

Item 5 - Report on Planning Applications

Application Ref: NP/15/0310/FUL

Case Officer	Caroline Bowen		
Applicant Agent	Ms S Gillooley		
Proposal	Eco-smallholding, including one dwelling - One Planet Development		
Site Location	Land Adjacent to Castle Hill, Newport, Pembrokeshire, SA420QE		
Grid Ref	SN05893830		
Date Valid	15-Jun-2015	Target Date	09-Aug-2015

Summary

Planning permission is sought for an eco-smallholding, submitted under the 'One Planet Development' (OPD) policy. The application site comprises 2.6 hectares of land located on the south eastern outskirts of Newport, and just below Carningli Mountain. The eco-smallholding will comprise a new dwelling, greenhouse, barn and associated trackways and parking

Dyfed Archaeological Trust raised concerns, recommending that a historic environment appraisal be carried out prior to making a decision. Officers have considered this response, but consider that as the 'built' element of the scheme is confined to a small section of the site, and the Management Plan has identified the site characteristics in its' Baseline assessment, it would be acceptable to address this matter by condition.

Newport Town Council objects on the grounds that there had been no community consultation, that traffic issues could occur if visitor numbers/helpers were significant and concerns in respect of the exit strategy and demise/incapacity of an applicant. Letters of objection have been received to the proposal, which (in summary) object on issues of impact on the landscape, the unsuitability of the land for such a proposal and that the management plan is not robust.

Officers can support the proposed One Planet Development and the recommendation is, therefore, one of approval subject to conditions.

Consultee Response

Newport Town Council: Objecting - The Council were unable to support the above proposal.

With respect to One Planet legislation it was felt that 4.21 Community Impact Assessment had not been fully complied with in that there had been no community consultation. 4.22 Traffic issues could possibly occur if visitor numbers/tours/helper were significant.

...there appeared to be much scepticism with the "watertightness" of the One Planet regulations especially the exit strategy and the ultimate demise/incapacity of an applicant.

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Dyfed Archaeological Trust: The application site lies within the Registered Historic Landscape of Newport and Carningli, as contained within the Register of Landscapes of Special Historic Interest in Wales, and within a short distance of several sites of historic and archaeological significance... In terms of this development, we cannot guarantee that buried archaeology does not extend into the development area and will therefore be damaged or destroyed. Consequently, in order to provide further information on the archaeological potential and the impact of the proposed development on that resource, we recommend, in the first instance, that an historic environment appraisal is commissioned by the applicant and its information provided to your Authority before the determination of this application... Without this further information, your Authority will need to consider refusing permission for proposals which are inadequately documented.

PCC - Transportation & Environment: No objection

PCC - Common Land Officer: No objection

Natural Resources Wales: No objection

Carmarthenshire County Council: No objection

CADW - Protection & Policy: No objection - The application site is located on the northern side of Carningli Common, the land is already enclosed and the majority is in agricultural use. The remains of a building exist in the southwestern part of the area.

The proposed development will not have a direct impact on any designated monuments and whilst fourteen designated monuments have been identified inside 2km of the application area, the topography of the area, existing buildings and vegetation block views to the application area [to twelve of the designated monuments]. Thus the proposed development has the potential to impact on the setting of only two designated monuments, PE011 Carn Ingli Camp and PE544 Carn Briw Round Cairn.

When originally constructed the area around the monuments was probably open, but it is likely there were more trees in the landscape. Evidence for the remains of fields are clearly visible on the common between the monuments and the application site, and these are thought to be mainly prehistoric in date, although some may be post-medieval. The area was probably open moorland common during the medieval period, but in the post-medieval period the northern part of the common was enclosed and some attempts were made to enclose further areas of the common but these areas were later abandoned.

Currently both designated monuments are surrounded by open moorland. The stone walls of the post-medieval enclosures are visible to the north and the application area is contained in these enclosures. A number of isolated buildings are visible in these enclosures and in longer views the town of Newport is clearly visible.

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The proposed development will see the land used as a smallholding; whilst this represents a change in agricultural practice from just a pastoral regime, this will not alter the existing setting of the monuments. The construction of the three buildings proposed in the application will add new structures into the northern views from the designated monuments. The size of the barn and greenhouse along with the screening effect of the existing vegetation is likely to screen views to these buildings from the designated monuments, but the proposed dwelling is likely to be more visible. There are a number of existing houses in the post-medieval enclosures on the north side of Carningli Common but these are of traditional design. However the proposed dwelling is of unconventional design and is two storey with large windows on its southern elevation along with solar panels. This is more likely to make it much more visible in views from the designated monuments; however, the topography to the north and the existing vegetation will partly screen the proposed building, and the addition of a new bank to the east will assist in reducing its visibility. It is therefore Cadw's opinion that the proposed dwelling will not have a significant impact of the setting of the two designated monuments.

The application site is located inside the Registered Newport and Carningli Landscape of Special Historic Interest, and more specifically, in the Y Carn-Parke landscape character area. The historic landscape character area comprises a narrow strip of enclosed land and 'cottages' lying between Mynydd Carningli and Newport town. The land was enclosed in the post-medieval period probably initially by squatters encroaching land from the common and establishing isolated houses in the enclosures. As such, the use of the application area as a small-holding with a dwelling is compatible with the historic landscape.

Having carefully considered the information provided with the planning application, Cadw considers that the proposed development will have only a limited impact on the aforementioned designated historic assets.

PCNPA - Tree and Landscape Officer: Conditional Consent

PCC - Ecologist: Conditional Consent

Dwr Cymru Welsh Water: No adverse comments

Public Response

The application was advertised in accordance with statutory requirements, and the nearest neighbours notified by letter. Thirteen letters of objection were received, which raised – in summary- the following issues;

- Preservation of the Pembrokeshire National Park has been its success. Change on the landscape irrevocably obliterates our heritage.

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- That the proposed development would require more water than can be naturally sourced.
- That the new track would exacerbate surface water in wet weather.
- The land is of poor quality with very little top soil, and could not sustain the plans as laid out.
- That having chickens, greenhouses, woodland up that level on the mountain goes against all aspect of the living and the respect for the land.
- The site is totally unsuitable in terms of siting, access for the public and educational visits and soil quality.
- That the location should be secured as a place of permanent grazing in a tranquil setting.
- That the amount of land will not sustain the enterprise as proposed.
- That the applicant's predictions of self-sufficiency are misguided and totally unrealistic; and that the Management Plan is flawed.
- That the solar panels for the dwelling will be shaded by the trees in the location chosen, and, if the trees are removed, the dwelling would become highly visible in the landscape.
- That the land is very wet in winter, and that the chosen plants would not thrive in this setting.
- That the figures given for the value of Balwen sheep are inaccurate.
- That the applicant would not be able to carry out all the activities by herself.
- The site would result in a significant increase in vehicular traffic, due to the steepness of the site and lack of public transport in the vicinity.
- That there would be no community or public benefit from the proposal.
- That the proposal is about building a house in a location where it would normally not be allowed.
- That the site is undeveloped land which should be kept in its current state.

