

Pembrokeshire Coast National Park Authority

Porthgain

Conservation Area Proposals



Supplementary Planning Guidance
to the Local Development Plan for the
Pembrokeshire Coast National Park

Adopted 12 October 2011



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PORTHGAIR CONSERVATION AREA PROPOSALS

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Appendix A: Key to Conservation Area Features Map

October 2011

PEMBROKESHIRE COAST NATIONAL PARK



FOREWORD

This document sets out:

In Section 1 to introduce the legal and procedural background and purposes of the Character Statement and Proposals Documents.

Section 2 is a brief synopsis of the character of the Conservation Area.

Section 3 is a summary of the main issues involved, in the form of a S.W.O.T. analysis drawn up by the working group highlighting Porthgain's Strengths, Weaknesses, Opportunities and Threats.

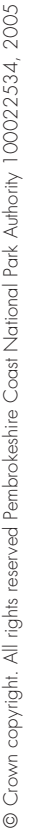
Section 4 sets out the underlying conservation and enhancement principles by means of a P.O.S.T. analysis (Purpose, Objectives, Strategy and Themes) which sets out a co-ordinated structured approach for preserving and enhancing the character of Porthgain in a clear hierarchy from the underlying philosophies to the details of implementation.

Sections 5 to 12 (inclusive) develop a range of integrated proposals that aim to address the issues raised in the S.W.O.T. analysis in line with the principles established in the P.O.S.T. analysis.

Section 13 considers boundary issues.

Sections 14 & 15 explores delivery.

— BOUNDARY OF CONSERVATION AREA
Not to scale
Designated 1997



1 INTRODUCTION

- 1.1 The introduction of Conservation Areas resulted from the growing awareness that as well as individual buildings, trees and features, whole areas could be of interest and value. Conservation Areas were first proposed under the Civic Amenities Act 1967 and are now governed by the Planning, Listed Building & Conservation Areas Act 1990. Under the 1990 Act local planning authorities are required to designate Conservation Areas, (Section 69.2) which are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, (Section 69.1).
- 1.2 The historic core of Porthgain was designated a Conservation Area in November 1997.
- 1.3 Once designated, local planning authorities are required to formally produce Proposals for the preservation and enhancement of Conservation Areas. (Section 71).
- 1.4 The PCNPA undertook this work in two distinct stages, each with extensive community consultations:
 - i) Preparation of a statement of existing character – In 2002 a statement of character was drafted by a working group nominated by Llanrhian Community Council together with Officers of the PCNPA. Following extensive consultations, a public exhibition, and approval by the Llanrhian Community Council, the Conservation Area Character Statement for Porthgain was formally approved by the National Park Development Control Committee at their meeting on the 15th May 2002 (This report should be read in conjunction with the Porthgain’s Conservation Area Character Statement, a synopsis of which is set out in section 2.0).
 - ii) The second part of the work involved the preparation of a Proposals Document setting out how the character of the Conservation Area can be preserved and enhanced. A draft Proposals document was prepared by the working group formed part of a local public exhibition inviting comments and suggestions. The draft was widely circulated, inviting comments from a range of interested partners.

- 1.5 Following the receipt of comments, the draft together with a synopsis of the comments received on it was considered by Llanrhian Community Council and subsequently approved by the PCNPA.
- 1.6 The National Park Authority has adopted the Proposals Document as Supplementary Planning Guidance to the PCNPA Local Development Plan (LDP). The Statement will set the context for considering the effect of development proposals on the character and appearance of the Conservation Area. The Proposals Document will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting Porthgain Conservation Area. The Local Development Plan identifies this part of the National Park as Countryside (Policy 7 ‘Countryside’) and sets out developments which may be permitted.
- 1.7 This report seeks to set out proposals to show how the character of Porthgain Conservation Area can be preserved and enhanced.





2 SYNOPSIS OF CHARACTER

This synopsis should be read in conjunction with the Porthgain Conservation Area Statement (April 2002). The Authority has also adopted Supplementary Planning Guidance on Landscape Character Assessment (June 2011). Porthgain Conservation Area is within LCA12 'Trefin'.

2.1 THE CHARACTER OF PORTHGAIN CONSERVATION AREA IS IMPORTANT:

- to the quality of local life
- as an attraction to visitors
- in demonstrating the survival of Welsh language and culture
- as tangible evidence of a rich historic and architectural legacy
- to ensure the future vitality and viability of its historic centre
- in developing a sense of ownership, civic pride and identity
- in encouraging a sustainable future involving the promotion of local skills and products
- in integrating the arts, heritage, local industries and urban design
- in promoting cultural tourism and marketing



2.2 ORIGINS & DEVELOPMENT

- Little known of early settlement, but probably grew with increase in sea-trade from the C17; a small harbour existed by 1729.



- Porthgain was redeveloped from 1851, when a London consortium created the harbour to export slate from the adjacent quarries
- Further expansion took place from 1878 when brick making commenced, and again from 1897 when the large hoppers were begun, built to discharge graded road stone to the harbour.

2.3 PHYSICAL CONTEXT, APPROACHES AND VISTAS

- Set in a broad valley fronted by the harbour; houses set on the valley sides with industrial remains on the valley floor
- There are a number of important approaches, views and vistas set out in detail in the Character Statement: the best view is from the headland above the Pilot's House showing well the development associated with the trilogy of industries – slate, brick and stone.



2.4 THE VILLAGESCAPE

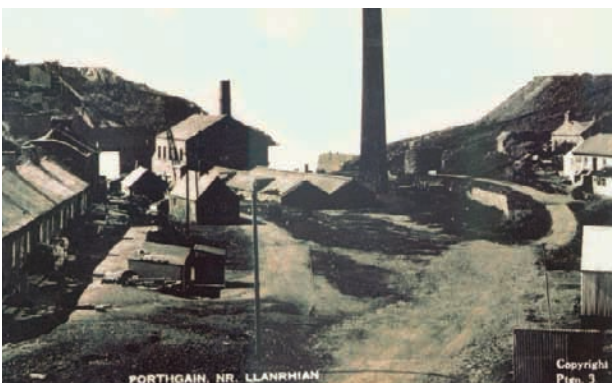
Archaeological Significance and Potential

- Archaeological potential for below-ground evidence of former buildings and structures on industrial plain (e.g. brick kiln, leats etc)
- Unusually intact industrial settlement, many important remaining structures, including hoppers, harbour with beacons and pilot house, brickworks, industrial housing, limekiln and inn.



Architectural & Historic Character of Buildings

- Dominantly C19 villagescape. Most houses set in short terraces on valley sides. Industrial structures dominate, set on valley floor or alongside harbour.
- Buildings of varying scale from single storey cottages to large hoppers and brickworks.
- Village core around T Mawr, originally industrial area.
- Most properties face the valley floor, relatively few demarked by formal boundaries



Prevalent & Traditional Building Materials

- Walls. Local stone for majority of dwellings, either rendered or colourwashed. Industrial buildings in poor quality slate, green dolerite or, dominantly, red local brick.

- Roofs. Originally of local slate, often grouted; most replaced in North Wales slate or modern materials.
- Windows and doors. Traditionally timber vertical sliding sash with painted finish, timber painted doors.



Characteristic Local Detailing

- Roofs. Roofs generally pitched at 40 degrees. Some original grouted roofs survive, most are of slate. Plain verges and eaves detail. Generally, gable chimneys stacks in brick or stone.



- Walls. Local stone, limewashed or rendered to most dwellings. Industrial buildings of black local slate, green Dolerite or red brick.
- Doors & Windows . Traditionally 12 or 4-pane sashes with painted finish; doors traditionally 4 or 6 panelled or boarded.

Character and Relationships of Spaces within the Area

- Houses and cottages terraced into valley sides, few with formal boundaries.
- Expansive former industrial area around T Mawr now forming village car park.
- Enclosed harbour area dominated by brick hoppers
- Exposed coastal headlands with extensive remains of industrial activity (quarries, tramroads, beacons, buildings and footings of cottages)

Streetscape

- Roads with standard tarmac finish; some roughly metalled tracks on the east side of the valley.
- No formal pavements
- Street lighting of various designs



Important Open Spaces

Key open spaces include:-

- Village car park at T Mawr
- Wetland to the south east of the village
- Coastal slopes flanking the harbour with their industrial remains

Trees

Few mature trees. Of note are:-

- Trees to the rear of Y Stryd
- Group of trees west of Sunny Hill
- Scrub along the coastal slopes
- Fir tree and sycamore tree in garden of Pren

2.5 IDENTITY

The 'character' of Porthgain comprises of more than the landscape, buildings & structures – it has been fundamentally shaped by its people. Stories,

traditions and events are all important keys to understanding and conserving the town. The character statement includes a separate Identity Section, outlining these.

