

Supplementary Planning Guidance
Low Impact Development Making a Positive Contribution

Joint Unitary Development Plan for Pembrokeshire

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Introduction

1. Policy 50 'Low Impact Development Making a Positive Contribution' provides a context for permitting development in the countryside as an exception to normal planning policy other than that which is already possible under Agricultural Workers dwelling policies. Normally planning policy strictly controls development in the countryside but the Authorities consider that exemplars of sustainable living may be permitted. Carrying out low impact activities on a site and ensuring that the buildings associated with it are low impact is not considered sufficient to allow development in the countryside because all development should be sustainable, irrespective of where it is located. This is why the Authorities expect any such development to prove that it will provide positive benefits, in addition to being low impact. Proposals need to be tied to the land and provide sufficient livelihood for the occupants. One or more households can be involved in an individual proposal.
2. The purpose of this guidance is to set out the Local Planning Authority's (LPA's) approach to proposals submitted under this policy and what issues an applicant will need to address to meet the tests of Policy 50.¹

Approach to Considering Proposals

3. Dealing with proposals under Policy 50 needs to be seen as a process because the Authorities won't just be considering the buildings that will be used, but also the activities that will be carried out and whether they will achieve positive benefits. This will also require monitoring the development after it has received permission. A planning application for a proposal under Policy 50 will need to be accompanied by a management plan. Both a planning application and related management plan must cover all development comprehensively, particularly where a proposal is for a large area of land or number of residents and activities. Piecemeal proposals will not be acceptable. The purpose of a management plan is to show how the criteria in the policy will be met. An annual monitoring report will be required to be submitted to the LPA to show that the objectives of the development are being met and the positive benefits described in the proposal are being provided.
4. Details of what information the Authorities will require in the Management Plan is set out in the guidance. Applications that are not accompanied by the document are likely to be refused. It will be useful for applicants to discuss their proposal before submitting a planning application but before approaching the Authorities applicants need to fully consider the following questions, as the Authorities will be looking at these issues:
 - Are you clear about what you want to achieve and how you can achieve it?
 - Can the proposal be said to meet the tests set out in Policy 50?

¹ See Appendix 4 for a copy of the full policy.

- What mechanisms are needed to secure the aims of the scheme?

Are you clear about what you want to achieve and how you can achieve it?

5. There are a few schemes in Britain, of the type that would fall within Policy 50, that already have planning permission. Applicants are encouraged to engage in early discussions with groups involved in them².
6. If you want to discuss a scheme before submitting an application we will need to know:
 - The intended management objectives for the site;
 - The work you will be carrying out to achieve the management objectives, why it requires you to be in the countryside and the likely number of workers needed;
 - How your scheme will enable you to be substantially self supporting in terms of food and income;
 - An illustrative layout of the proposed project including a description of the project's relationship with the landscape.
 - A description of any buildings/dwellings required including their construction;
 - How you intend providing your energy needs and water from the site and disposing of sewage and waste and the technologies used to make this sustainable and low impact;
 - An outline of the intended traffic generation from the site along with any opportunities to minimise traffic.
7. This initial assessment will help with developing the scheme, in its determination, and in the design of an appropriate management plan and monitoring system.

Can the proposal be said to meet the tests set out in the planning policy?

8. There are eight specific criteria that need addressing to comply with Policy 50.
 - The proposal will make a positive environmental, social and/or economic contribution with public benefit; and
 - All activities and structures on site have low impact in terms of the environment and use of resources; and

² Chapter 7, The Planning Office of The Land is Ours (TLIO) www.tlio.org.uk is a useful resource. Chapter 7 is a UK organisation which campaigns to provide access to land for all households through environmentally sound planning. Contact details can be found on their website.

- Opportunities to reuse buildings which are available in the proposal's area of operation have been investigated and shown to be impracticable or are incorporated ; and
 - The development is well integrated into the landscape and does not have adverse visual effects; and
 - The proposal requires a countryside location and is tied directly to the land on which it is located, and involves agriculture, forestry or horticulture; and
 - The proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site; and
 - The number of adult residents should be directly related to the functional requirements of the enterprise; and
 - In the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust, co-operative or other similar mechanism in which the occupiers have an interest.
9. The Management Plan submitted with your planning application is required to show how your proposals meet the criteria in the Plan's policies. It is described below with a suggested format. There is a description of how you might use the document to meet the criteria and what some of the terms in them mean in Appendix 1. Any planning permission granted will be conditioned to ensure that the site is being managed in accordance with the Management Plan.

