possible food shortages.
- An application that addresses the future needs of our community
- Housing situation is dire in this area and proposal offers low impact accommodation
- Proposal will have a myriad of benefits. Increase in biodiversity and conservation value of the site, will also provide an important enterprise that will help increase the economic resilience of Pembrokeshire
- Have been purchasing from Nevern Valley Veg and know they are sound in business and character. The business already has a good reputation.
- My experience is that the applicants are experienced and efficient in growing vegetables and their products are of excellent quality.
- They have respect for the wildlife present and seek to blend their way of life with the landscape and nature
- Site is shielded by high hedges, so any visual impact from planned structures would be low or non-existent
- Important application for the locality and for the environment
- Urgent need for good, locally-grown, organic food that people can get easily without causing huge carbon footprint and at a time growers need to be aware of soil health, water health and preservation of biodiversity
- It's good for communities coming together to help each other
- The applicants are well integrated into the community and as the land slopes away from the road, development will not have an undue impact
- One Planet Development is an innovative and positive approach to development that can allow land-workers to develop accommodation which will benefit their enterprise and effects to lead a low impact life

The objection letters raised the following:

- Application does not fit with the objectives of the National Park which was set up to create an area of outstanding natural beauty
- Planning control is a major element in keeping the park in the way it was set up for the purpose of enjoyment and outstanding beauty
- The OPD plans will result in a very untidy area due to lack of proper investment
- It will use up farmland that can create a better yield if properly managed
- It will have a negative impact on the local community and the services that are provided by PCC and undermine the opportunity for affordable accommodation for local communities
- Application proposes a new dwelling where none was present before
- The building and associated polytunnels will adversely affect the view from the east slopes of Carnigli at all times of the year
- During the winter it will adversely affect the view from nearby roads and footpaths
- The gradual accumulation of more and more settlements of this type will damage attractiveness of the National Park

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- Plastic tunnels do nothing to help tourism, they just scar the views for everyone
- This is a shorthanded way to get permission to build a structure that in due course will get full planning for a home
- The objective of the PCNP Local Development Plan is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. Allowing a development of plastic polytunnels in the NP 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
- The One Planet Development scheme should have no place in the National Park as it allows planning permission for dwellings by default
- The National Park is not well-endowed organization and do not have the ability to oversee or audit the One Planet Development adherence to their business plans in the years ahead
- Supportive of the plans to use the agricultural land for the purpose of growing vegetables but without the building of sheds, houses, hard standing, tracks or plastic polytunnels, none of which have ever been essential for the growing of vegetables
- Allowing dwellings to be built on agricultural land will irreversibly damage the beautiful villages of Nevern and Felindre Farchog and seems to fly in the face of Welsh Government policy which is to encourage tourism into its unspoiled National Parks.
- It seems like a scam and a way to obtain planning permission by default
- The new access will be totally unsuitable and dangerous for regular vehicular usage and for the proposed 'training days' and 'training courses'
- Locals wouldn't be allowed to build scruffy dwellings on agricultural land
- If the existing barn is built of breeze blocks it does not make it impossible for conversion for any other specific use. The Management Plan says it will be used for storage
- If the barn is used for storage – or any other purpose, the Barn Owls will leave. They will relocate and probably remain in the valley without any adverse problem if their breeding season is respected. So the Barn Owls are not a reason to re-apply the use of the existing barn
- Professionally managed polytunnel sites covering 30-35 acres do not need a residential property on site. Ventilation and irrigations of sensitive fruit crops are managed by daily attendance. There is security protection overnight. There is no need for a residential property.
- Proposals for biodiversity are contradicted by plans for acreage of polytunnels and hard standing tracks
- The existing barn can be used as a packing shed
- If cabin is deemed absolutely essential, it should be positioned beside the existing barn to minimize the need for hard standing tracks
- Proposals for dry composting human excrement and spreading it over proposed coppices are unacceptable

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- If officers do not have the resource, the time, the skills, or the budgets to monitor the dry composting at least every quarter, please insist on septic tank or sewage treatment plant as would be demanded of any other non-OPD application
- Visual impact may be limited from the Preseli skyline walks, but it will be an eyesore for all the people using the Nevern Valley bridlepath
- The management plan financial forecasts are heavily optimistic
- Newport area cannot accommodate their revenue forecast of vegetable boxes
- There must be a limit on the acreage of polytunnels in any one small area of the PCNP a number of planning application include them and collectively their visual impact is obvious, and there will be an effect on the reputation of the PCNP.

Further comments were included in objection letters which do not relate to this application for One Planet Development.

Nevern Community Council's consultation response is copied below:

The sheds, polytunnels and the proposed dwelling should all be contained in one place, as this would make the site less intrusive as it can be seen from the main road.

This application needs SAB approval.

This application seems to need a report from the South Wales Trunk Roads. The western gateway is overgrown and will be replanted for the new access point proposed as part of the development. It is unclear exactly where this new entrance will be.

The use of the access road seems to be underestimated, onto a very busy A road. Site visitors will include local residents, friends and family, occasional groups for open days, volunteering and courses along with deliveries, trips out for shopping and general days out.

The toilet system is a stone's throw away from the River Nevern, even though it is stated that the material will be fully decomposed and composted, and it will be applied to non-food crops i.e., SRC coppice, trees and bushes. The 10acre site with all the vegetables that the plan implies it intends to grow, will be limited to where all this human compost can be put.

There is also concern about the Barn owls, these birds have been nesting in the old years and are very sensitive to disturbance. One should not clean regularly Barn Owl nesting boxes. Barn owls need the debris to lay their eggs on removing whatever supports, surrounds or shelters the nest should be considered as nest damage or destruction.

There will be an over saturation of market gardens growing fruit, vegetables, eggs and alcohol in this tiny area. Penrallt, Southern Roots Organics projected to produce £200,000 worth of fruit and vegetables, supplying the surrounding area and further afield, Mr and Mrs Wellan producing fruit, vegetables and cider for Newport and the

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surrounding area, Mr Tiller who has planning in for 4 polytunnels. It is stated that TEMPLE BAR is a RESTAURANT, this is misinformation it is not a restaurant in fact this is another market garden that already sells to Newport and the surrounding area. There is also the very established Glebelands in St Dogmaels. Ms Hope will not be able to sell her fruit and vegetables as Organic as she has told the community council that she is not registering as organic. Nevern Community Council recommend refusal.

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 06 – One Planet Development Practice Guidance

TAN 12 – Design

Future Wales – The Nation Plan 2040

Constraints

Biodiversity Issue

Potential for surface water flooding

Recreation Character Areas

Trunk road within 25m

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Affordable Housing Submarkets
Landscape Character Area

Officer's Appraisal

Site and context

The proposal is for a One Planet Development (OPD) located within the wooded Afon Nyfer valley. The site is located less than a mile west of Felindre Farchog and one mile south of Nevern and it is surrounded on all sides by mature woodland and thick hedgerows.

The southern boundary of the site is adjacent to the A487 and benefits from an existing access. There is a public footpath to the north of the site along the north bank of the Nyfer. The western boundary is adjacent to a private access lane to neighbouring properties 'Dol Wern' and 'Wern Gwyddel' and the eastern boundary of the site is pasture. In the north-east corner of the site is an existing barn and in the north-west of the site there is an existing small solar array.

The proposed OPD concerns 6.5 acres of semi-improved pasture. The pasture has previously been used for cattle and sheep grazing and was once managed organically (although this status was lost some years ago.) Since 2020, hay has been cut in late summer. Invasive non-native species (INNS) have begun to be removed, an area of mixed broadleaf coppice has been planted, and a vegetable growing area has been created.

Relevant Planning History

None

Description of Proposal

This is an application for a One Planet Development (OPD) including 3 x polytunnels, new access point, track and hard standing, ponds and dwelling. The development will focus around an organically managed small holding providing sustainable, healthy, local food whilst increasing biodiversity.

The application seeks planning permission under the OPD policy to develop agricultural infrastructure linked to the land-based business activities, and to build a small 'cabin' home as the sole residence of the applicants. The application concerns 6.5 acres of pasture set within a larger 10 acre property bordering the A487 and the Afon Nyfer between Felindre Farchog and Temple Bar, Pembrokeshire. A small market garden was established by the applicants in 2020, under the name 'Llyisiau Cwm Nyfer/Nevern Valley Veg'.

The submitted drawings and information provide detail of the proposed development including buildings, structures and land management. These have been explained in the submitted management plan, their locations show on the site plan and are summarised below:

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Development Areas

- **Packing shed/workshop:** a 10m x 5m timber-frame structure with tin cladding used for processing, sorting and packing produce, with an attached 4m x 5m workshop. Located adjacent to polytunnels in the north-west corner of the site to minimise visual impact. A small solar array is proposed to the south of the shed/workshop.
- **Temporary Accommodation:** to be located towards the western boundary (a condition is proposed to require details of the temporary accommodation and its removal)
- **Polytunnels:** three 18.3m x 7.3m polytunnels will provide covered growing space for year-round production of vegetables. The polytunnels will be placed in the north-west corner of the site where they are least visible and receive good sunlight. One will be used for plant propagation, the remaining two for growing heat-loving crops in summer and, vegetables through the winter
- **Compost Heaps:** two larger heaps for composing bulk material, including from offsite (e.g. woodchip), and five 'service stations' (one for each section of the growing beds). These stations will comprise a small compost heap with a roof to maximise rainfall harvesting, water storage, a small pond designed with extra capacity to manage rainfall extremes as part of a climate adaptation strategy. They will minimise movement of compost materials and water across the site, include fruit bushes and flowers as well as patches of comfrey and nettles for compost 'teas', and will provide micro-habitats for beneficial invertebrates.
- **Dwelling:** Sited on the norther edge of the site, on the woodland edge at the point where the land slopes down to the river, and below the existing barn. This is to ensure minimal visual impact whilst maintaining good exposure to light. The dwelling will be a simple 2-bedroom cabin (meeting the definitions set out in the Caravan Act) 6.8m wide and 15.5m long with attached 2m covered outdoor space. The cabin will be south facing, using solar thermal gain as the main heat and light source.
- **Home garden:** a small domestic garden around the dwelling will also produce vegetables and herbs specifically for home consumption. Trees and shrubs will be planted to further screen the dwelling.
- **Compost toilet:** a 2m x 2.4m wooden building will house the toilet, close to the dwelling, and a second behind the packing shed/workshop.
- **Access and track:** a new access point will be created to ensure safe traffic movements, with a track to the business infrastructure and dwelling.
- **Ponds:** several wildlife and irrigation ponds will be created and left to self-colonise with native plants.
- **Reed beds:** two reed beds will be created, one near the dwelling for grey water and another to treat water which has been observed leaching onto the site from the south/A487.

Other areas

- **Market garden:** over 3,000m² of permanent no-till production beds (excluding paths) as our main, land-based business. Situated in areas of the site receiving sufficient year-round light.

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- **Forest garden/orchard:** mainly for home consumption, this will include fruit trees, bushes, berries, flowers, and ground cover suitable for the local climate and soil.
- **Mixed, broadleaf coppice:** approximately 3,500m² of coppice to create and extend dormouse habitat (planted December 2020). This will also provide wind breaks and increased visual screening from the road and surrounding properties. Wood harvested will be used as biomass for heating and cooking and sold as coppice products.
- **Short Rotation Coppice:** approximately 1,100m² of willow and alder will be planted, to provide biomass for heating and cooking.
- **Hedgerows:** existing hedgerows will be maintained and managed traditionally. We have begun thickening part of the boundary with the A487 with holly and wild privet – evergreen or semi-evergreen. Approximately 300m of hedgerows, using native species, will be planted along the eastern boundary and across the site acting as shelter for crops and additional visual screening.
- **Wildflower meadow:** wildflower areas will be created throughout the site by adopting a 'cut and remove' regime to reduce soil fertility, and introducing selective grazing where possible, allowing native wildflowers to return and colonise.
- **Existing barn:** this building (8.5m x 5.5m) will be used for storage of hay, as well as building materials, firewood, farm machinery and beekeeping equipment. The barn owl boxes will be maintained and emptied of detritus regularly (as and when necessary, as recommended by the Barn Owl Trust and Paddy Jenks (PCNPA Barn Owl Monitoring Scheme)).

The applicants are very eager to communicate the merits of living sustainably and managing the land successfully for both farming and wildlife. Our wish to share stories from the site, coupled with the applicant's knowledge and experience as an environmental education manager, will help us to share the benefits of our approaches with the community.

The applicants state that much planning, research and consultation has gone into producing a realistic and viable business and land management plan that will enhance the site and be sympathetic to the special qualities of the PCNP. Care has been taken to develop a plan that responds well to the characteristics of the site, local needs and gaps in the market, and local biodiversity priorities. Two pre-planning applications were submitted between March and December 2021. A community consultation with neighbours has been carried out. Both have influenced the site layout and design.

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

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- 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).

Future Wales – The National Plan 2040 Policy 4 – Supporting Rural Communities states that the Welsh Government supports sustainable and vibrant rural communities. 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 Parc Calch 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 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.

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- 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. In this case the MP has been prepared by the applicants and the Introductory section provides details of their backgrounds, experience and qualifications.

This section of the MP indicates that the applicants have backgrounds originating in farming and smallholding and have worked at times in various capacities on farms, small holdings and market gardens and attained some relevant qualifications. Broader experiences include roles in volunteer programmes, environmental educations and environmental projects, including projects and activity locally. Areas of knowledge range over permaculture design, eco-building, rural resource management, biodiversity, conservation planning and sustainability. Attendance at One Planet Living training programme is also indicated. The applicants have already started successfully growing produce on the site and supplying local outlets.

The applicants have provided evidence of relevant knowledge and experience in the type of activities proposed at the site e.g. food production, organic vegetable production and supply, conservation and biodiversity, as well as having developing knowledge of the low-impact, integrated OPD lifestyle. Other relevant knowledge and experiences include community projects, volunteering, education, and business. Indications in other parts of the MP are that specialist advice has also been sought to inform the proposals set out.

