

Application Ref: NP/15/0693/FUL

Case Officer	Caroline Bowen		
Applicant	Mr & Mrs M & C Watkinson		
Agent	Mr M Howlett, Sureline Design Services Ltd		
Proposal	One Planet Development including a single family dwelling		
Site Location	Land at Carn Ingli, Newport, Pembrokeshire		
Grid Ref	SN05933818		
Date Valid	23-Dec-2015	Target Date	16-Feb-2016

Summary

This application is reported to members, as the proposal is categorized as a major development under Part 1 of the Town and Country Planning (Development Management Procedure) Order 2012.

Planning permission is sought for a One Planet Development on land located on the south eastern outskirts of Newport, and just below Carningli Mountain. The applicant has already established an eco-smallholding on the land, with associated poultry arks, tyre beds, a caravan and camper van used for storage and a visitor toilet; and this proposal seeks to construct a zero carbon dwelling on the land for a single family one planet development lifestyle.

Following the initial consultation process, no objections were raised by statutory consultees, subject to suggested conditions. Newport Town Council recommended rejection of the proposal. The application has attracted a number of letters of objection and of support to the proposal. The applicant subsequently revised the management plan in light of the comments made, and re-submitted this to the Authority. At the time of writing the report, a further consultation was underway on the revised information – officers will verbally report the outcome of the reconsultation to members at the meeting.

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. The proposed Management Plan is considered to adequately address the requirements for a One Planet Development in the open countryside, and, as such, officers can support the proposed development. The recommendation is, therefore, one of approval, subject to conditions.

Consultee Response

Newport Town Council: Recommend Refusal

PCNPA - Tree and Landscape Officer: Conditional Consent

PCC - Transportation & Environment: No objection

PCC - Ecologist: No objection - Proposed works should be undertaken in accordance with the recommendations detailed in the Ecological Survey. It is also recommended that prior to the commencement of works a species list for the sedum roof is submitted to and agreed in writing by the NPA. Further information is requested in relation to the micro hydro installation and the levels of water extraction should be monitored in the annual monitoring report and if this increases beyond those set out in the management plan further assessment may be required to ensure there is no impact on the hydrology of the adjacent SSSI.

Natural Resources Wales: No objection - No objection to the proposal, subject to a pre-application being submitted for the installation of hydroelectric power generation.

Dyfed Archaeological Trust: An Historic Environmental appraisal commissioned by the applicant is recommended, as it cannot be guaranteed that buried archaeology does not extend into the development area. Without this further information, your Authority will need to consider refusing permission for proposals which are inadequately documented (Welsh Office Circular 60/96, Paragraph 14).

Dwr Cymru Welsh Water: No adverse comments - SEWERAGE

It appears the application does not propose to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Dwr Cymru Welsh Water: No adverse comments

Carmarthenshire County Council: No adverse comments - I have now had the opportunity to take a look at this submission and have carried out a site visit. As I have mentioned during other one planet consultations the need is for the business to be self sustaining and meet the requirements of the family rather than in the case of a rural enterprise where there is a benchmarked figure of say a grade 2 agricultural workers salary.

There is therefore very little data available to establish the requirements of the family as each is different however the annual summary would give this opportunity should permission be granted.

The income for the holding will be generated mainly through eggs, honey products and pumpkin sales along with a natural hot tub rental. The applicants are already in production and have explored their markets. The assumptions made appear to be reasonable on the honey egg and pumpkin productions however the hot tub business is currently un tested.

Item 5 - Report on Planning Applications

The threats to the business have been identified however due to the varied nature of the products produced by the applicants there is scope to overcome any changes to the market requirements.

Revised advice:

I have now had the opportunity to review the updated submission and can comment as follows:

As per my original report I feel that I must stress that my instruction is to examine the viability of the business plan rather than whether it meets the criteria of the one planet development policy. It is also worth noting that unlike a rural enterprise dwelling application there is no bench mark for the needs of the applicants in terms of wages etc and the application is not required to meet any test of functionality to live on site in order to operate the business.

As per the original submission it is proposed that the income will primarily be generated by the production and selling of honey products, eggs, pumpkins, mushrooms, microgreens and through running educational courses.

Honey / Beeswax cosmetics

The report states that they propose to produce 9kg of honey per hive per year and 300g of beeswax. Although there are no official figures to check this I have been able to check these figures with report from various local bee keepers and feel that this is a good forecast with some reporting up to 15kg of honey per hive per year.

Free Range eggs

The proposal is to stock 200 laying hens producing 150 eggs per day and sales being in the region of £2 per dozen. Data from the Agricultural costing and budgeting book cross checked with the John Nix Agricultural costing books confirms that these figures appear reasonable with the top margin being 155 eggs per day per 200 birds. Feed, replacements and packaging costs also appear to be reasonable. Stocking densities also appear reasonable.

Duck Eggs

The Market for duck eggs is limited however this seems to be reflected in the smaller numbers proposed by the applicant. The financial forecast reports an average of 0.6 eggs per day which is within the margins reported within published documents.

Quail eggs

The projections submitted appear to concur with the data contained within the Agricultural costing and budgeting book cross checked with the John Nix Agricultural costing books with costs being reasonable.

Pumpkins / Mushrooms / Microgreens

Due to the small and seasonal scale of the markets there is no published data relating to pumpkin production however I have no reasons to doubt the figures quoted.

Educational courses

The business plan includes a proposal to hold educational courses from Year 3 onwards. The forecasts appear reasonable.

Item 5 - Report on Planning Applications

In summary I feel that the forecasts within the business plan are reasonable and achievable. This will of course be clarified by the annual summary that the applicant would be required to submit should consent be granted.

CADW - Protection & Policy: No adverse comments - The proposed development is located within the vicinity of the scheduled monuments known as;

- PE087 - Newport Castle (unoccupied parts)
- PE019 - Carn Ingli roundbarrows
- PE495 - Carn Llwyd ring cairn
- PE051 - Carn Ffoi camp
- PE305 - Pillar Cross SE of Newport Church

The development area is located on the boundary between the enclosed land surrounding Newport town and the unenclosed area of Carningli common which is notable for its concentration of prehistoric monuments.

The application make no reference to the scheduled ancient monuments in the vicinity nor, expressly, to the registered Historic Landscape of Newport and Carningli (within which it lies). However, a visual impact assessment was provided.

From the documentation supplied, it appears that there will be no direct physical impact on any designated historic assets.