Policies considered

Please note that these policies can be viewed on the Policies page
 Pembrokeshire Coast National Park website -
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

- LDP Policy 01 - National Park Purposes and Duty
- LDP Policy 07 - Countryside
- LDP Policy 08 - Special Qualities
- LDP Policy 11 - Protection of Biodiversity
- LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
- LDP Policy 21 - Minerals Safeguarding
- LDP Policy 29 - Sustainable Design
- LDP Policy 30 - Amenity
- LDP Policy 32 - Surface Water Drainage
- LDP Policy 33 - Renewable Energy

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LDP Policy 47 - Low Impact Development
LDP Policy 53 - Impacts on traffic
PPW7 Chapter 02 - Development Plans
PPW7 Chapter 03 - Making and Enforcing Planning Decisions
PPW7 Chapter 04 - Planning for Sustainability
PPW7 Chapter 09 - Housing
SPG02 - Low Impact Development making a positive contribution
SPG06 - Landscape
SPG14 - Renewable Energy plus Addendum on Field Arrays
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design

Constraints

Site of Special Scientific Interest - within 50m
Common Land CROW Access
LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Potential for surface water flooding
Recreation Character Areas

Officer's Appraisal**Site description**

The application site comprises 2.6 hectares of land located on the south eastern outskirts of Newport, and just below Carningli Mountain, which is set out as 6 field parcels. The prevailing ground levels slope downward to the north. The application site is bordered by sections of mature woodland and hedgerows to the west, with the property 'Stone Hill' beyond. There is a stream and road access running adjacent to the western boundary, outside of the application site area. To the south west, the land adjoins Carningli Common and to the south east, the site adjoins fields which are in separate ownership. To the east, again, the site borders adjoining fields not in the applicant's ownership. Access to the site is via an existing entrance to the north of the site, from the minor Castle Hill road. A small informal parking area is sited at the entranceway.

The land has, historically, been used for grazing, but in recent years, horticultural/agricultural activities have been established on the site by the applicant, to identify what can be successfully grown/reared at this location.

The site falls outside of the Centre Boundary as defined for Newport in the Pembrokeshire Coast National Park Local Development Plan and thus is considered as a development in the countryside.

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Current Application

Planning permission is sought for an eco-smallholding which would allow the applicant to live a single occupant low-impact lifestyle under the principles of One Planet Development (OPD). OPD takes a different route from traditional rural enterprises in that these developments take into account an entire lifestyle, not just the use of the land, and requires applicants to be broadly self-sufficient in terms of food, income, energy and waste assimilation on their site. This is to be set out in a Management Plan for the development.

For a successful One Planet Development, the applicant is required to demonstrate a low ecological footprint for their development – an ecological footprint is a measure of the impact of a person or community on the environment, expressed as the amount of land required to sustain their use of natural resources. The Welsh Government sustainable development scheme 'One Wales: One Planet' sets an objective that within the lifetime of a generation, the Welsh standard is to be no greater than 1.88 global hectares per person. This is brought forward via Planning Policy Wales, which indicates that OPD proposals should initially achieve a ecological footprint of 2.44 global hectares per person by the first five years, and demonstrate clear potential to move toward 1.88 global hectares per person. The Welsh Government has made an Ecological Footprint Assessment tool available on its website, and using this, the applicant has predicted that they would achieve 2.13 global hectares per person at the end of the first five years, based on the details contained in their Management Plan.

The small-holding would be based on keeping Balwen Welsh Mountain Sheep, growing lavender plants for sale and crafts, raising chickens for eggs and meat, and keeping up to 6 hives for honey production. Applicants are expected to be able to meet 65% of their basic food needs from their land, either by producing all of the 65 % from the land, or by producing 30% from their land and the remaining 35% using income derived from the sale/barter of produce grown and reared on their site – in this instance, the applicant would grow 30% of their food in dedicated gardens close to the dwelling, with the remaining 35% sourced using income derived from the sale or barter of produce grown/reared on site, as detailed above.

Planning History

- NP/08/107 - Change of use to natural burial site to include associated parking, turning and storage barn - Withdrawn.

Constraints

- LDP Mineral Safeguard
- Common Land CROW Access
- Biodiversity
- Historic Landscape
- Potential for surface water flooding

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Key issues

Planning Policy Wales makes clear that development in the countryside should be located within and adjoining settlements and that new building in the open countryside away from existing settlements should be strictly controlled (paragraph 4.7.8) The main issue to be considered in the determination of this application, therefore, is whether the proposed One Planet Development is an appropriate form of development in the open countryside.

Whilst the Local Development Plan should be read as a whole, the policies of most relevance to this proposal are 7 – Countryside, 8 – Special Qualities, 15 – Conservation of the Pembrokeshire Coast National Park, 29 – Sustainable Design, 30 – Amenity, 33 – Renewable Energy and 47 – Low Impact Development. In summary, therefore, the development must secure the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park and its special qualities. Policy 7(g) Countryside specifically allows for low impact development that makes a positive contribution, and the companion Policy 47 of the Local Development Plan contains eight tests to be met in any application, with a requirement that they all must be met to justify a proposal. The Supplementary Planning Guidance (SPG) in relation to Low Impact Development (LID) sets out the National Park Authority's approach to proposals submitted under policy 47 and what issues an applicant will need to address to meet the tests in the policy.

Technical Advice Note 6 – Planning for Sustainable Rural Communities, published by the Welsh Government in July 2010, contains advice in relation to One Planet Developments (paragraphs 4.15 to 4.23) and takes forward (and re-names) the LID principles in the Welsh context. It provides advice on the information required with an application, and how proposals must justify the need to live on site and how the inhabitant's requirements in terms of income, food, energy, and waste assimilation can be obtained directly from the site. Detailed Practice Guidance on One Planet Development to accompany TAN 6 was produced in October 2012.

Officers consider that the TAN 6 Practice Guidance comprises the most up to date policy position for the consideration of One Planet Developments; and in Planning Policy Wales Edition 8, paragraph 2.9.4 states that '*National development management policies set out here should, where appropriate, be considered in the determination of individual applications, particularly where national planning policy provided a more up-to-date policy on certain topics.*' In light of this, officers would consider that the TAN 6 Guidance is of greater weight than Policy 47, therefore, the consideration of the application will be carried out against the criteria of the TAN 6 Practice Guidance. This report will consider each criterion of the guidance in turn.

The elements of the Management Plan comprise;

- Baseline
- Design/Strategy

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- Business and Improvement Plan. This is further subdivided into
 - Land based activity
 - Land Management
 - Energy and Water
 - Waste
- Zero Carbon Buildings
- Community Impact Assessment
- Transport Assessment and Travel Plan

Baseline

As well as identifying the site characteristics, applicants are required to undertake an audit to cover the physical character, biodiversity, cultural heritage, existing structures, landscape features, past and present land uses, statutory designations both on site and in the immediate vicinity, existing transport generated by the site and its transport connections.

The applicant has provided a detailed audit, which shows that the land concerned is located within the Mynydd Dinas - Mynydd Carningli Geological Landscape, classified as "Mountain and Upland Valley". The land itself is Grade 4 under the Agricultural Land Classification system, classified as poor quality agricultural land. In respect of biodiversity, the accompanying ecological survey identified four main habitat types – semi-improved pasture, species-rich hedgerow and old dry stone walls/ruins and a stream. The Landmap cultural landscape assessment states that the extensive tracts of moorland on Carningli and Mynydd Preseli (immediately south of the site) give an exposed and mountainous feel to the landscape. Much of these hills are common land. Nineteenth and twentieth century enclosure of common land is evident on the southern flank of the mountain block. The boundary between cultivated land and moorland on the northern fringe, however, appears to have changed little since the early nineteenth century.

