

Application Ref: NP/18/0545/FUL

Case Officer Caroline Bowen
Applicant Mr J Powell
Agent
Proposal One Planet Development to include a cabin (caravan), lean-to greenhouse, outbuilding, barn, polytunnel, timber-store, stall
Site Location Land adjacent to Fachongle Isaf, Cilgwyn, Newport, Pembrokeshire, SA42 0QR
Grid Ref SN08293750
Date Valid 06-Nov-2018 **Target Date** 23-Jan-2019

This application is reported to the Development Management Committee as the application is a Major Development (development carried out on a site having an area of 1 hectare or more). A formal pre-application consultation (PACS) period was undertaken, and the required report of the responses accompanies the application.

Consultee Response

PCNPA Tree and Landscape Officer: Further information required

Natural Resources Wales: No objection

PCC - Transportation & Environment: Conditional Consent

Dwr Cymru Welsh Water: No adverse comments

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 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 47 - Low Impact Development

PPW10

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

Pembrokeshire Coast National Park Authority
Development Management Committee – 23rd January 2019

Constraints

Special Area of Conservation - within 500m
LDP Mineral Safeguard
Potential for surface water flooding
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

Site description.

The application site comprises 2.13 hectares (5.26 acres) of land, abutting the western flank of a minor back road running north east of Cilgwyn. The prevailing ground levels slope downward to the north, and the land is accessed from the lane via an existing agricultural access.

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 open countryside. The land is bordered mainly by open fields and mature woodland and the nearest neighbours are Neuadd, The Cottage and Constantinople to the south and Ty Rhos to the north east; and is known as Parc y Delyn.

Current Application.

Planning permission is sought for a single household One Planet Development (OPD), comprising a detached dwelling, barn, outbuilding for utilities and compost toilet, polytunnel, timber store and a farm gate stand.

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 applicants are already productive at the site and grow 61% of their food in dedicated vegetable plots, orchard and forest garden, with the remaining 4% sourced using income derived from the sale or barter of their produce grown/reared on site. For Parc y Delyn, the land –based income will be based on;

- Floristry and cut flowers (Emma Powell Flowers)
- Plant propagation and sales
- Vegetable and soft fruit crops
- Beekeeping/honey

Planning History.

There is no recent previous planning history for the land.

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Key issues

Planning Policy Wales (PPW) states 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 3.5.6) 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.

Policy

National policy.

PPW paragraph 4.2.38 defines One Planet Development (OPD) as development that through its low impact either enhances or does not significantly diminish environmental quality'. The essential characteristics of OPD are that development must have a light touch on the environment, be land-based, have a low ecological footprint, have very low carbon buildings, evidenced by carbon analysis, and shall be the sole residence for the proposed occupants. This is to be evidenced by a clearly understood Management Plan produced by a competent person(s), setting out the objectives of the proposal, the timetable for the development of the site and the timescale for review.

The relevant policy and guidance is set out in Technical Advice Note 6 – Planning for Sustainable Rural Communities, published by the Welsh Government in July 2010 (paragraphs 4.15 to 4.23). Detailed Practice Guidance on One Planet Development to accompany TAN 6 was produced in October 2012, and provides the template for the Management Plan structure and purpose;

<https://gov.wales/docs/desh/publications/121114oneplanetguideen.pdf>

A detailed and unambiguous Management Plan is an essential characteristic of OPD, as this document defines the proposed lifestyle. The Management Plan is expected to be reviewed and updated through the life of the OPD, provides a programme of monitoring criteria for both applicant and the local planning authority, and contains a clear Exit Strategy should the OPD fail to achieve its essential characteristics.

Local policy.

Whilst Local Development Plans are not intended to repeat national planning policy, there are local policies in the Pembrokeshire Coast National Park Local Development Plan which would be relevant to this proposal. 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 sets out the National Park Authority's approach to proposals submitted

under policy 47 and was updated to take into account the subsequent adoption of national OPD policy requirements.

The submitted Management Plan has directly referenced the criteria of Policy 47 (pages 6 and 7), and cross references the sections of the Management Plan which refer to the Policy.

Whilst the detail of the Management Plan will be subsequently discussed, the principle of the proposed development is supported by national and local planning policy, which (subject to appropriate details) allow for such developments in the open countryside.

Site and context

For OPD, the site must be capable of meeting the minimum needs of the residents in terms of productive capacity and size, however there is no minimum or maximum size defined in the policy guidance. The parts of the site used for residential use should be already well screened or be capable of being well screened in the surroundings. There must be opportunities to conserve and enhance the biodiversity, cultural heritage and landscape of the site, adding to its environmental capital, and the site should be accessible to modes other than the private car, to reduce its use.

Sites of high ecological or landscape sensitivity may not be suitable as even OPD activities could have unacceptable negative impacts unless the original features can be carefully conserved and enhanced.

The proposed Management Plan.

The Practice Guidance states that an OPD requires persons to live more sustainably (and differently) than the norm in the 21st century. This is to be demonstrated through the Management Plan which broadly identifies the following;

- Baseline – the current condition and features of the site
- the chosen 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
- Ecological Footprint Analysis
- Phasing, Monitoring and Exit Strategy

Baseline.

The baseline is an essential element as this is benchmark against which the applicant must demonstrate that their development conserves and enhances the

site, adding to its environmental capital. As well as identifying the site context and 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 context of the site location and the current condition of the land, which shows that the land is classified as an upland area of rolling farmland and has an agricultural land classification of 4. The land is improved woodland and pasture, and the applicants have been cultivating produce at the site for 8 years. LANDMAP classifies the area as having outstanding geology, history, cultural and landscape habitat.

In respect of the Authority's Supplementary Planning Guidance on Landscape Character Assessment, the site falls within LCA 27 – Mynydd Preseli, where it states that the area is characterized as a large and conspicuous inland upland landscape, where views to the sea and the feeling of openness and exposure provide a strong sense of place.

The application site itself does not contain any original structures, ancient monuments or remains. To date, the applicant has planted trees, fruit orchards, dual purpose hedgerows for shelter and produce, vegetables and soft fruit, a wide range of flowers to cut and arrange and propagation of plants. There is a polytunnel and mobile shelter on site, which are used for crops and for storage/shelter.

The baseline information provided in the Management Plan is sufficiently detailed, and is considered to address all of the required elements. Following consultation, NRW did not object to the proposal. Officers consider that the proposal would not result in conflict with the prevailing character of the land at this 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 observed the characteristics of their land and the prevailing climate for the site over the 8 years, and have positioned crops and buildings accordingly. The buildings are located on the sheltered and sunny lower edge of the field to the northern part of the site, for screening and shelter from the weather and from wider views. The growing areas have been established where there is good soil depth and health, and new plant woodland is connected to the existing woodland expanse. The 2.13.hectare site is thus broken up as follows;

- Coppice: 0.68ha
- Grazing: 0.48ha (over two blocks)
- Woodland 0.35ha (including ponds)

- Forest Garden 0.14ha
- Vegetables 0.11ha
- Orchard 0.06ha
- Flowers 0.08ha
- Soft fruit 0.054ha
- Tracks 0.018ha
- Buildings/margins 0.15ha

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 £3384, with the income from the land based enterprises of produce, plants and flowers projected to be approximately £10,393 by Year 5. 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 reasonably 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 applicants have set out their land management objectives for biodiversity, the conservation of existing hedgerows, creation of orchard, creation of forest garden, landscape and buildings/infrastructure.

Through the ecological survey work, two wildlife ponds exist within the woodland areas, which benefit several wet woodland species. In recognition of this, the applicants will manage this resource as a non-intervention area.

The existing hedgerows will be managed on a 10 year rotation with laying, pruning and thinning done by hand to restrict impact on mini ecosystems.

An apple orchard has already been planted – the area is also a habitat for pollinators in their own right, and the trees are a range of varieties of different ages.

