

Application Ref: NP/17/0127/FUL

Case Officer	Caroline Bowen		
Applicant	Dr M Pearton		
Agent			
Proposal	One Planet Development for single household. Retention of temporary caravan		
Site Location	Willow Farm, North of Rock Farm, Cowpark Lane, Manorbier Newton, Tenby, Pembrokeshire, SA70 8QB		
Grid Ref	SS05939958		
Date Valid	13-Mar-2017	Target Date	20-Sep-2017

This application is reported to members, as the officer recommendation is contrary to that of Manorbier Community Council.

Consultee Response

Natural Resources Wales: No objection to proposed development.

Carmarthenshire County Council: Requirement to include vet fees into the minimum needs, and to detail the local markets to be attended in the Management Plan.

Dyfed Archaeological Trust: No objection

PCNPA - Tree and Landscape Officer: Conditional Consent

PCNPA - Ecologist: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Dwr Cymru Welsh Water: No adverse comments

Manorbier Community Council: Recommend Refusal

Public Response

The application was advertised in accordance with statutory requirements. No third party comments have been received to the proposal.

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 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 32 - Surface Water Drainage

LDP Policy 47 - Low Impact Development

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

PPW9 Chapter 09 - Housing

SPG02 - Low Impact Development making a positive contribution

TAN 06 - Planning for Sustainable Rural Communities

Constraints

LDP Mineral Safeguard

Historic Landscape

Potential for surface water flooding

Recreation Character Areas

Landscape Character Assessment

Officer's appraisal.

Site description.

The application site comprises 2.1 acres (0.85 hectares) of land, set out as a single rectangular field on the northern flank of a minor road (Cow Park Lane) linking Manorbier Station to Beavers Hill Crossing, north of Jameston village. The prevailing ground levels slope gently downward to the north. The land is accessed from the lane via an existing agricultural access.

The land is bordered by the railway to the north, and open land to the east and west. The nearest neighbour is Rock, which lies to the south, across the lane.

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

Current Application.

Planning permission is sought for a single household One Planet Development (OPD), comprising a detached dwelling, small barn, animal housing, polytunnel, a reed bed system and a parking/turning area.

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 no less than 30% from their land and the remaining 35% (or less) using income derived from the sale/barter of produce grown and reared on their site. In this instance, the applicant would grow 60% of their food in a dedicated vegetable plot, orchard and forest garden, with the remaining 5% sourced using income derived from the sale or barter of their produce grown/reared on site. For Willow Farm, the land –based income will be based on;

- Willow production
- Gourmet Garlic
- Gourmet Mushrooms (including propagation kits for sale)
- 'Horsebox' shop for local markets
- Beekeeping/honey

- Courses and consultancy

Planning History.

There is no previous planning history for the land.

Constraints.

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

Key issues

One Planet Development is specifically different to traditional rural enterprises in the open countryside in that these developments take into account an entire lifestyle, and requires applicants to be broadly self-sufficient in terms of food, income, energy and waste assimilation on their land. There is no set area of land that is deemed to be necessary for a successful development as with commercial agriculture/horticulture – the applicant must demonstrate that they can meet their minimum requirements from the land owned.

For a successful One Planet Development, the applicant is also 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’ set 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 of occupation of the land; 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 estimated that they would achieve 1.98 global hectares on first habitation of the land, moving to an estimated future 1.42 global hectares, based on the details contained in their Management Plan.

Technical Advice Note 6 – Planning for Sustainable Rural Communities, published by the Welsh Government in July 2010, is the relevant policy in relation to One Planet Developments (paragraphs 4.15 to 4.23), and is supported by Practice Guidance on One Planet Development, produced in October 2012. The guidance provides detail on the level and form of information required to be submitted with an application, namely how applicants must justify the need to live on their land, and how the applicant’s requirements in terms of income, food, energy, and waste

assimilation can be obtained directly from their land. This is communicated through the **Management Plan**, and must comprise the following;

- A Baseline
- The Design/Strategy
- A '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

Willow Farm Management Plan.

Baseline.

