

# **Pembrokeshire Coast National Park**

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## **Caravan, Camping and Chalet Landscape Capacity Assessment**

Final Report

for

**Pembrokeshire Coast National Park Authority**

November 2015



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Background paper for the Pembrokeshire Coast National Park  
Local Development Plan 1st Review

Final Report  
for  
Pembrokeshire Coast National Park Authority

November 2015



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Cover photo: Static caravans and touring caravans above Caerfai Bay

# 1. Introduction

- 1.1. White Consultants were appointed in July 2015 by Pembrokeshire Coast National Park Authority (PCNPA) to undertake a landscape sensitivity and capacity study for caravan, camping and chalet development in the National Park.
- 1.2. The brief states the scope of the study as the systematic assessment of the capacity of existing Landscape Character Areas (LCAs) to accommodate a range of different types of caravan, camping and chalet developments including emerging types of accommodation. It requires advice on an LCA basis as to whether existing sites can be upgraded, extended to increase accommodation, extended to improve appearance and/or whether new sites can be accommodated. This forms Part 1 of this report.
- 1.3. The brief further requires industry trends to be explored and strategic guidance set out on how to improve the appearance of sites. Based on these and the LCA findings recommendations on changes to the development plan strategy and an approach to policy are required. This forms Part 2 of this report.
- 1.4. Very small scale development such as a single caravans in a curtilage and matters relating to licensing of sites are outside the scope of this study.
- 1.5. The National Park has two statutory purposes, the first of which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. In order to achieve this, the NPA seeks to conserve and enhance the special qualities of the Park. The overarching qualities of particular relevance to this project are the area's coastal splendour, distinctive settlement character, rich historic environment, remoteness, tranquillity and wildness and space to breathe. Each individual landscape character area (LCA) has its own special qualities and characteristics.
- 1.6. The character and nature of the National Park attracts many visitors. This has led to significant development of caravans, camping and chalet developments in places which in turn have detrimentally affected the qualities of the National Park visitors seek to enjoy. This development has supported the economy of the area, especially in the summer months. In carrying out the two primary purposes the NPA has a duty to seek to foster the economic and social well being of local communities within the National Park. There is therefore a balance to be struck in conserving and enhancing the Park as the prime purpose on the one hand whilst supporting the local economy on the other. This study seeks to assist the PCNPA in guiding existing, and possibly new, caravan, camping and chalet development to achieve this balance.
- 1.7. In statutory land use planning terms, this document has two potential roles.
  1. Under the review of the Pembrokeshire Coast National Park Local Development Plan its status will be that of a 'Background Paper' forming part of the Authority's evidence base for Plan Review. It will be formally published alongside the Authority's Review Report. It will be used as a Background Paper to inform the Authority's review of caravan, camping and chalet policy approach in the adopted Local Development Plan. Any proposed change in policy will be subject to public consultation in compliance with national policy, guidance and regulation. Policies can be ultimately added, amended or deleted from the Plan by the appointed Inspector. The Authority will follow the advice provided in paragraph 2.8 of Planning Policy Wales Edition 7 (updated August 2015) when considering the status of the emerging replacement Plan.
  2. Subject to the Report remaining, or being revised to be, consistent with the policy framework of the adopted replacement Local Development Plan it could

- be made into draft supplementary planning guidance, and subject the appropriate public consultation, be adopted as such. Paragraph 2.4.4 of Planning Policy Wales Edition 7 (updated August 2015) advises that only the policies in the development plan have special status under section 38(6) of the 2004 Act in deciding planning applications but SPG may be taken into account as a material consideration. In making decisions on matters that come before it, the Welsh Government and the Planning Inspectorate will give substantial weight to approved supplementary planning guidance which derives from and is consistent with the development plan, and has been the subject of consultation.
- 1.8. The report is structured in Part 1 to explain the method used [2.0], give an overview of the issues encountered in the assessment [3.0], summarise the sensitivity and capacity of the LCAs [4.0], and then to assess each LCA in turn [5.0]. In Part 2, industry trends are briefly explored (6.0), the existing policy context set out (7.0), and based on this and the findings of the first part of the study, recommendations for a strategy and policy approach made (8.0).
  - 1.9. The appendices deal with a glossary of terms (**Appendix A**), overall guidelines for caravan, camping and chalet development (**Appendix B**) and the (**Appendix C**).
  - 1.10. The study area with the pattern of existing camping and caravan development is indicated on **Figure 1**.

# PART 1

## 2. Method

- 2.1. The method for this study has built on the principles of sensitivity and capacity assessment of the landscape to accommodate various types of development without detrimental impact. It has been refined in consultation with the client steering group to work within the context of the National Park.
- 2.2. The terms used in the study are to be found in the Glossary in **Appendix A**. This uses terms primarily defined by the latest landscape and seascape character guidance. Other sources include the European Landscape Convention, and LANDMAP .
- 2.3. The relevant guidance and references taken into account by this study are as follows, in date order:
  - Topic Paper 6 Techniques and criteria for judging Capacity and Sensitivity, Countryside Agency, Carys Swanwick and LUC, 2004.
  - Guidelines for Landscape and Visual Impact Assessment Edition 3, 2013 (GLVIA3).
  - Landscape character assessment for Pembrokeshire Coast National Park, adopted as SPG in June 2011.
  - Seascape character assessment for Pembrokeshire Coast National Park, adopted as SPG in December 2013.
  - The LANDMAP Information System, Countryside Council for Wales, March 2012.
  - An approach to landscape character assessment, Natural England, 2014.
  - Our own landscape and seascape sensitivity studies in Wales and England.

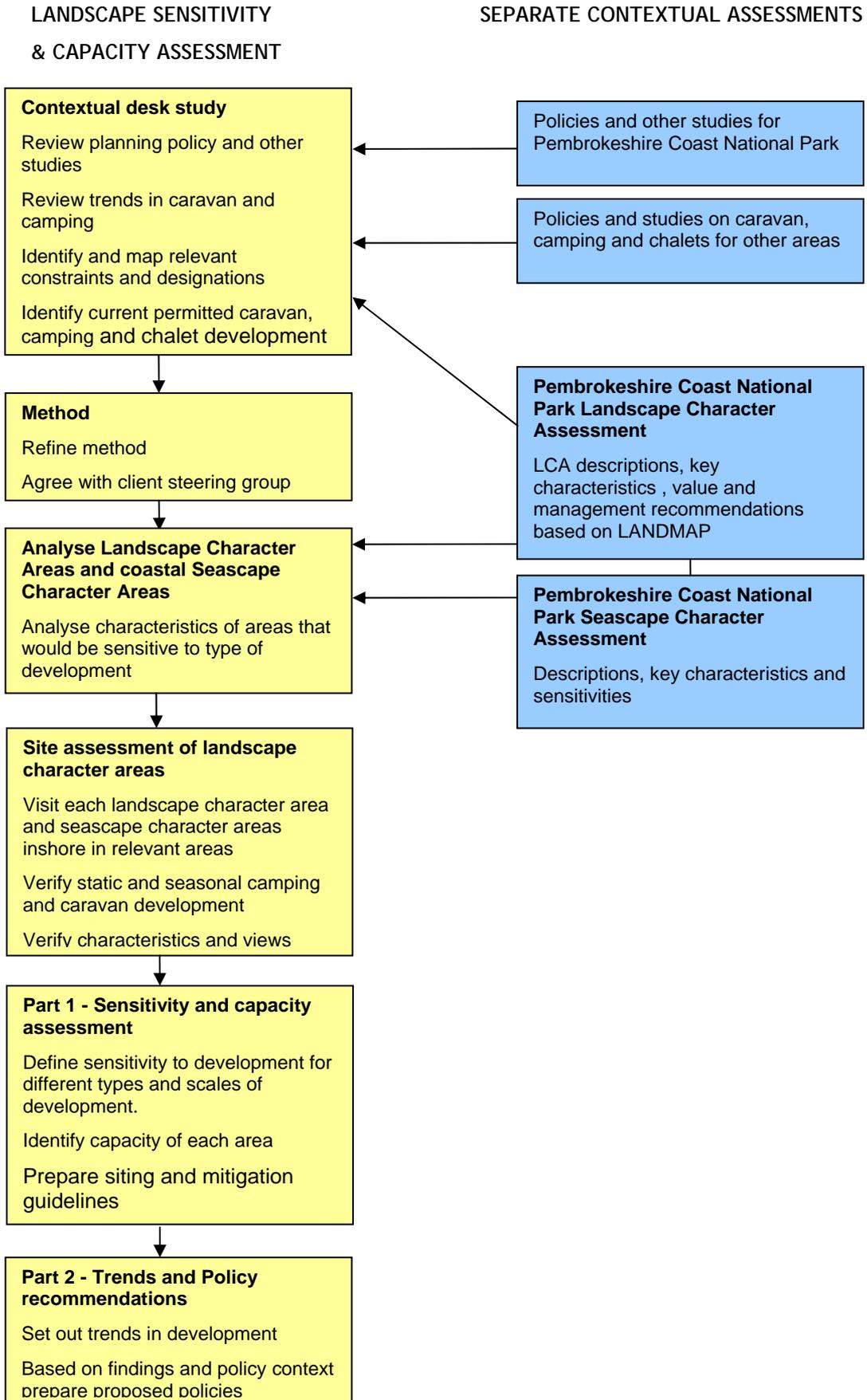
### Study process and method

- 2.4. A flow diagram of the process is shown in **Box 1**. This shows the series of tasks and reporting undertaken for the whole project.
- 2.5. A desk study was carried out bringing together all relevant landscape, seascape and constraints mapping data. Using this context, the National Park was visited by an experienced landscape and seascape assessor with another landscape architect with similar knowledge of the area acting as a sounding board. Every landscape character area was visited and assessed and three boat trips were made to assess the views towards and along the coast from adjoining seascape character areas. These trips covered the south east coast between Amroth and Lydstep, St Brides Bay and Fishguard Bay/Newport Bay. All site visits were carried out in late July and August in order to ensure that the peak season for seasonal camping was covered, and tents and touring caravans would be most apparent.

### Definitions

- 2.6. **Sensitivity** is taken to mean the extent to which a landscape character area (LCA) can accommodate a particular type and scale of change without adverse effects on its character. Sensitivity is derived from an appraisal of its landscape character sensitivity and visual sensitivity to development (or susceptibility as coined in GLVIA3) and its intrinsic value.

**Box 1: Summary of study process**



- 2.7. **Capacity** is taken to mean the amount of change that an LCA can accommodate without adverse changes to character or key characteristics or undue consequences for the achievement of landscape policies in the area. It takes into account existing development within the area as well as the sensitivity and deals with the issue of potential cumulative effects at a strategic level. Therefore an area which has a substantial amount of existing development may be considered to be at capacity even though its characteristics may be able to accommodate certain types of development. In contrast, an area which has no existing development with characteristics which are highly sensitive would also have no capacity for development.

#### Definition of Different Types of Development

- 2.8. In order to establish the sensitivity and capacity of the landscape to accommodate different types of camping and caravan development it is necessary to categorize different types of development. There are static caravans, chalets, touring caravans, camping and glamping units such as pods. Some sites have a combination of these. The layout, density, unit colour and other factors can also influence the impact any given site. Whilst there are an increasing number of different types of accommodation it is not clear how successful the new types will be in the long term. The glamping market is moving swiftly with some creative options being pursued to capture the imagination of visitors. These include gypsy caravans, vintage camper vans and more exotic options such as grounded aircraft and upturned boats. It is therefore necessary to simplify the assessment focusing on the basic principles of whether a site/development is permanent throughout the year, ie static or seasonal, and its size/scale. These are set out below. The other factors that influence how a site should look and fit into the landscape are dealt with in the general guidelines in **Appendix B** and guidelines for each LCA. The size thresholds were derived from a preliminary assessment of a sample of different developments in the Pembrokeshire landscape taking into account the scale and pattern of the landscape.

**Table 1 Definition of Different Types of Development**

<i>Type of development and site size</i>	<i>Definition</i>
Static: large	Static units including caravans, chalets and pods/hard structure glamping options on a site above 3Ha.
Static: medium	Static units including caravans, chalets and pods/ hard structure glamping options on a site >0.5Ha- 3Ha.
Static: small	Static units including caravans, chalets and pods/hard structure glamping options on a site 0- 0.5Ha.
Seasonal: large	Seasonal units including touring caravans, tents, soft structure glamping options such as yurts, tepees and safari tents above 3Ha.
Seasonal: medium	Seasonal units including touring caravans, tents, soft structure glamping options such as yurts, tepees and safari tents >0.5Ha- 3Ha.
Seasonal: small	Seasonal units including touring caravans, tents, soft structure glamping options such as yurts, tepees and safari tents 0- 0.5Ha.

- 2.9. There are some important provisos to be made to the above development definitions:

- Touring caravans left on site for the majority of the summer season or stored in situ over winter are generally considered to be the equivalent of static caravans in terms of this assessment of sensitivity.
- Soft structure glamping options such as yurts, tepees and safari tents are assumed to be seasonal, being removed from the site for the majority of the year. They are also assumed to be free standing without hard features such as timber decks or fences. Where the latter apply, they may generally be considered to be the equivalent of static caravans.
- Hard structure glamping options such as camping pods are generally considered to be the equivalent of static caravans especially if permanent, on foundations, with decking, connected to electrics or water or plumbed in. There may be particular situations where the structures are freestanding and are removed from the site for the majority of the year. These may be considered as exceptions on a case by case basis.

2.10. The sizes of site above act as a broad guide to capacity as there is a spectrum of effects from different types of development on different sites. There may be cases where smaller developments have a greater effect in some locations and slightly larger sites may have less effect in others. Infrastructure associated with different types of development will influence the impact of the development. The effects of individual sites and developments would need to be demonstrated on a case by case basis.

#### Deriving Sensitivity

2.11. Sensitivity is derived from combining landscape character sensitivity and visual sensitivity with value. The factors leading to a judgement of each are set out in Tables 2 and 3. Based on these, the levels of sensitivity are defined as follows:

<i>Level</i>	<i>Definition</i>
<b>High</b>	Landscape and/or visual characteristics of the landscape character area are very vulnerable to change and/or its intrinsic values are high or high/medium and the landscape character area is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
<b>High/medium</b>	Landscape and/or visual characteristics of the landscape character area are vulnerable to change and/or its intrinsic values are medium through to high and the landscape character area can accommodate the relevant type of development only in defined limited situations without significant character change or adverse effects. Thresholds for significant change are low.
<b>Medium</b>	Landscape and/or visual characteristics of the landscape character area are susceptible to change and/or its intrinsic values are medium/low through to high/medium and/or the landscape character type <i>may</i> have some potential to accommodate the relevant area of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
<b>Medium / low</b>	Landscape and/or visual characteristics of the landscape character area are resilient to change and/or its intrinsic values are medium/low or low and the landscape character area can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
<b>Low</b>	Landscape and/or visual characteristics of the landscape character area are robust or degraded and/or its intrinsic values are low and the landscape character area can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

**Table 2 Landscape/seascape character sensitivity criteria for caravans, camping and chalet sites**

Main criteria	Specific criteria/ factors	Characteristics that are less sensitive	Characteristics that are more sensitive
<b>PHYSICAL</b>			
Landform scale and enclosure	Scale of landform	Larger scale landforms which may be more able to accommodate larger developments	Smaller scale well defined landforms which may be disrupted by larger development which may need cut and fill on slopes. Smaller developments may be able to be accommodated better.
	Topographic form	Plateaux or flat landscapes may be more suitable for larger developments and may be less visible (dependent on landcover)	Landforms with well defined changes in level including cliffs, coastal slopes, undulating landscapes, rounded landform, narrow ridges, steep sloping valley sides and hillsides and narrow valley floors as development could be visible unless small scale and dependent on landcover.
	Skyline	Areas/sites without skyline.	Skylines which are an important and noticeable component in the landscape/seascape eg as a backcloth to lower land or coastal margins
	Relationship with sea	Areas inland from the coast which are not intervisible with it.	Coastal edges and islands which have a strong relationship with the sea
Landcover pattern, scale and enclosure	Scale of landcover	Larger scale landcover /field pattern which is more able to accommodate larger developments	Smaller scale landcover/field pattern which is less able to accommodate developments if spread over several fields
	Type/ Pattern	Forestry plantations, large scale simple agriculture with rectilinear field patterns	Irregular or complex pattern, often pastoral farmland with hedgerows and trees or semi-natural land where the scale and rectilinear character of larger developments may dominate or conflict with the pattern
	Enclosure	Where tree or hedge enclosure limits views of developments in winter as well as summer.	Open, unenclosed landscapes/seascapes where developments may be highly visible including areas where traditional boundary banks without hedges predominate.
	Historic landscape/ Time depth	More recent landscapes such as reclaimed land, late enclosure land where developments may cause less disruption.	Older landscapes with significant time depth and associated features where developments may be seen as additional intrusive elements eg ancient woodland, historic parkland, SAMs and their setting, registered historic landscapes.
	Landscape Habitat/ Ecological character	Landscapes with little ecological diversity where development would not damage habitats eg improved pasture.	Landscapes with ecological diversity where development could conflict with the character and could damage habitats such as nationally and locally designated sites and nature reserves, permanent pasture and semi-natural habitats eg dunes, river corridors and woodland.
Settlement type and pattern	Settlement pattern	Large scale modern urban areas where larger developments may be seen in scale and character	Undeveloped areas including the coastal edge.  Rural villages and other clustered settlements especially with historic cores where medium and large developments may compete with the traditional

Main criteria	Specific criteria/ factors	Characteristics that are less sensitive	Characteristics that are more sensitive
	Movement	Busy major roads and other areas of significant mechanised movement where developments may be more in character	No roads or only quiet country lanes where developments could be eye catching
Landscape features/ foci/ landmarks	Sensitive features/foci	Landscapes with no sensitive features where developments might detract from settings	Landscapes with landmarks and features such as church spires and towers, follies, parks and gardens, prominent listed buildings and ancient monuments where developments might compete as landscape foci and detract from settings
PERCEPTUAL			
How the landscape is experienced	Views	Presence of detractive views with no attractive views	Presence of attractive views with no detractive views where developments may detract from, or interrupt, cherished views, such as from the Coast Path, key viewpoints, recreational boat trip routes.
	Tranquillity	Area of lower tranquillity where the developments may be accommodated in character	Area of higher tranquillity and a sense of remoteness where developments, especially static developments, may be out of character
Context	Relationship with and intervisibility with adjacent landscapes	Limited or no visibility with seascape character areas partly indicated by the inland boundary of the seascape character area within LCA.  Self-contained landscape with limited relationship with adjacent areas where the effects of developments may be limited to the character area eg large consistent character areas with subtle boundaries with adjacent landscape character areas.	Strong intervisibility with seascape character area partly indicated by the inland boundary of the seascape character area within LCA.  Strong backdrop provided by this or adjacent area where the effects of developments are noticeable from or are emphasised by adjacent landform eg cliffs, scarp slopes, steep valley sides, hills adjacent to lowlands or water.

Table 3: Value Criteria

The value of an LCA would be derived from the following factors:
<ul style="list-style-type: none"> <li>• Designations in and around the site for landscape eg national or local, cultural heritage ie historic or archaeological, or for biodiversity.</li> <li>• LANDMAP aspects values</li> <li>• Indications of local or community interest or use eg country parks, area used for recreation where the landscape is important.</li> <li>• Culture- art and literature, tourism or promotional literature including key views</li> <li>• Local conservation and/or landscape objectives</li> <li>• Assessment of scenic quality, tranquillity, sense of place/ character, integrity/condition, rarity, representativeness and other perceptual qualities.</li> </ul>

### Deriving landscape capacity

- 2.12. The capacity of an LCA to accommodate further development has to be considered within the parameters of the primary purpose of the National Park. This is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Where there are areas where existing development runs contrary to that purpose it is likely that the capacity for further development is very limited and that the existing development should be improved in order to enhance the area.
- 2.13. Capacity is derived from consideration of its sensitivities to different levels and types of development and the existing caravan and camping development within that area, and visible from it. The capacity assessment is divided into the capacity for new sites, the extension to existing sites increasing the number of units and the extension of existing sites in order to improve the existing with no overall increase in the number of units. The latter option offers the opportunity to improve the 'offer' of a given site. The capacity for improvement of sites is also set out.
- 2.14. The definitions for capacity are as follows:

**Table 4 Capacity definitions**

<i>Level</i>	<i>Definition</i>
No capacity/ At capacity	The area is unable to accommodate further/any units as it has a high or high/medium sensitivity and/or it has substantial caravan/chalet/camping development which already significantly cumulatively adversely affects character and conflicts with the primary purpose of the National Park.
Limited	The area is only able to accommodate very limited further units relating to existing sites as it has a high or high/medium sensitivity and/or it has caravan/chalet/camping development which already significantly cumulatively adversely affects character and conflicts with the primary purpose of the National Park.
Moderate	The area may be able to accommodate some further units in some defined situations as it has between high/medium and medium/low sensitivity and/or it has some caravan/chalet/camping development which adversely affects character in parts and conflicts with the primary purpose of the National Park.
Substantial/ moderate	The area is able to accommodate further units in many situations without adverse effects on character as it has between low and medium/low sensitivity and/or it has caravan/chalet/camping development which slightly adversely affects character and slightly conflicts with the primary purpose of the National Park.
Substantial	The area is able accommodate a substantial number of further units without adverse effects on as it has between low and medium/low sensitivity and/or it has caravan/chalet/camping development which does not affect character and is consistent with the primary purpose of the National Park.

### Guidance

- 2.15. Where there is potential for new units to be accommodated within an area guidance is given on how to minimise landscape, seascape and visual effects. A generic list of siting guidance is located in **Appendix B** which should be taken as applying throughout. The relevant guidance for each LCA is also set out in the sensitivity and capacity assessment for each. This leads to some repetition within the report but hopefully avoids doubt.

- 2.16. Guidance on mitigation indicates how to enhance existing sites and how to achieve positive designs in new sites or extensions. As with the siting guidance an overall generic list is located in **Appendix B** but the relevant factors are also listed for each LCA.

### 3. Overview of issues and sensitivities

- 3.1. The assessment has revealed a number of issues. These are:
- Static caravans are the most highly visible form of development.
  - The sites that have the greatest adverse landscape and seascape effect are sites with static caravans and other hard structures located on coastal peninsulas and on open sloping sites facing the coast and sea.
  - The remaining stretches of coast and islands with no development are very valuable and encapsulate the character and qualities of the National Park.
  - There are many sites which have high densities of static caravans filling sites at minimum spacings to comply with regulations. They have a greater detrimental effect than sites where caravans are located around the edge of fields or surrounding defined green spaces.
  - Sites without a coherent and well designed layout and without appropriate screening can be unsightly when judged against the guidance and principles such as those expressed in PCNPA Sustainable Design Supplementary Planning Guidance.
  - There are examples of sites which fit into the pattern of the landscape and which are not widely visible from the public realm which indicate that it is possible to fit this type of development in some situations.
  - There is intervisibility with caravan and camping development in Pembrokeshire outside the National Park which can have adverse effects on both sides of the boundary. This is particularly apparent to the south east.
  - Static caravans which are coloured white or cream are more obtrusive generally, except where seen directly against the skyline. Those coloured light green with dark green caravans are generally less obtrusive when seen against vegetation, field banks or fields.
  - Significant variation in static caravan designs or colours within a site or combined with other development types can be unsightly unless they form a rational and coherent pattern eg white/cream caravans on skylines and dark green against hedges.
  - Camping options such as yurts, tepees and pods form a very small proportion of the overall number of existing units and tend to be small scale. Where they are located carefully they can fit satisfactorily but where they are mixed with other forms of hard development in particular, such as static caravans within the same field, they can appear incongruous. As they remain for the length of the season, particular care needs to be given to their location and arrangement on sites.
  - There is a significant variation in the number of developments in different parts of the National Park. There is a particular concentration of caravan and camping development to the south east around Saundersfoot, Tenby

and Lydstep. Other areas with significant development include St Brides Bay and near Whitesands Bay. There are more isolated developments to the north. Some areas have no caravan or camping development, such as the islands.

- There appears to be a number of informal seasonal sites, mainly with tents, but some with a few touring caravans, which are not necessarily permitted. These tend to be small and low-key, with highly informal temporary signage and portable facilities such as portaloos. They include some sites where there is camping on semi-natural areas eg near Strumble Head. Motor caravans are known to park up overnight in some locations such as Freshwater West.
- Some sites can cause disturbance beyond their boundaries where they are used for events such as music festivals. This is particularly noticeable in areas of tranquil coast.
- Caravan and camping sites beyond the boundaries of the National Park are intervisible with the Park in places and contribute to cumulative effects in places such as around Saundersfoot and Tenby.

3.2. The issues are illustrated by photographs taken on the site visits.

*Static caravan sites are highly visible from the Coast Path near Saundersfoot both sloping down to the coast as well as on the sloping high ground hinterland.*



*Static caravan sites with views of the sea and coast are also visible from the sea and coast.*



*Some caravans are visible from beaches on skylines- Wiseman's Bridge.*



*Views from high points are important and caravan sites can affect these views- Carn Llidi.*



*Some sites are highly visible from the sea as well as along the coast- Lydstep.*



*Sites on peninsulas tend to be the most prominent in views along the coast and from the sea- Fishguard Bay.*



*Part of static caravan site with no mitigation- the rest of the site within the valley is hidden from view by landform- Newgale.*



*Static caravans on the skyline visible from the sea and Coast Path- green paint assists in reducing effects- Caerfai Bay.*



*Yurts in prime position next to the Coast Path with other tents set around the edge of fields- Caerfai Bay.*



*Yurts in small-scale landscape associated with farmstead and low-key facilities. These are discrete in the wider landscape although adjacent to the Coast Path.*



*Camping pod with assumed associated facilities tent- the structures are not associated with any specific features therefore appear rather isolated.*



*Well screened caravan site with high hedges retained.*



*Moderately well screened caravan site with high hedges and trees retained.*



*Blackthorn hedge/scrub recently removed to expose caravan to view from public highway and therefore reduces integration. Timber decking adds further to built form.*



*Camping and touring caravan site at popular surfing and swimming beach. The highly noticeable development lies on the road approaches to the St David's Peninsula although is not visible at all from the Bay/the sea because of the large shingle bank- Newgale*



*Apparently informal camping- near Strumble Head.*



3.3. The key characteristics and features which are sensitive to inappropriate development derived from the landscape and seascape character assessments include:

- The intricate, complex, rugged, indented natural coasts with dramatic headlands and islands eg St David's Head, Skomer, Ramsey Island, Strumble Head, Stackpole Head.
- Important focal points along the coast and out to sea including islands, islets, headlands and distinctive sweeping beaches such as Whitesands Bay, Freshwater West and Newport Bay.
- Unspoilt hills and backdrops which contribute to seascape character eg Carn Llidi, Mynydd Carningli and the Preselis.
- Views from key places such as headlands, coastal hills and the Coast Path.
- Tranquil seascapes where there is little disturbance and signs of development and dark skies.
- Remote undeveloped seascapes with wild, highly natural, elemental character such as the islands, north coast south west of Strumble Head and Castlemartin peninsula.
- Secluded and tranquil, well treed character of the Daugleddau estuary with its historic quays.
- Small scale, traditional historic coastal settlements such as Solva, Abercastle, Porthgain and Newport, and harbours such as Porthclais and Stackpole Quay.
- Other coastal conservation areas with dramatic settlement features such as the skyline and harbour of Georgian Tenby.
- Presence of coastal and island historic features such as peninsula forts, castles, chapels eg St Govan, monasteries ie Caldey Island, other buildings and structures and other heritage features which have a strong relationship with the coast and sea visually, physically and culturally.
- Presence of coastal edge habitats with high biodiversity particularly the Skomer Marine Nature Reserve, National Nature Reserves such as Ramsey Island, SACs covering the majority of the coast and out to sea around Carmarthen Bay SPA and coastal SSSIs.
- The connections of the area with St David and Giraldus Cambrensis and other historical figures.

## 4. Summary of recommendations for LCAs

- 4.1. The main recommendations of this report are generally to site any new development away from the coast and Preselis and not intervisible with them, and with no significant historic or nature conservation constraints, so that the key qualities of the National Park are conserved. Where there is existing development close to or on the coast, it is recommended that the sites are enhanced in places by revising the layout of static caravans in particular, placing preferably amenity space or seasonal units in more prominent locations within the sites.
- 4.2. Some LCAs which have a significant density of existing development are considered to be at capacity with some existing sites in need of enhancement. Other areas without development are considered to be highly sensitive and their character should be maintained without new development. These LCAs include the islands and exposed headlands and hills such as Carn Llidi. There are other LCAs where there is limited potential for new sites, usually small scale, or extending existing sites.
- 4.3. A key principle is that if the study considers that a particular type of development at a particular scale is acceptable in a given LCA, for example a new site of small scale seasonal development, this does not mean that, if implemented, that it would be appropriate or acceptable to increase the size or intensify the use of the site in future. The sensitivity and capacity in the LCA would remain unchanged as it is based on the National Park's qualities and principles.
- 4.4. Whilst this assessment gives a broad context and framework it is important that individual sites are considered on a case-by-case basis with flexibility allowed and discretion given to planning officers working to a clear set of criteria. These will be explored in the policy paper.
- 4.5. A summary of the sensitivity and overall capacity findings for each LCA is set out below with summary figures indicating the pattern of sensitivity and capacity. Each LCA is considered individually in Section 5.0.

