

From Phil Roberts
On Behalf of
Coed Preseli
Felin y Gigfran,
Crosswell
Pembrokeshire.
21st December 2020

FAO:
Kate Attrill MRTPI
Uwch-Gynlluniwr / Senior Planner
Pembrokeshire Coast National Park Authority
Awdurdod Parc Cenedlaethol Arfordir Penfro
Pembrokeshire Coast National Park Authority
Parc Llanion / Llanion Park
Doc Penfro / Pembroke Dock
Sir Benfro / Pembrokeshire
SA72 6DY

Dear Kate,

**Proposed Timber Cluster at Pantmaenog Forest, Coed Preseli, Rosebush
Planning Portal Reference:**

You will be aware that we have now submitted a detailed planning application in respect of the proposed timber cluster development at Pantmaenog Forest, Coed Preseli, Rosebush.

This letter is therefore in support of that application and summarises many of the headline issues that we wish to put forward for your consideration as a part of the application.

Firstly, we believe this development offers a unique opportunity for the PCNPA and the residents of Rosebush and its environs, to benefit from a project offering an exceptional combination of benefits.

These include: -

- Affordable housing for rent, managed on a Co-operative basis by Down to Earth.
- The creation of a new model for 'Live/Work' ideally suited to our current environmental and health challenges and showing a way to a better future.
- Economic and Employment benefits, through 6 start-up businesses, supported by Down to Earth and Wales Co-operative through long-term, management, training and expertise.
- Benefits for Tourism and Leisure.
- On-site sustainable construction, using locally grown timber and environmentally based architectural techniques.
- Renewable energy installations.
- A community facility available to local residents.
- Electrical car chargers.

- Free public access to what is becoming an increasingly biodiverse forest, managed using continuous cover techniques.
- Improved landscape and biodiversity as the forest matures and develops around the site.
- An initial capital investment of more than £2.3 million will be brought into this area of Pembrokeshire immediately, with significant annual revenue also being generated over the coming years. This money will be fed into the local economy.
- Health benefits to numerous individuals over the coming years, through the work of Down to Earth, working in partnerships with the Local Health Board, the Parks, County Council and other local organisations. These partnerships will provide mentoring, skills training and support, to many of Pembrokeshire's residents, both during the construction of the buildings and with the ongoing operation of the timber and forestry businesses, that would be based within the forest.
- In fact, we believe it will be an exemplar scheme under the Wellbeing of Future Generations Act.

It is also a wonderful opportunity for the Pembrokeshire Coast National Park to act as an enabler of something special, working under the Wellbeing of Future Generations Act, to bring together a true, multi-sector partnership.

The partnership would include :-

- A reputable locally based private sector landowner, (Coed Preseli).
- A 'not for profit' social enterprise organisation, (Down to Earth).
- The Wales Co-operative, providing support, advice, and encouragement, to both the housing and business 'start-ups' within the development.
- Pembrokeshire County Council on housing allocations, business and tourism.
- Welsh Government supporting the project through its Innovative Housing Grant programme.
- The Local Health Board, in terms of Down to Earth's training programmes.

In respect of the proposals, I would also ask you please to consider the following information, as a background to our submission.

The long-term contribution of Coed Preseli to the Pembrokeshire Coast National Park.

It is instructive to note, that when Coed Preseli purchased Pantmaenog Forest (300 hectares) a detailed sustainable forest management plan for Coed Preseli (615 Hectares) was prepared and approved by Welsh Government Grants & Licences and accredited against the UK Forest Stewardship Council standard (UKWAS).

These plans and reports provided detailed management proposals for the plantations as well as detailed ecological surveys. In addition to these reports Coed Preseli have also recently commissioned a report by Aderyn Ecology for the proposed site and their recommendations will be strictly followed if we are successful in obtaining planning consent.

Coed Preseli as whole is managed to maximise public recreation and access opportunities for local people and tourists. In 2009, Coed Preseli came to a formal agreement with the PCNPA to allow permissive access throughout Coed Preseli and

for the development of a public carpark at Pantmaenog Forest to encourage and manage this public access.

Their contribution to the economy, landscape and biodiversity of the area is therefore established and they see this development as a continuation of that same good management that has already made such a contribution to the area.

History of the Pantmaenog Forest

Firstly, it should be noted that we are dealing with a post-industrial landscape, as Rosebush itself owes its very existence to the industrial extraction of slate. Indeed, there is ample visual evidence of man's intervention in the landscape already evident.

That process of industrialisation continued when Pantmaenog forest was originally planted in 1955. That initial planting followed extensive ploughing and cultivation and created the predecessor of the commercial forest we see today. The tree crops were then thinned a few times and destructive, 'clear-felling', started in the mid 1990s. By 2005, almost all areas had been 'clear-felled' using purpose build harvester and forwarder machines.

It is likely that the initial planting in 1955 would have also caused significant disturbance and damage to the natural environment and biodiversity. The removal of clear-felled timber by multiple passes of loaded forwarders weighing up to 30 tonnes each may also have had significant impact.

Standards have greatly improved since those days and with the acquisition of the forest by Jill and Bob Holding in 2005, management practices were changed. The forests are now being managed using 'continuous cover' forest management techniques, which support and enhance biodiversity and the landscape.

Therefore, when one speaks of the beauty of the landscape, I believe it important to remember that forestry is a commercial activity, and that if Coed Preseli had continued with the former 'clear-felling' practices, it would look very different to the way it does today. I am setting out this background as I believe it helps give context to the current application.

Economic benefits

Whilst the forest already brings employment and economic benefits locally, the bulk of the timber felled within the forests is sold as 'roundwood, to other destinations, often in distant locations, where value is added to the raw material through processing and manufacturing. This is a lost opportunity for Rosebush and Pembrokeshire and one this proposal aims at addressing.

The wood cluster model is one that aims at 'adding value' to the raw product, by allowing on-site processing and manufacture into locally produced goods. This is intended as a small-scale incubator project, with businesses moving on as they grow and flourish to larger premises. It is anticipated that tenants will move to larger premises after 7 years, (or sooner if needed) providing opportunities for new tenants and starter businesses to occupy the houses and workshops.

The management of this process will be supported by Down to Earth and Wales Co-operative allowing business start-ups to flourish and new tenants to be found. It will also offer opportunities for training and employment to local people.

In terms of what this would mean financially the following figures are derived from the Down to Earth Business Plan.

Site development

- £1.8 million – 6 x houses and 6 x workshops
- £300,000 – Community facility
- £500,000 to £1 million (including equipment) – Timber Processing shed.

On-going employment

- Minimum 6 jobs with the workshops
- Minimum 4 jobs with the Timber Processing shed
- Minimum 6 jobs with DTE wider activity (education/health care/adventure activities/land management) across the site

Down to earth are also keen to promote the replication of the model and wider Down to Earth activity in Pembrokeshire in a way that could significantly increase its impact. For comparison, DTE currently employs 25 people on the Gower and our annual staff payroll is around £500k per year. It has also already brought in over £5 million, of grant, onto Gower in the last 3 years.

These figures of course are in addition to the already substantial turnover from commercial forestry activities which will also continue.

The Wellbeing of Future Generations Act

We know that in Wales we are very lucky to have a Government sufficiently far sighted to have introduced such as Act. I therefore consulted with the Commissioner's office and can best summarise the position in relation to the Act by quoting their words: -

"Only by challenging the system that currently exists can we move towards transformational change – the Act provides permission to challenge and question the system." - from the report [The Journey So Far](#)

"The Act does not displace or override existing powers or duties of relevant public authorities (known in the Act as 'public bodies') but puts a framework around their decision-making processes." - from the [Making Good Decisions](#) guidance

"The Act is designed to make public bodies think differently about how they exercise their already existing functions, set out in other legislation, such as planning or procurement law for example."

With those words in mind, I believe this project presents a compelling opportunity for the Park help to meet its goals and targets, but also to enable other organisations to do the same.

Tourism

Whilst a well-managed, biodiverse woodland is a tremendous tourist attraction, one that operates 'clear felling' practices certainly is not. We therefore suggest that supporting the local businesses, that has invested so heavily in 'continuous cover' forest management would be sensible, in supporting its endeavours to create that 'additionality' that this scheme would bring.

The cluster would offer a point of interest, similar to the Down to Earth sites on the Gower Peninsular, and the Centre for Alternative Technology in Machynlleth, which have become focal points for 'intelligent sustainable tourism'.

The Wavehill Feasibility Report for the Mid-Pembrokeshire Rural Revitalisation Project, in fact identifies this area of the county as in need of a development of precisely this nature.

Discussions with Pembrokeshire County Council have also indicated support for the tourism and leisure aspects of this proposal, building upon the free public access and recreational opportunities already provided by Coed Preseli.

Nature and Biodiversity

The work of Coed Preseli in enhancing biodiversity Coed Preseli has widely recognised and Bob and Jill Holding were awarded the Royal Forestry Society Gold Medal for Excellence in Forest Management in 2015. The citation talked of their contribution to "effective biodiversity, landscape enhancement, wildlife and archaeological conservation, and soil and water protection". A copy of press cutting announcing the award is attached. They also won The Gold medal for Silviculture and several other awards from the Royal Welsh Agricultural Society in 2015.

Jill Holding and her late husband Bob, founders of Coed Preseli, clearly care deeply about the natural amenity in which they lived for many years. They have both made a tremendous contribution to the area, both economically and socially. Supporting this application would be an opportunity to bring their investment in the landscape, biodiversity, and the local economy, to its logical next stage.

Transport

With regards to concerns raised by one of the consultees on transport, the proposals are that Coed Preseli's development partner, 'Down to Earth' will manage the development on a long-term basis. They will provide on-site electric chargers and there is little doubt that electric cars will become significantly more common over the next few years. As the proposals are for 'live/work units' there is an anticipation of far fewer car journeys than would be the case if this was a typical housing, or work development, as residents will be based on the site.

In conclusion, I suggest this application presents the Park Authority with a dilemma, in that there is so much to like about it, but it needs a framework within which it could fit. My discussions with so many individuals and organisations during the course of the PAC process, have led me to believe that the proposals sit perfectly within the framework of the Wellbeing of Future Generations Act, which, if I interpret it correctly, encourages public bodies to use the Act as a means of enabling

sustainable development to take place. I hope therefore that you will find a way to support this application.

