



Lammas Low Impact Initiatives Ltd

## Response to third party representations

Appeal Reference APP/N6845/A/09/2096728/WF

26 May 2009



Lammas stall at Climate Change Event, Narberth, Pembrokeshire (December 2008)

## **Intro**

This document is a response to the third party representations submitted concerning the Lammas planning application/ appeal. It is primarily intended for the Planning Inspectorate. An edited version will also be made available online in which any personal information will be made anonymous in the interests of privacy.

## Background statistics

The following figures are counts of the total representations submitted to the LPA/ Planning Inspectorate regarding the Lammas planning application/ appeal.

For the application of March 10<sup>th</sup> 2008,

There were:

**865**<sup>1</sup> letters/ e-mails of support

And

**119**<sup>1</sup> letters/ e-mails of opposition.

For the Application of November 28<sup>th</sup> 2008,

There were:

**286**<sup>2</sup> letters/ e-mails of support

And

**115**<sup>2</sup> letters/ e-mails of opposition.

For the Appeal,

There have been:

**1290**<sup>3</sup> letters/ e-mails of support

And

**91** letters/ e-mails of opposition.

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<sup>1</sup> As reported by PCC in the report to committee on 9<sup>th</sup> September 2008

<sup>2</sup> Hard copies of these were supplied to Lammas by PCC

<sup>3</sup> Not counting 17 duplicate e-mails

### **Pembrokeshire Representations**

Due to a considerable portion of the letters from local people being copies of the same letter or the same people writing repeatedly, Lamma has counted the extent of opinion within the County by household rather than by letter.

In the last 15 months **126** households in Pembrokeshire wrote letters supporting the project<sup>4</sup>.

And **74** households wrote letters objecting to the project<sup>5</sup>.

### **Glandwr Representations**

There are **76** houses registered with the Post Office as having Glandwr addresses.<sup>6</sup>

**29** households from Glandwr wrote in opposition to the project.<sup>5</sup>

**8** households from Glandwr wrote in support of the project.<sup>4</sup>

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<sup>4</sup> See table 1

<sup>5</sup> See table 2

<sup>6</sup> Statistic from previous postmaster, Glandwr Post Office

## **Content of local representations opposing the development**

From the total of 91 letters/emails of opposition to the appeal 55 were from local (Pembrokeshire) households. These were considered in detail and subsequently analysed so that Lammas could better understand the main concerns amongst local residents. The letters were read and the key themes picked out and entered into a spreadsheet<sup>7</sup>. These statistics were compiled to give an overview of the issues involved. This analysis should not be considered as a comprehensive representation of the views of local people opposing the project, rather as an indicator of the concerns they have raised through the appeal process.

### **Traffic**

*Identified as a main theme for 33 of the 55 local (household) representations opposing the development at appeal.*

Increased traffic generation for the roads around Glandwr was a very common concern amongst the letters of opposition. Lammas concedes that there would be an increase in traffic as a result of the development and will endeavour to minimise the traffic generated from the project.

Based on figures supplied to Lammas by PCC<sup>8</sup> it could be reasonably considered that this increase would be equivalent to that which would be experienced from a development of 5 new houses. We have agreed targets with the Highways Department, and these will include all vehicle trips generated by the project (including those from volunteers, visitors, deliveries etc). Should Lammas fail to meet these targets the current proposals would mean that we would pay the Council considerable mitigation fees as one part of a package designed to ensure future traffic minimisation targets are met.

### **Agricultural Viability**

*Identified as a main theme for 30 of the 55 local (household) representations opposing the development at appeal.*

This was a very common theme amongst letters of opposition. Lammas would like to take this opportunity to explain that we are not expecting to run agricultural smallholdings in the conventional sense of the term. Rather we are aiming to support low-impact lifestyles using permaculture. The permaculture smallholdings will also run small-scale land-based businesses to provide some income.

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<sup>7</sup> See Table 3

<sup>8</sup> Lammas were advised by Stephen Benger (PCC Highways) that the average rural household generates an average 10 vehicle trips per day.