As well as identifying the sites' 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. This provides a benchmark against which to judge whether the development benefits the land over time.

The applicant has provided a context of the site location and the current condition, which shows that the land is classified as lowland and has an agricultural land classification of 3-4 – free-draining, slightly acidic, but base rich with a loamy texture. The underlying geology is of limestone, and the site falls within a Minerals Safeguarding Zone

In respect of the Authority's Supplementary Planning Guidance on Landscape Character Assessment, the site falls within LCA 4 – Manorbier/Freshwater East, where it states that the area is characterized by agricultural land on the hinterland of the south east coast. The area comprises small and medium fields interdispersed with settlements and scattered farmsteads. Hedgerows are an important landscape element, and the management guidance highlights the need to preserve the agricultural and woodland mosaic character with regular cyclical management of hedgerows, reflecting their importance as historic boundary features.

The application site does not contain any original structures, ancient monuments or remains. To date, the applicant has planted 300 willow trees, cleared scrub, marked out and mulched the vegetable beds, dug drainage ditches to manage the surface water on the site, additional planting in hedgerows to fill in gaps and prepared the areas for mushroom log production. A temporary caravan and compost toilet is on site for use whilst working the land.

The baseline information provided in the Management Plan is sufficiently detailed, and is considered to address all of the required elements. Officers consider that the proposal would not conflict with the management guidance for the location.

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 household. The applicants have divided the land into sectors, which are interrelated, and designed on permaculture principles – the applicants seek to optimize productivity within each sector, whilst enhancing biodiversity across the site as a whole, and within the locality. The sectors are;

Sector 1 – Land set aside from production due to its propensity for flooding and waterlogging.

Sector 2 – Willow Plantation. This will provide biomass and material for willow products.

Sector 3 – Standing Trees. Again, the northern part of this sector is prone to water logging and flooding, therefore will be set aside from production. The southern part will be managed for small amounts of biomass and for log grown mushroom production.

Sector 4 – Animal area and orchard. This area will contain the storage barn, stable, animal housing and Hawk Mews (for chickens, goats, a Harris Hawk, pony and donkey). The area will also support soft fruit production. The red bed system will be located to the northern part of this sector. The existing temporary caravan is located here.

Sector 5 – Agricultural area and dwelling. This sector will contain the dwelling, recreational garden, herb gardens, orchard, vegetable plots, composting areas and forest garden. A polytunnel is also proposed here.

Each of the activities will also interrelate with other functions, thus the willow plantation will provide screening and wildlife habitat, manures and compost will improve soil quality, the management and improvement of hedgerows which strengthen the boundaries, and provide biomass and habitat, and the forest garden is a specific layered way of growing which provides fuel, food and habitat. This is considered to be both an efficient and sustainable use of the land, which would be in keeping with the prevailing agricultural character of the setting.

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 approximately £4025, with the income from the land based enterprises (Willow production, Gourmet Garlic, Gourmet Mushrooms (including propagation kits for sale), 'Horsebox' shop for local markets, Beekeeping/honey and Courses/consultancy) projected to be approximately £5914. The agricultural advisor has confirmed that this is realistic. The yearly Monitoring Plan would adequately monitor the yearly income to ensure that the OPD is proceeding as planned, however, 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.

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 – particularly within sensitive landscapes - 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 identified the landscape considerations required for each of the main elements of their OPD, namely, the dwelling, ancillary buildings, polytunnel/vegetable plot, access tracks/parking, renewable energy systems, composting toilet, reed beds and willow plantation.

The dwelling is to be a simple timber building with a green turf roof which will be located to the southern part of the plot, and will use the existing mature tree and hedgerow cover to screen the structure in the wider landscape setting. The barn and animal housing will similarly be finished in timber with turf roofing, to blend into the environment.

The vegetable plots will be laid out in a more organic shape, interdispersed with native planting, to avoid a formal appearance. The polytunnel will not have permanent foundations, so can be moved according to need.