The forest garden, again, has been established. It is currently unmanaged, but will become a habitat for insects and pollinators, with additional native trees and shrubs; and once the trees establish, the herbs, root crops and perennials which are the lower level of the garden will be established. At ground level, the soil will be planted or mulched, with mycelium networks (the vegetative part of a fungus or fungus-like bacterial colony) established for better nutrient cycling to the soil structure.

It is considered, therefore, that the applicant has taken full and detailed 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, and management of those elements which 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 a planned solar array of 16 x 250W panels totaling 4kW in size. They will be mounted on the southern facing roof of the cabin dwelling. The applicants estimate that they will have a system that produces 3600Whrs per year, producing 4kWhrs in winter and 16kWhrs in summer. The annual total useage for the OPD is estimated at 3.1kWhrs

per day. Timber biomass will be sourced from the land at approximately 2.3 to 3 tonnes per year.

Domestic heating will be provided by passive solar, a multi-purpose range in the kitchen and a woodburner in the living area (requiring 1.7 ton of timber biomass a year). The cabin is designed to have a high thermal performance through being compact in form and appropriately insulated.

In respect of water usage, including potable water, this will be mainly sourced by an existing spring adjacent to the site. It is anticipated that water usage would be no more than 50 litres per day, per person (against an average of 150 litres per day for the UK). For the land based produce, water is currently sourced via rainwater harvesting, and this will be continued.

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 be composted, that human waste will be dry composed over two years and used on non-food plants and trees. 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 lean-to conservatory and fibre board sheet roof, sitting on masonry pillars (to prevent damp). The structure is long and narrow and will be of larch cladding on a timber frame construction. The structure will measure 17.7 metres in length by 8.8 metres in depth and 4.2 metres in height (4.6 metres to ground level). The fenestration will be timber and the applicant will use reclaimed units to reduce the carbon footprint associated with window production.

The applicant has also outlined the details of the 5 ancillary structures. All are designed to be subservient, 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 have lived in the Cilgwyn area for 10 years, and are actively part of the local community. As part of the OPD, it is planned to hold at least one open day per year and be available to people who wish to discuss sustainable lifestyles.

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 a good footpath network and served by the "Poppit Rocket" bus route, and thus the applicants will be able to access the nearby Centre of Newport and public transport routes without being wholly dependent on the use of the private car. At present, the applicants run 3 cars, but acknowledge in the Management Plan that as the OPD becomes their main focus, the requirement for car travel will fall from approximately 9800 miles to 8000 miles. Officers have considered the travel diary extract provided in the plan and note that many of the trips are with passengers as opposed to single use. It is accepted that more rural locations have limited options for other modes of transport, however, this element of the management plan is the weakest, and will be closely monitored to ensure that travel trips can be further eliminated as the OPD develops. The Highways Authority recommended conditional consent, requiring the visibility from the access to be kept unimpeded and the parking area not be used for any other purpose.

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 6 and 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, 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. Welsh Water have no objection to the proposal.

Conclusion.

Officers have fully considered the proposed One Planet Development against the relevant national planning policy framework contained in Planning Policy Wales 10 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;

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 occupation of the dwelling hereby approved in connection with the One Planet Development shall be limited to resident(s) solely working on the land in accordance with the provisions of 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 as part of the One Planet Development. Policy: TAN 6 - Planning for a Sustainable Rural Community and Local Development Plan Policy 47 - Low Impact Development.

3. The use of the site shall be carried out in accordance with the management objectives set out in the Parc y Delyn Management Plan 2018 dated 12th September 2018.

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

4. No later than on the 23rd January 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 and as set out in Section 5 - Phasing, Monitoring and Exit Strategy in the Welsh Government Practice Guidance One Planet Development (October 2012). In the event that the report identifies that any objective has not been met, a supplementary report setting out corrective or mitigating measures together with a timetable for achieving the objective or target shall be submitted to the local planning authority no later than the 23rd April of that year. Those measures shall be implemented in accordance with the supplementary report.

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

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

Development Making a Positive Contribution).

5. No development shall commence, 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;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

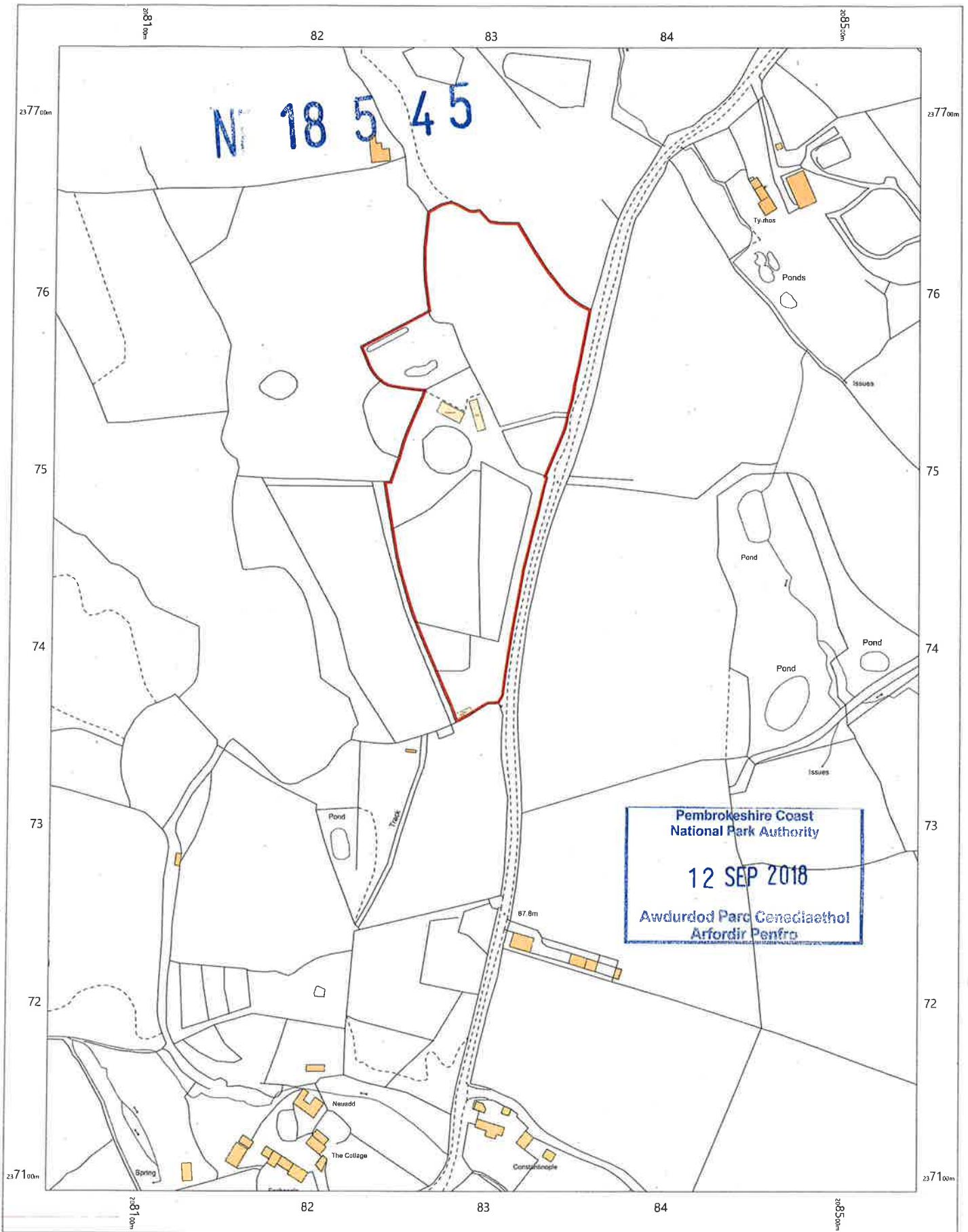
Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities 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).