In our opinion, the development is unlikely to have any impact on the settings of PE087 or PE305. There may be visual impacts on PE019, PE051 and PE495; but the nature of the designs submitted, the distance to the monuments and the proposed planting schemes should mean that the impacts are minor.

It should be noted that the location at the boundary between unenclosed and enclosed land is historically sensitive, in terms of understanding and appreciating the landscape's development and history. Clear modernisation of this element of the landscape would have a strong potential to have a negative impact on the setting of the prehistoric monuments up on Carningli, and care must therefore be taken that the proposed design philosophy is adhered to and that additional developments are controlled.

Public Response

The application was advertised in accordance with statutory requirements, and the nearest neighbours notified by letter. The original consultation resulted in the receipt of letters from 29 individuals in objection to the proposal, and letters from 25 individuals in support were received. A petition including 151 signatures in support of the proposal was also received. The letters are available to read in full on the planning file, and in summary- the following issues were raised;

- That the agricultural fields have become a random sprawl of vehicles, sheds, tractor tyres, chicken runs, duck ponds etc and a huge daily disturbance.

Item 5 - Report on Planning Applications

- That there is constant vehicular activity and noise generated from people and livestock.
- The destruction of the natural character of the original Castle Hill.
- The land is of poor quality which would need frequent soil deliveries
- That there are blatantly obvious access and drainage problems with torrents of rainwater rushing down from it to College Square.
- Am extremely impressed with the applicant's thorough research and development as well as his realism.
- Not only is OPD a hugely positive move in a world desperately in need of examples of modern sustainable living, it is also a fulfilling and enriching lifestyle.
- The proposal has already established the poultry and bee products, and is interacting with local businesses.
- Families who care and are knowledgeable enough about the environment to be able to actively look after it should be supported in their endeavours to minimize their carbon footprint.
- A National Park should not just be about buildings and looks but about the social make up and realness of a place.
- The application is in complete accord with both the detail and the spirit of TAN 6 One Planet Development.
- The successful management to date of the site in question is testimony to both their energy and the validity of their approach in optimizing the use of hitherto neglected fields.
- The land is essentially very rough pasture, thin soil, stony and badly drained. Only by changing the environment substantially could anything be grown... ..Carn Ingli Mountain is a beautiful location which the Authority should be seeking to protect...
- Concern in respect of the development exacerbating surface water run off from mountain springs, access for emergency vehicles, and that the field should not be considered for development as it opposes the protective ethos/status of a National Park.
- Impact on an iconic location.
- To allow this plan to go ahead would set a precedent and would leave the slopes of Carningli open for development.
- The site is often affected by mountain scrub fires and the inflammable nature of the tyres is a serious concern.
- Concern that the Management Plan and Exit Strategy could not be enforced.
- That a three acre site will provide a family with sufficient income on the slope of Carningli.
- The granting of the application could lead to further similar applications which would be more difficult to resist.
- The development is too close to the SSSI which borders the fields.
- That it would be impossible for the applicant to carry out his business on the site without the excessive use of the car and the heavy carbon footprint this usage entails.
- The development is of a scale incompatible with its surroundings and will lead to an increase in traffic on a very narrow road which is used by walkers and riders.

Item 5 - Report on Planning Applications

- Developments like these, combined with larger developments under Section 106 for Affordable Housing, are the future solution for young people looking to live and work in rural Wales.

Following the initial consultation period, the applicant has revised their management plan to take into account the responses received, and to amend the OPD to take out elements of the enterprise which do not relate specifically to the land. At the time of writing the committee report, re-consultations were underway on the revised Management Plan and information. The Agricultural Advisor has responded to advise that the forecasts made within the business plan element of the proposal are reasonable and achievable, and will be clarified by the annual summary that the applicant would be required to submit. Officers would stress that the advice of the Agricultural Advisor was sought purely on the viability of the business plan itself, rather than on whether the proposal meets One Planet development criteria, or as a rural enterprise proposal. Any further consultation responses will be verbally reported to members at the meeting.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire 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 Pembrokehire Coast National Park

LDP Policy 47 - Low Impact Development

PPW8 Chapter 02 - Development Plans

PPW8 Chapter 03 - Making and Enforcing Planning Decisions

PPW8 Chapter 04 - Planning for Sustainability

PPW8 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 1.25 hectares of land, set out over 3 field parcels located on the south eastern outskirts of Newport, and just below Carningli Mountain. The prevailing ground levels slope downward to the north. The application site sits on the far southern extent of the 'enclosed' farmland and is immediately bordered by Carn Ingli Common. The land is accessed from Castle Hill via an existing access and fields belonging to the owner of the adjacent land, and over which the applicant has an agreement to use. The applicant currently keeps poultry and beehives at the site, and has established raised beds which are made from tractor tyres. In support of this, there are a number of poultry arks, a caravan and camper van for storage and rest and a toilet block on the land.

To the south, the land adjoins Carningli Common and to the north, east and west, the site adjoins fields which are in separate ownership. The boundaries of the land are predominantly hedgerow and dry stone wall, and streams run down from Carningli both to the west and to the east of the land.

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.

Current Application.

Planning permission is sought for a single household 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, which is required to follow detailed criteria set out in practice guidance accompanying Technical Advice Note 6 – Planning for Sustainable Rural Communities.

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. The planning system responds to this objective through Planning Policy Wales, which indicates that OPD proposals should initially achieve an 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

Item 5 - Report on Planning Applications

Assessment tool available on its website, and using this, the applicant has estimated that they would achieve 1.64 global hectares at the end of the first years, based on the details contained in their Management Plan, and thus would demonstrate that the development is reducing their footprint to One Planet levels.

The small-holding is based on;

- Poultry
- Eggs from chickens, ducks and quail,
- Bee products, honey and cosmetics,
- Vegetable crops, fruit, pumpkins, specialist salad, herbs and mushrooms, both propagated on and foraged from the land,
- Products from wood, feathers and produce,
- Educational courses

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 a minimum of 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 56% of their food in dedicated gardens close to the dwelling, with the remaining 9% required, sourced using income derived from the sale or barter of produce grown/reared on site.

Planning History

- NP/08/107 - Change of use to natural burial site to include associated parking, turning and storage barn. Withdrawn.
- NP/12/0112 – Forestry building with double pitched roof. Refused.
- NP/15/0310/FUL - Eco-smallholding, including one dwelling - One Planet Development. Adjacent site. Refused, Appeal pending.