**Table 5 Landscape Character Areas- Sensitivity**

LCA no.	Name	Sensitivity					
		Static: large	Static: medium	Static: small	Seasonal: large	Seasonal: medium	Seasonal: small
1	Saundersfoot Settled Coast	High/medium	Medium	Medium	High/medium	Medium	Medium/low
2	Tenby	High/medium	High/medium	Medium	High/medium	Medium/low	Medium/low
3	Caldey Island	High	High	High	High	High	High
4	Manorbier/ Freshwater East	High/medium	High/medium	Medium	High/medium	Medium	Medium/low
5	Stackpole	High	High	High	High	High/medium	High/medium
6	Castlemartin/ Merrion Ranges	High	High	High/medium	High/medium	High/medium	Medium
7	Angle Peninsula	High	High	High/medium	High/medium	High/medium	Medium
8	Freshwater West/ Brownslade Burrows	High	High	High	High	High	High/medium
9	Marloes	High	High/medium	Medium	High/medium	Medium	Medium
10	Skomer and Skokholm	High	High	High	High	High	High
11	Herbrandston Refinery Fringe	High	High/medium	High/medium	High/medium	Medium	Medium
12	St Brides Bay	High/medium	High/medium	Medium	High/medium	Medium	Medium/low
13	Brandy Brook	High	High/medium	Medium	High/medium	Medium	Medium/low
14	Solva Valley	High	High	High/medium	High/medium	High/medium	Medium
15	Dowrog and Tretio Commons	High	High/medium	High/medium	High/medium	Medium	Medium
16	Carn Llidi	High	High	High	High	High	High
17	St Davids	High	High	High	High	High	High/medium
18	St David's Headland	High	High/medium	High/medium	High/medium	Medium	Medium
19	Ramsey Island	High	High	High	High	High	High
20	Trefin	High	High	High/medium	High/medium	Medium	Medium
21	Pen Caer/Strumble Head	High	High	High/medium	High/medium	High/medium	High/medium
22	Mynydd Carningli	High	High	High	High	High/medium	High/medium
23	Newport	High	High	High/medium	High	Medium	Medium
24	Dinas Head	High	High/medium	High/medium	High/medium	Medium	Medium
25	Cemaes Head	High	High/medium	High/medium	High/medium	Medium	Medium
26	Cwm Gwaun/Afon Nyfer	High	High	High	High	High	High/medium
27	Mynydd Preseli	High	High	High	High	High/medium	High/medium
28	Daugleddau	High	High	High/medium	High/medium	High/medium	Medium

**Table 6 Landscape Character Areas- Capacity**

LCA no.	Name	Capacity					
		Overall rating	New sites	Extensions with increased accomm	Extensions with no increase in accomm	Changes within sites	Landscaping /layout improvements
1	Saundersfoot Settled Coast	No/at capacity	None	None	Very limited	Yes	
2	Tenby	No/at capacity	None	None	None	Yes	
3	Caldey Island	No/at capacity	None	N/A	N/A	N/A	
4	Manorbier/ Freshwater East	Limited	Limited	None	None	Yes	
5	Stackpole	No/at capacity	None	None	N/A	Limited	
6	Castlemartin/ Merrion Ranges	Limited	Limited	None	N/A	Limited	
7	Angle Peninsula	Limited	Limited	None	None	Limited	
8	Freshwater West/ Brownslade Burrows	No/at capacity	None	N/A	N/A	N/A	
9	Marloes	Limited	Limited	Very limited	Very limited	Yes	
10	Skomer and Skokholm	N/A	N/A	N/A	N/A	N/A	
11	Herbrandston Refinery Fringe	Limited	Limited	None	None	Limited	
12	St Brides Bay	Limited	Limited	Very limited	None	Yes	
13	Brandy Brook	Limited	Limited	Limited	None	No need	
14	Solva Valley	Limited	Limited	N/A	N/A	N/A	
15	Dowrog and Tretio Commons	Limited	Limited	Limited	Limited	Yes	
16	Carn Llidi	No/at capacity	N/A	N/A	N/A	N/A	
17	St Davids	No/at capacity	None	None	None	Limited	
18	St David's Headland	No/at capacity	Very limited	None	None	Yes	
19	Ramsey Island	No/at capacity	N/A	N/A	N/A	N/A	
20	Trefin	Limited	Very limited	None	None	Yes	
21	Pen Caer/Strumble Head	Limited	Very limited	None	N/A	Yes	
22	Mynydd Carningli	Limited	Very limited	N/A	N/A	N/A	
23	Newport	No/at capacity	None	None	None	Limited	
24	Dinas Head	Limited	Limited	Very limited	None	Yes	
25	Cemaes Head	Limited	Limited	Limited	None	Limited	
26	Cwm Gwaun/Afon Nyfer	Limited	None	Limited	None	Limited	
27	Mynydd Preseli	Limited	Limited	Limited	Limited	Limited	
28	Daugleddau	Limited	Very limited	Very limited	Very limited	Yes	

## SUMMARY FIGURES

**KEY**

- Camping and caravan sites with planning permission
- Camping and Caravan Club sites
- ★ Permitted camping and caravan sites (PCC area)
- ★ Caravan Club and Camping and Caravan Club sites (PCC area)
- Landscape Character Area
- PCNP Boundary



**Figure 1 - Existing permitted caravan and camping sites**  
PCNP caravan, camping and chalet landscape capacity assessment

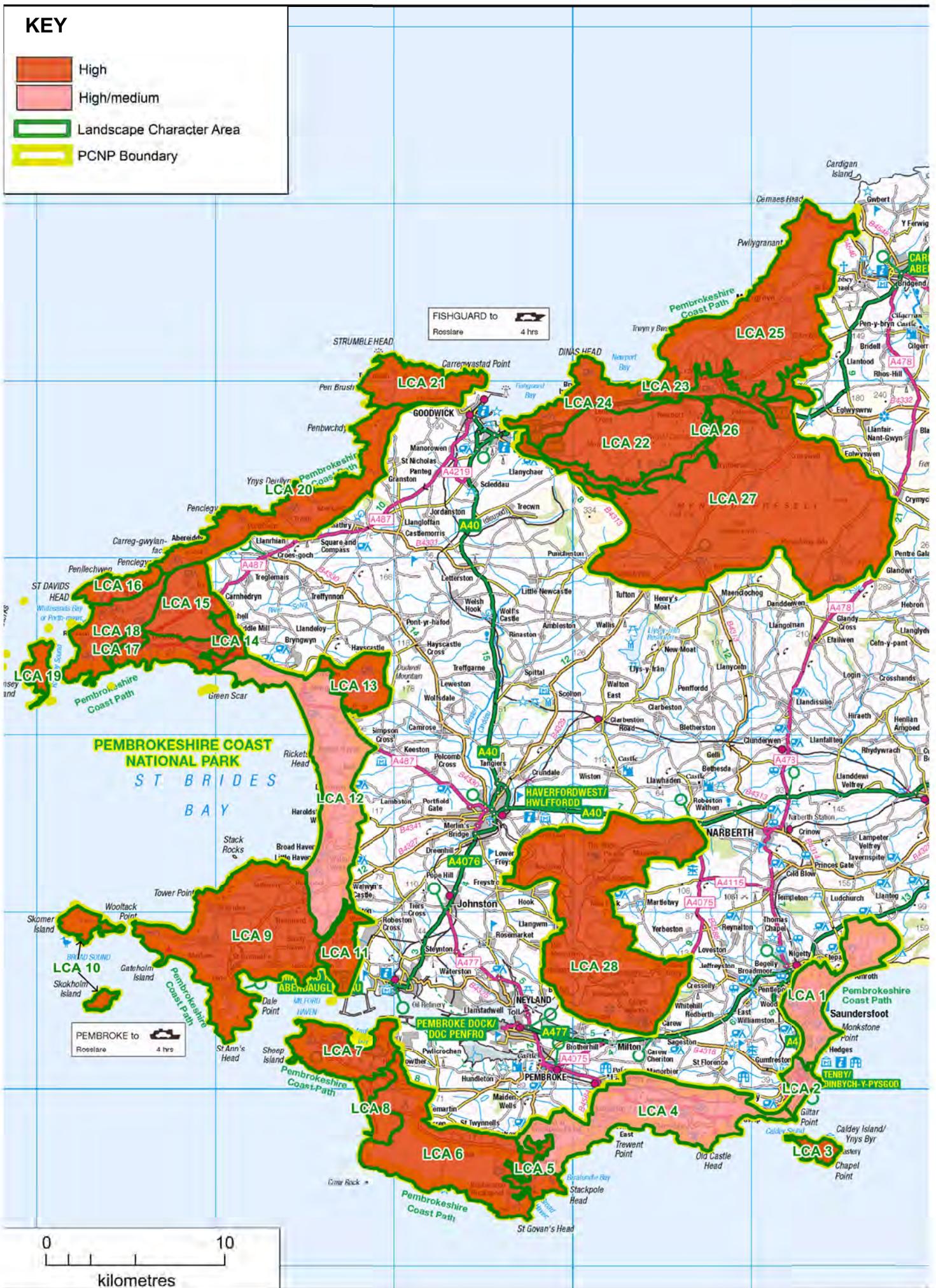
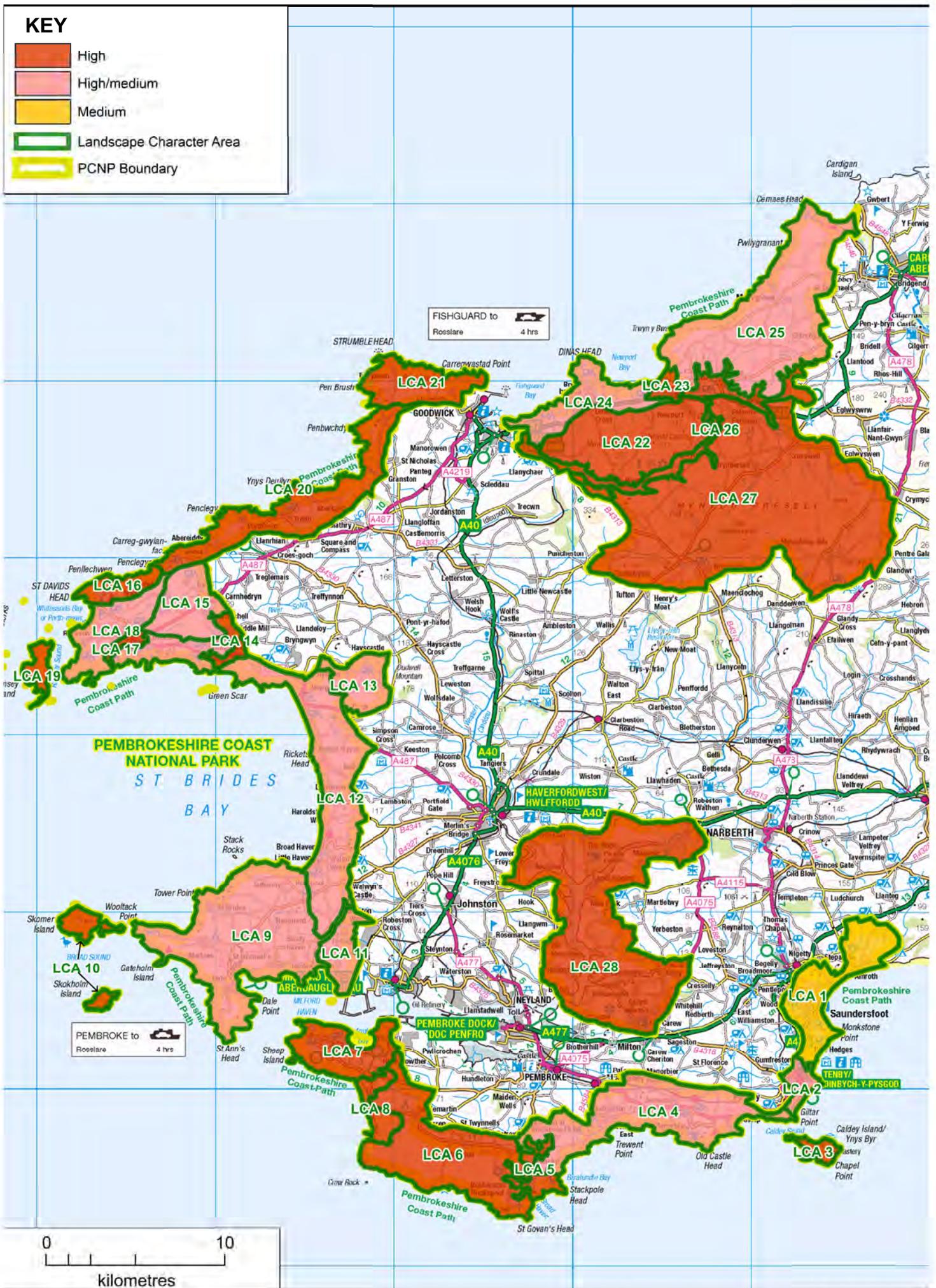


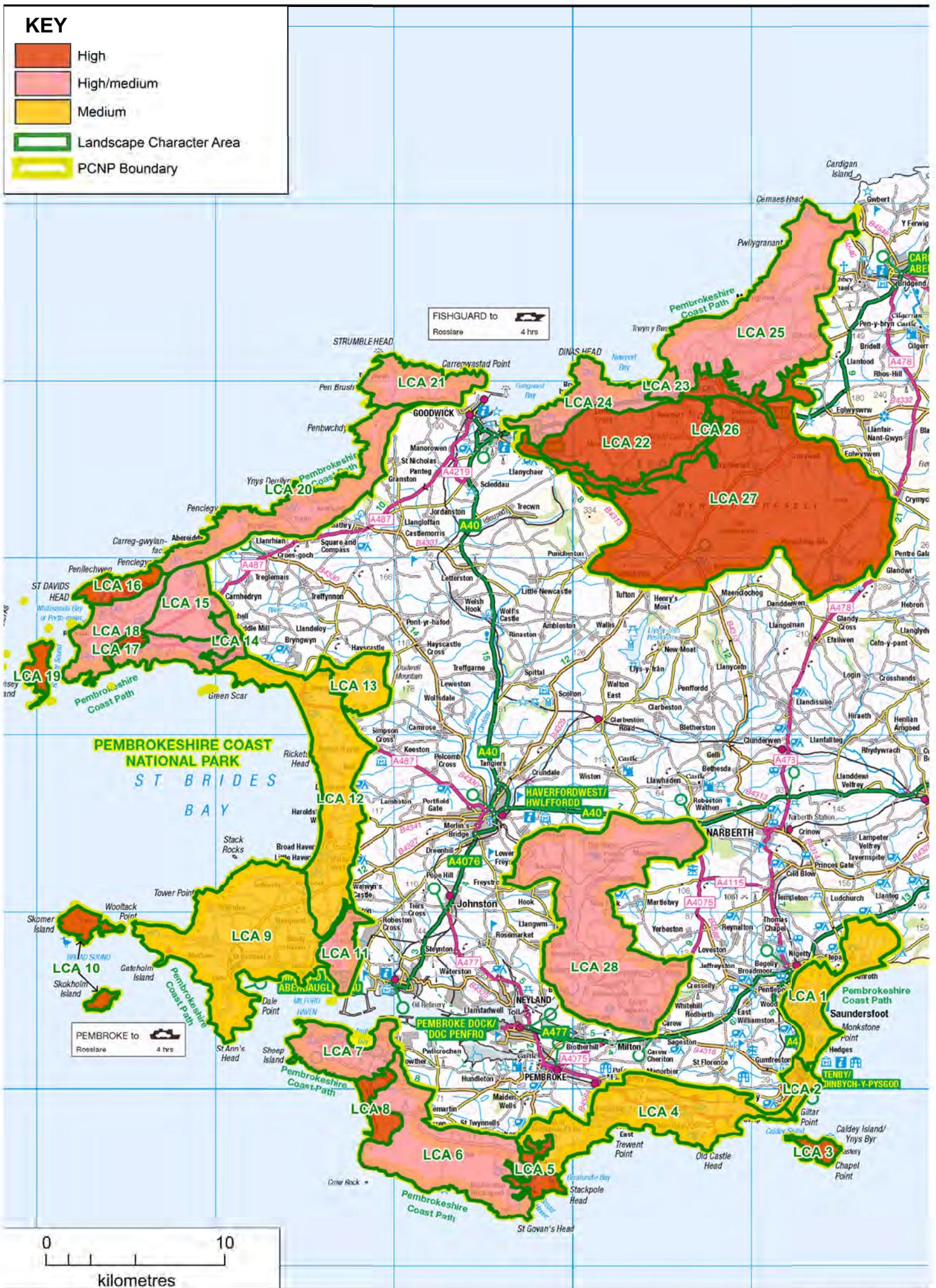
Figure 2 - Landscape sensitivity for static large scale development

PCNP caravan, camping and chalet landscape capacity assessment

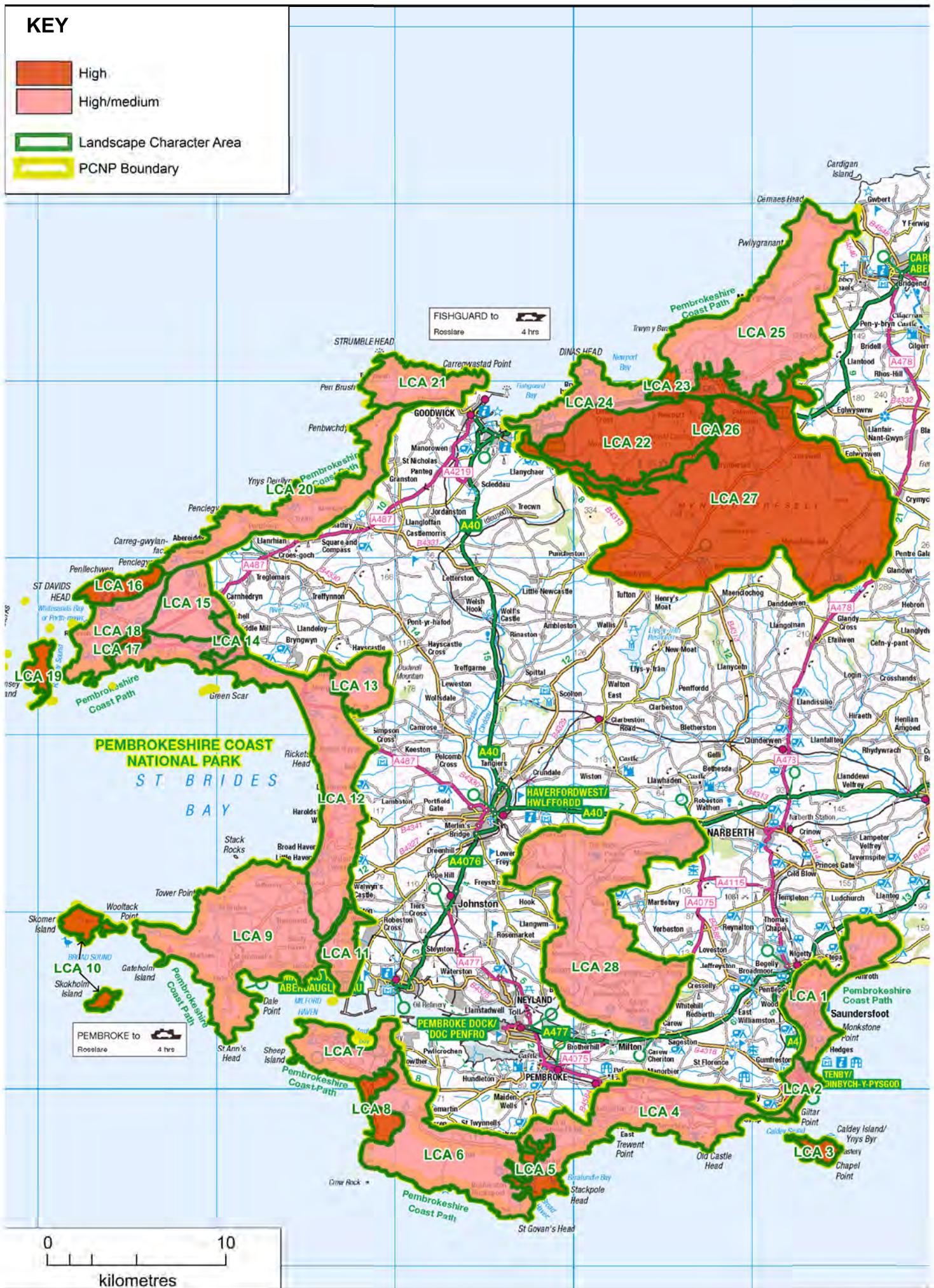




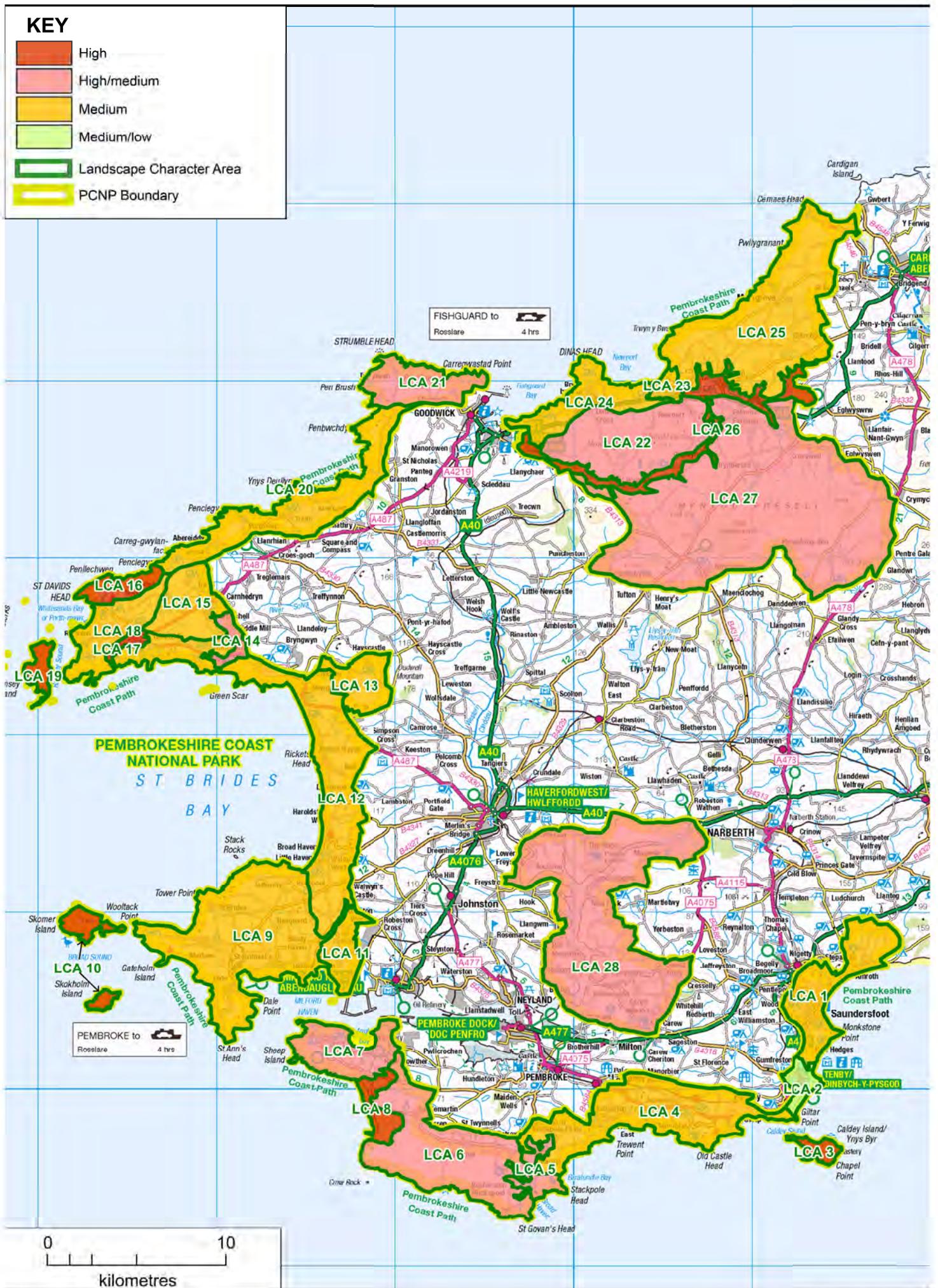
**Figure 3 - Landscape sensitivity for static medium scale development**  
PCNP caravan, camping and chalet landscape capacity assessment



**Figure 4 - Landscape sensitivity for static small scale development**  
 PCNP caravan, camping and chalet landscape capacity assessment



**Figure 5 - Landscape sensitivity for seasonal large scale development**  
 PCNP caravan, camping and chalet landscape capacity assessment



N © Crown copyright and database rights 2015 Ordnance Survey 100022534 **Figure 6 - Landscape sensitivity for seasonal medium scale development**  
www.whiteconsultants.co.uk PCNP caravan, camping and chalet landscape capacity assessment

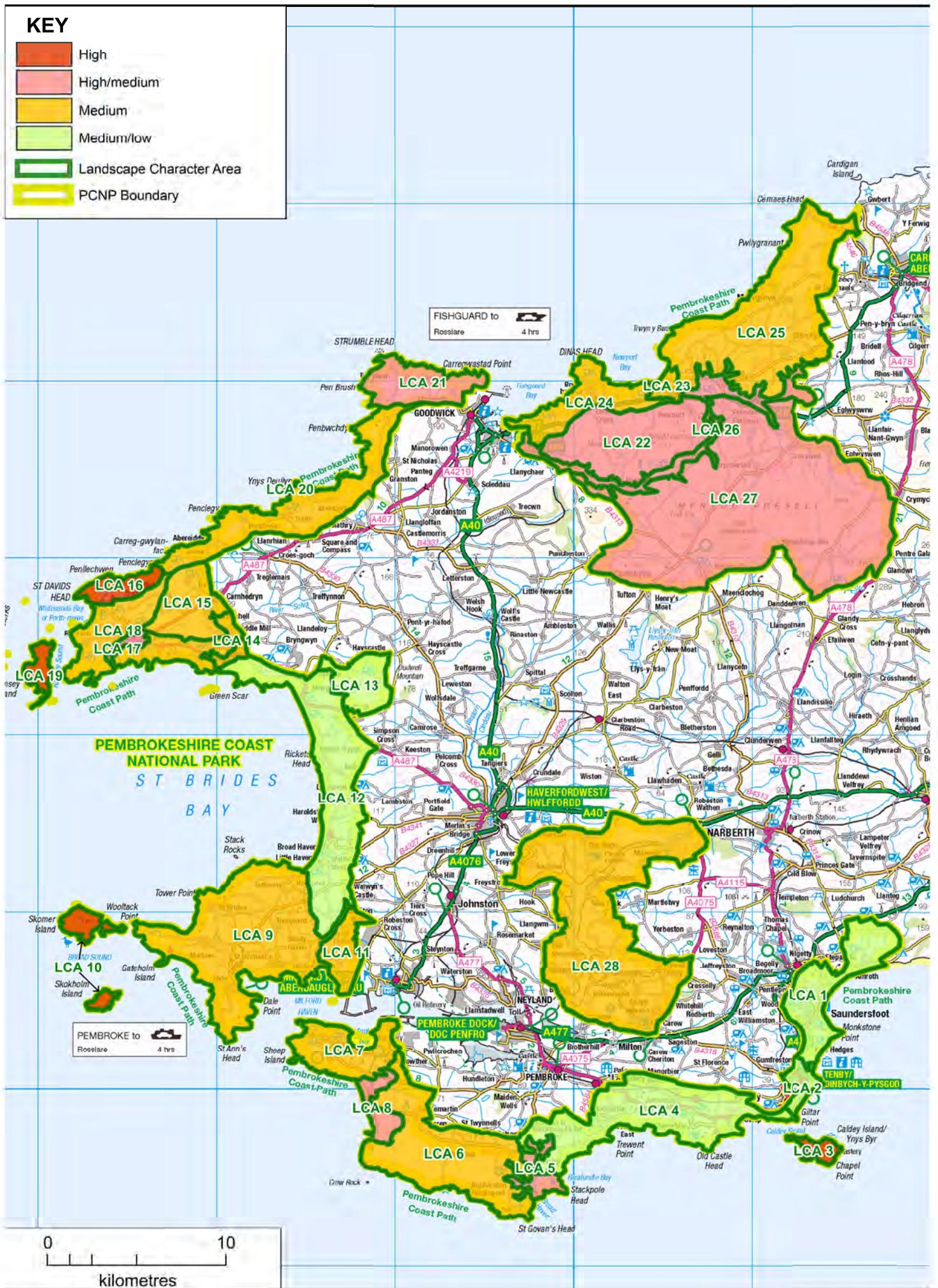
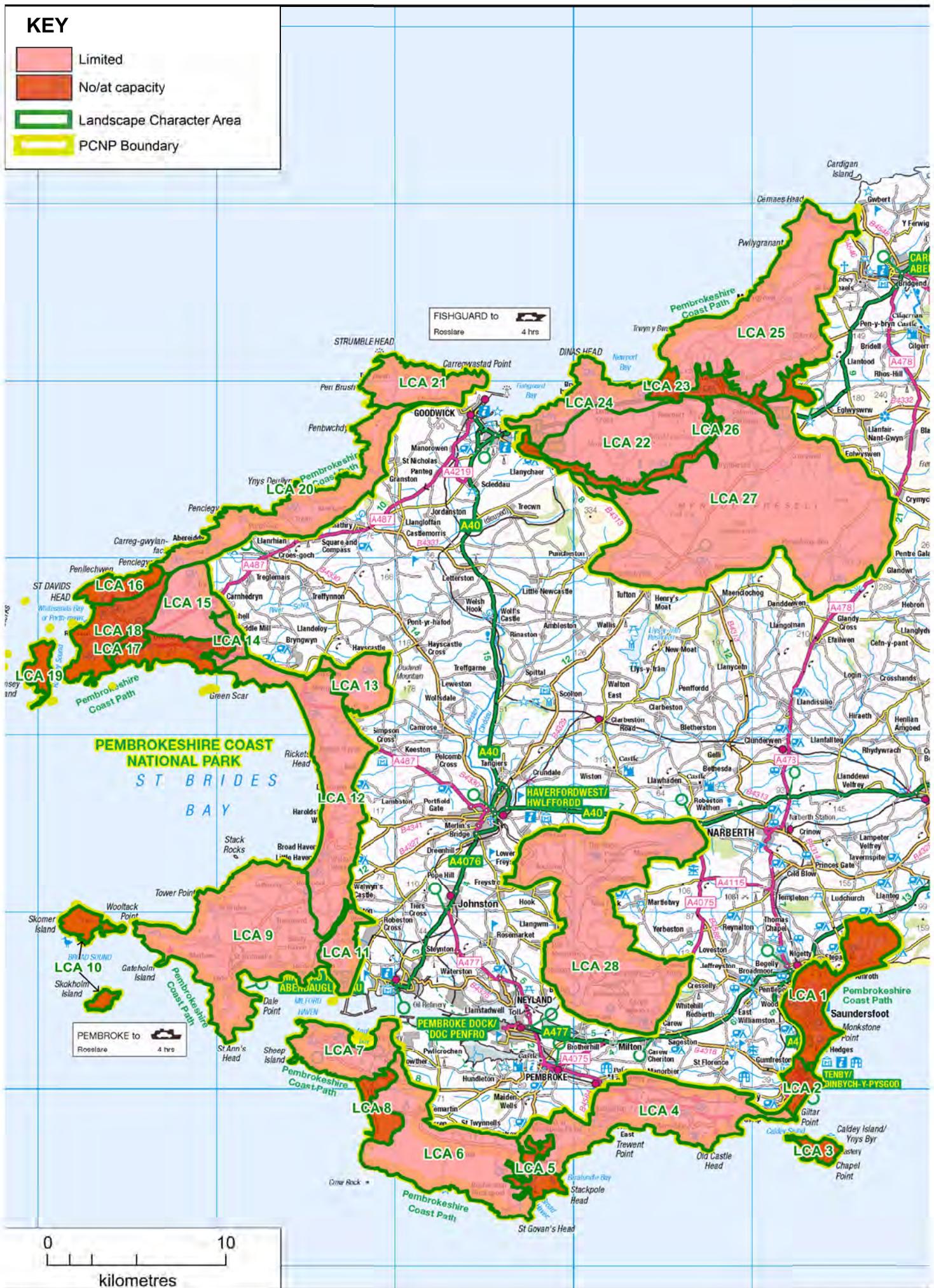


Figure 7 - Landscape sensitivity for seasonal small scale development

PCNP caravan, camping and chalet landscape capacity assessment



**Figure 8 - Landscape capacity for caravan and camping development**  
 PCNP caravan, camping and chalet landscape capacity assessment

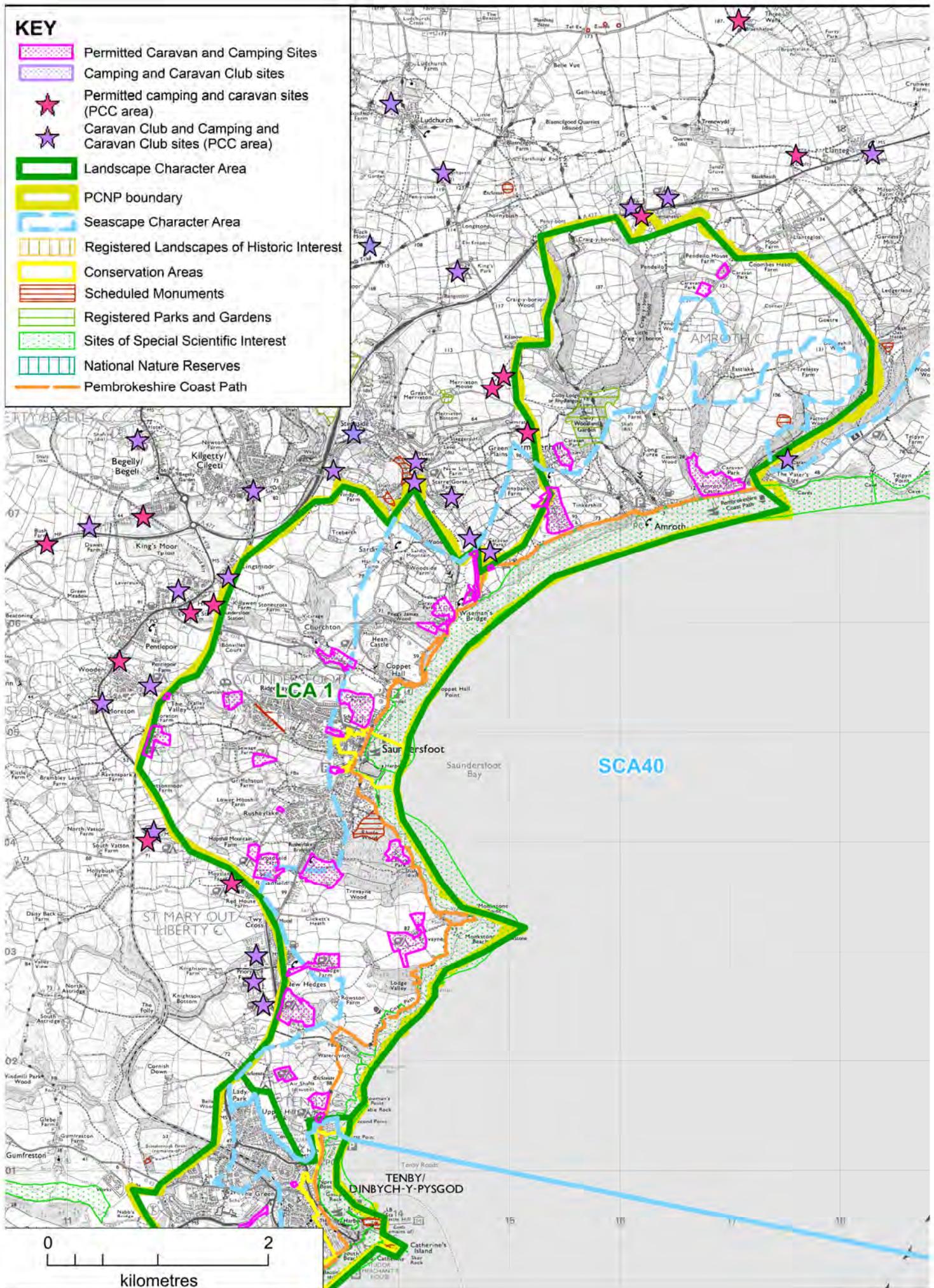
## **5. Landscape Character Areas Sensitivity and Capacity Assessments**

**Landscape Character Area**  
Related Seascape Character Area

**LCA1: Saundersfoot Settled Coast**  
SCA40: Carmarthen Bay West

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies primarily in its undeveloped coastal edge in places, it's highly visible slopes down to the coast visible across the bay, historic features and gardens, estate parkland, relative tranquillity to the east and views from the Coast Path and from the sea and boat trips.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Undeveloped coastal edge, cliffs and hinterland.</li> <li>• Medium scale landform, steep in places, falling from upto 137m AOD towards the coast.</li> <li>• Primarily pastoral sloping landscape which forms the backcloth to the coast, open in places.</li> <li>• Irregular small fields in places.</li> <li>• Remaining rural green gaps between settlements.</li> <li>• Distinctive historic estate landscape character around Hean Castle and Coppet Hall.</li> <li>• Historic features including the garden and setting at Colby Gardens, industrial relics including tramway and incline with their setting and Saundersfoot Conservation Area.</li> <li>• Nationally important coastal habitats.</li> <li>• Strong intervisibility of the southern part of the area with the sea.</li> <li>• Slopes and high ground, visible from the coast, across bays, from the sea and from the Coast Path.</li> <li>• Areas of skyline set back from the coast on hilltops but also on top of cliffs in places.</li> <li>• Prominent headland at Monkstone Point and cliffs to north and south and around Wiseman's Bridge.</li> <li>• Key views from Amroth across towards Tenby, as well as Coast Path views to Tenby and its church spire. Views from boat trips from Saundersfoot.</li> <li>• Tranquillity and lower development density increasing towards the east.</li> <li>• The value of the area lies in its National Park status, historic features mentioned above.</li> </ul>				
<b>Development in area</b>	The area has a significant amount of caravan and camping development both on the coastal edge and inland, especially to the south west. Development thins out significantly inland to the north east. There is also prominent caravan development just outside the area on higher ground.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area is at capacity because cumulatively the existing sites are having an adverse effect on the landscape character. The gaps between developments in places, especially south west, are narrow and are needed to be retained to maintain a sense of a rural character. The more rural areas to the north east should be protected due to high visibility of slopes and skylines, as well as historic features.				
<b>Capacity for new sites</b>	There is no further capacity for more sites as there are many existing sites which are already cumulatively adversely affecting the landscape character.				
<b>Capacity for extensions to existing sites (increasing accommodation)</b>	There is no further capacity for extensions to sites as many of the sites are medium or large with limited spacing between them and at dense spacing, and they are already cumulatively adversely affecting the landscape character.				
<b>Capacity for extensions to existing sites (to improve sites without increase in accommodation)</b>	There may be very limited capacity for extending some static caravan sites where the extension is less prominent (eg in valley bottoms or on plateaux, and or screened by trees/hedges) and the existing sites are improved in line with the guidelines.				
<b>Capacity for changes within existing sites</b>	There is room for improvements on many sites. Pods or glamping tents may be considered instead of static caravans where improvements in layout in line with this document's guidelines and a reduction in visual impact can be demonstrated.				
GUIDANCE					
<b>Siting guidance</b>	N/A as the area is at capacity.				