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

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

7. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2, 6 and 40 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

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



**Parc y Delyn
Drawing 1.1
Location Plan**

(With red line showing
extent of property)

OS MasterMap 1250/2500/10000 scale + OS Terrain 5 5m DTM
Monday, April 2, 2018, ID: BW1-00701772
maps.blackwell.co.uk

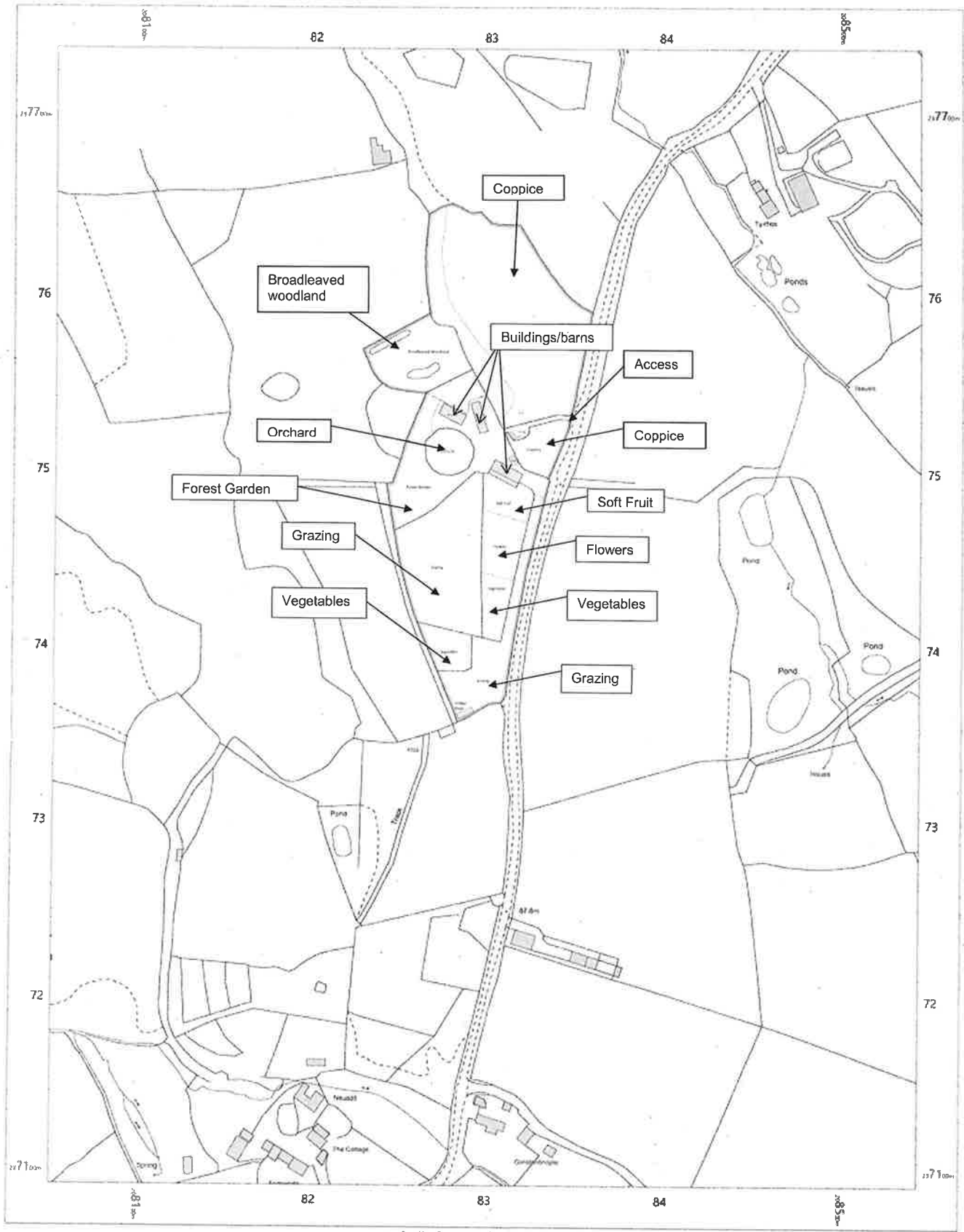
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Parc y Delyn
Drawing 1.2
Proposed Layout

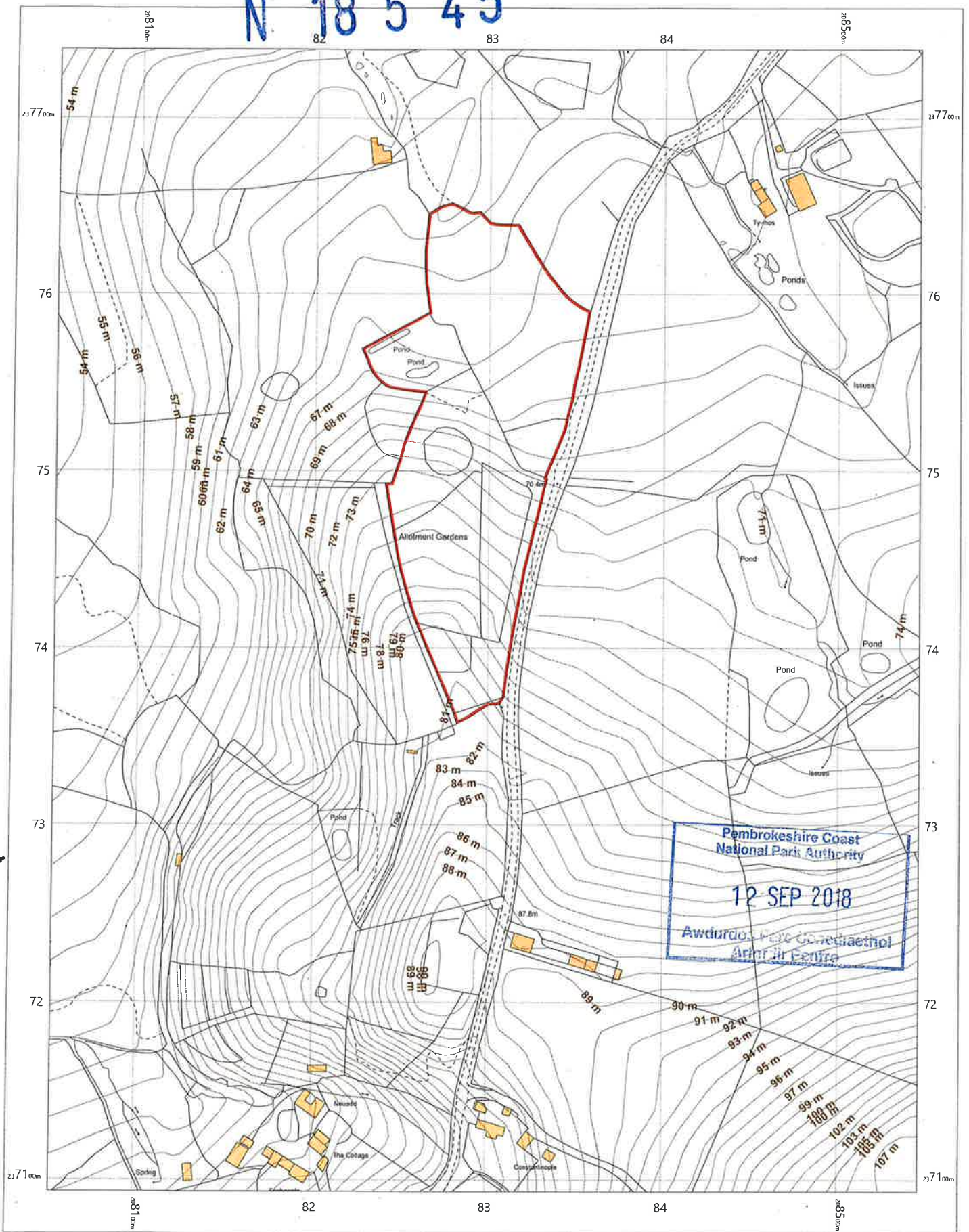
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 Monday, April 2, 2018, ID: B9W1-00701772
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Parc y Delyn
Drawing 1.3
Gradient Plan