2.6 BIODIVERSITY

Whilst there are no statutory nature conservation designations within the Porthgain Conservation Area, its biodiversity is an integral part of the village's appeal to visitors and locals, and makes an important contribution to local biodiversity in Pembrokeshire and is set out in detail in the Character Statement. Porthgain's biodiversity is important in local and national terms: the Conservation Area contains a number of species of plants and animals that are rare or scarce in a variety of habitats including the cliffs, coastal slopes, quarry bottoms and wetlands. Old stonewalls and buildings including the hoppers are significant biodiversity resources supporting characteristic walls, flora and fauna (e.g. bats). Private gardens also provide shelter and food sources for insects, birds and bats. It is important to recognise that management of existing/potential habitats should take account of the conservation requirements of protected species (e.g. bats and barn owls). Almost all British bats are dependent on man-made structures at some point during their annual lifecycle (e.g. buildings, walls and in particular the brick hoppers and tunnels) as the majority of their natural roost sites have been destroyed or are subject to disturbance. All species of bats and their roosts are protected by national and European legislation.



Porthgain

Prominent views into Conservation Area



Pembrokehire Coast
National Park

Porthgain Conservation Area Designated 1997

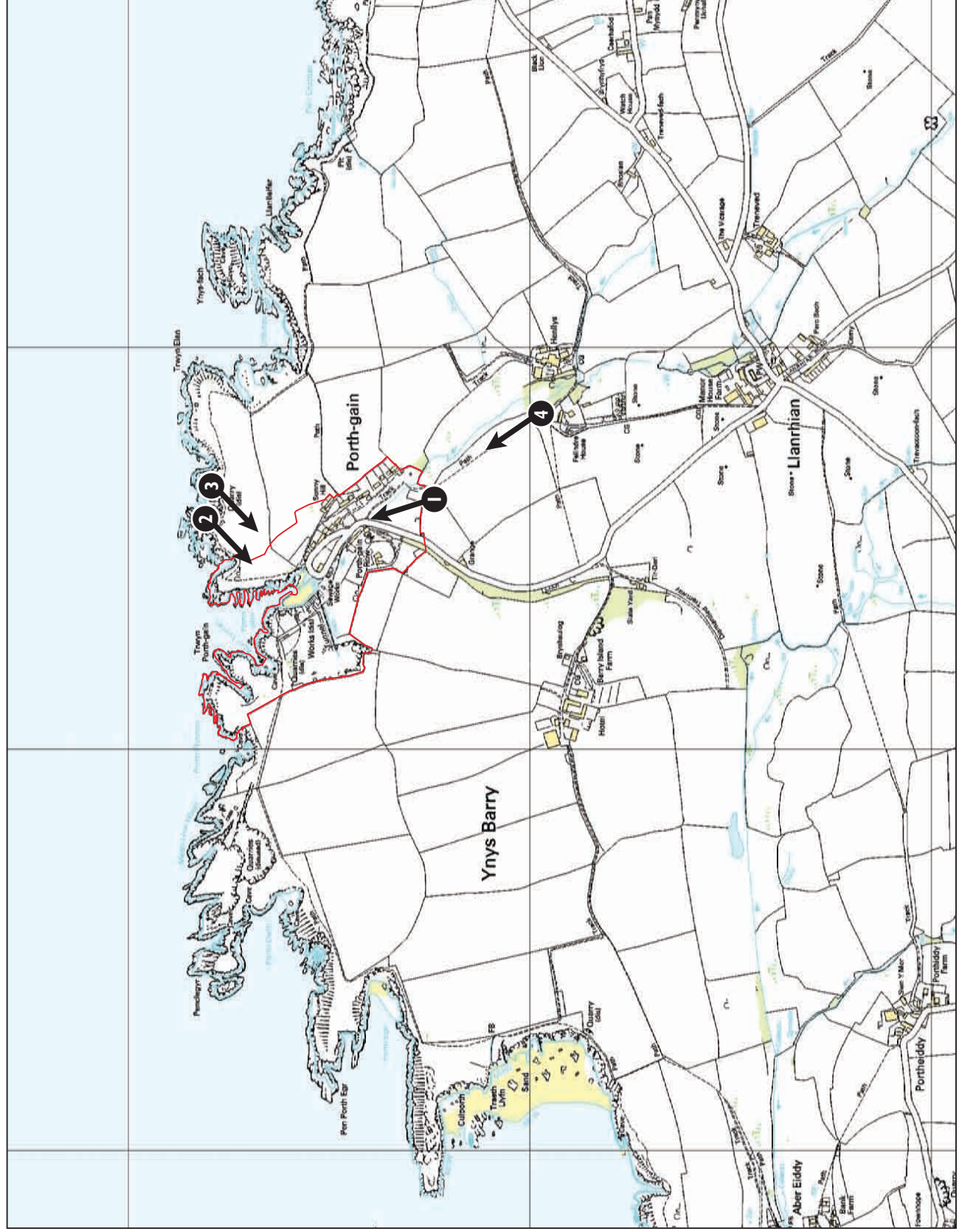
- 1** Road entry into village showing houses on east flank of valley framed by sycamore trees.
- 2** Views down towards harbour, Ty Mawr, hoppers and Porthgain Row. Ynys faen prominent on horizon above scrub slopes. Distant fields.
- 3** Views from headland over harbour, hoppers and Ty Mawr. Expansive eastern headland with brick-built industrial structures prominently visible. Panoramic sea views and also expansive distant landscape studded with farms and houses.
- 4** Views from Felindre towards houses on eastern side of Conservation Area with headland and sea beyond.

Scale



Pembrokehire Coast
National Park

Porthgain



3 PORTHGAIN S.W.O.T. ANALYSIS

Strengths

Weaknesses

Opportunities

Threats of Porthgain Conservation Area

The aim must be to build on strengths and seize opportunities while at the same time converting weaknesses into strengths and threats into opportunities.

This S.W.O.T was developed by the working group and includes many items that strictly fall outside the purpose and spatial scope of the Conservation Area Proposals exercise. This wealth of other material, opportunities etc. (shown by an asterisk in the following schedule) can be pursued through other appropriate channels.

1.0 STRENGTHS

1.1 Location

National Park/Conservation Area Designation
Fine Coastal Setting
Picturesque harbour & access to other popular beaches
Popular destination for locals and tourists
Proximity to St David's City

1.2 Archaeological, Architectural & Historic significance (see Porthgain Character Statement 2002)

Unique Archaeological/industrial site
Self evident origins of settlement (slate, brick, granite, extraction/manufacture)
Well conserved Conservation Area of definite character
10 listed Buildings and 1 Scheduled Ancient Monument within Conservation Area
Surrounding area rich in industrial, agricultural and maritime heritage
Strong local interest in archaeology and history
Un-designated archaeological historic sites and features

1.3 Architectural significance

Strong palette of material and forms
Significant industrial remains

1.4 Nature Conservation and biodiversity of National and Local importance

Populations of rare, scarce and protected species of plants & animals (bats and scarce flowering plants such as the lanceolate spleenwort)
Local biodiversity-important habitants (open

areas, gardens, buildings and limestone walls)
National and European Law in place to protected species whilst undertaking building works (e.g. bats)

1.5 Important National and tourist destination

Well established tourist trade
Features in county and national tourism marketing;
Popular location for both visitors and locals throughout the year
Wide range of tourist activities in surrounding area
Proximity of St David's historically attracting large amount of visitors

1.6 Accessibility

Improved road network to Pembrokeshire
National Trail/PROW/permissive pathways/bridleways and cycle tracks.