<p><b>Mitigation guidance</b></p>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space with native tree planting between caravans, especially where caravans or chalets 'stack up' slopes.</li> <li>• Consider static unit layouts which are less rectilinear with curving access roads and spaces.</li> <li>• Consider replacing static caravans with lower impact units such as yurts or safari tents, especially in more prominent locations.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain and enhance the field boundary pattern including this hedgerows and trees.</li> <li>• Maintain, reinstate or increase trees and hedge growth to help filter or screen views to sites.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>
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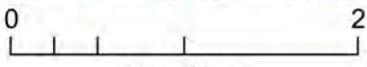


**KEY**

- Permitted Caravan and Camping Sites
- Camping and Caravan Club sites
- Permitted camping and caravan sites (PCC area)
- Caravan Club and Camping and Caravan Club sites (PCC area)
- Landscape Character Area
- PCNP boundary
- Seascape Character Area
- Registered Landscapes of Historic Interest
- Conservation Areas
- Scheduled Monuments
- Registered Parks and Gardens
- Sites of Special Scientific Interest
- National Nature Reserves
- Pembrokeshire Coast Path

SCA40

LGA 1



kilometres



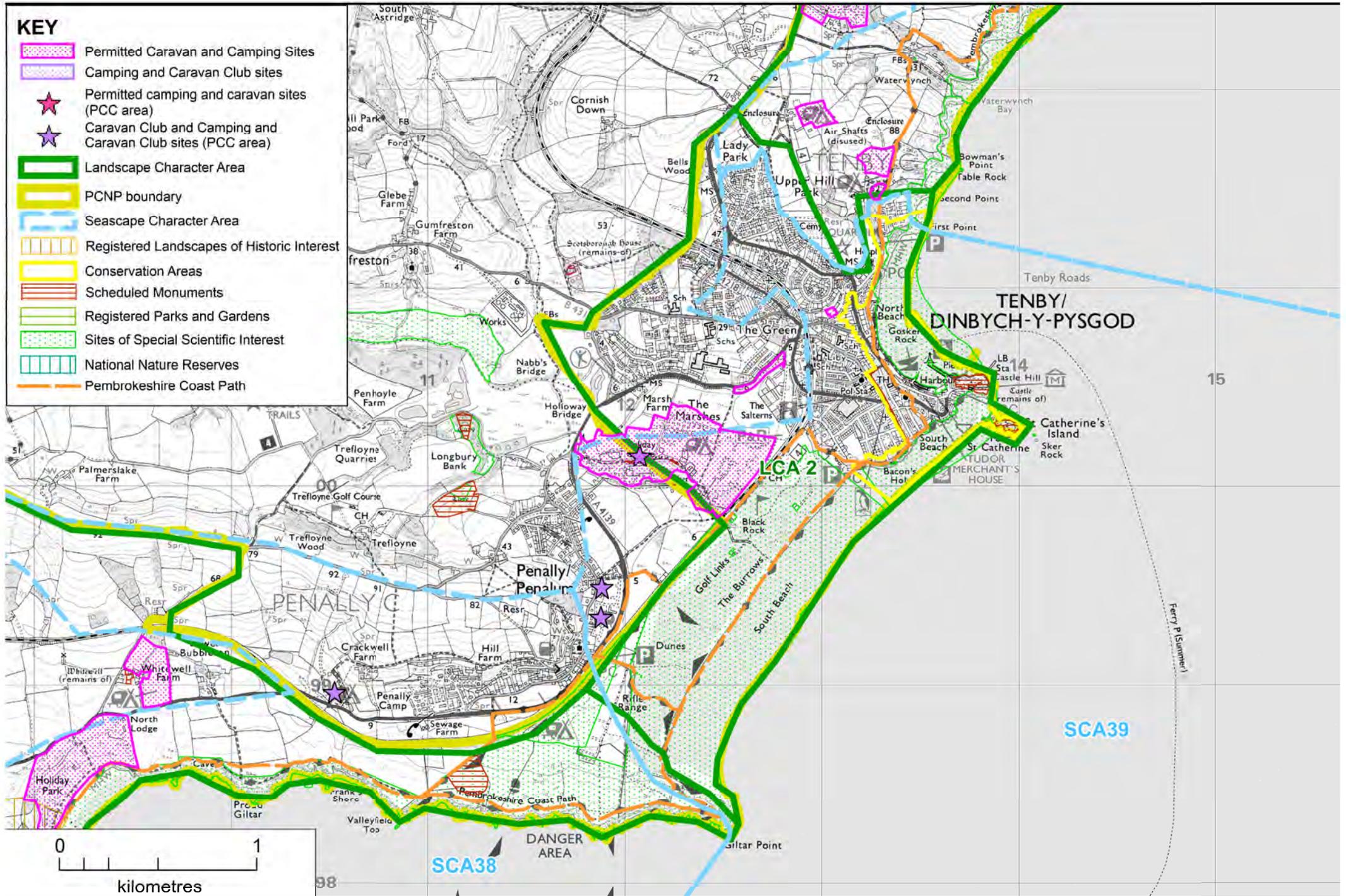
**Landscape Character Area**  
Related Seascape Character Area

**LCA 2: Tenby**  
SCA 39: Tenby and Caldey Island

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the town's distinctive historic character, its Conservation Area and its setting, the open character of the Burrows, the habitats of national importance along the coast and Burrows, views of the area from the Coast Path, Conservation Area and boat trips and the role of the Ritec valley with its semi-natural vegetation separating the town from Kiln Park.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• The distinctive Georgian architecture of the town Conservation Area, harbour and its setting.</li> <li>• Historic character of Tenby and associated features such as the church spire and St Catherine's Island and their prominence along the coast.</li> <li>• Framed views from the Conservation Area to The Burrows and beaches and views towards the town from Giltar Point, Caldey Island and boat trips in the bay.</li> <li>• The Burrows/sand dunes and golf links are SSSI with semi-natural vegetation, are relatively open and form the backcloth to South Beach.</li> <li>• The areas adjacent to the beaches and on rising land are visible from the Coast Path.</li> <li>• The low lying river corridor of the Ritec Valley which forms a green buffer to the town separating it from Kiln Park caravan site.</li> <li>• Rising agricultural land above the town.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	The area has a significant amount of static caravan and camping mainly to the south west at Kiln Park with a smaller static site adjacent to the town. There are a number of other sites just to the north of the area in LCA 1.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area is at capacity because the majority of the developable space is built up with only a few remaining corridors and the dunes undeveloped. The character of the area would be adversely affected if more caravan and camping development was implemented.				
Capacity for new sites	There is no capacity for new sites.				
Capacity for extensions to existing sites (increasing accommodation)	There is no capacity for extensions of sites as this would be likely to increase visibility and erode green space.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is no benefit in extending sites as this would be likely to increase visibility and erode green space. Though existing sites are densely packed and could be improved for users they tend to be discreet and well contained.				
Capacity for changes within existing sites	There is room for improvement (see below).				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	N/A as the area is at capacity.				
<b>Mitigation guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space with native tree planting between caravans.</li> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Consider static unit layouts which are less rectilinear with curving access roads and spaces.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> </ul>				

	<ul style="list-style-type: none"><li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li><li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li><li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li><li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li></ul>
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- KEY**
-  Permitted Caravan and Camping Sites
  -  Camping and Caravan Club sites
  -  Permitted camping and caravan sites (PCC area)
  -  Caravan Club and Camping and Caravan Club sites (PCC area)
  -  Landscape Character Area
  -  PCNP boundary
  -  Seascape Character Area
  -  Registered Landscapes of Historic Interest
  -  Conservation Areas
  -  Scheduled Monuments
  -  Registered Parks and Gardens
  -  Sites of Special Scientific Interest
  -  National Nature Reserves
  -  Pembrokeshire Coast Path



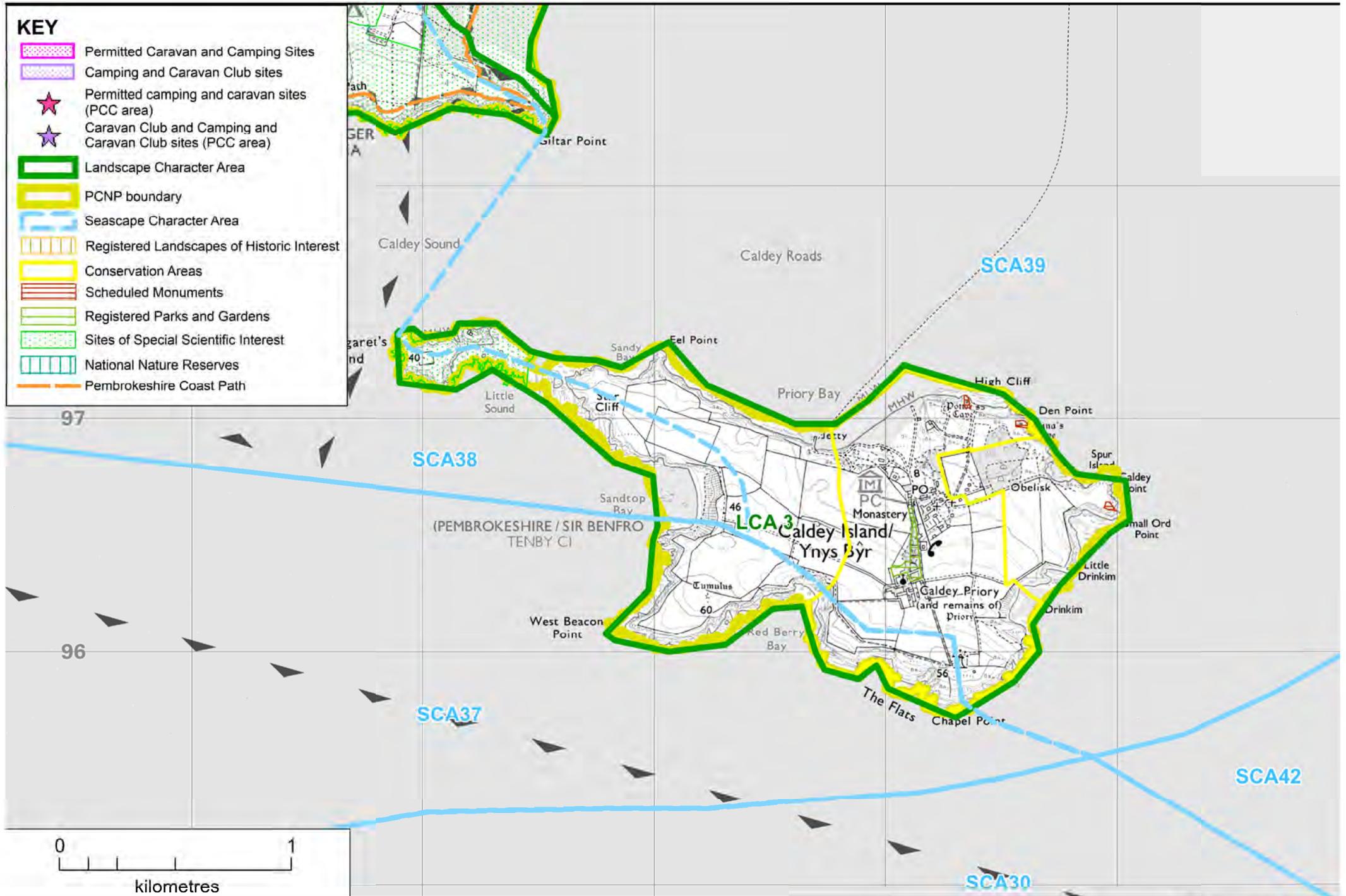
**Landscape Character Area**  
Related Seascape Character Areas

**LCA 3: Caldey Island**  
SCA 37: Freshwater East and Manorbier  
SCA 38: Lydstep Haven coastal waters  
SCA 39: Tenby and Caldey Island

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in its island character with unspoilt and undeveloped coastal edge, open countryside exposed to wide view from the sea on all sides including from boat trips, its historic character including distinctive Abbey and Priory, its religious function which gives a spiritual dimension to the landscape and its restrictive policy towards visitors.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• An island with an unspoilt and undeveloped indented coastal edge and cliffs.</li> <li>• Sloping landform facing the coast.</li> <li>• Traditional fields and hedgebanks result in open landscape except around settlements where there are trees.</li> <li>• Historic character and religious use of Caldey Island giving the island a tranquil and spiritual quality.</li> <li>• Caldey Island Conservation Area encompassing the medieval religious settlement including distinctive Arts and Crafts Abbey, priory and registered park and garden.</li> <li>• Important coastal habitats and species.</li> <li>• Deliberate visitor management policy to restrict visitors.</li> <li>• Unspoilt character of island and countryside.</li> <li>• Strong intervisibility with the sea on all sides with sea views towards island from boat trips and from the coast and Coast Path including Giltar Point and Lydstep Point.</li> <li>• The value of the area lies in its National Park status and the historic features mentioned above.</li> </ul>				
<b>Development in area</b>	There are no apparent camping or caravan sites on the island.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The island has no capacity due to its high sensitivity for all categories of development and its unspoilt open, island character.				
Capacity for new sites	There is no capacity for any sites.				
Capacity for extensions to existing sites (increasing accommodation)	N/A				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A				
Capacity for changes within existing sites	N/A				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	N/A				
<b>Mitigation guidance specific to LCA</b>	N/A				

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
-  Landscape Character Area
-  PCNP boundary
-  Seascape Character Area
-  Registered Landscapes of Historic Interest
-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



**Landscape Character Area**  
Related Seascape Character Areas

**LCA 4 : Manorbier/Freshwater East**

SCA 36: Stackpole coastal waters

SCA 37: Freshwater East and Manorbier

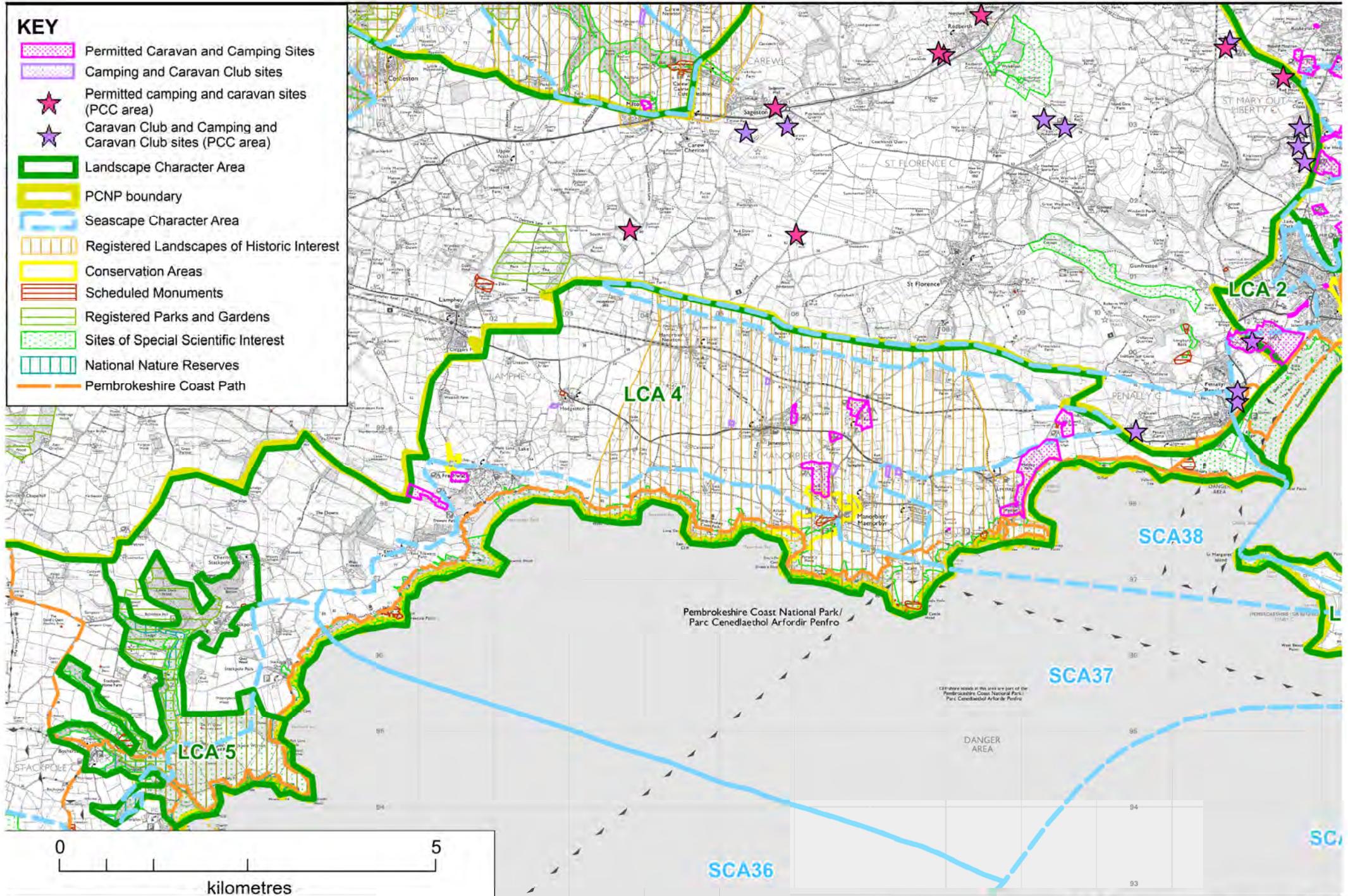
SCA 38: Lydstep Haven coastal waters

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the generally undeveloped coastal edge and associated slopes, the ridge slopes to the north, the open character of the landscape and parts, the registered historic landscape with associated historic features and their settings, the Manorbier and Portclew Conservation Area, the coastal habitats of national importance, the particular scenic quality of the coast such as around Stackpole Quay, and views from the Coast Path and to and from Caldey Island.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Generally undeveloped coastal edge and cliffs and associated slopes.</li> <li>• Exposed slopes and skyline of the coast facing ridge on the northern edge of the area.</li> <li>• Open crowned slopes between Jameston and Manorbier.</li> <li>• Historic and distinctive small-scale mediaeval strip field pattern with cut hedges and hedgebanks.</li> <li>• Registered Landscape of Special Historic Interest focused on Manorbier mediaeval/manorial landscape and settlements.</li> <li>• Manorbier Conservation Area and Castle and related setting.</li> <li>• Portclew House Conservation Area and setting.</li> <li>• Scheduled monuments and their setting including on the coastal edge.</li> <li>• Internationally important coastal habitats and species.</li> <li>• Intervisibility with the sea on the coastal edge and from the ridge.</li> <li>• Key views from the Coast Path and from Caldey Island.</li> <li>• Features of particular scenic quality such as Stackpole Quay.</li> <li>• The value of the area lies in its National Park status, the historic features mentioned above and the SSSI along the coast edge.</li> </ul>				
<b>Development in area</b>	There is substantial development, mainly static caravans, at Lydstep, north of Manorbier, and around Freshwater East. There is also prominent caravan development just outside the area to the east.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	There is no capacity for further development where there are existing clusters as they already adversely affect the landscape character, discreet sites are very limited and further intensification would lead to cumulative impact. There may be potential for small sites away from the coast in flat, enclosed locations which are not overlooked, and preferably outside the Registered Historic Landscape and away from Stackpole.				
Capacity for new sites	There is limited capacity for development of small sites away from the coast in flat, enclosed locations which are not overlooked, and preferably outside the Registered historic landscape and away from Stackpole.				
Capacity for extensions to existing sites (increasing accommodation)	There does not appear to be opportunity for further expansion of static caravan sites as this would increase the spread of effects.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There does not appear to be benefit in extending existing sites as this would only increase the spread of effects /increase the impact on the landscape/seascape.				
Capacity for changes within existing sites	There is room for improvements on sites. Pods or glamping tents may be considered instead of static caravans where improvements in layout in line with this document's guidelines and a reduction in visual impact can be demonstrated.				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> </ul>				

	<ul style="list-style-type: none"> <li>• Site on plateau or flat land, away from the coast and skylines, and provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Site adjacent to modern development.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including coastal heath and ancient woodland.</li> <li>• Avoid siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.</li> <li>• Avoid siting further static units in Registered Historic landscapes.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space with native tree planting between caravans, especially where caravans or chalets 'stack up' slopes.</li> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Consider static unit layouts which are less rectilinear with curving access roads and spaces.</li> <li>• In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Replace fences with native hedges or hedgebanks.</li> <li>• Soften hard edges such as walls along roads with trees.</li> <li>• Replace conifer hedges with native hedges.</li> <li>• Replace conifers with deciduous native trees.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and annual bedding and over-large areas of hard standing.</li> </ul>

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
-  Landscape Character Area
-  PCNP boundary
-  Seascape Character Area
-  Registered Landscapes of Historic Interest
-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



## Landscape Character Area

## LCA 5: Stackpole

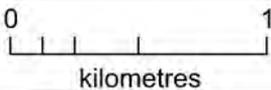
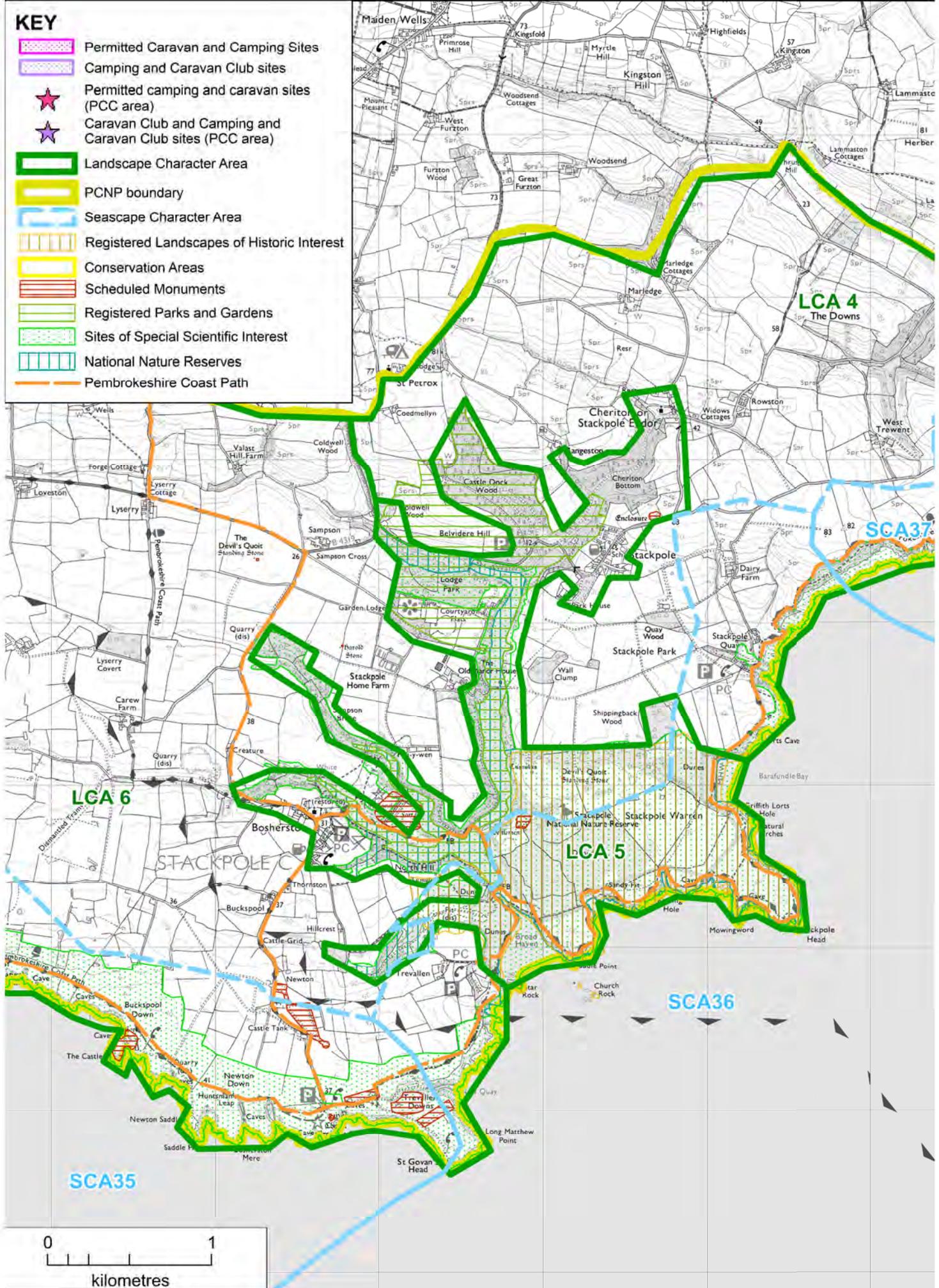
Related Seascape Character Areas

SCA 36: Stackpole coastal waters

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in its undeveloped, unspoilt and scenic coastal edge, the open and exposed registered historic landscape of Stackpole Warren, the distinctive, tranquil and intimate designed landscape of Bosherton lakes and Stackpole Court, the habitats of national significance, and key views from the Coast Path such as from Stackpole Head and Broad Haven.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Undeveloped coastal edge, cliffs especially at Stackpole Head and beach at Broad Haven.</li> <li>• Small scale incised valleys with impounded waterbodies effectively forming a birdsfoot lake.</li> <li>• Special relationship between Bosherton lakes inland with Broad Haven beach.</li> <li>• Designed parkland landscape with water and woodland.</li> <li>• The open and exposed landscape of Stackpole Warren which is a Registered Landscape of Special Historic Interest.</li> <li>• Associated scheduled monuments in Stackpole Warren.</li> <li>• Internationally important coastal and other habitats.</li> <li>• Small scale pastures and traditional settlements.</li> <li>• Tranquillity in water dominated enclosed valleys.</li> <li>• Key views from the Coast Path and views to and from Stackpole Head.</li> <li>• The value of the area lies in its National Park status, the historic features mentioned above and the SSSI along the coast edge.</li> </ul>				
<b>Development in area</b>	There is one small seasonal camp site south of Bosherton which appears as very informal.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has no further capacity for development as it is has high or high/medium sensitivity and is a highly distinctive, small scale and historic landscape with an exposed coastal edge.				
Capacity for new sites	There is no capacity for new sites due to the character of the area.				
Capacity for extensions to existing sites (increasing accommodation)	There is no potential for extension of the existing informal camp site.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A as there are no static sites.				
Capacity for changes within existing sites	The existing site is small and informal. If permitted it should remain as a seasonal camp site following guidance below.				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	N/A				
<b>Mitigation guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Restrict units to the edge of fields.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> </ul>				

**KEY**

-  Permitted Caravan and Camping Sites
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-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



**Landscape Character Area**  
Related Seascape Character Areas

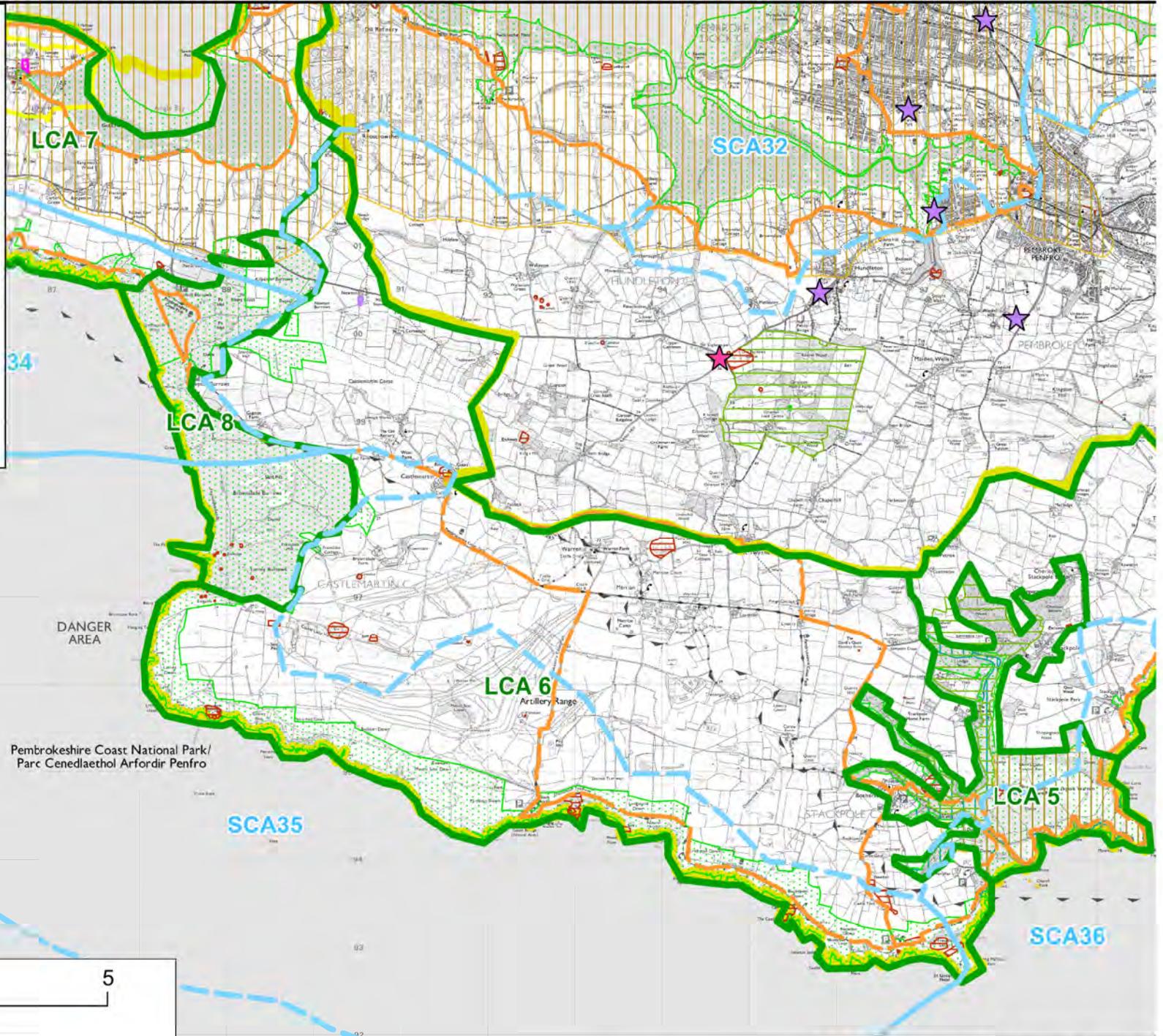
**LCA 6: Castlemartin/Merrion Ranges**  
SCA 35: Castlemartin coastal waters  
SCA 36: Stackpole coastal waters

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in its undeveloped and remote coast, its open character, its coastal habitats of national importance, its use as a military training area, its historic features both on the coast and inland, the ridgeline and slopes to the north which are exposed to view over the coastal plateau, the open valley floor of Castlemartin Corse in views from the Coast Path.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Military training area and ranges which make most of the area unsuitable for camping in caravanning.</li> <li>• Undeveloped and remote coastal edge, cliffs and hinterland which are open and exposed with no settlement.</li> <li>• Small-scale field pattern in Castlemartin Corse valley.</li> <li>• Scheduled monuments include promontory forts on the coast.</li> <li>• Habitats of nationally important nature conservation interest along the coast and at Castlemartin Corse.</li> <li>• Key views from the Coast Path around Broad Haven and views to and from St Govan's Head.</li> <li>• Its visual relationship with Stackpole and Broad Haven Beach to the east and as a backcloth to Freshwater West to the west.</li> <li>• Ridgeline and slopes which define the northern edge of the area around Warren and St Twynells.</li> <li>• Open valley floor of Castlemartin Corse with views to sloping valley sides on either side.</li> <li>• The value of the area lies in its location in the National Park, the historic features and the SSSI along the coast edge.</li> </ul>				
<b>Development in area</b>	There is a very limited development in the area with a small camping and caravan site to the north and two seasonal camping and caravan sites to the south east close to Broad Haven.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	There is no further capacity close to Broad Haven or on exposed slopes, and also within the MOD ranges, but there may be limited opportunities for small seasonal sites further inland to the north east in discreet locations screened by landform and vegetation including trees and hedgerows.				
Capacity for new sites	There may be some limited capacity for small seasonal sites inland to the north east in discreet locations screened by landform and vegetation including trees and hedgerows.				
Capacity for extensions to existing sites (increasing accommodation)	There appears to be no capacity to extend existing sites without increasing their impact on landscape/seascape character.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A as there are no apparent static caravan sites in the area.				
Capacity for changes within existing sites	The existing sites to the east are informal. If permitted they should remain as seasonal camp sites following guidance below. The seasonal caravan site to the north west could be improved.				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including ancient woodland.</li> </ul>				