The structure of the MP contains sections on each of the topics required by TAN 6 para 4.16.1. It begins with an introductory section, containing a summary, baseline and design/strategy as advised in the OPD guidance. In this case the summary provides an adequate overview of the OPD proposal.

The OPD site is 6.5 acres of pasture within a larger 10-acre property alongside the A487 between Felindre Farchog and Temple Bar. It is proposed to create an organically managed smallholding providing sustainable, healthy, local food whilst increasing biodiversity. Agricultural infrastructure would be developed to support the land-based business activities and a 'cabin' home built which would be the sole residence of the applicants.

The OPD Practice Guidance indicates 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.

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

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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, Local Biodiversity Action Plan, archaeology records and pre-application advice, and further details on some aspects, such as soil characteristics and ecology, are provided in supplementary documents.

Finally, the introductory section of the MP describes the design and strategy, which combines three interlinked goals and has been informed by the One Planet Lvgin Framework created by Bioregional and the OPD guidelines.

The three goals are:

- One planet living
- Local food production and high level of domestic self-sufficiency
- Improving the ecological value of the site and achieve Biodiversity Net Gain.

The principles of the One Planet Living Framework are set out and align well with the Welsh Government's OPD guidelines. It is the applicants expressed intention to produce the majority of the applicants' food needs from the site and operate a viable market garden business. Income projections are intended to cover 'basic needs' including food which cannot be grown on the site. From a current baseline of species-poor semi-improved grassland, the management of the site, in line with sound conservation and land management concepts, is intended to create a matrix of grassland, woodland, wetlands and hedgerows focused on providing a variety of habitats for a range of species, including specific priority species from the Local Biodiversity Action Plan. Examples are set out of how the structures and areas to be developed interlink and complement each other in line with permaculture concepts and systems thinking.

The areas and structures to be developed are briefly described, setting out their purpose and how they are designed to have a positive impact relative to the baseline. The disposition of buildings, infrastructure, food production areas and planting are shown on a site plan.

The Guidance advises that the Design/Strategy section of the Management Plan should include the outline programme for the development of the site. However, this has not been included here, although there is a detailed description of the phasing of development set out in a later section of the Management Plan (see paras 6.1.1 and 6.1.2). The Design/Strategy section and the outline programme sufficiently comply with the Guidance.

Business and Improvement Plan

The Business and Improvement Plan is essentially the core of the overall Management Plan and comprises four elements as set out in the following four sections. It sets out the integrated system by which people and the land will combine to make a reduction in environmental impact possible. It therefore provides the fundamental justification for the development. It should describe how people living on the site are able to reduce their environmental impact by meeting their everyday needs from the site while at the same time enhancing the environmental

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capital of the site by their activities. Thus, the Guidance states, there has to be a proven relationship between the two within a broader system for the management of the site as a whole.

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.

In respect of the first essential criterion, meeting food needs, the Business and Improvement Plan sets out in some detail what is planned to be produced from the site to achieve a high level of self-sufficiency. As far as meeting food needs is concerned, details are provided of the sources of food which are to be produced on site. These comprise 3,000m² of market garden (including 3 poly-tunnels) growing vegetables and other crops for both home and business purposes, a forest garden, primarily for home consumption, producing fruit and vegetables, a small no of chickens producing eggs and a number of beehives producing honey, both for home and business purposes. Vegetable growing has started on site with the updated MP stating that the applicants had been able to meet the majority of their vegetables from site in 2021 and that production began to scale up in 2022 and that by July 2022 they were regularly selling produce to a number of purchasers locally.

The Business and Improvement Plan contains a table which compares for year 0 and year 5 and for each food category the value of home-produced food compared with the spend on purchasing food. By year 5 it is estimated that 68% of food needs, by value, will be able to be met from the site and 32% will need to be purchased at a cost estimated at £1864.

It is considered that the proposals for food production provide a reasonable basis to support the estimate that by Year 5 the produce grown on the site can meet around 68% of the household's food needs. The OPD target of 65% year-round food self-sufficiency would therefore be achieved and the first essential criterion 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

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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.

Turning to the second criterion relating to basic needs and income, the income generated by land-based activity is primarily proposed to be achieved from the market garden element of the business. Supply of vegetables and other produce is proposed through a vegetable box scheme, which would generate just over 60% of the income, and smaller amounts from supply to restaurants and shops and sales at farmers' markets. Additional smaller amounts are estimated to be achieved in year 5 from honey, eggs, fruit, and coppice products. Additionally, a further small amount is estimated to be derived from OPD educational activity (courses and tours) at a level which can be regarded as subsidiary to the primary activity of growing produce. Income from these various business streams is expected to increase gradually over the 5-year period and estimates of income from the various produce elements and costs of production over each year are set out in detail in tables with explanations of how each element will be operated and developed.

Total business income is estimated to grow from £7030 in year 1 to £27131 in year 5. Total business costs are estimated to vary from £13205 in year 1 (due to start up expenditure) to £4885 in year 5. Net business income is estimated to range from -£6175 in year 1 (deficit) to a surplus of £22246 in year 5.

The information in the MP indicates that the applicants have varied experiences of land-based food production, including market gardens, and a period of work with a company operating home-delivery vegetable boxes. Connections with local business are also mentioned and a start of growing produce in 2021 with an expansion in 2022 and supplying local businesses and individuals in 2021. In September 2022, the business won a 'Green Goal Award' from Pembrokeshire County Council. Consequently, there is a reasonable level of confidence in the business income and cost estimates is justified.

The Business and Improvement Plan includes estimates of the basic household income needs based on the items set out in the WG OPD Guidance. These estimates have been updated following receipt of further information from the applicants. In respect of the split of food costs between that produced on the land and that purchased, this is adequately explained in the MP.

The revised estimate of basic household needs in year 5 is well within the estimated net yr.5 business income, so far as the criterion is concerned it is considered that the second essential criterion is demonstrated to be met.

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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.

In this case, the proposal is for a household of 2 people (the applicants) to live on and operate the site. The Business and Improvement Plan indicates that the aim is to generate sufficient income to meet basic needs and to provide a profit to supplement and eventually replace outside work and enable the applicants to fully commit to the business. The Business and Improvement Plan includes a year 5 month-by-month estimate of hours required for the tasks associated with business and land management operations on the site. Other business activities – for example, business management, administration, vegetable box deliveries – are not included in these estimates.

The main tasks which require the applicants to be on site daily include tending to animals, irrigating crops and ventilation of polytunnels. It also goes on to state that these tasks are generally done outside office hours (9-5), i.e. in the early morning and in the early evening and that weekly tasks set out in the Management Plan amount to at most 34 hours per week.

Overall, it is considered that the applicants have provided sufficient evidence to give assurance that the number of occupants is directly related to the ability of the site to support their minimum food and income needs and that the time demands of running the site effectively can be supported by the two occupants and that the small amount of time identified for other work can be accommodated without prejudicing the effective running of the site. Consequently, the third essential criterion is satisfied.

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 Parc Calch MP provides a very comprehensive overview of the land management strategy proposed as part of this OPD. Enhancing biodiversity of the site and contributing to the natural wealth of the Afon Nyfer through the creation of biodiversity-rich mosaic of habitats is a critical component of the plans. The applicants are excited by the opportunity to improve the ecological value of a significant river corridor and to increase connectivity for species moving between important woodland and grassland habitats nearby. Stewardship of the land is important to the applicants as landowners. One of the three pillars of their overall strategy is to improve the natural capital of Parc Calch, with particular emphasis on priority habitats and species listed in Section 7 of the Environment (Wales) Act 2016 and the Pembrokeshire Local Biodiversity Action Plan 2011 (LBAP).

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A Phase 1 Ecological Survey was carried out and submitted with the planning application. The conclusions of the Survey states that there will be 'no loss of priority habitat due to the proposed development' and 'no predicted long-term negative impacts on the populations of any protect or priority species' and indeed 'it is predicted that the overall biodiversity habitat will be enhanced for all key species: hazel dormouse, bat species, bullfinch, reptiles, amphibians and barn owl'. The recommendations in the Survey have been incorporated into the proposals.

The conservation value, biodiversity and thus resilience of the land will be enhanced through careful management of the site, existing woodland, and established hedgerows, and by creating new areas of coppice, hedgerow, wildflower meadow, wetlands and a forest garden.

The applicants focus will be on two LBAP priority species already present or assumed to be present: the barn owl and the hazel dormouse. These can be regarded as 'umbrella species' and creating suitable habitat for them will indirectly benefit many other species and increase biodiversity across the site.

The Parc Calch MP provides a detailed description of the management intensions for the following habitats:

- Grassland – wildflower meadow and field margins – manage a portion of this grassland as wildflower meadow. In addition, a 10m grass margin will be maintained with the conservation of barn owl and kestrel in mind.
- Mixed broadleaf coppice – an area of approximately 3500m² of mixed broadleaf coppice was planted in December 2020 on the southern and western boundaries, to be managed on a 10-year rotation.
- Existing scrub and bracken mosaic – these areas will be retained, with little management proposed. Further encroachment of bracken will be discouraged.
- Wetlands – including ponds, swales and ditches, reedbeds and the Afon Nyfer – several small, isolated and rainfed wildlife ponds will be created, a small reed bed will be created in the south-west corner of the site to filter the nutrient rich water and then direct this water into one of the ponds. In addition a second reed bed will be created to gather and treat grey water from the dwelling (NB there is an existing reed bed on the land with is managed by Welsh Government Highways (Trunk Road Agency) although this is outside the OPD site.
- Existing wet semi-natural broadleaved woodland – little management and intervention in the existing woodland, a principle of non-intervention with minimum disturbance will be adopted, with the exception of eradication of Invasive Non-Native Species and some control of bracken to prevent further encroachment.

In addition to these five key semi-natural habitats, other interventions and land management actions will increase biodiversity. These include the adoption of permaculture principles across the site, sympathetic management of the market garden, and the siting and maintenance of numerous nesting boxes for priority species including bars, barn owls and kestrels.

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The final component of the land management will focus on monitoring and public engagement. Time permitting, it is intended to utilise the applicant's previous experience in citizen science and wildlife monitoring, in particular:

- Monitoring and removal of INNS (ongoing)
- Regular moth trapping using an actinic light trap
- 3 x 100m butterfly transects (wood, meadow and coppice/10m strip) to be plotted and walked on a weekly basis in summer
- Bird and wildflower surveys (ongoing)
- Maintaining a camera trap in woods
- Records of biodiversity spotted on site as part of other activities

The submitted ecological survey has been reviewed and welcomed by PCNPA Planning Ecologist. It includes several recommendations for management of existing and new habitats, as well as the recommendations for the removal of INNS. The management plan also outlines how the site will be managed for the betterment of biodiversity with habitat enhancements for hazel dormouse and pollinators. The proposed monitoring surveys are also welcomed, and this ongoing data collection will prove useful to inform future management of the site.

Provided that the proposal is undertaken in accordance with the Parc Calch MP (which reflects the recommendations made within the ecological report), there are no adverse comments. It is noted that due to the presence of light sensitive species, should any additional external lighting be required this must be agreed prior to installation.

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 and Water

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.

The Guidance advises that because energy and water are consumed by both domestic and other activities, they should be accounted for separately. The priority is minimization of energy and water use by reducing demand and then to re-use resources for other purposes on site. The Guidance also advises that OPD sites should provide for the needs of their inhabitants through the use of renewable resources. For energy, the main suitable sources are solar, wind, water, and biomass while, for water, the primary source should be rainwater harvested and stored on site with the balance from other water bodies, such as ponds, lakes, watercourses, wells, and boreholes, provided that abstraction is sustainable.

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Although sites should be broadly self-sufficient, the Guidance states that if a grid connection is available this allows surplus energy to be exported to the grid. Conversely, this provides a back-up in an emergency although energy should not be routinely drawn from the grid and any energy used will be added to the Ecological Footprint. No grid connection is proposed in this case.

The Guidance also states that the use of small amounts of non-renewable fuels is acceptable where it is justified by need and suitability, e.g. bottled gas for cooking where the normal renewable energy source is not available or fuel for specific land management machinery. Generation of electricity from non-renewable fuels is not acceptable. Use of fuels is added to the Ecological Footprint.

The essential criteria are:

- i. The energy needs of the site will be minimized through suitable design and use of technology, including that which enables re-use
- ii. All of the energy needs of all activities shall be met from sources of renewable energy on site, with the exception of small amounts of non-renewable fuel for particular uses for which they are best suited and justifiable
- iii. The water needs of the site will be minimized through suitable design and use of technology, including that which enables re-use
- iv. Rainwater harvesting from buildings and structures must be maximised
- v. All of the water needs of all activities should be met from water available on site, unless there is a more environmentally suitable alternative
- vi. Abstraction from water bodies (including groundwater sources) must be at levels that do not cause environmental harm. Harm would result from lowering of surface and ground water levels.

Energy

In this case, with respect to the first essential criterion, the proposals for minimisation of electricity demand rely on the use of energy efficient appliances in the home, power saving behaviours and using energy when it is abundant. Business activities will require small amounts of electricity to power water pumps and lights in the packing shed/workshop but some reduction of energy inputs is proposed by the use of heat from decomposition of materials (manure/woodchip) for early season propagation in the polytunnels and by the use of mainly hand tools for business purposes. Reduction in the need for heating includes designing the home for passive solar gain and use of super insulation and materials with high thermal mass. The proposals therefore include measures to minimize energy needs as required by the first essential criterion.

As regards the second essential criterion, it is the intention that all energy needs will be met by sources of renewable energy on site, with the exception of small amounts of non-renewable fuel for particular uses as allowed for in the criterion. Electricity needs for both domestic and business purposes are proposed to be met by installing solar panels and batteries for storage of power produced. The applicants have some previous experience of using solar panels.

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An assessment of annual electricity needs for all domestic and business usage has been carried out for both winter and summer conditions which calculates that winter usage amounts to 3.4kW/day and summer usage of 4.9kW/day.