The access track will be short and constructed of grass reinforcement mesh. This will allow a single car to park and turn on-site. No formalized driveway is proposed – some minor work has been suggested by the Highway Authority to the eastern access point which will provide short vision splays to improve visibility onto the main road, and officers consider that this can be subject of a condition. This will ensure that the access will remain informal and agricultural in appearance.

The reed bed will be sited adjacent to an area of the land known for localized surface water flooding – similarly, the willow plantation takes advantage of the wetter section of the site. The area is well defined by trees, thus the additional planting would not significantly alter the character of the landscape in this location.

It is considered, therefore, that the applicant has taken account of the natural landscape characteristics of the land and its wider setting; and has chosen the most appropriate locations of each of the OPD elements, that would respect the wider landscape setting.

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 will source their energy requirements primarily from solar, with the option of a small domestic turbine if this is found to be necessary. The proposal is for six 270W solar panels will be mounted on the northern boundary to ensure that they face the optimal south and cannot be seen from public vantage points. This will be supplemented with solar collectors on the roof of the dwelling, which will heat water for the dwelling. The applicants estimate that they will require a system that produces 4141Whrs in the winter, with the energy system proposed capable of generating 5000Whrs per day. The dwelling will run on passive solar principles and all the biomass required (approximately 2.5 tonnes per year) will be sourced sustainably from the land.

In respect of water usage, including potable water, this will be mainly sourced by collected and uv sterilised rainwater and surface water runoff, collected throughout the site. Grey water will be treated through the reed bed and re-used on site.

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 organic domestic waste will undergo biodegradation before use on the land, human waste will be dry composed over two years and used on non-food plants. Green waste will be composted, and inorganic waste will be recycled, but with an emphasis on re-use whenever possible.

Zero Carbon Buildings.

Welsh Government aspiration is to achieve development that is zero carbon in terms of construction and use. OPD 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 and to the industry guidance produced by BRE. It should be 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 dwellinghouse, which will be single storey with a pitched turf roof. The structure is long and narrow and will be larch cladding on a timber frame construction. The structure will have its roof running parallel to the southern hedgerow, and will measure 18.7 metres in length by 5.9 metres in depth and 3.2 metres in height. The fenestration will be double glazed and the applicant will use reclaimed units to reduce the carbon footprint associated with window production.

In assessing the sustainability of the structure, the applicant has used the Green Guide assessment tool, available from BRE, which can be used for both BREEAM and Code requirements. It is recommended that domestic homes should achieve a rating of A or A+ in at least four out of five elements, which are roofs, external walls, internal walls, floors and windows, and the proposed dwelling achieves this.

The applicant has also outlined how the ancillary structures and proposed land use will also minimize carbon use and emissions. The structures are designed to be lightweight and removable, and do not involve significant disturbance to the land.

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 applicants intend to integrate into the local community by attending local clubs and events, the children will attend local schools and clubs, the applicants will provide opportunities for education in permaculture through courses and open days, and will become a local supplier to the community.

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 occupants, by the on-site enterprise and by visitors.

The OPD is located within walking distance of Jameston and of the railway station at Manorbier Station (0.5 miles), and thus the applicants will be able to access public transport routes without being wholly dependent on the use of the private car. A detailed travel plan has been provided which illustrates that a significant number of

local trips can be made on foot to Jameston, by bus or train to Tenby and Haverfordwest and beyond. The location of Willow Farm is, therefore, very accessible to sustainable transport modes.

It is considered, overall, that the applicant has put forward a detailed Management Plan, which has 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 a detailed exit process in the Management Plan, which details that should the OPD fail, the dwelling and structures can be easily removed, with no significant restoration works required to restore the land.

Policies of the Pembrokeshire Coast National Park Local Development Plan.

One Planet Development policy refers specifically to the open countryside, and states that;

1.22 Sites of high ecological or landscape sensitivity may not be suitable as OPD activities could have unacceptable negative impacts unless these sensitivities are carefully conserved and enhanced.'

As a National Park is a designated protected landscape, there are policies within the Pembrokeshire Coast National Park Local Development Plan, which specifically refer to the consideration of development within the National Park. These are 1 – National Park Purposes and Duty, 8 – Special Qualities, 15 – Conservation of the Pembrokeshire Coast National Park, and 47 – Low Impact Development. The Authority also has specific Supplementary Planning Guidance on Low Impact Development, which was revised in June 2013 to take account of national OPD policy.