Finally, I very much hope that this application can reach the January, or March 2021 Planning Committee, as attracting the Innovative Housing Grant funding during the financial year could be contingent on it doing so. If you require any further information, please do let me know.

Yours Sincerely/Cofion Cynnes

Phil

Phil Roberts

On Behalf of Coed Preseli.



Category: RFS Silviculture Award 2015

Name of Wood: Coed Preseli, Crymych, Pembrokeshire

Owned by: Mr and Mrs R. E. Holding

Summary

The management objectives, which are clearly being achieved, are maximising sustainable timber production and quality for income generation while providing for effective biodiversity, landscape enhancement, wildlife and archaeological conservation, and soil and water protection.

Carefully controlled thinning, based on good record keeping and continuous observation of the outcomes, has resulted in the development on contrasting sites of a strong understorey by natural regeneration of conifers and broadleaves, which has been further diversified by enrichment planting with additional species.

It is an excellent example of the considerable potential benefits to be gained from well informed implementation of continuous cover forestry principles.

Background

Coed Preseli is a forest plantation of 565 ha, planted mainly with Sitka spruce with some Lodgepole pine, Japanese larch and other mixed species. The majority has been planted since 2005 with some original plantations created between 1955 and 1962.

The forest consists of two main blocks about 1 mile apart, Glyn Aeron on higher, generally better



Thinned Sitka spruce, Western Red Cedar, Sitka spruce and Douglas fir regeneration

drained land, and Tŷ Rhyg, an equally exposed but lower lying and wetter site. 58 ha of the former and 32 ha, of the latter were entered into the competition

Both areas are managed according to continuous cover forest management principles. Timber production is by selective removal of large diameter trees, governed by silvicultural principles of removing approximately 20% of basal area every four years on a target diameter basis.

Trees are marked for removal by the forest manager and are selected according to strict selection criteria. It is very important that this is done and that selection is not left to the harvesting contractor.

Harvesting is mechanised using purpose built machinery and trained personnel to ensure damage to residual trees is minimal, that regenerating trees are protected as far as is possible, and that forest roads, important biodiversity and archaeological features are respected.

Composition of woodland areas

Selective felling is routinely followed by small group planting of Douglas fir, Western red cedar, Norway spruce, and broadleaves to supplement and



Estate Manager Huw Denman with owners Mr and Mrs Holding

Proposed Timber Cluster ~ Rosebush



You forwarded this message on Thu 05/09/2019 13:43

You forwarded this message on Thu 05/09/2019 13:43

PR

Phil Roberts

Thu 05/09/2019 13:37

To: Caroline Bowen

Dear **Caroline**,

Thank you very much for meeting with Mark McKenna and me yesterday to discuss your response to our planning pre-application for the proposed Timber Cluster at Pantmaenog forest, Rosebush.

I thought it might be useful to summarise some of the key points that we discussed, especially as we consider our approach to moving forward with a full planning application. It is important for me in advising my client, that I understand how our proposed application might best be presented in terms of its gaining support under existing and proposed planning policy. Your help in navigating these policies is therefore greatly appreciated.

I appreciate of course, that our discussion was exploratory and that neither you personally, nor the Park Authority, will be tied to any comments made in the meeting. Rather, they are intended as a guide to the most appropriate way in which we should approach the presentation of our application. I also appreciate that the notes below are my interpretation of our discussion and please therefore feel free to alter, correct or reinterpret my comments accordingly.

My main points taken from the meeting and subject to the above comments, are as follows:

1. It is likely that the new LDP (end Date 2031) will include Rosebush as a "Tier 4" Rural Centre, where a certain types of development will be supported. The new LDP policy, if adopted, might prove to be more helpful to us when we make the submission than the current LDP.
2. The adoption of the new LDP could possibly result in our proposed site in Pantmaenog Forest being considered as being adjacent too, or the "rounding off", of a Rural Centre and hence mean it would be more likely to gain planning support.
3. The new LDP is planned for adoption during the current calendar year, but you agreed to check on its progress. You pointed out that Welsh Government have raised a number of queries, which might yet delay its adoption until the Spring. You kindly agreed to check on progress with your colleagues and advise us by next Wednesday if there is yet a firm date in view.

4. We discussed the proposal that a 'community facility' is to be provided within the workshop cluster. I advised that this proposal came about as a result of a request for such a facility at the Public consultation meeting we held at Tafarn Sinc. You confirmed that a proposal such as this would be viewed in a positive light and would be encouraged by Planning Policy, which is seeking to create such facilities in rural settlements.

5. You stressed the importance of making as strong a case as possible in support of the application as it would be assessed in the light of planning policy. In this respect the possibilities of putting forward a strong case for the development as being one of 'Low Impact' was discussed and due to the nature of what is being proposed, it was felt this might have some merits. We agreed to consider this and look in detail at how this is achieved. We discussed transport as being an important part of the low impact assessment criteria. We advised that there would be an electric car sharing policy integral to the development. It was agreed this would help.

6. Stuart's Wood ~ You advised us to look at the Stuart's Wood settlement as an example where the development has outgrown the natural resources available. It was however considered that lack of natural resource (timber) would be an issue on the site.

7. Public Benefit ~ We discussed the need to emphasise the potential public benefits that could follow from the development. These included job creation, income generation within the community, eco tourism, affordable housing, a new community facility, reduced transportation of unprocessed timber off-site, with more added value processed products being derived.

8. We advised that facilitating start-up business opportunities within the community was an underpinning principle of the development with Co-operative, or Community Land Trust principles, being used to provide a robust legal structure to support such a development.

9. You mentioned Tan 6, Rural Enterprise policy ~ under which 1 house could be supported in forestry enterprise should it be proven that it was needed for a forestry worker.

10. You advised us to look at the Welsh Government, 'National Development Framework' Consultation that is ongoing and suggested that we should usefully participate in the consultation process. We agreed that this would be a sensible thing to do.

11. We discussed the development as having the potential to be an 'Incubator Hub' and acknowledging how businesses grow so that successful businesses starting in the development could move on to larger premises thus making space for new and developing enterprises on the basis of a 'rolling programme'.

12. We discussed the Ty Solar development at Glanrhyd, which is an example of 'Low-Impact' development in Pembrokeshire that has been supported by the Park Authority. We agreed that it seemed appropriate to look at this in detail, to see if there are lessons learnt from that development that might be useful in formulating our application.

13. We discussed the basis on which an application under the 'One Planning Development policy' could be made. It was a possible route that might be supported, but required a 'particular lifestyle' to be adopted by residents. We confirmed that currently, this was not the preferred route for an application, although it remained an option. A discussion ensued to consider the extent of land accessible within the forest, for such an application and in general it was agreed that 'in principle' the area available is more than sufficient to support such an application.

14. We discussed briefly the proposed layout submitted and you stated that like us you thought the clustering of the housing around central workshops would help encourage community working and co-operation as opposed to the more dispersed layout suggested by the Design Commission Wales.

15. We discussed funding for there project and we advised that we are not certain at this time if that would be through the Hosing Innovation Programme of Welsh Government or through some other funding mechanism. It was pointed out that this might impact on the final tenure choice of the housing units. ie Shared ownership/ Intermediate rent/benchmark rent etc. Greater clarity will be provided at the tome of the application. I also showed you a development spreadsheet that would be used to financially model the proposed development and prove viability.

If I have forgotten anything, please let me know and I fully understand you are going to test some of these possible options, with your colleagues, before we make a full application.

Finally, thank you for giving us so much of your time and setting out very clearly what we need to do to make this an attractive proposition for the Park Authority and the residents of Rosebush and Maenclochog.

Kind Regards

Phil

Phil Roberts for Coed Preseli

Re: PA/19/0088 - Pantmaenog Timber Cluster.

PR

Phil Roberts

Mon 26/08/2019 19:35

To: Caroline Bowen

Dear **Caroline**

I hope you have had a good break. I did try to contact you shortly after receipt of your pre-planning advice but was advised you were on leave. Now you are back I wonder please if you are able to meet with me to discuss your advice in more detail before we decide which route to follow in making our application.

I would really appreciate an opportunity to call at your offices for the discussion, which should take no more than half an hour, or if you are too busy, would appreciate a telephone conversation at your earliest convenience to discuss the matter further. I will call tomorrow to see what will be possible.

Kind Regards

Phil

Phil Roberts

on behalf of Coed Preseli

Re: PA/19/0088 - Pantmaenog Timber Cluster.

PR

Phil Roberts

Thu 01/08/2019 10:39

To: Caroline Bowen

Dear **Caroline**,

Thank you for your advice regarding the proposed application for Pantmaenog Timber Cluster; it is much appreciated.

In the light of your advice, I would very much appreciate the opportunity to discuss our application before we submit it. I wonder therefore if you might be available for a half hour meeting on Monday, or Tuesday, next week to discuss a few matters, before we make the application? I am due in Pembroke on both those days, so it would be helpful if you could. If that it is too short notice, could you please suggest an alternative?

Kind Regards

Phil

Phil Roberts for Coed Preseli



PA/19/0088 - Pantmaenog Timber Cluster.



You replied on Fri 13/09/2019 09:19

You replied on Fri 13/09/2019 09:19

CB

Caroline Bowen

Wed 31/07/2019 16:26

To: You

Dear Mr Roberts,

I write with reference to your pre-application received on the 31st May 2019, and to the additional information provided on the 14th and 18th July 2019. I apologise for the delay in responding to you, and thank you for your continued patience.

From the information provided, the proposed development is for the creation of six work/live units, intended as a small cluster together with a previously approved timber processing shed on land currently associated with Coed Preseli – a privately owned forest plantation. This will provide affordable housing and business ‘start ups’ supported by the existing timber business, and is intended to support the on-going development and management of the main business. The proposal would require planning permission, and as all planning applications are required to be determined in accordance with the current adopted development plan, I will set out the policies which are considered to be of most relevance (bearing in mind that the Plan should be read as a whole). I would highlight that the advice provided will be based on the policies of the current Local Development Plan which was adopted in 2010. A replacement Local Development Plan is currently under examination, and is likely to be adopted by the Authority toward the end of this year.