A 4kW solar array is proposed, consisting of fourteen 320W solar panels, which are proposed to be ground mounted and angled to achieve maximum efficiency in wintertime (and ease of installation and maintenance) together with a bank of 48 batteries and an inverter. Assuming 80% efficiency and an average 1.6 hrs. of sunshine (the minimum average sunshine in December from Aberporth weather station records) it is calculated that the array would produce 4.16kWh per day.

Heating for the home is proposed to be provided by a wood burning stove with a back boiler for water heating and an oven and hot plate for cooking. It is estimated that the stove would be lit each day when required (113 days per year estimated) and based on experience of other users and the manufacturer's specifications a total annual fuel requirement is calculated (1.3 tonnes per year, equivalent to 12kg per day). Fuelwood is proposed to be produced on site from a combination of 0.27 acres of short rotation willow coppice, wood from hedgerow and orchard management and 0.8 acres of mixed broadleaf coppice. Together, these are estimated to be able to produce 1.85 tonnes of fuelwood by year 5, increasing to 2.4 tonnes by year 10.

Energy for cooking, when the stove is not lit will be provided by the solar generation and is accounted for in the demand calculations. Energy efficient appliances are proposed to be used. A small need for fossil fuel input is anticipated for some business purposes, such as grass cutting, and providing this is monitored and declared in the annual reporting and accounted for in the Ecological Footprint assessments it is considered justifiable under the terms of the criterion.

Consequently, the proposals for meeting the energy needs of all activities on site meet the second essential criteria.

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.

With respect to the essential water criteria, it is proposed to minimise domestic water use by using dry 'compost' toilets, reducing clothes washing, taking short showers, re-using 'grey' water from washing up on plants and bushes in the home garden, selecting water efficient appliances and installing water saving devices. With respect to business use, the market garden is identified as the main activity with regular water requirements. Minimising water use here is proposed by watering only during times of water deficit (to be identified by rainfall monitoring to inform irrigation needs), and by building soil organic matter to retain moisture, mulch plants and establish windbreaks to minimize evapotranspiration. These proposals provide for the minimization of water use as required by the third essential criterion.

It is proposed to harvest rainwater from the roofs of buildings and structures on site. In all, water harvesting is proposed from the dwelling, the packing shed/workshop,

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the existing barn, the polytunnels and the compost heap coverings. The MP contains details of the areas of each of the collections surfaces and converts this, on the basis of annual rainfall records from the nearest recording station at Aberporth, into an annual potential rainwater collection total. Making allowance for 20% losses this would amount to 572.3 m³ per annum. The dwelling alone is estimated to be able to collect 100.9 m³ per year which compares to the estimated domestic annual 45.625 m³ per year.

It is proposed to install a 7,000-litre water storage tank near the house which would hold sufficient water to cover water needs for up to 45 days without rain. Harvested water would be passed through a ceramic filter to ensure it is fit for human consumption.

The details provided indicate that all of the water needs of the activities on site can be met from water collected on site, as required by the third essential criteria, and that rainwater harvesting from buildings and structures is proposed to be maximized as required by the fourth essential criterion. Consequently, these criteria can be regarded as being satisfied.

Finally, in respect of the fifth essential criterion, no extraction from water bodies is proposed and this criterion is therefore not applicable to the submission as proposed. However, the MP states that should water abstraction be required this would be below the levels requiring an abstraction licence from NRW.

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)

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The single contributory criterion is:

- The re-use of organic waste on site should increase overall site fertility and productivity so long as this is not at the expense of important semi-natural habitats dependent on low soil fertility

In this case, the applicants' proposals are based on the principles of zero waste, the circular economy and the waste hierarchy and include actions proposed under each part of the hierarchy to meet the principles of eliminate and reduce, repair, re-use and repurpose, recycle, and recover.

Food waste would be reduced due to production of much of the applicants' food needs on site, harvesting only what is needed for consumption and preserving surpluses. A reduction in food purchased is expected to lead to a reduction in food packaging waste. Any food waste that is produced is to be composted.

Paper, card, and cardboard products are proposed to be reused as packaging, scrap paper, composted or used for lighting the stove. Packaging associated with purchasing is proposed to be reduced by bulk buying where possible and recyclable packaging will be favoured. Any remaining packaging that cannot be reused or recycled is to be disposed of in normal household waste.

Green waste from land-based operations will be re-used or recovered, with the exception of Japanese knotweed which, following treatment with herbicide, will be pulled annually and disposed of in accordance with legal requirements. Woody materials will be dried and used as kindling for heating purposes or left in piles to create habitat for wildlife or composted. All other plant material will be returned to the land either as mulch or compost to increase soil fertility. Wood ash will be added to compost or direct to the horticultural areas to raise the pH of the land to the optimum.

Grey water is proposed to be treated through a reed bed system.

Human waste is to be composted through a dry compost toilet with a urine separator. Once the material has been fully decomposed and composted it is to be applied to non-food areas – SRC coppice, trees, and bushes. Urine is to be added to the compost heaps as an activator to speed up production.

Concerns have been raised by objectors regarding the appropriateness of a compost toilet and the application of the decomposed and composted waste to non-food production land. NRW has been consulted on the application and offered no objection to the application, advising that they are a means of managing human excrement when there is difficulty connecting to the foul sewer. They are small scale, complete processing systems that use biological processes to turn sewage into a compost like material which can be used to fertilise soil.

Maximum use is proposed to be made of recyclable materials and biodegradable options and packaging is proposed to be minimised and re-used and recycled where possible. Where it is not possible to avoid use of materials that are plastic based and/or impossible to recycle, e.g. black plastic sheeting to cover vegetable beds to discourage weeds, the best and most durable materials are to be selected to prolong their lifespan and enable multiple re-use. Care, regular maintenance, and early

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repairs are also proposed to be undertaken to extend the lifespan of non-recyclable items.

With respect to the first essential criterion, the proposals are consistent with and cover all the likely types of waste identified in the OPD Guidelines. It is considered that they provide sufficient confidence that biodegradable waste produced on site is able to be assimilated on site in environmentally sustainable ways as required by this criterion.

With respect to the second criterion, the proposal satisfactorily addresses the minimisation of waste items requiring disposal off-site and includes measures to extend the lifespan of non-recyclable items to reduce the frequency of disposal and it is considered that the proposals are sufficient to meet this essential criterion.

With regard to the final essential criterion, the Parc Calch MP states that waste handling on site will comply with NRW requirements.

Finally, with respect to the contributory criterion, it is proposed to re-use organic waste to increase the fertility of cultivation areas. There are no semi-natural habitats, but a proportion of the site is proposed to be managed to reduce soil fertility to aid the establishment of a wildflower meadow. Consequently, it is considered that the proposals are consistent with the contributory criterion.

In conclusion, therefore, the Parc Calch MP provides sufficient evidence to demonstrate that the essential criteria for the Waste element will be met.

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

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Contributory criteria are:

- The construction of buildings should make as much use of recycled materials as possible so long as this does not affect their ability to satisfy the essential criteria
- Existing buildings are re-used where this would have lower environmental impact than new buildings, or where they are of particular value in landscape or heritage terms provided they are not unsightly or have a negative impact on the surrounding landscape;

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 the residential accommodation is to be a 'cabin' which is intended to meet the requirements of section 13 of the Caravan Sites Act and thereby would not come under the control of Building Regulations. The OPD Guidance states that developers must clearly establish which structures contained in their proposals are subject to Building Regulations.

The OPD Guidance, in respect of Zero Carbon Buildings, includes guidance in respect of dwellings and structures that do not require Building Regulations approval. Para 3.93 states that "it is possible for OPD applicants to propose dwellings and other structures in forms that do not require Building Regulations approval, such as those complying with the definition of a caravan or other temporary structure. The types of structure should be justified in terms of their fitness for purpose and minimization of environmental impacts."

In Box 11 on page 45, the OPD Guidance also states that *Certain structures, such as those compliant with definitions for caravans in the relevant legislation, tented or other canvas structures, or mobile facilities may not require Building Regulations approval. They may allow the proposal to have a significantly lighter impact on its site, be more economical to install or more flexible for future further development. Such structures should fit in with the overall ethos of One Planet Development and may not be used as a device to circumvent the need for Building Regulations approval.*

What matters, say the Guidance (para 3.99), are that:

- The buildings achieve high environmental performance
- Building Regulations are satisfied where they apply
- As part of the exit strategy, all buildings are capable of removal with low environmental impact

In this case based on the information submitted, and requests for clarification from the applicant, it is accepted that the proposed cabin meets the statutory definition of a caravan and as such, Building Regulations do not apply. Consequently, the terms of the Guidance relating to such structures then need to be considered in respect of the proposed cabin and ancillary buildings.

There are two main areas to be considered – carbon impacts in construction and carbon impacts in use.

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Dealing with the proposed cabin first, the carbon impacts of construction relate to the materials proposed to be used and the process and methods of construction. The proposals for the cabin are to use materials sourced locally or reclaimed where possible, as set out below:

- Foundations: concrete pad footings, with breezeblock piles. The cabin will sit on the piles and remain removable in two sections.
- Structure: durable softwood timber frame (Douglas fir/larch), built in two sections and bolted together.
- Walls: external walls will be larch clad; internal walls will be studwork with natural clay/lime plasters and wood-fibre insulating board.
- Insulation will be either manufactured from natural materials (e.g. sheep's wool, wood fibre), or bought as reclaimed insulation, otherwise destined for landfill.
- The floor will be a suspended wooden structure, well insulated, using locally sourced wood.
- The roof will use reclaimed slate.
- Windows and doors will be double- or triple-glazed (with as many second-hand or reclaimed windows as possible).
- Shutters on the larger south-facing windows will help avoid light-pollution at night, overheating in summer and heat escaping in winter.

Use of local materials and suppliers is proposed to reduce the carbon footprint of supply and the use of natural materials to minimise embodied energy. Much of the main building structure is composed of wood, which is a material recognised as allowing the sequestered carbon to be stored for the lifetime of the building. Some reclaimed materials are also proposed, e.g. slate, windows and doors, insulation. A relatively small quantity of material with higher embodied energy, such as concrete, is proposed for use in the footings and breezeblock piles. It is considered that since the building structure and fittings make substantial use of natural materials, supplemented with some reclaimed materials, and only a relatively small amount of products with higher embodied energy, and the applicants intend to source the materials locally where possible, then the material use can be regarded as predominantly low impact, fitting within the overall ethos of OPD.

The second aspect relates to the process and method of construction. It is proposed that construction will favour local craftspeople and businesses to support the local economy and reduce carbon footprints. Use of hand tools over large machinery and bulk orders are proposed to minimize traffic and noise levels. Any surplus building materials are either proposed to be used elsewhere on site or sold or given away to be reused by others. Building work is proposed to be limited to the daytime to minimize disturbance to bats and other animals and it is considered that the proposed approach and process of construction, combined with local sourcing of materials, can be regarded as consistent with the aims of the Guidance.

The accommodation is stated to be designed to respond to the basic needs of the applicants and to take account of Welsh Government guidance and advice and PCNPA Supplementary Planning Guidance on Sustainable Design and Development and pre-application advice. The cabin is designed to make maximum use of sunlight for passive solar heating and lighting, reducing the need to burn biomass to heat the home and the need for electric lighting. Passive solar design has been integrated

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throughout, including positioning and size of windows, use of heat regulating materials and insulation, layout design to place living areas around heating and south facing windows.

Overall, the proposed accommodation is relatively compact and carefully designed to meet the applicants needs in an environmentally friendly way which aims to minimize the carbon impacts of use and it is considered that the proposals for the cabin, given that it is not a structure which requires Building Regulations approval, can be considered to be consistent with the Guidance for zero carbon buildings in terms of the minimization of environmental impacts of construction and use and the fit with the ethos of One Planet Development.

Turning to ancillary buildings, the Guidance expects these also to be zero carbon in construction and use, though how to achieve this will vary with the use of the building. In this case, the packing shed and workshop are proposed to be constructed of softwood timber frames with corrugated tin cladding walls and roof (in response to pre-planning advice) and to be insulated with natural materials or reclaimed insulation. It is stated to be the aim to source reclaimed tin if possible. It is considered that the use of tin cladding walls is an acceptable exception to the use of natural materials for aesthetic reasons as indicated in pre-application advice. It is therefore considered that the proposed ancillary building fits within the overall ethos of OPD.

The Parc Calch MP indicates that all buildings will be capable of being removed and materials recycled as set out in the exit strategy. This proposes that the cabin would be dismantled and removed from the site. The wooden components would be dismantled and sold or recycled. The slates would be removed and sold, reducing the carbon footprint of other builds. The windows and doors would be removed and sold/recycled. The concrete pad footings and breezeblock piles would be removed from the ground and sold or donated to be reused elsewhere or recycled at MD Recycling in Ceredigion. The agricultural buildings (packing shed and workshop, polytunnels and compost toilets) would remain on site to allow the market garden and nursery business activities to continue. However, they could also be removed if the use of the site were to change.

It is considered that the proposals to dismantle the cabin in a way that permits the individual building components to be re-used elsewhere can be considered to meet the requirements of the third criterion of the guidance in TAN6.

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.

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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

Contributory criteria are:

- OPD children attend local schools and residents support local groups, clubs and events
- There are open days, permissive paths and other access, as well as the hosting of on-site events
- Residents shop locally and use other local businesses
- Residents sell food and other produce locally

In this case, in respect of the first essential criteria, the applicants indicate their connections with local community activity, groups and projects and state that they have consulted and shared their plans with their nearest neighbours. The submission also includes a consultation statement setting out details of the pre-application and other community consultations that they have carried out. This also included a list of issues, concerns and comments received and responses to those points.

The proposals set out a range of expected benefits including supply of local and sustainably produced food and encouragement of local food growing and wildlife friendly gardening. There is a strong emphasis on volunteering, participation, environmental education, and information sharing both on site and online. The protection and restoration of habitats and measures to tackle invasive species, including in the wider area and involving the local community, are proposed and some work has already taken place. Collaboration with local businesses and sharing of skills, facilities, tools, and knowledge are also proposed and the applicants state they will be supporting local outlets and services. Supporting One Planet living is proposed through, for example, open days and information sharing.