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

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

Item 5 - Report on Planning Applications

Planet Development is an appropriate form of development in the open countryside.

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 Low Impact Development 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.

The OPD policy relates to all proposals in the open countryside, and does not make a distinction where the application site falls within a protected landscape. In light of this, there are policies in the Pembrokeshire Coast National Park Local Development Plan which are material to the consideration of development in the National Park. Whilst the Local Development Plan should be read as a whole, the policies of most relevance to this proposal are 1 – National Park Purposes and Duty, 7(g) – Countryside, 8 – Special Qualities, 15 – Conservation of the Pembrokeshire Coast National Park 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.

In particular, the Authority's 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 in the National Park will need to address to meet the tests in the policy.

Therefore, the key issues to be considered in determining this application are;

- **The Management Plan**, which comprises the following;
 - Baseline
 - Design/Strategy
 - 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
- **Policies of the Pembrokeshire Coast National Park**, insofar as is relevant to development in the National Park.
- **Other material considerations.**

The Management 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 context of the site location and the current condition, which shows that the land concerned falls within the Newport and Carningli Registered Landscape of Special Historic Interest in Wales; and within a range of landscape, cultural, geological and historic landscapes. The site borders the Carningli Site of Special Scientific Interest.

In respect of the Authority's Supplementary Planning Guidance on Landscape Character Assessment, the site falls within LCA 22 – Mynydd Carningli, where it states that the boundary between cultivated land and moorland on the northern fringe of the mountain appears to have changed little since the early 19th century. The management guidance for this landscape refers to the rehabilitation of historic boundary hedgerows and hedgebanks, especially those between enclosed field and open moorland, and to promote the reinstatement of traditional land boundary management methods and implement these in perpetuity, especially at key visual locations. The applicant has addressed the respective land management in the relevant section under the business and management plan.

Other than the poultry arks and storage building associated with the recent agricultural use of the land, there are no other historic buildings or structures on the land. The applicants have a deed of easement across neighbouring land to the north to access their land, and at present, an average of 2 return trips per day is required to look after the existing livestock.

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.

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 family occupancy development. In addition to the structures already on the land, the applicants propose a single dwelling which is to be located centrally to the land, against the stone field boundary wall and screened to the north by a new Pembrokeshire hedgebank. The land will

Item 5 - Report on Planning Applications

support both broadleaf and willow coppice, with wildflower/hay meadows and a duck paddock interspersed within the coppiced areas. The poultry arks will also be screened by the coppice areas. Solar harvesting is the predominant method of providing energy, together with the installation of a compost-powered heating system based on Jean Pain Mounds, which will provide heating and hot water for the dwelling.

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 £4648, with the income from land based enterprises projected to be £5897. The applicant has based projections on an underestimation of likely income, which allows for a contingency to be built in. The Authority's Agricultural Advisor has confirmed that this is accurate. The yearly Monitoring Plan would adequately monitor the yearly income to ensure that the OPD is proceeding as planned and the submitted information, demonstrates 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 and 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,

Item 5 - Report on Planning Applications

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 access, the dwelling, coppices, poultry arks, reed bed, Jean Pain Mounds, beehives, raised tyre beds, visitor toilet and fences.

The proposed access is to be created using turf reinforcement mesh rather than tarmac or gravel, so that the track will be integrated into the pasture. The mesh has been used in sites such as SSSI sites as the construction involves no damage to the ground.

The dwelling is designed to incorporate all the need of the single family, thus avoiding the need for additional ancillary structures. The building is to be located in the south east corner of the field which lies furthest from public view and will be screened by existing hedges and further tree and hedgebank planting. The use of a green roof will further blend the building into the landscape.

The predominant landscape character at this location is of open hillside, thus the planting of coppice is expected to respect this character and avoid looking man-made or formal. The applicant had previously sought advice from the Authority in respect of this, and has sought to plant to thicken existing hedges and to keep the coppice to a 40% cover, which would not be considered to materially change the open hillside landscape.

The poultry arks are sited close to existing hedges and mature trees, and as the planting matures, these elements will be well-screened. The reed bed proposed to the north east corner of the land, will similarly be screened by hedges. The Jean Pain mounds are taller features, and are located so that the thickened hedges will screen these from wider views.

The raised tyre beds are wrapped with invisible fencing, which stabilises a grass screen around their circumference; and by being set out in a 'square foot gardening' principle rather than in rows, minimizes the man-made appearance.

The visitor toilet is on site already, and whilst is weathered in appearance, the applicants will plant ivy to cover the structure and provide forage for the bees. The fencing required to keep the livestock in has been chosen for its 'invisibility', so that there is no harm to the landscape from formal fencing.

It is considered, therefore, that the applicant has taken account of the natural landscape characteristics, and has chosen locations and features that would respect the open landscape setting at this location.

Item 5 - Report on Planning Applications

- 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 from solar panels and from the installation of underfloor heating powered by two Jean Pain mounds – a compost – based heating system. The heating system will also heat water for domestic needs. The solar panels will be mounted on a moveable trailer, to allow for them to be moved to optimal positions and to ensure that they cannot be seen from public vantage points. The dwelling will run a wood burning stove, a solar cooker and a gas hob run on a methane producing biodigester. All the biomass required will be sourced from the land.

In respect of water usage, this will be mainly sourced by collected and sterilised rainwater, and abstracted from the adjacent streams; and will be recycled through the reed bed system for use on crops.

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, with poultry manure used onsite as fertilizer. Human waste will be composted for a year in purpose made 'thunder-trunks', and then used to fertilize non-food crops on the land.

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 single storey with a monopitch green roof. The family living space will comprise a kitchen/living area, bathroom and three bedrooms with a long conservatory

Item 5 - Report on Planning Applications

space to the whole of the frontage. To either side of the living space are small storage and workshop rooms, which will be under smaller lean-to polycarbonate roofs. The construction will be straw bales with internal clay plaster and external lime render within a timber frame to the walls, which will be lime rendered to the north elevation and clad in timber for the remaining elevations.

