

Awdurdod Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park Authority



# Pembrokeshire Coast National Park Landscape Character Assessment: Settlements Capacity Study



December 2007

PEMBROKESHIRE COAST NATIONAL PARK SETTLEMENTS CAPACITY STUDY

*“The traditional architecture of Britain’s countryside is prized the world over. The buildings we see today are the culmination of practices that have evolved over thousands of years in response to man’s interaction with the environment to meet the need for food and shelter. This has produced a built heritage derived from the land and appearing part of the land.*

*Timeless as the landscape itself, there are few sights more pleasing to the eye than buildings that are in harmony with their surroundings, whether it is a house set in formally landscaped gardens, or a farm tucked away on a hillside in a more natural setting. But this satisfaction implies responsibility – every time buildings are erected we are creating a heritage for tomorrow, and one which should be the same quality as that left for us to enjoy.”*

*Tomorrow’s Architectural Heritage Landscape and buildings in the Countryside;* Fladmark, J.M., Mulvagh, G.Y. and Evans, B.M.; Countryside Commission for Scotland and Gillespies,1991.

DEFINED SETTLEMENTS FOR STUDY:

Tier 2 – Local Service and Tourism Centres:

Tenby

Tier 3 – Local Centres:

Newport  
St. David’s  
Saundersfoot

Rural Centres lying wholly within the National Park:

Amroth  
Angle  
Bosherston  
Broad Haven  
Dale  
Dinas Cross  
Felindre Farchog  
Herbrandston  
Jameston  
Lawrenny  
Little Haven  
Manorbier  
Marloes  
Newgale  
Pontfaen  
Solva  
St Ishmaels  
Trefin

Rural Centres lying partly within the National Park:

Cosheston  
Crymych  
Hook  
Houghton  
Lamphey  
Llangwm  
Llanychaer  
Milton  
New Hedges  
Pleasant Valley  
Roch  
Square and Compass  
Summerhill

## PEMBROKESHIRE COAST NATIONAL PARK SETTLEMENTS CAPACITY STUDY

### Background

The Settlements Capacity Study was commissioned in the early summer of 2007, as an adjunct to the Landscape Character Assessment Study for the whole of the National Park commissioned in late 2006. The Landscape Character Assessment Study forms the basis of the Settlements Capacity Study, since the site assessment for each settlement is set in the context of the relevant Landscape Character Area(s) (LCA's) identified by the Landscape Character Study.

### Methodology

The study was required to assess 35 settlements both within and astride the boundary of the Pembrokeshire Coast National Park; each has been defined as a settlement for planning purposes by the National Park Authority, in accordance with criteria derived from national planning guidance in Wales.

This is a capacity assessment based upon landscape and visual criteria. The assessment of each defined settlement has taken place in the context of the relevant LCA('s) in which the settlement lies, based upon interpretation of the data gleaned from the five evaluated Aspects – Visual & Sensory, Geology, Landscape Habitats, Historical and Cultural - studied in the individual LANDMAP Aspect surveys previously undertaken for the Countryside Council for Wales.

Particularly careful scrutiny was required where settlements lie adjacent to one or more defined LCA boundaries. Different LCA's which have different inherent qualities would be affected differently by the same kind of proposed development. This level of scrutiny was also applied in respect of those settlements which straddle the National Park boundary. This particular area of study has direct implications for the planning activities of the neighbouring planning authority, Pembrokeshire County Council, in that they need to be aware of the specific characteristics and sensitivities of the affected settlements, if they are to avoid discordant planning policies being advocated for the area of the settlement which lies outside the National Park.

The study has defined and recorded the key attributes of each existing settlement. It has also defined and described its relationship with the surrounding landscape which constitutes its setting, as well as key landscape characteristics. These are matters which contribute greatly to local distinctiveness and the sense of place which can be experienced and which are likely to affect settlement potential expansion; they include:

- *The Nature of the Existing Settlement* – the scale, form, key character and buildings, and the wider landscape, including references to whether the settlement was planned or has developed organically
- *The Nature of the Settlement Edge* – the relationship with landscape features, both physical and visual links
- *Landscape Setting* – the extent of the wider setting of the settlement and its scenic quality