From the submitted Parc Calch MP it is considered that the applicant has given this aspect of OPD requirements a good deal of thought and has identified a broad package of potential benefits for the local area relating to OPD generally as well as the specific elements connected with the activities proposed on the land. Consequently, as far as positive benefits are concerned, this criterion is considered as being satisfied.

In respect of negative impacts, the applicants have identified a number of points through their consultations and have set out their specific responses to each of these in the consultation statement as well as modifying their proposals in some respects. The Parc Calch MP identifies visual impact, potential competition with local businesses and increase in traffic on the A465 as potential negative effects. Mitigation, so far as visual impact is concerned, is proposed to be provided by the measures proposed in the land management section, including the thickening of the hedge alongside the A465 and additional planting on the site. The applicants state that they have investigated other producers in the locality, carried out market research and intend to collaborate rather than compete with other growers and

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retailers. Conversations with other local fruit and vegetable producers have, it is said, already started. Travel is intended to be reduced as part of the OPD lifestyle as detailed in the Travel and Transport Plan (see next section).

Proposals to mitigate negative impacts are also incorporated in other elements of the Management Plan, e.g. visual impact, waste, other footprints. Consequently, mitigation measures have been set out for the negative impacts identified and, subject to satisfactory consideration of visual impact and traffic reduction in the relevant sections of this report, the mitigation proposals should ensure that the second Community Impact criterion would be met.

In respect of the contributory criteria, the following positive measures are proposed:

- While the applicants have no children at present, it is confirmed that in that event they will attend local schools, clubs and events
- Annual OPD open days and occasional public events are proposed
- Local shopping and use of local businesses are proposed
- Land-derived products will be sold locally, mainly within a 20-mile radius

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 contributory criteria are:

- The use of low and zero carbon modes of transport should be maximised
- Criterion for OPD where more than one household (not applicable to this case)
- Connections between the site and local suppliers and customers for goods and services requiring travel should be maximized as opposed to those at greater distance
- Visitor travel should be the subject of proactive management to reduce transport impacts

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The applicant has submitted the Transport Assessment and Travel Plan (TATP) as part of the Parc Calch MP. The Transport Assessment includes a transport baseline describing the site's transport connections. The site is alongside the A465 and next to a regular bus route with a stop less than half a mile from the site. The closest rail connection is at Fishguard and Goodwick, 11 miles away. National cycle network route 82 runs close to the site and Newport is a 15-minute cycle ride away.

Current traffic movements are described, and the Transport Assessment table also includes some information on travel strategy, which both includes proposals for sharing trips generated as well as proposals for use of non-car modes and reducing travel.

The Transport Assessment includes consideration of each category of travel. For residents' travel needs, cycling has been the main mode of transport for commuting and local trips and would continue to be used for trips into Newport and surrounding areas and local trips to friends and family. Initially, to supplement their land-based income it is intended to work from home, but other types of work may require a commute in which case public transport or cycling are proposed to be prioritized.

The original transport needs table included estimated part-time commuting for both applicants and clarification of this was requested as the OPD Guidance comments (in relation to transport assessment) that, in particular, commuting trips should be low or absent. The updated Parc Calch MP now indicates that one only of the applicants might have other part-time work (estimated as 1 day working from the site and 1 day commuting to off-site work). Elsewhere the Parc Calch MP states that the part-time off-site work would continue until the business is well established.

Business trips are expected to involve deliveries associated with the vegetable box scheme, deliveries to local restaurants and shops and attendance at local markets. Movements are proposed to be minimised by organizing door-to-door deliveries on one day each week and limiting the operations to the local area (approx.20-mile radius). Where possible deliveries will be combined with other tasks.

Visitors to the site are expected to include local residents, friends and family, attendees at open days, volunteer journeys and deliveries to the site.

The updated Transport Assessment includes a table showing, at year 5, for each type of transport need covering domestic, external, business and visitor categories, the mode and frequency of journeys and an estimate of the mileage involved. This gives an estimate of the number of vehicle movements per week and per year and the total mileages estimated for business, domestic and external use. Thus, at year 5, it is estimated that the total domestic vehicle mileage per year would be 2160 miles and the total business vehicle mileage would be 4244 miles per year. External annual vehicle mileage to the site (i.e. deliveries plus visitors) is estimated to be 5018 miles per year.

The Travel Plan element of this section of the Management Plan sets out in summary bullet point form the strategies proposed for maximizing use of non-car modes and minimizing overall transport impacts. Also, as mentioned earlier, the

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travel assessment table sets out, for each type of journey, brief comments on the strategy proposed to achieve these objectives.

Travel for food purchasing would be reduced by production of most food on-site and by favouring local shopping and bulk buying for the remainder of food needs. One vehicle will be retained but use is proposed to be minimized by dual purpose trips (domestic & business), car sharing and favouring cycling or walking for short journeys. Sales are proposed to be limited to the local area (within 20 miles) to minimize travel miles and delivery routes and delivery days will be optimized to generate fewer trips and travel miles. Visitors will be encouraged to arrive by public transport, bike or car sharing and information and incentives are proposed to be provided.

As updated it is considered that, overall, these proposals contribute to the reduction of transport impacts, and it can be accepted that the development should achieve a significant reduction in transport impacts compared with the norm and that the essential criteria can be considered to be met.

With respect to the contributory criteria, it is considered that the proposals of the Travel Plan include positive measures on each of the four criteria through proposals for use of low and zero carbon modes of transport wherever possible, to limit on site vehicle numbers, to use local suppliers wherever possible, to design the business elements to serve local customers and to introduce measures for the management of visitor travel.

Proposals are set out to record all trips to and from the site by purpose, distance, and mode of transport (including sharing) as required for the monitoring of the essential and contributory criteria and which satisfy the third essential criteria. The updated proposals now include collection of the data needed to inform the Ecological Footprint Analysis and Other Footprints as set out in Paras 3.135 and 3.136 of the OPD Guidance.

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

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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. This calculator uses data, predominantly expenditure but sometimes quantitative, representing total household domestic consumption of energy, materials, food and other services and consumables. Combined with other national data representing public services and capital investment categories, the EFA tool calculates an EF in gha per person. A separate Practice Guidance note has been issued by the Welsh Government on the use of the EF calculator.

The EF 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 must be on the site to make sure that the site is managed correctly.

In this case, the applicant used the Welsh Government's EFA calculator and 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 footprint on first habitation is calculated, in the updated EFA, as 1.90 gha and the Year 5 estimate is calculated to be 1.46 gha.

Two adjustments are needed to the figures. Firstly, a fault in the formula within the model which calculates the first habitation footprint cell on line 43 (plot size) needs to be corrected as this was subjected to an inflation adjustment factor in error. In this case, the correction adds 0.0041 to the EF.

Secondly, the Capital Investment and Services figures pre-loaded into the Toolkit (as they are based on Wales averages and are not influenceable by occupants – see p61 of TAN 6) are already per person figures and should not therefore be divided by the number of occupants. However, the model does divide these figures by the number of occupants for all columns, which is an error needing to be corrected in the Existing, First Occupation and Estimated Year 5 figures. The adjustments required, in the case of a household with 2 persons, are adding 0.46 to the Existing Ecological Footprint and 0.19 to all other Footprints.

As a result of the corrections, the Existing EF should be 4.32, the First Occupation EF should be 2.09 and the Estimated Year 5 EF should be 1.65. Both the adjusted

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First Occupation and Estimated 5 Year figures are below both the TAN 6 and OPD Guideline targets.

Other Environmental Footprints

OPD developments can affect the footprints of other people in positive and negative ways and is one of the critical elements in determination as set out in the Guidance. The Guidance mentions that potential positive impacts could include supply of low input foods to local communities and export of renewable energy to the grid while potential negative impacts could include those of on-site enterprises and visitors, e.g., travel impacts. These other footprints cannot be assessed in the same way as resident's domestic footprints but, as they can be significant, they need to be taken into account as a material consideration in the determination of planning applications.

In this case, the Parc Calch MP, in other sections, indicates the potential for positive impacts on other footprints, including maximizing use of renewable energy for operations on site and managing business and visitor travel and also now includes assessment of negative impacts on other footprints. Potential positive impacts include those arising from the supply of foods locally and encouragement of local food growing and wildlife friendly gardening, production of food with low-carbon farming techniques and demonstrating low-impact, low-carbon living through knowledge sharing and open days. Potential negative effects arise from traffic which will be minimized through the travel plan and transport strategy.

Phasing, monitoring and exit strategy

With respect to Phasing, the OPD Guidance states that an essential part of the MP is a programme that sets out the phasing of the identified proposals over the first five years of the site's development. In this case, the Parc Calch MP includes details of the phasing of site development work for each of the business, land management and infrastructure components over each of the 5 years of development as well as the work already carried out (shown as year 0).

The Guidance sets out the critical aspects that should be covered in the phasing programme, e.g. land management operations, the development programme for the proposed business operations and the infrastructure works, including the new access (year 1), the building of the proposed OPD dwelling (to commence in Year 2 and complete in year 3) and the ancillary buildings (Year 1). The programme indicates that all the development operations will be completed by Year 5. The Parc Calch MP includes a table indicating the years in which the essential criteria are expected to be met should planning permission be granted.

With respect to monitoring, the OPD Guidance states that an integral part of the MP will be a statement of monitoring and review and that the first MP should contain an undertaking that the requirements for monitoring (set out in paragraphs 5.3 and 5.4 of the OPD Guidance) will be produced and complied with. In addition, the Guidance sets out (in paras 5.7 and 5.8, including the table of targets and indicators) what the Annual Monitoring Report should contain. Paragraph 2.21 of the Guidance states

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that “If the Management Plan does not adequately address monitoring and control then it is deficient, and the requirements of One Planet Development are not met”.

The section on monitoring on page 73 of the Parc Calch MP commits to the submission of an annual monitoring report following the format within each section of the Management Plan, reporting on the criteria set out by the OPD Guidance. It also commits to the inclusion of a short commentary, as part of the annual monitoring report, on changes made since the previous year that are likely to increase or decrease the Ecological Footprint of the household and other footprints (equivalent to a short EFA progress report). Finally, it also commits, as part of the annual monitoring report, to the identification of any emerging problems and measures to remedy them and the provision of evidence that the residential use continues to be clearly linked to the management of the land.

The Parc Calch MP includes, at the end of each section dealing with the required elements, a table listing each essential and contributory criteria for that element, a summary of how each of the criteria are to be met and the indicator and monitoring to be carried out. The tables also include the data required for EFA and Other Footprint reporting.

Year 3 and Year 5 annual monitoring reports would also include an Ecological Footprint Assessment and in Year 5, and every 5 years thereafter, there would also be a revised and updated Management Plan as set out in the OPD Guidance.

In respect of responding to emerging problems the OPD Guidance (paras 5.9 and 5.10) sets out how problems identified in the monitoring process are to be categorized, distinguishing between critical and non-critical problems, and how quickly they need to be dealt with. Emerging problems and measures to remedy them should be identified in annual monitoring reports, as already mentioned the MP should identify what would be considered to be critical failures and how quickly they should be dealt with and this is included in the Parc Calch MP.

The OPD Guidance states that the MP will need to identify what would constitute a failure of the site as a whole and set out an exit strategy in this eventuality. The exit strategy should set out how the development and land use changes would be removed such that the site is restored to its previous use (or other agreed use) and the site is left in the same or better condition than before the development took place. The operations required should be capable of being done relatively quickly and without incurring significant expense (if not, then the implication is that the development is not OPD).

In this case, the Exit Strategy states that should the site fail to meet the requirements of the OPD policy and critical problems are not able to be addressed the exit strategy set out will be implemented.

The Parc MP includes proposals in respect of the removal of the cabin in the event that the Exit Strategy is triggered. These proposals are that the cabin would be dismantled and removed from the site. The wooden components would be dismantled and sold or recycled. The slates would be removed and sold, reducing the carbon footprint of other builds. The windows and doors would be removed and sold/recycled. The concrete pad footings and breezeblock piles would be removed

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from the ground and sold or donated to be reused elsewhere or recycled at MD Recycling in Ceredigion.

Secondly, the Exit Strategy proposes that the buildings associated with the market garden and nursery activities (packing shed/workshop, polytunnels, compost toilets) would be retained to allow the business activities to continue. Alternatively, they could be removed from the site if the use of the site were to change.

Finally, it is proposed that all planting and natural features (ponds, orchard, coppice, hedgerow) would remain and be allowed to continue to mature, increasing the ecological value of the site.

Following discussion and further qualification from the applicant it is considered that the phasing, monitoring and exit strategy proposals are now consistent with the OPD Guidance.

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 1 of LDP2 requires development to be compatible with the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park.

Policy 8 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 sits within two Landscape Character Areas as defined in the Landscape Character Supplementary Planning Guidance (SPG) LCA 26: Cwm Gwaun / Afon Nyfer (majority of the site) and LCA 27: Mynydd Preseli (southern part of site).

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The proposed development includes a new cabin dwelling, a new packing shed / workshop, three polytunnels and a track to access the holding.

The Parc Calch MP states that the buildings have been designed as functional spaces to work and live in and that care has been taken to minimise visual impact on the landscape. The application has been accompanied by a Visual Impact Assessment (VIA) which appraises the existing landscape context; existing features of the landscape and views as well as any potential impacts of the proposed development on the surrounding landscape and views. The VIA summarises the visual characteristics of the proposal as follows:

- Dwelling – fairly large, but low single-storey timber framed dwelling built on pillars towards the East end of the site. The structure is to be built in compliance with the Caravan Act which has resulted in a very long, low building form. The roof pitch is relatively shallow and will be finished with reclaimed slate. External walls are to be clad with larch. Whilst the house design is not traditional, the choice of materials will help bed it into the landscape and the siting in one of the lowest parts of the site will significantly reduce its visibility.
- Packing shed / workshop – smaller than the dwelling and is also timber-framed with ‘wriggly tin’ cladding (following pre-application advice) It is situated north-west of the house. Again, the design is fairly long and low.
- Polytunnels – same design and formed using curved galvanised steel ribs sheathed with a tough polythene film. These are set well back from the road on lower ground to the north of the site. A translucent film would be used throughout and will appear a soft, light grey colour.
- Track / yard – formed by removing the topsoil layer and replacing it with compacted local shale (sources from a nearby quarry). Visually the stone is dull, neutral grey in colour and it is common for plants to grow through areas of track that are not subject to vehicle pressure (e.g. middle of the track). The track is also at ground level, and generally below the level of the surrounding pasture vegetation.