To the west of the site appears to be the ruins of a building – this is confirmed on older ordnance survey maps. Past land use was predominantly grazing, and this is continued at present with the grazing of Balwen sheep. Trial cultivation is taking place to the north-west corner of the southernmost field. The site borders the Carningli Common SSSI; and the applicant has also referred to the Authority's Supplementary Planning Guidance on Landscape Character Assessment, under which the site falls within LCA 22 – Mynydd Carningli.

In respect of transport generation and connections, the applicant currently visits the site daily from accommodation in Newport – mainly by foot, but also by approximately 4 vehicle trips per week to take tools/equipment/supplies to the site.

The baseline information provided in the Management Plan is detailed, and is considered to address all of the required elements. The applicant has also referred to the Authority's own Landscape Assessment, where the proposal would not appear to conflict with the management guidance for the location.

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Design/Strategy

The design/strategy section is intended to demonstrate the overall layout of land uses and activities on the site, and how they link and interrelate. It should identify the number of households to be accommodated, the ability of the site to accommodate them, and the need for them to work the site, and the outline programme for the development of the site.

The proposal is for a single occupancy development, where the intention of the applicant is to live a low impact lifestyle as part of a wider community effort in the locality to build a resilient land-based economy that revolves around locally grown food and produce. Three buildings are required – a dwelling, which is to be located within a small tree-sheltered enclosure to the west of the site, a barn which will comprise a closed area for storage of hay and implements and an open area for lambing/shelter, and a greenhouse which will support the horticultural element of the development. The fruit and vegetable growing area is in proximity to the east of the house, and a new woodland will be established to provide biomass for the applicant's own use, as well as supporting the development of beneficial horticultural and agricultural micro-climates.

Business and Improvement Plan

The Practice Guidance states that this element of the Plan is, essentially, the fundamental justification for the development, where it should describe how people on the land are able to reduce their environmental impact by meeting their everyday needs from the site, whilst also enhancing the environmental benefits of the site through their activities. This is assessed using the following components;

- Land based activity

For an OPD, food and income have to be derived from the land based resources of the site, which must be the results of the labours of the occupant of the site and not of hired hands. The land based activities on the site must, therefore, be capable of generating an income that would be sufficient to meet both the minimum income needs and minimum food needs of the occupant within five years of first habitation on the site. Unearned income (property, investments and pensions), other income derived from the site (rents), or income unrelated to land based activities cannot be included. The Welsh Government have recognized that it would not be feasible to produce 100% of all of the food needs of an occupant, thus the target is 65% of basic food needs.

From the submitted Management Plan, the minimum income needs estimated by Year 5 are £3420, with the land based enterprises projected to be £5706. There are costs associated with vets bills that would need to be added, and, given that a proportion of the land based income is based on Balwen sheep and lambs, officers have requested further figures to ensure that the minimum income needs could still be met should livestock prices fluctuate. This data was still being finalized at the time of writing this report, and officers will

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provide a further update on the figures at committee – it is envisaged, however, that the yearly Monitoring Plan would adequately monitor the yearly income to ensure that the OPD is proceeding as planned. From the submitted information, it is demonstrated that the applicant would be able to meet their own basic needs from income derived solely from the site.

A query was raised at consultation regarding the cost associated with sending fleeces away to be processed into wool. Officers have also queried this with the applicant to establish if there is an alternative – for example, sourcing weavers more locally, or undertaking the processing themselves, and officers will also report further on this element.

- Land Management

One Planet Developments in the open countryside should have the objective of conserving, managing and, where possible, enhancing environmental quality – the baseline already discussed earlier forms the starting point for this. Objectives for biodiversity, cultural heritage and landscape should be an integral part of a land management system which provides food and produce, and benefits the environment.

Thus, existing landscape features are expected to be retained, and opportunities taken to extend features such as hedgerows and woodland, which could expand wildlife corridors. Views to, from, and within the site are important, as it would be expected that new development would blend into the surroundings so as not to detract from the original landscape character. The position of new buildings should, therefore, be chosen so that they would not be obtrusive in the landscape, (i.e.) by using the existing lie of the land or tree/hedgerow cover. New planting can provide screening in addition to improving local micro-climates and offering shelter.

The applicant has indicated that the existing hedges and trees will be retained, save for the removal of an ash and horse chestnut close to the site of the proposed dwelling to the west of the site, both of which are in poor condition. The remaining tree cover surrounding the site of the dwelling can be adequately managed and protected to ensure they would not be lost as a result of the development, and the Authority's Tree and Landscape Officer supports the proposal. Within the wider site, the barn and green house are also proposed to the western side of the site, which would benefit from being screened and sheltered by the existing mature landscaping. New hedge banks will be established using earth excavated from the site of the dwelling, which will create enclosures to protect the garden, orchard and coppice from grazing. Short rotation coppice willow will be established to the north and east of the site – this will supplement the proposed solar harvesting to provide heating. An orchard will be established to the north eastern corner, and two new groups of deciduous trees are proposed which, when established, will provide natural shelter for livestock.

The proposed trackway has been sited along the western side of the site so as to minimize the visual impact, and is intended to be a traditional grassed track.

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It is considered that the applicant has taken account of the natural landscape characteristics, and has chosen locations for the new build elements to the western side of the site, which is already screened by existing mature trees and hedgerows. The dwelling will be sited within a well screened 'copse', with the open field pattern, which forms that majority of the landscape character of the site, largely unaltered. The creation of new woodlands and coppice, together with the establishment of beehives would be viewed as a positive benefit for biodiversity, and, overall the retention of grazing as the predominant land use would retain the cultural heritage of the landscape.

- Energy and Water

The TAN 6 Practice Guidance requires that the energy needs of the site must be minimised and met from sources or renewable energy on site. Small amounts of non-renewable fuel is allowed for purposes such as bottled gas for cooking in warmer months where wood stoves are not lit, or for running agricultural machinery/equipment. These uses would be accounted for in the ecological footprint.

The applicant has estimated an average electricity usage to be approximately 1 kWh per day, which would be met by the installation of seven 250W solar panels on the southern facing elevation of the dwelling. The system will be connected to a battery reserve which would balance out the production and demand through the year.

The applicant will supplement this with a wood fired range, fed by biomass sourced from short rotation coppice willow which will be grown on site.

In respect of water usage, the applicant indicates that the predicted domestic water use will be no more than 1500 litres per month. Water will be mainly sourced from rainwater harvesting from the dwelling – 'clean' rainwater collected from the polycarbonate areas of roof will be filtered for domestic use, whilst 'muddy' rainwater collected from turfed roof areas will be used for horticulture. To the fields, water will be abstracted from the adjacent streams.

It is considered that the Management Plan adequately addresses the issue of energy and water usage at the site. The Practice Guidance advises that reporting on the use of water sources and ground and surface levels would form part of the monitoring strategy for the development that would indicate whether water needs are being met from water available on site and whether any harm is being caused to the existing environment.

- Waste

The Practice Guidance states that it is an essential characteristic that all waste produced on One Planet Developments should be assimilated on site in sustainable ways. The applicant indicates that all domestic food waste will be composted, that grey water will be filtered before being returned to ground, a dry composting toilet will be used in the house, with the solids composted and the liquid diluted and watered to the garden and fields. Packaging and paper will be reused/recycled, timber waste from the coppice willow will be used as mulch and livestock manure will be composted.