1.7 Diversity of services and amenities

Good range of accommodation in the area (Hotels, Guest Houses, B&Bs, Self Catering and Caravan Parks)
Able to satisfy some local requirements (local, pub, restaurant)

1.8 Existing and proposed enhancement schemes and community projects

Village green enhancement. Harbour enhancement. Hopper consolidation. Beacon restoration

1.9 Strong identity and "Unique Sense of Place"

Strong visual appeal with prominent buildings
Unusual contrast between industrial settlement and fine coastal setting
Buildings of uniquely differing scales and ages

1.10 Culture & Folklore

Documented history of local and National significance
Continuing strong interest in the area in local and Celtic heritage
Good "quality of life"

1.11 Vibrant & Active Community Spirit

Community Council
Generally welcoming atmosphere
Retains traditional fishing industry

2.0 WEAKNESSES

2.1 Economy/Resources

Fragile Local Economy*
Lack of employment opportunities*
Area heavily dependent on tourism, brevity of visitor season*

| | | |
|--|--|---|
| | <p>High percentage of employment is low-paid and unskilled and perceived to be low status*</p> <p>Outward migration of young/inward migration of aged persons*</p> <p>Highly seasonal tourism trade*</p> <p>Poor availability of services (Dental care, health)*</p> | <p>or consolidation</p> <p>Inappropriately landscaped/ landscaped sites (e.g. sewage works) within historic landscape</p> |
| 2.2 Public Realm Authorities and Stakeholders | <p>Perceived lack of consultation from the public realm</p> <p>Perceived failure in communications between partnerships</p> | |
| 2.3 Visitor Management | <p>General lack of common tourism industry strategy*</p> <p>Decline in train services to the county*</p> <p>Inadequate/ poorly designed and located interpretative provision for visitors</p> | |
| 2.4 Loss of identity or character of area/streetscape | <p>Decline in agriculture and local industries leading to changes in character of landscape and identity*</p> <p>General piecemeal approach to projects</p> <p>Intrusive poles and overhead wires</p> | |
| 2.5 Management of public and open spaces | <p>Seasonal litter problem</p> <p>Dog fouling</p> <p>Footpath erosion, maintenance and signage</p> | |
| 2.6 Biodiversity | <p>Loss of habitats</p> <p>Introduction on inappropriate methods and materials damaging to wildlife</p> | |
| 2.7 Traffic Management | <p>Pedestrian/traffic conflict</p> <p>Heavy seasonal traffic flow</p> <p>Perceived poor public transport service/use of*</p> | |
| 2.8 Loss of identity/character of streetscape (vehicular) | <p>Vehicular impact on historic fabric</p> <p>Inappropriate standardized junctions, signage, traffic markings, road and pavement surfacing</p> | |
| 2.9 Building Conservation Awareness | <p>Historic fabric in need of constant care</p> <p>Inappropriate materials, design and details in the historic built environment</p> <p>Inappropriate treatment/disrepair of cartilages</p> <p>Lack of awareness and skills deficit in building conservation</p> | |
| 2.10 Pride of Place | <p>5% of properties or structures needing repair</p> | |
| 2.11 Development | <p>Shortage of affordable housing/decrease in social housing stock*</p> <p>Increasing price of houses*</p> <p>Poor public perception of planning/enforcement system (transparency, consistency and certainty)</p> | |
| 3.0 OPPORTUNITIES | | |
| 3.1 Economy/Resources | <p>Grant aid and Partnership initiatives (European, National; Welsh Assembly; Cadw; WAG; CCW; PCC, Regional; Lottery; Community Regeneration Unit, PLANED, Voluntary)*</p> <p>Encouragement of partnership working and engagement of private sector</p> <p>Increase in job opportunities based on natural resources of the area*</p> <p>Innovative and sensitive new developments and enhancements</p> <p>Sustainable and sympathetic progression through the 21st Century</p> <p>Further development of E-Commerce/IT Infrastructure*</p> | |
| 3.2 Tourism | <p>Need for common tourism industry strategy*</p> <p>Recognition of Porthgain as part of a wider tourism product within Pembrokeshire*</p> <p>Need to service range of visitors over a larger season*</p> <p>Short break tourism*</p> | |
| 3.3 Enhancement | <p>Sewage works</p> <p>Old W.C.</p> <p>Former quarry buildings</p> <p>Stone hoppers</p> | |
| 3.4 Public Realm | <p>Need for greater cohesion between partners when approaching projects</p> <p>Continue engagement of public sector in infrastructure and environmental improvements</p> | |
| 3.5 Loss of identity of character of streetscape | <p>Undergrounding of wires</p> <p>Identify and implement appropriate lighting Scheme</p> <p>Rationalize signage</p> <p>Develop design of street furniture and replacement programme</p> | |

- 3.6 Biodiversity & Geology**
Increase awareness of links between biodiversity and building conservation (e.g. conservation of wall flora, bats)
- 3.7 Management of Open Areas**
Tree management
Recognition of historic lanes tracks and walls and their sense of enclosure
Identify and improve neglected and/or inappropriate landscaping, planting or detailing to open areas
Litter and waste management*
Control dog fouling*
Explore provision of more open areas
Explore potential for increased pedestrian access/footpaths/historic trails
- 3.8 Traffic management**
Resolve traffic management issues
Integrated approach to traffic management-signage, car parking, disabled access
Enforcement of speed and parking restrictions*
- 3.9 Loss of identity or character of streetscape**
Encourage conservation best practice in use of surfacing, detail and junction layouts
Investigate conservation alternatives for intrusive standardized road markings in the Conservation Area
Improvements & rationalization of directional signage
- 3.10 Community Projects & /recreation**
Provision of hi-tech portrayal of heritage and history
Attract new enterprise, assisting life work balance opportunities thorough information technology*
Improvement of community co-ordination*
Support and promote established community schemes and events
Promote and support interpretation of the area's heritage (e.g. booklet)
Continuation of recording local traditions and folklore
- 3.11 Awareness/Visitor Management**
Investigate need for further interpretative provision
Retain special character & identify
Raise quality of place thereby increasing the expectation for a quality product
Maintain the balance between tourism and the needs of the locals*
Improve inappropriate commercial advertisement
Improve and encourage the provision of disabled access infrastructure
- 3.12 Building Conservation**
Investigate awareness of financial assistance
Increase awareness of existing grant schemes
Encourage use of appropriate materials and design in the historic built environment
Opportunity for sensitive implementation of the requirements of the DDA
Explore the potential of any suggested extension of the Conservative Area boundary
Encourage appropriate boundary treatment
Improve awareness and skills deficit in building conservation
Opportunity for recognition of un-designated archaeological sites
- 3.13 Biodiversity**
Increase awareness of species conservation issues when undertaking building works (building conservators, architects, builders and owners.
Ensure that the application of the principles of building conservation best practice and habitat management are carried out during works which affect statutorily protected species
Tree management Scheme
- 3.14 Development**
Encouragement sustainable and sympathetic development and redevelopment
Prevent unsympathetic development
- 3.15 Study & Research Address deflect of skills and research in building conservation**
Built heritage training
Research into local archaeology, history and folklore
Encourage appropriate modern materials, techniques and technology
- 3.16 Awareness**
Raise awareness of appropriate products, materials, design and detail
Prevent erosion of the historic fabric, culture, skills, language, traditions and place names
- 4.0 THREATS**
- 4.1 Economy/Resources**
Effect on surrounding landscape and community of agricultural decline*
Continuing outward migration of younger generations*
Increasing economic dependency on tourism*
Increasing competition from overseas package holidays*
In-ability to react to change in number of second homes and holiday let properties on community activities and services (shop, pub, cafe, Post Office)*

4.2 Public Realm

Neglect and “untidiness” resulting from decreasing local government investment*
Increased inappropriate standardisation of products and specifications
Lack of maintenance of community areas

4.3 Traffic Management

Inability to satisfactorily address traffic issues
Increasing traffic flow and parking problems (decreasing the public’s enjoyment)
Inappropriate standardisation of products, design and materials
Loss of historic fabric and damage to buildings and environment from vehicles and their emissions
Opening up of forecourts/cartilage walls to accommodate cars

4.4 Awareness

Increasing inward migration linked to loss of culture & traditions and reduced social and community spirit/drive*
Inappropriate products, materials, design and detail
Loss of historic fabric, culture, skills, language, traditions and names
Level of care for historic fabric
‘Over-sanitization’ of Conservation Area
Complacency (“familiarity breeds contempt”)
Degradation of open/green areas and historic views

4.5 Biodiversity

Loss of habitants and roosts (danger of urbanisation “tidying up” areas).
Threat to biodiversity by lack of awareness when undertaking building works

4.6 Development

Continued pressure from development
Developments which are not in character
Inappropriate development within Conservation Area
Increased use of homogenous products, materials and design
Unavailability of local materials and skills

4 PORTHGAIN CONSERVATION AREA P.O.S.T. ANALYSIS

The Strengths, Weaknesses, Opportunities and Threats identified in Section 3 need to be addressed as part of a co-ordinated structured approach: One such approach is to use a P.O.S.T (Purpose, Objectives, Strategy and Themes) analysis which structures thinking in a clear hierarchy from the underlying philosophies to the details of implementation.

