



CANDIDATE SITE SUBMISSION

SUPPORTING STATEMENT

For

PANT Y BRYN, HEOL DDU, AMMANFORD

CONTENTS

1	Introduction	Page 3
2	The proposal	
3	Physical characteristics	
4	Sustainability	
5	Existing commitment/need	
6	Conclusion	

Appendices

Contact details:

Angela Pullen

[Redacted]

[Redacted]

[Redacted]

[Redacted]

P: [Redacted]

E: [Redacted]

1.0 INTRODUCTION

This document sets out the rationale for permitting the construction of two new, sustainable, zero carbon house at Pant Y Bryn, Heol Ddu, Ammanford. The intention is that these be exemplar property demonstrating how a truly sustainable, zero carbon home can be built on a reasonably modest budget. This is to be achieved by taking advantage of the opportunity presented by the 20kW wind turbine, already existing on site.

The proposer, and owner of the land, Angela and Tim Pullen, first came into contact with renewable energy in 1970. He, and his wife and family, have lived at Pant Y Bryn since 2000 and since 2003 he has been involved in the renewable energy and sustainable construction fields, written two books on the subject and writes a monthly column in Homebuilding & Renovating magazine. He has extensive knowledge of the subject having been involved in over 200 sustainable construction projects for his clients.

This document sets out the rationale for permitting the building of two exemplar properties, in line with TAN 6 and TAN 22, using best practice in the way new homes are designed and built.

2. THE PROPOSAL

Development of property in Heol Ddu has, historically, been construction on previously undeveloped land. Indeed the traditional-style house immediately adjacent to Pant Y Bryn is on land that had previously been part of Pant Y Bryn farm, which was divided in the 1980's. Some of the properties more recently developed in Heol Ddu could be termed notable, some less so.

The proposal is to continue this pattern with the development of two dwellings on land with a visual and functional connection between Pant Y Bryn and the other properties within the Heol Ddu community.

The intention is that the proposed property provide cradle-to-grave, sustainable, zero carbon accommodation for the current owners of Pant Y Bryn. The principal source of energy will be the 20kW wind turbine on site, providing both power to the properties and energy to run heat pumps for heating. Grid connection will be solely for back-up in the event of failure.

3. PHYSICAL CHARACTERISTICS

3.1 Site Description

The proposed site is poor quality grazing land, used by horses owned Mr & Mrs Pullen. Photos are provided in Appendices. The land has been maintained free from fertilizer, herbicide, pesticide or any other chemical treatment for the 23 years that the current owners have had control. The proposed site extends to around 1,500m² in area – sufficient for two dwellings with room for a vegetable growing areas large enough to supply the household. The site is surrounded by mature trees and hedges which can be maintained in any development.

3.2 Access

In common with all other adjacent properties the access is direct from Heol Ddu. This is a straight road extending around 0.6 miles and the proposed access point will give clear, unobstructed visibility in both directions and will require no loss of trees or hedgerows. Photos are provided in Appendices to illustrate this.

3.3 Pollution

The proposal is for a zero carbon home, meaning that all energy needed for the house will be produced on site. In addition, all waste water produced by the house will be processed on site through a biodigester and reed bed.

3.4 Flooding / Surface Water

The proposed site is at a relatively high altitude, not in a flood risk zone and there is no flooding potential from rivers or other water courses. The topography is of a gentle slope away from the road and all surface water will naturally be retained on site.

3.5 Services

Mains electricity and water are both immediately available to the site, but the existing wind turbine currently on land owned by the proposer which will be the main source of power. Grid connections will be maintained but primarily for back-up and export purposes

Waste water, including foul water, will be treated on site via a biodigester and reed bed with discharge from the reed bed to an existing drainage ditch.

3.6 Landscape / Wildlife / Historic Importance

The proposed site is relatively flat grassland with a gentle slope away from the road. It is bordered on two sides by mature hedgerows which will both be maintained entirely. The decision to maintain the land without chemicals was based on maintaining good wildlife habitat and it is important to the owners that the proposed development will have no impact on wildlife.

There is nothing of historical interest or importance on the site.

3.7 Constraints

The community of Heol Ddu is a collection of properties, a large proportion of which were at one time outside the then existing LDP, or similar, and other than being outside the existing LDP, there are no known constraints to this proposal. The site, and 20 acres adjoining, are owned by the proposers and is to be developed by the proposers to provide accommodation for the proposers.

4.0 SUSTAINABLE

There are many interpretations of 'sustainable', especially in the construction industry. We prefer to take as our interpretation 'causing little or no damage to the environment and therefore able to continue for a long time'. This speaks to both the construction and use of the building, and for this we take as our guide the now unused Code for Sustainable Homes:

Surface water - 100% to be retained on site

Construction waste – to be properly sorted and either reused or recycled. Unrecyclable materials will not be used.

Occupation waste – to be treated on site or recycled

Pollution – 100% renewable energy prevents air pollution. Biodigester and reed beds to prevent any pollution to water courses.

Ecology – maintaining the existing local ecology and enhancing it with appropriate planting and ponds.

Health & well being – to provide cradle-to-grave, accessible accommodation for the proposers, to include Mrs Pullen's 94-year old mother.

Materials – to be predominantly local, and wholly responsibly, sourced.

Energy/CO₂ – although the proposed dwellings will have zero CO₂ emissions it will also be designed to minimise energy consumption, making more of the energy produced on site available to other homeowners.

5.0 EXISTING COMMITMENTS / NEEDS

From the Carmarthenshire housing policy statement it would appear that there is an need urgent for housing allocations. The policy statement also places a major emphasis on sustainable housing. The proposal is for the development of exemplar housing to meet any sustainability definition in a community with a history of scattered development.

6.0 CONCLUSION

Planning policy 6.2.6 says that “reference should be made to the requirements in respect of sustainable and high quality design...”. Both of these are subjective terms but we have chosen to set objective targets of achieving zero CO₂ emissions, with all services and utilities provided on-site. The design of the property then goes beyond Passivhaus and will demonstrate how this level of sustainability can be achieved on a relatively modest budget.

If the current need for housing is to be met it would appear that some of that will have to be on previously undeveloped land. Heol Ddu has a long history and has developed as a somewhat scattered community. In recent decades the community has grown with the construction of traditional housing on what was undeveloped land. Pant Y Bryn itself is a 19th Century house which makes it, by definition, sustainable. The owners have enhanced that with both power and heating from renewable energy sources.

Given the precedents set by previous development in Heol Ddu and the proposer history in renewable energy and sustainable construction it is suggested that there is a clear case for taking this proposal forward.