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Zero Carbon Buildings

OPD's should share the aspirations set out by the Welsh Government to achieve development that is zero carbon in terms of construction and use. The Practice Guidance refers to the standards set out in the Code for Sustainable Homes, but as the Code is now part of Building Regulations, officers would refer to the Welsh Government Practice Guidance for the Planning for Sustainable Buildings. It is recognised that a zero carbon building is difficult to achieve, nevertheless, OPD's must demonstrate low carbon in construction and in use.

The applicant proposes a single dwelling house, which will be of a 'quarter' curved shape and appearance and two storey in height. The ground floor will comprise a porch, kitchen, living area, bathroom and conservatory, with a bedroom and balcony and storage at first floor. The main body of the roof is curved and turfed, with a large 'glazed' wall to the south facing elevation, and timber cladding to the east elevation. The construction will be straw bales within a timber frame to the walls (which will be lime rendered) and timber boarded roof – the conservatory element will have solar panels to the roof and will be constructed of polycarbonate panels.

The dwelling will be set down into the site within the sloping ground levels, with the overall height to the 'point' of the quarter being 5.6 metres to the roof. It has been designed to have a 'warm zone' core, surrounded by buffer zones to the south, west and north, which are semi-insulated. The building is orientated to make use of solar gain from the natural opening in the mature vegetation and airflow can be controlled via the porch at ground floor and balcony at first floor.

The barn will be constructed from locally harvested larch, with a plant fibre and bitumen roof; and the green house will be fully glazed within a wooden frame.

In the supporting information, a Code for Sustainable Homes materials assessment has been undertaken, which has concluded that... 'in this case, the sourcing of materials from or near the site in a sensitive and sustainable way will significantly lower the impact of the project compared to the use of 'mainstream' certified materials; minimizing embodied energy from off-site processing, packaging and transportation and leading to a building that can be considered zero carbon in construction.'

Community Impact Assessment

The essential criteria for an OPD are that it should not impact negatively on neighbouring communities and should not be insular. The applicant already lives locally and considers herself to be part of the local community. Her produce does not replicate that already available in the locality, and through offering opportunities to visit the site –either as part of an arranged guided tour or tailored consultation - she would aim to inspire others to lower their ecological footprint and adopt a more sustainable lifestyle.

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Transport Assessment and Travel Plan

As OPD's in the open countryside are intended to be self-sustaining, it is anticipated that there would be a significantly reduced need for residents to travel off-site and for many goods to be brought to the site. Transport movements are likely to be generated by the occupant, by the on-site enterprise and by visitors.

The applicant has stated that living in Newport is sufficient for her needs – there is a frequent bus service between Newport and Fishguard/Cardigan/Haverfordwest, there is a comprehensive network of footpaths in the area, and from using a travel diary, she has a commitment to halving the average number of trips and mileage that would ordinarily be undertaken by a rural resident.

It is considered, overall, that the applicant has put forward a detailed Management Plan, which had adequately covered the criteria set out in the TAN 6 Practice Guidance. The Management Plan is intended to be the 'blueprint' for the development, and is re-assessed each year to ensure that the required targets are being met and that the development is not having an adverse environmental impact. Applicants for OPD are required to provide an 'Exit Strategy' in the event that the required targets are not met or where the applicant no longer wishes to continue the development. The applicant has provided an outline exit process in the Management Plan.

Conclusion

Following consultation of statutory bodies, the details of which are set out above, Dyfed Archaeological Trust raised concerns, recommending that a historic environment appraisal be carried out prior to making a decision. Officers have considered this response, but consider that as the 'built' element of the scheme is confined to a small section of the site, and the Management Plan has identified the site characteristics in its' Baseline assessment, it would be acceptable to address this matter by condition.

Cadw advised that whilst the use of the land as a smallholding would be a change in agricultural practice from a pastoral regime, the proposal would not alter the setting of the adjacent Carn Ingli Camp and Carn Briw Round Cairn designated monuments. In respect of the proposed buildings and dwelling, Cadw's opinion was that they would not have a significant impact on the setting of the two designated monuments. It also considers that the use of the application site as a small holding with a dwelling is compatible with the historic landscape.

The objections received from Newport Town Council and neighbouring properties have been carefully considered. Officers consider that the nature of the One Planet Development proposed is broadly akin to an agricultural smallholding, albeit subject to more stringent planning policies which require the occupant to live by stringent requirements. The applicant has adequately addressed the requirements of the national planning policy by providing a

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detailed Management Plan, and whilst concern has been expressed as to whether the applicant would be able to fulfill this Plan at this location, OPD requirements build in yearly monitoring, with an Exit Strategy agreed by the applicant should the OPD not be successful. In light of this, it is considered that the proposal can be supported. In respect of the requirement for additional information to confirm that the applicant's basic income needs can still be met if livestock prices fluctuate over the five year period of the Management Plan, this would be addressed by the yearly monitoring of the Management Plan.