Purpose

- To preserve and enhance appropriately and where possible, sustainably, the special architectural, archaeological and historic qualities which contribute to the character of Porthgain Conservation Area.

Objectives

- To ensure that the special qualities which contribute to the character of the Porthgain Conservation Area are appreciated, conserved, and enhanced for their historic, architectural and aesthetic value and for the contribution they make to the quality of our lives and the local economy.
- To ensure that all new works and development respect and add to the special character of the Conservation Area and that no new works detract from or harms its character.
- To ensure that the use and management of the Conservation Area respects and adds to its special qualities and that no future use or management detracts from or harms its character.
- To ensure the protection and enhancement of the setting of the Conservation Area.
- To ensure that development and uses comply with the policies set out in the LDP (within this document key policies are highlighted but it should be noted that the LDP is to be read as a whole and therefore other policies could also be relevant) and the objectives set out in the National Park Management Plan and the Community Plan.
- To ensure that historic buildings are conserved using best conservation practices (e.g. SPAB, Cadw etc.), retaining maximum exterior and interior historic fabric, using traditional and where possible, sustainably sourced materials.

Strategy

- To work with local people to:
 - Produce a comprehensive Character Statement of Porthgain Conservation Area which sets out why the area has been designated and what its special qualities are.
 - Produce a comprehensive Proposals Document for Porthgain Conservation Area setting out how its special qualities can be preserved and enhanced for both now and the future.

- To ensure that these documents are based on:
 - Thorough research
 - Extensive consultation
 - Widespread ownership of the initiative

Themes (Tools)

- To develop and implement a co-ordinated programme of proposals based on the following themes:
 - Resources
 - Public realm
 - Traffic management
 - Community Projects
 - Awareness
 - Development
 - Control
 - Study & Research

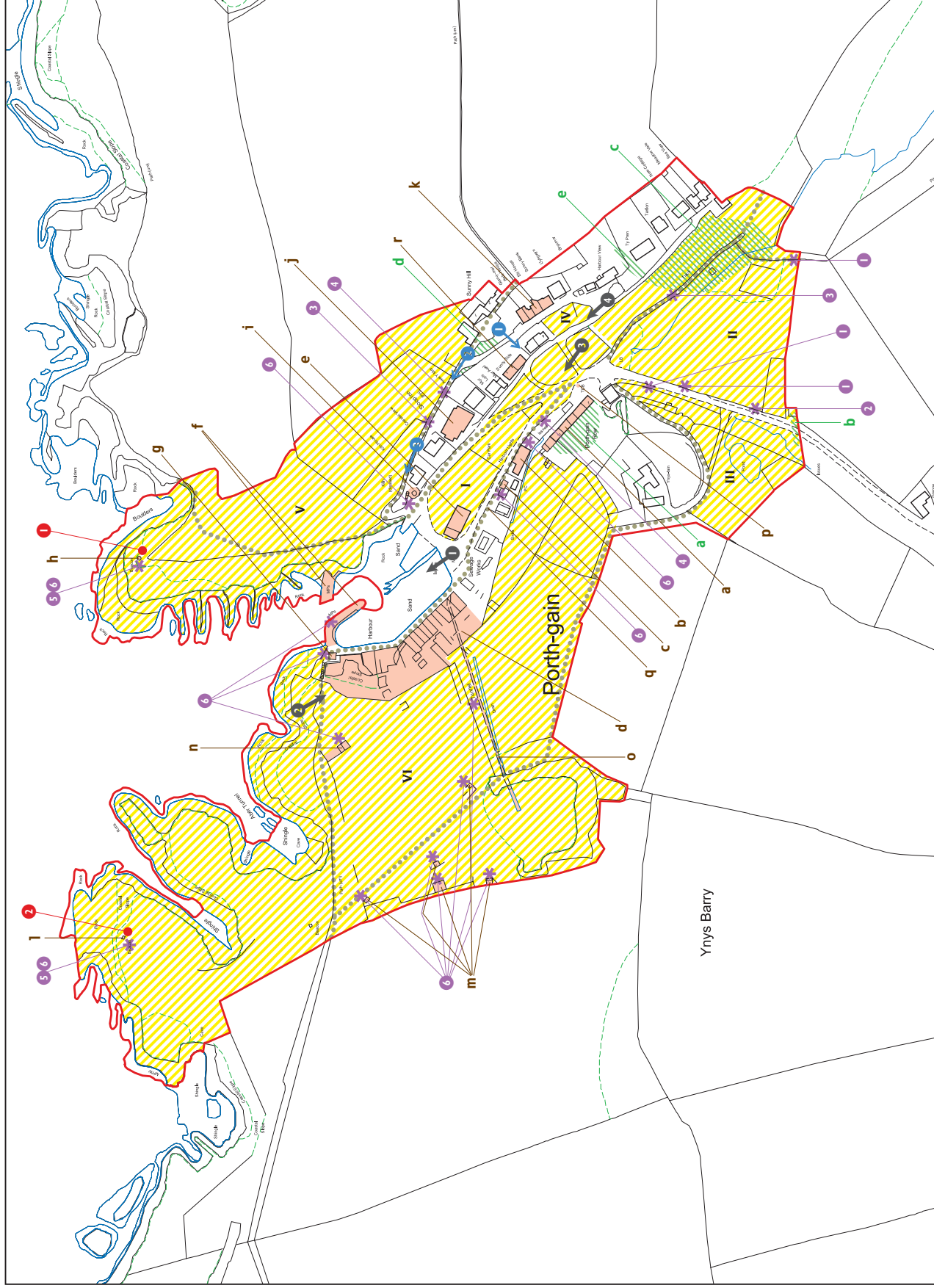
and these are detailed in sections 5-12 inclusive.

Porthgain

Conservation Area: Features



Pembrokehire Coast
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Porthgain Conservation Area Designated 1997

Key

- Conservation Area Boundary
- Landmark Buildings
- Buildings of local significance
- * Local features
- ↑ Key views
- ↑ Glimpses to an object/landmark/point of interest
- Important open spaces
- Important pedestrian route
- Trees important to the setting of Conservation Area