The application site falls outside of any Centre or Rural Centre boundary, as defined for the Pembrokeshire Coast National Park Local Development Plan, thus the development would be in the countryside. In the Plan, the following policies are of particular relevance;

1 – National Park Purposes and Duty. This policy places the National Park purposes, as set out in the Environment Act 1995, at the centre of the Local Development Plan.

7 – Countryside. The main issues for the Park countryside are finding the right approach to the amount of development to be permitted, taking into account the accessibility to Centres and Rural Centres, the need to sustain local communities and the need to protect the Park landscape. Policy 7 is criteria based and lists the circumstances in which development can be permitted in the countryside, which are as follows;

a) it constitutes sensitive filling in of small gaps or minor extensions (ie rounding off) to isolated groups of dwellings is proposed. Priority will be given to meeting affordable housing needs. Release of land will depend on the character of the surroundings, the pattern of development in the area and the accessibility to the Centres identified in the hierarchy

b) housing for essential farming or forestry needs is proposed

c) farm diversification including farm shops is proposed

d) it constitutes the conversion of appropriate buildings to a range of uses with affordable housing being given priority in residential conversions. Conversion must not result in unacceptable impacts upon the structure, form, character or setting of the building. The

conversion of buildings that are obtrusively located in the landscape will not be permitted. Accessibility to the Centres will be an important consideration.

e) Tourist attractions or recreational activity is proposed where the need to locate in the countryside is essential - see Policy 35

f) The enhancement of community facilities is proposed

g) The proposal constitutes low impact development making a positive contribution – see Policy 47

h) New farm buildings are justified for agricultural purposes.

This policy also states that accessibility to the Centres defined in the Local Development Plan will be an important consideration, as the Local Development Plan policies seek to direct development, wherever possible, to locations which have a reasonable range of facilities, and access to public transport.

8 – Special Qualities. This policy seeks to protect the landscape characteristics that define the National Park, and is supported by Supplementary Planning Guidance on Landscape Character Assessment. The application site falls within Landscape Character Area 22 – Mynydd Carningli, which is a distinctive upland area, known for its long history of forestry land use, and which is visible in long ranging views. Within this area, there is very limited development, thus any new development would have to be carefully considered to ensure that it did not appear out of place.

15 – Conservation of the Pembrokeshire Coast National Park. Criterion b advises that development should not be insensitively or unsympathetically sited within the landscape, criterion c that development should not introduce or intensify a use which is incompatible with its location and/or, in criterion d, development should harmonise with or enhance the landform and landscape character of the National Park.

30 deals with Amenity, and states that development will not be permitted where, in criterion b, the development is of a scale incompatible with its surroundings and/or criterion d that the development is visually intrusive

33 – Renewable Energy. Within this policy, it states that small scale renewable energy schemes will be considered favourably, subject to there being no over-riding environmental and amenity considerations, and with cumulative impact being an important consideration.

42 – Employment Site and Live/work Units. This policy state that employment opportunities will be provided through combining business uses with other uses such as community facilities or housing, including live/work units either located in the Plan's Centres or within the conversion of appropriate buildings in the countryside.

45 – Affordable Housing. In order to deliver affordable housing, the Authority seek to allow the exceptional release of land within or adjoining Centres for affordable housing to meet an identified local need.

47 – Low Impact Development. This policy is also referenced in Policy 7, and is criteria based to ensure that such proposals in the countryside are clearly justified and comprise a form of development which is compatible with an agricultural, forestry or horticultural use of the land, can

be sustained and would provide for a sufficient livelihood for the residents on the site; would be well-integrated into the existing landscape (making use of existing buildings wherever possible), would be of benefit environmentally and socially, and would contribute to the local economy.

52 – Sustainable Transport and 53 – Impacts of Traffic. The strategy for the National Park is to improve and promote accessibility by appropriate means, whilst reducing the need to travel by private car.

In addition to the above policies, I have also referred to Planning Policy Wales (Edition 10) and to Technical Advice Note 6 which deals specifically with planning for sustainable rural communities. TAN 6, in particular, deals with policy where rural enterprise dwellings are proposed.

In summary - planning policy will support the following development in the countryside;

- One or two dwellings, where the development would be the infill of a small gap in an otherwise continuously built up frontage, or rounding off which would complete an existing built up perimeter.
- Rural Enterprise dwellings where a functional and financial case is demonstrated. This policy will normally only allow one dwelling.
- Farm diversification
- The conversion of existing appropriate buildings in the countryside, which can include for live/work.
- Low Impact Development/One Planet Development. As an overview, One Planet Development is specifically different to traditional rural enterprises in the open countryside in that these developments take into account an entire lifestyle, and requires applicants to be broadly self-sufficient in terms of food, income, energy and waste assimilation on their land. There is no set area of land that is deemed to be necessary for a successful development as with commercial agriculture/forestry/horticulture – the applicant must demonstrate that they can meet their minimum requirements from the land forming part of their land.

In considering the information provided, the proposed cluster could currently only be considered against the policy for one planet development/ low impact development. For this type of development, there is national policy guidance available, which can be accessed here –

<https://gweddill.gov.wales/topics/planning/policy/guidanceandleaflets/oneplanet/?lang=en> This policy is very detailed, as is expected for development which is an exception to the normal rural restraint policies; and whilst I will give a summary of the requirements below, please feel free to come back to me with any further questions.

One Planet Development in the countryside can be undertaken by a single household or by a group of households. In order to assess the suitability of a site for one planet development, it would be necessary to prepare a Management Plan, as per the suggested headings set out in the Welsh Assembly Government's Practice Guidance on One Planet Development. This document is crucial as it will form the guide as to how the land is to be developed, used and maintained, and is the tool through which applicants demonstrate a need to live on the land, and how this will be achieved over a five year period. As a minimum, the Management Plan must include the following;

Summary and baseline.

For clarity, the summary of the management plan should be a précis of what the Management Plan intends to achieve – the outline proposal would be considered a reasonable summary of the overall aim.

The Baseline section sets out the detailed site characteristics for the land. Applicants are required to undertake an audit to cover the physical character of the land (soil quality, whether the site is prone to flooding, etc), biodiversity and ecology, 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 to and from the site and surrounding settlements. This provides a benchmark against which to judge whether the development benefits the land over time.

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.

Each of the activities should also interrelate with other functions, thus (for example) tree planting will provide screening and wildlife habitat, manures and compost will improve soil quality, the management and improvement of hedgerows which strengthen the boundaries, and provide biomass and habitat, and ways of growing produce which provides fuel, food and habitat. The key is to demonstrate an efficient and sustainable use of the land, which would be in keeping with the prevailing character of the setting.

Business and Improvement Plan.

The Practice Guidance states that this element of the Plan is, essentially, the fundamental justification for the development, where it should describe how people on the land are able to reduce their environmental impact by meeting their everyday needs from the site, whilst also enhancing the environmental benefits of the site through their activities. This is assessed using the following components;

Land based activity

For an OPD, 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. Food and income have to be derived from the land based resources of the site itself, 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.

Land Management

One Planet Developments in the open countryside should have the objective of conserving, managing and, where possible, enhancing environmental quality – the baseline already discussed earlier forms the starting point for this. Objectives for biodiversity, cultural heritage and landscape should be an integral part of a land management system which provides food and produce, and benefits the environment.

Thus, existing landscape features are expected to be retained – particularly within sensitive landscapes - and opportunities taken to extend features such as hedgerows and woodland which could expand wildlife corridors and retain connectivity for protected species. Views to, from, and within the site are important, as it would be expected that new development would blend into the surroundings so as not to detract from the original landscape character. The position of new buildings should, therefore, be chosen so that they would not be obtrusive in the landscape, (i.e.) by using the existing lie of the land or tree/hedgerow cover. New planting can provide screening in addition to improving local micro-climates and offering shelter.

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.

In respect of water usage, 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 Management Plan should then set out how domestic waste, human waste green waste and inorganic waste will be dealt with on site.

Zero Carbon Buildings.

Welsh Government aspiration is to achieve development that is zero carbon in terms of construction and use. OPD Practice Guidance refers to the standards set out in the Code for Sustainable Homes, but as the Code is now part of Building Regulations, officers would refer to the Welsh Government Practice Guidance for the Planning for Sustainable Buildings and to the industry guidance produced by BRE. It should be recognised that a zero carbon building is difficult to achieve, nevertheless, OPD's must demonstrate low carbon in construction and in use.

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

Community Impact Assessment.

The essential criteria for an OPD are that it should not impact negatively on neighbouring communities and should not be insular. Thus, applicants should demonstrate how they intend to integrate into the local community, provide opportunities for education in sustainable living through courses and open days and 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 the Management Plan would demonstrate a significantly reduced need for residents to travel off-site and for many goods to be brought to the site. Transport movements are likely to be generated by

the occupants, by the on-site enterprise and by visitors, therefore ways to reduce trips by the private car should be included in the Plan.

Finally, applicants for OPD are required to provide an 'Exit Strategy' in the event that the required targets set out in the Management Plan are not met or where the applicant no longer wishes to continue the development. The applicant is expected to provide a detailed exit process which details that, should the OPD fail, the dwelling and associated structures can be easily removed, with no significant restoration works required to restore the land to its former state.

For this particular development, it would be necessary to demonstrate that the forestry plantation would have sufficient capacity to be capable of supporting and sustaining six households, without compromising the long term management and sustainability of the forest resource itself. Each individual household would have its own Management Plan and would be measured individually for its own ecological footprint. The ecological footprint is a measure of the impact of a person or community on the environment, expressed as the amount of land required to sustain their use of natural resources. The Welsh Government sustainable development scheme 'One Wales:One Planet' set an objective that within the lifetime of a generation, the Welsh standard is to be no greater than 1.88 global hectares per person. This is brought forward via Planning Policy Wales, which indicates that OPD proposals should initially achieve an ecological footprint of 2.44 global hectares per person by the first five years of occupation of the land; and demonstrate clear potential to move toward 1.88 global hectares per person. The Welsh Government has made an Ecological Footprint Assessment tool available on its website which should be completed and submitted as part of any planning application.