A materials assessment in accordance with the Code for Sustainable Homes has been undertaken for the proposal, and an assessment of the sustainability of the proposal has been provided, which has concluded that... *'The house has been designed to minimize energy use. The more surface area a building has, the higher the heat losses will be and the more demand for space heating energy. By using a simple compact plan form, heat-loss surface area is minimized relative to the buildings volume... SAP calculations show that the Dwelling Emission Rate (DER) for this house is remarkably low. In fact, more energy is generated on site than is used to run the house... In an average year, despite energy used to keep the house warmed, lit and supplied with hot water, this house will take 170 kilos of carbon out of the atmosphere rather than adding to emissions.'*

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 intends to integrate into the local community by attending local clubs and events, the children will attend local schools, the applicants will provide local community education of traditional land skills, 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 occupant, by the on-site enterprise and by visitors.

The OPD will be located within walking distance of Newport, and thus will be able to access public transport routes without being dependent on the use of the private car.

The applicant has provided a detailed breakdown of trips generated by residents, the land-based enterprises and visitors. The number of resident trips is estimated to drop from 15.5 trips per week to 10.5 trips; enterprise trips will drop from 34.5 trips per week to 6.5 trips and visitors will add 2 trips per week, which will be managed by advertising courses locally only.

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 also required to

Item 5 - Report on Planning Applications

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 exit process in the Management Plan, which details that should the OPD fail, the dwelling would be capable of being largely composted, with the polycarbonate elements and fenestration recycled off site.

Policies of the Pembrokeshire Coast National Park Local Development Plan.

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

'1.21 The special nature of One Planet Developments in the open countryside means that not all sites will be suitable. Particular consideration in the choice of site are:

- *Will the site be able to meet the minimum needs of its residents in terms of both productive capacity and size?*
- *Are those parts of the site that will be used for residential development and horticultural production well screened from their surroundings or capable of being screened through tree and woodland planting or other means characteristic of the locality?*
- *Are there opportunities to conserve and enhance the biodiversity, cultural, heritage and landscape of the site, adding to its environmental capital*
- *Does the site lie sufficiently near to public transport potentially reducing reliance on the private car?*

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.

Item 5 - Report on Planning Applications

In respect of the Park's Special Qualities and character of the National Park (Policies 8 and 15), the proposal has recognized its place within the National Park landscape, and has identified the variety of landscape designations that the application site falls within. 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 uses the site profiles and features to help screen the mass. The proposal does not increase impervious surfaces and will utilize surface water run-off harvesting for use on the site. Accordingly, whilst surface water run-off is a concern at the site, the proposed use of the land is not considered to exacerbate this.

Other material considerations.

Following consultation of statutory bodies, the details of which are set out above, Dyfed Archaeological Trust recommended that a historic environment appraisal be carried out prior to making a decision, as there is potential for buried archaeology to extend into the development area. 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 clearly identified the site characteristics in its' Baseline assessment, it would be acceptable to address this matter by condition.

Cadw has advised that the application site is located within the vicinity of a number of scheduled monuments, and that, from the documentation provided, it would appear that there would be no direct physical impact on designated historic assets. It notes that the location of the site at the boundary between the unenclosed and enclosed land is historically sensitive, and that clear modernization of this element would have the strong potential to have a negative impact on the setting of the prehistoric monuments on Carningli. Thus, care must be taken that the proposed design philosophy is adhered to and that additional developments are controlled. This can be achieved by the removal of permitted development rights from the dwelling and land.

The objections received from Newport Town Council and neighbouring properties have been carefully considered. Officers recognise that One Planet Developments in the open countryside are very different to standard rural enterprises and modern living. Therefore, as an exception to the long standing policies of rural restraint, it is important that any OPD proposal meets the

Item 5 - Report on Planning Applications

stringent requirements of both the national policy framework, and the policies of the current development plan, insofar as they are relevant to the proposal. The applicant has adequately addressed the requirements of the national planning policy by providing a detailed Management Plan, and the OPD requirements build in yearly monitoring and provided an Exit Strategy should the OPD not be successful. In light of this, it is considered that the proposal can be supported.

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 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

Subject to no new material issues being raised following the re-consultation of the revised Management Plan, 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 use of the site shall be carried out in accordance with the detailed plans and management objectives set out in the Golwg Y Gwenyn (Beeview Farm) Management Plan - May 2016, dated 15th June 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 July 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 20th October 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

 Item 5 - Report on Planning Applications

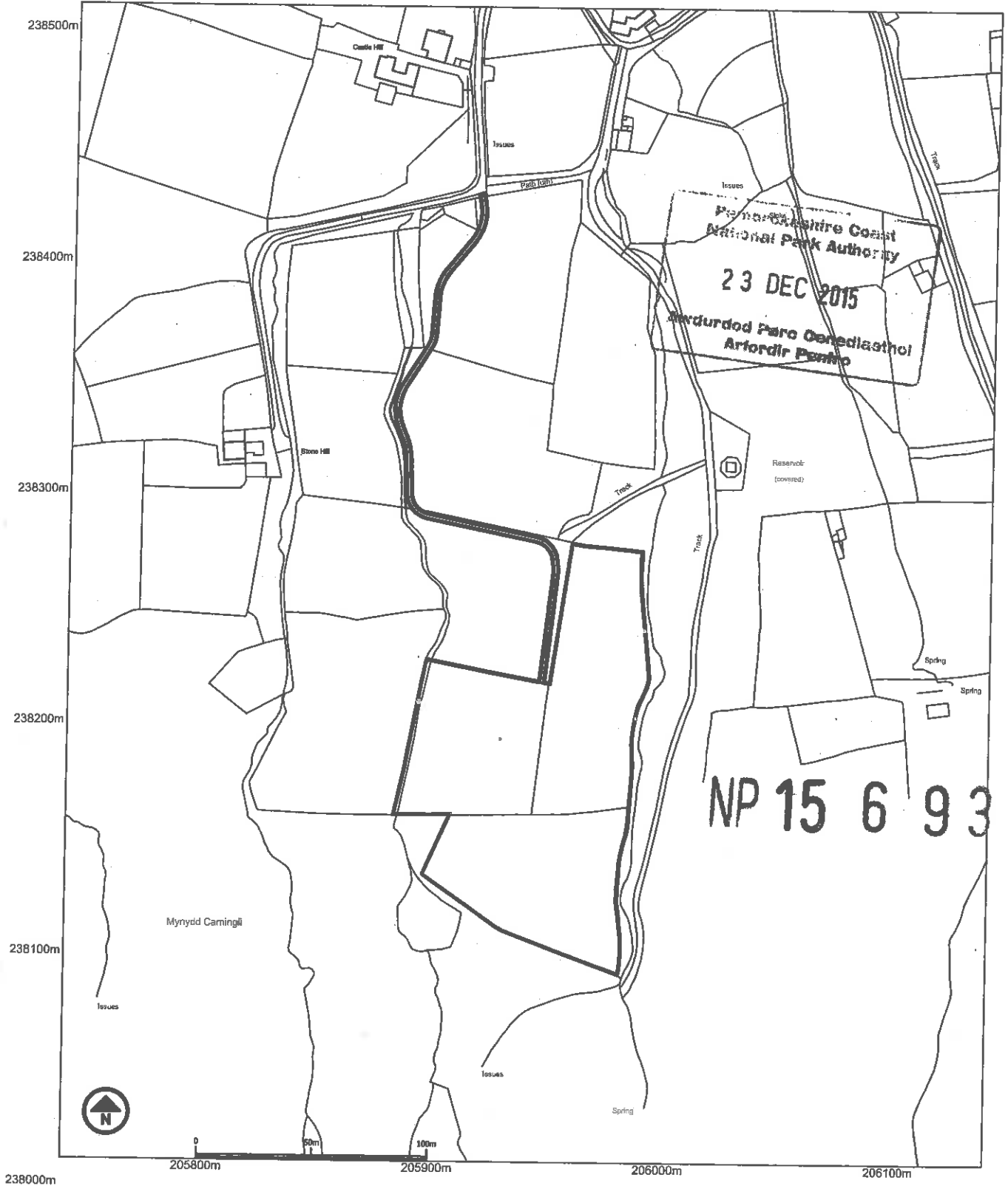
Impact Development Making a Positive Contribution).