Management Plan

10. The check list below provides a summary of a comprehensive guide to management plan preparation which can be found on www.esdm.co.uk/cms entitled 'The CMS 'Guide to Management Planning'. The management plan could be a single document or a suite of documents such as a landscape assessment, travel plan and business/livelihood plan etc. but must at least cover all the issues described below.
11. **Executive Summary:** A concise overview of the entire plan containing all the key elements of the full plan.
12. **Vision Statement:** An overview to convey an impression of the conditions that management is intending to achieve for the site. This can be done through words, pictures and maps.
13. **General Description:** A summary description addressing location, site boundaries, tenure (owners, occupiers, type of holding, leasing arrangements), the management structure (persons responsible for management of the site and responsibilities), site infrastructure (buildings and other man made structures, their purpose and conditions), existing public transport provision, pedestrian and road access. The extent of the site will need to be shown on a map. The aim is to provide enough information for the reader to understand the later sections in the plan.

14. **Environmental Information:** Elements need only be completed if relevant to site management. However, even if a matter appears irrelevant an entry to that effect can be made. An audit setting out baseline information of what is there prior to commencement of the project as opposed to what the application wants to achieve through managing the site will be required.

- Physical (Climate, Hydrology, Geology, Geomorphology and Soils)
- Biological (Habitats, Flora, Fauna)
- Archaeology
- Past land use
- Present land use
- Statutory Designations
- Landscape (describe the appearance and type of landscape including features that form the character of the landscape)³
- Detailed information on any building's construction and its total environmental impact rather than just its appearance

15. **Design, Construction and Landscape Impact Information:** Details need to be provided on:

- How the proposal will meet its energy, water supply, sewerage and waste disposal requirements;
- The drainage arrangements;
- Cycle and car parking provision and proposed access arrangements;
- What materials the buildings will be constructed of;
- What effects the development will have on the character and appearance of the landscape. This could include changes made to the landscape such as planting or access;
- The extent to which the proposal will be viewed from public routes, viewpoints and neighbouring properties and its distance from them (how visible will it be and who will be looking at it?). This could include how views will be affected from the perspective of all the different seasons;
- How the proposal will affect people's enjoyment of the landscape, when viewed from these places. This could include whether the impact is permanent or temporary, and will depend on how comfortably the development sits within the landscape (the visual effects). It may be appropriate to minimise the effect of the development on landscape character and its visual impact by careful siting of buildings and appropriate landscaping. As with any planning permission the approved design, layout and landscaping will be enforced. The assessment may usefully be supported by sketches, diagrams, maps and photographs.
- How the project will be reversible insofar as new buildings can be assisted in biodegrading without any adverse landscape impact or be removed to restore the land to its original or a more biodiverse state in the event of collapse of the project.
- How the scale of the proposal relates to the needs of the development;
- Vehicle movements and numbers during the construction phase including how these will be minimised in line with the overall sustainability objectives.

³ See under Criterion 4 of Policy 50 in Appendix 1 for more assistance on what is needed.

16. **Management objectives for the Proposal:** All the management work needed to carry out the objectives must be set out in detail including the work programmes and the number of workers needed. Details on proposals for control by a co-operative or trust would be provided in the management plan.
17. Targets need to be set to help provide evidence as to whether the objectives are being met. The monitoring method will also need to be set out, i.e., what recording system is being put in place to monitor progress.
18. The objectives that the LPA will expect to see covered in the Management Plan are:
- Nature Conservation, Biodiversity Enhancement
 - Landscape Management
 - Water Conservation and Drainage
 - Energy Conservation and Generation
 - Waste Minimization and Recycling
 - Other activities directly related to the use of the land on site (primary produce or processing farm produce or on farm services such as farm holidays)⁴
 - Activities not directly related to the use of the site (e.g. processing other farm produce)
 - Activities providing wider public benefit
 - Minimising use of motor vehicles and encouraging alternative modes of transport. This will include how the proposal will deal with school, work and social related journeys, visitors to the site and deliveries and collections of goods etc. Appendix 2 gives examples how you might minimise travel.
19. **Sustainable Livelihood:** A Sustainable Livelihood Section will be an integral part of the Management Plan and needs to include work programmes, labour requirements and outputs envisaged in the Management Plan. A comprehensive analysis of your aims for working the land, the methods you intend to employ and a clear description of the quantity and nature of what you intend to produce from the land will need to be set out. It will include clear objectives and projected timescales. It may include a business plan if your intention is to produce land based goods or services for sale.