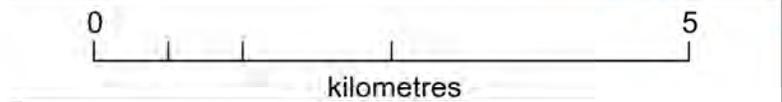
	<ul style="list-style-type: none"> <li>• Avoid siting static units in or in the setting of Conservation Areas , scheduled ancient monuments and listed buildings and their cartilages.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Do not spread caravan or campsites beyond permitted boundaries.</li> <li>• Restrict caravan units to the edge of fields.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> </ul>

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-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



9



**Landscape Character Area**  
Related Seascape Character Areas

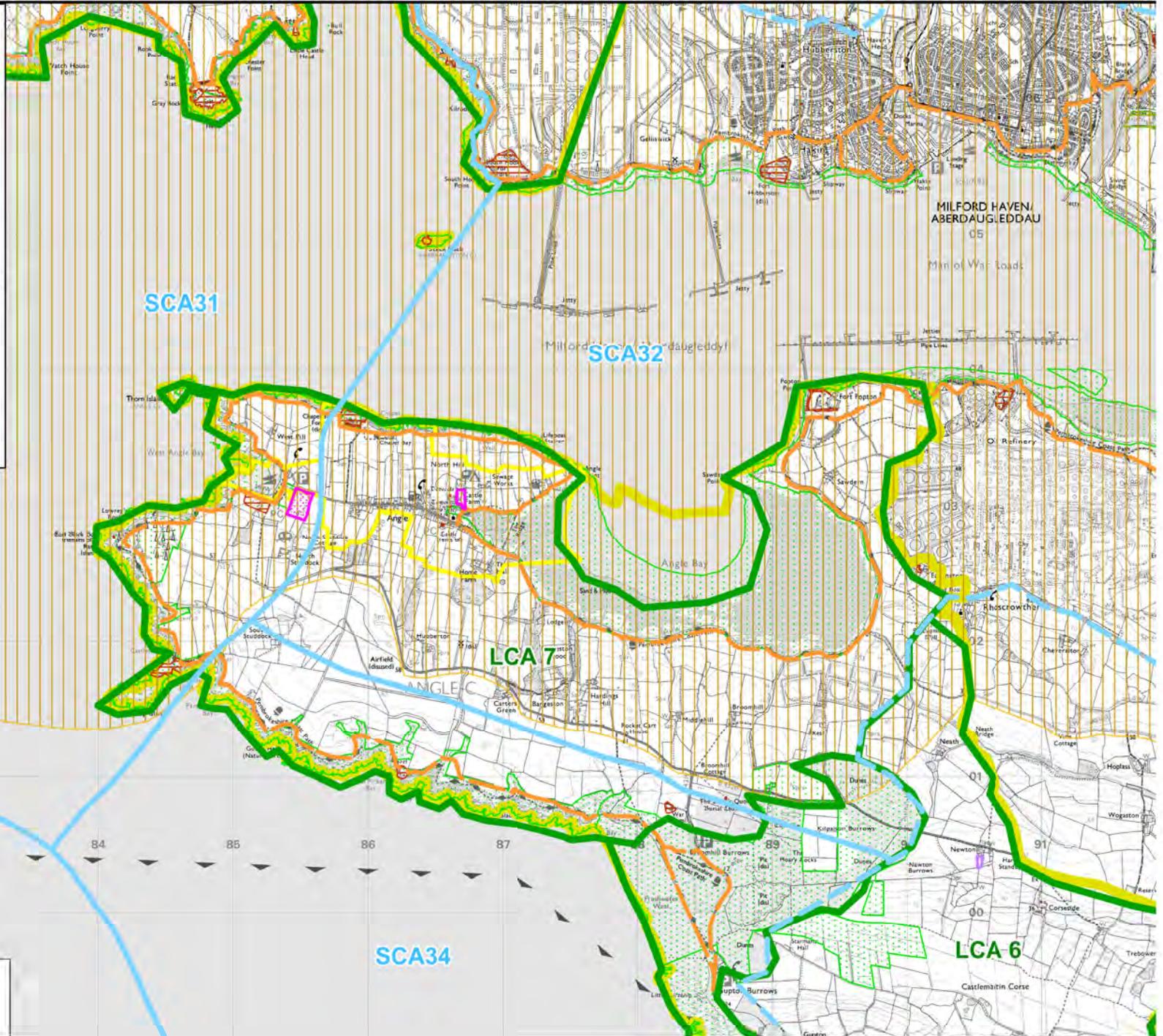
**LCA7: Angle Peninsula**  
SCA31: Outer Milford Haven  
SCA32: Milford Haven  
SCA34: Freshwater West

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in its historic landscape features including medieval field pattern and the linear settlement at Angle, its open and exposed marine peninsula character with intervisibility with the sea or water on three sides, its sense of tranquillity to the south and west and its distinctive valley landform around Angle.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<ul style="list-style-type: none"> <li>Undeveloped coastal edge, cliffs and hinterland.</li> <li>Relict mediaeval field system especially around and west of Angle village with the distinctive strip fields.</li> <li>Historic linear pattern of medieval planned village at Angle including its Conservation Area.</li> <li>Milford Haven Waterway registered Landscape of Outstanding Historic Interest covering the northern part of the LCA indicates significant historical and cultural value including a very strong concentration of remains spanning prehistoric to modern periods.</li> <li>Historic features act as landmarks or seamarks e.g. Thorn Island Napoleonic wars fort</li> <li>Distinctive valley west of Angle, parallel to Milford Haven with northern slopes in particular exposed to view.</li> <li>Small scale pattern of fields.</li> <li>Exposed, and generally open marine peninsula character with a strong inter-visibility with the Milford Haven to the north, its mouth and outer reaches to the west and the sea around Freshwater West to the south.</li> <li>Sense of tranquillity on western and southern parts of LCA.</li> <li>Nationally important coastal habitats and valued species including over wintering wildfowl and waders.</li> <li>Views from the Coast Path.</li> <li>The value of the area lies in its location in the National Park, the registered historic landscape, historic features and the SSSI along the coast edge.</li> </ul>				
<b>Development in area</b>					
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has a limited capacity because the area generally has high or high/medium sensitivity and further static sites would adversely affect the distinctive and historic character of the area to the north. The southern part is very exposed and open, and any sites would be likely to be prominent or apparent.				
Capacity for new sites	There is no further capacity for more static sites but there may be limited potential for small seasonal sites in discreet locations.				
Capacity for extensions to existing sites (increasing accommodation)	There is no further capacity for extensions to sites as these are large enough already and extensions would further impact on landscape/seascape character.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is no capacity to extend existing sites as they are on lower slopes contained by field boundaries and extending would increase impact on landscape/seascape character				
Capacity for changes within existing sites	There is room for improvement on the main existing site (see guidance below).				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>Site away from coastal edge and away from Angle, its medieval landscape and valley.</li> <li>Site in areas enclosed by landform, trees/woodland or mature hedges both within and adjacent to a site.</li> <li>Site within field boundaries, not spilling into adjacent fields.</li> <li>Site units close to the edges of enclosing elements such as field boundaries or woodland</li> </ul>				

	<p>rather than in the middle of fields or spaces.</p> <ul style="list-style-type: none"> <li>• Associate with farm complexes if possible.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including coastal heath, sand dunes and woodland.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>

**KEY**

-  Permitted Caravan and Camping Sites
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-  Pembrokeshire Coast Path



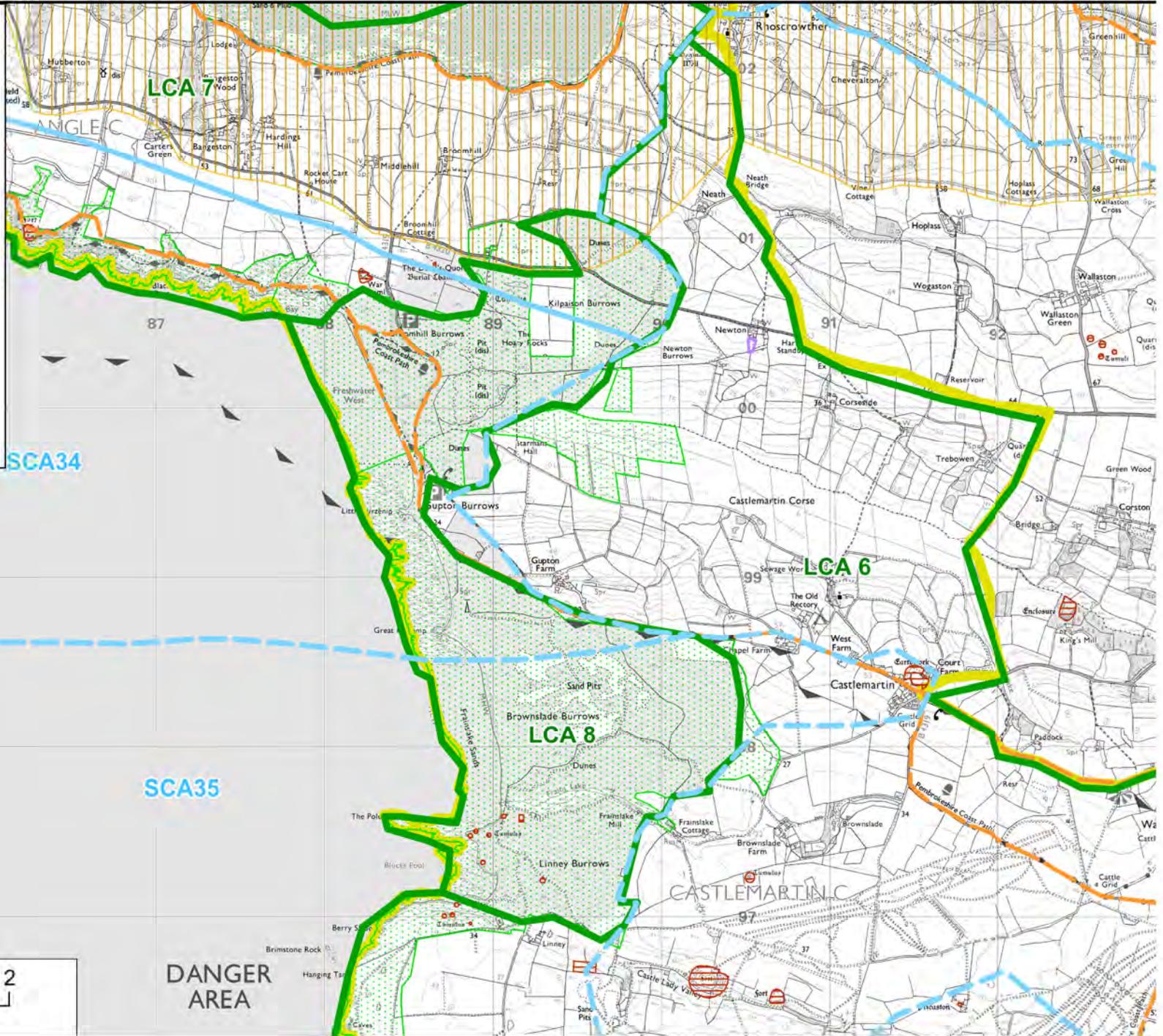
**Landscape Character Area**  
Related Seascape Character Area

**LCA8: Freshwater West/Brownslade Burrows**  
SCA 32: Inner Milford Haven  
SCA 34: Freshwater West  
SCA 35: Castlemartin coastal waters

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the unenclosed burrows and dunes, the highly exposed and wild coastal character, the lack of built development, the use of part of the area for military training, the nationally significant range of habitats and strong intervisibility with the sea and the Coast Path.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Large area of unenclosed burrows and dunes, rare within the National Park.</li> <li>• Highly exposed and wild coastal character.</li> <li>• Undeveloped character with the exception of one car park.</li> <li>• Military training area and ranges make the parts to the south unsuitable for camping and caravanning.</li> <li>• Area almost entirely covered by SSSI designation.</li> <li>• Some of the area lies on the exposed peninsula ridgeline/skyline including a small area of fields with negligible enclosure.</li> <li>• All the area is highly intervisible with the sea and the valley floor is overlooked by adjacent valley sides.</li> <li>• Key views from Coast Path and war memorial to the north.</li> <li>• The value of the area lies in its National Park status and the SSSI.</li> </ul>				
<b>Development in area</b>	Though there are no official campsites within the area, camper vans park on the coast road to enjoy the superb views and also park in the visitor car park. Some may stay overnight unofficially.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has no capacity because of its wild, open and undeveloped character and nature conservation value.				
<b>Capacity for new sites</b>	There is no capacity for development.				
<b>Capacity for extensions to existing sites (increasing accommodation)</b>	N/A				
<b>Capacity for extensions to existing sites (to improve sites without increase in accommodation)</b>	N/A				
<b>Capacity for changes within existing sites</b>	N/A				
GUIDANCE					
<b>Siting guidance</b>	No encouragement should be given to unofficial campers and so no facilities or additional hardstandings should be provided.				
<b>Mitigation guidance</b>	N/A				

**KEY**

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-  National Nature Reserves
-  Pembrokeshire Coast Path



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**LCA8 - Freshwater West/Brownslade Burrows**

PCNP caravan, camping and chalet landscape capacity assessment

**Landscape Character Area**  
Related Seascape Character Areas

**LCA 9: Marloes**

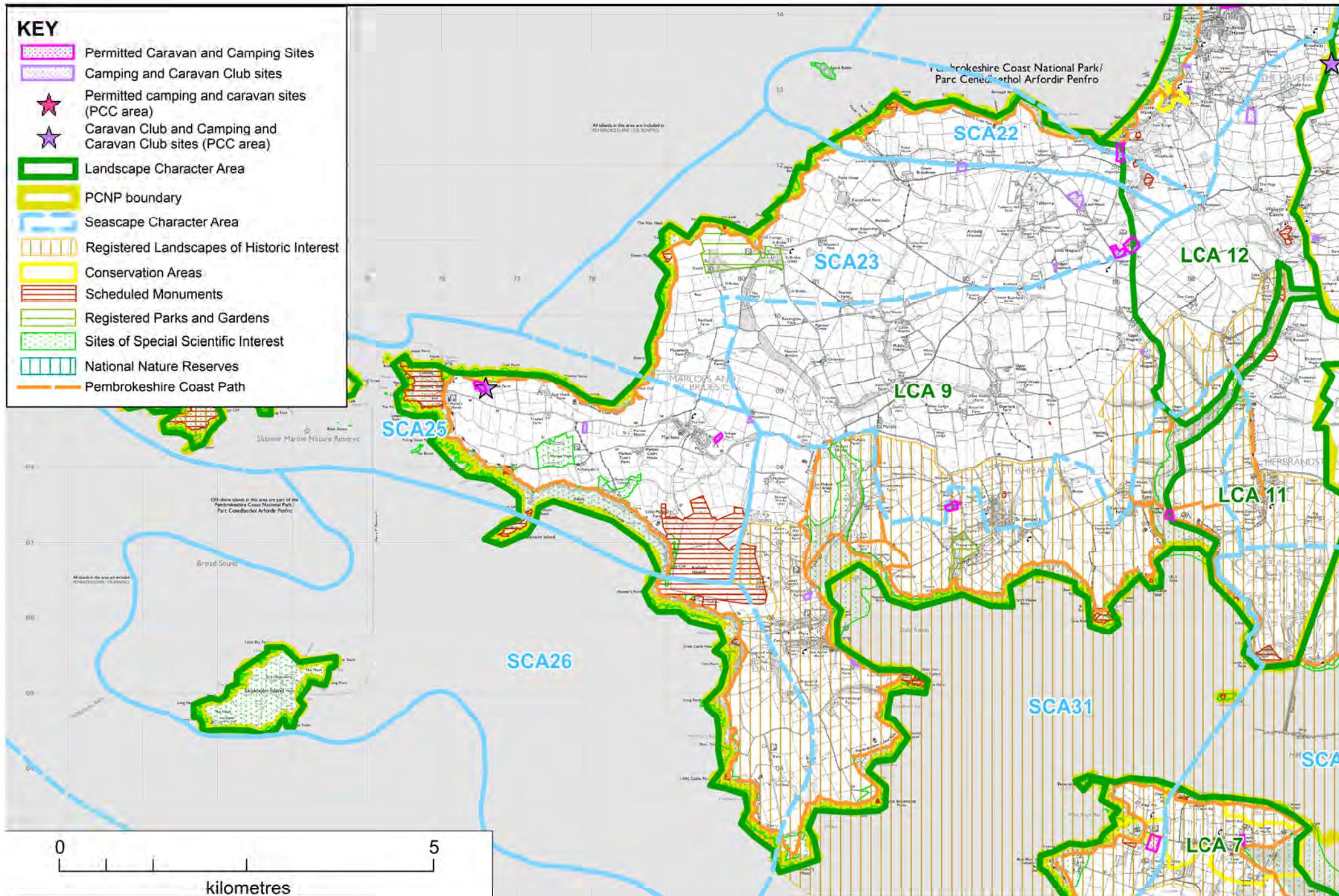
SCA 22: St Brides Bay coastal waters south- Borough Head  
SCA 23: St Brides Bay south coastal waters - The Nab Head  
SCA 25: Skomer Island and Marloes Peninsula  
SCA 26: Skokholm and Gateholm coastal waters  
SCA31: Outer Milford Haven

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the largely undeveloped and unspoilt indented coast, distinctive and open exposed character of the peninsula, generally sparse settlement pattern, registered landscape of historic interest to the south, habitats of national importance, high intervisibility of coastal edge with the sea including skylines, key views from the Coast Path and to and from Skomer and Skokholm including boat trips.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Westerly peninsula with a highly maritime and exposed character to the north, south and west.</li> <li>• Largely undeveloped and unspoilt indented coastal edge and cliffs with semi-natural vegetation including bracken on steep slopes.</li> <li>• The steep sides of incised valleys and skylines on ridges.</li> <li>• Distinctive and open character of Marloes peninsula and Dale peninsula/St Ann's Head.</li> <li>• Generally sparse settlement pattern with isolated character of Marloes in an open location.</li> <li>• Milford Haven Waterway Registered Landscape of Outstanding Historical Interest covers the southern part of the area.</li> <li>• Scheduled Monuments including around WooltackPoint and Dale airfield.</li> <li>• Coastal edge and small estuaries covered by SSSI designation.</li> <li>• The coastal slopes to the north, south and especially the western peninsula parts of the area are highly intervisible with the sea.</li> <li>• Key views from Coast Path and to and from Skomer and Skokholm including boat trips and leisure sailors. Some coastal views are panoramic eg from near Wooltack Point and St Ann's Head.</li> <li>• The value of the area lies in its National Park status, the registered historic landscape, historic features and the SSSI.</li> </ul>				
<b>Development in area</b>	There are a few permitted caravanning camping sites scattered across the area with the largest inland to the east. There are a few smaller sites on the exposed western peninsula.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has limited capacity because of its generally unspoilt, open coastal character. This means that there is no further capacity on the coastal edge or the western and southern peninsulas west of the valley between St Brides and Dale. The historic landscape limits static development to the south of the area. Inland, away from the coast, there may be potential sites on flat plateau away from skylines or on gentle lower valley slopes/floors (outside floodplain).				
Capacity for new sites	There may be limited opportunities for small/medium sites inland away from the coast and registered historic landscape where there are relatively flat sites enclosed by high hedges and/or trees either on valley floors/gentle lower valley sides or plateau top. This may include brownfield sites.				
Capacity for extensions to existing sites (increasing accommodation)	There appears to be very limited opportunities to extend existing sites without increasing their impact on landscape character.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	Any expansion would be very unlikely to improve the effect on landscape character, even though some existing sites are densely developed.				
Capacity for changes within existing sites	There is potential for improvements to existing sites.				
GUIDANCE					
<b>Siting guidance</b>					

<p><b>specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on plateau or flat land, or lower gentle valley slopes, provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Site on improved pasture, arable or brownfield land.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Site adjacent to modern development.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including ancient woodland.</li> <li>• Avoid siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.</li> <li>• Avoid siting static units in Registered Historic landscapes.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space with native tree planting between caravans, especially where caravans are visible on skylines and the top of slopes.</li> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Restrict units to the edge of fields.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Replace conifers hedges and hard boundary fencing with high native hedges over time.</li> <li>• Ensure that there is a tree planting programme within relevant sites to ensure tree cover in the long term. Consider replacement of conifers with deciduous native species over time.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
-  Landscape Character Area
-  PCNP boundary
-  Seascape Character Area
-  Registered Landscapes of Historic Interest
-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



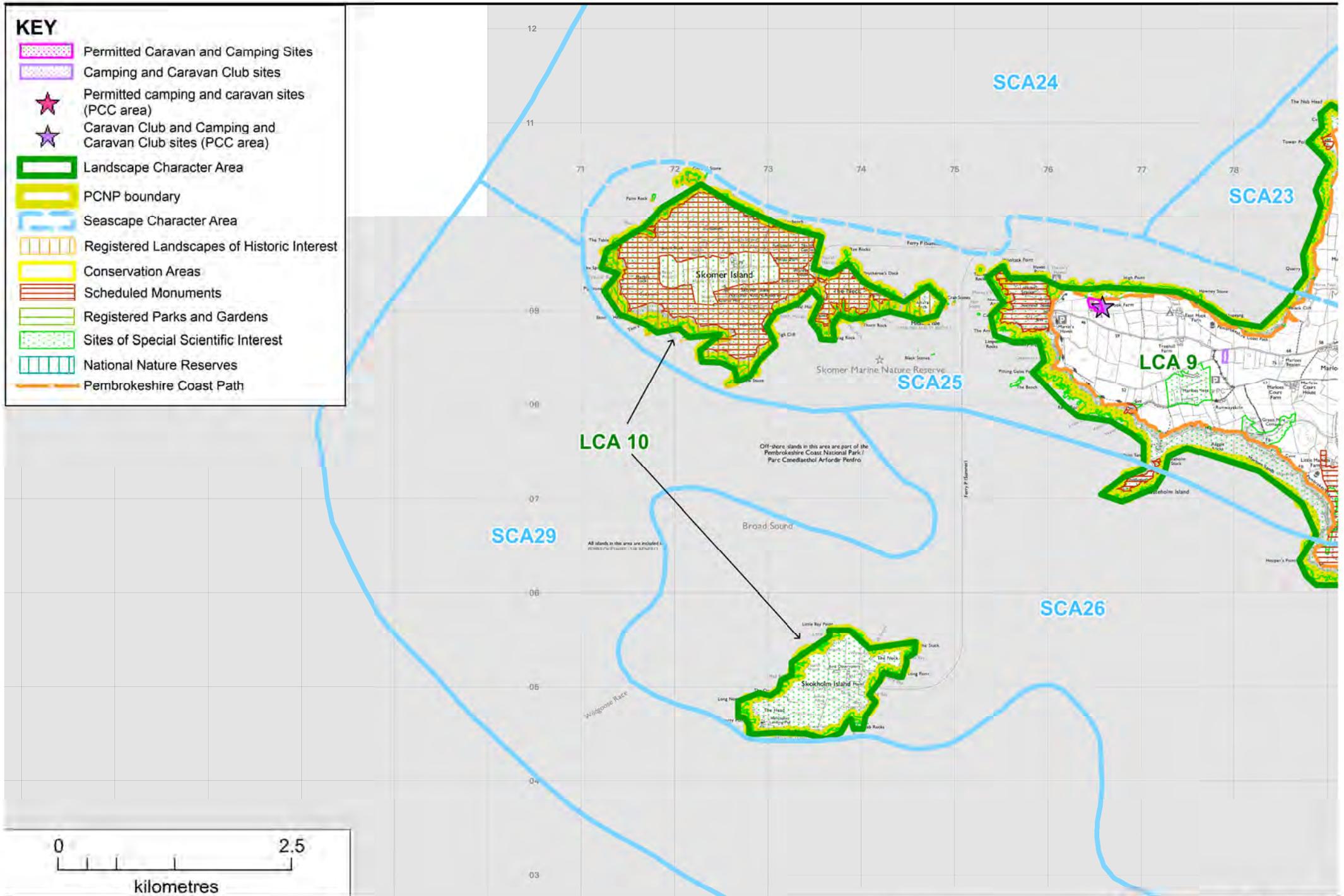
**Landscape Character Area**  
Related Seascape Character Areas

**LCA 10 : Skomer and Skokholm**  
SCA 25: Skomer Island and Marloes Peninsula  
SCA 26: Skokholm and Gateholm coastal waters

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The sensitivity of the islands lies in their unspoilt maritime character and coastline, open character, registered historic landscape, status as National Nature Reserve with nationally important habitats, remoteness and wildness with superb panoramic views to and from the islands.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Unspoilt islands with rocky coastlines.</li> <li>• Historic character and pattern of old stone field walls with grassland and semi-natural vegetation interspersed with rocky outcrops but with no trees or shrub cover.</li> <li>• Skomer Registered Landscape of Outstanding Historical Interest and very large scheduled monument underpins the historical interest of the island.</li> <li>• Skomer and Skokholm are very important in terms of nature conservation, being National Nature Reserves, SPAs, SSSIs and important bird areas and Skomer is a Marine Nature Reserve.</li> <li>• Deliberate visitor management policy to restrict visitors.</li> <li>• Open exposed and wild maritime character.</li> <li>• Strong intervisibility with the sea on all sides with panoramic sea views from the islands, from boat trips and from the coast and Coast Path.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There are no camping or caravan sites on the islands.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The islands have no capacity due to their high sensitivity for all categories of development and their unspoilt open, island character.				
Capacity for new sites	There is no capacity for any sites.				
Capacity for extensions to existing sites (increasing accommodation)	N/A				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A				
Capacity for changes within existing sites	N/A				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	N/A				
<b>Mitigation guidance specific to LCA</b>	N/A				

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
-  Landscape Character Area
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-  Seascape Character Area
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-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



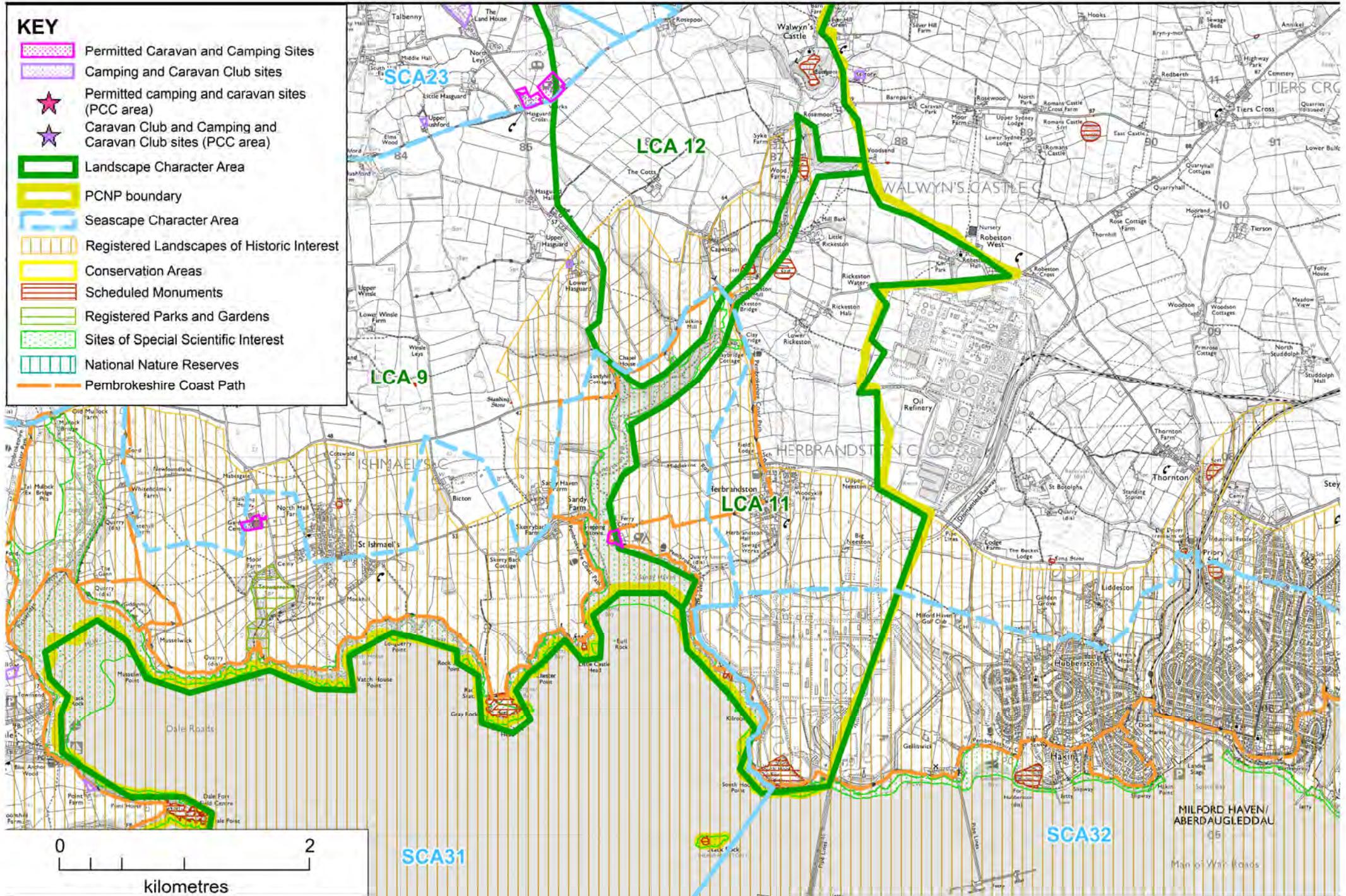
**Landscape Character Area**  
Related Seascape Character Areas

**LCA 11: Herbrandston Refinery Fringe**  
SCA 31: Outer Milford Haven  
SCA 32: Inner Milford Haven

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the slopes down to Sandy Haven, the local skylines, the Registered Landscape of Historical Interest, the scheduled monuments and their settings, the habitats of national importance along the estuary, and key views from the Coast Path.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• The slopes down to Sandy Haven in the western part of the area, and the skyline looking up from the lower slopes.</li> <li>• The Milford Haven Waterway Registered Landscape of Outstanding Historical Interest covers the southern part of the area.</li> <li>• Scheduled monuments include Napoleonic promontory fort on the coast.</li> <li>• Key views are from the braided Coast Path.</li> <li>• The value of the area lies in its National Park status, the historic features mentioned above and the SSSI along the coast edge.</li> <li>• The visual presence of the oil refinery to the east and the physical presence of the oil refinery to the south make the adjacent areas highly unlikely to be developed for camping in caravanning. In the short-term, highly unsightly chicken sheds in fields to the west also form detractors.</li> </ul>				
<b>Development in area</b>	There appears to be one permitted static/mixed site adjacent to Sandy Haven.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has limited capacity for development due to the intimate estuarial landscape of Sandy Haven, the open slopes and skylines and the registered historic landscape. There may be limited opportunities in places on gently sloping discreet sites.				
Capacity for new sites	There is very limited capacity for new sites. These would need to be small static sites at most or small/medium seasonal sites, to avoid affecting the character of Sandy Haven and its environs and also avoid open slopes and skyline. This leaves few options in the area also affected by oil refinery development but there may be some potential.				
Capacity for extensions to existing sites (increasing accommodation)	An extension to the existing site would be likely to increase the impact on landscape character.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	An extension to the existing site would be likely to increase the impact on landscape character.				
Capacity for changes within existing sites	There is potential for some improvements.				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on flatter land, provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Site on improved pasture, arable or brownfield land.</li> <li>• Site adjacent to modern development.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including ancient woodland.</li> <li>• Avoid siting static units in Registered Historic landscape.</li> </ul>				
<b>Mitigation guidance</b>	<ul style="list-style-type: none"> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> </ul>				

<p><b>specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Replace fences with native hedges or hedgebanks.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular.</li> </ul>
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- KEY**
-  Permitted Caravan and Camping Sites
  -  Camping and Caravan Club sites
  -  Permitted camping and caravan sites (PCC area)
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  -  Sites of Special Scientific Interest
  -  National Nature Reserves
  -  Pembrokeshire Coast Path