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;
 - iv) measures to control the emission of dust and dirt during demolition and construction; and
 - v) 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. No development or site clearance shall commence until the local planning authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the local planning authority within two months of the archaeological fieldwork being completed.
- Reason:** To assess the archaeological value of the site. **Policy:** Local Development Plan – Policy 8 (Special Qualities) and Planning Policy Wales (Edition 7, July 2014) – Chapter 6 (Conserving the Historic Environment).
6. 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 and shown on plan number [x].
- 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

Item 5 - Report on Planning Applications

(Conservation of the Pembrokeshire Coast National Park).

7. Before development commences details of external illumination, 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 within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.
8. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species), hedgerows and hedgebanks on the land, identify those to be retained, and set out measures for their protection throughout the course of development.
Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Policy 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
9. No development shall take place until details of soft landscape works - to include a detailed species list for the proposed green roof to the dwelling - have been submitted to and approved in writing by the local planning authority. These details shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; and implementation programme (including phasing of works where appropriate).
Reason: Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Policy 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).



©Crown Copyright. All rights reserved. Licence no. 100019980

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

Site: Carn Ingl, Newport, Pems.
 Plot: Bee View
 Client: Matthew & Charis Watkinson

Drgs: Location plan
 File: Bee View
 Scale: 1:2500
 Date: 11/12/15 Drn: MDH
 Drg no: lp@2500 REV: K

© Sureline Design Services Ltd. All rights reserved. Unauthorised reproduction of plans, logos or text in part or in full is prohibited. All dimensions to be checked on-site prior to ordering materials or starting construction

23 DEC 2015
Pard Poro Denedlaethol
Lleoddir Pent

15 6 93

Track

10m2 grey water reed bed
2 x 16' Jean Pain mounds

micro hydro

duck paddock
(0.28 acres incl.
0.11 acres pumpkins)

chicken arks

vegetable garden
(0.14 acre)

parking & turning

new Pembrokeshire hedge banks

willow coppice
chicken paddocks
(0.25 acre)

house

hay / wildflower meadow
(0.28 acres)

broadleaf coppice
(0.1 acre)

visitors' toilet

chicken arks

broadleaf coppice
(0.18 acres)

hay / wildflower meadow
(0.52 acres)

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

Site: Carn Ingli, Newport, Pems.
Plot: Bee View
Client: Matthew & Charis Watkinson

Drgs: Landscaping plan
File: Bee View
Scale: not to scale
Date: 11/12/15 Dm: MDH
Drg no: ls@nts REV: K

© Sureline Design Services Ltd. All rights reserved.
Unauthorised reproduction of plans, logos or text in part or in full is prohibited.
All dimensions to be checked on-site prior to ordering materials or starting construction

lightweight green roof
 earth tone lime render
 waney edge cladding

front elevation (North)