Scale



Pembrokehire Coast
National Park

Porthgain

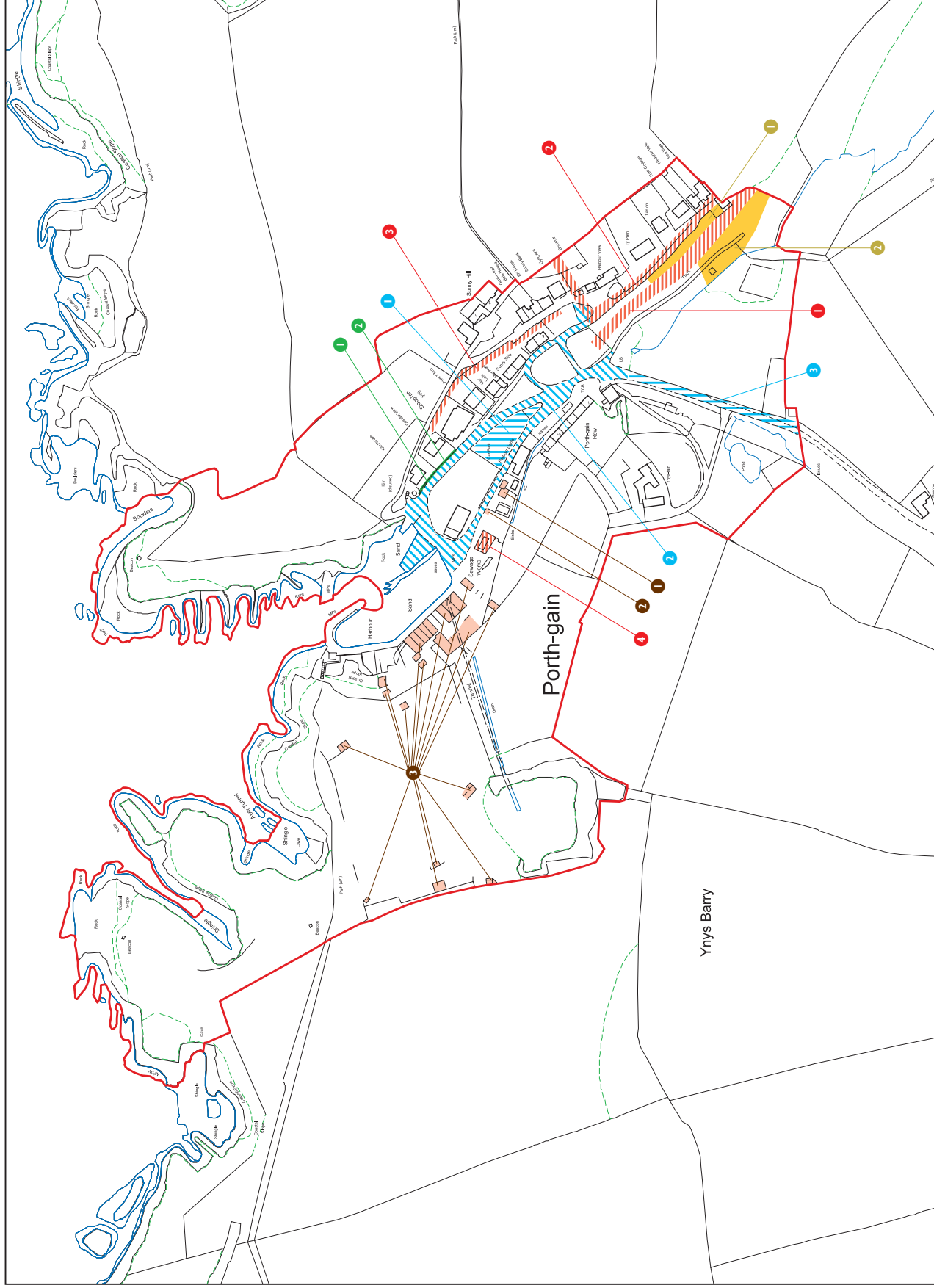


Porthgain

Conservation Area: Opportunities



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Porthgain Conservation Area Designated 1997

Key

- Conservation Area Boundary
- Opportunity for improvement of frontage
- Opportunity for enhancement of building
- Opportunity for enhancement of area
- Opportunity for public realm/features enhancement
- Opportunity for addressing traffic/pedestrian conflict

Scale



Pembrokehire Coast National Park



5 RESOURCES

5.1 CONSERVATION FUNDING - CADW GRANTS

There may be limited funding available from Cadw for schemes within the Conservation Area for repairs to historic buildings.

Principles

Cadw offers two grants:

- Works to outstanding buildings (Historic Buildings and Ancient Monuments Act 1953).
- Works which make a significant contribution towards the preservation or enhancement of the character of a Conservation Area Planning (Listed Buildings and Conservation Areas Act 1990).

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

To ensure that existing Cadw grants are:

- Fully utilised to conserve and enhance the special qualities of the Conservation Area.
- Utilised so as to complement all other grant regimes.
- Targeted on key properties and places.

Priorities

To advise all those involved in the conservation and enhancement of the special qualities of the Conservation Area, of the availability of Cadw grants.

Place

To advise all those involved with key buildings and areas, of the availability of Cadw grants.

Partners

Cadw, PCNPA, property owners and project champions.

Programme

Part of general awareness campaign.

Practice

On-going liaison with Cadw, property owners and project champions.

5.2 CONSERVATION FUNDING- HISTORIC TOWN SCHEME PARTNERSHIP GRANTS (PCNPA)

Principles

National Park Authority in conjunction with Cadw currently offer grants to property owners in Tenby, St Davids and Saundersfoot to encourage the appropriate conservation and enhancement of historic buildings within the Conservation Area. The Authority is negotiating with Cadw to extend these grants to all Conservation Areas.

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

To establish a scheme under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and secure funding from a wide range of partners.

Priorities

To define those buildings, qualities and works that contribute most to the special character of the Conservation Area.

Partners

Potentially PCNPA, Cadw, WAG, Community Councils and property owners.

Programme

To regularly approach key partners with a view to agreeing funding.

5.3 NON-BUILDING CONSERVATION FUNDING

(e.g. housing grants, highways infrastructure budget, WAG grants, statutory undertakers budgets, Countryside Council for Wales (CCW) etc.

Principles

The local economy is fragile (largely reliant on tourism, agriculture and public sector) and conservation work can be costly. It is accordingly important to ensure that:

- Funding already allocated to the area is used so as to (inter alia) help conserve and enhance the special qualities of the Conservation Area.
- External funding for conservation and enhancement works is maximised and co-ordinated so as to help sustain the local economy.

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

- **Pro-active:** to agree common objectives with external funders towards formalising "working accords" with each in line with Section 62 of the Environment Act 1995.
- **Reactive:** to respond to the initiatives of external funders drawing their attention to the importance of conserving and enhancing the special qualities of the Conservation Area through their existing programmes.

Priorities

- To focus on works/management, which have greatest impact on the conservation /enhancement of the special qualities of the Conservation Area.
- To encourage the implementation of a visitor management strategy.

Place

To focus on areas and buildings which are of greatest importance to the conservation and enhancement of the special qualities of the Conservation Area

Partners

All those investing in the area, especially PCC, PCNPA, statutory undertakers, WAG.

Programme

- **Pro-active:** to regularly approach key partners with a view to agreeing working accords.
- **Reactive:** to work closely with external funders with a view to positively influencing their existing programmes of work.

Practice

To provide a copy of this document to the key officers in each of the relevant funding agencies.

6 PUBLIC REALM

While the conservation and enhancement of private properties within the Conservation Area are important, public areas and features (e.g. streets, lanes, alleys, pavements, poles, overhead cables, signage, lighting, benches etc.) as well as Trefin's unique biodiversity have significant effects on the special qualities of the area.



To compete economically town centres need to identify and exploit their unique “personality” so that they offer different reasons for visits. A well designed public realm of high quality can help create a “sense of place” in communities which add to their attraction beyond the immediate area (Planning Policy Wales TAN12: Design paragraph 5.14.3 (2009))

Principles

- To ensure that public areas, qualities and the biodiversity are managed and improved so as to help ensure the conservation and enhancement of the special qualities of the Conservation Area.
- To aim at making historic buildings which provide services for the public accessible to everyone (Overcoming the barriers: providing physical access to historic buildings, (Cadw 2002)).

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 9 (Light Pollution)
- LDP Policy 16 (Open Spaces & Green Wedges)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 55 (Powerlines and Pipelines)

Proposal

- **Pro-active:** to agree common objectives with the relevant organisations towards formalising “working accords” with each in line with Section 62 of the Environment Act 1995.
- **Reactive:** to respond to the initiatives of the relevant organisations drawing their attention to the importance of conserving and enhancing the special qualities of the Conservation Area through their existing programmes.

Priorities

All of the Conservation Area and its setting but with particular focus on:

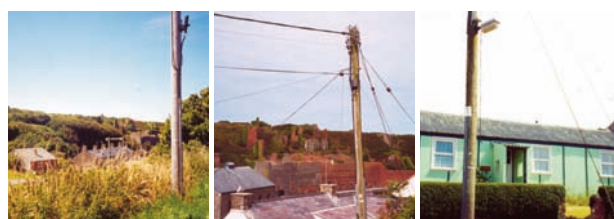
- Undergrounding unsightly cables (subject to archaeological and geological considerations).
- Rationalising the design and locations of street furniture
- Sensitive lighting schemes

- Minimise light pollution
- Appropriate design and placing of street furniture
- Appropriate signage
- Appropriate road markings
- Retention of special features (e.g. industrial structures and relics)
- Encourage management of public open spaces
- Developing a tree management scheme
- Integration of biodiversity with conservation of the built environment at all opportunities.

