

Lammas Low Impact Initiatives Ltd
November 2008



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Planning Submission

21st November 2008

Intro and Contents



Site Model

Intro

**“Sustainable development is not an option that will go away –
it is the only way forward.”**

Rhodri Morgan AM First Minister for Wales

“Never doubt that a small group of thoughtful, committed citizens can change the world.”

Margaret Mead

*Quotes taken from “The Sustainable Development Action Plan 2004-2007”
Welsh Assembly Government*

This planning application is one of international importance. That the application received 865 letters of support is testament to that. Of those letters, 175 were from Wales and of those 102 were from Pembrokeshire. The letters came from all over the world. They included letters from farmers, architects, community councillors, builders, academics, businesses, students, media companies, elected politicians, environmental scientists, crofters and even a planning officer. Citizens of the following nations wrote to Pembrokeshire County Council supporting the project:

UK
Canada
United States of America
Spain
Germany
South Africa
Poland
Australia
Mexico
France
Denmark
Sweden
Republic of Ireland
Croatia
New Zealand
Portugal
Bulgaria
Slovenia
Israel
Hong Kong
Greece
Italy
Belgium
Hawaii
India
Peru
Norway
Switzerland
Finland
Ukraine
Thailand
Bolivia

Contents

The Planning Application (as submitted in March 2008)

PART 1

- Site Location Plans
 - Site Location Plan 1 (illustrative) (SL1)
 - Site Location Plan 2 1:10,000 (SL2)
 - Site location plan 3 1:2,500
 - Site layout (illustrative)
- Site Layout Plans
 - Plan 1:2500 (Functional layout)
 - Site Plan 1:1250 (Detailed layout)
 - Location and landscape plan 1:500 (hub and terrace)
- Management Plan
- Woodland Management Plan
- Business plan (UPDATED IN SECTION 3)
- Traffic Management Plan
- Permaculture Report
- Y Mynedfa (Entranceway)
- Y Man Croeso (The Welcome Point)
- Yr Hwb Cymunedol (The Community Hub) (UPDATED IN SECTION 3)
- Eco- teras (The Terrace)

PART 2

9 Plot management plans with building designs

PART 3

Appendices:

1. Legal certification
2. Geology Survey
3. Soil Survey
4. Water Survey
5. Ecology Survey (inc.Species Surveys)
6. Visual Impact Assessment
7. Social and economic status report
8. Economic Survey
9. History of Pont y Gafel farm
10. Essay from a local smallholder
11. Hydro turbine report
12. Lease template
13. Letters from Sue Burke re Land
14. Ecological Footprint Assessment
15. Marketing Survey
16. Household needs report
17. Legal Option

Responses (November 2008)

PART 4

- **ADAS Report**
- **Lammas Commentary on the ADAS report**
In which Lammas exposes the ADAS report as inconsistent, inaccurate and wildly inappropriate.
- **Planning Report**
- **A Commentary on the Planning and rights of way committee report.**
In which Lammas questions whether the author of the Planning Report has read the planning application. The report is analysed and is shown to be largely based on the original 2007 report (now outdated) alongside the ADAS report (which should have been noted as inappropriate).

Further Evidence

PART 5

1) The Process.

In which Lammas catalogues the nature and extent of the dialogue with Pembrokeshire County Council Planning Department, exposing the repeated delays and obstacles that have been experienced.

With Appendices:

- P1. Minutes of Pre-application meeting
- P2. Notes from Pre-application meeting
- P3. Correspondence concerning ADAS report
- P4. Letter of complaint regarding freedom of information violation
- P5. Planning Inspectorate letter

2) How we meet policy 52

In which Lammas clearly sets out how it satisfies all 8 criteria of policy 52. In particular:

Criterion 2: Lammas demonstrates that the project will have a low-impact under all 6 bullet points.

Criterion 6: Lammas demonstrates that even if all the (highly questionable) ADAS recommendations are all implemented, the project meets 76% of its needs from the land.

Lammas go on to demonstrate that when reasonable consideration is applied to the application, the project meets 99% of its needs from the land.

Criterion 7: Lammas clearly demonstrates that there is a functional role for every adult resident.

3) Set of proposed planning conditions

4) Access Statement

Reports from Expert Witnesses

PART 6

- **Patrick Whitefield**

In which the leading Permaculture expert in the UK gives evidence concerning permaculture yields as considered by the ADAS report and their relevance in an application of this nature.

- **Agroforestry Research Trust**

In which evidence is supplied as to the yield potential of forest gardens and permaculture systems in relation to conventional agriculture/ horticulture.

- **Chapter 7**

In which the author of 'Low Impact Development' (Simon Fairlie) presents clear planning arguments as to how and why Lammas meets the policy criteria (most notably criterion 2).

- **Permaculture Association (Britain)**

In which a comprehensive permaculture assessment is made of the project (particularly concerning criterion 6)

- **Quiet Waters Consultancy**

In which a detailed functional need assessment is made of the proposal (criterion 7)

- **Elm Farm**

In which the yield potential of organic permacultural smallholdings is considered in detail (in response to the ADAS report)

- **WWF**

Providing additional evidence concerning the context of the application.

- **Soil Association**

Provides additional evidence as to the relevance and appropriate consideration of the application.

- **Organic Centre Wales**

Provides additional evidence as to the yield basis of organic smallholdings.

Additional Appendices

PART 7

- Supplementary Report to Appendix 11 (As a response to ADAS assessment)

18. A copy of the Brithdir Mawr planning report
19. Revised Hub design. (As a response to criteria 2.)
20. Amended agricultural buildings designs, Plot 6
21. Updated Lammas business plan. (As a response to ADAS assessment)
22. Overview of changes made since March 2008 including new policy 9.20
23. Highways report