I hope this advice is of assistance, and I would be happy to provide more advice/ arrange to meet, should you wish to pursue the one planet development route. Please note that the advice contained in this letter is the informal view of the officer, which is given without prejudice to any future decision that may be made by the National Park Authority. If you require any further assistance, please do not hesitate to contact the Development Management section.

Yours sincerely,

Caroline.

Caroline Bowen BSc(Hons) DipTP MRTPI
Uwch Gynlluniwr - Rheoli Datblygu/Senior Planner – Development Management
Awdurdod Parc Cenedlaethol Arfordir Penfro/Pembrokeshire Coast National Park Authority
Parc Llanion/ Llanion Park
Doc Penfro/ Pembroke Dock
Sir Penfro /Pembrokeshire
SA72 6DY

www.arfordirpenfro.org.uk/www.pembrokeshirecoast.org.uk

From: Phil Robert

Sent: 31 July 2019 14:28

To: Caroline Bowen

Subject: Re: Pantmaenog Timber Cluster.

Dear **Caroline**,

Good afternoon; I am wondering if you are going to be able to get the pre-planning response out to us today, as we are anxious to know where we stand with the application.

I understand from one of your colleagues, that you are currently involved in a committee meeting, but would appreciate a reply when you are free.

Kind Regards

Phil

Phil Roberts
[REDACTED]

From: **Caroline Bowen** [REDACTED]

Sent: 26 July 2019 09:53
[REDACTED]

Subject: RE: Pantmaenog Timber Cluster.

Dear Phil,

Thank you for the email – I am aiming to get a response back to you by Wednesday next week...

Kind regards,

Caroline.

Caroline Bowen BSc(Hons) DipTP MRTPI
Uwch Gynlluniwr - Rheoli Datblygu/Senior Planner – Development Management
Awdurdod Parc Cenedlaethol Arfordir Penfro/Pembrokeshire Coast National Park Authority
Parc Llanion/ Llanion Park
Doc Penfro/ Pembroke Dock
Sir Penfro /Pembrokeshire
SA72 6DY
[REDACTED]

www.arfordirpenfro.org.uk/www.pembrokeshirecoast.org.uk

[REDACTED]

Sent: 26 July 2019 10:16

To: Caroline Bowen

Subject: Pantmaenog Timber Cluster.

Good Morning Caroline,

I am wondering if you could give me an idea when we might get a response to the pre-application please?

I appreciate that there is a lot to consider, but some idea of timescale would help me to advise my client. Your advice would be appreciated.

Kind Regards


Phil

Phil Roberts

Re: Pantmaenog Timber Cluster ~ Proposed 3D images

PR

Phil Roberts
Thu 18/07/2019 23:34

To: Caroline Bowen
DTE IHP - Application Form 2019-20 - Year 3 - Part 1.docx
107 KB


Dear **Caroline**,

Please find attached as promised, a copy of the application that has today been submitted to Welsh Government in respect of a bid for grant support to the Innovative Housing Programme for the Pantmaenog Scheme. Should you require any clarification on the content of the document please do not hesitate to let me know.

Regards

Phil

Application for Innovative Housing Programme Year 3, 2019-20 schemes only – Part 1

Before completing your application please read the IHP guidance and Technical Specification documentation.

Registered Social Landlords (RSLs), Local Housing Authorities:

Please only submit applications by the 18 July 2019 if you are confident the scheme will be tendered with a signed build contract submitted to Welsh Government by 5 March 2020 and a site start date no later than 30 April 2020 (stated within the building contract).

Private Sector (PS):

Please only submit applications by 18 July 2019 if you are confident that the scheme will be fully costed, with costs verified by an independent cost consultant, submitted to Welsh Government by the 5 March 2020 and with a site start of no later than 30 April 2020.

Collaborative Bids:

If you are collaborating with other organisations and intend to develop an innovation bid across multiple development sites. Please complete Part 2 of the application for each individual development sites.

Revenue only bids:

You will only be required to complete Part 1 of the application form for revenue only bids. However, all revenue only bids will be required to provide supporting documentation such as costings for your proposal, in addition to the application form.

Capital bids:

Any bid that includes capital support, which is not directly related to the cost of the built house, will be required to provide supporting documentation. The documentation required should be directly linked to the bid, for example: business plans, costings, details of other financial support expected or received.

Application Guidance:

Guidance for each section of this application form can be found at the back of this document, from page 8 onwards.

Please submit applications to [REDACTED]

Part 1: Scheme details				
Applicant(s)	Down to Earth			
Lead applicant, if joint applicants				
Scheme name	Carbon negative Live/Work Cluster			
Scheme address	Land at Pantmaenog Forest Off B4313 Rosebush Clunderwen Pembrokeshire SA66 7QY			
Scheme grid reference	X (Easting)	207014	Y (Northing)	229690
Local Planning Authority	Pembrokeshire			
Applicant organisation type	Local Housing Association			
	RSL			
	Private sector		Social Enterprise (Third sector)	
Site area	1.1			hectares
Do you have a legal interest in the land/property in place?	Yes		No	x
If no, anticipated completion date of site acquisition	March 2020			
Current Land Owner	Applicant			
	Local authority			
	Public body			
	Private owner		x	
Will you hold the freehold or leasehold of the site/property?	Freehold	x	Leasehold	
If leasehold, term of the lease remaining				
Site/property valuation	£200,000			
Date of planning pre-application discussion (anticipated date if not yet completed)			1 st July 2018 Pre app submission: 31 st May 2019	
Date scheme received outline planning permission (anticipated date if not yet received)				
Date scheme received detailed planning permission (anticipated date if not yet received)			January 2020	
Date all planning obligations discharged (anticipated date if not yet completed)			March 2020	

Part 2: Scheme type

New build	x
Change of use	
Meanwhile use	

Part 3: Procurement route				
<u>Private sector applicants only:</u>				
Is the scheme fully costed and verified by a cost consultant?	Yes		No	x
If no, anticipated date this will be available	March 2020			
<u>Registered social landlords and Local housing authorities only:</u>				
Is the scheme competitively tendered?	Yes		No	
Is the scheme negotiated?	Yes		No	
Procurement route	Package deal			
	Collaborative package deal			
	Design and build			
	Collaborative design and build			x
	Conventional procurement			
	Other			Please contact WG before proceeding with this option

Part 4: Contract details	
Contractor name	
Last date of tender acceptance	
Site start date	
Length of contract	
Anticipated completion date	

Part 5: Scheme eligibility criteria
<p>Please ensure you have read the technical specification before completing this section.</p> <p>To be eligible for IHP support all proposals:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> MUST commit to an “open book” policy (Criteria 1) <input checked="" type="checkbox"/> SHOULD demonstrate how they will meet each of the 7 factors (Criteria 2) <input checked="" type="checkbox"/> WILL innovate in at least one of the seven focus areas (Criteria 3) <p>Criteria 1 and 2 will be checked by Welsh Government officials. The Assessment Panel will focus primarily on Criteria 3 as this is where you will be demonstrating the level of innovation and impact of your scheme. It is important that you fully describe the innovation as your application will be assessed based on the information provided here and your response to the four questions at the end of Criteria 3. Please note that schemes which demonstrate significant impact in one area (Criteria 3) are likely to score higher than those which demonstrate low impact in more than one area.</p>

Criteria 1: to be eligible for IHP support you must agree to each of the following open book policies:		
Regular progress reports to the IHP working group	Do you agree?	Yes
Monitoring during and post construction	Do you agree?	Yes
Data collection (particularly cost and performance)	Do you agree?	Yes
Public dissemination of key lessons learnt	Do you agree?	Yes

Criteria 2: Your proposal should demonstrate all of the following listed below. Please use the text boxes to briefly indicate how your scheme meets each factor. If you cannot demonstrate compliance with specific factors please explain why.

CO₂

Describe how the scheme will be carbon conscious in terms of both construction and lifecycle (Max 250 words)

This scheme will demonstrate how it is possible to move beyond “zero carbon” to “carbon negative” housing in Wales. This will be achieved in two ways:

Firstly, we will build houses with the lowest possible embodied energy and “locking” CO₂: the entirely natural, biodegradable and non-toxic fabric of these houses will be made from Welsh timber. The true innovation will be creating a new form of natural insulation using waste Welsh timber shavings to create the first modern houses in Wales with the structural frame and insulation made from Welsh timber materials – closing the loop on “waste” products from the timber processing industry in Wales.

The foundations will be concrete-free using reclaimed building waste and aggregate quarried from on-site – again, demonstrating the lowest possible embodied energy for a sub-structure.

Secondly, the entire scheme will go beyond being “zero carbon” in energy use and will be “carbon negative” by producing more energy than it consumes through PV arrays and a biomass micro combined heat and power plant (CHP) consuming the left-over timber waste which cannot be used as insulation. The district battery storage/distribution as well as district heating distribution will ensure the entire scheme benefits from the integrated renewable technology.

The scheme is also based on an on-site “live/work” concept – commuting will be non-essential and the pool of electric vehicles charged from the PV/biomass CHP/battery blend will ensure the lowest possible energy consumption in the occupancy phase is maintained with integrity throughout the scheme life.

Capital

Describe how the scheme will assess lifecycle costs against capital costs, and develop local skills / resources
(Max 250 words)

This scheme will be robustly and objectively monitored, in line with our track record of 9 years of academic/clinical research with Swansea University/our health board.

There will be 3 areas of lifecycle cost analysis:

Embodied energy and “cradle to grave” analysis

We will measure the embodied energy of each element of the houses as well as the energy performance in occupancy and the anticipated decommissioning cost - in particular, the new insulation product demonstrating how the “waste” loop can be closed and value added to Welsh timber products. This data will then be used to assess the long term cost savings of low embodied energy materials against upfront higher costs.

Health impact

The most vulnerable and marginalised people in south west Wales will be creating these homes. From seeing clinically-valid reductions in depression and anxiety to delivering qualifications to the 350 people involved in the scheme, we will research how these health and education/tackling poverty benefits can be monetised and therefore off-set against the build costs for future schemes.

We will also measure the health impact on the home occupiers of living in homes made of natural materials. This data will be used to assess the long term cost savings against the upfront higher costs.