Place

All of the Conservation Area but with a focus on: -

- Poles and wires outside of The Street
- Use of insensitive designed road markings throughout the Conservation Area



Partners

All those agencies involved in the public realm but especially:

- PCC
- Environment Agency, British Telecom, Telecommunications Operators, Western Power, Transco, Dwr Cymru, CCW
- Llanrhian Community Council
- PCNPA.
- National Trust

Programme

- **Pro-active:** to approach relevant organisations with a view to agreeing working accords within twelve months
- **Reactive:** to work closely with relevant organisations with a view to positively influencing their existing programmes.

Practice

All in accordance with:

- Cadw Guidance “Overcoming the Barriers - Providing Physical Access to Historic Buildings
- Welsh Office Circular 60/96 Archaeology and Historic Areas
- Cadw Welsh Historic Monuments (n.d.) Traffic Management in Historic Areas
- English Heritage (1993) Street Improvements in Historic Areas
- English Heritage (1995) Development in Historic Environment
- English Heritage (1997) Conservation Issues in Local Plans
- English Heritage (June 1993) Conservation Area Practice: guidance on the management of

Conservation Areas

- Welsh Assembly Government (1997) Technical Advice Note 10: Tree Preservation Orders
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

7 TRAFFIC MANAGEMENT

The historic core of Porthgain was not designed to cater for motorised transport which can adversely affect the conservation and enjoyment of the special qualities of the Conservation Area.

In established urban and rural neighbourhoods, traffic management measures should be adopted to improve the street environment and promote road safety (Planning Policy Wales Edition 3, July 2010 paragraph 8.4.1)



Principles

- To prevent physical damage to the special qualities of the Conservation Area.
- To reduce congestion (including inconvenience, inefficiency etc.) and improve safety in the Conservation Area.
- To improve enjoyment and safety of pedestrians and other users (by reducing speed, intrusions such as noise, smell, dust etc.) of the Conservation Area.

Key Policy

- LDP Policy 52 (Sustainable Transport)

Proposals

To encourage PCC to develop a traffic management scheme in line with Section 62 of the Environment Act 1995, for the Conservation Area as part of a wider transport strategy for the area including:

- Consideration of pedestrian friendly schemes, traffic calming, residents / visitors parking, disabled access, cycling and walking networks.
- Restrictions on vehicular weight, length, delivery, loading, access, time etc.
- Investigation of vehicular usage.
- Conservation best practice in use of surfacing, detail and junction layouts (Traffic Management in Historic Areas Cadw (2001).

Priorities

The whole of the Conservation Area and its setting needs to be incorporated in any traffic management scheme.

Place

The whole of the Conservation Area.

Partners

PCC, Dyfed Powys Police Authority, Llanrhian Community Council, local groups. PCNPA.

Programme

- **Pro-active:** to approach relevant organisations within twelve months with a view to agreeing working accords.
- **Reactive:** to work closely with relevant organisations with a view to positively influencing their existing programmes and practices

Practice

In accordance with

- Cadw Welsh Historic Monuments (n.d.) Traffic Management in Historic Areas
- English Heritage (1993) Street Improvements in Historic Areas
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales
- Civic Trust (1993) Traffic Measures in Historic Towns – an introduction to good practice
- Welsh Assembly Government (1998) Technical Advice Note 18: Transport (2007)

8 COMMUNITY PROJECTS

Local people and organisations have much to contribute to the conservation and enhancement of the special qualities of the Conservation Area.



Principles

To enable, support and encourage local people and organisations to contribute towards the conservation and enhancement of the Conservation Area.

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

- To help build community capacity to enable local people to contribute to the enhancement of the Conservation Area and wider setting.
- To foster a sense of 'pride of place' in the Conservation Area and its wider setting.
- To help influence/support local initiatives to ensure that they contribute to the enhancement of the Conservation Area and its wider setting.

Priorities

- **Pro-active:** To encourage key community partners to develop a programme of capacity building.
- **Reactive:** To react to community aspirations and provide the necessary support and advice.

Place

Throughout the Conservation Area.

Partners

Llanrhian Community Council, PCNPA, PLANED, PCC (CRU) PAVS, Dyfed Archaeological Trust, local groups and individuals involved in community support.

Programme

- **Pro-active:** To aid the relevant organisations within 12 months in encouraging them to help the local community in the conservation and enhancement of the area.
- **Reactive:** To help support community projects with support and advice.

9 AWARENESS

Through awareness comes understanding, and through understanding comes care. This is vital for the conservation of the historic built resource. Across Wales generally the public's level of knowledge and understanding of the historic resource is low.

Numerous small inappropriate alterations have contributed significantly to the erosion of the special qualities of the Conservation Area. Many of these alterations are undertaken through lack of understanding and consideration of the built heritage and availability of inappropriate building materials and fittings.

It is important that awareness of the value of the local environment and the quality of its care is increased so that at the very least, decisions affecting the Conservation Area can be made on an informed and enlightened basis.

It is a WAG objective 'to preserve and enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life and its importance as a resource for future generations' (Planning Policy Wales Edition 3, July 2010)



Principles

To increase the level of awareness and understanding of the special qualities of the Conservation Area so as to ensure their conservation and enhancement.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 29 (Sustainable Design)

Proposals

To develop and implement a Communications Strategy embracing key conservation and enhancement principles using a variety of media including Leaflets, posters, events, TV, Internet, radio, walks, talks, etc and aimed at key target audiences.

Priorities

While it is important that all of the special qualities of the Conservation Area be enhanced, particular attention needs to be paid to:

- Domestic details – windows, doors, roofs, curtilages
- Commercial signage, shutters and illumination schemes
- Public realm works – lights, furniture, street surfaces, signage etc
- Provision of sensitive interpretation
- Retention of the atmosphere of the village.

Place

Throughout the Conservation Area.

Partners

All those involved in the management of the Conservation Area but especially:-

- PCNPA
- Individual property owners & tradespeople
- Statutory undertakers
- National Park Authority
- National, Regional and local bodies and societies
- P.C.C.

Programme

The development of a Communications Strategy within 12 months, followed by a phased programme of implementation.

Practice

To develop good working relationships with the Community Council and local groups, to develop new awareness initiatives and to further existing initiatives.

10 DEVELOPMENT

It is important that new development respects the character of the Conservation Area in terms of scale, materials and detail. The sensitive redevelopment or upgrading of buildings for housing, business and other uses will result in a greater capital value for the owner which will in turn encourage inward investment and confidence in the area.

Good development should avoid both insensitive modern design and also the superficial echoing of historic features in new building (Building in Context - new development in historic areas CABE (2001))



Principles

- To ensure that new development and redevelopment conserves and enhances the special qualities of the Conservation Area.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 30 (Amenity)

Proposals

- To identify opportunities for development in line with the LDP
- To prepare/assist with design/development briefs for key sites and buildings
- To work with developers at pre-application stage to ensure that their proposals conserve and enhance the special qualities of the Conservation Area
- To develop a general guidance note for applicants
- To encourage full, detailed planning/listed building applications of all development and redevelopment proposals (including drawings of the neighbouring structures/areas).
- To ensure wide consultation on all development proposals in the Conservation Area

Priorities

- Continue to fulfil principles set out in P.O.S.T. analysis on a reactive development-led basis.
- To help bring forward potential sites for enhancement, improvement and development.

Place

Throughout the Conservation Area.

Partners/Developers

Developers, PCNPA, Environment Agency, PCC, CCW, Architects, Surveyors, Builders, etc.

Programme

Proactive: preparation of/ assistance with development briefs

Reactive: to applicants proposals

Practice

All in accordance with:-

- CABE (2000) By Design - urban design in the planning system: towards better practice
- CABE (2001) Building in Context - new development in historic areas
- CABE (2001) The Value of Urban Design
- English Heritage (1995) Development in Historic Environment
- Welsh Assembly Government (1996) Technical Advice Note 7: Outdoor Advertisement and Control
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

11 CONTROL

If the Conservation Area is not adequately conserved and enhanced, then planning legislation provides for the introduction of additional controls. While it is hoped that all those involved in the future of the Conservation Area promote the conservation and enhancement of its special qualities, it is important that there are procedures in place to prevent the inappropriate actions of those who do not.