landscaped earth banks
 with native planting

polycarbonate roof

curved reveals to
 doors and windows

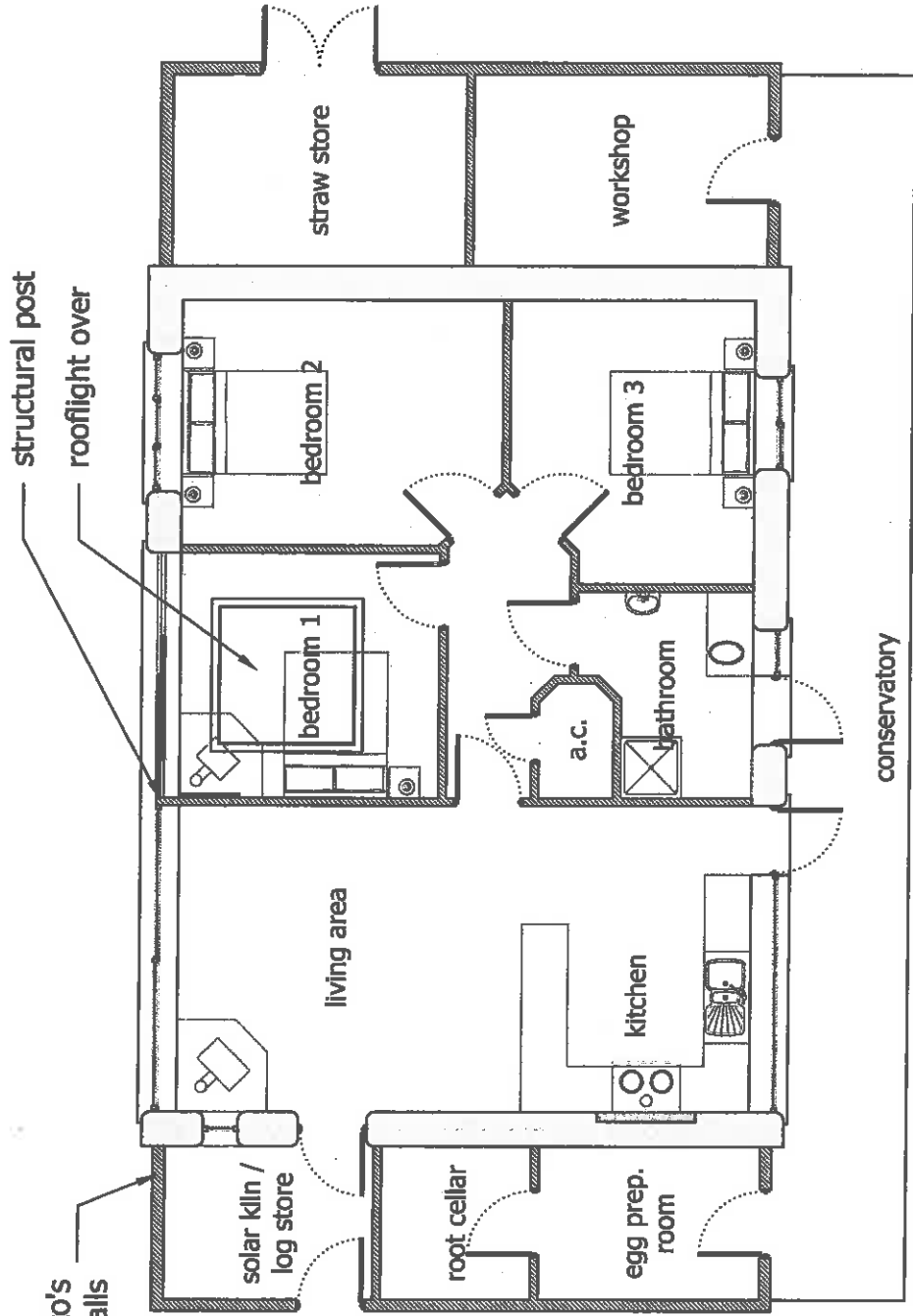
23 DEC 2015
 Approved Part Certificate
 National Park Authority

side elevation (East)

side elevation (West)

rear elevation (South)

sureline
 DESIGN SERVICES LTD
 Tel: 07826 705493
 E-mail: mail@sureline.org.uk
 Site: Carn Ingli, Newport, Pembro.
 Plot: Bee View
 Client: Matthew & Charis Watkinson
 Drgs: Elevations
 File: Bee View
 Scale: 1:100
 Date: 11/12/15 Dm: MDH
 Drg no: fl@100 REV: K
 © Sureline Design Services Ltd. All rights reserved.
 Unauthorised reproduction of plans, logos or
 text in part or in full is prohibited.
 All dimensions to be checked on-site prior to
 ordering materials or starting construction



structural walls to lean-to's to buttress house walls

structural post
rooflight over

23 DEC 2015
Arduril Pentro
Arduril Pentro

15 6 93



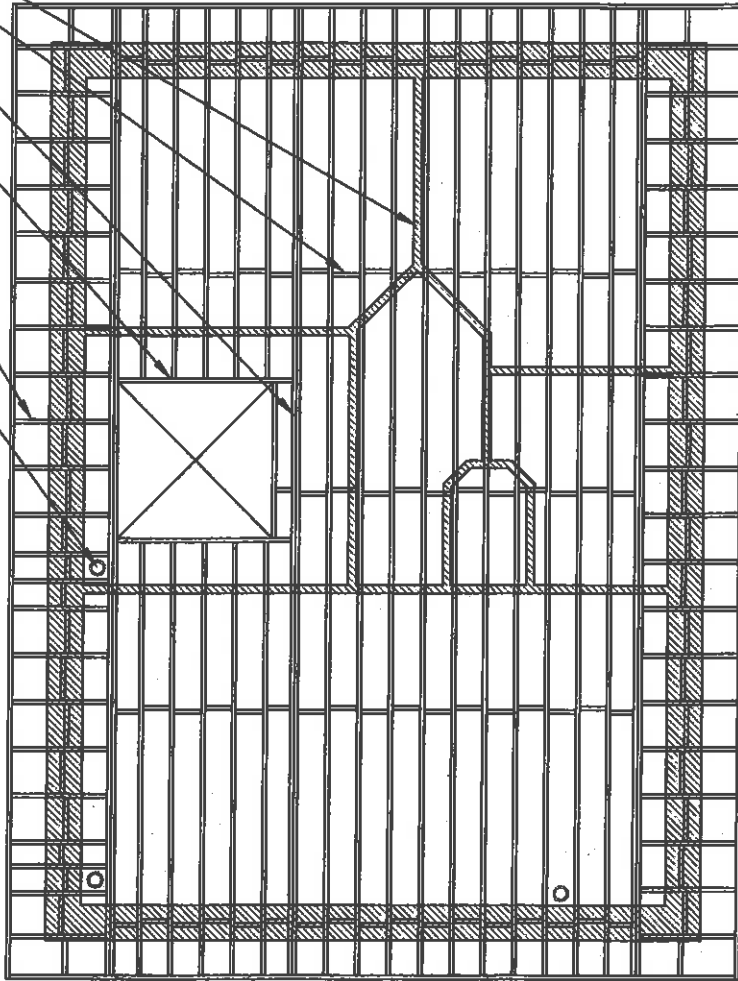
sureline
DESIGN SERVICES LTD
Tel: 07826 705493
E-mail: mail@sureline.org.uk

Site: Cam Ingli, Newport, Pems.
Plot: Bee View
Client: Matthew & Charis Watkinson

Drgs: Floor plan and elevation
File: Bee View
Scale: 1:100
Date: 11/12/15 Dm: MDH
Drg no: fl@100 REV: K

© Sureline Design Services Ltd. All rights reserved.
Unauthorised reproduction of plans, logos or text in part or in full is prohibited.
All dimensions to be checked on-site prior to ordering materials or starting construction

flues in accordance with Part J of
Building Regulations
gable ladder
trimmed opening for rooflight
joists doubled up in key locations
nogginns between joists
walls beneath



23 DEC 2015
Awdurdod Pwrh Cenedlaethol
Arfordir Penfro

Nr 15 6 93

sureline
DESIGN SERVICES LTD

Tel: 07826 705493

E-mail: mail@sureline.org.uk

Site: Carn Ingli, Newport, Pembro.