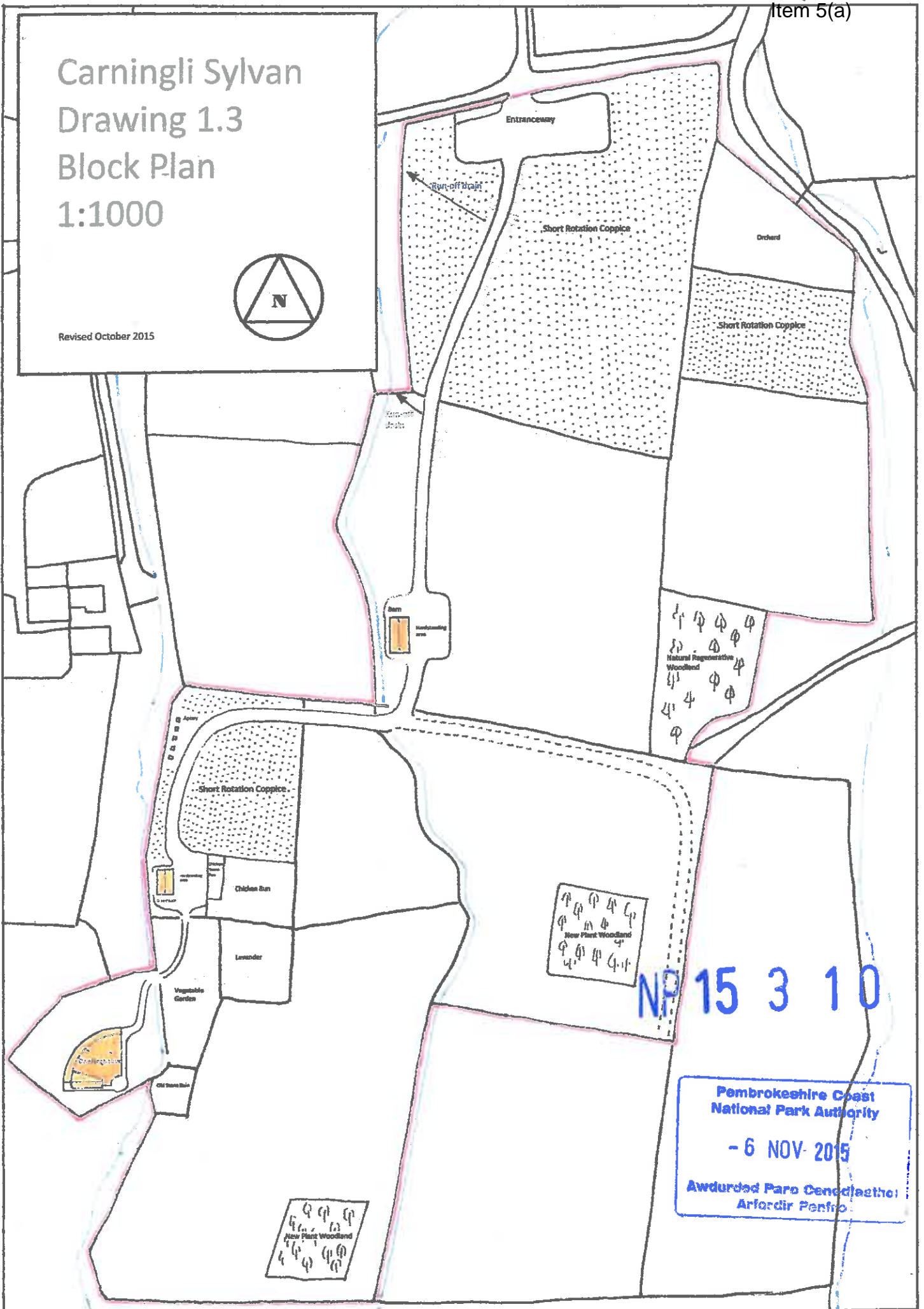
Recommendation

That the application be approved subject to conditions relating to standard time conditions, the use of the site carried out in accordance with the Management Plan, the submission of an annual Monitoring report, the carrying out of a historic environment appraisal prior to commencement of development, and the provision of a species list for the proposed sedum roof to the dwelling.

Carningli Sylvan Drawing 1.3 Block Plan 1:1000



Revised October 2015



NP 15 3 10

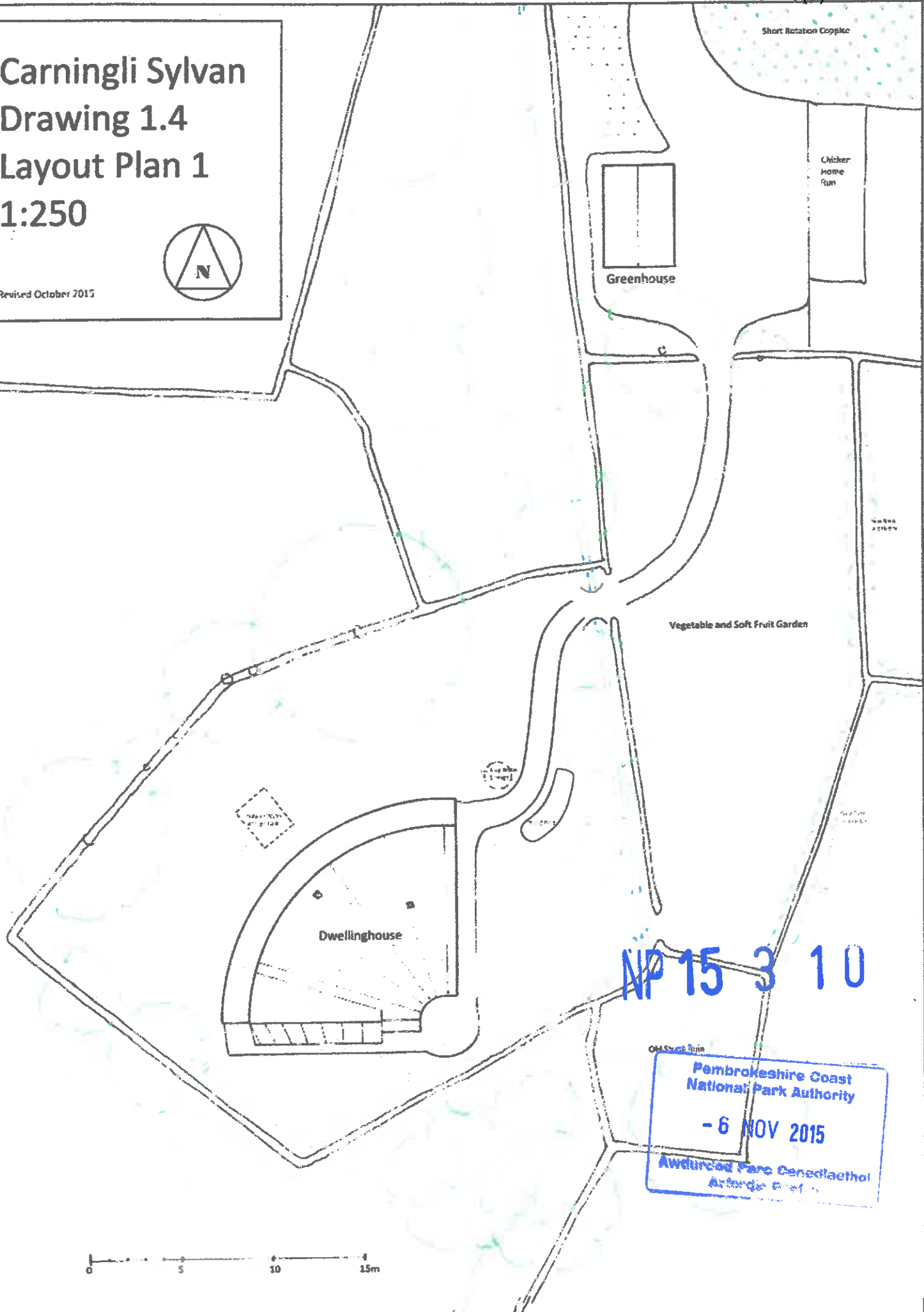
**Pembrokeshire Coast
National Park Authority**

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Awdurdod Paro Cenedlaethol
Arfordir Penfro