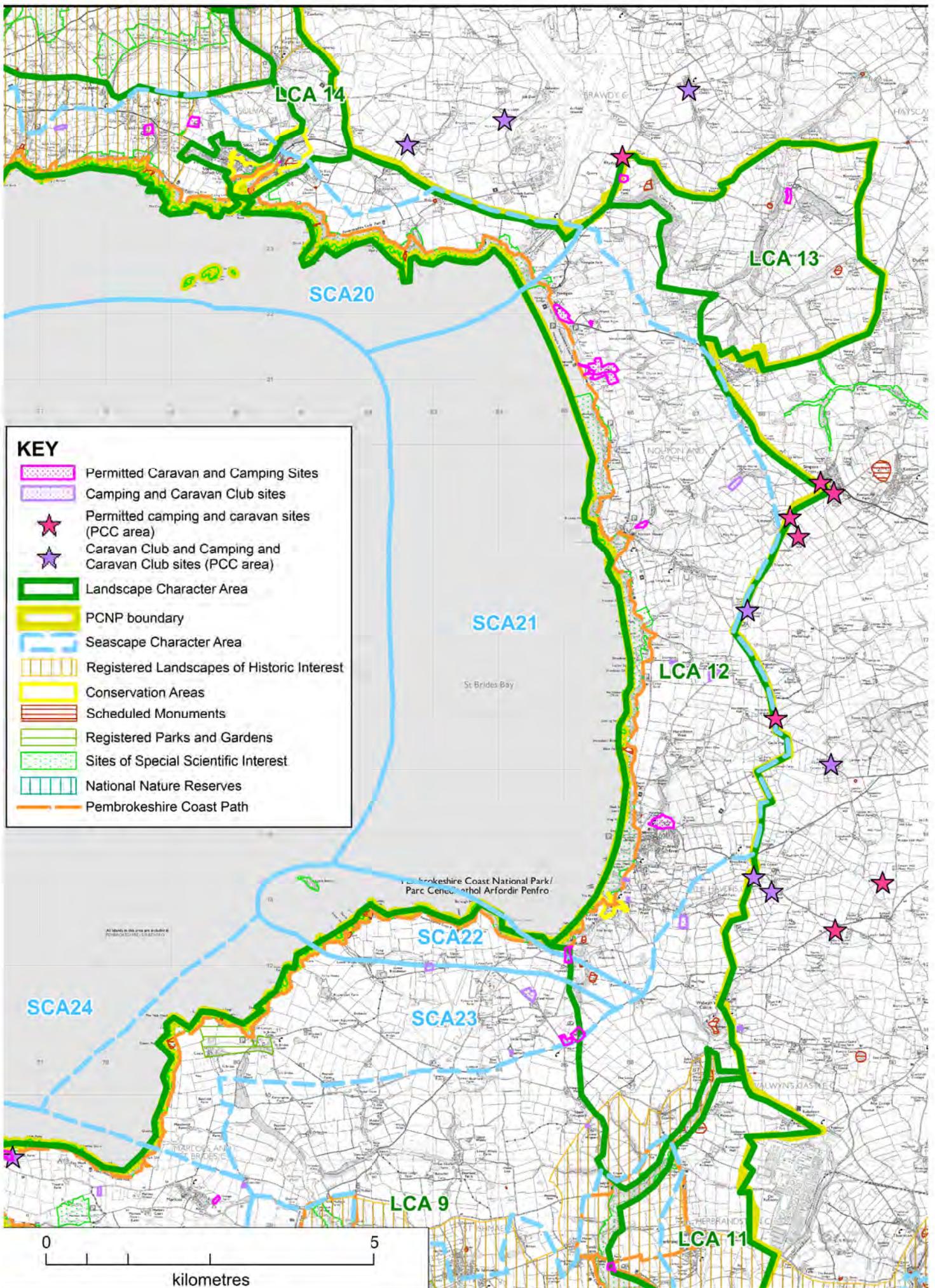
**Landscape Character Area**  
Related Seascape Character Areas

**LCA 12: St Brides Bay**

SCA 20: St Brides Bay coastal waters north  
SCA 21: St Brides Bay coastal waters east  
SCA 22: St Brides Bay coastal waters south- Borough Head  
SCA 23: St Brides Bay south coastal waters - The Nab Head

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the largely undeveloped indented coast especially to the north west, coastal facing slopes, open skylines, scheduled monuments and their setting, nationally significant habitats along the coast and areas intervisible with the sea and the Coast Path.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Largely undeveloped indented coastal edge and cliffs with semi-natural vegetation, especially to the north/northwest.</li> <li>• Medium scale landform, steep in places, sloping from upto 121m AOD towards the coast.</li> <li>• Primarily pastoral sloping landscape which forms the backcloth to the coast, open in places.</li> <li>• Irregular small fields in places and large open rationalised fields in other places.</li> <li>• Areas of hedgebanks/low cut hedges or fences which tend to be more open to view.</li> <li>• Scheduled monuments including promontory forts and their settings.</li> <li>• SSSI along the coastal edge.</li> <li>• The majority of the area is highly intervisible with St Brides Bay with the exception of southernmost area and to the north towards Brandy Brook.</li> <li>• Areas of skyline set back from the coast on gently undulating plateau top but also on top of cliffs in places.</li> <li>• Roch Castle forms a distinctive landmark on higher ground intervisible with the sea.</li> <li>• Distinctive headlands/rocks at Dinas Fawr and Dinas fach to the north and at Ricketts Head.</li> <li>• Less developed and tranquil coast to the north, east of Newgale.</li> <li>• Intensely developed area around Broad Haven.</li> <li>• Key views from the Coast Path and from boat trips including from Solva and from kayaks.</li> <li>• The value of the area lies in its National Park status, historic features and the SSSI</li> </ul>				
<b>Development in area</b>	Development is concentrated around Newgale beach to the north and around Broad Haven and Little Haven to the south, with some smaller sites inland or in discreet valley locations. Development outside the Park is visible on the skyline.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The capacity for further development in the area is limited because some existing sites act as detractors visible from the sea and the Coast Path and the openness of this area and the sloping land towards the coast means that further development along the coast and direct hinterland would adversely affect its character. There may be limited capacity back from the coast avoiding slopes and skylines.				
Capacity for new sites	There may be limited capacity for small static sites and medium and small seasonal sites back from the coast avoiding slopes and skylines and following the siting guidelines below.				
Capacity for extensions to existing sites (increasing accommodation)	There does not appear to be any opportunity for further expansion of static caravan sites associated with the coast. There may be possible limited expansion of sites away from the coast in line with guidance.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is no capacity to extend existing sites as this would only increase the spread of effects.				
Capacity for changes within existing sites	There is potential for some improvements.				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> </ul>				

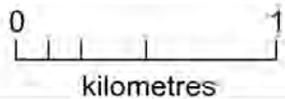
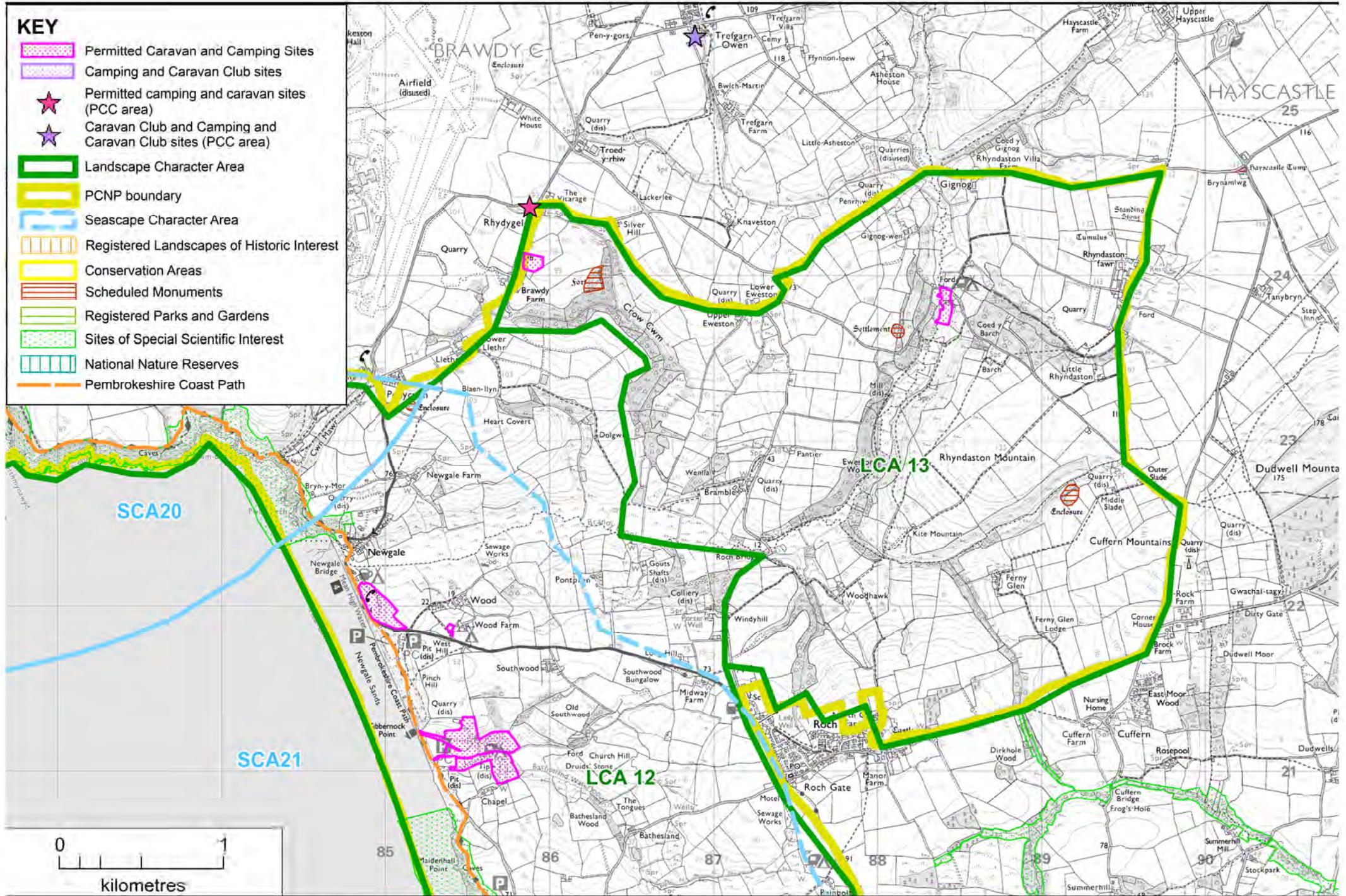
	<ul style="list-style-type: none"> <li>• If siting on plateau, use flat land and set back from the adjacent slopes, especially on the coast side, to avoid being skyline development.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Site on improved pasture, arable or brownfield land.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Site adjacent to modern development.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats.</li> <li>• Avoid siting static units in or in the setting of Conservation Areas, scheduled ancient monuments and listed buildings and their curtilages.</li> <li>• Avoid siting static units in Registered Historic landscape.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space with native tree planting between caravans, especially where caravans or chalets 'stack up' slopes.</li> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Restrict units to the edge of fields.</li> <li>• Consider static unit layouts which are less rectilinear with curving access roads and spaces.</li> <li>• In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking.</li> <li>• In more prominent locations/fields and those directly by the coast consider removing static units and using the space for lower impact units, preferably seasonal tents, yurts or safari tents.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Replace fences with native hedges or hedgebanks.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>



**Landscape Character Area**                      **LCA 13: Brandy Brook**  
 Related Seascape Character Areas            None

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the open upper valley slopes and skylines/tops intervisible with the coast and St Brides Bay, the steep slopes of the incised valleys, the sparse settlement pattern, the setting of Roch Castle and the semi-natural habitats mainly in the valley bottoms.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Open upper valley slopes and skylines/tops with intervisibility with the coast and St Brides Bay.</li> <li>• Steep slopes of incised valleys.</li> <li>• Sparse rural settlement pattern.</li> <li>• Setting of Roch Castle on upper slopes to the south.</li> <li>• Wet alder woodland, heathland and wet grassland habitats.</li> <li>• The value of the area lies in its National Park status and the nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There appears to be one static/mixed site discreetly located in Brandy Brook valley bottom and another close to Brawdy airfield.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has very limited capacity because the relatively open slopes and skylines of the area mean that larger developments are likely to be highly visible and affect the backcloth to the coast. Small scale development in valleys enclosed by landform and woodland/hedgerows on flat sites may be suitable provided that semi-natural habitats are not adversely affected. Sites facing on gentle slopes away from the coast may be suitable if not on the skyline.				
Capacity for new sites	The capacity for new sites limited to small sites in discreet, well screened locations only.				
Capacity for extensions to existing sites (increasing accommodation)	There may be potential for a small expansion to the medium-sized valley bottom site providing it remains discreet and does not adversely affect semi-natural habitats.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is no perceived benefit in reducing the density of existing sites in order to justify expansion.				
Capacity for changes within existing sites	There is no particular need for improvements.				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on plateau sloping away from the sea, or flat land, provided there is enclosure, and avoiding skyline.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites..</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Avoid unimproved pasture and semi-natural habitats including ancient woodland.</li> <li>• Avoid siting static units in or in the setting of scheduled ancient monuments and listed buildings and their cartilages.</li> </ul>				
<b>Mitigation guidance specific to LCA</b>	N/A				

- KEY**
-  Permitted Caravan and Camping Sites
  -  Camping and Caravan Club sites
  -  Permitted camping and caravan sites (PCC area)
  -  Caravan Club and Camping and Caravan Club sites (PCC area)
  -  Landscape Character Area
  -  PCNP boundary
  -  Seascape Character Area
  -  Registered Landscapes of Historic Interest
  -  Conservation Areas
  -  Scheduled Monuments
  -  Registered Parks and Gardens
  -  Sites of Special Scientific Interest
  -  National Nature Reserves
  -  Pembrokeshire Coast Path



**Landscape Character Area**

**LCA14: Solva Valley**

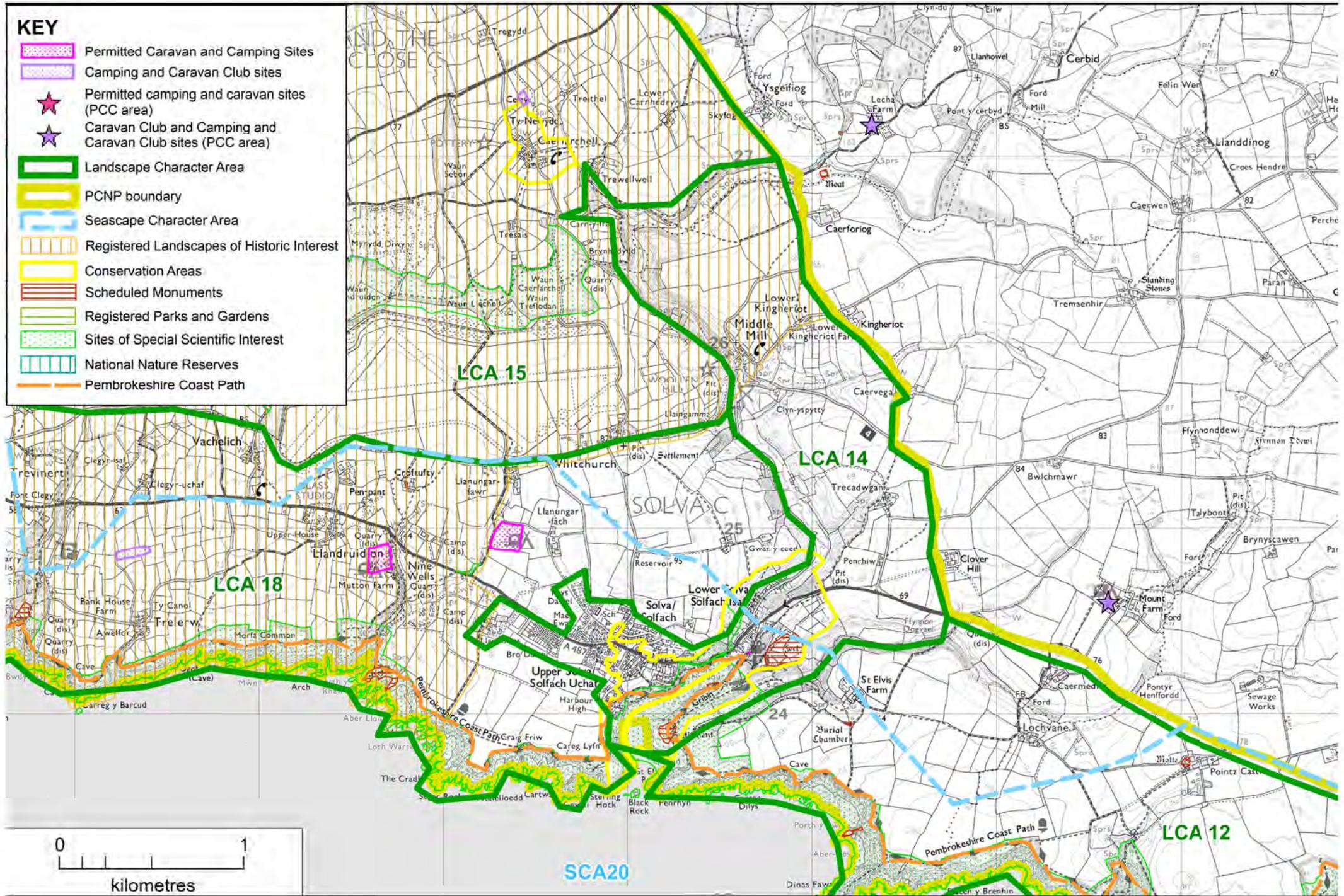
Related Seascape Character Areas

SCA20: St Brides Bay coastal waters north

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the steep wooded slopes and semi-natural vegetation of the incised valleys, the open upper slopes on the plateau, Solva Conservation Area covering the village and harbour and their settings, the registered historic landscape to the north, coastal habitats and national significance, the intimate and tranquil character of the valley and views from the Coast Path.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Steep wooded and open slopes of the small scale incised valleys and narrow valley bottoms.</li> <li>• Open upper valley slopes and plateau tops.</li> <li>• Solva Conservation Area in scheduled monuments and their setting including the scenic harbour with its strong sense of place.</li> <li>• The area north of Middle Mill is included in the St David's Headland and Ramsey Island Registered Landscape of Outstanding Historical Interest.</li> <li>• Intimate unspoilt and tranquil character of the valley and its environs.</li> <li>• Semi-natural valley vegetation.</li> <li>• Views from the Coast Path</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There are no apparent sites within the area.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has no capacity for static development as it is very small in size and intimate scale with highly sensitive receptors to the south around Solva and the registered historic landscape to the north. There may be opportunity for a small seasonal site.				
Capacity for new sites	There may be opportunity for a small seasonal site in a discreet well screened location.				
Capacity for extensions to existing sites (increasing accommodation)	N/A				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A				
Capacity for changes within existing sites	N/A				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on plateau sloping away from the sea, or flat land, provided there is enclosure, and avoiding skyline.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites..</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Avoid unimproved pasture and semi-natural habitats including ancient woodland.</li> </ul>				
<b>Mitigation guidance specific to LCA</b>	N/A				

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
-  Landscape Character Area
-  PCNP boundary
-  Seascape Character Area
-  Registered Landscapes of Historic Interest
-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the open undulating slopes, highly distinctive small settlement pattern, open commons with nature conservation value, historic character and value and strong sense of place.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Undulating sloping areas open to wider view.</li> <li>• The open character of much of the landscape with low hedge banks or hedges or no hedge cover, including the disused airfield.</li> <li>• Distinctive small settlement pattern including the Conservation Area and its setting at Caerfarchell.</li> <li>• The majority of the area is included in the St David's Headland and Ramsey Island Registered Landscape of Outstanding Historical Interest which indicates the highly distinctive historical and cultural character of the area.</li> <li>• Open commons with strong sense of place as well as internationally important heathland and grassland habitats.</li> <li>• A small part of the area to the north has strong intervisibility with the sea.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	Static/mixed caravan sites at Hendre Eynon and Tretio and smaller site north of Caerfechell.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has limited capacity because of its generally high/high/medium sensitivity and open undulating landscape with commons and a particular sense of place and historical character. The historic landscape limits static development. There may be limited capacity for extension of existing sites provided they are contained within mature hedges/trees or for small seasonal sites.				
<b>Capacity for new sites</b>	There may be capacity only for small seasonal sites in well screened flat sites possibly associated with farmsteads.				
<b>Capacity for extensions to existing sites (increasing accommodation)</b>	There may be limited capacity for extension of existing sites provided they are contained within mature hedges/trees. The extensions would best be for seasonal use but a small number of static caravans may be acceptable provided there is strong screening.				
<b>Capacity for extensions to existing sites (to improve sites without increase in accommodation)</b>	This would be applicable to one of the caravan sites to reduce the density of static caravans, especially around the entrance, which would allow a more rural entrance to the site..				
<b>Capacity for changes within existing sites</b>	There is potential for some improvement in existing sites- see below.				
GUIDANCE					
<b>Siting guidance</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on plateau or flat land, provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Site adjacent to modern development.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats.</li> <li>• Avoid siting static units in or in the setting of Conservation Areas, scheduled ancient monuments and listed buildings and their curtilages.</li> </ul>				

	<ul style="list-style-type: none"> <li>• Avoid siting static units in Registered Historic landscapes where possible.</li> </ul>
<b>Mitigation guidance</b>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space.</li> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Restrict units to the edge of fields.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>



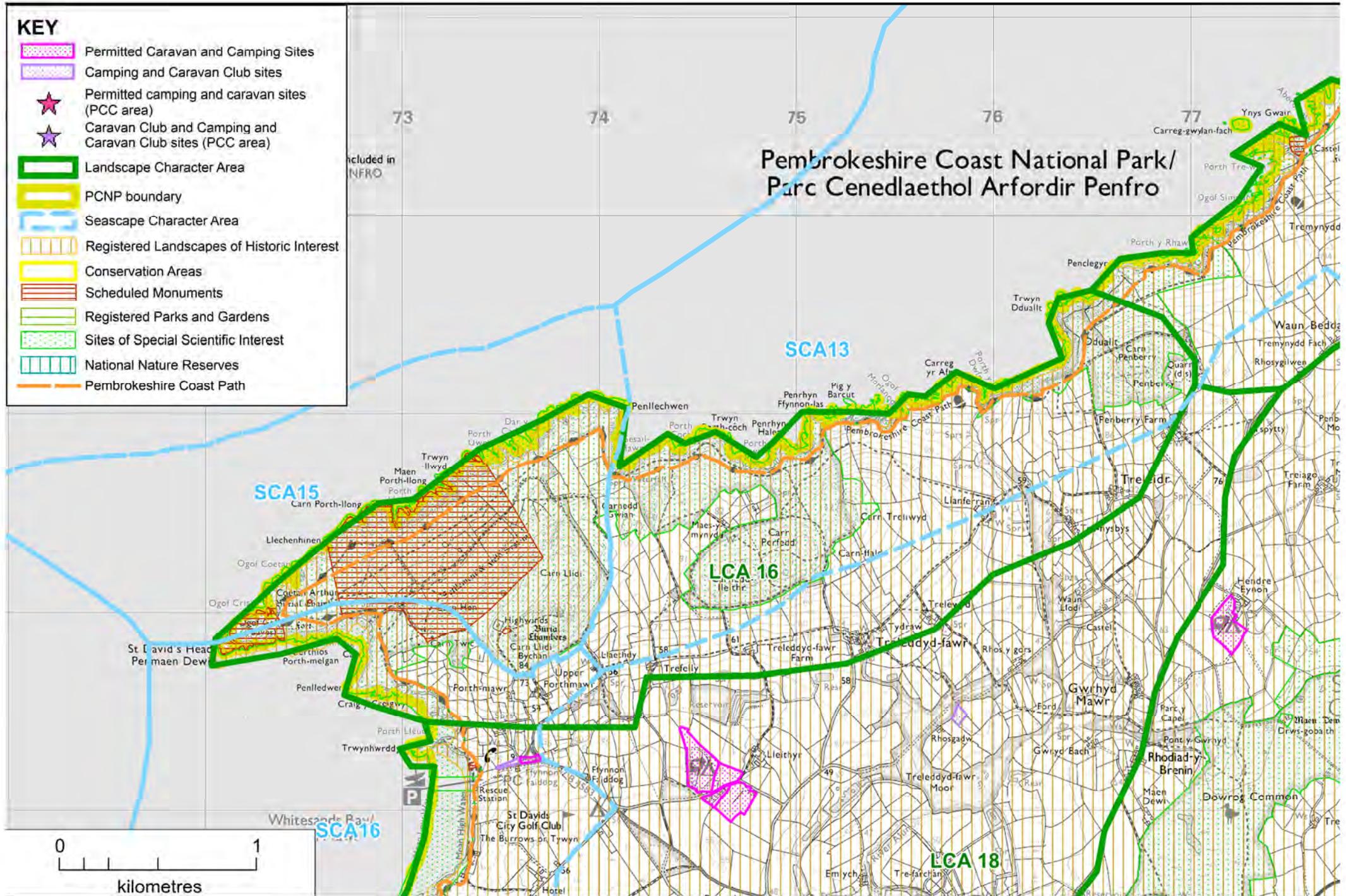
**Landscape Character Area**  
Related Seascape Character Areas

**LCA 16: Carn Llidi**  
SCA 13: Penbwchdy to Penllechwen  
SCA 15: St Davids Head  
SCA 16: Whitesands Bay

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the highly distinctive and prominent landforms and headland with associated steep slopes open to wide view from land and sea, extremely important historic landscape, semi-natural vegetation of nature conservation value, sparse settlement and iconic views to and from the area.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>Highly distinctive steep-sided rocky knolls with associated steep slopes and exposed rocky headland which defines Whitesands Bay.</li> <li>Prominent landforms are important landmarks open to wide view from the land, coast and sea.</li> <li>Undeveloped indented coastal edge and cliffs with semi-natural vegetation extending inland in parts.</li> <li>The open and exposed character of much of the landscape with low hedge banks or hedges and semi-natural vegetation.</li> <li>Distinctive settlement pattern limited to farmsteads on the spring line on slopes visible from the lower land and bay to the south. Undeveloped coastline to the north.</li> <li>The area is an extremely important prehistoric and cultural landscape with scheduled monuments and is included in the St David's Headland and Ramsey Island Registered Landscape of Outstanding Historical Interest.</li> <li>Internationally important coastal and heathland habitats.</li> <li>Feeling of remoteness on coastal edge and to the north.</li> <li>Key views are from St Davids Head and Carn Llidi which offer iconic views of the peninsula seascape including towards Ramsey Island, the Coast Path and from boat trips including from Whitesands Bay, St Justinians and from kayaks.</li> <li>The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There is no development on the area.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	There is no capacity in the area due to its high sensitivity throughout which derives from its highly distinctive and prominent character on the coast and as an extremely important historic landscape.				
Capacity for new sites	There is no capacity for new sites.				
Capacity for extensions to existing sites (increasing accommodation)	N/A				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A				
Capacity for changes within existing sites	N/A				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	N/A				
<b>Mitigation guidance specific to LCA</b>	N/A				

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
-  Landscape Character Area
-  PCNP boundary
-  Seascape Character Area
-  Registered Landscapes of Historic Interest
-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



**Pembrokeshire Coast National Park/  
Parc Cenedlaethol Arfordir Penfro**

## Landscape Character Area

## LCA 17: St Davids

Related Seascape Character Areas

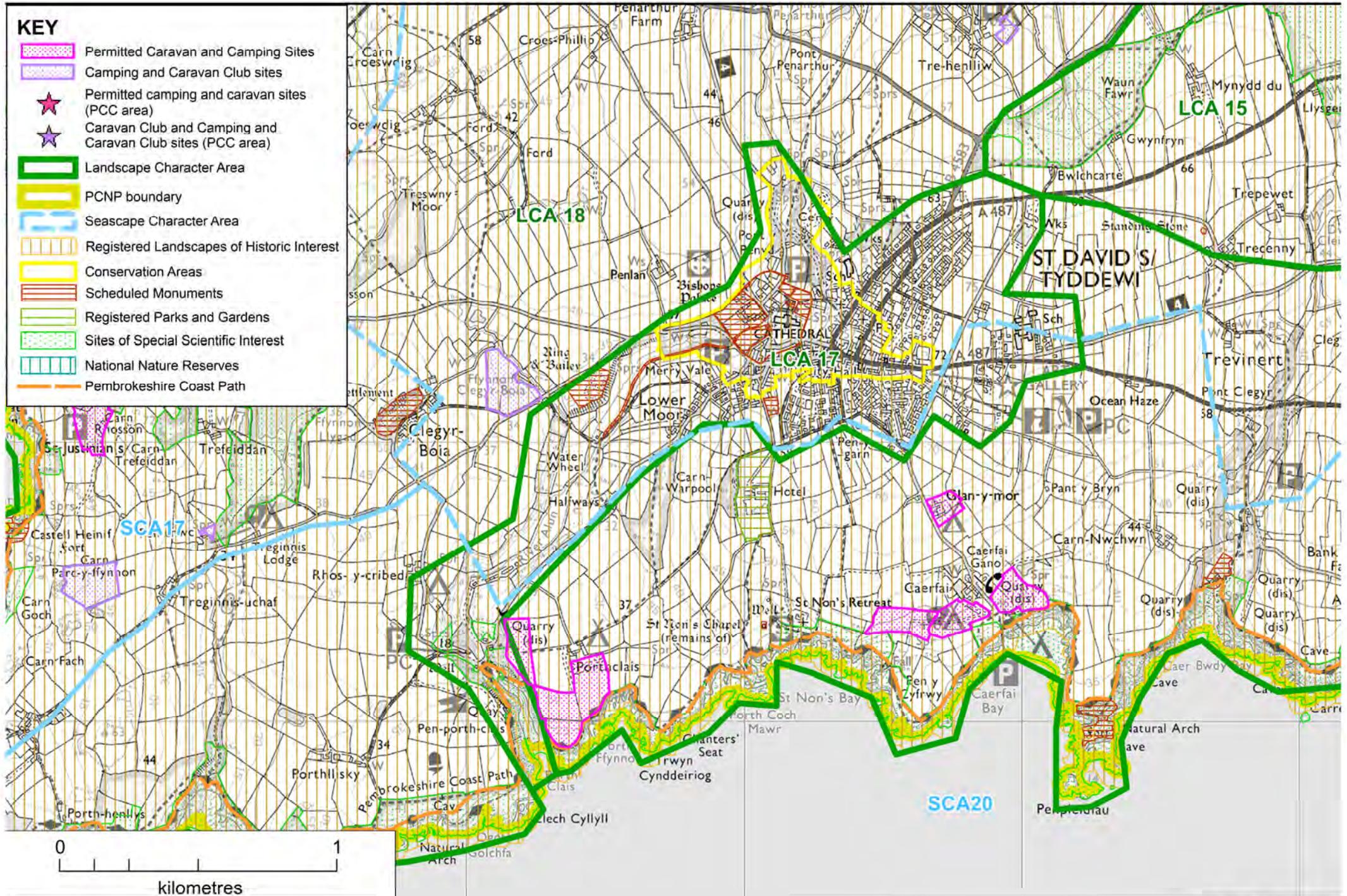
SCA 20: St Brides Bay coastal waters north

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the historic character and setting of St Davids and its cathedral, the historic significance of the valley and its link to the coast at Porth Clais, the intimate scale and steep sides of the valley, the openness to views along the valley and from the Coast Path, and the scenic quality of the harbour.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Steep open slopes of the small scale incised valley of the River Alun and its narrow valley bottom.</li> <li>• The historic significance of the valley's role as the access from Porth Clais to St David's.</li> <li>• St Davids Cathedral and the settlement's Conservation Area and their setting including glimpsed views towards them.</li> <li>• Other scheduled monuments and their setting.</li> <li>• Scenic harbour at Porth Clais with its strong sense of place.</li> <li>• The area's historical and cultural significance are indicated by its inclusion in the St David's Headland and Ramsey Island Registered Landscape of Outstanding Historical Interest.</li> <li>• Nationally important coastal habitats and semi-natural vegetation on the valley floor and sides.</li> <li>• Intimate and relatively unspoilt and tranquil character of the lower valley and its environs.</li> <li>• Views from the Coast Path.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There is a seasonal camp site at Rhos y Cribed and the Porthclais static and mixed camp site adjacent.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has no capacity due to its high sensitivity for most categories of development which are due to its historic character and significance, distinctive character and openness in parts. Existing development already has some effect on the sense of place and further development would cumulatively affect this.				
Capacity for new sites	There is no capacity for new sites within St Davids environs or to the west.				
Capacity for extensions to existing sites (increasing accommodation)	There is no capacity for extensions as these would cumulatively affect the upper slopes of the valley.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is no capacity for extensions as these would cumulatively affect the upper slopes of the valley.				
Capacity for changes within existing sites	There is limited potential for improvements such as improved screening without affecting the open character of the landscape eg low hedgebanks adjacent to Portclais.				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	N/A				
<b>Mitigation guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• In the adjacent caravan site, in more prominent locations/fields on the edge of the valley avoid statics and use the space for amenity eg open space recreation, play, dog walking, or seasonal tents at worst.</li> <li>• In the adjacent caravan site, change the colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> </ul>				

	<ul style="list-style-type: none"><li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li><li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li><li>• Replace fences with native hedges or hedgebanks.</li><li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li></ul>
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**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
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-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