This section will comprise:

- a) A plan, including a scale map, showing your conceptual ideas of how you intend to substantially meet your household needs from the land. This would include proposals on energy generation, food, fuel, waste, water, zoning, etc. A permaculture design would be appropriate here.
- b) A detailed assessment and evaluation of your projected annual household's functional needs. These assessments will need to be quantified and then in turn will need to be converted to a unit value (pounds).

⁴ Details need to be provided of all activities and the labour requirement to carry them out.

- Fuel requirements for heating
 - Fuel requirements for cooking
 - Provision of water
 - Household food needs
 - Basic household clothing needs
 - Annual dwelling maintenance
 - Other overhead requirements
- c) A detailed evaluation of the goods/services that you expect to produce from the land annually, whether they will be for home consumption, trade or as a source of income. These will also need to be converted to a unit value (pounds).
- Food grown
 - Water
 - Electricity generated through renewable services
 - Fuel produced
 - Craft produce
 - Other land based products and services
- d) A calculation of the percentage of household needs that will be met through land based activities. This must be at least 75%.
- e) If your intention is to create a financial income directly through land based activity a business plan will need to be submitted. The business plan should include:
- **The Proposed Outputs, Products or Services:** Describe in some detail what you will 'produce'.
 - **Customers:** What sort of customers – local people, local shops, other businesses etc. Will they come to you or will the business find them?
 - **Staff/Adults on Site:** Will new jobs be created, or existing ones protected. How many adults will be needed? What will be the role of each adult in the business?
 - **Costings:** How much money will be needed to set up the business before it even opens. How much will the overheads cost – remember rent, rates, Council Tax, National Insurance and other taxation, advertising, wages, phone, vehicles, etc?
 - **Income:** What are the realistic levels of income from sales etc? Are they sufficient to cover all costs? What level of income is needed to break even?
 - **Finance:** How will the business be financed – from personal finances, bank, loans, grants, other investment sources?
 - **Cash Flow Forecast:** This is perhaps the most important document in the business plan. It should contain an estimate of how much and by what date expenses must be paid, and what the monthly income will be, on a month by month basis. The actual costs and income can then be compared with the plan to see how the business is performing financially.

20. **Monitoring:** The management plan must be complied with and should therefore be drafted with care. Identify what aspects of the development will be checked regularly. More information on what is required can be found in the next section.

What mechanisms are needed to secure the aims of the scheme?

21 The problems of ensuring that an initially sustainable project does not lapse into an unsustainable development are similar to the problems of ensuring that an affordable residential development stays affordable, or that an agricultural venture remains such, and similar planning mechanisms are involved.

22. Planning conditions/agreements will be put in place to ensure that only the agreed scheme is implemented and complied with. Some sample conditions that are likely to be drawn on in granting permission can be found in Appendix 3 Sample Conditions .

23. The submission of an annual monitoring report will also be required by condition. The main purpose of the annual monitoring report is to ensure that the site is being managed in accordance with the approved Management Plan.

24. The Annual Monitoring Report is an opportunity to set out the preceding year's work and to review if necessary the next annual work plan. Where minor shortfalls in achievement have occurred an explanation must be provided and any necessary amendments made to the proposal's next annual programme to re-focus the proposal back on the management plan's objectives and targets. Monitoring reports submitted should take account of any opportunities to improve taking account of advances in technology.