- *Local Landscape Character* – key features, views, and the nature of the containing effect of landform and vegetation on views
- *Visual Assessment* – significant views from and into the settlement from publicly accessible areas, important visual features, including notable landmarks and skyline features present
- *Opportunities for Settlement Expansion* - opportunities for new settlement may exist where the following attributes have been identified: such as concave landform that may generate natural containment; changing land use that could be shaped to create setting for new settlement; areas which have a lack of local distinctiveness – that is the absence of special landscape features and no apparent sense of place
- *Constraints upon Settlement Expansion* - these may exist where one or more of the following attributes have been identified: areas where existing land use, landform or settlement pattern contribute significantly to the wider landscape character and where development would compromise the identified key elements or qualities to be conserved; 'areas of local distinctiveness' - such as where the local settlement pattern or form contributes strongly to the sense of place.

For consistency and to aid comparability, each settlement has been scrutinised using a standard *pro forma* field survey check-list and described under the following headings:

**Landscape Character Areas present in the local context** – listed for cross-reference to the Landscape Character Study for the National Park, which should be referred to for further landscape information, and any key points drawn out for emphasis.

**Settlement Type** – the main observations in respect of the settlement's general size and configuration. The following criteria were used to categorise each settlement:

- *Urban* - a term defined by the LANDMAP methodology as being extensive residential estates, large-scale workplaces, churches, schools and settlements with more than 5 commercial properties
- *Village* - defined by LANDMAP as built land that consists of predominantly rural communities and their associated elements, e.g. shops, church, school and an upper size limit defined by less than 5 commercial properties
- *Hamlet* – or Pentrefle - the Welsh language nearest equivalent description
- *Harbour* – strongly characterised by the harbour form, which may be enclosed or linear.

**Settlement Attributes:**

**Settlement Form** – observations on the general form, scale, density and pattern of the settlement.

**Settlement Landmarks or Focal Points** – including whether there is a Conservation Area present and whether any Listed Buildings are present, including outside the Conservation Area.

**Settlement Edge** – observations on the nature of the settlement edge and its transition to open countryside when viewed from all aspects.

**Settlement Landform** – the physical form of the land on which the settlement and its immediate vicinity is sited.

**Surrounding Landform** – the physical form of the land beyond the immediate vicinity of the settlement.

**Development Opportunities** - areas of land where residential or commercial development opportunities could arise and be implemented without compromising the sense of place or being detrimental to local distinctiveness.

**Development Constraints** – physical attributes of the settlement’s form, the settlement’s landform, the surrounding landform, inter-visibility with other areas of the National Park, or planning policy designations (including Green Wedge and Conservation Areas), Listed Buildings, Scheduled Ancient Monuments, and areas included on the Registers of Landscapes of Outstanding or Special Historic Interest in Wales.

**Other Notes** – including observations in relation to the Settlement Boundary and the potential for achieving landscape enhancements to existing developments at the settlement edge, not necessarily through the development process in the planning system.

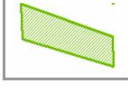
**Data Sheets**

For each settlement, detailed Data Sheets have been produced. These have the following elements:

- o *Field Survey Data Forms* – these are tabular sets of information based upon the fieldwork and including the three final sections of Development Opportunities, Development Constraints and Other Notes, giving the main findings of the capacity assessment
- o *Settlement Map* – this is produced from GIS software and includes the existing settlement boundary (where available), National Park boundary (where applicable for those settlements located on the edge of the National Park), the location and extent of any Conservation Area, Listed Buildings which lie outside any Conservation Area, significant landform features which affect inter-visibility, woodland and vegetated boundary features, and any other relevant observations included as brief annotations. The notation for each of the Settlement Maps is set out in the Legend opposite.
- o *Annotated Photographs* – these are included to illustrate specific points arising from the assessment, for ease of understanding the 3-dimensional implications of the development opportunities and constraints described.

The Data Sheets are designed to be read as two adjoining pages, for ease of cross-reference without the distraction of turning pages to review information relating to the same settlement.

SETTLEMENT MAPS LEGEND



Pembrokeshire Coast National Park Boundary

Settlement Boundary

Conservation Area

Listed Building

Ridge Line

Existing Hedgerow

Important View

Proposed Screen Planting

Proposed Development Boundary

Proposed Hedgebank