It is considered that the proposed OPD is compatible with National Park purposes (Policy 1), in that the Management Plan demonstrates that the development would be compatible with the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the Park, offers opportunity for the public understanding and enjoyment of those qualities and contributes to the economic and social well-being of the local community.

In respect of the Parks' Special Qualities, and the character of the National Park (Policies 8 and 15), pages 3 to 7 of the applicants' Management Plan identifies the relevant policies of the Local Development Plan, and cross references these to the various sections of the Management Plan. The proposed land management identifies the elements that are new to the landscape and has detailed how these elements will be adequately positioned and screened so as to be compatible with the prevailing landscape character.

Low Impact Development in the National Park specifically requires proposals to bring positive public benefits – the development must bring something positively to the

National Park, to reflect the socio-economic duty of the National Park, to use existing structures wherever possible and to ensure that the development is of a scale no greater than is required to meet the needs of the proposal, and that the development is well integrated into the landscape. It is also necessary to detail how site drainage is to be achieved. Again, it is considered that the Management Plan has adequately demonstrated that the proposal is of a scale suitable for the landscape, has demonstrated an understanding of the specific site characteristics, and has addressed how that proposal will integrate into the landscape. In respect of visual impact, the proposed dwelling is low in profile, and will use and improve the existing boundary features to help screen the structure. The proposal does not create impermeable surfaces and will utilize surface water run-off harvesting for use on the site.

Other material considerations.

Following consultation of statutory bodies, the details of which are set out above, no objections have been raised by consultees, apart from Manorbier Community Council.

The objection received from Manorbier Community Council has been carefully considered. The Community Council's concerns relate to three issues – that at 2 acres, there were questions raised over the viability of the project; that the land is subject to severe flooding, and that the proposal was deemed as sporadic development outside of the Local Development Plan.

The applicants have provided further information to specifically address these concerns, which has been forwarded to the Community Council for their consideration. Any response will be brought to Members attention at Committee.

Conclusion.

Officers have fully considered the proposed One Planet Development against the relevant National planning policy framework contained in Planning Policy Wales and TAN 6; taking into consideration the policies of the Pembrokeshire Coast National Park Local Development Plan where these do not repeat National planning policy. The proposed Management Plan is considered to adequately address the requirements for a One Planet Development in the open countryside, and, as such, officers support the proposed development.

Recommendation

That the application be approved subject to the following conditions.

Conditions/Reasons

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 use of the site shall be carried out in accordance with the management objectives set out in the 'One Planet Development Management Plan - Land in Jameston, Tenby, referred to as Willow Farm' dated 6th August 2016.

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

3. No later than on the 20th September each year, commencing in the second year after development commences, the occupiers of the site shall submit to the local planning authority a written report giving details of the activities carried out during the previous twelve months, setting out performance against the management objectives included within the Management Plan. In the event that the report identifies that any objective has not been met a supplementary report setting out corrective or mitigating measures shall be submitted to the local planning authority no later than the 20th December of that year. Those measures shall be implemented in accordance with the supplementary report.

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

4. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
- and
- iv) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