Renewable technologies

Based on our initial calculations, we expect the payback on the combination of renewable technology (PV/battery storage/micro-CHP) to be 9 years or less. This will be monitored to determine value for money as well as carbon saving potential and replicability across Wales.

Change

Describe how the scheme will be robust, low maintenance, and adaptable; will offer community training opportunities.
(Max 250 words)

It is the most vulnerable people in society who are the least responsible and yet most adversely impacted by an “unsustainable” world. In spite of this – and ironically - it is the most vulnerable people who have the fewest opportunities to change their world or live in properties which are fit for the future. This scheme will demonstrate how the most vulnerable people in our communities have the potential to live in natural houses made from Welsh materials which are good for them and the environment, but also how they can build those houses – and through that process, transform their own lives and the community they are based in.

This scheme will deliver health care, social care and tackle poverty through community building programmes with natural, Welsh materials.

These houses will be made from highly robust and low maintenance materials – from Welsh hardwood floors through to Fermacell lined internal service voids finished with clay plasters. These homes will be finished to a specification which is not normally associated with “social/affordable” housing. The resultant inherently naturally ventilated properties will be ready for the extreme weather events which are becoming increasingly common.

Regarding maintenance: the houses will be made of materials which can mainly be sourced from the woodland next door with repairs managed by the management cooperative. The homes are designed to easily have 1 extra bedroom added, allowing future proofing for home occupier changes.

Health

Describe how the scheme will provide healthy comfortable homes that promote wellbeing and avoid health risks.
(Max 250 words)

We see health and well-being being delivered through a long term “cradle to grave” analysis in 3 separate phases:

- construction phase
- occupancy phase
- decommissioning phase

At each phase, we look to maximise the health benefits and conversely mitigate adverse health impact on people and adverse impact on the environment which, by default, ultimately impacts the health of people.

By understanding these 3 stages, we fully embed the Future Generations (FG) Act. We are not leaving a toxic legacy behind for future generations to deal with. By building with materials which are fully natural with no toxicity or VOCs and fully biodegradable we achieve positive health impact at each stage. The people who are building these homes will be see health benefits. This claim is supported the 9 years of clinical research in 3 studies which proves our approach is as effective as anti-depressants.

Natural materials facilitate full inclusivity on a construction site: combined with battery powered cranes powered by the sun, the zero-emission construction site will be an exemplar of how construction sites can be health promoting. The home-occupiers will benefit from living in homes which “breathe”, regulate humidity, naturally ventilate and require virtually no heating. This health impact will be measured robustly. And finally, we will measure through the full life cycle analysis the cost savings and health benefits of the decommissioning stage of home. This scheme will be an exemplar of how health can be promoted throughout each stage of the process of the built environment being created.

Energy

Describe how the scheme will be affordable to run and to heat, addressing household fuel poverty. (Max 250 words)

Based on the fabric first concept and using entirely natural materials, these super insulated homes and work environments will be built to Passivhaus-equivalent levels of insulation and heated 100% from renewable sources – PV “dump” in a hot water cylinder, district biomass heating systems and super-efficient domestic wood burner.

The resilience of the scheme will be very robust: the fail safe for the renewable systems will be renewable systems – with the ultimate fail safe for heating being off-grid heating (a wood burner). This scheme is centred on supporting the most vulnerable and fuel poverty will be tackled by simply producing more energy than the homes consume. The properties will have south facing elevations which are carefully designed to prevent over-heating in the summer whilst gaining passively from the sun in the autumn through the spring. The combination of PV on each south facing roof and green roofs on the north facing workshop roofs will maximise the best each orientation can offer.

The scheme will demonstrate district systems: collectivising clean energy generation from both PV and biomass-based CHP and storing in batteries. The scheme will then release the electricity and heat on demand to homes, workshops and EVs, as well as selling back to the grid.

The “live/work” concept will be highly energy efficient by being part of the generation and consumption mix on the same level of efficiency as the homes, without any commuting. Additional areas of energy saving: gravity fed sewage treatment system eliminating the need for energy-consuming pumps.

Space

Describe how the scheme will provide sufficient space to meet users' needs and to be flexible in use.

(Max 250 words)

The “live/work” concept will provide the home-occupiers with a unique opportunity to balance work and life through having both a separation of space and yet being only a “stone’s throw” from the where they work.

The homes themselves are cleverly designed to align with current affordable housing norms whilst also enabling the easy addition an extra room in the future (adaptability). The downstairs WC/Shower combined with the additional utilitarian access allows for the flexible access based on the “live/work” concept and a more outdoor based lifestyle. The outdoor areas are designed to nurture interaction with nature and neighbours embedding forest gardening and organic/permaculture design principles.

The workshop space will enable households to develop a low carbon business based on adding value to conventionally assumed low value woodland products. Adding to the foundational economy and supporting the Welsh supply chain, these micro-businesses add resilience to the rural Welsh economy and will provide a platform for new business ideas to be generated from Welsh woodlands. These workshops we be designed to enable a business to start-up and thrive whilst still aligning with the values and design concepted detailed throughout this proposal – natural materials, natural light and super energy efficient.

2 of 6 “live/work” units will be specifically allocated for young people from a homeless/risk of homelessness background. The most engaged and motivated young people will be selected through the construction process which will see 350 adults and young people from a vulnerable background engage in the construction of the scheme.

Place

Describe how the scheme will integrate into their neighbourhood and create a place with character.
(Max 250 words)

This scheme is based on the concept of living and working in the same location. The “live/work” concept is further connected to the adjoining 1000 acre woodland managed by an award winning sustainable forestry management team. This scheme will create a highly desirable location for individuals and/or families to live and work in one of the most low carbon and sustainable way conceivable: basing their low-carbon homes and low-carbon livelihoods in the same location. The “live/work” concept eliminates the time, cost and carbon demands of commuting. This further reduces the cost of living (in addition to virtually no heating bills) and enables individuals and families to be lifted out of poverty.

This scheme has emerged from the local area and will be an integral part of the neighbourhood – from providing affordable rented homes to generating employment with supporting woodland-based start-ups through to the new community facilities – this scheme will show how homes, work places and community facilities can all be integrated into a carbon negative approach. This has been carefully designed into the scheme with the workshops and community facilities literally at the centre – the heart of the scheme. All the infrastructure on the site based on the same design principles of the houses whilst also integrating green roofs, green walls, edible landscapes and getting people outdoors – for vocational and recreational use.

The 6 homes and workshops will be managed by a resident-led cooperative. Two live/work homes will be allocated for young people from a homeless/risk of homelessness background.

Criteria 3: Your proposal is required to meet at least one but not more than three of the 'WILL' criteria in the Technical Specification.

Indicate which criteria, and which funding stream or streams the innovation your scheme is proposing to address:

	CO ₂	Capital	Change	Health	Energy	Space	Place
Stream 1: Revenue							
Stream 2: Capital - Themes	x		x				x
Stream 3: Capital – Up-scaling							

Please provide details of your innovation proposals in the relevant text boxes. Please note that schemes which demonstrate significant impact in one area of this criteria are likely to score higher than those which demonstrate low impact in more than one area.

Leave sections blank that your scheme is not attempting to address.

CO₂

(Max 500 words)

This scheme will demonstrate how it is possible to move beyond “zero carbon” to “carbon negative” housing in Wales. This scheme will look to reduce **CO₂** emissions through:

Low embodied energy and “locking” carbon

This will be the main area of research for the scheme: how much embodied energy can be saved using local timber for the structural frame and the majority insulation using waste timber shavings from the Welsh timber industry, relative to other conventional Modern Methods of Construction (MMC)? To meet u-values of 0.14 (as well as EPC “A” rating and SAP 100%+), our initial calculations indicate this approach will be have the lowest embodied energy method conceivable, however, the research needs to be undertaken to evidence this thesis. Additionally, by using Welsh timber we are “locking” **CO₂** into the scheme.

Cement based products are 3rd highest contributor of **CO₂** by humans – our foundations and access tracks for the entire site will be cement free and use recycled building waste or on-site limestone aggregate – locking **CO₂** into free-draining hard infrastructure and providing capillary breaks in the foundations preventing damp rising without energy intensive DPMs.

Critically, this approach is applied to the workshops and timber processing facility, not just the houses. To achieve a zero carbon Wales, we need to look at the workplace as well as homes – this scheme decarbonises entire communities and will help Wales meet international targets.

Energy generation/consumption

The houses and workshops will be fully integrated to collectivise and re-distribute their clean energy generation from PV and biomass CHP via a large battery storage system. The electricity generation/storage from PV and biomass CHP will power the homes, workshops and wood processing facility and also feed back into the grid. The heat from the biomass CHP will be used in the homes, workshops and wood processing facility.

We are estimating the scheme will save at least 277 tonnes CO₂ per annum. Storage of both power and heat will be used to distribute the energy to site buildings when needed, to maximise onsite usage and hence energy cost savings. In addition, the power generated will be used to charge up to 6 Electric Vehicles to enable zero carbon transport for the residents.

	<p>Nature and sun-centred design</p> <p>We put nature and the sun at the very centre of our concept: passive heating, passive ventilation, passive lighting, gravity fed systems. The ecological sewage treatment system/plant for the entire site, for example, will be entirely gravity-fed with no pumps or blowers. This provides resilience against powers cuts (preventing environmental contamination), is low maintenance and is low cost.</p> <p>All of the items above indicate how reducing CO₂ emissions is embedded through every component of the scheme.</p> <p>As understood by Welsh Government, the embodied energy (and therefore CO₂) and toxicity of the materials we are building with (and subsequently disposing of) is one of the main areas where we need to see innovation in housing – this scheme will be a flagship of this concept.</p>
<p>Capital (Max 500 words)</p>	

Change

(Max 500 words)

This scheme will show how we can tackle inequality and build resilience in the most vulnerable parts of Welsh communities through developing a radical approach to living and working.

This scheme will develop resilience in a number of areas:

Resilience in communities

We are putting vulnerable people at the very centre of building and occupying this scheme – tackling health issues, offering qualifications and ultimately breaking the cycle of poverty through the process of building this scheme. This reskilling and empowered approach applies fully inclusive construction methodologies which enable anybody to be included and feel valued, in particular the most ‘hard to reach’.