The VIA acknowledges that the landscape within which the proposal sits is a beautiful and striking one with both natural and man-made features of significance.

The VIA summary concludes that the proposal consists of the insertion of a number of moderately large structures into a sensitive and highly valued landscape with large numbers of significant sites ranging from stone age burial chambers to relatively modern listed buildings. There are no long-distance views into or out of the site and the proposals are completely invisible from all major local landmarks. The largest impact will be when viewed from the A487 where the proposals could potentially impact (albeit briefly) on large numbers of people, both locals and tourists, using a major trunk road connecting key locations. However, given the siting of the proposed structures well away from the highway, the combination of existing and planned screening, the sympathetic choice of materials and the low building forms it is considered that the overall impact is relatively small, and the magnitude will reduce with time as the proposed screening is completed and matures.

The VIA predicts the following landscape and visual effects:

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- **From A487** – moderate to low landscape effects, moderate visual effects, and low sensitivity
- **From footpath** – moderate landscape effects, low visual effects, and low sensitivity
- **From neighbouring houses** – moderate landscape effects, low visual effects, and low/moderate sensitivity.

Many of the representations have raised concerns with regards to the proposed polytunnels. Three polytunnels are proposed and have been located together towards the northern boundary of the site. Views from the A487 will be screened by existing and proposed vegetation and the sites topography. The views from the public right of way to the north of the site is also screened by existing vegetation.

Further concerns have been raised with regards the impact of the development as a whole. The proposed buildings including dwelling and packing shed / workshop have been sited to minimise their visual impact, against the backdrop of the wooded areas to the north of the site. Whilst the new access will result in some loss of vegetation and offer glimpse views into the site and the proposed small parking area, additional planting and the orientation of the track mean that any views would be limited.

The objective for OPD is development that through its low impact either enhances or does not significantly diminish environmental quality. The proposals for buildings and land-based activities associated with Parc Calch OPD would inevitably change the character of the site. However, in landscape terms it is considered that the accompanying VIA has adequately assessed the proposals in context and the conclusions regarding impacts on all receptors, and the OPD would be compatible with the immediate landscape which is characterised by other similar agricultural practices and other scattered dwellings and agricultural buildings.

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 proposed location of the dwelling is relatively isolated, and it has been sited away from the western boundary which is where the nearest residential properties are found. 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

There are two existing access points from the A487, one to the eastern side of the site and one to the western side of the site. The eastern access has been improved by Welsh Government Highways (Trunk Road Agency) as part of a Deed of Grant signed by the previous owners. There is a tarmac entrance with drop curb onto the A487. The western access is overgrown and is not used. This access will be closed and replanted in mitigation for the proposed new access point. The eastern access

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will remain for access by Welsh Government Highways and was deemed not suitable for this development due to visibility splay requirements.

The proposed new access is located midway along the site's boundary with the A487 and has been developed in direct consultation with Welsh Government Highways (Trunk Road Agency) who during consideration of the application requested additional information and clarification. Based on the traffic flow data and in support of One Planet objectives, Welsh Government Highways accepted the general layout proposed, including a 5m wide x 8 m long access to a 15m x 15m turning area. Conditions and advisory notes have also been requested to be included.

Trees and Landscaping

There are no tree preservation orders on or immediately adjacent to the proposed development. The application has been supported by information in relation to tree removals, construction exclusion zones, the proposed new access and new hedge/hedge bank proposals, which are part of the overall management of the site, with additional planting to benefit biodiversity and increase screening.

The proposed access point is the only part of the development that will require removal of trees within or adjacent to the site, the dwelling, packing shed, polytunnels, tracks and ponds are all located away from existing trees. The submitted Tree Report and Tree Map indicates 15 trees located in proximity to the proposed access and are a constraint. The required removal of trees in this instance is accepted because of the need to ensure a safe access onto the A487 and because of the increased planting along the existing hedge and within the site.

The Authority's Tree and Landscape Officer has reviewed the submitted information and offers no objection to the application subject to a condition requiring submission of an Arboricultural Method Statement (AMS) including a detailed Tree Protection Plan (TPP) and a condition requiring details of soft landscaping.

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 applicants commissioned an interim ecology report following an initial site survey which highlighted all the key features within the survey area so that a layout could be designed to maximise the benefits to protected and priority species and to biodiversity generally. A set of recommendations was made, and all of these were incorporated into the Parc Calch MP.

The proposed new building and polytunnels are all within pasture field, which has been identified as holding low biodiversity, and that are no predicted negative impacts on any protected species due to the construction process.

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The submitted ecological assessment has been reviewed along with the Parc Calch MP by PCNPA Planning Ecologist. Several recommendations for management of existing and new habitats as well as recommendations for the removal of Invasive Non-Native Species (INNS) are included. The Parc Calch MP also outlines how the site will be managed to the betterment of biodiversity with habitat enhancements for hazel dormouse and pollinators. Provided that the proposal is undertaken in accordance with the Parc Calch MP, which includes all the recommendations and enhancements from the Preliminary Ecological Appraisal (PEA) then the PCNPA Ecologist has no adverse comments. The proposed monitoring surveys are also welcomed, and this ongoing data collection will prove useful to inform future management of the site.

There is an existing barn on site (to be retained) which is used by barn owls. There have been some concerns raised by objectors with regards the potential impact on barn owls. The PCNPA Ecologist acknowledged that there is conflicting evidence of how barn owls cope with disturbance. To mitigate the potential for this, the applicants have updated their site plan to include two alternative additional nesting sites in mature trees (trees that they know the barn owls regularly use when leaving the barn) as well as provision within the barn.

Drainage

Policy 32 requires development to incorporate sustainable drainage systems for the disposal of surface water on site.

The application indicates that surface water will be disposed of by sustainable drainage systems. The PCC Flooding and Land Drainage Officer has confirmed that all new developments of more than 1 property requires sustainable drainage systems (SuDS) for surface water. PCC as SuDs approval Body (SAB) considers that the proposed works will require SAB approval.

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 tie the dwelling and the management plan to the land, that the dwelling will be the sole residence, that the OPD will be subject to ongoing monitoring and that in the event of failure the exit strategy will be implemented.

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.

Conclusion

The proposed development, on balance, complies with the requirements of Technical Advice Note 6: Planning for Rural Communities (2010) and the

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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 plant new hedgebanks. 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, the general policies of Future Wales and can be supported.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Recommendation

Delegate powers to the Director of Planning, Decarbonisation and Engagement to APPROVE the application subject to a section 106 agreement which: tie the dwelling and the management plan to the land, ensure that the dwelling will be the sole residence, that the OPD will be subject to ongoing monitoring and that in the event of failure the exit strategy will be implemented. Where, an agreement is not provided within three months of the resolution of Committee also delegate powers to REFUSE the application

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:
 - Parc Calch Management Plan March 2022 (updated November 2022)
 - Preliminary Ecological Appraisal (May 2020)
 - Site Location Plan (02.03.22)
 - Site Plan (10.11.22)
 - Cabin – Elevations East and West (02.11.22)
 - Cabin – Elevations North and South (02.11.22)
 - Cabin – Floor Plan (02.11.22)
 - Solar Array Elevations (22.09.22)

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- Compost Bays – Elevations (03.09.22)
- Compost Toilet – Elevations (02.03.22)
- Packing Shed/Workshop – Elevations (02.03.22)
- Packing Shed/Workshop – Floor Plan (02.03.22)
- Polytunnels – Elevations (03.09.22)
- Proposed Parking and Access Area – PL06 (25.05.22)
- Vehicle Swept Path – AP502 (04.04.22)
- Caravan section details and additional construction details received from the applicant via email 2 November 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 occupation of the dwelling hereby approved in connection with the One Planet Development shall be limited to resident(s) as specified in the Management Plan and any resident dependents. The dwelling shall be occupied as the sole residence of the resident(s).

Reason: To ensure that the occupation of the dwelling conforms to the principle of One Planet Development and the agreed Management Plan and to comply with PPW and TAN6.

4. The dwelling, buildings and land comprising the application site shall be retained in use and occupation as a single site and no part shall be sold or leased separately.

Reason: To ensure that the development conforms to the principle of One Planet Development and the agreed Management Plan and to comply with PPW and TAN6

5. The use of the site shall be carried out in accordance with the Parc Calch One Planet Development Management Plan dated November 2022, and any successor Management Plan as may be agreed in writing by the Local Planning Authority

Reason: To ensure that the development conforms to the principle of One Planet Development and the agreed Management Plan and to comply with PPW and TAN6.

6. 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 essential criteria included within the Management Plan as required by the Welsh Government Practice Guidance One Planet Development (October 2012).

Reason: To ensure that the development conforms to the principle of One Planet Development and the agreed Management Plan and to comply with PPW and TAN6.

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7. In the event that the annual report identifies that any of the essential criteria 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 twelve months of the date of the annual report subject to condition 6 above. Those measures shall be implemented in accordance with the supplementary report.

Reason: To ensure that the development conforms to the principle of One Planet Development and the agreed Management Plan and to comply with PPW and TAN6.
8. In the event that any revised objectives or targets are not achieved within the agreed timeframe within the supplementary report, or if the 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, within 6 months the residential use of the land shall cease and the dwellinghouse and other domestic structures removed from the land.

Reason: To ensure that the development conforms to the principle of One Planet Development and the agreed Management Plan and to comply with PPW and TAN6.
9. Details of the design and location of any temporary accommodation associated with the construction of the dwelling shall be submitted to and approved by the local planning authority before being brought onto the site. Any temporary accommodation so approved shall be removed from the site no later than the end of year 3 (which is when the Parc Calch Management Plan states that the cabin will be completed).

Reason: To ensure that the development confirms to the principle of One Planet Development and the agreed Management Plan and to comply with PPW, TAN 6 and to preserve the character of the area in line with Local Development Plan - Policy 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
10. 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 animals 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 in line with Local Development Plan Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 9 (Light Pollution), 11 (Nationally Protected Sites and Species), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) and 30 (Amenity).
11. 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 cabin and to development or the

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siting of a caravan within the curtilage of the cabin), no development of Parts 1, 2, 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 in line with Local Development Plan - Policy 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

12. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a detailed Arboricultural Method Statement (AMS) including a detailed Tree Protection Plan (TPP).

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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).

13. Prior to the commencement of any works associated with the development (including site vegetation clearance, excavation, access by heavy machinery or storage of materials on site), a comprehensive scheme for the soft and hard landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall take full account of the natural trees and shrub species on the site and in the area in general together with the existing hedgebanks. The scheme shall include measures for the protection of trees, and details of: areas of hard landscaping; planting / landscaping proposals (including proposed hedges and hedgebanks); Schedules of plants (trees and hedges); Plant species; Plant supply sizes; Proposed numbers of each proposed species; Hedge planting density and method (e.g. double staggered); Cross-section for all proposed hedgebanks and bunds/swales; Implementation programme / timescale / phasing of planting and Management plan and replacement of failures details. The Scheme shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In order to protect the special qualities of the landscape of the National Park and in accordance with Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 15 (Conservation of the Pembrokeshire Coast National Park), and 30 (Amenity).

14. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the residential cabin; and any trees or plants which, within a period of five years from the completion of the development, fail, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

Item 5 - Report on Planning Applications

Reason: In order to protect the special qualities of the landscape of the National Park and in accordance with Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 15 (Conservation of the Pembrokeshire Coast National Park), and 30 (Amenity).

15. The new access and visibility requirements shall be substantially complete and available for use to the written satisfaction of the local planning authority prior to commencement of any other works on site. Access and visibility requirement shall be fully complete to the written satisfaction of the local planning authority prior to the development being first brought into use.

Reason: In the interests of highway safety and in accordance with the provisions of Local Development Plan Policy 60 (Impacts of Traffic).

16. Provision shall be made within the curtilage of the site for the parking of all vehicles (including construction) together with a vehicular turning area. This parking and turning area shall be maintained free from obstruction at all times such that all vehicles serving the site may park within the site and both enter and leave in a forward gear.

Reason: In the interests of highway safety and in accordance with the provisions of Local Development Plan Policy 60 (Impacts of Traffic).

17. No drainage from the development site shall be connected or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.

Reason: In the interests of highway safety and in accordance with the provisions of Local Development Plan Policy 32 (Surface Water Drainage)

Informatives

Any works undertaken within or forming part of the highway shall meet the requirement Section 184 of the Highways Act 1980, and shall only be commenced with the specific agreement of the Welsh Government. The Section 184 agreement is managed by our Trunk Road Agents on our behalf, for South Wales please apply to the South Wales Trunk Road Agent (SWTRA).

The applicant shall commission and pay for a Safety Audit of the scheme, (Stages 1-4) in accordance with the Design Manual for Roads and Bridges GG 119. The applicant shall agree the required measures with the Welsh Government before works commence on site and will be responsible for meeting all costs associated with these works.