ADAS did study the proposed plans and whilst they dismissed them as not meeting policy 52, this was entirely based on policy interpretation grounds, and not on viability. In fact the ADAS figures actually support our arguments that the project is completely viable.

The Permaculture Association have also run independent assessments of the plans, along with Elm Farm Organic Research Centre and Chapter 7. All meet the same conclusion that the project is viable.

The plans have also been looked over by various professionals (including the Soil association) to their satisfaction.

Lammas are well aware of the altitude, high levels of rainfall, exposure to the south-west winds and the soil conditions. We are also well aware that local farmers, smallholders and growers have a wealth of experience and knowledge which would take the Lammas project years to build up. We therefore once again invite communication, feedback and constructive relationships with local people.

### **Doesn't meet Policy 52**

*Identified as a main theme for 18 of the 55 local (household) representations opposing the development at appeal.*

Lammas is confident that it does indeed meet policy 52 and that it will be able to fulfil the policy requirements on an ongoing basis.

### **Visual Impact**

*Identified as a main theme for 13 of the 55 local (household) representations opposing the development at appeal.*

There was some concern about the visual impact of the project, in particular from polytunnels.

Lammas will employ the use of polytunnels and every effort has been made to position them discreetly so that they will not be visible in the landscape.

There seemed to be particular concern from residents living in Pentre-galar. We would like to assure these residents that only a very small fraction of the site can be viewed from this direction and that we are confident that no structures at all will be visible from Pentre-galar.

### **Campsite**

*Identified as a main theme for 12 of the 55 local (household) representations opposing the development at appeal.*

The campsite seemed to cause significant worry to local people opposing the project. Lammas would like to assure local residents that the campsite will be very carefully managed with people either volunteering/working or paying to stay.

Long term volunteers, (those staying up to 6 months) will take on specific roles within the project. There will be a maximum of 6 long term volunteers at any one time and their presence will be reviewed on a monthly basis. We have a very detailed visitor policy<sup>9</sup> and will not allow people to stay whose behaviour is unreasonable.

## **Smoke**

*Identified as a main theme for 12 of the 55 local (household) representations opposing the development at appeal.*

Concerns have been raised that wood smoke produced by the fires of the proposed development may be of a significant enough quantity to have a noticeable effect on the local environment.

Of the 9 smallholdings there will be one miscanthus biomass boiler (for the terrace), 8 range cookers (clean-burning), 2 rocket stoves, 1 ceramic stove, 1 woodburner (clean-burning) and 8 ancillary small wood-burners. The community hub will have one ceramic stove.

People often associate wood fires with a lot of smoke, and certainly this can be the case with open fires. Traditional Open fires are considered to be about 10% efficient.

### **Approximate efficiencies of wood-burning devices:**

Standard open fireplaces = 10 %  
High-efficiency fireplaces = 25 %  
Standard box stoves = 30 %  
Airtight stoves = 50 %  
High-efficiency stoves = 60 %  
Clean Burning wood stove = 80%  
Biomass Boiler = 80%  
Ceramic Stove = 90%  
Rocket Stove = 90%

These ratings refer to heating efficiency rather than emissions, but the more efficient the stove is at turning fuel into heat the lower the emissions are. Any smoke that escapes a wood fire is wasted fuel. If wood is burnt efficiently it should only give off carbon dioxide and water, without smoke.

**Modern stove** designs achieve up to 85% efficiency by employing secondary combustion and pre-heating air supply. Clean-burning wood-stoves have approval for burning wood in smokeless zones because the emissions are so low. Approved

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<sup>9</sup> See section 4 of the Management Plan

appliances are ovens, wood burners and stoves which have been exempted by Statutory Instruments under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke.

**Ceramic stoves** (sometimes referred to as Kachelovens or Masonry Stoves) can be viewed as storage heaters. Dry wood burnt fast once a day gives its energy to the stove which releases it slowly until it reaches ambient temperature or is fired again. Their fireboxes are lined with firebrick or similar materials that can handle temperatures of over 2,000°F (1,093°C). The relatively small, but intense fire also results in very little air pollution and very little creosote build-up in the chimney.