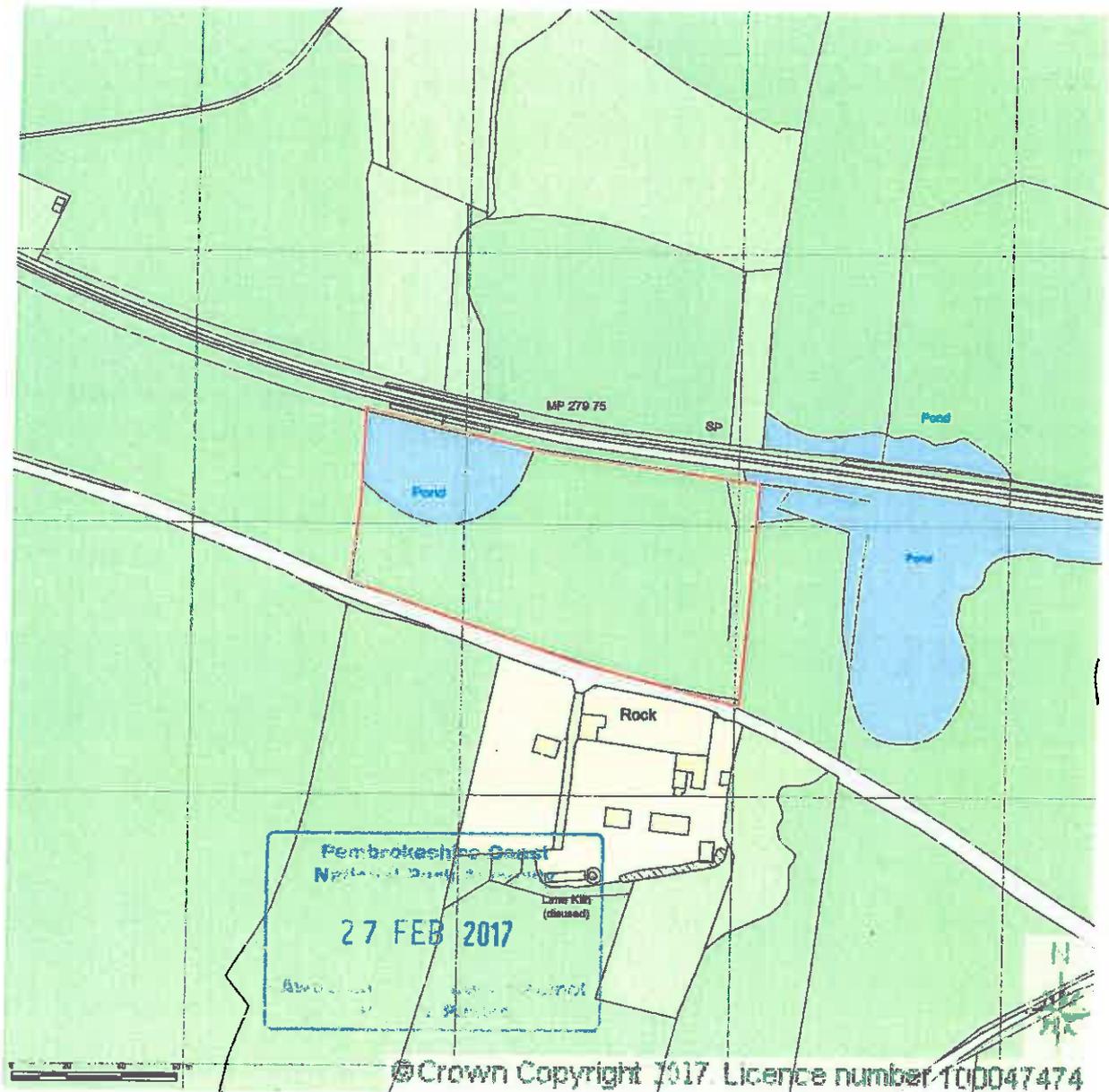
5. Notwithstanding the provisions of schedule 2, part 1, class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission.

Reason: To protect the character and appearance of the building and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).

6. Before the commencement of development, details of any external illumination that is required for the development, including measures to control light spillage, shall be submitted to the National Park Authority for approval in writing. Development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure that animal and plant species which are within the terms of the Conservation (Habitats) Regulations are effectively protected. Local Development Plan: Policy 11 - Protection of Biodiversity.