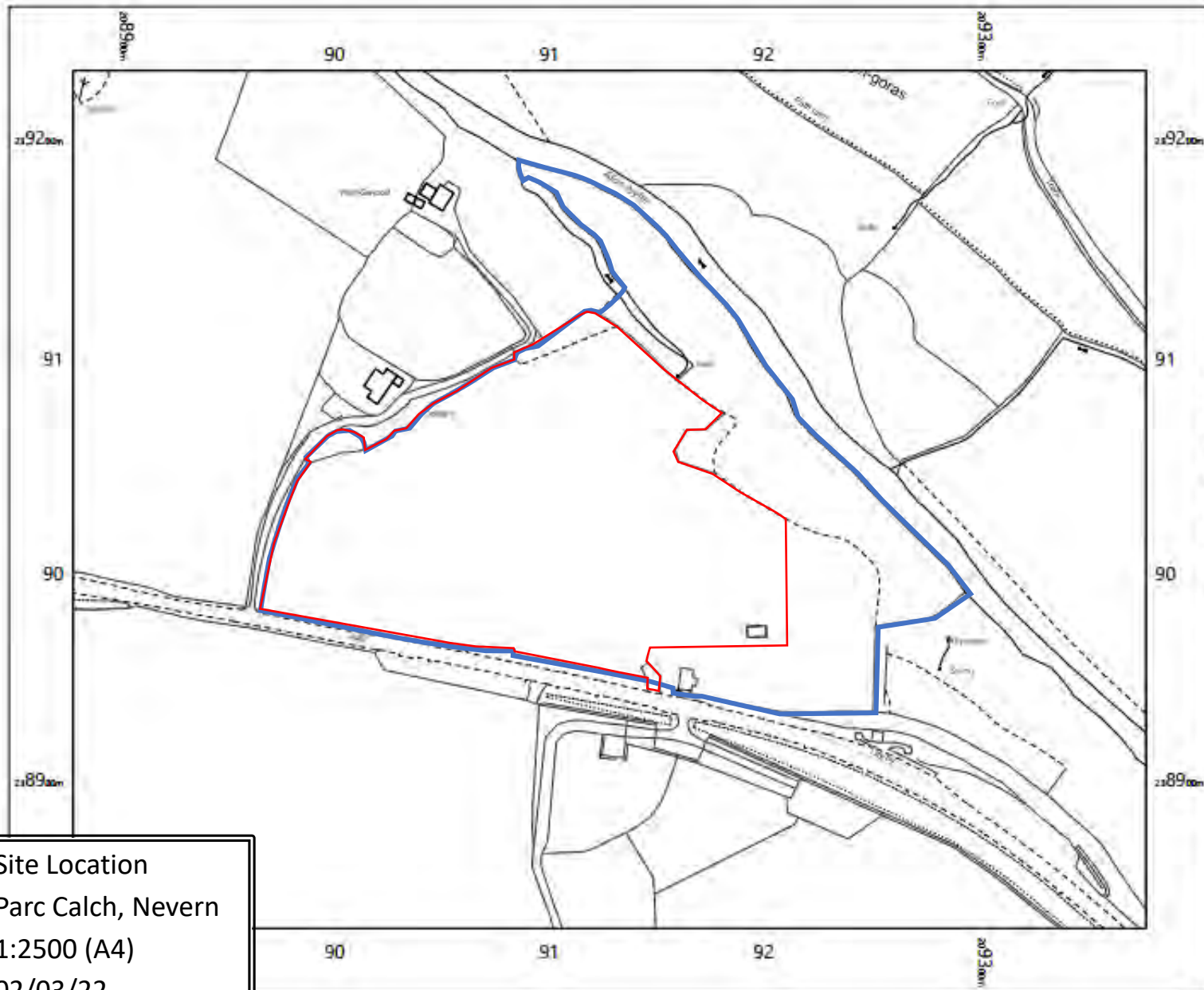
The access shall be constructed to appropriate standards with either concrete or bituminous surfacing for at least the first 5m. Full pavement construction details shall be submitted to and approved as part of the Section 184 approvals.

Item 5 - Report on Planning Applications

From 7th January 2019, all new developments of more than 1 property or where the construction area that has drainage implications is 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres the proposed works will require SAB approval prior to the commencement of any works on site relating to this application.

The applicant should be made aware that the granting of planning consent for this application does not remove the requirement to gain SAB approval.



Title: Site Location
 Site: Parc Calch, Nevern
 Scale: 1:2500 (A4)
 Date: 02/03/22

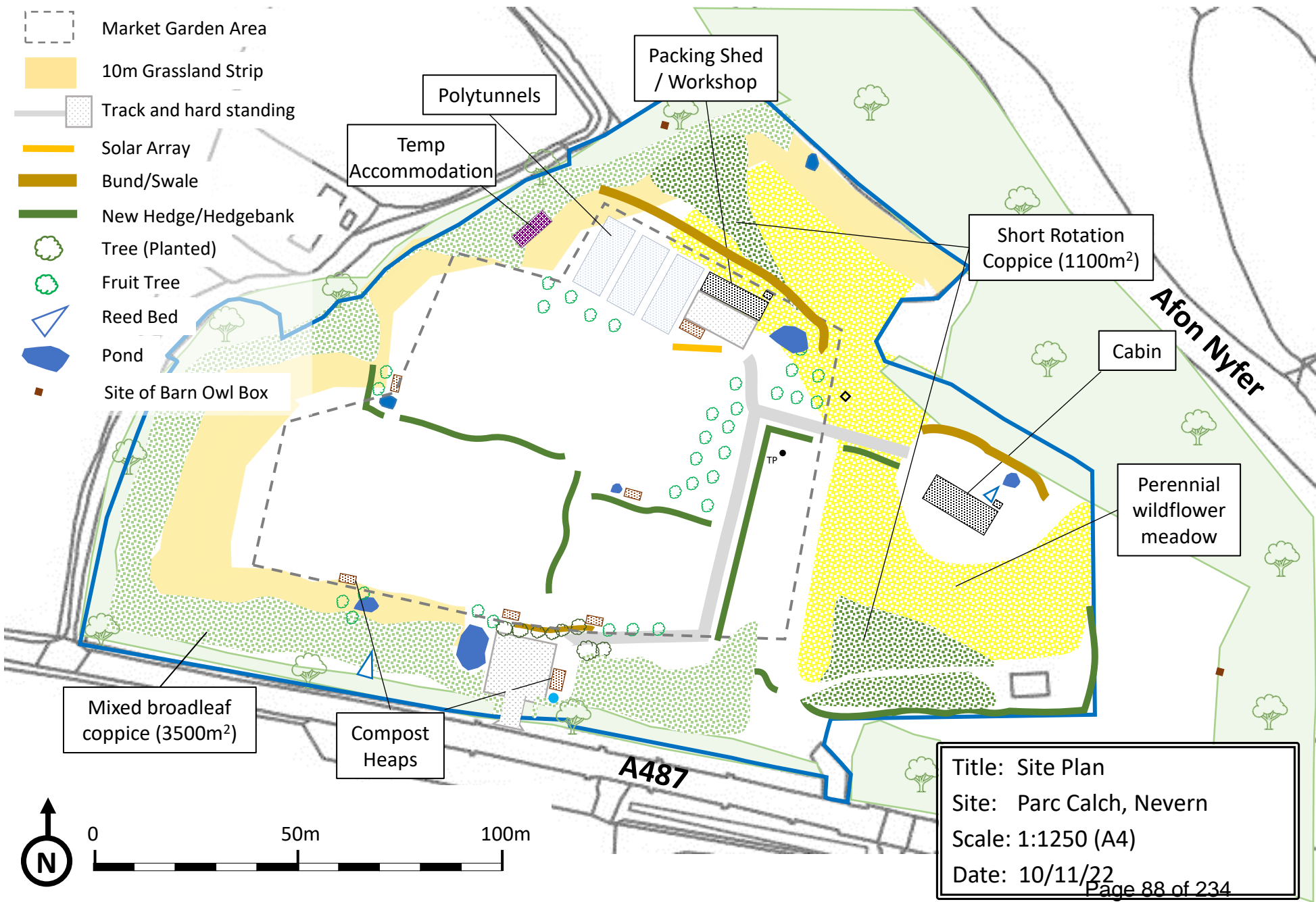
OS MasterMap 1:2500/10000 scale
 + OS Terrain 5m DTM
 Friday, December 4, 2020, 10:00
 BW1-00922872
 www.blackwellmapping.co.uk

1:2500 scale print at A4, Centre:
 209128 E, 239034 N

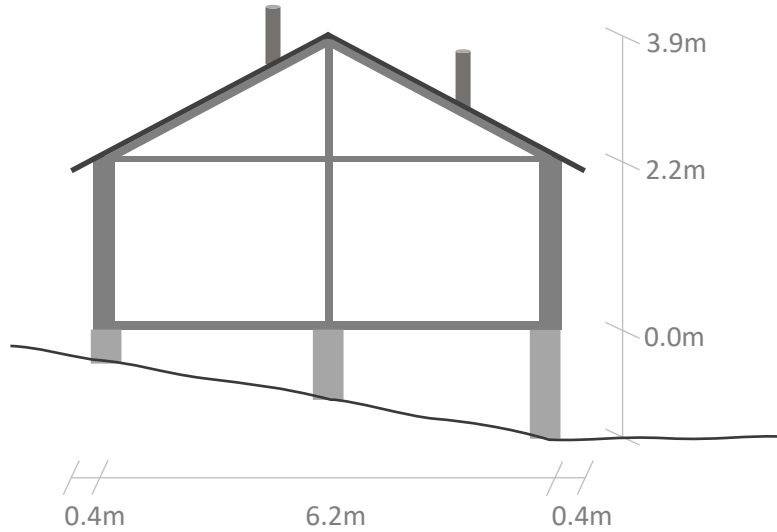
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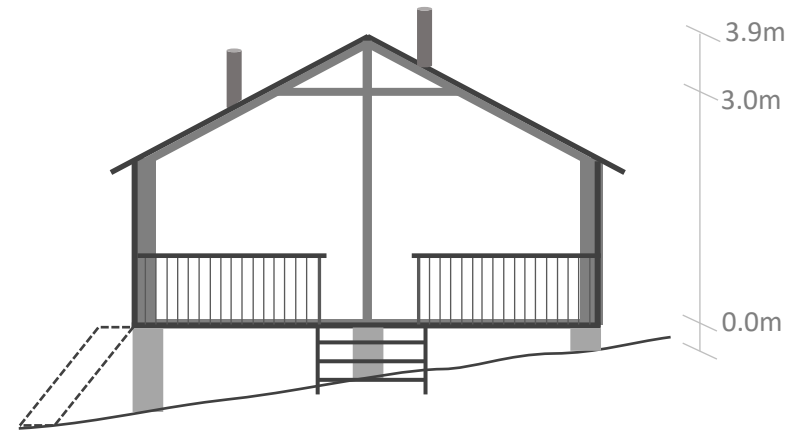
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 131 - 1714 2887700
 info@blackwellmapping.co.uk



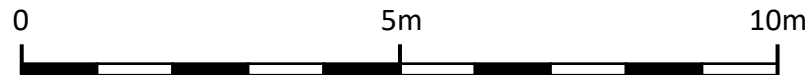
East Elevation



West Elevation



- Walls: Larch cladding.
- Roof: Reclaimed slate
- Doors and shutters: Wood, wood-framed.
- Windows/Sills: Double glazed, wood-framed, painted.
- Deck: Larch, unpainted.
- Foundations: Concrete pad footings with breezeblock piles

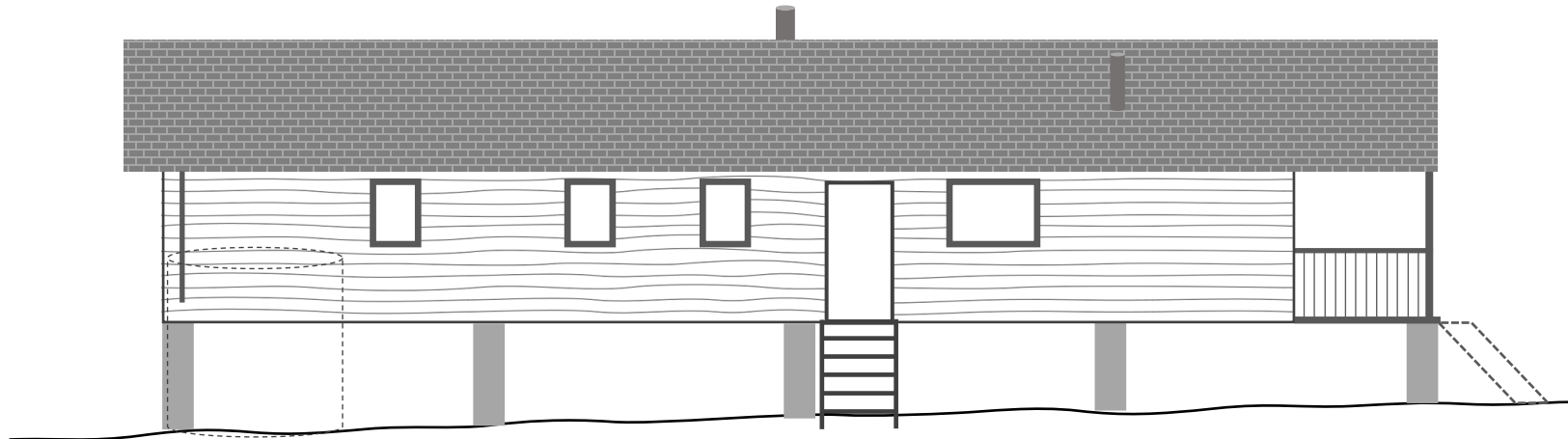


Title: Cabin – Elevations
Site: Parc Calch, Nevern
Scale: 1:100 (A4)
Date: 02/11/22