**Rocket stoves** can be used for cooking and/or water heating. A super-insulated firebox allows for incredibly high burn temperatures. Rocket stoves are considered to reach efficiencies of up to 90%.

### **Smoke Summary**

Lammas is planning to manage its fuel production to ensure that wood-burning (and biomass) appliances are fuelled by relatively dry material (with a moisture content of 20-35%). This is important because this approach will result in increased efficiency and decreased smoke.

Reducing the amount of fuel necessary is achieved both by the use of super efficient stoves and careful building design. The buildings will not require heating throughout the year, due to substantial insulation, thermal mass and passive solar design. The households will not therefore be continually burning, and when doing so will produce very low levels of smoke.

It would be reasonable to state that a household dependant on wood fuelled heating and cooking running efficiently will generate less smoke throughout one year than a similar household supplementing its heating by burning wood inefficiently in an open fire during the winter.

Thus it is reasonable to state that the 9 households will produce less smoke throughout the year than the number of chimneys may initially suggest.

One other factor to take into consideration is that the prevailing wind is south-westerly, therefore away from the village.

### **Scale**

*Identified as a main theme for 11 of the 55 local (household) representations opposing the development at appeal.*

The social impact of such a large influx of newcomers 'of a different culture' was a concern raised by some local people. Lammas recognises that the addition of 9 new families into the locality will have a social impact.

We would like to assure local people that the Lammas residents are everyday people from ordinary walks of life from electrical engineers to teachers, whose clear intention is to integrate with the local communities and play a constructive role within the local economy.

### **Purchasing the land demonstrates disdain for the planning system and local people**

*Identified as a main theme for 11 of the 55 local (household) representations opposing the development at appeal.*

Lammas has purchased the land at Pontygafel out of need. In late 2008, following the dismissal of our appeal on technical grounds, it became clear that it was not reasonable for Lammas to expect the landowner to hold the land indefinitely whilst the planning process unfolded. Indeed, it became financially unviable for the landowner to do so. Therefore, Lammas proceeded to raise loans to purchase the land.

Since purchasing the land we have carried out essential maintenance and repair works such as track repair, fencing and ditching as well as planting trees and other agricultural/ woodland management tasks.

### **Water and Sanitation**

*Identified as a main theme for 10 of the 55 local (household) representations opposing the development at appeal.*

There was some concern expressed about the sanitation provisions within the project. We would like to assure local people that The Environment Agency will oversee all sanitation provisions and that we are committed to ensuring that any water run-off from the site is completely clean.

All human waste will be composted in sealed compost toilet units. All domestic waste water will be filtered and cleaned using reed beds. Reed beds and compost toilets are tried and tested technologies and will be employed to best practice standards within the project.

### **Welsh Language**

*Identified as a main theme for 9 of the 55 local (household) representations opposing the development at appeal.*

The Lammas organisation is committed to supporting the Welsh language and has a progressive Welsh Language Policy. Of the three Lammas families living in Pembrokeshire, 5 out of 6 adults are actively learning Welsh. All the children are attending local schools which are either Welsh medium or have an active Welsh language program.

### **Lack of integration/ empathy**

*Identified as a main theme for 8 of the 55 local (household) representations opposing the development at appeal.*

Lammas has endeavoured to open the doors of communication with local people and also to respond to local concerns. This process has been made difficult by geographic barriers and also by the polarity involved in the planning process.

We would like to reassure local residents that we are listening and that we will endeavour to minimise any negative impacts and maximise any positive impacts as far as we are able.

### **Concern about setting a precedent for opening up the greenbelt**

*Identified as a main theme for 5 of the 55 local (household) representations opposing the development at appeal.*

Having spent three years studying policy 52 Lammas is wholly confident that the policy is sufficiently robust to block unscrupulous development in the open countryside.