Carningli Sylvan Drawing 1.4 Layout Plan 1 1:250

Revised October 2015



NP 15 3 10

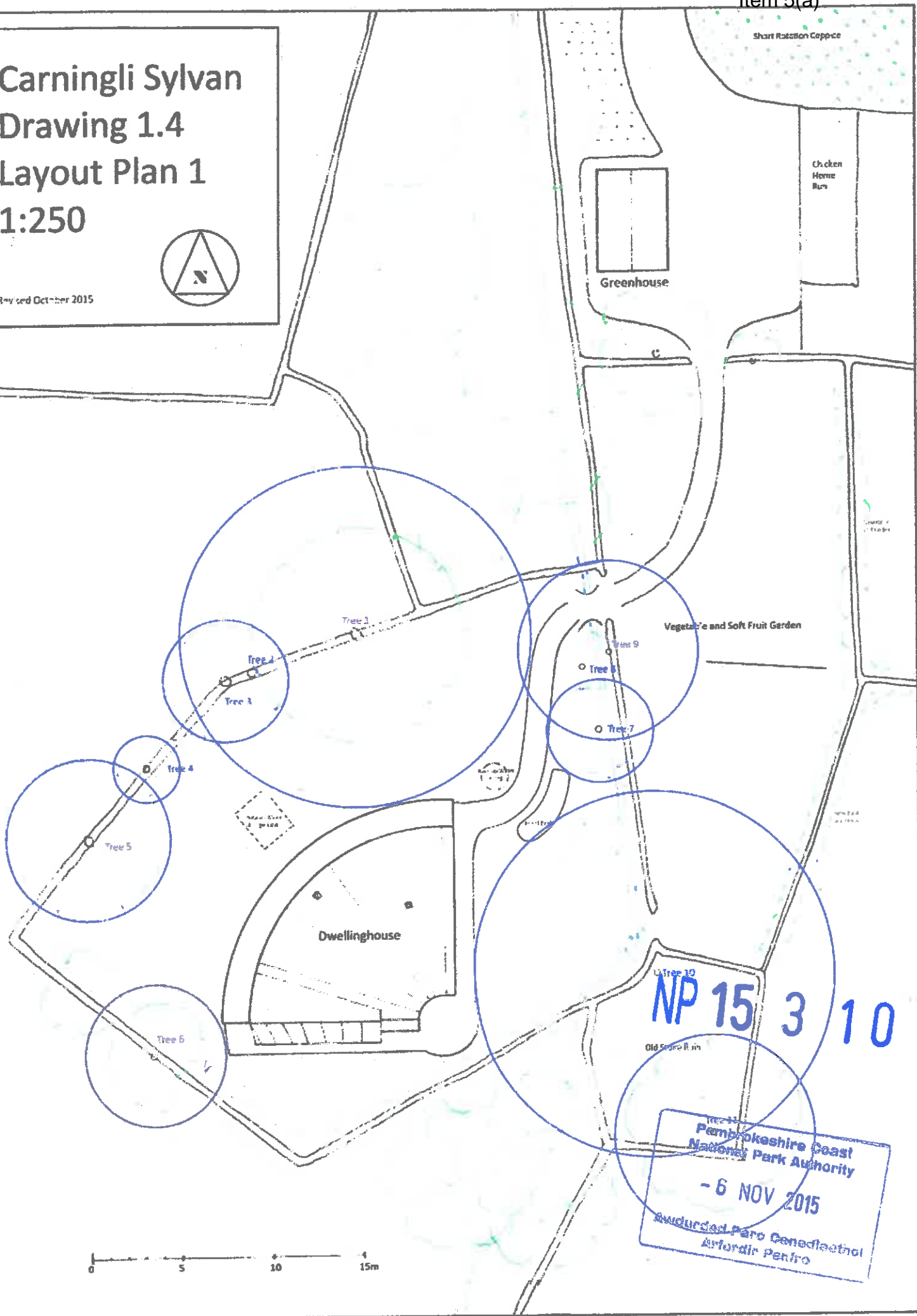
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Carningli Sylvan Drawing 1.4 Layout Plan 1 1:250



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NP 15 3 10
Old Sagra Run
Pembrokeshire Coast
National Park Authority
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Awdurdod Parc Cenedlaethol
Arfordir Penfro

Carningli Sylvan Drawing 1.5 Layout Plan 2 1:250

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New track

Barn

New Bank

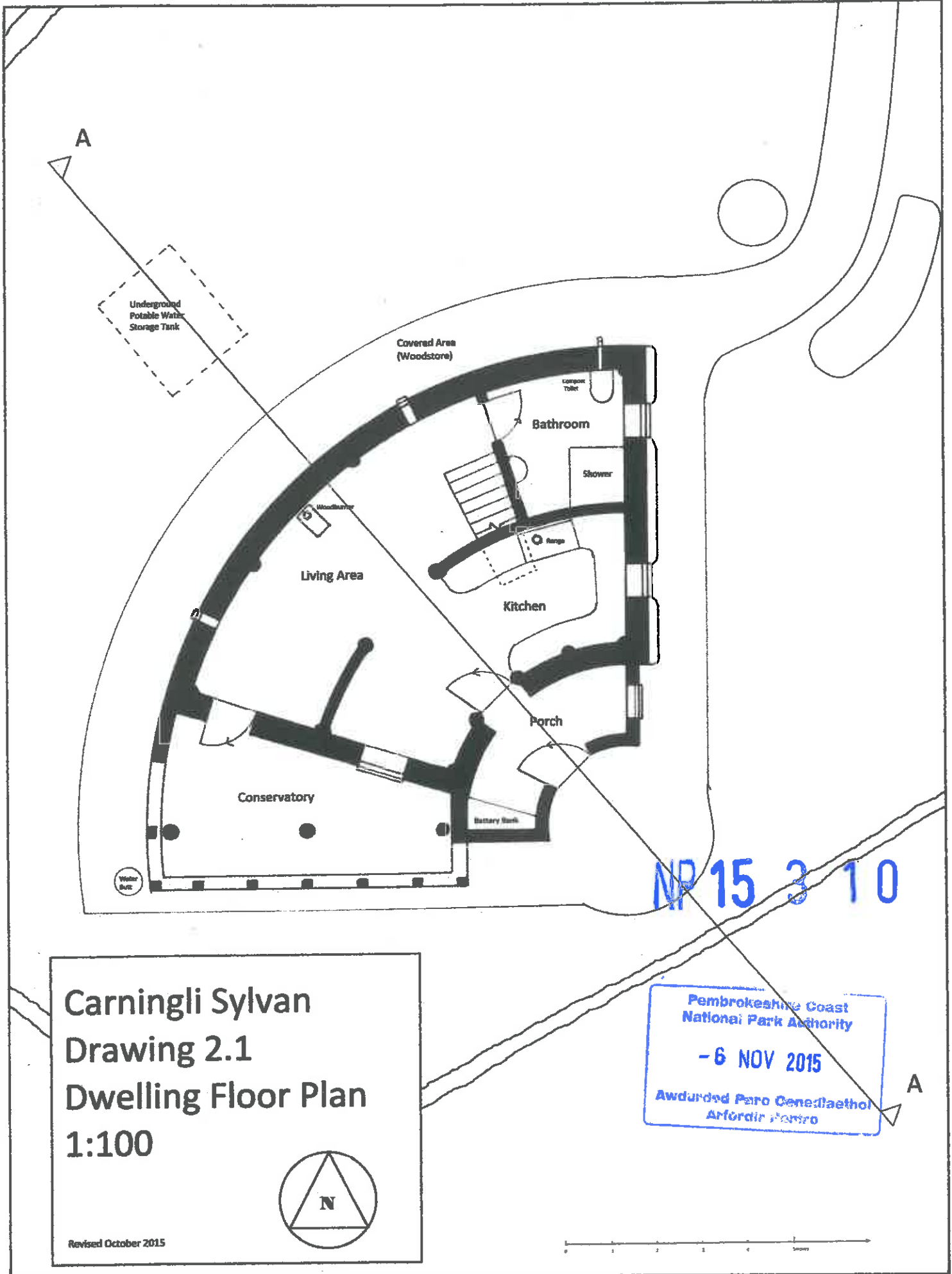
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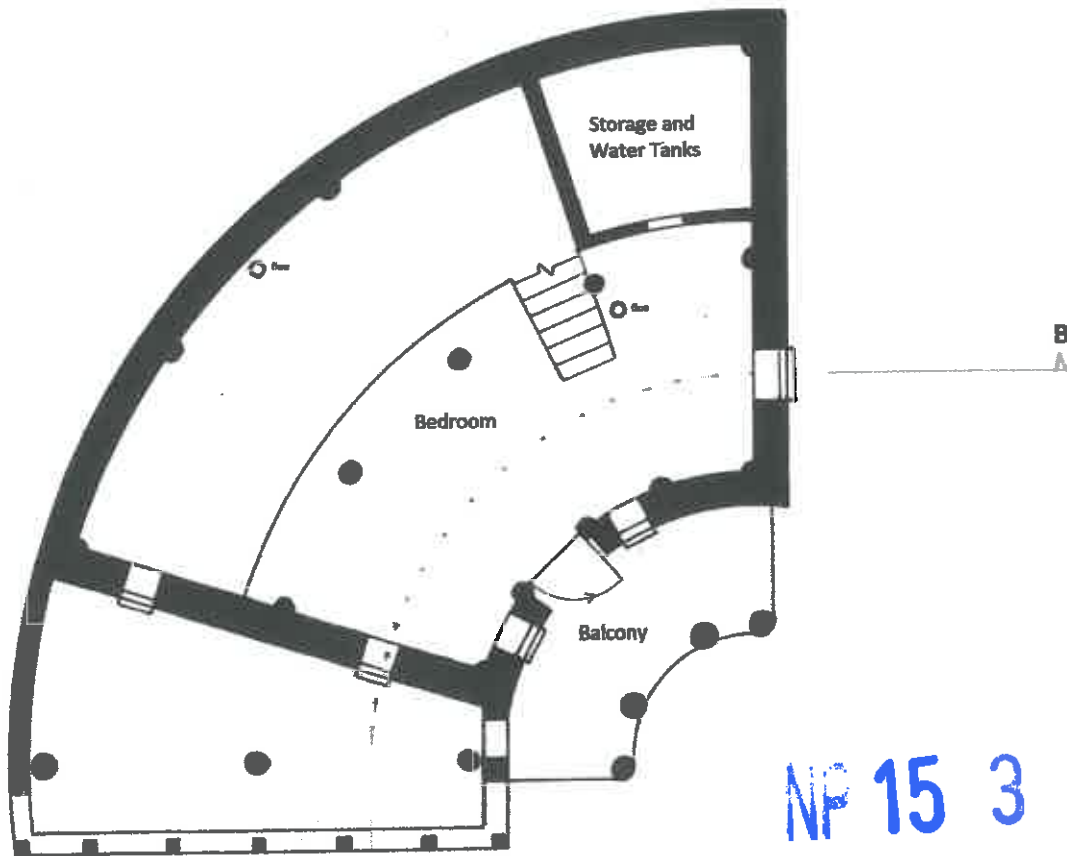
Awdurdod Parc Cenedlaethol
Arfordir Penfro