Down to Earth has a long track record in working with young people and adults experiencing homelessness and we know our approach to this scheme will work.

In addition to working with Hywel Dda health board, we will work closely with young people experiencing/at risk of homelessness via organisations in the area such as Pembrokeshire Care Society, Shelter Cymru and Gwalia Care (part of Pobl).

2 of the 6 “live/work” homes will allocated for young people (from risk of/homeless background) who have worked on building the scheme.

Resilience against energy insecurity

In addition to tackling domestic fuel poverty through good design, this scheme will demonstrate resilience against energy insecurity and price fluctuations. Being a net exporter of clean energy as well as allowing for the extensive battery storage, the residents will have energy security for their homes and their work places.

The back-ups for the site include gravity-fed services and off-grid heating systems.

Resilience in the fabric

Using naturally resilient, local and beautiful finishes, the homes will be easy for the management cooperative to maintain and change. Additionally, the management coop will be able to pool resource and save costs through economies of scale.

	<p>Resilience in the work place and Welsh supply chain</p> <p>We need to see more people skilled up for the “green economy” and developing micro-businesses serving Welsh economy, in particular, the foundational economy. This scheme will demonstrate decentralising and localising of MMC in rural areas. The draft Welsh Government “Social house building strategy” (released 10th July 2019) clearly communicates this concept:</p> <p><i>It is expected however, that materials and components selected should be considered in terms of their social ethical value, such as a ‘Welsh First’ approach. (page 19)</i></p> <p><i>The rise of off-site manufactured housing is providing a high-value market for Welsh grown and processed timber and can be expected to become a key driver for forest expansion in Wales. This in turn can deliver much needed jobs in forest management and wood processing particularly in rural areas (page 20)</i></p> <p>This scheme will do precisely what the draft WG document references – providing a platform for low carbon living and working, developing new product supply chains from rural woodlands – building resilience in each area identified above.</p>
<p>Health (Max 500 words)</p>	
<p>Energy (Max 500 words)</p>	
<p>Space (Max 500 words)</p>	

Place

(Max 500 words)

This scheme is based on creating a new form of community through the concept of living and working in the same location. This scheme will create a highly desirable location for individuals and/or families to live and work in one of the most low carbon and sustainable way conceivable: basing their low-carbon homes and low-carbon livelihoods in the same location. The “live/work” concept eliminates the time, cost and carbon demands of commuting. This further reduces the cost of living (in addition to virtually no heating bills) and enables individuals and families to be lifted out of poverty.

This scheme has emerged from the local area and will be an integral part of the neighbourhood – from providing affordable rented homes to generating employment with supporting woodland-based start-ups through to the new community facilities – this scheme will show how homes, work places and community facilities can all be integrated into a carbon negative approach. This has been carefully designed into the scheme with the workshops and community facilities literally at the centre – the heart of the scheme. All the infrastructure on the site based on the same design principles of the houses whilst also integrating green roofs, green walls, edible landscapes and getting people outdoors – for vocational and recreational use.

The 6 homes and workshops will be managed by a resident-led cooperative with two of the live/work homes allocated for young people from a homeless/risk of homelessness background who have been part of the construction process.

Connecting in with the Welsh Government policy position (as referencing in the “Change” response), this scheme will support people and communities to improve the Welsh woodland supply chain.

High quality design is also central to this scheme – sun centred and encouraging use of the outdoors, this scheme combines the best of new technologies and design with the best of the old – natural building, low intensity and sustainable land management which enables people and communities to be vocationally active, not just recreationally active. The scheme has been designed to blend into a woodland showcasing how people can live and work as part of a woodland, not separate from a woodland. As the UKCCC and Welsh Government recognise we need to massively increase the amount of trees we plant and use those trees carefully to lock CO₂, it is critical we design homes and work places which are central to and a part of those new woodlands, not separate from.

	<p>Being in a rural location, this scheme is located in a small village with no community facilities. The community consultation was undertaken in the pub! Therefore this scheme incorporates a versatile space which is carefully designed to meet the needs of the residents and their workshops as well as serving as a community facility. This new community facility (based on the same design principles as the rest of the scheme) will galvanise the scheme as being part of the community and bringing a fantastic resource to the community. The community facility will be managed by management cooperative.</p>
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All schemes: Complete all four questions for your proposal

<p>Describe the innovation your proposal is offering. (Max 500 words)</p>	<p>We are offering innovation in the following areas:</p> <ol style="list-style-type: none"> 1. “Live/Work” concept 2. Welsh natural insulation product 3. Delivering health care and education through building houses <p>“Live/Work” concept As outlined throughout the document, this is a radical approach to tackling the challenges of decarbonisation by created a new model of living and working in a carbon negative approach which is connected to Welsh woodlands.</p> <p>This scheme will show how we can tackle inequality and build resilience in the most vulnerable parts of Welsh communities through developing a new approach to living and working.</p> <p>The “live/work” concept innovates further by fully integrating and re-distributing clean energy supply through collectivised battery storage and district energy/heating systems alongside eliminating the need for commuting.</p> <p>Connecting to a Welsh woodland providing a new approach to low carbon living and developing resilience in the Welsh woodland timber supply chain.</p> <p>This connects with the second area of innovation as the workshops and associated wood processing facility provide the facilities to develop a new form insulation and piloting this product in a modern method of construction (MMC), namely a closed panel system built with timber shavings – a waste product from the Welsh timber industry.</p> <p>Welsh natural insulation product Closing the loop on a “waste” material from timber processing, this product has the potential to enable Wales to generate its own “home grown” house – the missing link has been insulation. We will work closely with experts such as Wood Knowledge Wales (WKW CEO Gary Newman undertook the original research) and Professor Pete Walker, (Director, BRE Centre in Innovative Construction Materials, University of Bath) who has overseen research into a range of bio-insulation products. Recent research and the urgency of the situation with climate change as well as political will for “Welsh first” is creating the ideal environment to build on the recent research by University of Bath:</p> <p><i>the thermal conductivity values of wood waste with different densities, ranged from 0.048 to 0.055 W/mK. These values are slightly higher than commonly used inorganic</i></p>
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	<p><i>based insulation materials, although comparable to other natural insulation materials in the market, but have the economic advantage of being a low-cost by-product.</i></p> <p>“Wood waste as an alternative thermal insulation for buildings”, June 2018</p> <p>Delivering health care and education</p> <p>In line with the FG Act, this scheme innovates by delivering health care and education through the process of building houses with natural materials and developing a “live/work” concept. This approach breaks down the traditionally siloed areas of service delivery as well as sectoral splits. This scheme of 6 houses, 6 workshops and the timber processing facility will improve the health and education outcomes for 350 vulnerable young people and adults. Welsh Government has an ambitious target of new-build for affordable homes and an even more ambitious target for retro-fitting existing housing stock. Imagine if this approach was applied to only 10% of all new homes being built or retrofitted in Wales. This scheme will enable that vision of scale across Wales to become more possible.</p>
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What barriers will your proposal overcome?
(Max 500 words)

This scheme overcomes barriers in 2 distinct areas:

- 1) Technological – how we create homes using fully natural and “home grown” Welsh materials
- 2) Social – how we deliver all 7 FG Act Well-being goals at the same time

Technological barriers

Since Warmcell (shredded paper) and Black Mountain insulation (sheep’s wool) manufacturing left Wales, there is no manufacturing of a natural insulation in Wales (as far as we are aware). The only mainstream natural insulation being made in England is Thermafleece (sheep’s wool). There are many benefits of using timber waste products for insulation, as detailed earlier in the application. It “closes the loop” and provides an opportunity for inclusive, safe construction processes for so-called “unskilled” groups. The research undertaken already by Gary Newman (WKW) and University of Bath indicate there could be a very cost effective way of making a new insulation product. With decarbonisation of construction processes now firmly on the agenda and a desire to develop a “Welsh First” approach to building with Welsh materials, this scheme will overcome the historic barriers to developing this product through a new way of thinking through an inclusive, community centred approach.

Social barriers

The construction sector has not normally been associated as a vehicle for delivering rehabilitation, health care and education. Indeed, construction and manufacturing combined are by far the biggest killers in the UK work force (source: HSE <http://www.hse.gov.uk/statistics/pdf/fatalinjuries.pdf>) and “The risk of suicide among low-skilled male labourers, particularly those working in construction roles, was 3 times higher than the male national average” (source: ONS).

This proposal shows there is radically different way of viewing both health care delivery and how construction can be used as a different “tool”. The FG Act encourages this different way of thinking. Our proposal demonstrates how all 7 Well-being Goals can be delivered concurrently. Although in Criteria 3 this application process has encouraged a focus on 3 rather than 7 areas, this scheme demonstrates how you can deliver all 7 Well-Being Goals and therefore all 7 focus areas concurrently. Indeed, we would argue you cannot genuinely delivery any one of the focus areas in criteria 3, or any one of the 7 Well-being goals more generally, without actively engaging in them all – but we understand there is still a transition process. We

	<p>believe this the barrier this proposal overcomes: and that the 7 Well-being goals can be delivered concurrently right now, in the construction sector.</p> <p>This proposal shows that you can create new homes, new work places, new products and add value to our woodlands through a new, integrated approach which puts community and nature at the very centre of its concept. This proposal shows that people and planet can be positively impacted through all 3 stages of the construction process: manufacturing, occupation and decommissioning. We can add value to each stage and show that we can achieve carbon negative, ecologically restorative approach to housing and the Welsh economy.</p>
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What influence will your proposal have on future developments? (Max 500 words)

We all know we need to move quickly and at scale to tackle the challenges of climate change. One of the main challenges is how we do that with low embodied energy materials that do not have an adverse impact on the environment or people. Only natural materials can deliver genuinely low carbon, sustainable infrastructure – with communities (in particular the most vulnerable) at the very centre. The draft Welsh Government “Social house building strategy” (released 10th July 2019) clearly communicates this concept:

It is expected however, that materials and components selected should be considered in terms of their social ethical value, such as a ‘Welsh First’ approach. (page 19)

The rise of off-site manufactured housing is providing a high-value market for Welsh grown and processed timber and can be expected to become a key driver for forest expansion in Wales. This in turn can deliver much needed jobs in forest management and wood processing particularly in rural areas (page 20)

OSM presents an opportunity to welcome more women into the construction sector, and those furthest from the job market including veterans, prisoners, those Not in Education, Employment or Training (NEETS) and those with learning disabilities (page 20)

Therefore this proposal will have the potential to influence future proposals by demonstrating and being proof of concept for new Welsh Government social house building strategy. The scheme can also be used to demonstrate how elements of the new report “Better Homes, Better Wales, Better World” as well as the Welsh Government plan “Prosperity for All: A low carbon Wales” can be delivered.