25. The LPA may carry out site visits to audit the proposal's development against the progress recorded in the Annual Monitoring Report. Any difficulties in achieving the targets must be clearly explained in the report as they may be vital in deciding whether enforcement action should be taken if targets are not being met. Failure to meet the targets in the management plan may lead to enforcement proceedings to remedy the breach and ultimately could require the removal of all structures associated with the proposal.

Appendix 1 Guidance on Policy Criteria

1. 'The proposal will make a positive environmental, social and/or economic contribution with public benefit'

Wider public benefits must be demonstrated in the management plan rather than simply the benefits to the occupiers of the proposal. This approach is explained further below.

Environmental benefits: A positive contribution or net gain will be required to be demonstrated in terms of how biodiversity is protected and enhanced on site. The project will need to have a programme for the ecological management of the site including the conservation and, where appropriate, the enhancement of semi-natural habitat, taking into account biodiversity, indigenous species and wildlife corridors.⁵ The Authorities have prepared supplementary planning guidance on biodiversity which provides information on avoiding harm, mitigating and compensating for harm to biodiversity and new benefits.⁶

What will be acceptable in terms of the use of natural resources is dealt with under Criterion 2.

Social and economic benefits: Social and economic benefits are often difficult to separate. An overall gain will need to be demonstrated. An assessment of these benefits will need to consider what the proposal will provide both on site and as a wider public benefit. The assessment of these benefits will need to take account of the pressures or problems that the proposal might cause and still show an overall gain or benefit. Both the pros and cons on and off site need to be taken account of. Applicants need to be aware that the LPA may also consider that with some applications there are infrastructural or other requirements of wider public benefit needed as a consequence of the proposal. Policy 122 of the JUDP sets the context for considering what infrastructure or community benefits may be required of a developer where a proposal generates a need. These required contributions will also have to be taken account of when considering if an overall positive benefit will still result from the scheme. Examples of socio-economic contributions with wider public benefit could include:

- the provision of skills training;
- provision of local facilities;
- the provision of services to the community including making natural and locally produced food available;
- positive health recreational development through public access, e.g. opening new footpaths or educational visits through the practical demonstration of more sustainable technology;⁷
- Provision of local employment:

The LPA recognises that the contribution to the local economy is unlikely to be

⁵ WAG 'Going Wild n Wales – List of Species and Habitats of Principal Importance for the Conservation of Biological Diversity

⁶ Supplementary Planning Guidance - Biodiversity and Development in Pembrokeshire

⁷ Planning permission may be required for such activities.

substantial in scale given the nature of these types of proposals.⁸

2. All activities and structures on site have low impact in terms of the environment and use of resources

The term 'low impact' means:

- Developments will be expected to be able to provide all their own water, sanitation and energy on site and not rely on use of mains resources. The project must aim for the autonomous provision of water, energy and sewage disposal. If mains connections already exist on site their use should be restricted and only used until the target of meeting all resource needs on site are met, at least by the end of year 3 of the project. Annual monitoring reports should show how any reliance on mains connections is reduced over time to meet those targets. The project must plan to minimize the creation of waste and to reuse and recycle as much as possible on site.
- Buildings are to be constructed from materials that are recycled, reusable, and have low embodied energy or are from sustainable sources. The LPA will need to be satisfied that the proposal could not be made to perform better. Detailed information on the building's construction and its total environmental impact rather than just its appearance will be a material planning consideration.
- Traffic generation targets must be well below what would be expected from a similar development operated in a conventional way. Travel targets can include: vehicle trip reduction; single occupancy vehicle trip reduction; reduced miles travel; sharing trips and fuel bill/fuel consumption reductions. Ideas for more sustainable travel are listed in Appendix 2. The LPA will need to be satisfied that the proposal could not be made to perform better.
- The development satisfies Criterion 4 in terms of landscape impact.
- The project must be reversible, insofar as new buildings can be easily dismantled and the land easily restored to its former condition in the event of collapse of the project.
- The development must be of a scale no greater than is necessary to meet the needs of the development.

Criterion 3 below asks that opportunities to re-use buildings on site should be explored before new buildings are proposed.

3. Opportunities to reuse buildings which are available in the proposal's area of operation have been investigated and shown to be impracticable

Preference will normally be given to the re-use⁹ of existing buildings before new structures are considered. In some cases existing buildings are unattractive and should be removed. The removal of such structures can be made a condition of any permission.