### **Phase 2**

*Identified as a main theme for 5 of the 55 local (household) representations opposing the development at appeal.*

Whilst Lammas initially had plans for a larger development, these plans have been scaled down significantly in response to concerns raised by local residents. Lammas' plans for the Tir-y-Gafel site are solely for the 9 smallholdings and 'Yr Hwb' building proposed in the current appeal. Lammas would like to assure local people that there are no plans for a phase 2. Indeed, it is our understanding that those agricultural fields, which Lammas had once considered purchasing, are currently being sold off by Mrs Burke to other parties.

### **Others**

*Identified as a main themes for less than 5 of the local (household) representations opposing the development at appeal.*

There were other themes that were important to a minority of people. Concerns about noise pollution, property values, the unfairness of the planning system and Lammas residents using their smallholdings as second homes.

Noise pollution: Lammas expects there to be little noise pollution from the project due to its low-impact nature.

Property Values: Anecdotal evidence from Tinkers Bubble low-impact settlement suggests that there would not be a negative impact on surrounding property values as a result of the development.

Unfairness of the planning system: Policy 52 is available throughout Pembrokeshire and is open to everyone.

Second homes: The Lammas residents will simply not have the time to maintain two homes - the workload requirement (under policy 52) will demand a full time presence on the Lammas holdings.

## Lammas' online petition

### Context

Having had e-mails and letters of support go missing in the past, Lammas constructed a web portal to channel e-mails of support for the appeal through. Copies of emails sent this way were cc'd to Lammas.

The webportal was part of the Lammas website, [www.lammas.org.uk](http://www.lammas.org.uk), which receives an average 400 unique visitors every day.

Direct links to the webportal were also given in a range of publications (including Permaculture Works) and websites including:

[www.naturalhomes.org](http://www.naturalhomes.org)

[www.expatsportugal.com](http://www.expatsportugal.com)

[www.narberth.co.uk](http://www.narberth.co.uk)

The appeal was advertised through a number of publications (including The Western Telegraph, The Tivy Side Advertiser,) and through many websites (which provided direct links to the Lammas website) including:

[www.autonomousgeographies.org](http://www.autonomousgeographies.org)

[www.news.bbc.co.uk](http://www.news.bbc.co.uk)

[www.treehugger.com](http://www.treehugger.com)

[www.peacenews.info](http://www.peacenews.info)

[www.environmentdebate.wordpress.com](http://www.environmentdebate.wordpress.com)

Active lobbying also took place from Lammas<sup>10</sup> (through its membership and support base) and also Lammas supporting organisations (including Friends of the Earth Pembrokeshire, Transition Narberth, Interdependent Project Radio) and through various social networks.

The message on the front of the PDF document 'Online Petition Received from Lammas Website' (provided to Lammas by the Planning Inspectorate) was taken from a sub-page of Simon Dale's 'low-impact woodland home' website<sup>11</sup> which included a link to the afore-mentioned web-portal. The views presented there-in are the personal views of Simon Dale and are not representative of the Lammas organisation. Mr Dale has written to the Planning Inspectorate and PCC explaining this.

Whilst it could be considered that this webpage reflects the context in which some of the emails of support were submitted it clearly only applies to those people who submitted representations of support as a result of Mr Dale's website.

Thus we would respectfully urge the Planning Inspectorate to consider the third party messages of support in a balanced light as being representative of widespread national and international support for the project.

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<sup>10</sup> Including an e-mailout to over 1300 supporters

<sup>11</sup> <http://www.simondale.net/house/lammas.htm>

## **Missing Representations**

The web portal was opened on the 18th of March. The first 10 emails, sent between 15:32 and 16:02 on the 18th were recorded by the Planning Inspectorate as separate representations.

Lammas recorded 384 emails sent between 16:11 on the 18th and 7:59 on the 19<sup>th</sup> March. These were not included in the Planning inspectorate's recorded representations.

The inspectorate then recorded emails received between 19/3/09 8:11 and 11/4/09 21:19. These were compiled into the PDF document 'Online Petition Received from Lammas Website' and contained 763 emails.

Lammas then recorded 150 emails sent between 12/4/09 1:39 and 06/5/09 21:54. These were also not included in the Planning Inspectorate's recorded representations.