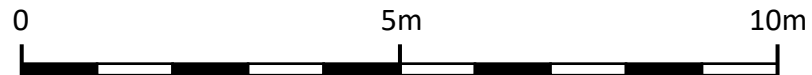
South Elevation



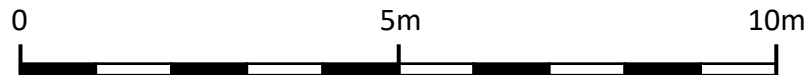
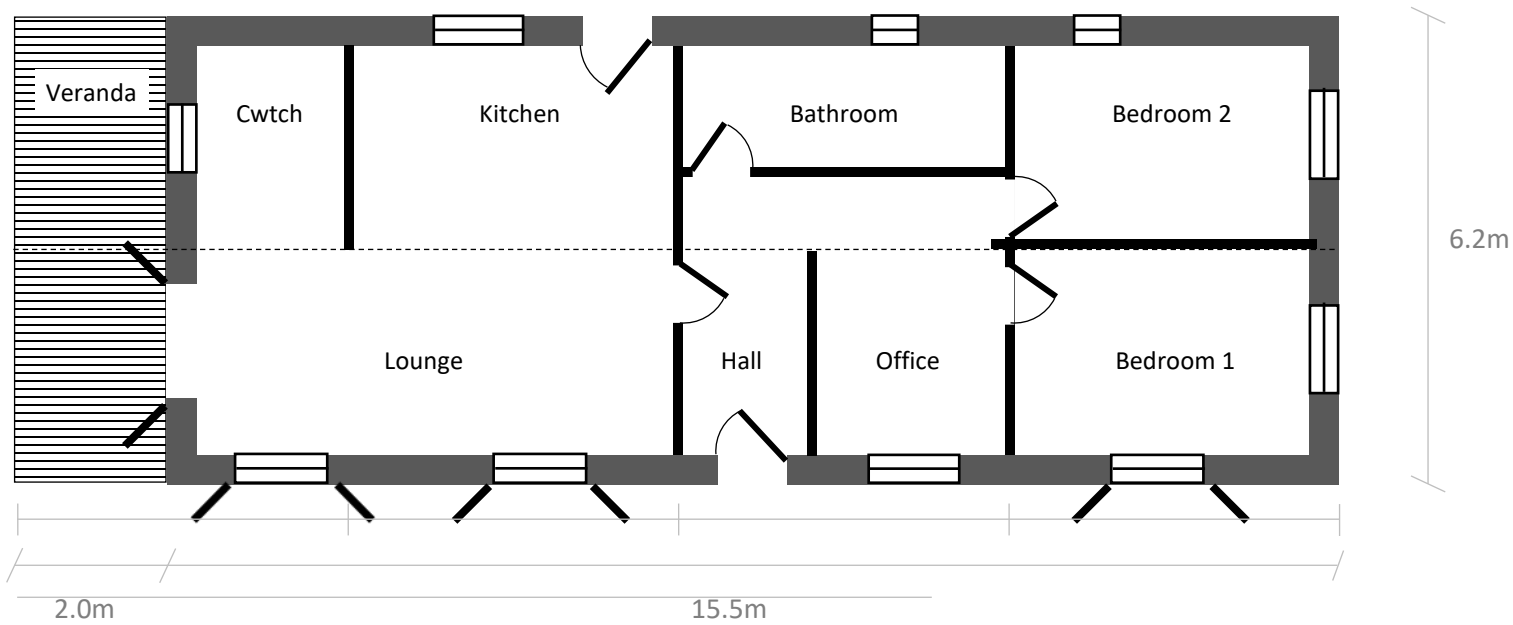
North Elevation



Walls: Larch cladding.
Roof: Reclaimed Slate
Doors and shutters: Wood, wood-framed.
Windows/Sills: Double glazed, wood-framed, painted.
Deck: Larch, unpainted.
Foundations: Concrete pad footings with breezeblock piles



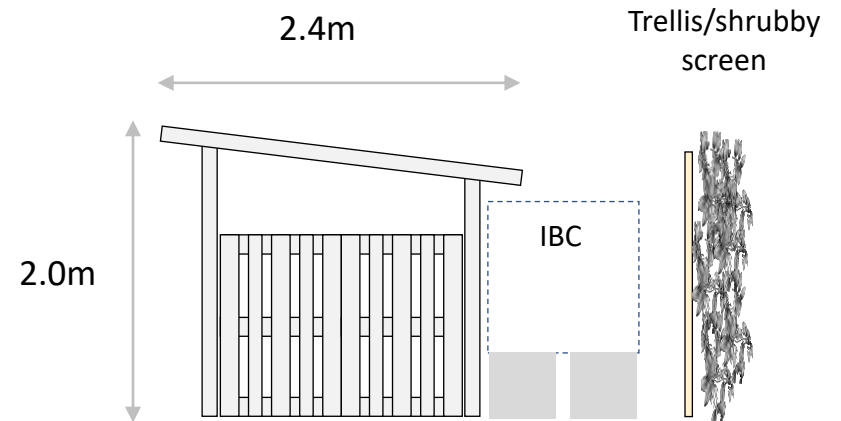
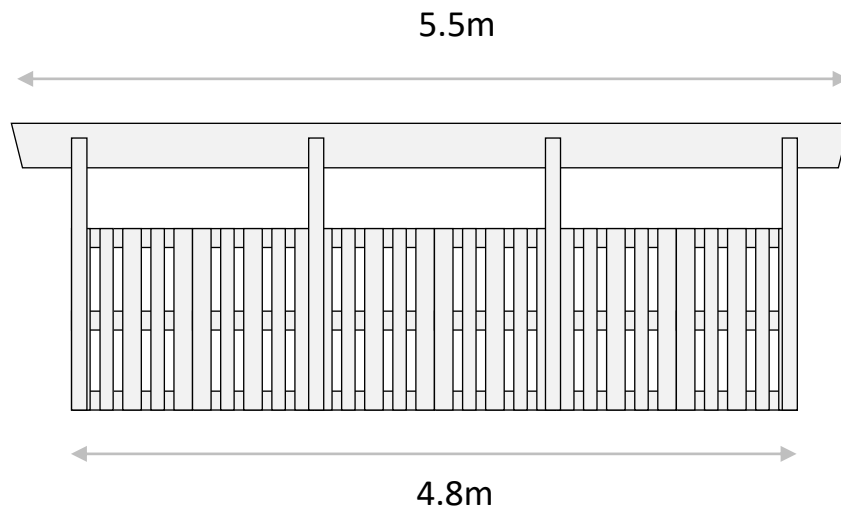
Title:	Cabin – Elevations
Site:	Parc Calch, Nevern
Scale:	1:100 (A4)
Date:	02/11/22



Title:	Cabin – Floor Plan
Site:	Parc Calch, Nevern
Scale:	1:100 (A4)
Date:	02/03/22

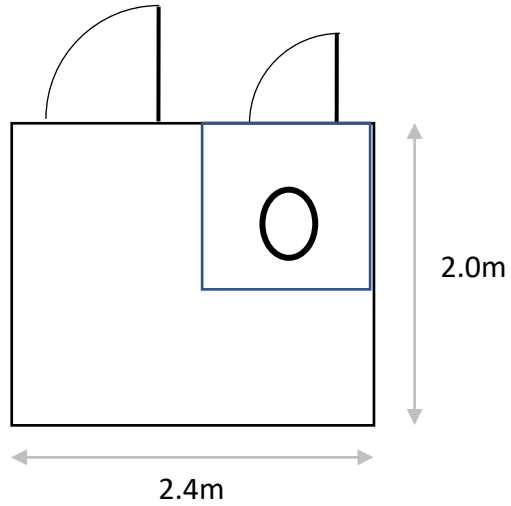
The compost heaps are of the same design:

- Wooden sides and ends, fully enclosed
- Corrugated plastic roof with gutter and IBC to collect rainwater
- Wooden trellis with shrub screen used where screening is required

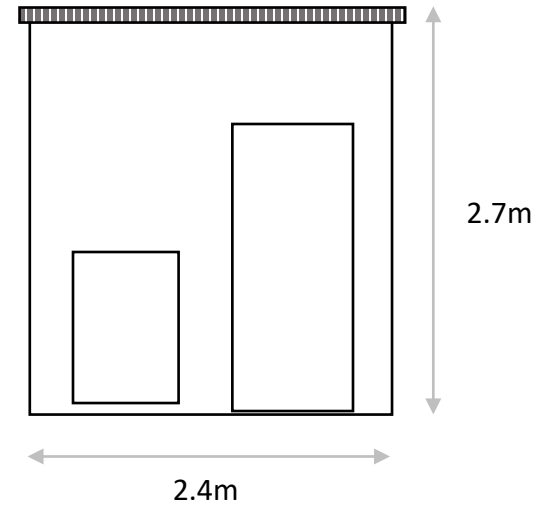


Title: Compost Bays – Elevations
Site: Parc Calch, Nevern
Scale: 1:100 (A4)
Date: 03/09/22

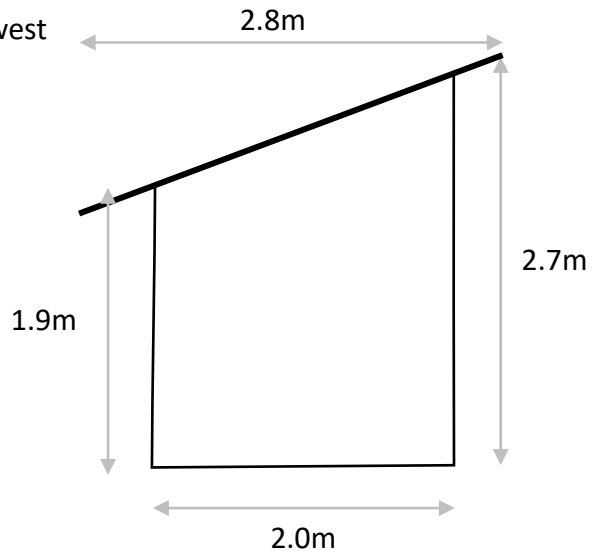
Plan



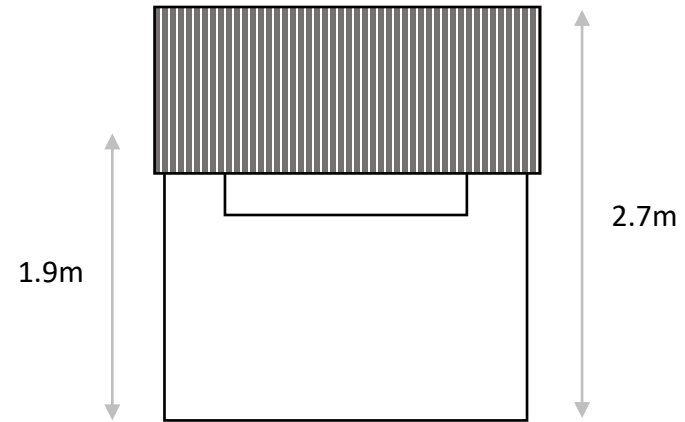
From north



From east/west

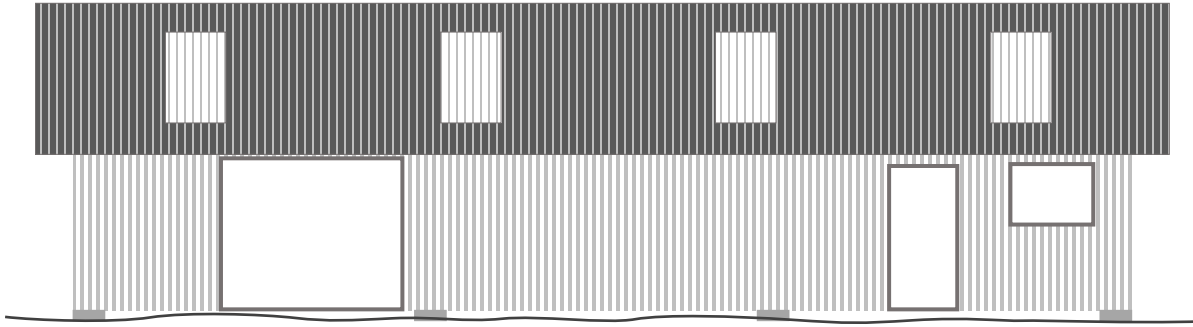


From south

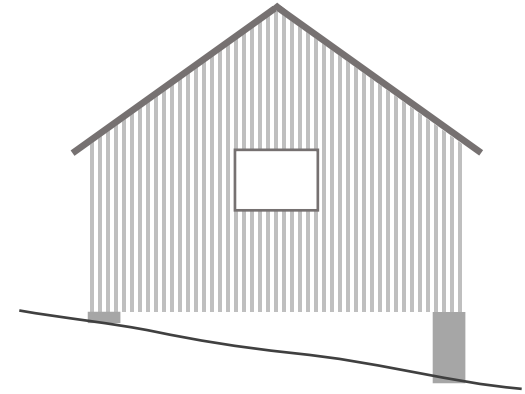


Title: Compost Toilet – Elevations
Site: Parc Calch, Nevern
Scale: 1:50 (A4)
Date: 02/03/22