Carningli Sylvan Drawing 2.2 Dwelling First Floor Plan 1:100

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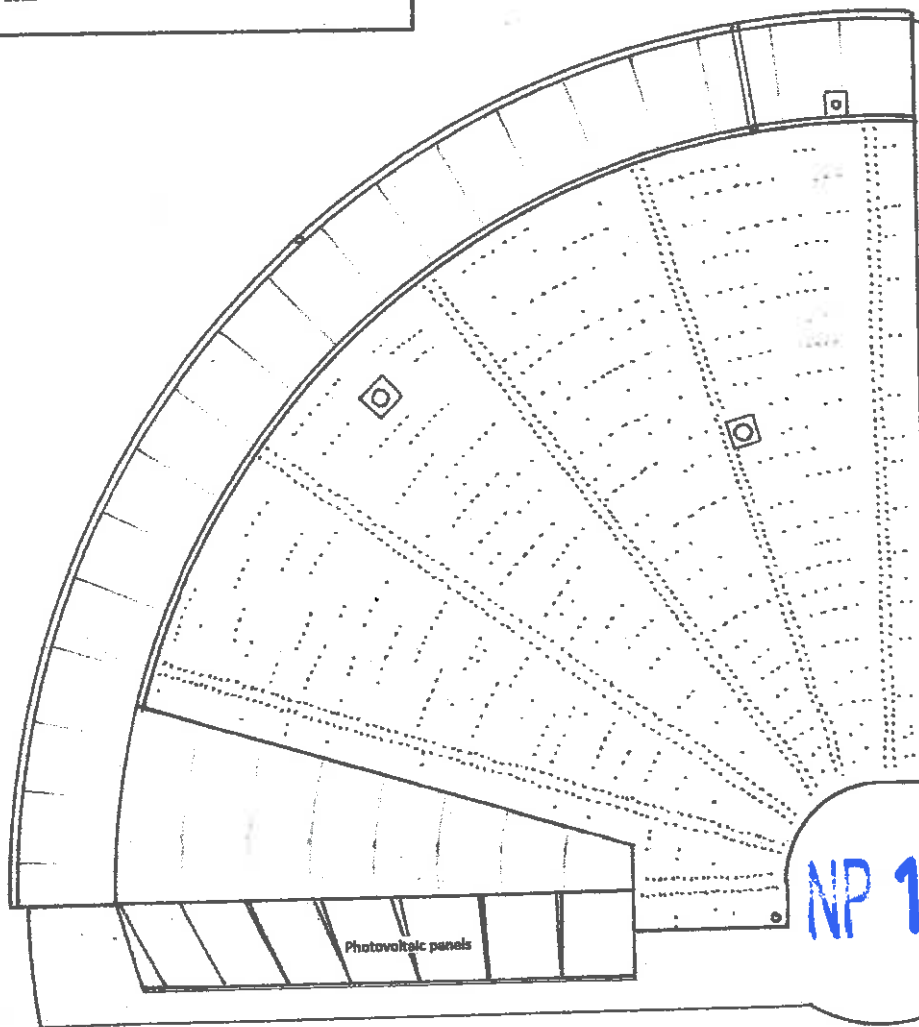
Pembrokeshire Coast
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Drawing 2.3
Dwelling Roof Plan
1:100