**Landscape Character Area**  
Related Seascape Character Areas

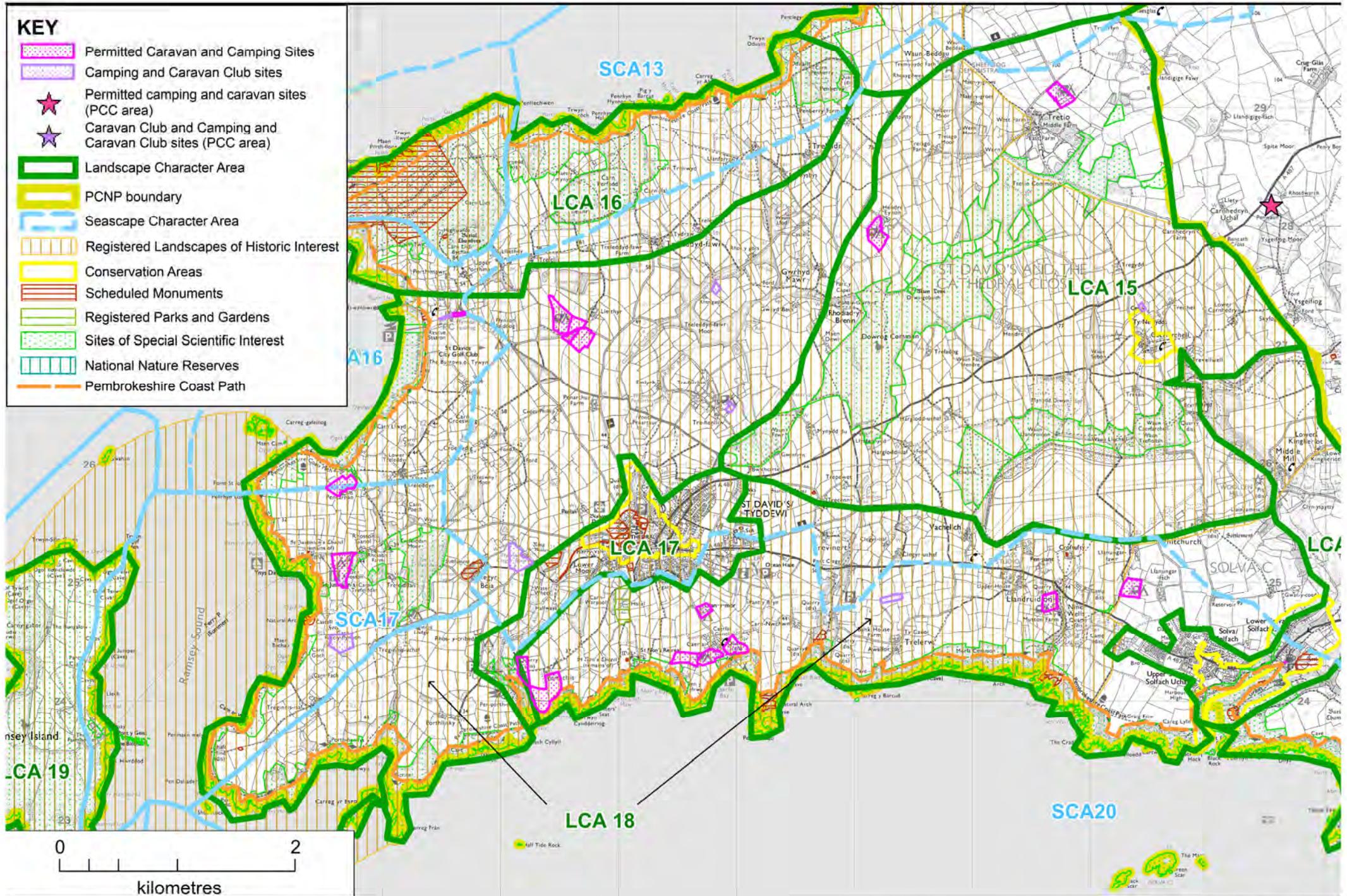
**LCA 18: St Davids Headland**  
SCA 16: Whitesands Bay  
SCA 17: Ramsey Sound  
SCA 20: St Brides Bay coastal waters north

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the largely undeveloped indented rocky coast of particular scenic quality, short slopes running down to the coast, generally open undulating plateau character with rocky knolls, registered historic landscape with strong cultural importance, valued semi-natural areas of heath and wetlands, iconic views to and from St Davids Head and Ramsey Island and views to and from St Brides Bay and Carn Llidi.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Largely undeveloped indented coastal edge and cliffs with semi-natural vegetation including coastal heath extending inland in parts.</li> <li>• Distinctive rocky knolls which form features in the landscape eg around Clegyr Boia and Rhosson.</li> <li>• Sea facing slopes adjacent to the coast.</li> <li>• The open character of much of the landscape with low hedge banks or hedges and semi-natural vegetation allows wide views across slopes and towards the sea.</li> <li>• Distinctive and sparse settlement pattern generally limited to farmsteads, some with highly distinctive vernacular form.</li> <li>• The area is an extremely important prehistoric and cultural landscape with scheduled monuments and is included in the St David's Headland and Ramsey Island Registered Landscape of Outstanding Historical Interest. The area acts as setting to St Davids and its cathedral.</li> <li>• Internationally important coastal habitats and lowland heathland, wetlands and grasslands, some covered by SSSI designation.</li> <li>• Key views are from St Davids Head and Carn Llidi which offer iconic views of the peninsula seascape across the area including towards Ramsey Island. The Coast Path offers view from elsewhere such as across to Ramsey Island, and across Whitesands Bay and St Brides Bay. Views are also possible from boat trips including from Whitesands Bay, St Justinians, Solva and from kayaks.</li> <li>• Wild, tranquil and remote in some locations along the coast.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There are a number of large and medium scale static and mixed caravan sites on or close to the coast and inland. There are also seasonal campsites with tents in places. The concentration reduces away from the coast. It is not clear if all of the smaller sites are official.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area is very close to capacity as the coast is of particularly high scenic quality and the existing sites already act as detractors in places, so the remaining unspoilt stretches are particularly valuable. The camp sites on the south coast are particularly noticeable from St Brides Bay and from the Coast Path. Also the area to the north is overlooked by Carn Llidi and acts as setting to St David's and its cathedral. The area is covered by the Registered historic landscape designation.				
Capacity for new sites	There is generally no capacity for new sites due to the current density of sites apart from small seasonal sites to the north east of the area , but away from Carn Llidi.				
Capacity for extensions to existing sites (increasing accommodation)	There is no capacity for extending existing sites due to the impact on the landscape that they already have with the exception of small seasonal sites to the north east of the area , but away from Carn Llidi.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is generally no justification to extend existing sites as this would only increase the spread of effects.				

Capacity for changes within existing sites	There is potential for some improvements. Pods or glamping tents may be considered instead of static caravans where improvements in layout in line with this document's guidelines and a reduction in visual impact can be demonstrated.
<b>GUIDANCE</b>	
<b>Siting guidance specific to LCA</b>	N/A
<b>Mitigation guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space with native tree planting between caravans.</li> <li>• Avoid placing static caravans on skylines, especially overlooking the coast- set back, if possible.</li> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Restrict units to the edge of fields especially by the coast.</li> <li>• In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking.</li> <li>• In more prominent locations/fields and those directly by the coast consider removing static units and using the space for lower impact units, preferably seasonal tents, yurts or safari tents.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Replace fences with native hedges or hedgebanks.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. keeping traditional hedgebanks biodiverse, semi-natural habitats, watercourses and other field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
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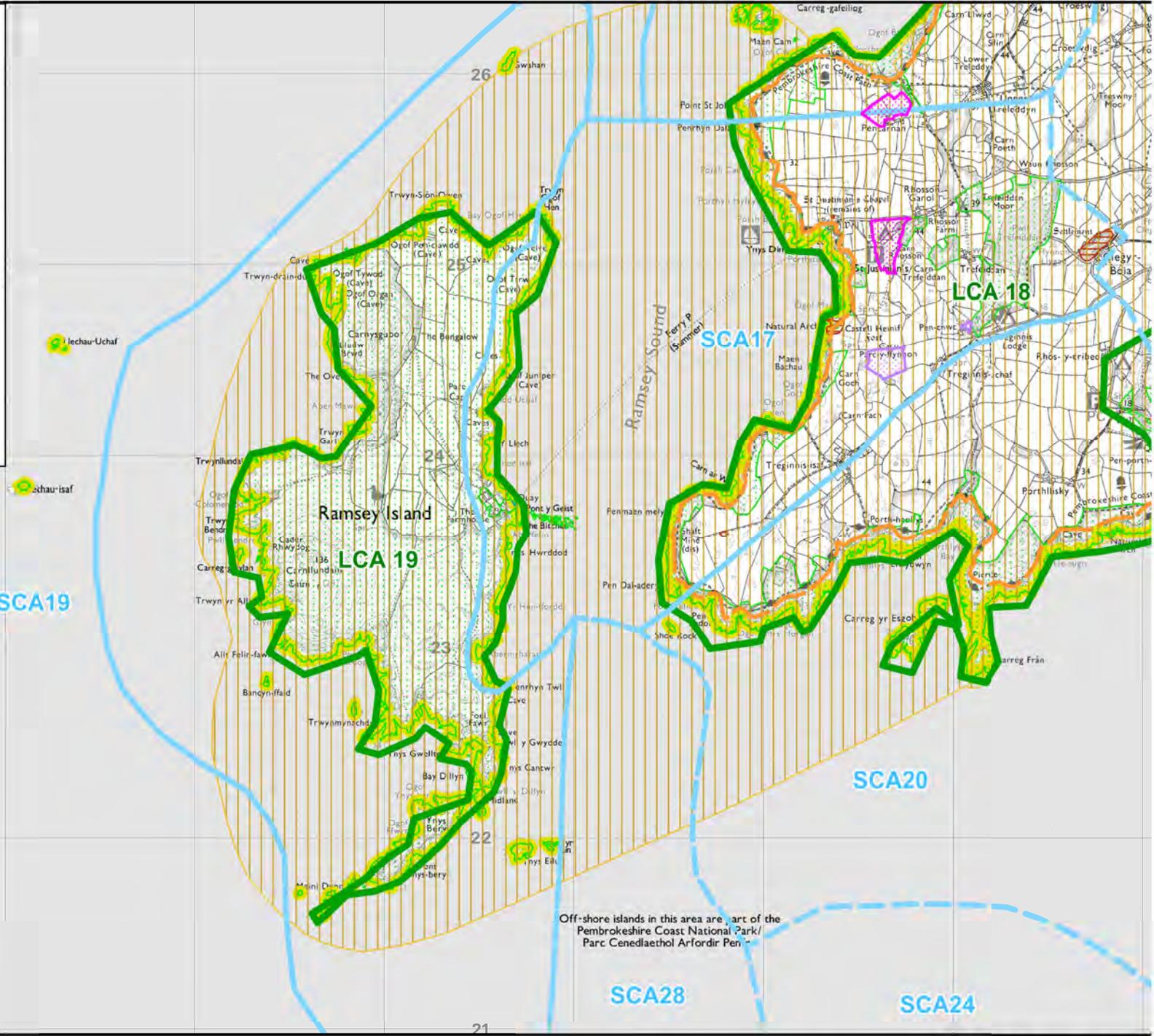
**Landscape Character Area**  
Related Seascape Character Areas

**LCA 19: Ramsey Island**  
SCA 17: Ramsey Sound  
SCA 18: Ramsey Island coastal waters

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The very high sensitivity of the area lies in the island's spectacular and unspoilt character and coastline with exposed hills, open character, registered historic landscape, status as National Nature Reserve, remoteness and wildness with superb panoramic views to and from the island.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Spectacular island with the dominant landform of Carn Llundain forming a major landmark and the most westerly significant Island in Pembrokeshire.</li> <li>• Undisturbed and unspoilt island with rocky coastlines with jagged rocky coastal edge, cliffs and features with semi-natural vegetation extending inland in parts.</li> <li>• Historic character and pattern of old stone field walls with grassland and semi-natural vegetation interspersed with rocky outcrops but with no trees or shrub cover.</li> <li>• The island is included in the St David's Headland and Ramsey Island Registered Landscape of Outstanding Historical Interest.</li> <li>• The island is a National Nature Reserve and is covered by SSSI. The cliffs, associated coastal heath and grassland are designated as the Ramsey Island and St David's Peninsula SPA and they are also an Important Bird Area and nature reserve managed by RSPB.</li> <li>• Very limited access to visitors.</li> <li>• Pervading sense of exposure, isolation, remoteness, tranquillity and wildness emphasised by the strong tidal races of Ramsey Sound separating it from the coast.</li> <li>• Strong intervisibility with the sea on all sides with panoramic sea views to and from the island, from popular round Ramsey Island boat trips and from the coast and Coast Path.</li> <li>• The value of the island lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There are no camping or caravan sites on the islands.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The island has no capacity due to its high sensitivity for all categories of development and its unspoilt open, island character.				
Capacity for new sites	There is no capacity for any sites.				
Capacity for extensions to existing sites (increasing accommodation)	N/A				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A				
Capacity for changes within existing sites	N/A				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	N/A				
<b>Mitigation guidance specific to LCA</b>	N/A				

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
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-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



Off-shore islands in this area are part of the Pembrokeshire Coast National Park/ Parc Cenedlaethol Arfordir Penfro

Off-shore islands in this area are part of the Pembrokeshire Coast National Park/ Parc Cenedlaethol Arfordir Penfro



**Landscape Character Area**  
Related Seascape Character Areas

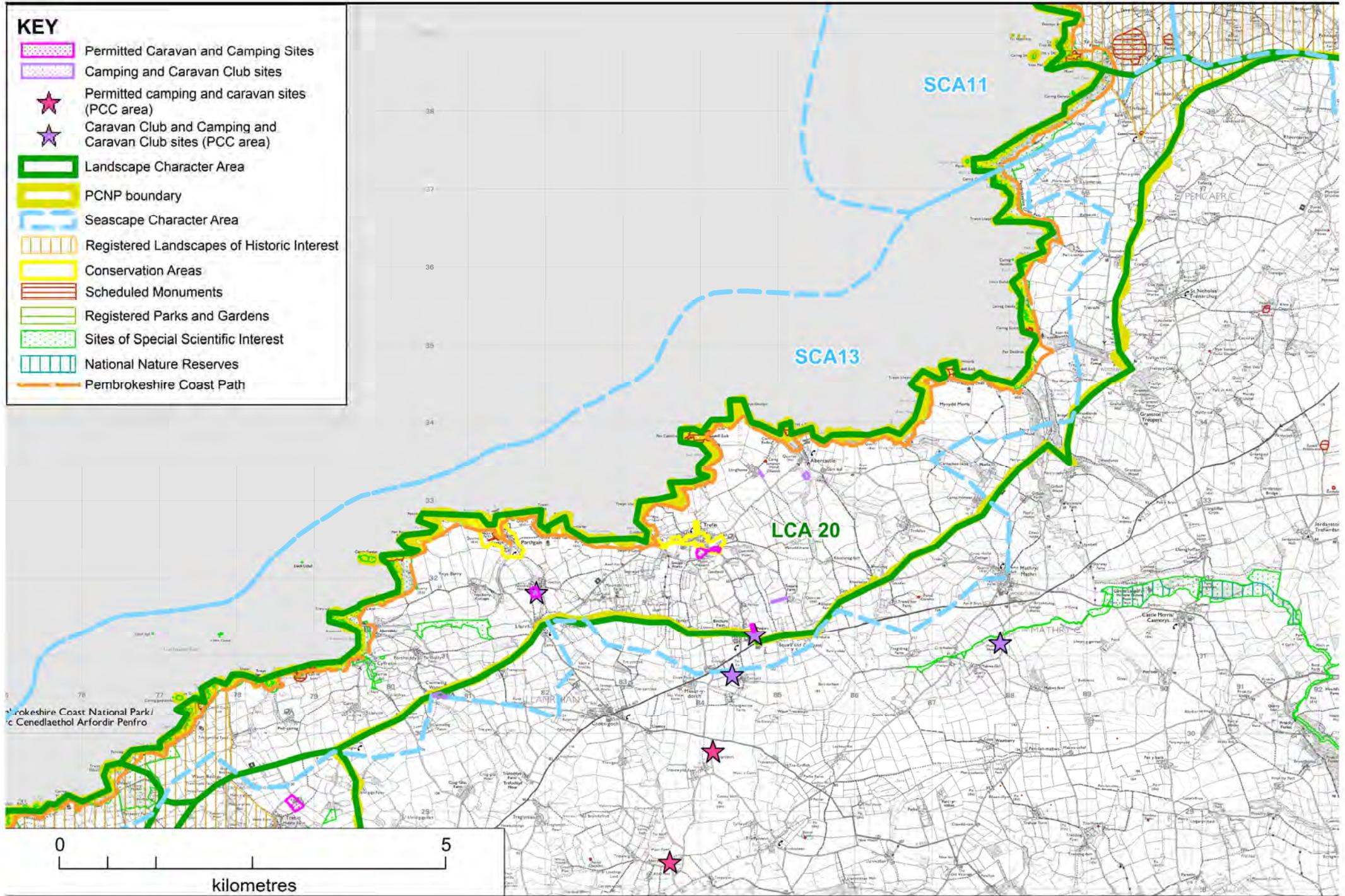
**LCA 20: Trefin**  
SCA 11: Strumble Head to Penbwhchdy  
SCA 13: Penbwhchdy to Penllechwen

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the almost entirely undeveloped indented coastal edge, the long sea facing slopes, the small scale field pattern, the sparse settlement pattern and tranquillity, the historic interest along the coast and to the north and west, and the coastal views in particular from Garn Fawr and Carn Llidi.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• An almost entirely undeveloped indented coastal edge and cliffs with semi-natural vegetation including coastal heath.</li> <li>• Sea facing slopes adjacent to the coast and steep incised valley slopes.</li> <li>• The open character of much of the landscape with low hedge banks or hedges and dry stone walls allows long views along the coast and out to the sea.</li> <li>• Very small scale field pattern in places especially west of Trefin.</li> <li>• Sparse rural settlement pattern generally limited to farmsteads, with a few distinctive villages including Porthgain and Trefin with their associated Conservation Areas.</li> <li>• Historic interest includes prehistoric promontory forts and industrial heritage particularly between Porthgain and Abereiddy. Many features are scheduled monuments.</li> <li>• The far western part of the area and the far northern part lie within Registered Landscapes of Historical Interest, St David's Headland and Ramsey Island, and Pen Caer: Garn Fawr and Strumble Head respectively.</li> <li>• Internationally important coastal habitats.</li> <li>• Much of the coast is tranquil with limited vehicle access.</li> <li>• Key unspoilt views are from Garn Fawr and Carn Llidi outside the area and from the Coast Path including around popular locations such as Porthgain, Abereiddy, Trefin and Abercastle. Views are also possible from kayaks and other occasional leisure sailors.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There are a small number of small/medium sites including statics and chalets back from the coast with a larger seasonal site close to the coast. The developments tend to be further to the south/west rather than north/east.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	There is very limited capacity for new sites. As any new development would be likely to be noticeable it would be limited to small/medium seasonal sites in discreet locations only. There is potential for improvement particularly to the larger seasonal site close to the coast.				
Capacity for new sites	There is very limited capacity for new sites. As any new development would be likely to be noticeable it would be limited to small/medium seasonal sites in discreet locations only.				
Capacity for extensions to existing sites (increasing accommodation)	There does not appear to be potential for extension to existing sites without increasing the impact on landscape character.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is no apparent capacity to extend existing sites as this would only increase the spread of effects.				
Capacity for changes within existing sites	There is potential for some improvements.				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on plateau or flat land, provided there is enclosure.</li> </ul>				

	<ul style="list-style-type: none"> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Site adjacent to modern development.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including coastal heath and ancient woodland.</li> <li>• Avoid siting static units in or in the setting of Conservation Areas, scheduled ancient monuments and listed buildings and their curtilages.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Avoid placing static caravans very close to boundaries or road edges so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Restrict units to the edge of fields.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>

**KEY**

-  Permitted Caravan and Camping Sites
-  Camping and Caravan Club sites
-  Permitted camping and caravan sites (PCC area)
-  Caravan Club and Camping and Caravan Club sites (PCC area)
-  Landscape Character Area
-  PCNP boundary
-  Seascape Character Area
-  Registered Landscapes of Historic Interest
-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



Pembrokeshire Coast National Park /  
Cenedlaethol Arfordir Penfro

**Landscape Character Area**  
Related Seascape Character Areas

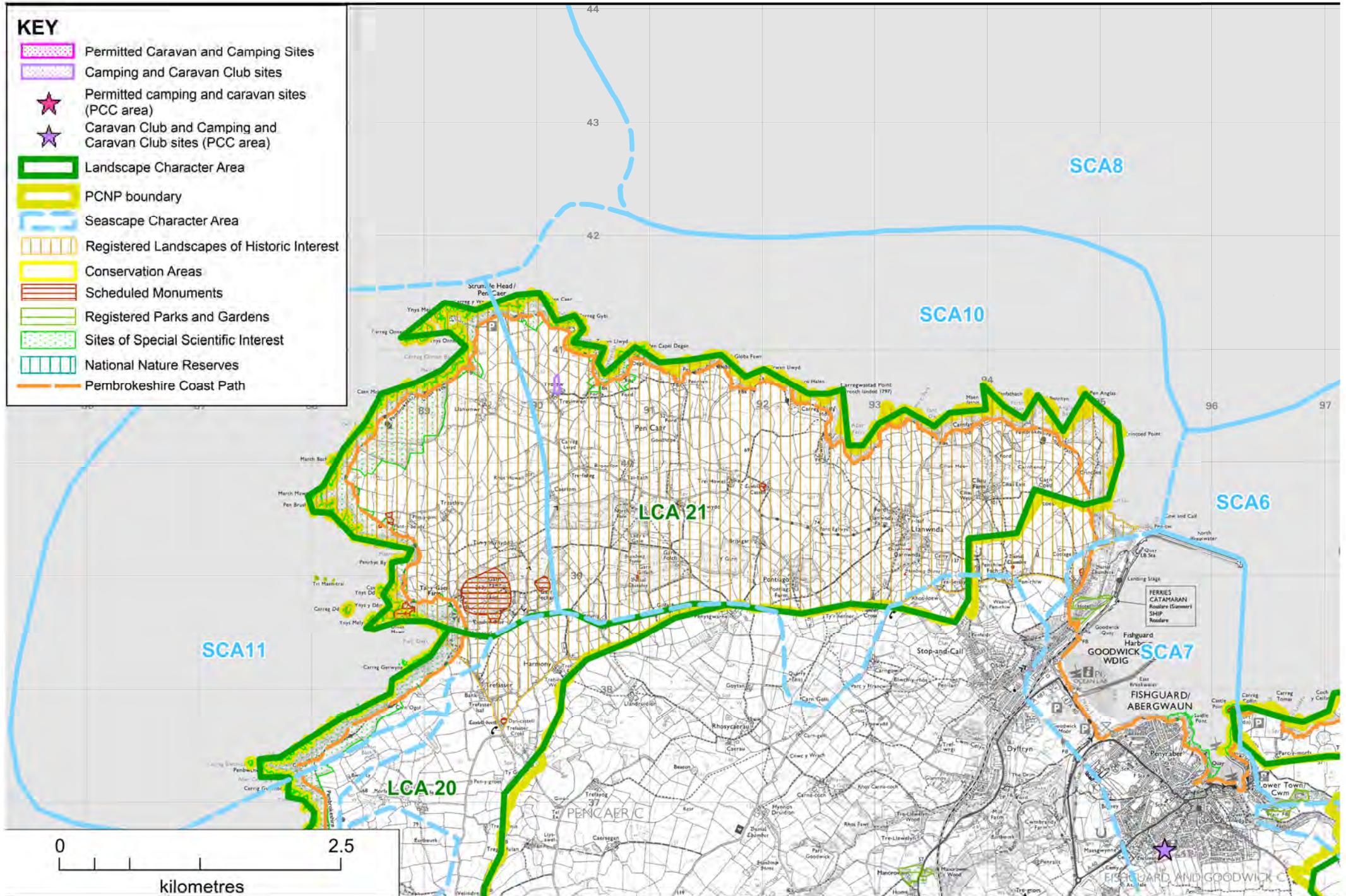
**LCA 21: Pen Caer/Strumble Head**  
SCA 10: Crincoed Point and Strumble Head  
SCA 11: Strumble Head to Penbwhchdy

SENSITIVITY					
<b>Summary of sensitivity</b>	The sensitivity of the area lies in the undeveloped and rugged indented coast, the rocky outcrops and the distinctive, wild, remote and exposed character of the area, the registered historic landscape with associated historic features, and the views in particular from Garn Fawr and the Coast Path.				
<b>Sensitivity to types of development eg</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Undeveloped, rugged, indented coastal edge and cliffs with semi-natural vegetation including coastal heath.</li> <li>• Distinctive rocky outcrops such as Garn Fawr and Garn Fechan and elevated sea facing slopes adjacent to the coast.</li> <li>• Mosaic of semi-natural areas small scale and irregular field pattern with low hedge banks.</li> <li>• Sparse rural settlement pattern generally limited to farmsteads, and a few very small settlements including Llanwnda.</li> <li>• Historic interest includes Iron Age forts at Garn Fawr and Garn Fechan and prehistoric promontory forts which are scheduled monuments.</li> <li>• The whole area lies within the Pen Caer: Garn Fawr and Strumble Head Registered Landscapes of Historical Interest.</li> <li>• Nationally important coastal habitats and semi-natural areas inland on the elevated ground.</li> <li>• Much of the coast and its hinterland feels wild, remote and exposed with limited vehicle access.</li> <li>• The open and exposed character of much of the landscape allows long views along the coast and out to the sea, with the area highly intervisible with the sea.</li> <li>• Key unspoilt views are from Garn Fawr, Strumble Head and from the Coast Path. Views are also possible from occasional leisure sailors.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	There are a very small number of small scale static or seasonal camping sites. It is not clear if the camp sites are official.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has a very limited capacity because it has high or high/medium sensitivity and further sites would adversely affect the distinctive and historic character of the area. The only possible opportunities are for small seasonal camping sites, preferably tents/yurts, rather than caravans. These should avoid the semi-natural areas and high ground.				
Capacity for new sites	There is no further capacity for more static sites but there may be limited potential for a limited number of small seasonal sites in discreet locations away from the coast, from Strumble Head and from Garn Fawr, possibly associated with farmsteads.				
Capacity for extensions to existing sites (increasing accommodation)	There is no further capacity for extension to the permitted site due to the sensitive location.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A. There are no static caravan sites in the area.				
Capacity for changes within existing sites	There is room for improvement in the camping pattern in the area, as below.				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on plateau or flat land, provided there is enclosure.</li> </ul>				

	<ul style="list-style-type: none"> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including heath and ancient woodland.</li> <li>• Avoid siting static units in Registered Historic landscape.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Avoid camping within semi-natural areas and on hilltops and upper slopes.</li> <li>• Restrict units to the edge of fields.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc</li> </ul>

**KEY**

-  Permitted Caravan and Camping Sites
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-  Permitted camping and caravan sites (PCC area)
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-  PCNP boundary
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-  Conservation Areas
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-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path

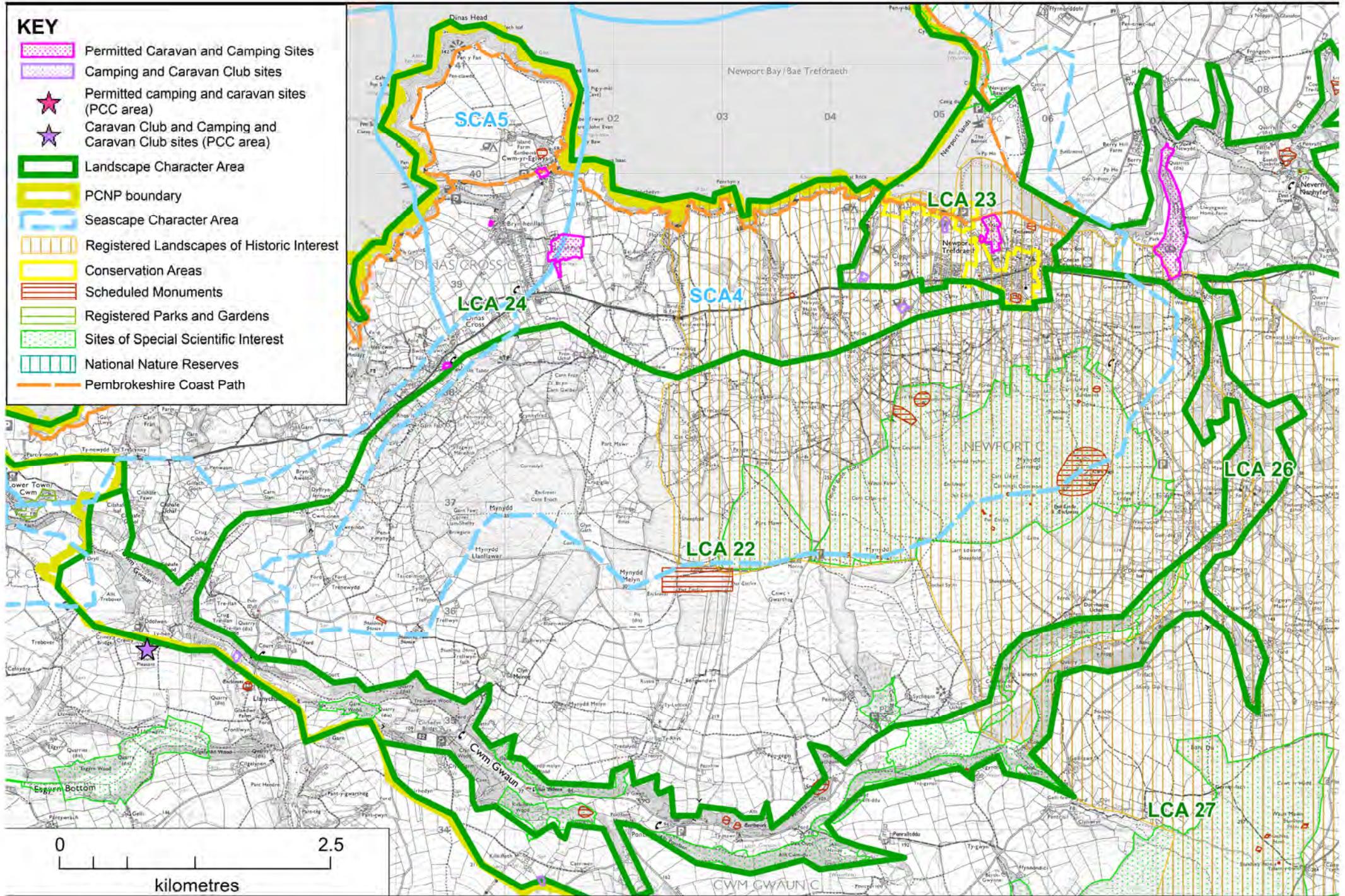


<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The distinctive hill backcloth to the coast with steep slopes and unspoilt skyline and the presence of open unenclosed moorland, small-scale irregular field and a highly valued range of historical features and important semi-natural habitats make the area sensitive to development. The area is also highly visible from the coast path as well as from the Preselis and has a remote and wild character in parts.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Distinctive hills with upland character acting as a backcloth to the coast.</li> <li>• Distinct slopes falling to the sea and inland.</li> <li>• High intervisibility with the coast and sea to the north and the Preseli Hills to the south.</li> <li>• Distinctive rock formations and cairns on the unspoilt skyline with strong sense of place.</li> <li>• Open moorland on hilltops and very small irregular field patterns especially to the north and east.</li> <li>• Generally fieldbanks or low cut hedges enclosing fields which with heathland results in relatively open landscape.</li> <li>• Historic features and scheduled monuments including the Iron Age fort at the summit of Mynydd Carningli. The western half of the area is within the Newport and Carningli Registered Landscape of Special Historical Interest.</li> <li>• The moorland on the hilltops are covered by SSSI designation.</li> <li>• Key views from the Coast Path including Dinas Head and sea in Newport Bay and Fishguard Bay. Also views from the Preseli Hills.</li> <li>• The limited access and exposed upland historic character leads to a feeling of tranquillity, remoteness and wildness.</li> <li>• The value of the area lies in its National Park status and the historic features mentioned above.</li> </ul>				
<b>Development in area</b>	None apparent.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has a limited capacity because the area has high or high/medium sensitivity and no apparent existing sites. The open upland moorland, the slopes facing the sea, the upper slopes generally and the area within the registered landscape have no capacity. There may be very limited capacity for small seasonal sites elsewhere.				
<b>Capacity for new sites</b>	There is no capacity for static caravans or chalets and very limited opportunities for seasonal tent pitches at a small scale. The latter would only be acceptable in well screened level locations away from the coast on lower slopes, possibly associated with farmsteads.				
<b>Capacity for extensions to existing sites (increasing accommodation)</b>	N/A				
<b>Capacity for extensions to existing sites (to improve sites without increase in accommodation)</b>	N/A				
<b>Capacity for changes within existing sites</b>	N/A				
<b>GUIDANCE</b>					
<b>Siting guidance</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Avoid intervisibility with Gwm Gwaun/valley side skyline.</li> <li>• Avoid national or locally designated nature conservation sites.</li> <li>• Avoid unimproved pasture and semi-natural habitats including ancient woodland.</li> </ul>				

	<ul style="list-style-type: none"> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on flatter land, provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Site on improved pasture, arable or brownfield land.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> </ul>
<b>Mitigation guidance</b>	N/A as no development within the area.