We understand this potential which is why we will be monitoring multiple components of this project as well as disseminating the learning through conferences and the media. We have a strong track record in both research and the media and can maximise both for greatest impact. We recently featured on BBC1 Countryfile covering our approach to working with vulnerable groups and sustainable construction. The subsequent interest from the media has been extensive and a number of programmes are being commissioned to cover the journey of the houses we’ll be creating through this landmark approach.

The potential for the closed panel using Welsh timber and waste wood shavings also has the potential to transform the housing sector in Wales. Alongside extensive reforestation,

	<p>this approach could be replicated and scaled across Wales. Maintaining local employment, reflecting local needs and ensuring resilience through a decentralised and yet highly synchronised MMC network of closed panels manufacturing using natural material.</p> <p>And importantly, this will enable Wales to meet its international targets and be shown to be an international leader on action on climate change as well as policy on climate change.</p>
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<p>What are the innovation's primary risks of not succeeding, and what might be learnt from them? (Max 500 words)</p>	<p>We have identified 3 main areas of innovation for this scheme:</p> <ol style="list-style-type: none"> 1. "Live/Work" concept 2. Welsh natural insulation product 3. Delivering health care and education through building houses <p>"Live/Work" concept The management cooperative model will be carefully developed with the Wales Cooperative Centre based on many historic successful examples. Therefore, the risks of developing an ineffective or inappropriate tenancy management model should be avoided. Any learnings from it not being successful will be cycled through the Wales Cooperative Centre to ensure the learning is applied to future similar schemes. Similarly, the micro-enterprises will harness the support of agencies such as Business Wales and the Wales Cooperative Centre (amongst others) to mitigate against the risks of the woodland-based businesses failing.</p> <p>Welsh natural insulation product The main risk is for the new form of insulation using waste timber planings/shavings for the houses wall infill not performing as designed and not gaining certification. This risk is being initially mitigated by 2 approaches:</p> <ol style="list-style-type: none"> 1. Trialling small sample wall panels and measuring their performance with at least one research institute (Bath/Swansea University) – and gaining fire certification early 2. Upon progression from the sample wall panels, trialling and monitoring the approved method on the workshop walls – enabling further learning to be applied in a non-domestic environment <p>Nonetheless, the nature of innovation is that there are risks involved. We have liaised with Wood Knowledge Wales (WKW) on this concept and based the method on research undertaken by WKW CEO Gary Newman (then Plant Fibre Technology). If the insulation product/application did not succeed, we would work with WKW to report on the challenges and lessons learnt and look to apply the research further in dialogue with research experts at such as Professor Peter Walker at University of Bath.</p> <p>Delivering health care and education through building houses This proposal takes our approach to a new level in a new part of Wales. This presents risks and is being mitigated by DTE actively engaging in the Pembrokeshire health and</p>
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	<p>social care network. Additionally, the scheme has been carefully designed to ensure the participants needs are put first and will not be put at risk. Additionally, we will apply our learning from the IHP round 2 scheme we are delivering for Coastal Housing Group at Pennard which will be completed with groups before this scheme is initiated.</p> <p>The other areas of innovation which contain risk is the integration of the biomass CHP plant with PV arrays and battery storage – all fed/distributed through a district system. This particular blend of renewable technologies is unusual and presents risks in how high or low maintenance the system may be.</p> <p>This is, however, arguably a fantastic opportunity to employ an engineer to part-time maintain the system and to further disseminate the learning of this important integration of renewable technology. The potential of using waste product from saw mills firstly for insulation and then secondly for biomass presents excellent opportunities for closing the loop on the Welsh timber industry and generating new opportunities.</p>
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Part 6: Three streams approach

IHP is supporting innovation impact in these three streams. Please indicate which streams your scheme innovates in.	Construction techniques new and emerging forms of construction, materials and processes	X
	Delivery pathways alternative approaches to commissioning procurement or participation	X
	Housing models house types that respond to a specific need or promote increased applicability	X
Describe briefly how your scheme delivers innovation against the streams indicated. (Max 300 words)	<p>Construction techniques: this scheme will develop and pilot a new insulation method not delivered before – using waste product from Welsh saw mills – closing the loop on a “waste” product. This scheme will also embed other ultra-low embodied energy processes such as foundations made without concrete using recycled or on-site quarried aggregate. This scheme will also demonstrate an entire build method using MMC with closed panels and on-site assembly using an all electric, battery powered crane fuelled entirely from renewable sources. Zero emissions and minimal noise.</p> <p>Delivery pathways: this scheme will see the most vulnerable members of the community building carbon negative housing using local and natural materials – not only delivering housing but also delivering health care and education. This is a radically innovative delivery pathway – one which delivers all 7 of the FG Act Well-being Goals and one which disrupts the “business as usual” model of delivering houses.</p> <p>Housing models: this scheme is delivering a new model of housing – living and working on the same site through a cooperative management structure (in collaboration with the Wales Cooperative Centre). This “live/work” concept will enable individuals and families to live an ultra-low carbon lifestyle by eliminating commuting and developing high value products from adjacent woodland. The houses and workshops will be managed by a cooperative embedding egalitarian management systems as well as addition purchasing strength and pooling of resources for reducing overheads such as administration.</p> <p>The houses will be fit for the future – made out of resilient and easy to repair materials – and fully adaptable to future home occupiers needs through DQR compliance and the easy addition of an extra bedroom.</p>	

Part 7: Any additional details

If you need to provide any further information about your proposal please do so here:
(Max 500 words)

We recognise this is a bold and ambitious scheme. We also know we need to move quickly and at scale to tackle the challenges of climate change.

Down to Earth is committed to this scheme and we are contributing £200,000 of our own secure National Lottery funding to demonstrate that – in addition to securing additional finance/funding to match fund the scheme.

Method of group engagement

Down to Earth has a 14 year, evidence-based track record in working with vulnerable groups of young people and adults through the outdoors and through sustainable construction. We have refined the process of enabling and supporting the most “hard to reach” people to thrive in a challenging environment. It is meaningful activity which provides purpose and building houses together taps into a primal sense of purpose. With high levels of support, highly trained staff and appropriate methodologies, we have developed a new model of health care delivery which is clinically proven to work and is about to be published in an international journal on mental health. We also have 2 landmark sites on Gower proving the concept works on the ground.

For this scheme we will work with up to 8 groups a week – groups of up to 12 participants who will attend 1 day a week for 8 consecutive weeks. The participants on the programmes will include:

- NEET young people
- Young people who are homeless/at risk of becoming homeless
- Adults and young people from Hywel Dda health board – Early intervention in Psychosis, Traumatic Brain Injury, Stroke
- Asylum seekers and refugees

These are all groups we have a long track record in working with. All participants will contribute to building the scheme and will achieve full or part qualifications alongside improvements in mental health. That is why the site has been named *Hafan hedd* by the land owner who is selling the site to Down to Earth. “Haven of Peace” is an appropriate title for a site which will transform many lives in its process of creation and occupancy.

To get a good understanding of how we work and to see us as the main feature on BBC1 Countryfile, please go to our website: <https://www.downtoearthproject.org.uk/videos/>

	<p>We have illustrated an interwoven and integrated the “live/work” concept which seems homes, workshops and a wood processing facility (WPF) being part of one scheme. The WPF will enable us to create closed panels using natural and majority Welsh materials at speed and through a highly scalable approach which puts the community at the very centre of development.</p> <p>Although we are fully committed to this integrated and holistic approach, we understand the WPF may not fully align with the IHP programme so we have presented the costs in a way which enables the WPF to be removed from the consideration of the IHP application. Although not ideal, the scheme can still work but without the biomass micro CHP. This will obviously reduce the clean energy generation for the scheme, but it will not prevent the “live/work” concept from happening.</p>
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To schemes applying for funding stream 2 and 3 (Capital Funding) – please complete Part 2 of the application in Microsoft Excel. You should complete a separate Part 2 of the application form for each individual development site that the bid is covering.

For collaborative bids, please complete a separate Part 2 of the application form for each individual development sites that the bid is covering.

To schemes only applying for funding stream 1 (Revenue Funding) – please submit applications to innovativehousingprogramme@gov.wales no later than Thursday 18 July 2019, including supporting documentation such as costings for your proposal.

Application Guidance

The following guidance will help you complete Part 1 of the 2019/20 IHP application form. If you have any queries on the application form send them to the following mailbox:



PART 1 – SCHEME DETAILS

Application Boxes	Information Required
Applicant(s)	Insert all applicant names.
If joint application who is lead?	Insert the lead applicant.
Type of organisation	Use drop down box – LHA – Local Housing Authority RSL – Registered Social Landlords PS – Private Sector.
If Private Sector, size of organisation	Use drop down box – Small, Medium, Large. Note –you may be asked to indicate number of staff and provide annual balance sheet to substantiate.
Local Authority Area	Use the drop down box to indicate which Local Authority area the scheme is located in.
Site Area	Insert the Site Area in Hectares. Please <u>do not</u> use Acres.
Do you own the Land/Property?	Confirm whether you own the land/property where your scheme is being developed by using the drop down box – Yes/No.
If no, please insert the date when you anticipate completing the acquisition	If no, insert the date you anticipate completing the land/property acquisition.
Current Land Owner	Use the drop down box to confirm who currently owns the land.
Will you own the freehold or leasehold title of the land/property?	Use the drop down box to confirm the title status - freehold/leasehold.
If leasehold, please confirm the term of lease	Insert the number of years remaining on the lease. Change of Use – 60 years
Scheme Name & Address	Insert the name of your scheme and its address.