Plot: Bee View

Client: Matthew & Charis Watkinson

Drgs: Roof structure

File: Bee View

Scale: 1:100

Date: 11/12/15

Dwg no: rf@100

REV: K

MDH
© Sureline Design Services Ltd. All rights reserved.
Unauthorised reproduction of plans, logos or
text in part or in full is prohibited.
All dimensions to be checked on-site prior to
ordering materials or starting construction

NP 15 6 93

Pwrddfa Seint Gwynn
 23 DEC 2015
 Rwydych chi'n hysbysu'r Cenedlaethol
 Awtorddi Pwrddfa

turf roof over pond liner
 straw bale walls
 ventilation space between load-bearing rafters
 insulation between and over lightweight joists

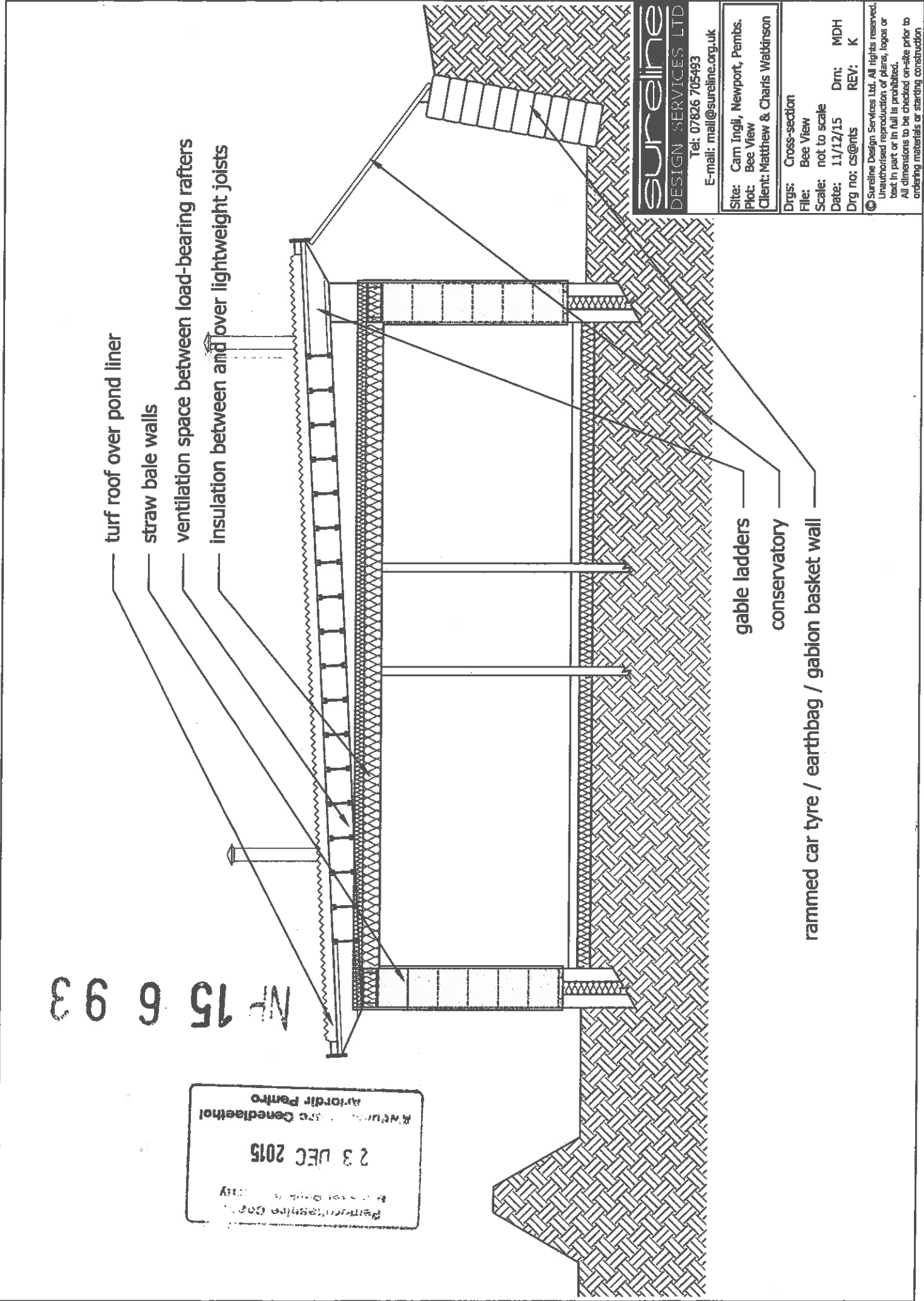
gable ladders
 conservatory
 rammed car tyre / earthbag / gabion basket wall

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

Site: Cam Ingli, Newport, Pembro.
 Plot: Bee View
 Client: Matthew & Charis Watkinson