OS MasterMap 1250/2500/10000 scale + OS Terrain 5 5m OTM
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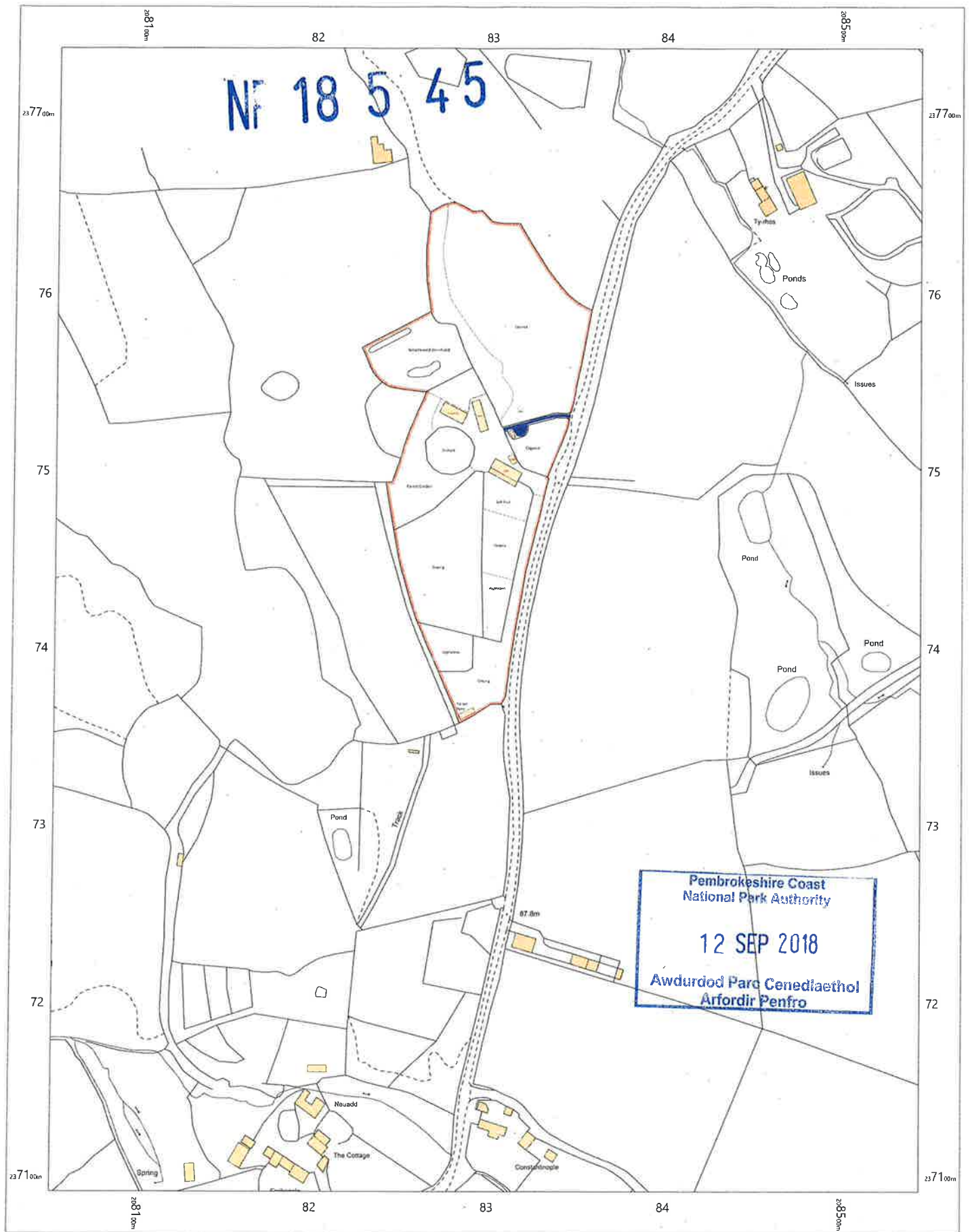
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NF 18 5 45

Pembrokeshire Coast
National Park Authority
12 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

Parc y Delyn
Drawing 1.4
Parking and Access

OS MasterMap 1250/2500/10000 scale + OS Terrain 5 5m DTM
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Parc y Delyn
Drawing 1.5
Entranceway
1:1000



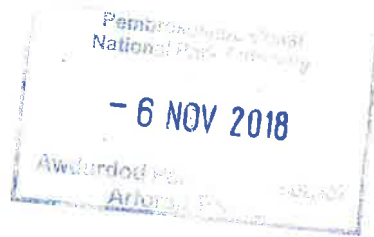
Gate set back 6 meters
from road, to open inwards



Reedbed

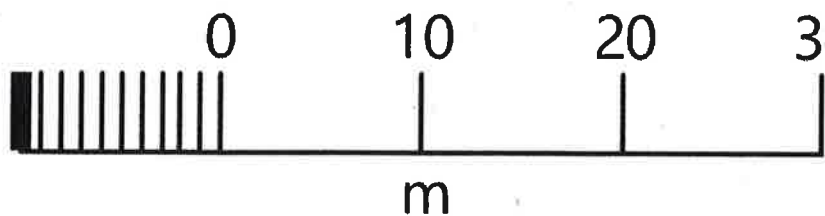
10 meters of
hedgebank to be
moved back
from road