Principles

- To prevent development and uses that have an unacceptable impact on the archaeology, historic fabric and character of the Conservation Area.
- To ensure that new development / uses preserves or enhances the character or appearance of the Conservation Area.
- To prevent development where it would damage or destroy the amenity value of trees or groups of trees.
- To prevent development and uses that would adversely affect the integrity or coherence of the Landscape of Historic Interest in which the Conservation Area is set.
- To prevent development which damages the physical context of Little Haven along with its approaches and views as set out in the Character Statement.
- To encourage measures which would maintain and prevent the loss of existing features of value.

Key Policies

- LDP Policy 8 (Special Qualities)
- LDP Policy 11 (Protection of Biodiversity)
- LDP Policy 29 (Sustainable Design)
- LDP Policy 30 (Amenity)

Proposals

- All applications for development in the Conservation Area be fully considered by the National Park Authority in accordance with the principles set out in the LDP.
- All decisions of the Authority be carefully monitored, and, where appropriate, enforced
- That, where appropriate, Repairs/Urgent Works Notices and Enforcement Notices be served under the Planning, Listed Buildings and Conservation Areas Act 1990
- Consideration be given to recommending spot-listing historic buildings where appropriate
- Article 4 directions can be used by the local authority to control small scale alterations which fall within 'permitted development rights' (e.g. the alteration of windows, removal of curtilage features, protecting buried archaeological remains etc.) and consideration is to be given to the introduction of these.

- Consideration be given to revoking, making and varying Tree Preservation Orders where appropriate
- The local community be informed of proposals affecting the Conservation Area within recognised consultation procedures

Priorities

All details which have a significant impact on the character of the Conservation Area but in particular fenestration, doors, signage, satellite dishes/aerials and their fixings, boundary features and trees.

Place

All of the Conservation Area.

Partners

Developers, PCNPA, property owners, and all those wishing to make changes to the special qualities of the Conservation Area.

Programme

It is proposed that the Conservation Area be reviewed to evaluate the effectiveness of the policies twelve months after the adoption of this Proposals Document. A report setting out the situation will then be considered by the National Park Authority with recommendations as to whether or not Article 4 directions need to be introduced.

12 STUDY & RESEARCH

It is important that all decisions affecting the Conservation Area are based on sound knowledge of its archaeological, historic and architectural qualities, relating not only to individual buildings but also layout, land use and local identity.

Principles

It is important that the conservation and enhancement of the area is based upon a good understanding of its special qualities.

Proposals

- To collect and collate all existing reports and research on the special qualities of the Conservation Area and to regularly update the database.
- To make sure this database is available to inform all judgements on works in the Conservation Area and to regularly update the database.
- To develop and maintain a photographic archive of the appearance of the Conservation Area.
- To commission further research into both the special qualities of the Conservation Area and both historic and modern techniques for its conservation and enhancement.
- To monitor changes in the character of the Conservation Area leading to a review of this Proposals document

Priorities

- Research into local historic building techniques (e.g. types of mortar, stonework)
- Research into local traditions and folklore
- Research into archaeology and field systems

Place

Across the Conservation Area and its setting.

Partners

PCNPA, Dyfed Archaeological Trust, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales.

Programme

Proactive: To monitor the Conservation Area's character and review this Proposals document within 10 years.

Reactive: Ongoing.

13 CONSERVATION AREA BOUNDARY

13.1 OUTLYING AREAS IMPORTANT TO THE SETTING AND CHARACTER OF THE CONSERVATION AREA.

The immediate landscape and coastal setting of Porthgain is of historic, archaeological and ecological importance. The land to the west, including Barry Island, the granite quarries at Pen-clegyr, slate quarries at Abereddy, Abereddy village with its industrial remains, routes and tramways is of importance for its industrial remains and visual prominence. To the south are the important settlements at Henllys and Felindre with pre-industrial trackways to Porthgain from the medieval settlement of Llanrhian.

The following map shows the outlying areas important to the setting and character of the Conservation area in terms of history, archaeology and local landmarks. The map sets out the immediate historic, archaeological and landscape context of the Conservation Area. The impact on the setting of the Conservation Area will be a consideration for proposals which would have a major impact on or introduce incongruous elements into the surrounding landscape.

13.2 CONSERVATION AREA BOUNDARY REVIEW

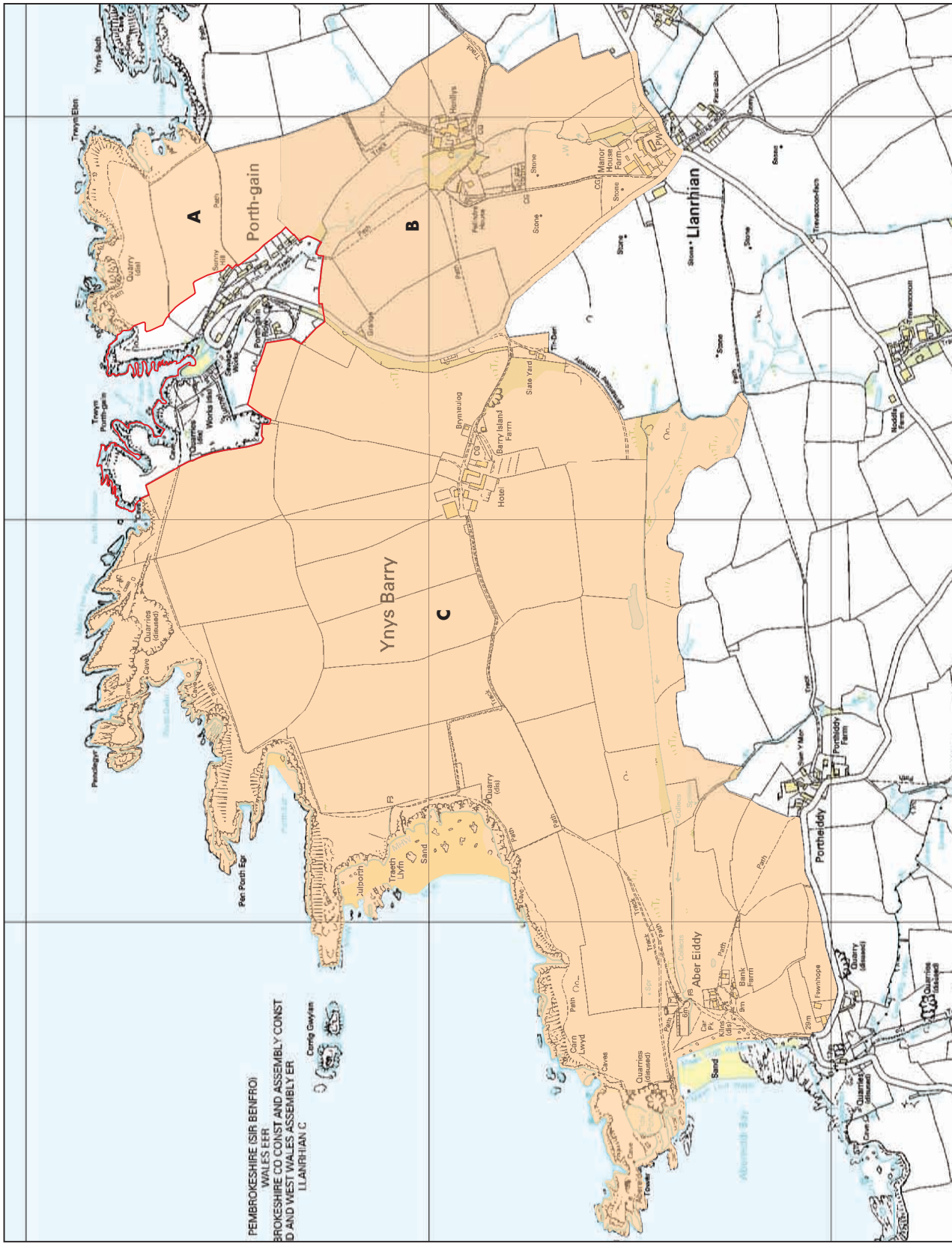
Under Section 67 of the 1990 Listed Buildings and Conservation Areas Act, the National Park Authority is required to review Conservation Areas from time to time. The Conservation Area Working Group has suggested extending the boundary to include:-

- Two granite quarries to the south west
- Further outlying industrial buildings
- Tracks and cuttings
- St Brides now Scotch House.