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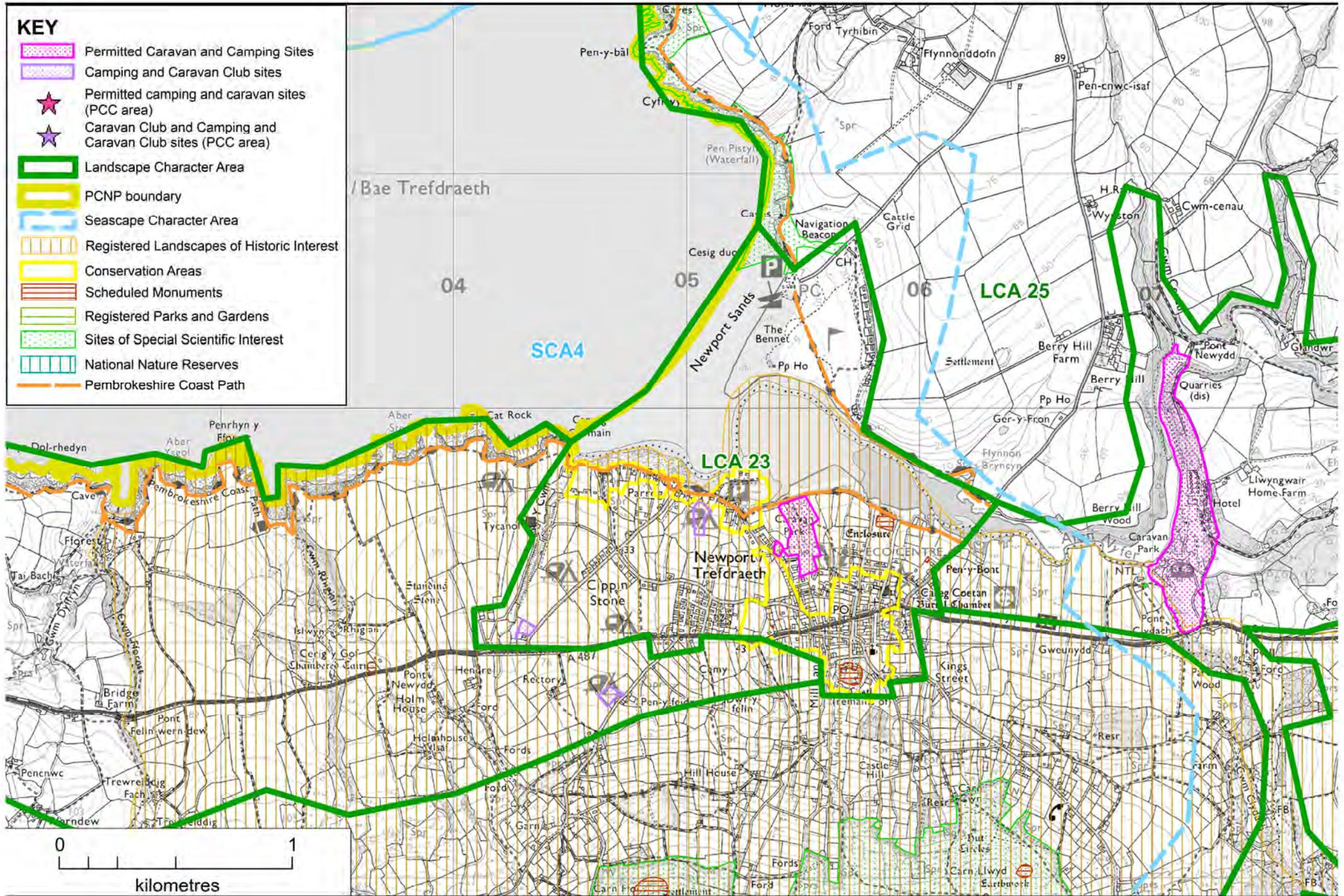


**Landscape Character Area**                      **LCA 23: Newport**  
 Related Seascape Character Areas        SCA 4: Newport Bay

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The historic town and conservation areas, the open dunes/golf course and open slopes and running down to the scenic estuary mouth, the water frontage make the area sensitive to development. The area is also highly visible from the coast path and across Newport Bay. The existing caravan site is very discreet and keeps development away from the				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Open slopes running down to Newport Bay and the river estuary.</li> <li>• Dunes and open golf course to the north fronting Newport Bay.</li> <li>• The historic settlement of Newport and Newport Parrog and their Conservation Areas and their settings including views to and from them from the coast and sea.</li> <li>• Other scheduled monuments and their setting including the castles, and also the church.</li> <li>• The area's historical and cultural significance are indicated by its inclusion in the Newport and Carningli Registered Landscape of Special Historical Interest.</li> <li>• Small-scale irregular field pattern in places.</li> <li>• Scenic Afon Nyfer estuary and waterfront and associated hinterland with its strong sense of place.</li> <li>• Views from the Coast Path including unspoilt views across the bay.</li> <li>• The value of the area lies in its National Park status and the historic features mentioned above.</li> </ul>				
<b>Development in area</b>	The existing static caravan site north of the town is very discreet and keeps development away from the water's edge which is helpful. This should be maintained. Seasonal camping sites lie west of the town on slopes.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area is at capacity because of the various sensitivities, particularly to static development, and any further expansion of the static caravan park may impinge on the character of the estuary and the historic character of the settlement. The existing seasonal campsites to the west of the town are already at a high density and relatively closely spaced. Further development or intensification of development would change the character of the open pastoral fields which contribute to the setting of the estuary, town and the Bay. There is no capacity on the exposed open coastal landscape north of the estuary.				
Capacity for new sites	There is no further capacity for static caravans or seasonal pitches.				
Capacity for extensions to existing sites (increasing accommodation)	There is no further capacity for extensions..				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is no capacity to extend existing sites as this would only increase the spread of effects.				
Capacity for changes within existing sites	There may be potential for a slight increase in screening with trees/large native shrubs on the campsites to the west of Newport but this should be in character with the landscape using only native, wind tolerant species found in the area.				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	N/A as no further sites are recommended.				
<b>Mitigation guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Restrict touring caravans and tents to the edge of fields.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas</li> </ul>				

	<p>where necessary.</p> <ul style="list-style-type: none"><li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li><li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li><li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li></ul>
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- KEY**
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  -  Conservation Areas
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  -  Registered Parks and Gardens
  -  Sites of Special Scientific Interest
  -  National Nature Reserves
  -  Pembrokeshire Coast Path



**Landscape Character Area**  
Related Seascape Character Areas

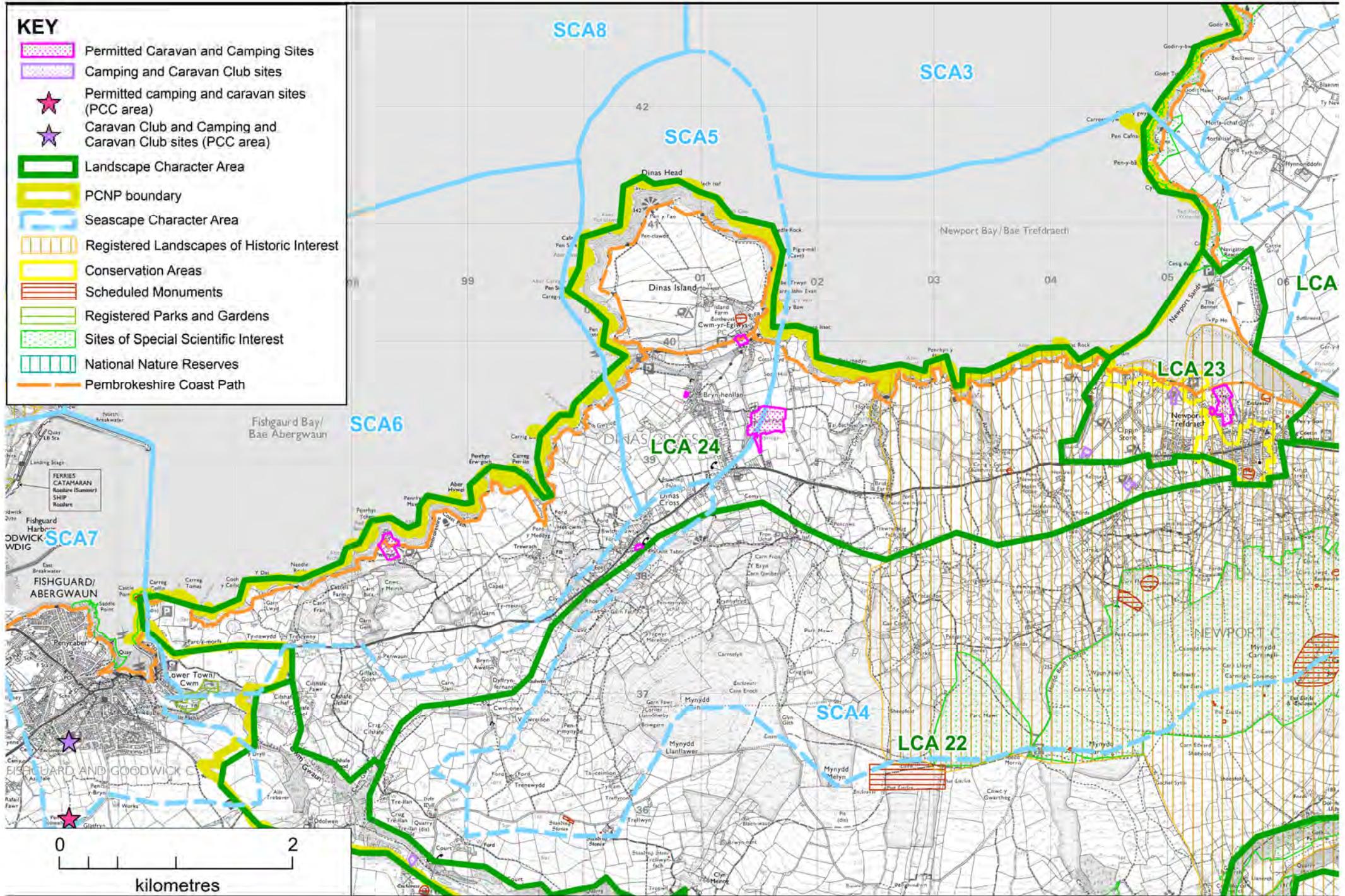
**LCA 24: Dinas Head**  
SCA 4: Newport Bay  
SCA 5: Dinas Island  
SCA 6: Fishguard Bay west

SENSITIVITY					
<b>Summary of sensitivity</b>	The largely undeveloped and unspoilt indented coastal edge, sea facing slopes adjacent to the coast, features of historic interest, irregular small scale fields, moorland, the prominent focal landmark of Dinas Island, visibility across Newport Bay and Fishguard Bay and along the Coast Path contribute to sensitivity. There are areas with larger fields with outgrown hedges with tree cover with less intervisibility with the coast.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Largely undeveloped and unspoilt indented coastal edge and cliffs with semi-natural vegetation including bracken on steep slopes.</li> <li>• The sweep of Newport Bay means that there is much intervisibility along the coast and Dinas head is particularly prominent.</li> <li>• Sea facing slopes adjacent to the coast and steep incised valley slopes.</li> <li>• Isolated rocky outcrops in semi-natural vegetation to the west.</li> <li>• The open character of some of the landscape with low hedge banks allows views along the coast and out to the sea.</li> <li>• Very small scale irregular field pattern in places.</li> <li>• Relatively sparse rural settlement pattern generally limited to farmsteads with some small settlements (and the linear settlement of Dinas Cross).</li> <li>• Historic interest includes Cwm yr Eglwys with church and scheduled monument.</li> <li>• The western part of the area lies within the Newport and Carningli Registered Landscape of Special Historical Interest.</li> <li>• Semi-natural areas including all the coastal edge and there are woods on the steep incised valley sides.</li> <li>• Much of the coast is tranquil with limited vehicle access, although there are exceptions with access.</li> <li>• Key views are from Dinas Head, across Newport Bay, from the Coast Path and from Carningli and a viewpoint south of Dinas Cross outside the area. The area also contributes to the setting of Fishguard Harbour. Views are possible from kayaks and other occasional leisure sailors.</li> <li>• The value of the area lies in its National Park status and the historic features mentioned above.</li> </ul>				
<b>Development in area</b>	Larger static caravan sites are located north west of Dinas Cross and on Fishguard Bay, and at Cwm yr Eglwys. Seasonal camping sites lie west of Newport.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has limited capacity because further development in more open or exposed sites would affect the mainly unspoilt and undeveloped character of the coast with the potential for views from Newport Bay and Fishguard Bays. There are areas back from the coastal edge which are relatively flat and have tree and hedge cover, and also in small incised valleys where there may be limited capacity				
Capacity for new sites	There may be opportunities for small sites with existing high hedges on flatter land not intervisible with the sea and coast. There may also be opportunities in secondary woodland sites for very small, carefully designed developments. However, sites on or near Dinas Island, Newport or the Coast Path, or intervisible with them should be avoided.				
Capacity for extensions to existing sites (increasing accommodation)	There may be very limited opportunities for extensions for inland sites where there are existing woodland, trees and hedges to screen the extensions but not those on the coast.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There are no situations where there may be a benefit in extending sites without an increase in accommodation.				

Capacity for changes within existing sites	There would be benefit in making sites on the coastal edge more recessive through various measures such as those mentioned in the guidance below.
<b>GUIDANCE</b>	
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on flat land, provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Avoid unimproved pasture and semi-natural habitats including coastal heath and ancient woodland.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Avoid siting in areas with key views such as to and from the sea, from the Coast Path and from sensitive areas of designated open access land.</li> </ul>
<b>Mitigation guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space with native tree planting between caravans.</li> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Consider static unit layouts which are less rectilinear with curving access roads and spaces.</li> <li>• In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking. Failing this, use the space for lower impact units, such as seasonal tents, yurts or safari tents.</li> <li>• In more prominent locations/fields and those directly by the coast consider removing static units and using the space.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses, woodland and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>

**KEY**

-  Permitted Caravan and Camping Sites
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-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



**Landscape Character Area**  
Related Seascape Character Areas

**LCA 25: Cemaes Head**

SCA 1: Teifi Estuary

SCA 2: Cardigan Island and Cemmaes Head

SCA 3: Pen y Afwr to Pen y Bal

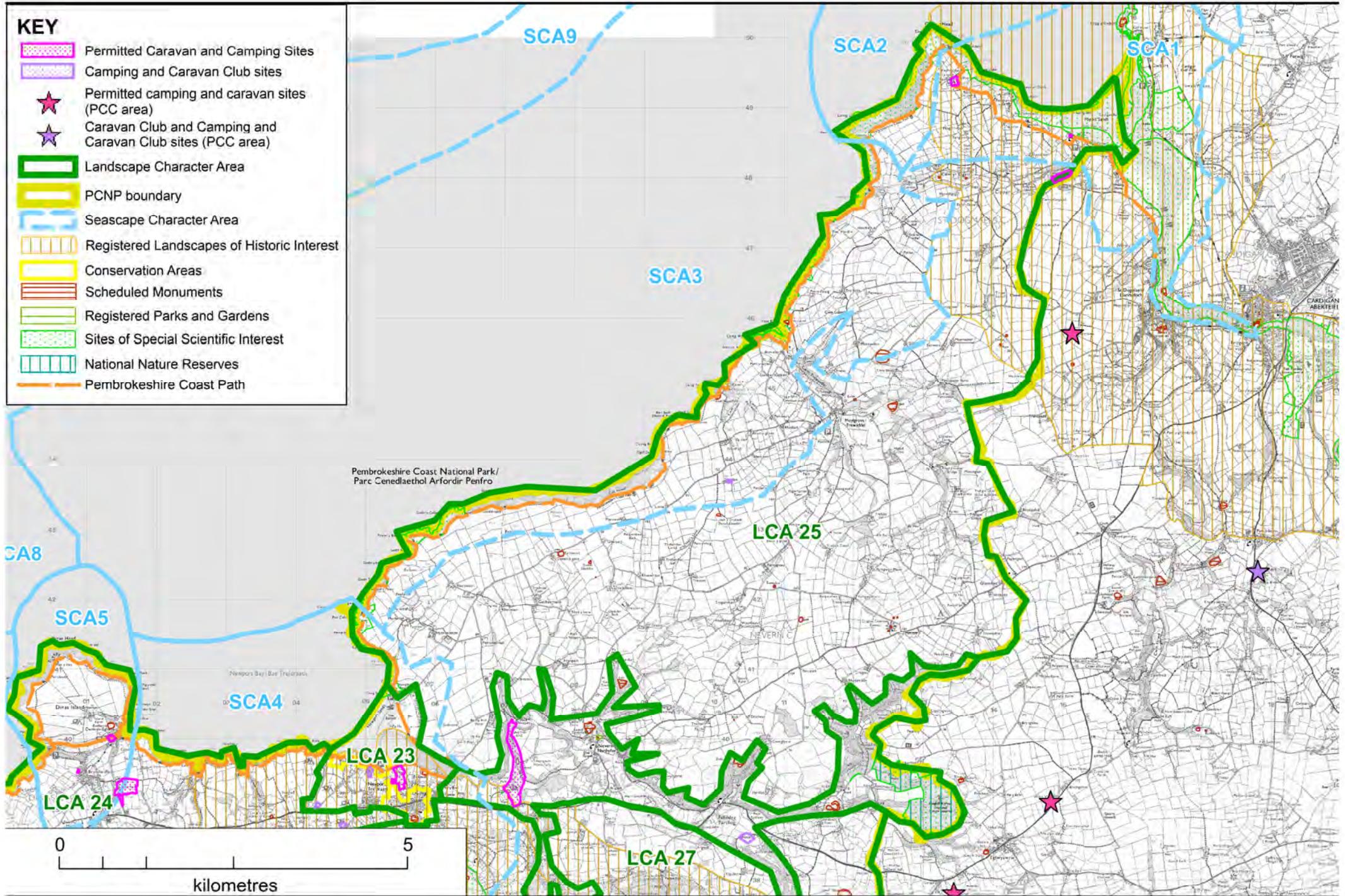
SCA 4: Newport Bay

SENSITIVITY					
<b>Summary of sensitivity</b>	The undeveloped and unspoilt indented coastal edge, sea facing slopes and rounded skyline, open character, sparse settlement and remote character, features of historic interest, views along the Coast Path and intervisibility with Newport Bay, the Preselis and the Teifi estuary contribute to sensitivity.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• Undeveloped indented coastal edge and cliffs with semi-natural vegetation.</li> <li>• Sea facing slopes and rounded high points and skyline adjacent to the coast visible from the sea and from Newport Bay, Mynydd Carningli, the Preselis and the Teifi estuary.</li> <li>• Steep incised valley slopes such as around Moylgrove.</li> <li>• The open, windswept farming character of much of the landscape with low hedge banks allowing long views along the coast and out to the sea.</li> <li>• Very small scale irregular field pattern in places.</li> <li>• Very sparse rural settlement pattern generally limited to farmsteads, with a small settlement such as Moylgrove.</li> <li>• Historic interest includes Crugiau Cemmaes with intervisibility with Mynydd Carningli.</li> <li>• The far western part of the area lies within the Lower Teifi Valley Registered Landscape of Historical Interest.</li> <li>• Semi-natural areas including the coastal edge much of which is SSSI.</li> <li>• Much of the coast feels remote with limited vehicle access.</li> <li>• Key unspoilt views are from the Coast Path including from Cemmaes Head, Newport and Poppit Sands, and also from Mynydd Carningli and the Preselis outside the area. Views are also possible from kayaks and other occasional leisure sailors.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	Static caravan site south of Poppit Sands and seasonal camping sites to the west of Poppit Sands.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has limited capacity because it is essentially undeveloped along its coastal edge and direct hinterland which is open and exposed. The slopes facing across the Teifi estuary are also sensitive and have a more complex landcover pattern. The slopes facing away from the coast are intervisible with the Preselis. Development in these areas would affect the mainly unspoilt and undeveloped character. There are flatter locations back from the coast which are screened by topography in valleys or are screened by trees and high hedges (although the latter is relatively rare) where there may be limited capacity.				
Capacity for new sites	There may be opportunities for small/medium sites with existing high hedges and trees on flatter land not intervisible with the sea and coast. There may also be opportunities in or adjacent to secondary woodland sites for small very carefully designed developments. However, sites on or near the coastal edge and associated skyline, on higher ground and on or visible from the Coast Path or visible from Newport Bay or the Teifi estuary should be avoided.				
Capacity for extensions to existing sites (increasing accommodation)	There appears to be limited potential for extension of existing sites without exposure to view or adverse effect on sensitive receptors.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	The existing static site is at a very high density but is not apparent in the wider landscape. There is more benefit to be gained by maintaining this limited visibility than extending the site to improve the internal layout.				
Capacity for changes	If the number of caravans in the static site were reduced it would improve its character. For other sites				

within existing sites	establishment of hedges and trees instead of fences would assist in integrating the sites. See guidance below.
<b>GUIDANCE</b>	
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on flatter land, provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including coastal heath, sand dunes and ancient woodland.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> </ul>
<b>Mitigation guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Restrict units to the edge of fields.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses, woodland and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>

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-  Seascape Character Area
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-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  Sites of Special Scientific Interest
-  National Nature Reserves
-  Pembrokeshire Coast Path



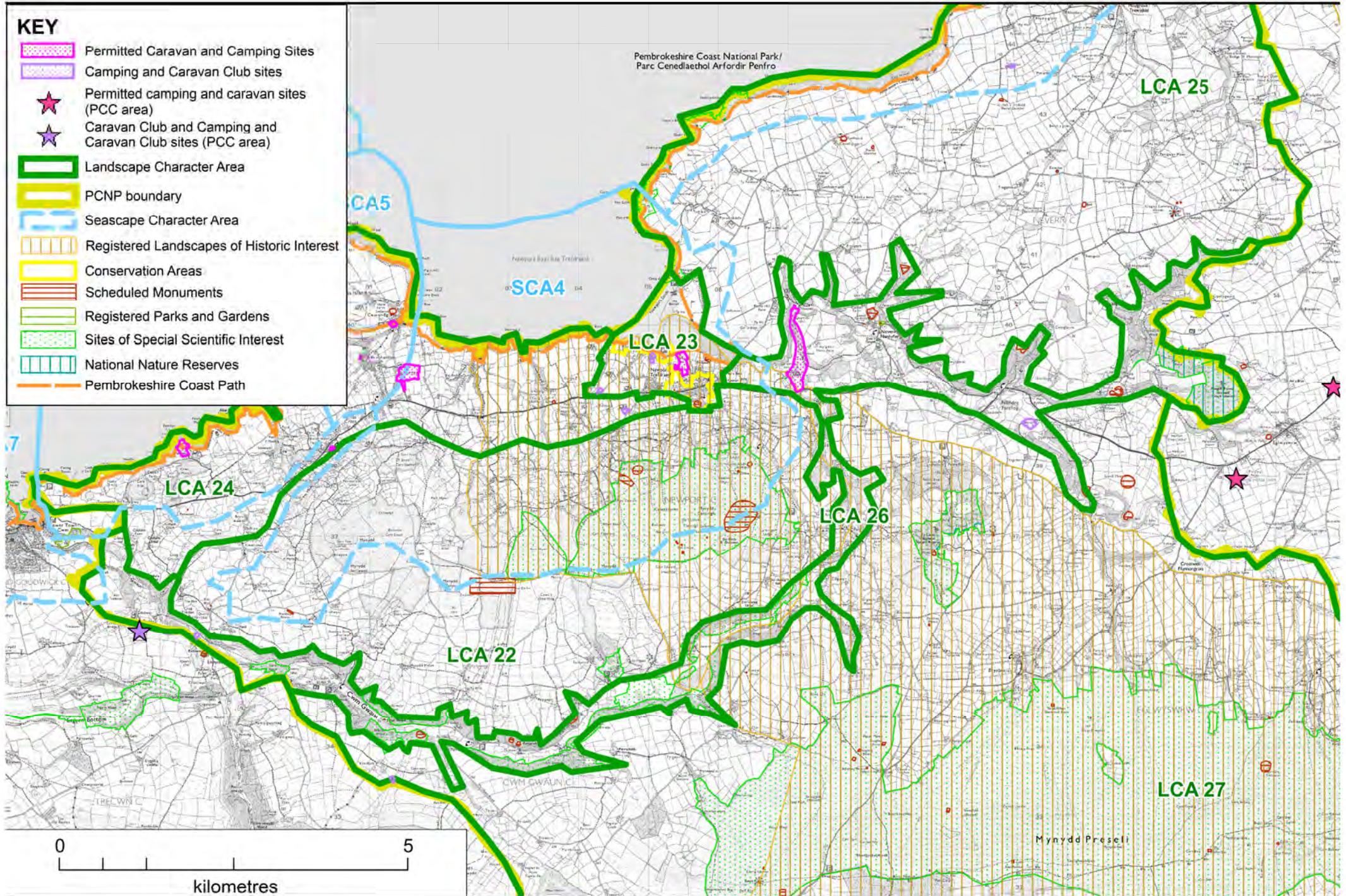
**Landscape Character Area**  
Related Seascape Character Areas

**LCA 26: Cwm Gwaun/Afon Nyfer**  
SCA 4: Newport Bay  
SCA 7: Fishguard and Goodwick Harbours

SENSITIVITY					
<b>Summary of sensitivity</b>	The tranquil, narrow valleys with steep wooded sides and flat linear bottoms, sinuous watercourses, the sparse traditional settlements, the historic features and nature conservation interest in grassland and woodland, all contribute to strong sense of place and to sensitivity.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>Steep wooded and open slopes of small scale incised valleys and generally linear and narrow flat valley bottoms with sinuous watercourses.</li> <li>Traditional sparse settlement pattern in the Gwaun.</li> <li>The Nyfer has more settlement and roads but the settlement such as Nevern has a historic character.</li> <li>Iron Age forts and enclosures on outcrops along the valleys and their setting-these are scheduled monuments.</li> <li>The eastern part of the Gwaun valley lies within the Preseli Registered Landscape of Outstanding Historical Interest.</li> <li>There is nature conservation interest in grassland and woodland in the Gwaun Valley and Pengelli Forest is also an SSSI as well as a National Nature Reserve.</li> <li>The Gwaun valley has an intimate unspoilt and tranquil character with a strong sense of place. The Nyfer valley is similar away from the A487.</li> <li>The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	Static caravan site east of Newport and two small seasonal camping sites in the Nyfer and Gwaun valleys.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area is at capacity because of the consistently high sensitivity to development and the tranquillity and sense of place of these valleys are vulnerable to change with the narrow valley floors enclosed by steep wooded valley sides allowing virtually no opportunities for discreet sites.				
Capacity for new sites	There is no capacity for new sites.				
Capacity for extensions to existing sites (increasing accommodation)	There is no capacity for extending the static site which is well contained – further expansion would go beyond that enclosing vegetation. There is very limited capacity for extending the existing caravanning camping sites without increasing the visibility of the sites.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	The static site appears to be well laid out with units containing space and adjacent to boundaries and trees which screen the site. There is more benefit to be gained by maintaining this limited visibility than extending the site. The seasonal sites are not at a sufficient intensity of development to merit extension.				
Capacity for changes within existing sites	There is limited potential for changes to the sites.				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	N/A				
<b>Mitigation guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses, woodland and field boundaries etc.</li> </ul>				

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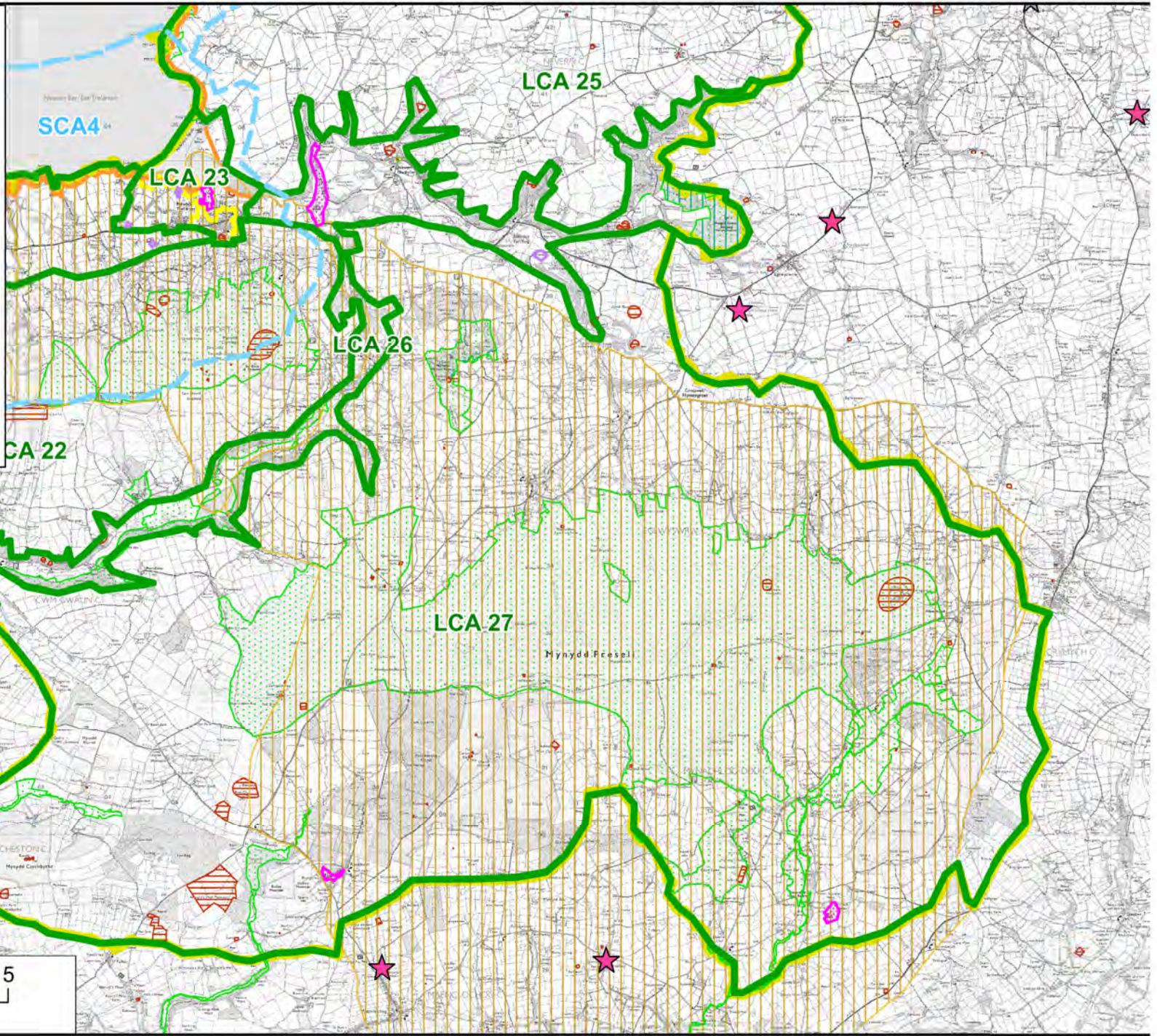
**Landscape Character Area**                      **LCA 27: Mynydd Preseli**  
 Related Seascape Character Areas            None

<b>SENSITIVITY</b>					
<b>Summary of sensitivity</b>	The exposed and open hills with distinctive skylines and upland character acting as a highly visible backcloth to the surrounding lower landscapes, the moorland and small scale field pattern, historic features, nationally valued historic landscape, valued areas for nature conservation, the panoramic views from key viewpoints on the ridge, and the tranquillity and wild character of the landscape all contribute to sensitivity.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal: large</b>					
<b>Seasonal: medium</b>					
<b>Seasonal: small</b>					
<b>Key sensitivities</b>	The following characteristics make the area sensitive to development: <ul style="list-style-type: none"> <li>• Hills with distinctive skyline and upland character acting as a backcloth to the coast and to the lower landscapes to the north and south.</li> <li>• High intervisibility with Mynydd Carningli to the north west.</li> <li>• Distinctive rock formations on the skyline.</li> <li>• Outliers such as Mynydd Castlebythe with steep slopes and open tops.</li> <li>• Open semi-natural vegetation including heathland on hilltops and upper slopes very small irregular field patterns.</li> <li>• Generally fieldbanks or low cut hedges enclosing fields which with heathland results in relatively open landscape.</li> <li>• Very small field pattern in places.</li> <li>• Historic features and scheduled monuments including the Iron Age fort and cairns. The majority of the area is within the Preseli Registered Landscape of Outstanding Historical Interest.</li> <li>• The semi-natural vegetation on the hilltops are covered by SSSI designation.</li> <li>• Key views include panoramic views from the summits and ridge path on the Preseli Hills and from a variety of more distant locations such as from the coast.</li> <li>• The exposed upland character leads to a feeling of remoteness and wildness.</li> <li>• The value of the area lies in its National Park status and the historic and nature conservation features mentioned above.</li> </ul>				
<b>Development in area</b>	Static caravan sites in Rosebush and north of Efailwen.				
<b>CAPACITY</b>					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	There is no capacity on the exposed and open slopes of the Preselis themselves or on associated hills. There may be some limited capacity for small seasonal sites on lower slopes/valley floors where there is strong tree cover, disturbed land or associated with farmsteads or settlement.				
Capacity for new sites	Only small seasonal sites in flat well screened sites, possibly associated with settlement, and not apparent from Preseli slopes.				
Capacity for extensions to existing sites (increasing accommodation)	The opportunities for increasing the existing static sites without increasing visibility in the wider landscape appears to be limited.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	The existing static sites appear to be laid out with caravans around field boundaries and with some intervening spaces so any expansion would be very unlikely to improve the effect on landscape character.				
Capacity for changes within existing sites	There is limited potential for improvements to existing sites.				
<b>GUIDANCE</b>					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on flat land, provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> </ul>				

	<ul style="list-style-type: none"> <li>• Site on improved pasture or brownfield land.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Site adjacent to modern development.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including ancient woodland.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>

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**Landscape Character Area**