NP 18 5 45



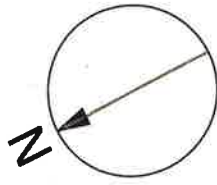
Parking
Stall

Shed

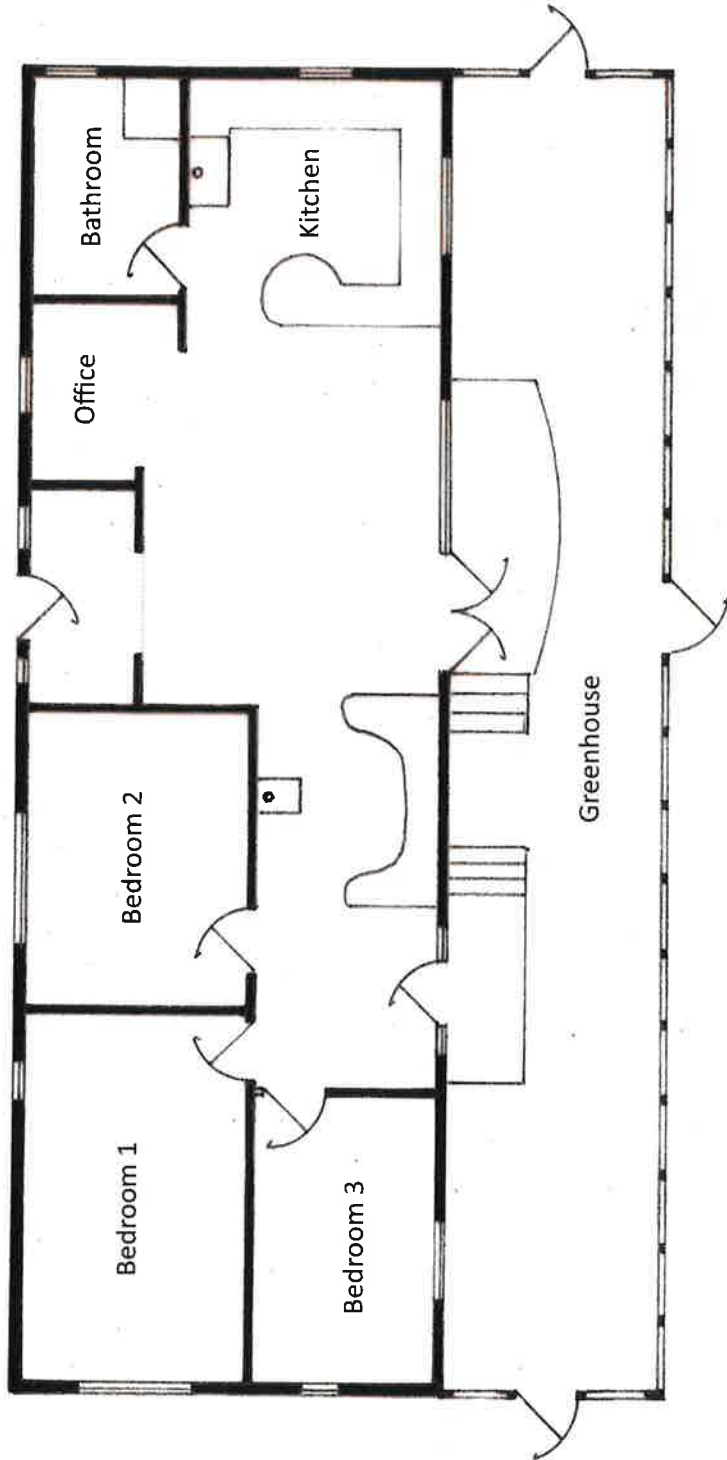


Parc y Delyn
Drawing 2.1
Cabin and Greenhouse plan
1:100

NP 18 5 45



Pembrokeshire Coast
National Park Authority
12 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro



Parc y Delyn

Drawing 2.2

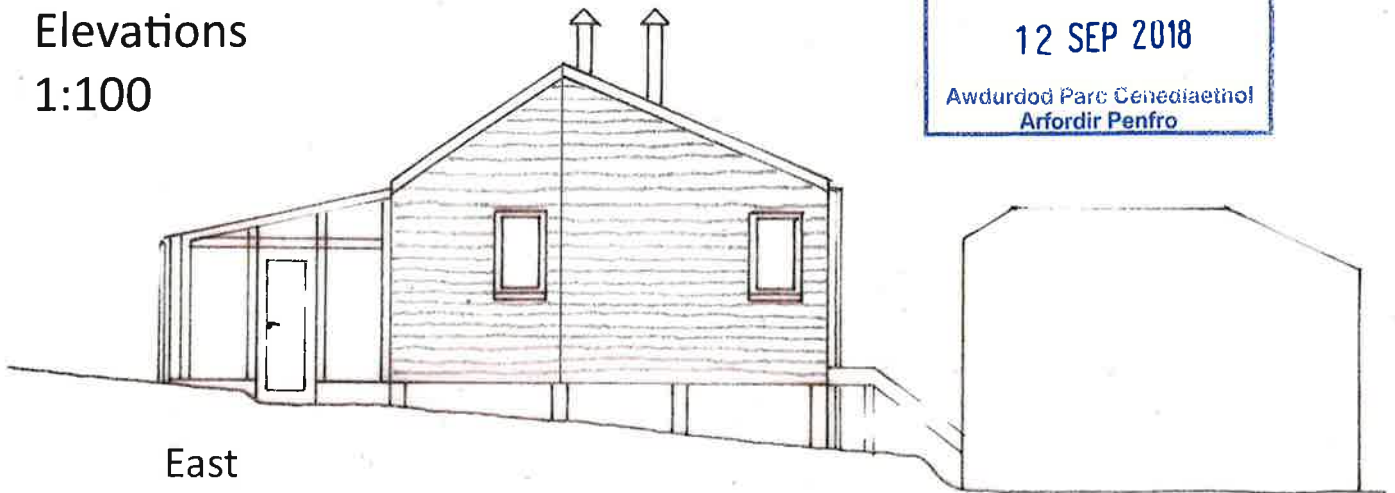
Cabin and Greenhouse

Elevations

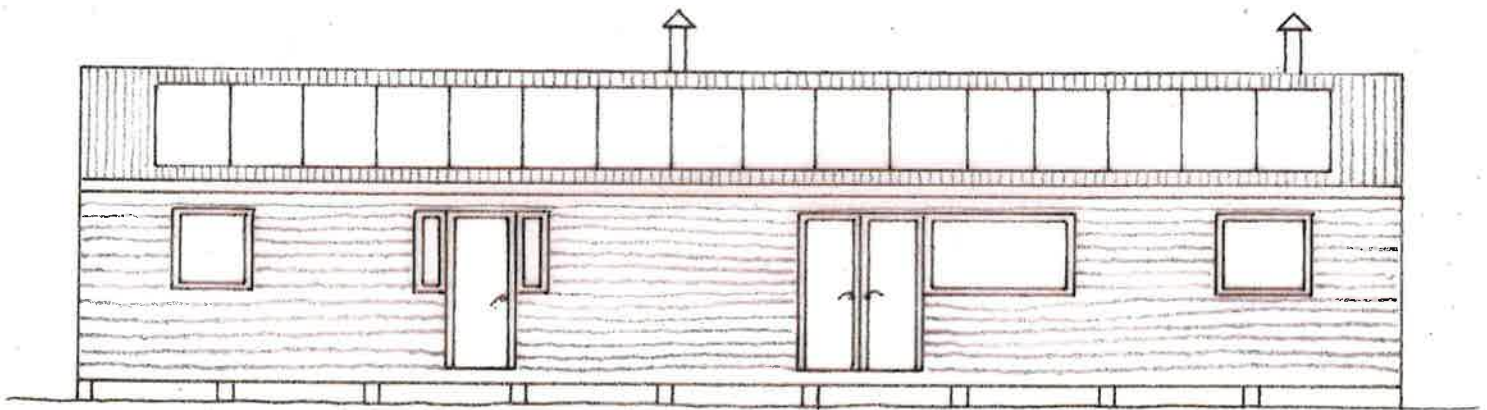
1:100

NP 18 5 45

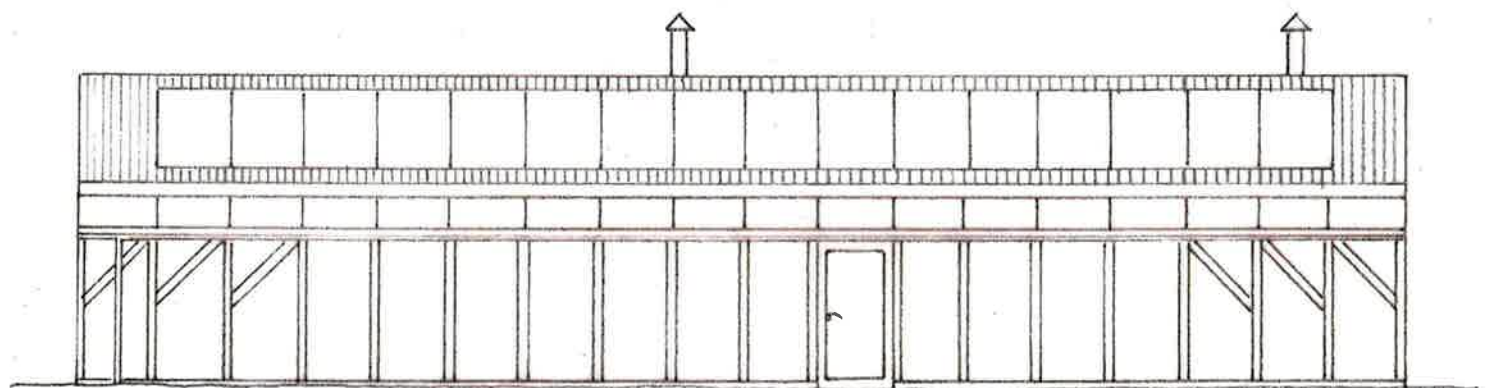
Pembrokeshire Coast
National Park Authority
12 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro



East



South (without Greenhouse)