4. The development is well integrated into the landscape and does not have adverse visual effects

⁸ Low Impact Development is not a major contributor to high levels of economic growth and LID does not produce high income levels for its residents. (paragraph 9.63 University of the West of England & Land Use Consultants Study)

⁹ Applicants must ensure compliance with related legislation regarding protected species e.g. bats.

Under this criterion you will need to consider how the development will fit into its landscape setting, and its impact on views, particularly from public routes and viewpoints and neighbouring properties.

Information on local landscape character to help you in this work is available from the NPA/PCC in Landscape Assessments produced by Chris Blandford Associates (1997) and in LANDMAP. General guidance on landscape character assessment is set out in 'Guidelines for Landscape and Visual Impact Assessment'.

Associated Activities: The impact of materials storage, vehicle parking, and ancillary structures such as polytunnels will be considered. These structures can, if poorly located, create additional impact. Similarly, the impacts of land use changes (conversion of grassland to vegetable production for example) also need to be considered.¹⁰

Sites will be evaluated to ensure that a project that develops successfully and may require an extension of cultivated land as well as other structures (such as polytunnels), can do so sympathetically without the cumulative impact of such development and change becoming unacceptable.

Lighting: As the proposal may be located in 'open' countryside, away from other forms of development, the impact of lighting needs to be taken into account when assessing the potential landscape and visual impact, and the introduction of lighting that will be visible in otherwise unlit areas of countryside will not be permitted.¹¹

5. The proposal requires a countryside location and is tied directly to the land on which it is located, and involves agriculture, forestry or horticulture

For the purposes of this criterion, the phrase "tied directly to the land on which it is located" means activities which are centred around the use of resources grown, reared or occurring naturally on the site in question.,

6. The proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site

The term 'substantially' meets the needs of the residents on site' means that 75% or more of basic household needs will be met by means of activities centred around the use of resources grown reared or occurring naturally on the site. The LPA will expect this to be achieved by year 3 of the project. If achieving this requirement of 75% of needs being met on site in this time scale is considered unreasonable given the nature of the project proposed then this must be explained in the supporting documentation submitted with the application. For those parts of the project that cannot be achieved within three years, because of the nature of the activity, a timescale as close to the three year target must be identified with reasons why a shorter time-scale is not appropriate. The applicant must clearly advise as to how and when the achievement of 75% will happen.

Government policy emphasises the need to encourage economic growth. However, it is accepted that proposals under this policy will not generate significant levels of economic growth and are likely to be based on a subsistence based approach. Therefore a very low income will be acceptable if occupants can derive livelihoods

¹⁰ This is something that may be affected by the Environmental Impact Assessment (EIA) Regulations.

¹¹ Policy 112 Lighting – copy in Appendix 4

from full-time presence on a site which is financially secure.

Including a Sustainable Livelihood Section” in the Management Plan will help show how a project will meet the needs of the residents. It should state how much you need to live on, or the project needs to be viable, and how the land you occupy and the development you are applying for will enable this to happen.

The Land is Ours Rural Planning Group advise that a business plan should not be over-optimistic.¹²

7. The number of adult residents should be directly related to the functional requirements of the enterprise

It is also appropriate to establish a clear relationship between the use of the land and project proposed and number of occupants to be sustained on the site. The Management Plan should give a clear description of how the venture will be run and what return is expected from it. This will include the role and number of adults necessary to work the land, including those less able residents, and will clearly link to the management plan. The number of adult residents will be restricted to those justified in the management plan. If residents become unable to contribute to the proposal, due to age or illness, the Authorities will consider whether they can remain on the site. Factors the Authorities will have regard to include whether the person can be supported by existing residents and whether their needs can be met without undue difficulties or costs for social and health service providers and without a change to the number and type of structures on the site, or the number of residents on it. A review of the Management Plan may be required to take account of any such changes in circumstances.

8. In the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust, co-operative or other similar mechanism in which the occupiers have an interest.

The project can show that the sustainability principles of the project are secure in the long term, for example, through the involvement of a co-operative, trust, or other social body.