In summary, Lammas recorded 534 emails not included in the Planning Inspectorate's record. Lammas has submitted a copy of all the representations of support that were channelled through the aforementioned webpage along with this report.

Table 1: Pembrokeshire residents writing in support

name	ad address 2	a e postcod.	Supporting	Supporting	Supporting
			Mar-10	Nov-26	Appeal
	Longdown bank	St Dogmaels.			1
	Abercych	Bon SA37 0F.		1	
	Newport				1
	rectory rd	sa62 4ja.	1		
	arthur st	sa72 6e.	1		
	Newport	SA42 0L.		1	
	Fishguard	SA65 9F.			
	St Anns Head	D Haverford.			1
	Haverfordwest	SA62 3L.		1	
	Llandissallo	Clu SA66 7L.		1	
	Milford Haven				1
	Brynhuileg	Dinas Cross.		1	
	Llangwn	Haverfordwe.			1
	quity st	sa65 9nl.	1		
	lead	sa71 5e.	1		
	spring gardens	sa61 2ej.	1		1
	Narberth	SA67 7L.		1	
	Roch	Haverfordwe.			1
	Haverfordwest	SA61 1K.		1	
	mes john close	sa67 7a.	1		
	Dinas Cross	SA42 0S.		1	
	Mathry	Hav SA62 5F.		1	
	Llanfynach	SA35 0E.		2	
	Pembroke Dock				1
	Clareston Rd	Hav SA63 4L.		1	
	claud st	sa43 3th.	1		1
	Newport			1	
	redd wen	sa64 0lg.	1		
	Whitland	sa34 0b.	1		
	Cwmins	St L SA43 3F.		1	
	Egrynysw	Crymyn		1	
	Cilgwyn Rd	N sa42 0q.	6		
	Maenclochog	SA66 7L.	1	1	
	Hebron	Whi sa34 0x.	2		
	Hemon	Glo SA36 0C.		2	
	High St	S C SA43 3E.		2	
	Llangolman	SA66 7J.		1	
	nel	SA6 79J.	2		
	Cilgwyn	SA42 0F.	2	2	
	Cilgwyn	Newport			1
	Pendine	SA33 4F.		1	
	ant cottage	sa62 3e.	2		
	summen isaf	sa66 7al.	2		
	Llanycelyn	Clu SA66 7C.	3	4	1
	Glandwr	sa34 0yu.	1		
	Llanycelyn	SA66 7L.		1	
	Newport	SA42 0C.	10	5	
	Mynachogddu	SA66 7F.	2		
	Cilgwyn Road	SA42 0C.		2	
	Glandwr	sa34 0yr.	1		
	Llaniboddy	sa34 0el.	1		
	Cilgwyn Rd	New SA42 0C.		1	
	Glandwr	Whi SA34 0L.	1	3	1
	vest stores narberth	sa67 7dl.	1		
	2 Clement Terrace	Ten SA70 7L.	1	1	
	Maenclochog	SA66 7L.		2	
	poncau	sa67 0yr.	1		
	Mynicholgddu	Clu SA66 7C.	2	2	
	emoa	sa42 0lj.	1		
	Honeyborough Green	Neyland			1
	y lodge	sa43 2tr.	1		
	Brogan Rd	Pen SA43 3F.		1	
	Hebron	sa34 0yr.	1		
	verlee pen y cwm	sa62 6z.	1		
	Llanycelyn	Clu SA66 7L.		3	
	Cresselly				1
	Lawreny	Kig SA68 0F.	1	1	1
	Glandwr	sa34 0yr.	1		1
	Glandwr	sa34 0yr.	1		
	Pencatef	Goc SA64 0J.	3	2	
	fallteg	sa34 0u.	1		
	Llanfallteg	Whi SA34 0L.		1	
	Mynachogddu	Clu SA66 5I.	2	2	
	gstone	sa63 4tc.	1		
	Egrynysw	Crymyn		1	
	Login	Whi SA34 0L.		1	
	Llandissallo	Clu SA66 7C.	2	2	
	ravel	sa42 0rf.	1		
	Llanycelyn	SA66 7C.	1	1	
	st y Cwm community woodland		1		
	Glandwr	SA34 0X.	2	1	
	St Dogmaels				1
	Cilgwyn	New SA42 0C.		2	
	Llangolman		1		
	East St	New SA42 0E.	1	1	
	Pontgaen	Fisr SA65 9E.		1	
	Llysfrfan	Clareston R.			1
	walk	sa67 0je.	3		
	St Dogmaels	SA43 3J.	1	1	
	Tavernspite	Whi SA34 0H.		1	
	Redstone Rd	Narberth			1
	Glandwr	SA34 0Y.	3	1	
	West St	New SA42 0L.		1	
	Llanfallteg	SA34 0L.		1	
	Moylegrove	SA43 3E.		1	1
	Llaning Park	LI N SA67 8F.		1	
	Rhosfach	Mat SA66 7E.		1	
	Wolfscastle	Haverfordwe.			1
	Llwynceby bach	C Crymyn		1	
	Pontfaen	SA65 9E.		2	
	Tan y Rhaw	St L SA43 3F.		1	
	del	sa42 0q.	1		
	Garrreglwyd	Egry SA41 3F.	1	2	
	Bosherston			1	
	old school	sa62 6a.	1		
	Nine wells	Soth SA62 6L.		1	
	Brithdir Mawr	C N SA42 0q.	1		
	Mae Ofelirad	Egry SA41 3E.		1	
	Tavernspite	Whi SA34 0H.		1	
	Llanycelyn	Clu SA66 7J.		1	
	Cwm Gwaun	Pontfaen			1
	Glandwr	SA34 0Y.	1	2	
	Llanrhian	SA62 6E.		4	
	Bosherston				1
	Cilgwyn	New SA42 0C.		1	
	Pontfaen	Fisr SA65 9E.		1	
	Y Sgar	Cry SA41 3F.		2	
	Parit y Deri	Bon SA37 0J.	2	1	
	Felindre Farchog	Cry SA41 3X.		2	
	Crymyn			1	
	Rhydowen	G Whitland		1	1
	Fahongle Isaf	C N SA4 0QI.		1	
	Wiston	Hav SA62 4F.		1	
	Hebron		1		
	Narberth			1	
	Cilgerran			1	