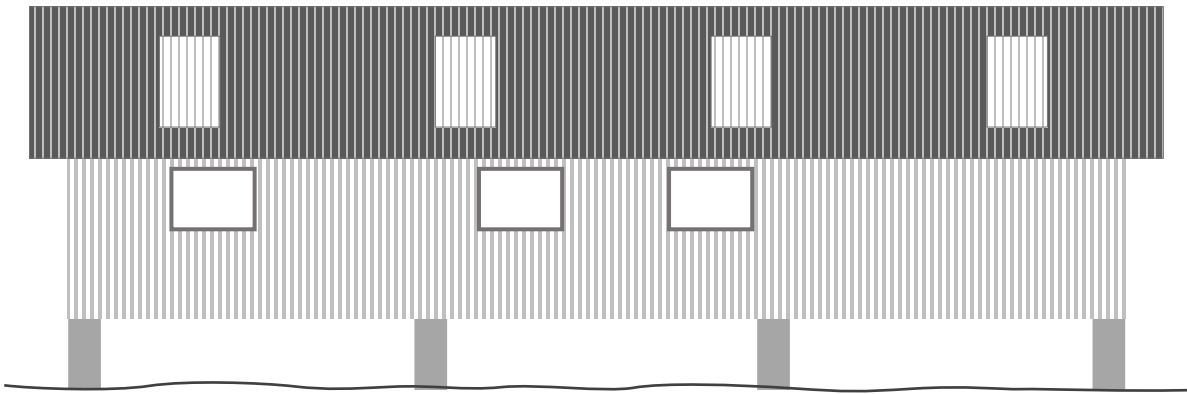
South Elevation



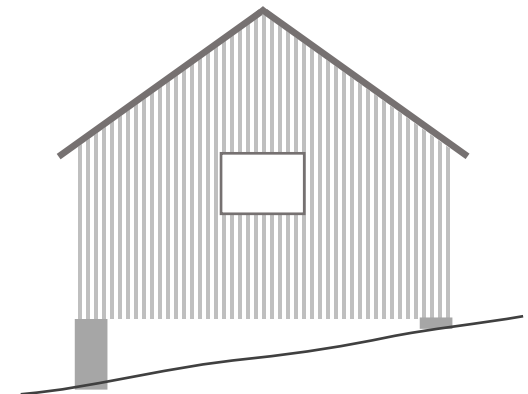
East Elevation



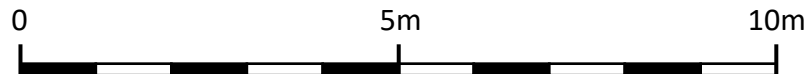
North Elevation



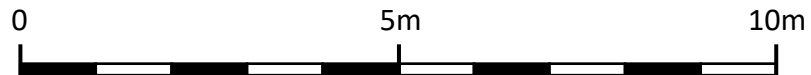
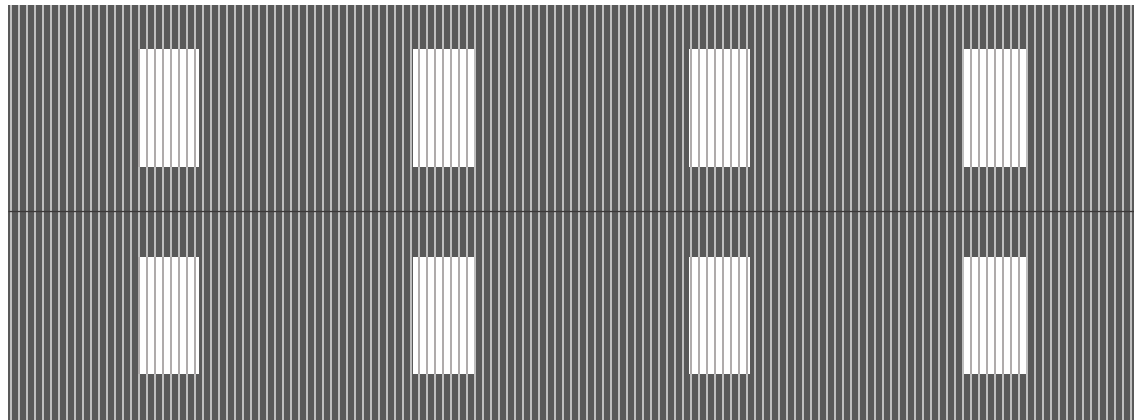
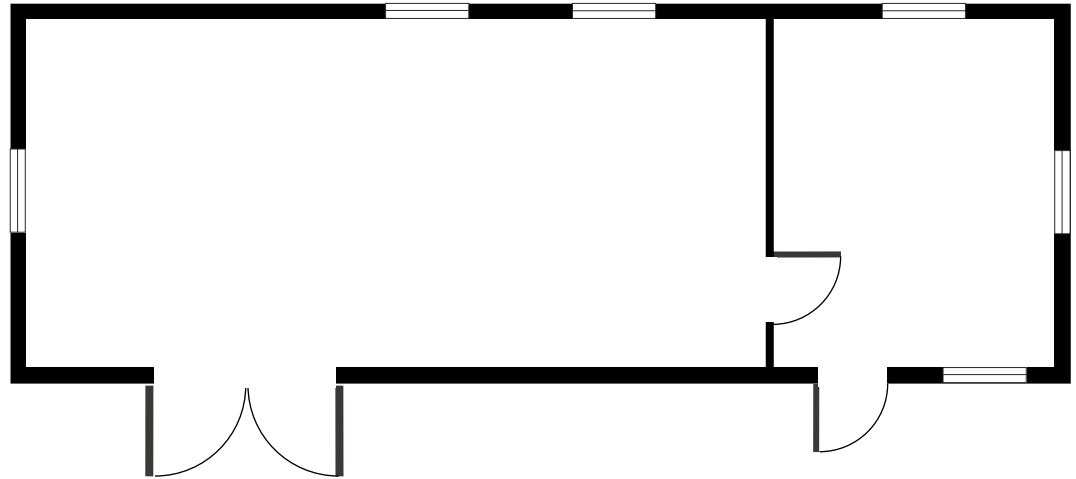
West Elevation



- Walls: Corrugated tin
- Roof: Corrugated tin with clear corrugated plastic rooflights
- Doors: Wood, wood-framed, painted
- Windows/Sills: Double glazed, wood-framed, painted.
- Foundations: Concrete pad footings with breezeblock piles



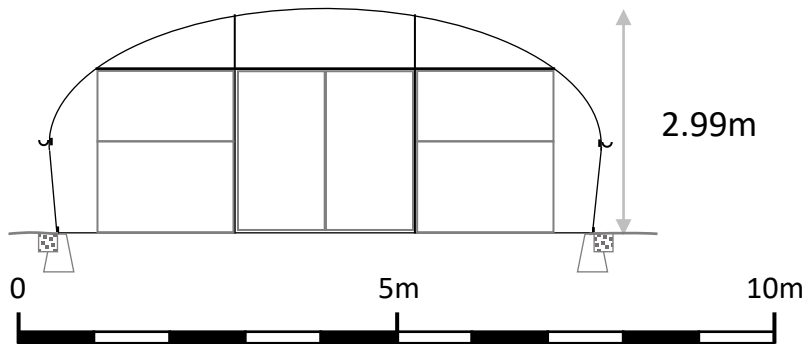
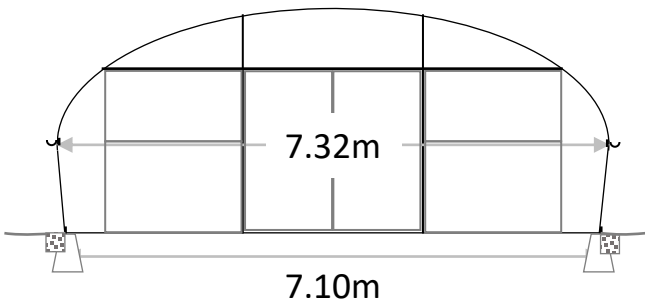
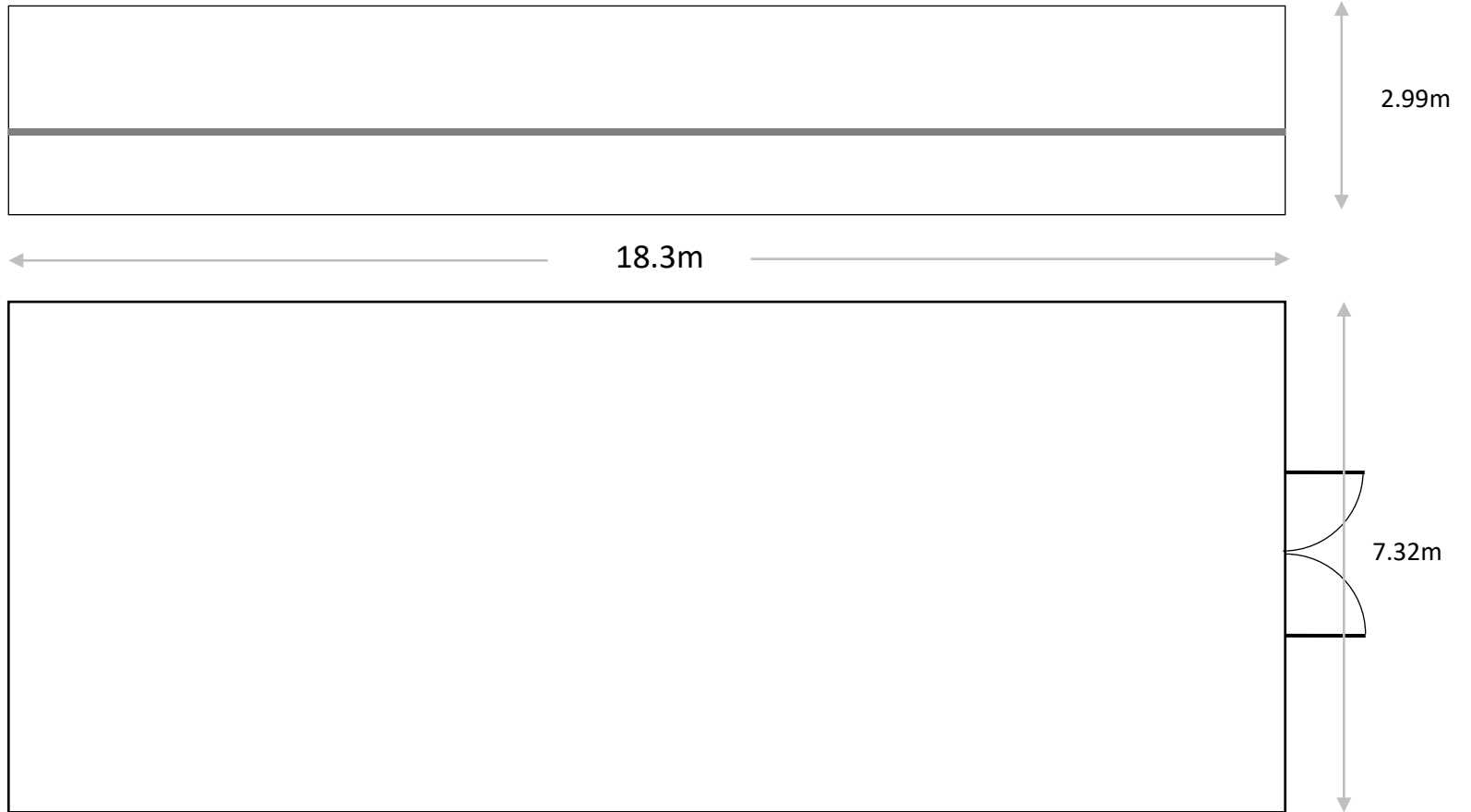
Title: Packing Shed/Workshop – Elevations
Site: Parc Calch, Nevern
Scale: 1:100 (A4)
Date: 02/03/22



Title: Packing Shed/Workshop – Floor Plan
Site: Parc Calch, Nevern
Scale: 1:100 (A4)
Date: 02/03/22

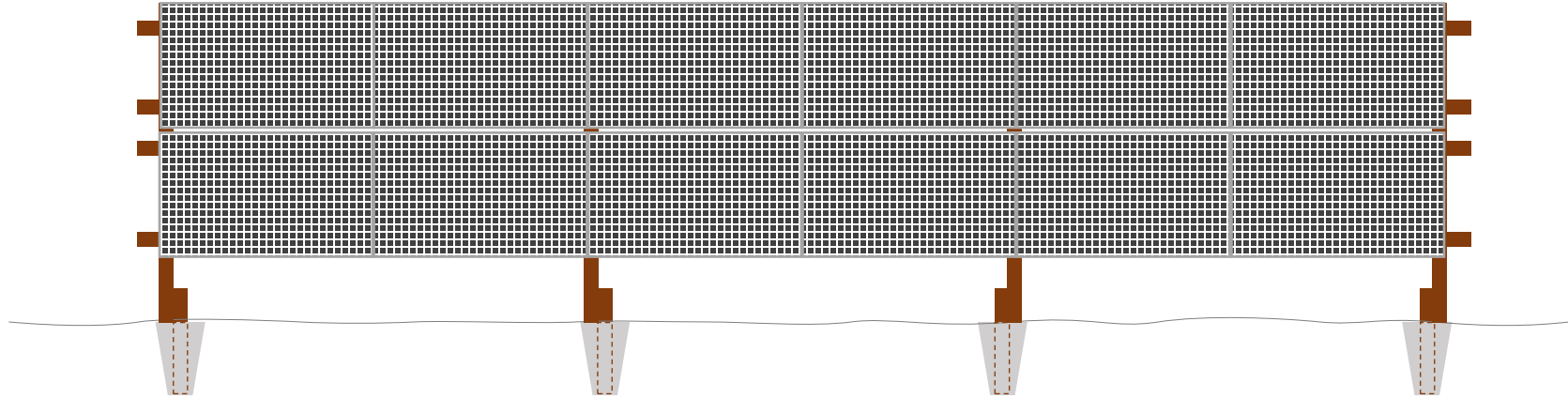
The 3 polytunnels are of the same design:

- Frame: Hollow steel tubes secured with sunken 'Postcrete' pads
- Translucent polythene 'skin'
- Ends: Wooden frames with doors and hinged panels
- Side batons with gutters
- Drainage trenches with drainage pipe and 40mm drainage stone

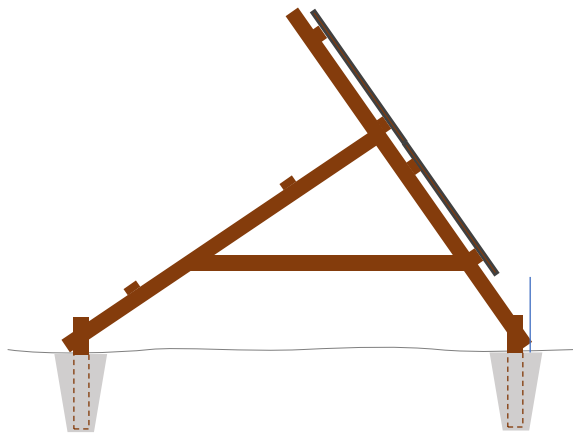


Title:	Polytunnels – Elevations
Site:	Parc Calch, Nevern
Scale:	1:100 (A4)
Date:	03/09/22

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Wooden frame constructed from treated 4in x 4in timbers and 2 x 4 cross pieces - **secured with sunken 'Postcrete' pads**
12 x 385W solar panels secured to timber cross pieces



Title: Solar Array - Elevations
Site: Parc Calch, Nevern
Scale: 1:100 (A4)
Date: 22/09/22