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Cwm Gwylfa Centre

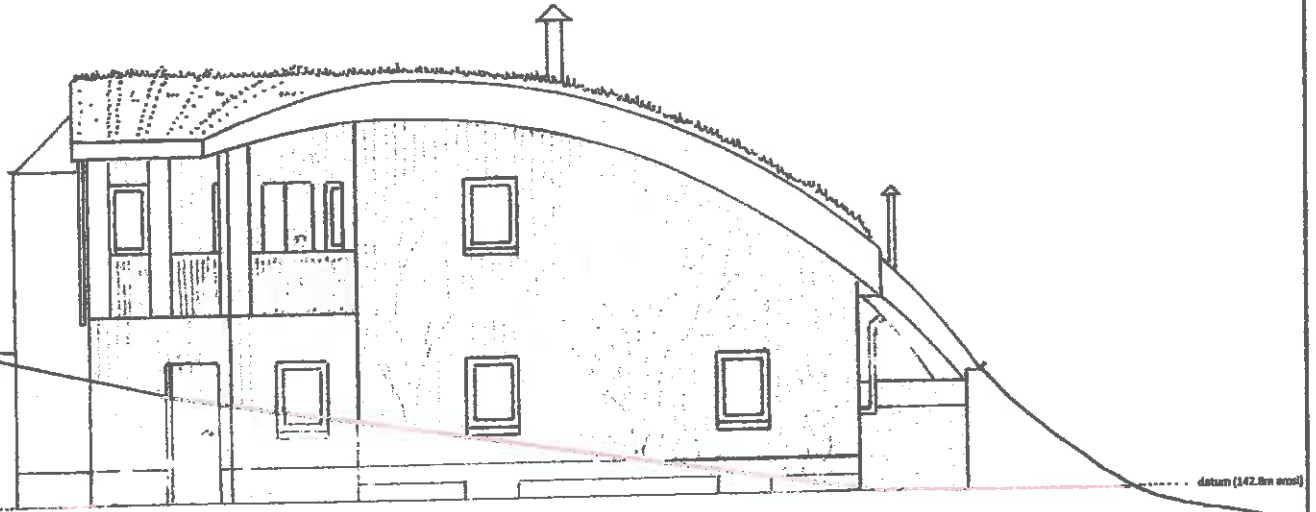


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Drawing 2.4

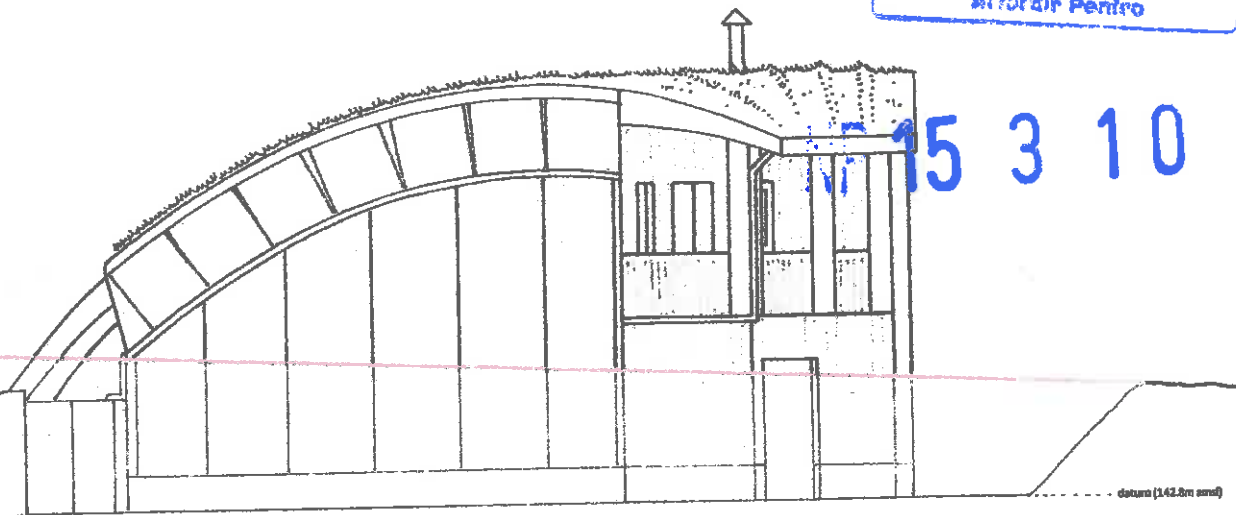
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East Elevation

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South Elevation

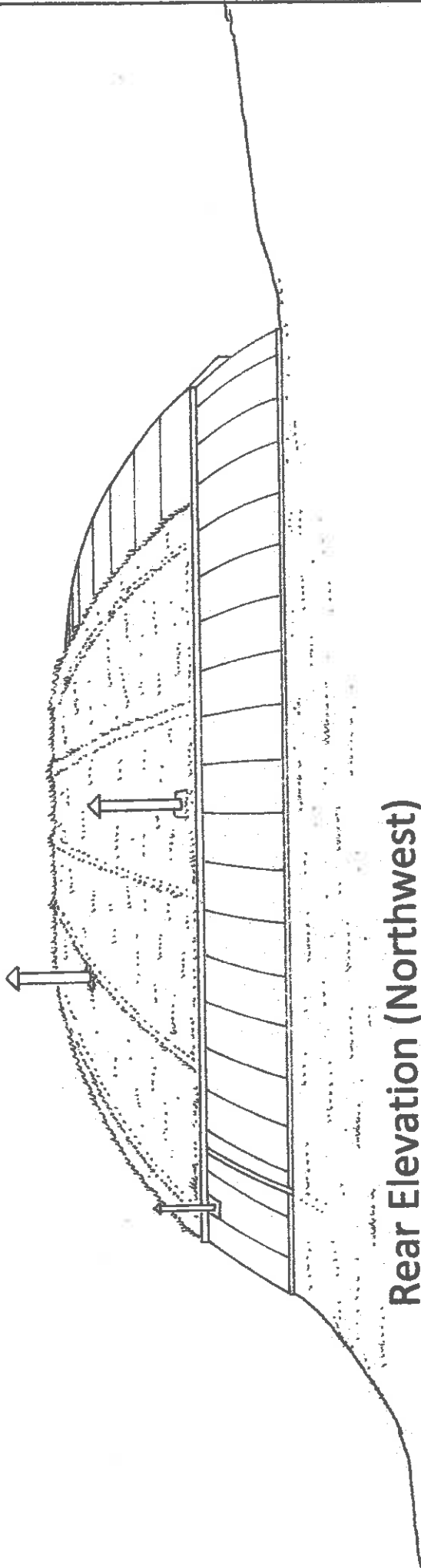


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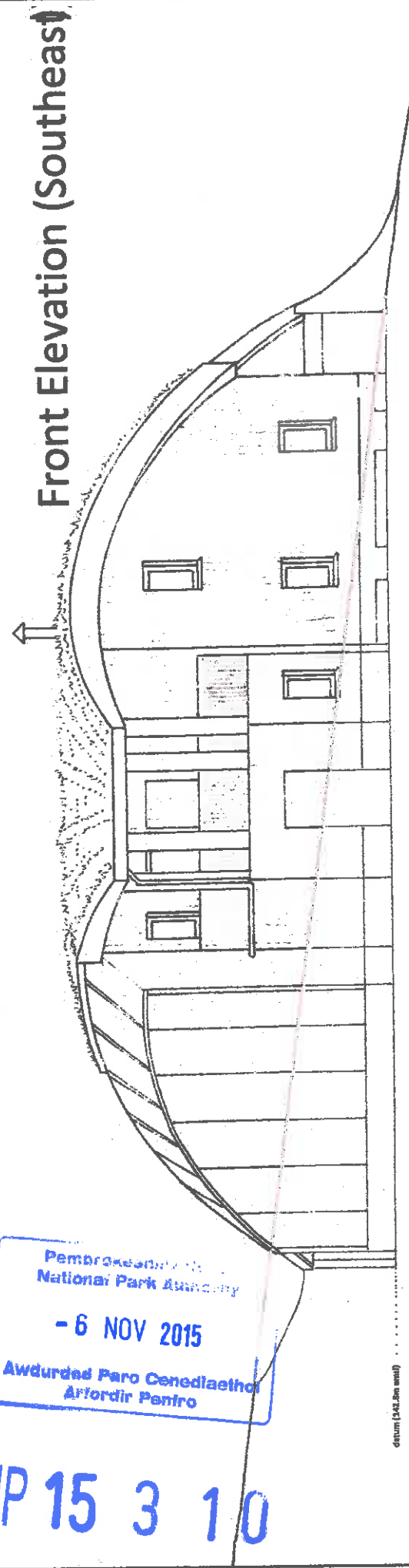
Drawing 2.5

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Rear Elevation (Northwest)



Front Elevation (Southeast)

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