**Table 2: Pembrokeshire Residents writing to object**

Name	Adress	Postc	Opposing Mar-10	Opposing Nov-28	Opposing Appeal
	Llanfyrnach	Sr.	3	5	4
	Llanfyrnach	Sr.			
	Hermon	Sr.	2	1	2
	Llanfyrnach	Sr.	1	1	1
	Pentregalar	Sr.	1		1
	Crymych	.	3	3	
	Glandwr	Sr.	2	2	3
	Hermon	Sr.	2	2	2
	Pentregalar	Sr.	1	2	1
	Pentre Galar	Sr.	3	4	2
	Hermon	Sr.	1	1	
	Glandwr	Sr.		2	1
	Hermon	Sr.	1	1	1
	Glandwr	Sr.	2	2	2
	Glandwr	Sr.		1	
	Hebron	.		1	
	Pentregalar	Sr.	5	3	3
	Pentregalar	Sr.	1	1	
	Glandwr	Sr.	3	2	2
	Crymych	Sr.	2	2	2
	Mynnachlog-dduSA66	.	1		1
	Llanfyrnach	Sr.	1	1	1
	Glandwr	.	1		2
	Pentregalar	.		2	
	Glandwr	Sr.		2	2
	Glandwr	Sr.	2	3	2
	Glandwr	Sr.		1	
	Hermon	Sr.	1	1	1
	Crymych	Sr.		1	1
	Glandwr	Sr.		1	
	Glandwr	Nr.		2	1
	Glandwr	Sr.	2	2	4
	Glandwr	Sr.	4		1
	Glandwr	Sr.	2	2	
	Pentregalar	Sr.	2	3	1
	Glandwr	Sr.		1	1
	Pentre Galar	Sr.	1	2	2
	Pentregalar	Sr.		1	1
	Glandwr	Sr.	2	3	2
	Glandwr	.	1	3	
	Glandwr	Nr.	2	1	2
	Llanfyrnach	Sr.	1	2	1
	Pembroke Dock	Sr.			1
	Hermon	Sr.	1	1	1
	Llangydwen	Sr.		1	1
	Glandwr	Sr.	2		1
	Pentre Galar	Sr.	1	1	1
	Llanfyrnach	Sr.	1	1	
	Pentregalar	Sr.	1	2	1
	Llanfyrnach	Sr.	1	1	
	Hermon	Sr.	2	2	2
	Glandwr	Sr.	3	3	1
	Llanfyrnach	Sr.	2		2
	Glandwr	Sr.	4		2
	Llanfyrnach	Sr.	1	1	3
	Llanfyrnach	.	1		
	Hermon	Sr.	2	1	3
	Hebron	.	2		
	Hebron	Sr.		1	
	Glandwr	Sr.	1	1	1
	Glandwr	Sr.	1	1	1
	Glandwr	Sr.	2	2	2
	Glandwr	Sr.		4	
	Hermon	Sr.			2
	Glandwr	.	2	1	
	Glandwr	Sr.		1	1
	Llanfyrnach	Sr.	1		2
	Glandwr	Sr.	1		1
	Pentregalar	Sr.	5	6	2
	Llanfyrnach	Sr.	2	2	
	Glandwr	.			1
	Crymych	.	1		
	Pentregalar	Sr.	2	3	2
	Crymych	Sr.	1	4	1