South

0 1 2 3 4 5 6 7 8 9 10m

Parc y Delyn

NP 18 5 45

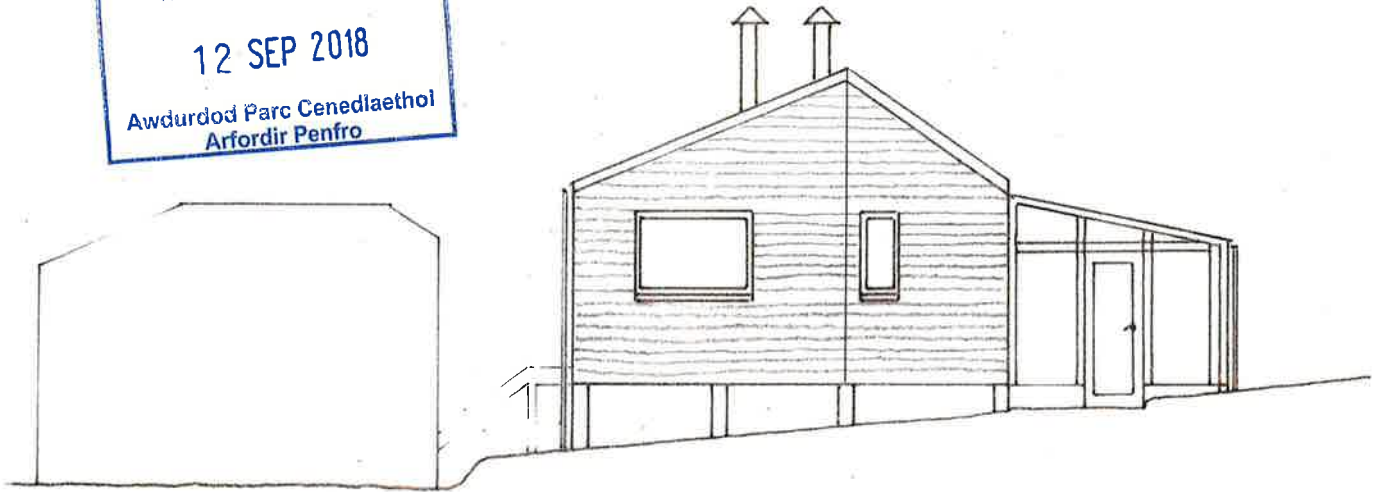
Drawing 2.3

Cabin and Greenhouse

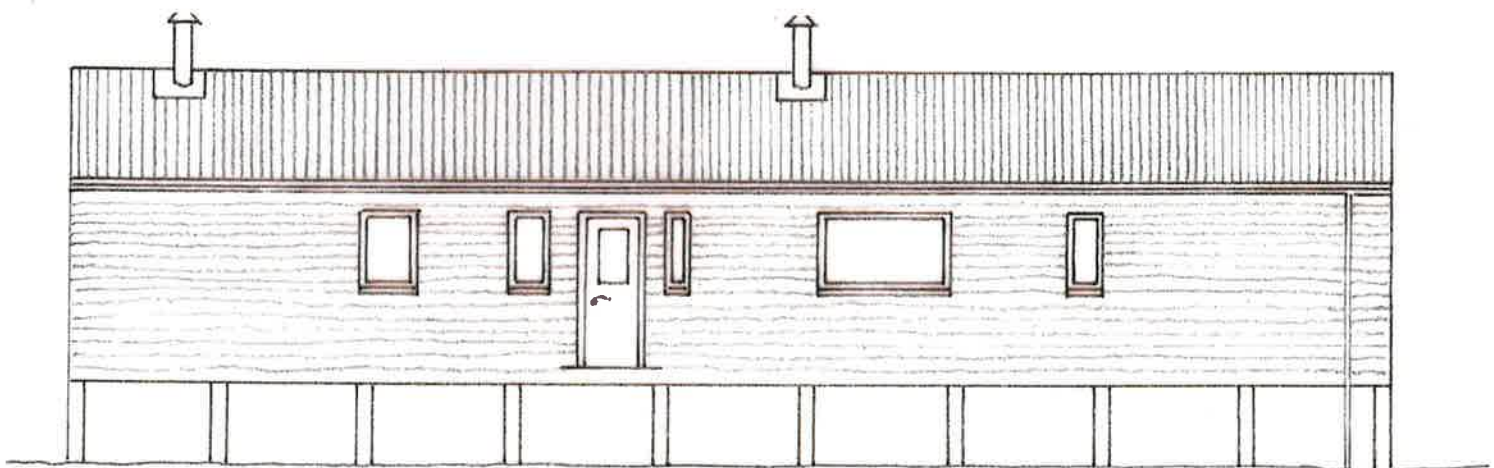
Elevations

1:100

Pembrokeshire Coast
National Park Authority
12 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro



West



North

0 1 2 3 4 5 6 7 8 9 10m

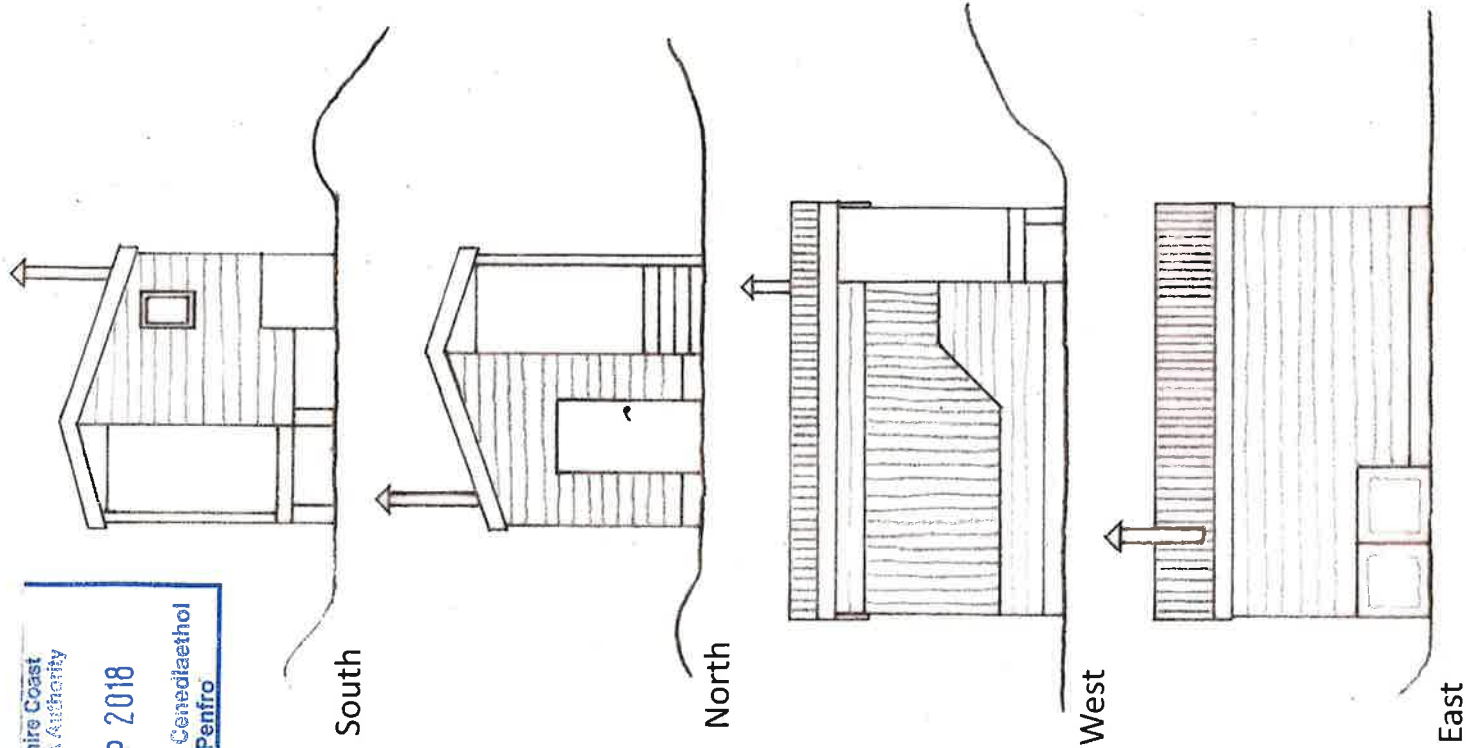
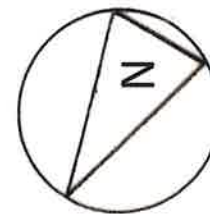
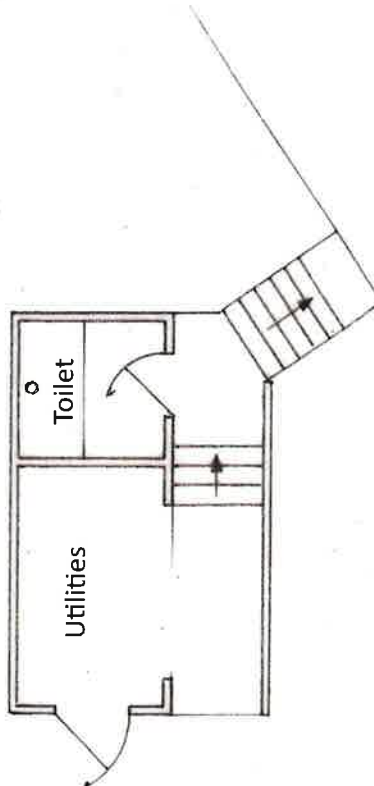
Parc y Delyn