Where more than one family is involved the applicants will need to show that a trust, co-operative or another public body (through ownership, shared equity or another robust mechanism) will guarantee the sustainable aims of the development over successive changes of occupation or ownership.

Similarly, such bodies can help to ensure that a sustainable development will remain affordable and sustainable through successive changes of membership or occupancy. There remains, of course, the worry that the trust itself may, over time, change its aims. However, TLIO advise that in the case of a charitable trust, it is entirely possible to make legal arrangements so that its constitution cannot be changed without the consent of the Charity Commissioners, or indeed without the consent of the local authority.

¹² The Land is Ours, Rural Planning Group, Defining Rural Sustainability

Appendix 2 Traveling More Sustainably

Proposals for developments in the open countryside, and particularly developments with a residential element, will need to demonstrate how the project will achieve more sustainable travel arrangements. They can do this in a number of ways.

(i) Reducing Commuting

The occupiers may be able to demonstrate that, by living where they work, they will be driving less than they would if they were commuting to their work from a nearby village. This may be particularly true in the case of people who have to feed animals twice a day, or tend to greenhouses. However it should be borne in mind that this may be offset to some degree by an increased demand for recreational car use.

(ii) Providing a Choice of Modes

The project should show how access to facilities, such as shops, schools and entertainment can be provided without the use of a car. This may be achieved by foot, bicycle, horse or public transport, or by a combination. In many circumstances, the use of a moped will provide a preferable alternative to the use of a car.

(iii) Using Delivery Services

The project should explore the extent to which delivery services for incoming goods can offer a more sustainable alternative to making dedicated journeys by car.

(iv) Efficient distribution of produce

The project should sell and distribute its produce in ways that do not generate excessive traffic. Local markets, affiliation to a local co-operative, or subscriber "box" schemes are all likely to be more transport efficient than a farm shop, except where the shop is largely dependent on passing trade.

(v) Distancing

Proposals should give consideration to the distances from which incoming materials are to be sourced, and over which produce is to be distributed. Economic integration with the local economy, in preference to the wider or international economy, will involve less transport.

(vi) Restricting Car Access to the Site

This may involve restricting motor-vehicle use on site to a single car park, or restricting the car park space available (although great care should be taken to ensure that this does not result in visitors parking down the road).

(vii) Restrictions upon the Number of Vehicles

The project may undertake to limit the number of cars operated from the site - or indeed to operate no car at all. Such an undertaking may be made subject to a condition or Section 106 agreement.

(viii) Provision of Car-Share Facilities

In larger projects, such as communities, or groups of sustainable developments, there may well be opportunities to establish car share schemes or car hire schemes, which would eliminate the need for private car ownership. Such schemes are, in effect, embryonic forms of public transport. Again such undertakings may be made subject to a Section 106 Agreement.¹³

¹³ Source of (i) to (viii) The Land is Ours, The Rural Planning Group, Defining Rural Sustainability.

(ix) Locating close to public transport

While recognising the options available for choice of site may be limited even in rural areas developments can take advantage of existing public transport routes or where there are existing cycle routes linking the main centres. All bus services in Pembrokeshire are hail and ride.

Appendix 3 Sample Conditions

(i) Fragmentation

The dwelling and associated holdings (as shown in red on plan x) shall be jointly and non-severably maintained as a single site and shall not be sold or leased separately.

(ii) Control of the extent of development permitted

Permitted development rights for the alteration or extension of the dwelling house / for development within the curtilage of the dwelling house / for agricultural buildings are withdrawn to ensure that the enterprise maintains the standards outlined in the application.

No more than x number of low impact dwellings shall be sited on the 'pitching areas' of the site as indicated on the attached Plan No ***/*.

The low impact residences located on the site shall not at any time exceed * square metres of floor space or * metres in height.

(iii) Transport

No more than x licensed road vehicles shall be operated from the site.

No more than * vehicles shall be kept, stored or parked on the site at any time. Vehicles parked on the site shall be located only in the parking area. Other than emergency vehicles, vehicles not associated with the residential use of the site shall not be parked on the site at any time.

(iv) Generators

No petrol or diesel driven generators shall be operated on the site at any time.