**Table 3: Analysis of main themes from Pembrokeshire Residents objecting at appeal stage.**

	Traffic	Agri-Viabilit	Doesn't me	Visual	Camping	Smoke	Scale	Buying	Water &	Welsh	Lack of	Green belt	2nd phase	Noise	Unfair	Property	Second
			Policy 52	Impact			too big	the land	Sanitation	Languag	Empathy	Inte	Opened		Planning	Value	homes
SA34 0UB	1			1													
SA36 0DY		1	1				1	1	1	1	1						
SA34 0YD			1				1										
SA34 0XY	1																
SA36 0DY	1	1	1	1					1				1				1
SA36 0DY	1						1					1					
SA66 7SB	1			1													
SA34 0YH	1	1	1				1		1								
SA41 3QR	1	1	1		1	1	1										
SA41 3QR	1	1		1			1										
SA34 0XY	1	1				1											
SA36 0DA	1	1				1											
SA41 3QS	1	1				1									1		
SA34 0XP	1			1													
r		1															
SA41 3QP	1	1	1	1	1			1		1							
SA35 0DA	1	1						1					1				
SA34 0YD	1													1			
SA34 0YD	1							1	1			1				1	
SA34 0UA		1	1		1												
SA34 0UA																	
SA35 0AA	1	1	1				1										
SA34 0YD	1																
SA35 0DA	1	1		1			1		1					1			
SA36 0DY	1	1					1	1		1							
SA35 0DA	1	1			1	1	1	1									
SA36 0DZ	1		1	1													
r		1	1				1			1		1					
SA41 3QS																	
SA413QR	1	1	1					1									
r			1							1	1	1					
SA41 3QS	1	1	1		1	1	1	1									1
SA413QP			1													1	
SA41 3QW			1											1			
SA41 3QW	1		1				1		1		1		1			1	
SA41 3QW		1					1										
SA34 0YJ									1			1					
SA36 0DY		1		1													
SA34 0LP																	
SA41 3QP	1	1	1	1						1							
SA34 0YD	1	1					1	1									
SA35 0DA	1																
SA41 3QS	1	1				1	1		1	1						1	
SA41 3QT																	
SA34 0YD	1	1	1			1	1			1	1		1				1
SA34 0UA		1		1					1								
r																	
SA36 0DZ	1	1	1	1			1		1								
SA35 0DA																	
SA34 0XY	1														1		
r							1										
SA34 0XY	1	1	1	1	1	1	1						1				
SA43 0UA																	
	33	30	18	13	12	12	11	11	10	9	8	5	5	4	3	2	2