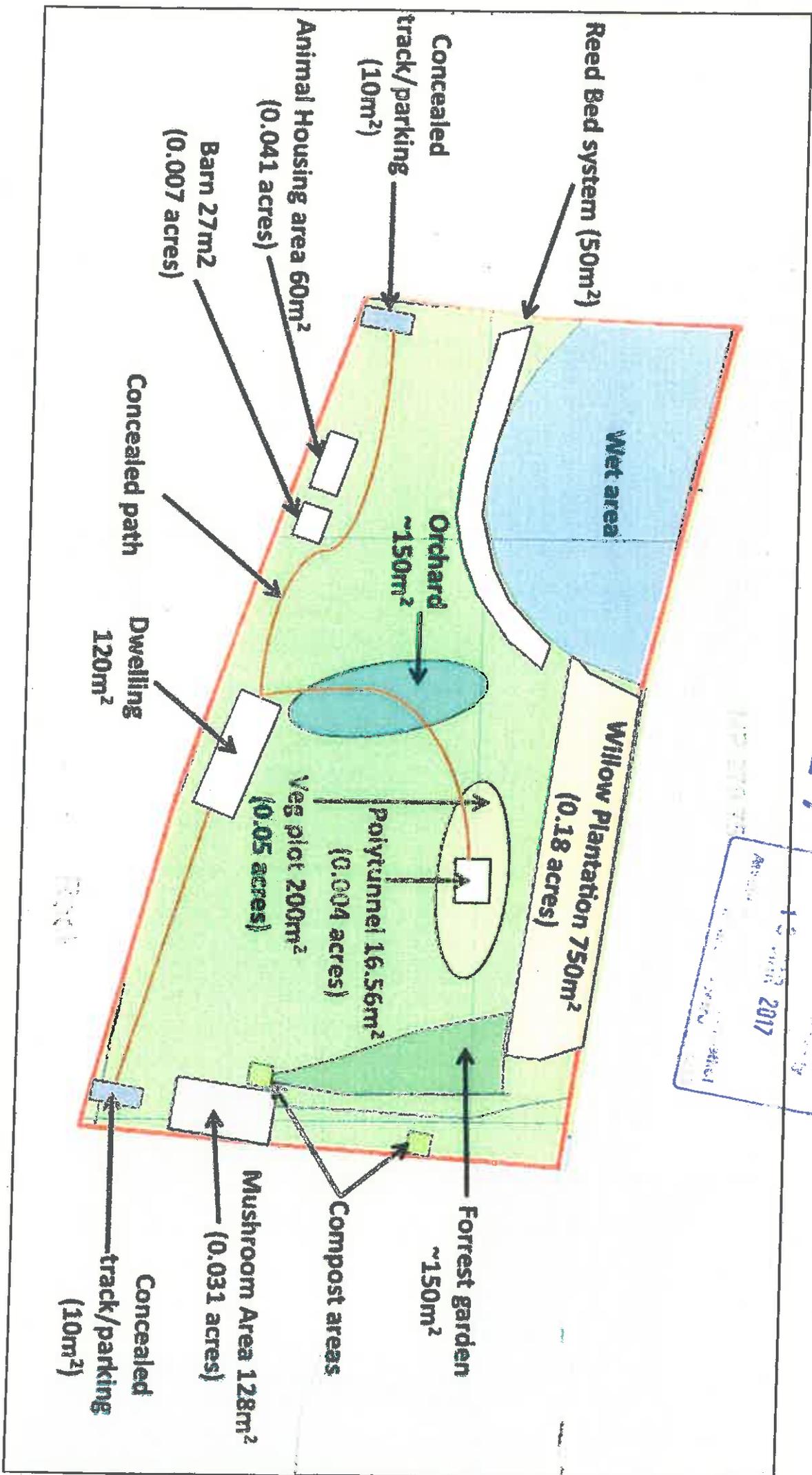
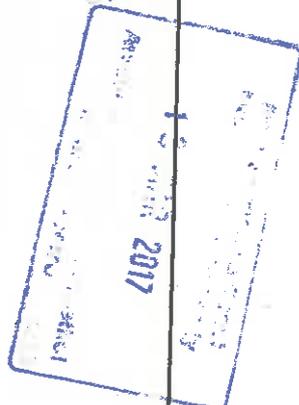
SITE LOCATION PLAN
AREA 16 HA
SCALE: 1:2500 on A4
CENTRE COORDINATES: 205934 , 199590



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Appendix 8

The proposed dimensions for the main dwelling house.

