

Parc Pelenna Environmental Statement

CHAPTER 4 – DEVELOPMENT DESCRIPTION

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CHAPTER 4 - DEVELOPMENT DESCRIPTION

4.1 Introduction

- 4.1.1 This chapter describes the proposed development that has been assessed in the EIA. It identifies the individual development components, provides a schedule of the construction activities that are known at this stage, and details how the development is likely to operate.
- 4.1.2 The background to the considered options for the development, and the final form of development proposed, leading to this Outline stage planning proposal, is set out in Chapter 5.
- 4.1.3 Unless explicitly stated, the proposed development components relate to those within the site. Where otherwise explicitly described, the development components relate to adjacent, off-site, areas of wider applicant ownership.

4.2 Development Components

- 4.2.1 The proposed development consists of the following within the site:
- Approximately 120 holiday lodges, and associated parking;
 - Highway access and pedestrian routes;
 - Communal leisure building, offering hospitality and a pool;
 - Associated back-of-house and waste service buildings;
 - Associated services infrastructure including sustainable drainage, and potential for an on-site wastewater treatment plant;
- 4.2.2 The proposed development also consists of the following within the site and / or the adjacent area of wider ownership (off-site):
- Naturalistic play and leisure areas, walking and foraging routes.
 - Nature enhancement spaces and features, including extensive new tree planting and enhanced management.
- 4.2.3 Each of these development components is described below. These details are commensurate with the proposed development being that for an Outline planning application, and as such looks to establish acceptable principles only. Further details would be part of any Reserved Matters planning applications; with those further details

to be provided of a degree that they wouldn't affect the outcome of the significance of development effects, for the purposes of EIA.

Approximately 120 holiday lodges, and associated parking

- 4.2.4 The proposed holiday lodges are to be of a several different forms to suit the landscape forms that they are to be located within. These are designed to be highly efficient buildings, maximising opportunities for sustainable construction, and minimising building footprints.
- 4.2.5 Each lodge would be provided with a discrete parking area, often underneath the building footprint to reduce area needed, and come with electric vehicles charging points.
- 4.2.6 Cycle parking would also be provided as part of each lodges offering, to promote sustainable transport and use of the extensive cycling routes on offer in the local area.
- 4.2.7 The proposed lodges would be highly sustainable in both their designs thermal efficiency and the carbon neutrality of the wood building materials to be used.

Highway access and pedestrian routes

- 4.2.8 A new proposed access to the site it to be located to the north, mostly located along the route of an existing track through woodland areas. This would connect to the B4434 and be of a suitable gradient for all services (including emergency vehicles) to climb the slope up to the development area. It would be a two-lane road, with details to be considered and then proposed in more detail at a later stage of planning.
- 4.2.9 The proposed new roads across the site would include provision for managing run-off sustainably, on its entrance to the site, and throughout the development.
- 4.2.10 The pedestrian routes across the site would be associated with road routes, or would alternatively be managed tracks, such as where the existing PRow would diverge from those road routes (among others).
- 4.2.11 Due to the need to produce a sustainable design that meets the gradient requirements, working with the existing landform and contours, some natural features such as individual trees would be lost. Those features would be adequately compensated for by other proposed development / compensatory planting (see below).

Communal leisure building, offering hospitality and a pool

- 4.2.12 The central provision of a communal leisure building offers some of the hospitality and associated leisure services that lodge customers may expect.

- 4.2.13 The leisure building itself would be set within an area of the site whereby it can be largely hidden against the backdrop of the site's slopes; set back within an existing plateau.
- 4.2.14 The hospitality and leisure services offered would minimise any need for visitors to frequently leave the site during their stays, and minimise effects on local people, or the environment.
- 4.2.15 The pool offering would likewise provide a desirable leisure provision within the site, alternative to the wider swimming opportunities available in the local area, and more widely. The form of this being a central provision means that the efficient and environmentally sensitive management of this can be ensured.

Associated back-of-house and waste service buildings.

- 4.2.16 The services needed to run and maintain the site would be located nearest the entrance road, in the far north of the site, at its lowest point of significant development. This location the shortest distance for collection of refuse, and the storage of materials and equipment for maintenance, as well as most optimal for the sewage treatment works (if required) downslope of all buildings.
- 4.2.17 The location on the lower parts of the slope would ensure the potentially more industrial nature of equipment and stores required would be some of the least visible.

Naturalistic play and leisure areas, walking and foraging routes.

- 4.2.18 These elements are designed to enhance the multifunctionality of the site and wider area, enabling better access for people to nature, and the well-being ecosystem service benefits that can be gained.
- 4.2.19 Those benefits would be available for users of the site, but also the wider public, in areas where such access is already present along PRow's.