Drawing 3.1

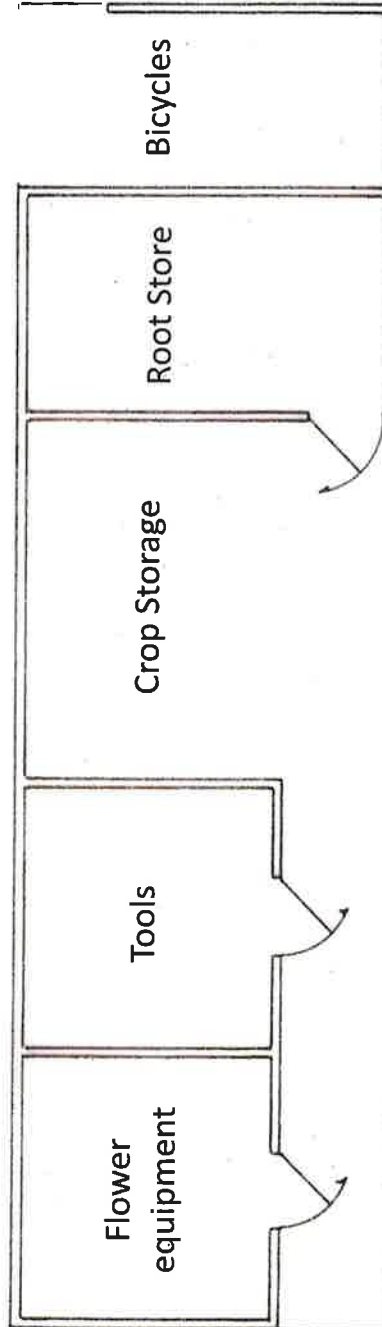
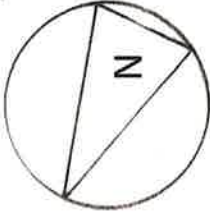
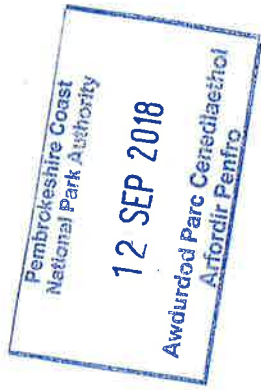
Outbuilding plans and elevations

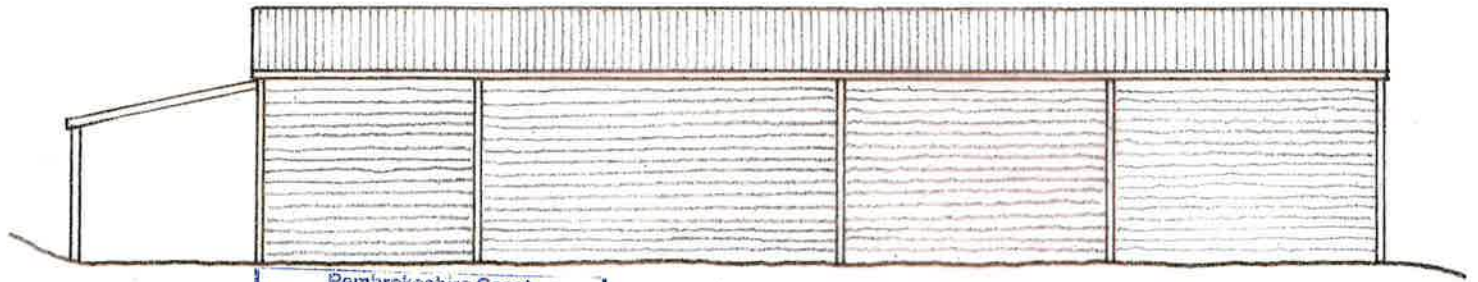
1:100

Pembrokeshire Coast
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Arfordir Penfro



Parc y Delyn
Drawing 4.1
Barn plan
1:100



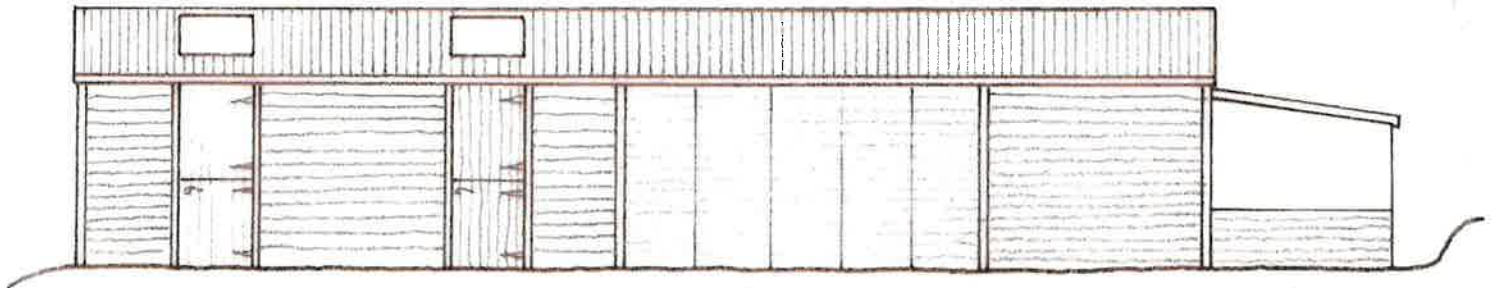


East

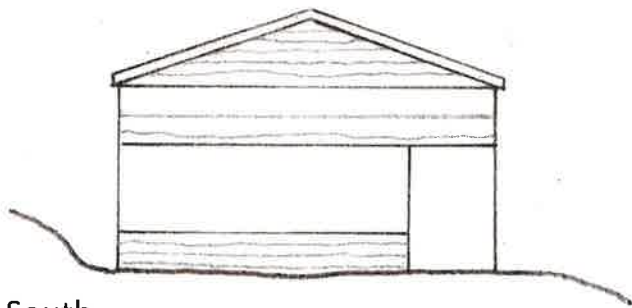
Pembrokeshire Coast
National Park Authority

12 SEP 2018

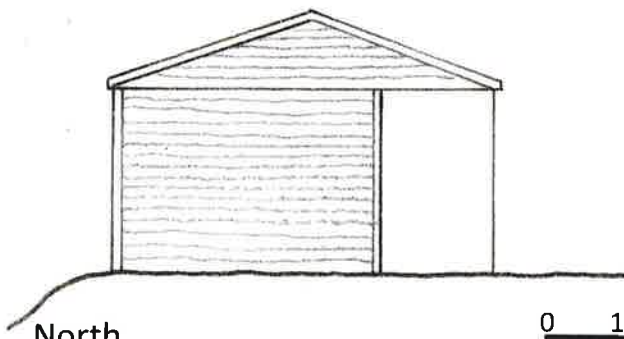
Awdurdod Parc Cenedlaethol
Arfordir Penfro