These suggestions will be considered in closer detail as a separate legislative process and will be subject to full public consultation.

Porthgain

Outlying areas important to the setting and character of the Conservation Area



14 NEXT STEPS

- The PCNPA has adopted the Proposals Document as Supplementary Planning Guidance to the Local Development Plan. It will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting Porthgain Area.
- It is proposed that the on going management and monitoring of the proposals set out in the document be undertaken by the Havens Community Council nominated working group and National Park officers on (initially at least) a twice yearly basis with reports on progress being made publicly available.

15 PORTHGAIN CONSERVATION AREA PROGRAMME

| Themes (Tools) | Potential Partners | Practice | Land Organisation | Timetable | | | |
|--|---|--|---------------------------------------|-----------|-----------|-----------|-----------|
| | | | | 2011/2012 | 2012/2013 | 2013/2014 | 2014/2015 |
| Resource Conservation Funding - Cadw Grants | Cadw, property owners & project champions | Ongoing Liaison with Cadw, property owners and project champions | PCNPA | | | | |
| Conservation Funding – Historic Town Scheme Partnership Grants (PCNPA) | PCNPA, Cadw, PCC, WDA, WTB, property owners | Explore potential for Town Scheme Partnership | PCNPA/Cadw | | | | |
| Non-Conservation Funding | PCC, statutory undertakers, WDA, WTB, landowners | Approach key partners with a view to agreeing working accords | PCNPA | | | | |
| Public Realm | PCC, Environment Agency, BT, Telecommunications Operators, Western Power, Transco, Dwr Cymru, Hyder | Respond to initiatives of external funders | PCNPA | | | | |
| | | Approach relevant organisations with a view to agreeing working accords | PCNPA | | | | |
| Traffic Management | PCC, Dyfed Powys Police Authority | Respond to initiatives of relevant organisations | PCNPA | | | | |
| | | Traffic management (PCC) | PCNPA/PCC | | | | |
| Community Projects | Llanrhian Community Council, PCNPA local groups and individuals, PLANED, PCC (CRU), PAVS | Approach relevant organisations with a view to agreeing working accords | PCNPA | | | | |
| | | Response to initiatives of relevant organisations | PCNPA | | | | |
| Awareness | Property owners, tradespeople, statutory undertakers, National Regional and local bodies and societies | Approach relevant organisations to aid the community to conserve and enhance the Conservation Area | PCNPA | | | | |
| | | Reactive support for community projects involving building conservation | PCNPA | | | | |
| Development | Developers | The development of a communications strategy | PCNPA | | | | |
| | | Phased implementation of communication strategy | PCNPA | | | | |
| Control | Developers, property owners | Phased preparation of development briefs | PCNPA | | | | |
| | | Reactive (planning & Listed Building applications/queries) | PCNPA | | | | |
| Study & Research | Cambria Archaeology, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales, local history societies | Review of the Conservation Area | PCNPA | | | | |
| | | Ongoing study and research | PCNPA | | | | |
| Conservation Area Boundary Review | PCNPA & Community Council Working Group | Ongoing management and monitoring of the proposals | PCNPA/Community Council Working Group | | | | |
| | | Review of the Proposal Document | PCNPA | | | | |
| Conservation Area Boundary Review | Public | Review of the Conservation Area boundary | PCNPA | | | | |
| | | | | | | | |

16 ABBREVIATIONS USED

| | |
|--------|---|
| BT | BRITISH TELECOMMUNICATIONS |
| CABE | COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT |
| CCW | COUNTRYSIDE COUNCIL FOR WALES |
| CROW | COUNTRYSIDE AND RIGHTS OF WAY ACT 2000 |
| CRU | PEMBROKESHIRE COUNTY COUNCIL (COMMUNITY REGENERATION UNIT) |
| EA | ENVIRONMENT AGENCY (WALES) |
| LDP | LOCAL DEVELOPMENT PLAN |
| PAVS | PEMBROKESHIRE ASSOCIATION OF VOLUNTARY SERVICES |
| PCC | PEMBROKESHIRE COUNTY COUNCIL |
| PCNPA | PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY |
| PLANED | PEMBROKESHIRE LOCAL ACTION NETWORK FOR ENTERPRISE AND DEVELOPMENT |
| SPAB | SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS |
| WAG | WELSH ASSEMBLY GOVERNMENT |

KEY TO PORTHGAIN CONSERVATION AREA FEATURES MAP

LANDMARK BUILDINGS- red circle

1. Navigation Beacon (east)
2. Navigation Beacon (west)

BUILDINGS OF LOCAL SIGNIFICANCE – brown circle, lower case text

- a. Porthgain Row (historic/architectural)
- b. Harbour Lights (historic/industrial)
- c. Old Store (historic, social, industrial)
- d. Hoppers (industrial, historic)
- e. Tŷ Mawr (industrial, historic)
- f. Porthgain Harbour (industrial, historic)
- g. Pilot's House (industrial, historic)
- h. Navigation Beacon (east) (industrial, historic)
- i. Limekiln (industrial, historic)
- j. Sloop Inn (historic, social)
- k. Glan-y-mor, Bola House, Ely House and Sunnybank (historic, industrial)
- l. Navigation Beacon (west) (industrial/historic)
- m. Weighbridge, engine sheds and water tank supports
- n. Former Row of Cottages
- o. Quarry Tunnel
- p. Telephone Call Box
- q. Old W.C.
- r. Sunnyside Nos1&2 (Historic)

LOCAL FEATURES – purple circle, white text

1. Hedgerow
2. Brick gateway
3. Unmettalled track
4. Slate walls
5. Navigation beacon
6. Former Industrial buildings
7. Stone joms

KEY VIEWS – black arrow, white text

1. Seaward views from harbour
2. Panoramic views of village and harbour and headlands from cliff path above Pilots House
3. Fine view of harbour, hoppers and Tŷ Mawr
4. View over village towards sea: western beacon visible

KEY GLIMPSES TO AN OBJECT/LANDMARK/POINT OF INTEREST – blue arrow, blue circle, white text

1. Glimpse of Porthgain Row over Sunnyside
2. Glimpse of hoppers, Tŷ Mawr and harbour
3. Glimpse of harbour, Pilots House and headland with beacon

IMPORTANT OPEN SPACES – black text

- i. Village Green
- ii. Marshland to south east of Porthgain including scrub to north
- iii. Planted grounds of Yyns-faen abutting road
- iv. Gardens south of Sunnybank
- v. Coastal slopes to north east of village
- vi. Coastal slopes and industrial landscape to west of village

TREES IMPORTANT TO THE SETTING OF THE CONSERVATION AREA – green text

- a. Copse of elm to the rear of Porthgain Row.
- b. Sycamores at south approach to Porthgain alongside corrugated iron store shed.

- c. Blackthorn, willow and alder woodland with sycamore on south facing slope.
- d. Sycamores south west of Sunny Hill
- e. Fir tree and sycamore tree in garden of Tŷ Pren.

KEY TO PORTHGAIN CONSERVATION AREA OPPORTUNITIES MAP

OPPORTUNITY FOR IMPROVEMENT OF FRONTAGE

1. Kiln House
2. Coastal view

BUILDINGS IN NEED OF ENHANCEMENT

1. Ruined storehouse
2. Old W.C.
3. Hoppers

OPPORTUNITY FOR ENHANCEMENT OF AREA

1. Parking Area alongside no-through road
2. Storage area off trackway

OPPORTUNITY FOR PUBLIC REALM ENHANCEMENT

1. Poles and wires along track north of marshland
2. Poles and wires along no-through road to Sea View
3. Poles and wires on east side of village
4. Sewage Works

OPPORTUNITY FOR ADDRESSING TRAFFIC/PEDESTRIAN CONFLICT

1. Car Park (aesthetics, use/layout, congestion)
2. Roads (parking and traffic flow)
3. Entrance to Village (speed)