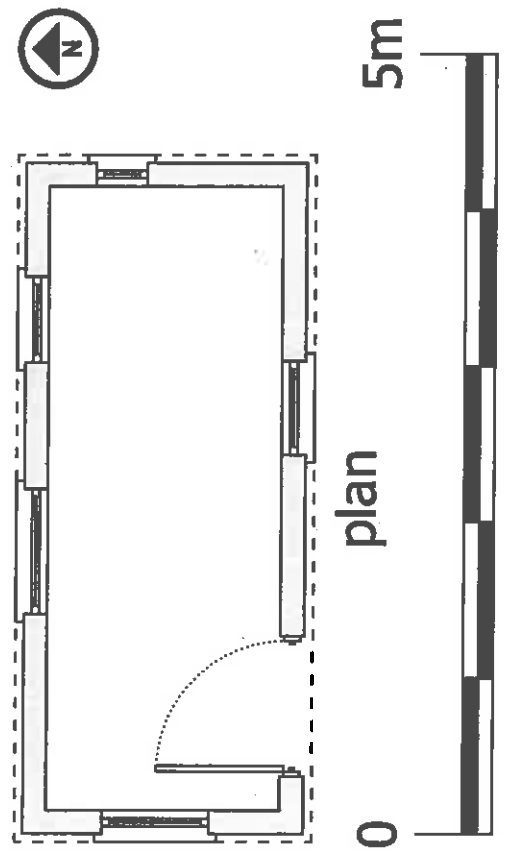
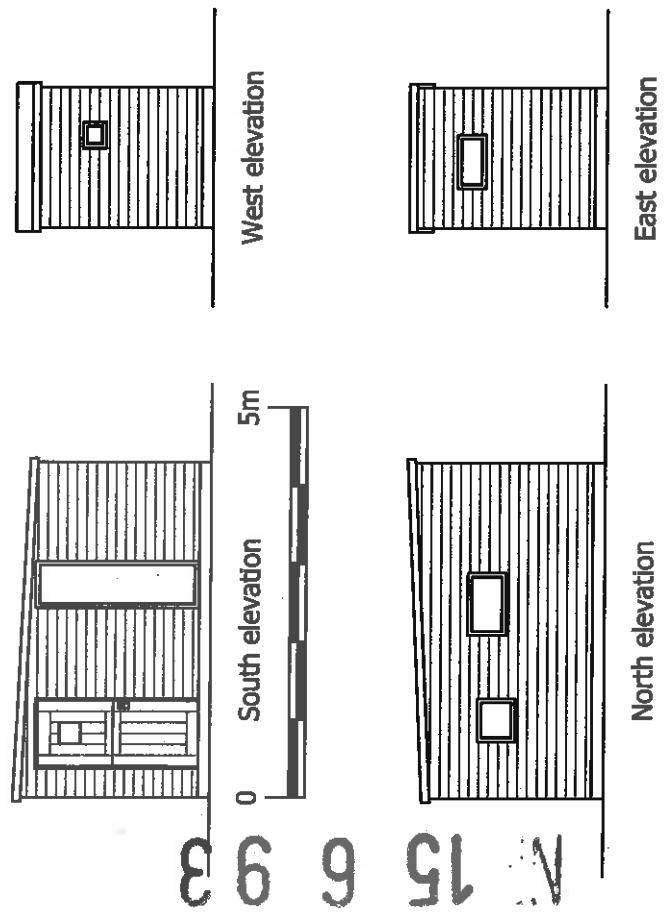
Drgs: Cross-section
 File: Bee View
 Scale: not to scale
 Date: 11/12/15 Dm: MDH
 Drg no: cs@nts REV: K

© Sureline Design Services Ltd. All rights reserved.
 Unauthorised reproduction of plans, logos or
 text in part or in full is prohibited.
 All dimensions to be checked on-site prior to
 ordering materials or starting construction.



Compost toilet

National Park Authority
 23 DEC 2015
 Awdurdod Parc Cenedlaethol
 Arfordir Penfro

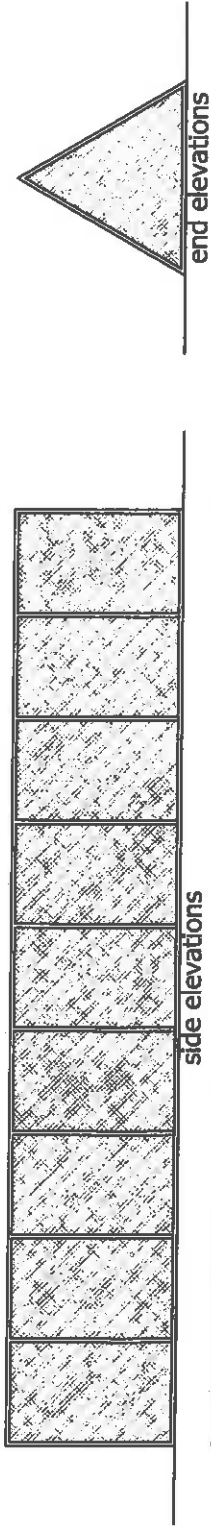


sureline
 DESIGN SERVICES LTD
 Tel: 07826 705493
 E-mail: mail@sureline.org.uk

Site: Carn Ingli, Newport, Pembro.
 Plot: Bee View
 Client: Matthew & Charis Watkinson
 Drgs: Compost toilet
 File: Bee View
 Scale: plan 1:50, elevations 1:100
 Date: 11/12/15 Dri: MDH
 Drg no: an1@100 REV: K

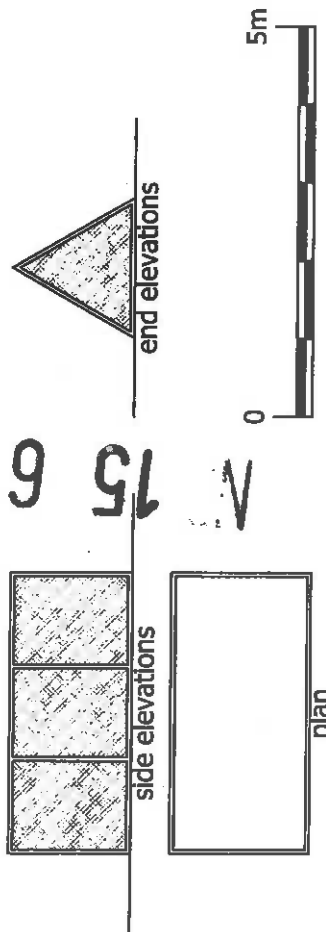
em 5a

Chicken ark (large)

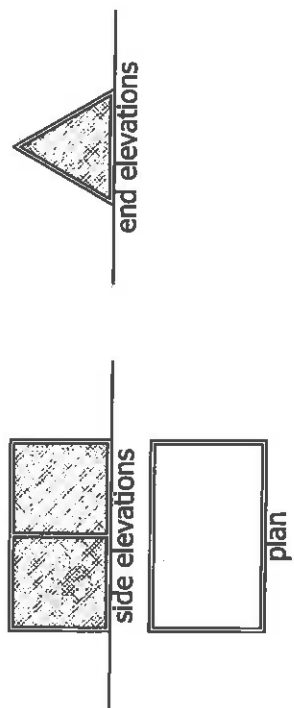


Pwyllwr Lleswedd Cymru
 National Park Authority
 23 DEC 2015
 Awdurdod Parc Cenedlaethol
 Arfordir Penfro

Chicken ark (medium)



Chicken ark (small: portable)



FINISHES:

Walls:
 Chicken wire over timber frame
 Camouflage netting over



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

Site: Carn Ingli, Newport, Pembro.
 Plot: Bee View
 Client: Matthew & Charis Watkinson

Drgs: Chicken arks
 File: Bee View
 Scale: 1:100
 Date: 11/12/15 Dm: MDH
 Drg no: an2@100 REV: K

(Item 5a)