(v) Annual Monitoring Report in compliance with the Management Plan etc.

The use of the site hereby approved shall be carried out only in accordance with the aims, objectives and methodology set out in the Management Plan, submitted with the planning application, unless otherwise agreed in writing with the LPA.

The use hereby permitted shall be discontinued, the low impact units and other structures and car park removed from the land and land restored to its former condition, within 28 days if the requirements of the approved Management Plan are not implemented within the timetable contained in the plan, or such other timetable as has first been agreed in writing with the LPA.

No later than 1st April each year, commencing with the 1 April ****, the occupiers shall submit to the LPA a written report giving details of the activities carried out during the previous twelve months in compliance with the Management Plan.

Appendix 4 Policy 50

Policy 50 Low Impact Development making a Positive Contribution

Low impact development that makes a positive contribution will only be permitted where:

- 1. The proposal will make a positive environmental, social and/or economic contribution with public benefit; and**
- 2. All activities and structures on site have low impact in terms of the environment and use of resources; and**
- 3. Opportunities to reuse buildings which are available in the proposal's area of operation have been investigated and shown to be impracticable; and**
- 4. the development is well integrated into the landscape and does not have adverse visual effects; and**
- 5. the proposal requires a countryside location and is tied directly to the land on which it is located, and involves agriculture, forestry or horticulture; and**
- 6. The proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site; and**
- 7. The number of adult residents should be directly related to the functional requirements of the enterprise; and**
- 8. In the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust, co-operative or other similar mechanism in which the occupiers have an interest.**

Sustainable Development has emerged as the overarching objective of the planning system in the last decade. This policy provides a context for permitting development in the countryside which contributes to that agenda (see paragraph 2.2.3 National & Regional Section of the Plan) as an exception to normal planning policy where the proposals are tied directly to the land and the proposal provides sufficient livelihood for the occupants.

Proof that there is a positive contribution from the development in terms of the environment, the use of resources, and a combination of social/economic benefits will be needed. Public benefits might include providing services to the community. Proof that the proposals will achieve a neutral or at least the lowest possible adverse impact for each part of the government's sustainability agenda must be submitted.

To this end any proposal will have to submit an integrated site management plan, biodiversity and landscape character assessment together with a business and improvement plan and sustainability action plan for the site. These will detail the activities and structures on site and the environmental management of the site as well as sustainability objectives to be achieved by the development. The Business

Improvement Plan will also provide evidence of the functional needs of the enterprise and financial information as to the likely returns to be achieved. It will be necessary to establish that the land use activities proposed are able to support financially the occupants. The applicants will be expected to enter into a Section 106 Agreement relating to the continued operation of the site, and based upon the site management plan.

Supplementary planning guidance will be prepared setting out a step by step approach to considering proposals under this policy. The guidance will include a comprehensive checklist of sustainability design and construction matters to be included in any assessment. A checklist will include the requirements for development and associated activities to:

- Be of a scale appropriate to the site and the enterprise proposed;
- Accord with sustainable construction and design principles;
- Use materials which are natural, renewable, recycled and where possible locally sourced;
- Incorporate comprehensive measures to minimise energy use, light pollution and waste production;
- be capable of easily being dismantled and removed from the site and the site restored to an appropriate state in accordance with the terms set out in the management plan.

In advance of preparing supplementary planning guidance the report 'Low Impact Development – Further Research' will be used as interim supplementary guidance to inform the application of this policy.

Within the National Park developments must demonstrate themselves to be compatible with and not adversely affect the special qualities of the National Park landscape (Policy 5 & 64).

Policy 112 Light Pollution ▲

An application for development that includes a lighting scheme will not be permitted unless the lighting proposed relates to its purpose and where there is not a significant adverse affect on the character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky.

Parts of Pembrokeshire are still relatively undeveloped with minimal impact of lighting on the night sky. This policy is intended to protect that and also to relate any lighting proposed to its purpose and minimise the impact on adjoining areas.

Documents Referred to and useful contacts

The CMS Guide to Management Planning by Mike Alexender, Conservation Management System Consortium www.esdm.co.uk/cms

Defining Rural Sustainability by the Land is Ours, Rural Planning Group
www.tlio.org.uk

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