Associated services infrastructure including sustainable drainage, and on-site wastewater treatment.

- 4.2.20 The normal range of associated management service requirements for such a development would be provisioned largely by way of the proposed access route. Further detail would be provided at the reserved matters stage of planning, including details of foul disposal, waste disposal, water and electrical provision, communications, and any other required services.
- 4.2.21 Sustainable drainage principles would be applied across the proposed development in all areas of impermeable surfacing, including area of roadway where permeable surfacing is not possible, or not adequate management. Swales, and other similar

measures will be employed to slow flows and ultimately direct run-off into existing watercourses that cross the site, as would have occurred naturally. The principles of ensuring that run-off remains largely in the same catchment would be followed, and therefore no likely negative effects produced.

- 4.2.22 Proposed is a centralised, on-site, wastewater treatment of foul services from buildings within the site, that would ensure potential pollution hazards can be tightly controlled. This would also mean the outflows of that treated water could be suitably controlled and monitored, if required, and a management company be accountable. This arrangement is proposed only to ensure that there is an alternative to a mains sewerage connection, should such a connection prove to not be feasible or viable.

Nature enhancement spaces and features, including extensive new tree planting and enhanced management.

- 4.2.23 Proposed on the site and in wider areas is significant enhancement of existing habitats by way of new planting or improved management. This aims to preserve and improve existing habitats or collections of habitat that are considered important. These benefits will produce a Net Benefit for Biodiversity as well as an ecosystem resilience enhancement, as required by national planning policy.
- 4.2.24 There is significant scope in the site and in adjacent wider areas to suitably Mitigate for any impacts of the proposed development, including compensation required for any trees loss at or greater than a 3:1 ratio.
- 4.2.25 The change of use of the site would itself remove large areas of site and wider area land from intensive management and provide an improvement of opportunities for a range of species.
- 4.2.26 The details of those site and wider area benefits would be secured as part of any reserved matters applications associated with the proposed development, including legal agreements if required. The principles of: the levels of potential effects, suitable mitigation, and opportunities to deliver that are adequately established by this Outline planning proposal, and its associated information.

Enhanced protection and signage promoting natural assets within the site.

- 4.2.27 The preservation of the site's natural assets would be largely ensured, and this particularly true where those assets are of the most significant value.
- 4.2.28 Those retained assets would be enhanced by increased protections under the site and wider area's management, as well as by the proposed provision of educational signage to inform about these assets.

4.3 Construction Phase

- 4.3.1 As this is accompanying only an Outline Planning Application, only the principles of the construction phase could be considered.
- 4.3.2 Largely the construction considerations already have extended to the proposed route of construction access, being the proposed new development road; which would inevitably be the first element to be constructed.
- 4.3.3 The need to avoid harm from construction to the nearby and crossing points of the high-pressure gas main pipeline are inevitable. Both the developer and any constructors liabilities would not allow this to not be adequately considered and suitable protections put in place to reduce the risk to a non-significant level. A Construction Method Statement specific to this asset would be produced, and thereafter followed as part of any wider construction management considerations; and likely the agreement of this with the asset owner (National Gas) and Health and Safety Executive sought, either as part of easement requirements or the Reserved Matters planning process.
- 4.3.4 Other consideration have included the potential forms of ground works needed to ensure construction minimally impacts the site. This area of work is ongoing and would be expected to be further detailed as part of any reserved matters planning application.
- 4.3.5 The consideration of construction hours, activities, vehicles and any other consideration would be expected to be further details as part of reserved matters or latter planning condition in the form of a Construction and Environmental Management Plan (CEMP). The details of this would be establish later, but the principles would align with the mitigations of the proposed development; being the minimisation of earthworks needed, the management of surface-water run-off, and the protection of retained habitat and areas to be enhanced, as well as other important features of the site. Any specific asset method statements given due regard and deferred to in any CEMP's production.

4.4 Operational Details

- 4.4.1 Similar to construction, the operational details will be considered at later stages of reserved matters or later conditions of any planning permission.
- 4.4.2 The specific nature of the operations at site will be down to the management company who would ultimately be in control of the operations within the site. That company would then be a single point of accountability for any effects of the site's use, and be liable for the continued compliance of any related conditions of planning approval. Principles of operation would naturally align with the requirements of planning

application conditions and details provided; such as the retention and enhancement of landscaping and more natural habitats, which ensure that the management company's business model is not at risk from any planning enforcement action.

- 4.4.3 Importantly, the principles of the operational aspects of the site could be later detailed in such a manner that they could reduce any risk of significant effects with regard to climate change. The principles of ecological betterment can be ensured by planning conditions, and the low impact of visitor use of the local area by sustainable modes is inherent enabled by the proposed site's location and its re-use of previously developed or intensively used land.