West



South

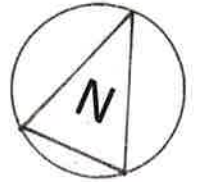


North

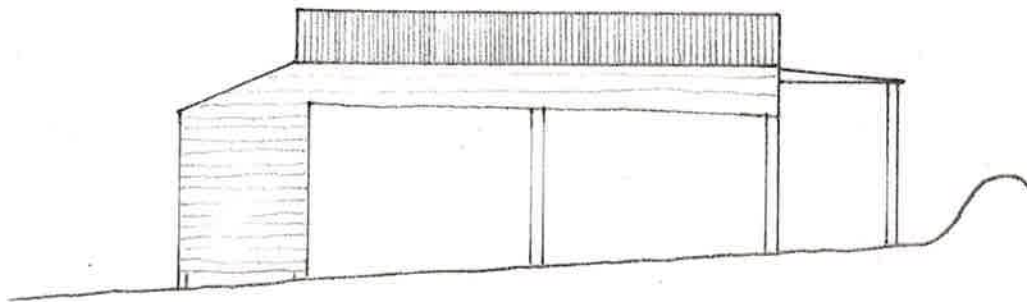
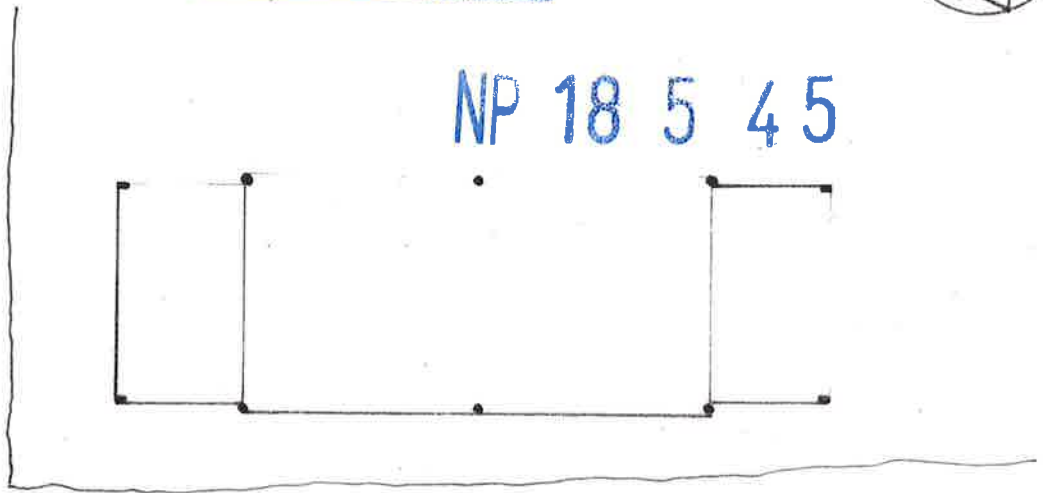
0 1 2 3 4 5 6 7 8 9 10m

Parc y Delyn
Drawing 5.1
Timber Store
1:100

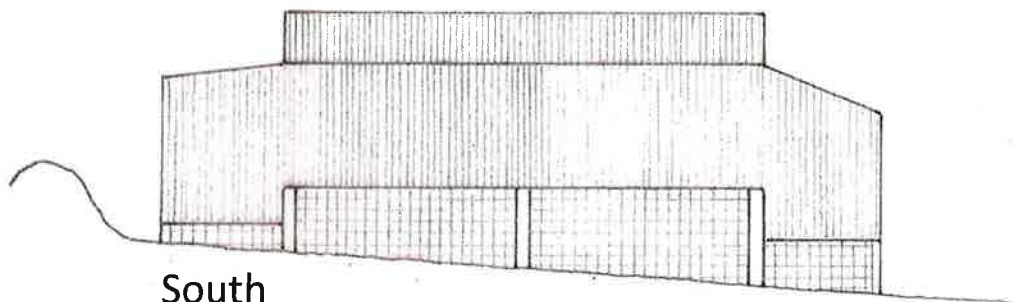
Pembrokeshire Coast
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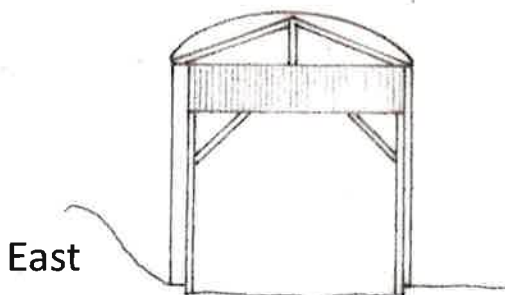
NP 18 5 45



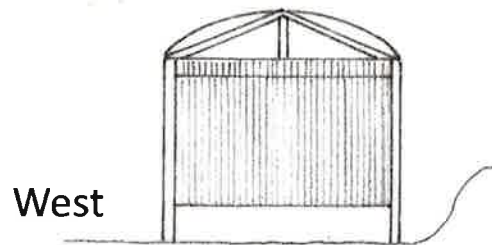
North



South



East



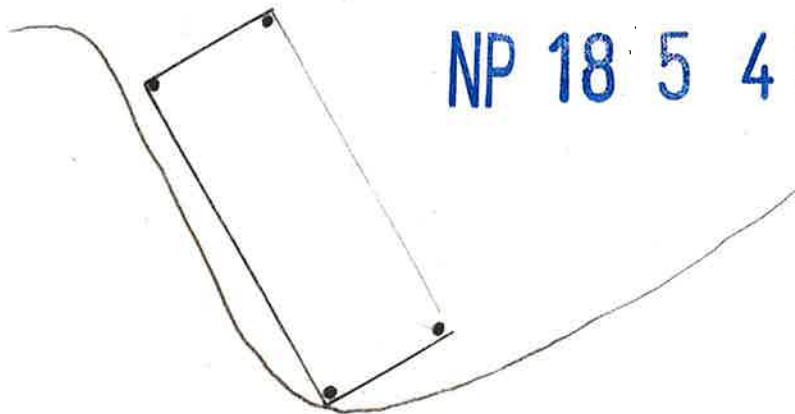
West



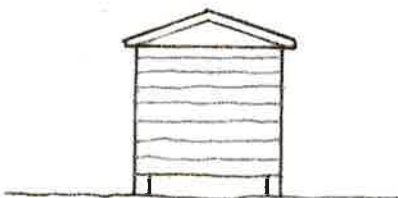
Parc y Delyn
Drawing 6.1
Stall
1:100



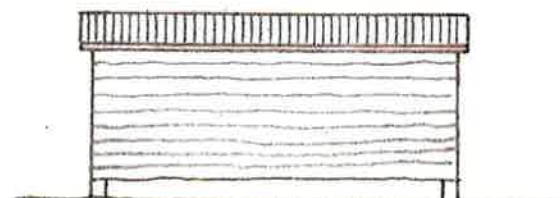
NP 18 5 45



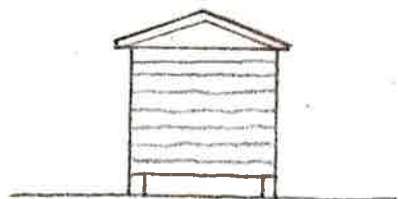
Pembrokeshire Coast
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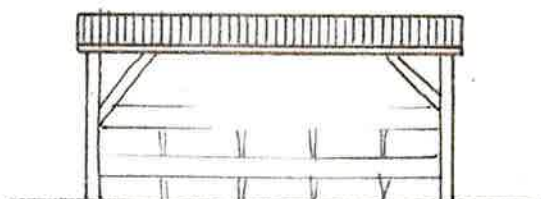
Side (SE)



Rear (SW)



Side (NW)



Front (NE)