Easting and Northing	<p>The terms easting and northing are geographic Cartesian coordinates for a point. Easting refers to the eastward-measured distance (or the x-coordinate), while northing refers to the northward-measured distance (or the y-coordinate).</p> <p>Websites such as: https://www.gridreferencefinder.com/ provides a service to find a specific grid reference by simply clicking on the map.</p>
Planning	As part of the assessment process we need to understand the planning position for the scheme.
Does your scheme have detailed planning?	Confirm whether your scheme has detailed planning by using the drop down box – Yes/No.
If no, have you had a pre-application discussion?	Confirm if you have had a pre-application discussion by using the drop down box – Yes/No.
Have you submitted a detailed planning application?	Confirm if you have submitted a detailed planning application by using the drop down box – Yes/No.
If no, when do you anticipate submitting it?	Confirm the date when you anticipate submitting your detailed planning application.
When do you anticipate receiving detailed planning?	Confirm the date when you anticipate receiving detailed planning approval.
Land/Property Value	Please state the value for your land or property.

PART 2 – SCHEME TYPE & STATUS

Application Boxes	Information Required
New Build, Change of Use, Meanwhile Use	<p>Please tick as appropriate:</p> <p>New Build – the construction of new homes.</p> <p>Change of use – the change of use of a building to residential use.</p> <p>Meanwhile use – homes for shorter term use to meet pressing housing need that can be reused or recycled later (e.g. containers).</p>

PART 3 – PROCUREMENT ROUTE

Application Boxes	Information Required
Registered Social Landlords (RSL) and Local Housing Authorities (LHA)	
Is the scheme competitively tendered?	Confirm using the drop down box – Yes/No.
Is the scheme negotiated?	<p>Confirm using the drop down box – Yes/No.</p> <p>Please note, contracts that are negotiated, procured via a package deal or where single sourcing is the only option e.g. modular homes, comprehensive cost evaluation should be provided as part of the tender report or cost estimate including additional costs (if any) of innovation.</p>
Procurement Route	Select the applicable procurement route from the drop down box and the on-cost % will be populated. A definition of each procurement route is provided below:
	<p><u>Package deal</u></p> <p>Where the site/property and the works are provided as a “package” by the developing contractor who also is given the total responsibility for the scheme design and specification.</p>
	<p><u>Collaborative Package Deal</u></p> <p>Where site/property and works are provided as a package by the developing contractor but where consultants are engaged to provide an outline design up to and including Stage D of the RIBA plan of work, the detailed design and specification being the responsibility of the contractor.</p>
	<p><u>Design & Build</u></p> <p>Where the total responsibility for the scheme design and specification is given to the tendering contractor and the site/property is acquired separately.</p>
	<p><u>Collaborative Design & Build</u></p> <p>Where a site/property is acquired and consultants are engaged to provide a scheme design up to and</p>

	including Stage D of the RIBA plan of work, the detailed design and specification being the responsibility of the tendering contractor.
	<u>Conventional Procurement</u> Where a site/property is acquired and responsibility for the design and specification is primarily that of consultants engaged by the applicant.
If none of above, please contact Welsh Government	Conta [REDACTED]
On-cost %	This is an automated field.

Private Sector (PS)	
Is the scheme fully costed and verified by Cost Consultant?	Confirm using the drop down box – Yes/No.
If no when will it be available?	Insert date.

PART 4 – CONTRACT DETAILS

Application Boxes	Information Required
Contract Details	This information will only be available once you have tendered, negotiated or costed your scheme and have signed the build contract or when a Cost Consultant has verified costs.

PART 5 – ELIGIBILITY CRITERIA

Application Boxes	Information Required
Criteria 1	<p>Please read the Technical Specification before completing Part 5, Criteria 1.</p> <p>Please note, if you do not tick all 4 boxes your application <u>will not</u> be considered.</p>
Criteria 2	<p>Please read the Technical Specification before completing Part 5, Criteria 2.</p> <p>Please note, if you do not complete all of the text boxes with either confirmation of how your scheme meets each factor or why your scheme cannot demonstrate compliance, your application <u>will not</u> be considered.</p> <p>Please not the maximum word count.</p>
Criteria 3	<p>Please read the Technical Specification before completing Part 5, Criteria 3.</p> <p>Please note, your application is required to meet at least one of the WILL criteria, so please ensure at least one of the tick boxes is completed, otherwise your application <u>will not</u> be considered.</p> <p>Please not the maximum word count.</p>
Questions	<p>Please consider and answer the four questions carefully and provide clear and concise details.</p> <p>Please not the maximum word count.</p>
<p>This is a Competitive Bidding process - all sections on the application form are important, but you are advised to pay particular attention to Part 5, Criteria 3 including the four questions as this section relates specifically to Innovation which is the primary purpose of the Innovative Housing Programme.</p>	

PART 6 – THREE STREAMS APPROACH

Application Boxes	Information Required
Three Streams	Please ensure you tick which Stream box or Stream boxes apply to your scheme. Please not the maximum word count.

PART 7 – ADDITIONAL INFORMATION

Application Boxes	Information Required
Additional Information	This is your opportunity to provide any details which you think are relevant to support your application, in no more than 500 words. If you are submitting a joint application please use this section to provide details.

RE: Pantmaenog Timber Cluster ~ Proposed 3D images

?

You replied on Thu 18/07/2019 23:34

You replied on Thu 18/07/2019 23:34

CB

Caroline Bowen

Thu 18/07/2019 13:33

To: You

Dear Phil,

Yes please – this will probably answer the questions regarding the proposed organisation of the village, and I can reference this information in my response.

Kind regards,

Caroline.

Caroline Bowen BSc(Hons) DipTP MRTPI

Uwch Gynlluniwr - Rheoli Datblygu/Senior Planner – Development Management

Awdurdod Parc Cenedlaethol Arfordir Penfro/Pembrokeshire Coast National Park Authority

Parc Llanion/ Llanion Park

Doc Penfro/ Pembroke Dock

Sir Penfro /Pembrokeshire

www.arfordirpenfro.org.uk/www.pembrokeshirecoast.org.uk

Re: Pantmaenog Timber Cluster ~ Proposed 3D images

PR

Phil Roberts

Thu 18/07/2019 12:40

To: Caroline Bowen

Good Afternoon **Caroline**,

I will today have a copy of the completed Innovative Housing Programme grant submission for the Pantmaenog scheme, that is going to Welsh Government today.

It is quite a lengthy document, but it sets out in considerable detail, how the scheme will run. I wonder if you would like me to send you a copy, as it might answer a number of the queries you might have about the delivery and running of the proposed scheme.

Kind Regards

Phil

Phil Roberts

for Coed Preseli



PA/19/0088 - Pantmaenog Forest, Rosebush



You forwarded this message on Fri 12/07/2019 20:45

You forwarded this message on Fri 12/07/2019 20:45

CB

Caroline Bowen <CarolineB@pembrokeshirecoast.org.uk>

Fri 12/07/2019 16:16

To: You

Dear Mr Roberts,

Thank you for the email and for your patience. This is just a quick email to say that I am currently putting together a response for this pre-application, which should be with you by Tuesday next week. I note you have compiled further information – I will set out the policy context I have identified for the proposal, and it may well be that you have addition information to address this.

In the meantime (and once again!) thank you for your continued patience,

Kind regards,

Caroline.

Caroline Bowen BSc(Hons) DipTP MRTPI

Uwch Gynlluniwr - Rheoli Datblygu/Senior Planner – Development Management

Awdurdod Parc Cenedlaethol Arfordir Penfro/Pembrokeshire Coast National Park Authority

Parc Llanion/ Llanion Park

Doc Penfro/ Pembroke Dock

Sir Penfro /Pembrokeshire

SA72 6DY

www.arfordirpenfro.org.uk/www.pembrokeshirecoast.org.uk

Re: Pantmaenog Forest Pre-App ref PA/19/0088
FAO: Caroline Bowen

PR

Phil Roberts

Wed 10/07/2019 13:16

To:DC Team shared mailbox

Dear **Caroline Bowen**,

Further to our planning pre-application enquiry dated the 31st May 2019, referenced PA/19/0088 in respect of Pantmaenog live-work cluster development, I am writing to enquire if you are yet in a position to respond? We note that no extension of time has been requested and my client is wondering when a response might be forthcoming please?

We have also developed a considerable amount of additional detail on the scheme and wonder if you would find this useful to see this as a part of your consideration of the scheme. This additional information has been produced partly in response to the public consultation exercise that has been undertaken. Please let me know if you wish me to forward the additional information which includes details plans for the workshops, houses and timber processing plant as well as site layouts.

Should you have any queries please do not hesitate to let me know.

Regards

Phil

Phil Roberts for and on behalf of Coed Preseli



FAO Caroline Bowen ~ Pre-Application enquiry Timber Cluster Development at Pantmaenog Forest, Rosebush.

PR

Phil Roberts

Mon 03/06/2019 13:06

Pantmaenog Redacted Database.stakeholders3 (2).xls

46 KB



Dear Ms Bowen,

Further to our recent enquiry regarding the above, please find attached additional information with regard to our pre-planning enquiry.

This consists of additional details of those individuals contacted during the consultation process, with contact details redacted for reasons of data protection and an 'impression' image of a section of the proposed development.

I also note that we had a second 'Design Review' meeting at the Design Commission for Wales last Thursday, to discuss the revisions made to the scheme, as a result of their first DCfW Review and the Public Consultation process. I understand that the DCfW will forward you their comments on this second review within two weeks.

I hope this additional information will assist, but please do not hesitate to contact me should you have any queries.

Regards

Phil

Phil Roberts MSc Arch; Hon Mem RSAW.





Sent: 31 May 2019 13:39

To: Phil Roberts

Subject: RE: Pantmaenog Forest Pre-App

Yes I have received everything now and your pre-app will now be allocated to a planning officer and you will get notification of the officer and timescale in the next few days.

Miss Sue Davies

Goruchwyliwr Gweinyddol/Admin Supervisor

Rheoli Datblygu/Development Management

Awdurdod Parc Cenedlaethol Arfordir Penfro/Pembrokeshire Coast National Park Authority

Parc Llanion/Llanion Park

Doc Penfro/Pembroke Dock

Sir Benfro/Pembrokeshire

Web: www.arfordirpenfro.org.uk / www.pembrokeshirecoast.org.uk