**LCA 28: Daugleddau**

Related Seascape Character Areas

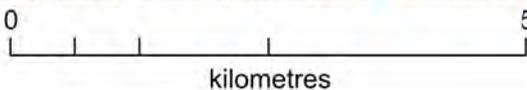
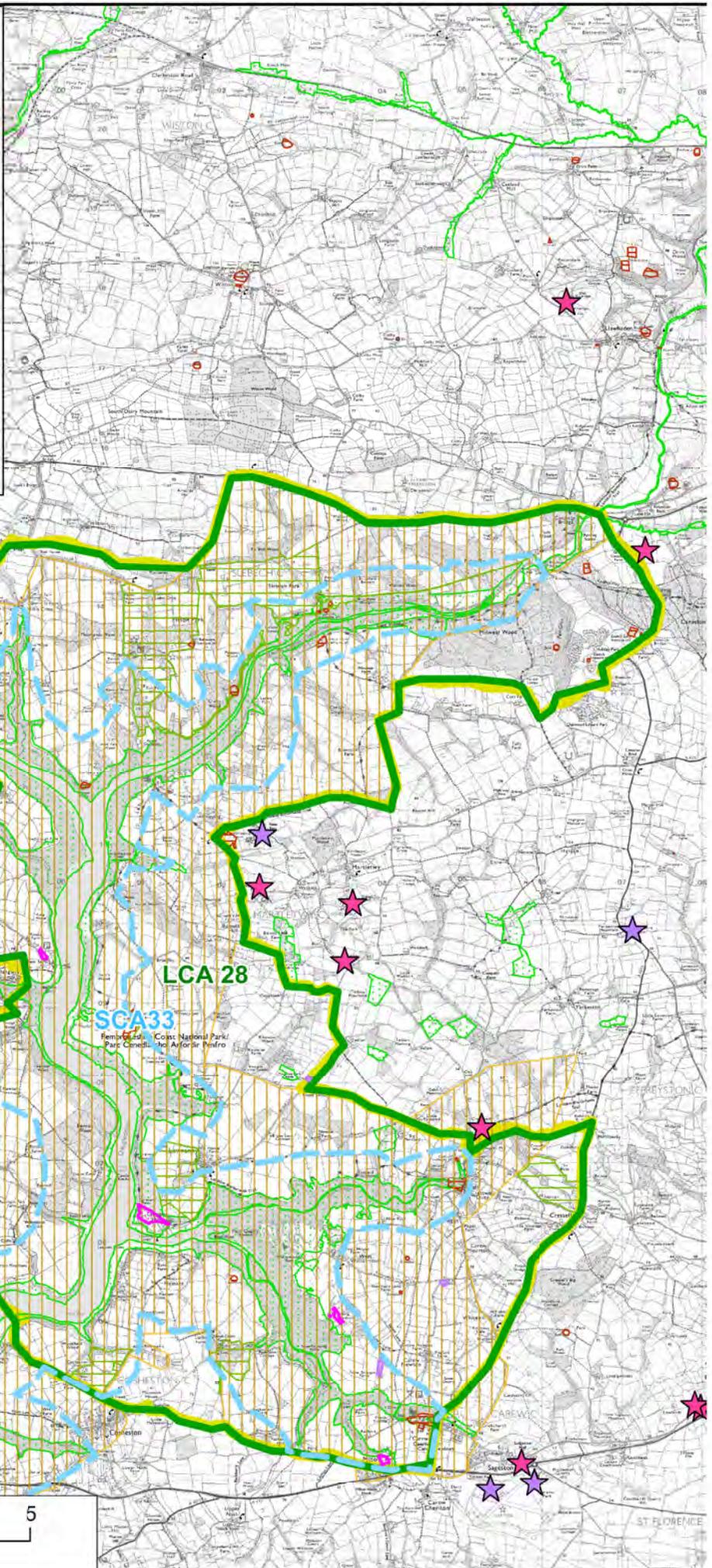
SCA 33: Daugleddau

SENSITIVITY					
<b>Summary of sensitivity</b>	The highly distinctive character of the drowned ria with its scenic framed views, sloping wooded and pastoral valley sides, sparse settlements and features, nationally valued historic landscape, valued habitats, tranquillity with limited access and views from the Landsker Borderlands Trail all contribute to sensitivity.				
<b>Sensitivity to types of development</b>	<b>Low</b>	<b>Medium/low</b>	<b>Medium</b>	<b>High/medium</b>	<b>High</b>
<b>Static: large</b>					
<b>Static: medium</b>					
<b>Static: small</b>					
<b>Seasonal/ temporary: large</b>					
<b>Seasonal/ temporary: medium</b>					
<b>Seasonal/ temporary: small</b>					
<b>Key sensitivities</b>	<p>The following characteristics make the area sensitive to development:</p> <ul style="list-style-type: none"> <li>• A highly distinctive sinuous drowned ria with many inlets creating scenic framed views.</li> <li>• The tidal estuary and water's edge are particularly sensitive as well as the backcloth of the sloping wooded and pastoral valley sides.</li> <li>• Sparse settlement on the water's edge, mainly of historic character with wharves and jetties.</li> <li>• Unique tide mill at Carew with associated Castle and other scheduled monuments along the water's edge as well as up the slopes.</li> <li>• Milford Haven Waterway registered Landscape of Outstanding Historic Interest covers the majority of the LCA indicates significant historical and cultural value including a very strong concentration of remains spanning prehistoric to modern periods.</li> <li>• An intimate tranquil landscape with limited access in parts.</li> <li>• Nationally valued estuarine habitats and species as well as woodland.</li> <li>• Key views include from the Landsker Borderlands Trail, Knights Way, Carew, Lawrenny and Cresswell Quay as well as from leisure users of the water body itself.</li> <li>• The value of the area lies in its location in the National Park, its historical significance and through its nature conservation value.</li> </ul>				
<b>Development in area</b>	Bluestone resort with chalets, chalets and static caravans at Lawrenny Quay, various other smaller caravan and camping sites.				
CAPACITY					
<b>Capacity of LCA for development or further development/units</b>	<b>Substantial</b>	<b>Substantial/moderate</b>	<b>Moderate</b>	<b>Limited</b>	<b>No capacity/At capacity</b>
<b>Summary of capacity</b>	The area has limited capacity due to its mainly high or high medium sensitivity and the high scenic quality of the water body and adjacent slopes. Development in these areas would affect this quality and the area's core character. There may be areas not intervisible with the water and the water's edge or trails which are screened by trees and high hedges where there may be limited capacity for small scale seasonal development.				
Capacity for new sites	There is no capacity along the waters edge or within the view shared of the ria or trails. There may be very limited capacity for small/medium sized sites on flat sites well screened by hedges and woodland.				
Capacity for extensions to existing sites (increasing accommodation)	There is very limited opportunity to extend existing sites without increasing visibility or removing woodland. Any expansion would be likely to increase the impact on landscape.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is very limited opportunity to extend existing sites without increasing visibility or removing woodland. Any expansion would be likely to increase the impact on landscape character with limited benefits on site.				
Capacity for changes within existing sites	There is room for improvement on the main existing sites (see below).				
GUIDANCE					
<b>Siting guidance specific to LCA</b>	<ul style="list-style-type: none"> <li>• Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.</li> <li>• Site within field boundaries, not spilling into adjacent fields.</li> <li>• Site on plateau or flat land, provided there is enclosure.</li> <li>• Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.</li> <li>• Associate with farm complexes if possible, especially small sites.</li> </ul>				

	<ul style="list-style-type: none"> <li>• Site on improved pasture, arable or brownfield land.</li> <li>• If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.</li> <li>• Site adjacent to modern development.</li> <li>• Avoid national or locally designated nature conservation sites or reserves.</li> <li>• Avoid unimproved pasture and semi-natural habitats including ancient woodland.</li> <li>• Avoid siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.</li> <li>• Avoid siting static units in Registered Historic landscapes where possible.</li> </ul>
<p><b>Mitigation guidance specific to LCA</b></p>	<ul style="list-style-type: none"> <li>• Reduce density of static caravan development creating green space with native tree planting between caravans.</li> <li>• Avoid placing static caravans very close to boundaries so planting can help to buffer effects.</li> <li>• Restrict static and touring caravans to the edge of fields.</li> <li>• Restrict units to the edge of fields.</li> <li>• Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.</li> <li>• Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.</li> <li>• Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.</li> <li>• Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.</li> <li>• Replace fences on site boundaries with native hedges.</li> <li>• Increase native tree and shrub planting within chalets and caravan sites to break up the development and mitigate visual impact.</li> <li>• Conserve woodland planting in and adjacent to sites to maintain and enhance screening.</li> <li>• Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.</li> <li>• Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.</li> </ul>

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# PART 2

## 6. Trends

- 6.1. The trends in the camping, caravan and chalet industry can be considered under what is happening nationally and what is occurring in the Park itself.

### Broad trends

- 6.2. Exploration of statistical studies, recent planning guidance and websites promoting caravan and camping indicate a number of trends.
- 6.3. More people are holidaying in the UK than in previous years- the 'staycation'. Between 2011 and 2014, 68% of consumers took a UK holiday compared to 53% who holidayed abroad<sup>1</sup>.
- 6.4. In the UK, the National Caravan Council (NCC) estimate that there are in current use<sup>2</sup>:
- 550,000 touring caravans
  - 330,000 caravan holiday homes
  - more than 205,000 motorhomes
- 6.5. NCC data<sup>3</sup> indicates that the peak of touring caravan sales were in 2007 (before the recession) and have decreased since- in 2014 sales were only just over half the level in 2007 (at 18,450). Holiday homes sales peaked in 2004, and apart from 2007, have generally decreased since with 14,950 dispatched in 2014. Registration of motorhomes also peaked in 2007, decreased in subsequent years but now are again on the rise with 8,733 being registered in 2014. This is an indication of their increasing popularity albeit still significantly outnumbered by touring caravans.
- 6.6. Between 2006 and 2010 the trips made in Wales for tent camping increased by 1.5%, but touring caravans increased by 4.2%, static caravans (not owned) increased by 3.7% whilst trips to owned static caravans decreased by 2.3%<sup>4</sup>. Tent camping therefore appears to be becoming relatively less popular.
- 6.7. There is an increasing diversity of types of accommodation on offer including 'glamping' (glamorous camping) options such as yurts, tepees, luxury safari tents (or 'lodges'), bell tents, geodomes, cabin tents, shepherds huts, gypsy caravans and pods (or wooden tents). Some are semi-permanent structures which stay in place for a season- mostly those made of fabric. Others may be fixed all year round - mostly those with 'hard' roofs and sides. There can be additional structures such as decks, fencing, hot tubs, showers and WCs which are associated with the individual structures. Some are located on foundations and are connected to services. There can also be additional shared facilities such as kitchens, sanitation blocks and play areas. Some sites promote an 'eco' lifestyle, low carbon footprint approach, some being off grid. Highly distinctive options being considered for accommodation include tree houses, upturned boats and aircraft fuselages.

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<sup>1</sup> The Consumer Holiday Trends Report, ABTA, 2014

<sup>2</sup> NCC Fact file, website October 2015- [http://www.thencc.org.uk/our\\_industry/statistics.aspx](http://www.thencc.org.uk/our_industry/statistics.aspx)

<sup>3</sup> NCC Fact file, website October 2015- [http://www.thencc.org.uk/our\\_industry/statistics.aspx](http://www.thencc.org.uk/our_industry/statistics.aspx)

<sup>4</sup> An analysis of accommodation trends in the holiday market, page 6, Great Britain Tourism Survey (GBTS), 2012.

- 6.8. Many of the 'glamping' only sites are small scale. Where these are set within trees or secondary woodland they are often successfully integrated into the landscape. Some on a larger scale set in open fields pose similar issues to static caravan sites ie hard structures which are not necessarily in character with the surrounding landscape . Where these new forms of accommodation are placed within existing caravan sites there can be issues of integration between the development types. Structures of different design, scale and character can appear awkward next to each other where not designed carefully.
- 6.9. Chalet or cabin developments are being developed in Forest Commission (FC) owned locations such as in the Forest of Dean. The sites are normally set within either trees or woodland. These are developed through Forest Holidays, a joint venture between the FC and the Camping and Caravan Club of Great Britain. So far, nine sites have been developed in England and Scotland with more in the pipeline. The closest to Pembrokeshire in the Forest of Dean site has around 120 chalets on a mixed woodland and meadow site with communal facilities.

#### Trends in Pembrokeshire

- 6.10. The Pembrokeshire Visitor Survey 2011-2012, which included the whole county, carried out a qualitative and quantitative assessment. A sample of over 1,500 people questioned on their motivation for visiting the area indicated that their top three reasons, in order, were the beauty of the natural landscape, because it is peaceful, quiet and/or relaxing, and high quality beaches and/or bathing (Table F, page 43).
- 6.11. The Survey found that people stayed an average of 8.8 nights in the summer which decreased in autumn and spring but was 6.4 nights in winter. In terms of location, Tenby appeared to be losing its dominance as the most mentioned place to stay with St Davids drawing close. Narberth also rose directly as result of the Bluestone development (page 91).
- 6.12. Between 2007/8 and 2011/12 paid camping stays decreased from 11% to 5%, touring caravans/motorhomes decreased from 2% to 1% and paid static caravans stays decreased from 7% to 4% (page 92). It is also interesting to note that touring caravans/motorhomes stays were at a level of 7% in 2003/4 so the decrease appears quite significant.
- 6.13. All the above figures are over 3 years old and trends may have changed since.

#### Trends apparent in the National Park

- 6.14. Observation and the experience of the PCNPA indicates the following trends.
- There is pressure for static caravans to replace touring caravan pitches and for unit pitches to replace informal space for tents.
  - Pressure appears to be most marked to the south east around Tenby and Saundersfoot (both inside and outside the National Park) but there is also pressure around St Brides Bay.
  - An increase in additional features such as decking and solar panels, particularly on static caravan sites.
  - Increase in permanent hardstanding areas and gravelling of pitches as opposed to grass pitches
  - An increase in the size of static caravans with twin units used on a number of sites.

- An increase in the use of roof pitches for static caravans.
  - Numerous Camping and Caravan Club and Caravan Club certificated sites with five caravans.
  - Yurts, pods and tepees are apparent on some sites but in small numbers.
  - The development of chalets, lodges or cabins is less marked with the exception of the very large scale holiday resort at Bluestone on the edge of the Daugleddau.
  - There are a number of campsites which do not benefit from planning permission but operate under the 28 day rule.
  - The installation of hard standings, lighting and signage for touring caravans and tents mean that fields used for accommodation in the summer are not used for grazing in the winter. Effectively, many sites offer permanent pitches and caravan owners are storing their vans on site all year.
  - Use of individual moveable touring caravans and campervans for rent, some on larger sites, advertised through websites such as AirBnB.
- 6.15. Overall, the picture in the National Park now appears to be increasing pressure for accommodation and an increasing intensity of development moving away from seasonal touring tents towards static units.
- 6.16. Despite the current planning policy restricting further development of units there have been approvals since 2013 for a new chalet site and a camping pod site. In addition, a number of Certificate of Lawfulness applications have been approved for additional touring caravan and tent pitches on existing and previously unapproved sites.

## 7. Existing policy context

### National Planning Policy context

- 7.1. National guidance relating to tourism development is contained in Planning Policy Wales (PPW) 7 and Technical Advice Note (TAN) 12: Tourism. PPW states that the planning system should encourage sustainable tourism which enable it to contribute to economic development and rural diversification. It goes to state that there may be a need to limit new development to avoid damage to the environment, such as undeveloped coastal areas, which clearly applies to PCNP. Development should be sympathetic to the nature and scale of the local environment. PPW goes on to state that planning authorities should provide a framework for well located facilities.

### Local planning context

- 7.2. The current Local Development Plan (LDP) makes it clear that any policy within PCNP must be addressed within the context of needing to achieve the National Park purposes which are:
- Conservation and enhancement to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.
  - Understanding and enjoyment to promote opportunities for the understanding and enjoyment of the special qualities (of the Park) by the public.

- 7.3. These are underpinned by the Sandford Principle which asserts the primacy of the first purpose over the second in cases of irreconcilable conflict.
- 7.4. Reflecting that National Parks are living landscapes with a resident population, the Authority also has a duty in pursuance of the Park purposes to foster the economic and social well-being of local communities within the National Park.
- 7.5. The current LDP policies are contained within Section D on the visitor economy, employment and rural diversification. The key issues set out in chapter 2 of the LDP remain valid into the future. These are:
- How to find an approach to development in the countryside which helps sustain and diversify rural communities yet guards against unsustainable development in countryside locations.
  - How in land use planning terms can the National Park tackle seasonality in the visitor economy?
  - The visitor economy does over-dominate in certain locations in the Park and this needs proactive management.
  - How to maintain and enhance the visitor economy.
- 7.6. Policies 35 to 41 of the adopted Local Development Plan do not allow any additional camping, caravanning or chalet pitches. This is a result of past leisure related development being established and expanding in a period of less planning control. This has adversely affected the character of some areas. The policies recognise that a diverse holiday accommodation offer throughout the seasons is needed to help support the rural economy.

## 8. Strategy and policy approach recommendations

### Overview discussion

- 8.1. The majority of caravan and camping sites in Pembrokeshire are concentrated within the National Park which occupies only 37% of the total land area of the County. The occupancy of pitches on static caravan sites within the National Park is also far greater than those outside the National Park.
- 8.2. The findings of the landscape sensitivity and capacity study suggests that there is potential for certain limited scales and types development in some areas whilst maintaining a policy of restraint elsewhere. A more nuanced policy approach is therefore considered to be appropriate.
- 8.3. The landscape sensitivity and capacity study found that there was a need to conserve existing unspoilt landscapes and seascapes and enhance existing caravan and camping sites, with very limited opportunities for expansion or new sites. There was no capacity for development in six landscape character areas including islands, rocky peninsulas and hills. It found that there was no further capacity in six areas with significant development such as around Saundersfoot and Tenby and also St Davids. Sixteen areas had limited capacity mainly for touring units and glamping sites mainly as small sites or minor extensions away from the coast.
- 8.4. The changing patterns of use from touring units to static units and the introduction of new types of leisure accommodation including 'glamping' indicate that the character of this development type is changing and is likely to continue to change. It is not possible to predict how the sector and different types of accommodation will evolve or how popular they will remain. Therefore

policies should be based on core principles and differentiate between the relative scale and permanence of development i.e. the difference between static units present all year round development and touring units present for part of the season. Nevertheless, it is also important to define how new types of development such as pods will be treated as and when they arise. These can be considered to be lodges, static or touring caravans depending on their locational permanence and associated structures and services. Appendix C explains the statutory definition of a caravan.

- 8.5. Notwithstanding the need for revised policies a key issue is the monitoring and enforcement of policy. The sensitivity and capacity in the character areas identified will remain unchanged as it is based on the National Park's special qualities. Sensitivities are such that only limited development can take place in certain locations subject to detailed criteria being met. Monitoring and enforcement are essential to ensure the sensitive landscape will be conserved. A priority for the Authority for monitoring and enforcement should be those character areas that have been identified as having no overall capacity.

#### Overarching objectives

- 8.6. The overarching objectives as they relate to landscape, seascape and visual matters are suggested as follows:
- Follow the National Park's purposes and conserve its special qualities.
  - Follow a spatial policy based on the landscape sensitivity and capacity of landscape character areas study.
  - Improve the quality of accommodation while catering for a range of budgets.
  - Seek to improve the environmental quality of sites and their integration into the landscape when considering development proposals.
- 8.7. The recommended strategy is to improve the quality of existing sites and their integration into the landscape and to allow a small controlled expansion of small sites in less sensitive areas away from the coast, Daugleddau and water bodies, mainly focusing on seasonal/touring sites. Policies should reflect this and also deal with new forms of development.

#### Recommended Approach

- 8.8. Any policy wording should clearly be consistent with the overall approach taken in the replacement Local Development Plan. The approach set out below also excludes consideration of detailed planning considerations such as traffic impacts.
- 8.9. **New Sites:** Potential opportunities for new sites is limited or very limited in defined character areas. 13 character areas have no opportunity while 15 have limited or very limited opportunity for new sites. New development can be considered in defined landscape character areas away from the coast and Preselis and not intervisible with them, and with no significant historic or nature conservation constraints, so that the special qualities of the National Park are conserved. In most cases new sites should be small scale seasonal touring unit or camping sites rather than static caravan sites. Of the static caravan sites, no new large sites are considered appropriate.
- 8.10. **Extensions with increased accommodation:** Potential opportunities for extending sites are also limited or very limited. Opportunities arise in eight of the landscape character areas identified as also having opportunities for new sites, although only five of these may offer realistic opportunities. The

- opportunity exists where existing sites can be extended into well screened locations such as valley bottoms with trees, or on plateau or flat land where there is also potential for screening from trees and high hedges. 20 character areas have no capacity for extension.
- 8.11. **Extensions with no increase in accommodation:** Five character areas were identified as having limited or very limited potential for extending to achieve environmental improvement. These are where existing sites have highly prominent parts, often visible from the coast and inshore waters, and where extensions in more discreet locations may be possible. Elsewhere, increasing the area of caravan/camping site would be unlikely to result in a net landscape enhancement in most instances.
  - 8.12. **Changes within sites:** Opportunities for changes within sites were possible within 20 character areas. In all cases improvements in relation landscaping and layout are possible along with some limited opportunity to improve by changing statics to glamping and statics to pods.
  - 8.13. Proposed development would need to meet the siting guidance criteria set out in **Appendix B** of this report. Due to the potentially wide range in the size, nature and location of sites, each application would need to be assessed on its merit. The cumulative effects of developments would also need to be taken into account as well as potential adverse impacts on neighbouring planning authorities .
  - 8.14. Where there is existing development close to or on the coast, enhancement of sites is encouraged by revising the layout of static caravans in particular, replacing them preferably with green amenity space or seasonal touring units in more prominent locations within the sites. Proposals here would need to meet the mitigation and enhancement guidance criteria set out in **Appendix B** of this report.
  - 8.15. Some landscape character areas which have a significant amount of existing development are considered to be at capacity with some existing sites in need of enhancement.
  - 8.16. Other areas without development are considered to be highly sensitive and their character and special qualities should be maintained without new development. These landscape character areas include islands, headlands and hills such as Carn Llidi.
  - 8.17. A key principle is that if the study considers that a particular type of development at a particular scale is acceptable in a given landscape character area, for example a new site of small scale seasonal development, this does not mean that, if implemented, that it would be appropriate or acceptable to increase the size or intensify the use of the site in future. The sensitivity of the LCA would be likely to stay the same and the capacity may reduce in order to safeguard and meet the National Park's special qualities and purposes.
  - 8.18. Opportunities may arise to improve the quality of chalet site provision, through redesign, landscaping etc, without an increase in operational area or pitch numbers. This might be achieved by reducing the overall density and allowing for additional landscaping, or moving pitches to less prominent locations so that the site better blends into its surroundings.
  - 8.19. The definition of touring units includes touring caravans, tents, trailer tents and motor-caravans, motorhomes, touring vans and campervans.
  - 8.20. Soft 'glamping' options such as yurts, tepees, safari tents and bell tents should be treated as touring units or seasonal development provided they are removed

from site when they are not in use and/or for the majority of the year and the site allowed to grass over. Where associated fixed infrastructure such as decking, fencing or solar panels is proposed, the tents may be considered the same as static caravan development. Each proposal should be considered on a case by case basis.

- 8.21. Hard 'glamping' options such as pods or wooden tents or other hard structures may be considered to be the same as touring or static caravans or lodges in accordance with the statutory definition of a caravan in **Appendix C** of this report. This depends on whether the structure can be removed easily off site in one piece, if it has a permanent concrete base, is permanently connected to an electrical supply or to other services such as water and waste disposal, has ancillary structures such as decking, fencing or solar panels associated with it. The decision on its status should be made on a case-by-case basis.
- 8.22. Touring units should be removed from site when not in use. Storage for touring units should preferably be in suitable existing buildings, or, in some limited circumstances in well screened, unobtrusive sites not visible from publicly accessible areas on land or sea.

# APPENDICES

## Appendix A Glossary and abbreviations

<i>Term</i>	<i>Definition</i>
<b>Terms associated with landscape</b>	
<b>Amenity (Planting)</b>	planting to provide environmental benefit such as decorative or screen planting.
<b>Analysis</b>	the process of dividing up the seascape/landscape into its component parts to gain a better understanding of it.
<b>Ancient Woodland</b>	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
<b>Apparent</b>	object visible in the seascape/landscape.
<b>Approach</b>	the step-by-step process by which seascape/landscape assessment is undertaken.
<b>Arable</b>	land used for growing crops other than grass or woody species.
<b>Aspect</b>	in Wales, an aspect is a component of the LANDMAP information recorded, organised and evaluated into a nationally consistent spatial data set. The landscape information is divided into five aspects- geological landscape, landscape habitats, visual and sensory, historic landscape and cultural landscape.
<b>Aspect area</b>	areas defined in each of the LANDMAP aspect assessments which are mutually exclusive
<b>Assessment</b>	term to describe all the various ways of looking at, analysing, evaluating and describing the seascape/landscape or assessing impacts on seascape/landscape and visual receptors.
<b>Biodiversity</b>	the variety of life including all the different habitats and species in the world.
<b>Capacity</b>	the amount of change that an LCA can accommodate without adverse changes to character or key characteristics or undue consequences for landscape policies in the area.
<b>Character</b>	see seascape character or landscape character.
<b>Characteristics</b>	elements, features and qualities which make a particular contribution to distinctive character. *
<b>Characterisation</b>	the process of identifying areas of similar character, classifying and mapping them and describing their character. *
<b>Classification</b>	concerned with dividing the landscape into areas of distinct, recognisable and consistent common character and grouping areas of similar character together. *
<b>Conservation</b>	the protection and careful management of natural and built resources and the environment.
<b>Carr</b>	woodland in waterlogged terrain. Characteristic species include alder, willow and sallow.
<b>Clawdd/cloddau</b>	earth bank or mound relating to a hedge faced with stone in some areas
<b>Complexity</b>	[in the context of describing a skyline]how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
<b>Coppicing</b>	the traditional method of woodland management in which trees are cut down near to the ground to encourage the production of long, straight shoots that can be harvested.

<i>Term</i>	<i>Definition</i>
Consistent	relatively unchanging element or pattern across a given area of seascape/landscape.
Cultural heritage asset	see heritage asset
Cultural pattern	expression of the historic pattern of enclosure and rural settlement.
Cumulative impacts/effects	either additional changes caused by a proposed development in conjunction with similar developments or the combined effect of a set of developments, taken together
Distinctiveness	see sense of place
Diversity	[in terms of the function of an area] the variety of different functions of an area.
Dominant	main defining feature or pattern.
Effects	term used in environmental impact assessment [EIA] where effects are changes arising from the action, operation or implementation of a proposed development.
Effects, direct	where development lies within a seascape/landscape and physically removes an element or feature eg rocks, cliff, coastal vegetation
Effects, indirect	effects away from the development such as perceived change of character or from associated development such as transport infrastructure
Elements	Individual components which make up the landscape, such as trees and hedges.*
Features	Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.*
Field Boundary	the defined edge of a field whether fence, hedge, bank, ditch or wall.
Field Size	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology	the study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Ground Type	expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use.
Hedge	fence of shrubs or low trees, living or dead, or of turf or stone. Though strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge.
Hedge bank	earth bank or mound relating to a hedge
Heritage asset	a building, monument, site, place, area or landscape positively identified as having a degree of historical significance meriting consideration in planning decisions. Designated heritage assets include world heritage sites, scheduled ancient monuments, protected wreck sites, battlefields, listed buildings and registered parks and gardens.
Horticulture	intensive form of cropping, such as vegetables or fruit.
Impact	used as part of overall term, as in EIA or LVIA, to help describe the process of assessing potentially significant effects- see effects.
Improved [in relation to soils or pasture]	addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.

<i>Term</i>	<i>Definition</i>
<b>Inherent</b>	dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the seascape/landscape zone itself with all its component elements and features rather than its relationship with adjacent zones.
<b>Integrity</b>	unspoilt by large-scale, visually intrusive or other inharmonious development
<b>Key characteristics</b>	Those combinations of elements and features which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
<b>Landcover</b>	combinations of natural and man-made elements including vegetation that cover the land surface.
<b>Landform</b>	combinations of slope and elevation which combine to give shape and form to the land.
<b>LANDMAP</b>	<i>LANDMAP</i> is the national Geographical Information System (GIS) based information system for Wales, devised by the Countryside Council for Wales, for taking landscape into account in decision-making. It is a nationally consistent dataset divided into 5 aspects- geological landscapes, landscape habitats, visual and sensory, historical landscapes and cultural landscapes.
<b>Landscape</b>	an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors
<b>Landscape and Visual Impact Assessment (LVIA)</b>	is an established methodology which is used to assess the impact of the development or other use change on landscape and visual amenity. It includes analysis of the effects during the construction, operation and decommissioning phases of the development, including any restoration or after uses. (GLVIA 2002)
<b>Landscape Character</b>	a distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse.
<b>Landscape Character Area [LCA]</b>	these are single unique areas which are discrete geographical areas of a particular landscape character. Each has its own individual character and identity. These areas in Wales are primarily derived from LANDMAP aspects.
<b>Landscape Resource</b>	The overall stock of the landscape and its component parts. [The landscape considered as a measurable finite resource like any other eg minerals, land, water].
<b>Landscape value</b>	the relative value or importance that is attached to different landscapes and LANDMAP aspects. A landscape may be valued by different communities of interest for many different reasons. These can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of conservation interests, rarity or the existence of a consensus about importance, either nationally or locally. Some areas will be designated to express their value. Value is also attributed to each LANDMAP aspect using a variety of criteria. An indication of how an area is valued may also be gained from observation of how it is used- eg a popular path to a hilltop viewpoint.
<b>Magnitude of effect</b>	degree of change
<b>Mixed Farmland</b>	a combination of arable and pastoral farmland
<b>Mosaic</b>	mix of different landcovers at a fine grain such as woodland, pasture and heath.

<b>Objective</b>	method of assessment in which personal feelings and opinions do not influence characterisation or judgements.
<b>Outcrop</b>	the area where a particular rock appears at the surface.
<b>Pastoral</b>	land down to grass either grazed by animals or for cutting.
<b>Physiography</b>	expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
<b>Polygon</b>	discrete digitised area in a geographic information system[GIS].
<b>Prominent</b>	noticeable feature or pattern in the landscape.
<b>Protect</b>	to keep from harm.
<b>Qualities</b>	aesthetic [objective visible patterns]or perceptual [ subjective responses by the seascape/landscape assessor] attributes of the seascape/landscape such as those relating to scale or tranquillity respectively.
<b>Receptor, visual</b>	people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include users of public footpaths, open access land, roads, rail or cycleways or urban or rural residents.
<b>Receptor, seascape/landscape</b>	seascape/landscape character areas, designations, elements or features which may be affected by development
<b>Remoteness</b>	physical isolation, removal from the presence of people, infrastructure (roads and railways, ferry and shipping routes) and settlement
<b>Resource</b>	see seascape/landscape resource.
<b>Restore</b>	repair or renew.
<b>Riparian</b>	vegetation associated with the water body, usually a river or stream.
<b>Scenic quality</b>	seascape/landscape with scenes of a picturesque quality with aesthetically pleasing elements in composition
<b>Semi-natural vegetation</b>	any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management.
<b>Sense Of Place</b>	the character of a place that makes it locally identifiable or distinctive ie different from other places. Some features or elements can evoke a strong sense of place eg islands, forts, vernacular architecture
<b>Sensory</b>	that which is received through the senses ie sight, hearing, smell, touch.
<b>Setting, of a heritage asset</b>	The surroundings in which the asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Settlement</b>	all dwellings/habitations, whether single or clustered in cities, towns and villages.
<b>Settlement Pattern</b>	the predominant pattern of settlement in an area.
<b>Sensitivity</b>	the extent to which an LCA can accommodate a particular type and scale of change without adverse effects on its character.
<b>Significance</b>	In environmental impact assessment- the importance of an effect. A significant effect needs to be taken into account in decision-making.
<b>Subjective</b>	method of assessment in which personal views and reaction are used in

	the characterisation process.
<i>Term</i>	<i>Definition</i>
<b>Topography</b>	term used to describe the geological features of the Earth's surface eg mountains, hills, valleys, plains.
<b>Unity</b>	consistency of pattern over a wide area ie the repetition of similar elements, balance and proportion, scale and enclosure.
<b>Value</b>	see landscape value
<b>Vernacular</b>	built in the local style, from local materials.
<b>Visual Effects</b>	the likely visual effects undergone by people that would result from a development proposal or change in land management.
<b>Visual sensitivity</b>	visual sensitivity or 'visibility' is a measure of the degree to which change is likely to cause a visual impact within a particular seascape/landscape.
<b>Terms associated with seascape</b>	
<b>Character</b>	see seascape character or landscape character.
<b>Characteristics</b>	elements, features and qualities which make a particular contribution to distinctive character. *
<b>Characterisation</b>	the process of identifying areas of similar character, classifying and mapping them and describing their character. *
<b>Classification</b>	concerned with dividing the seascape or landscape into areas of distinct, recognisable and consistent common character and grouping areas of similar character together. *
<b>Elements</b>	individual component parts of the seascape such as beaches, cliffs, submerged reefs, sea walls, groynes and rocky outcrops.
<b>Features</b>	particularly prominent or eye-catching elements such as lighthouses, rock stacks and coastal cliffs.
<b>Key characteristics</b>	those combination of elements which help given area its distinct sense of place. They can in many cases to be 'positive' characteristics but they may also in some cases be 'negative' features which nevertheless are important to the current character of the seascape. *
<b>Landward limits (of a seascape character assessment)</b>	the distance which the seascape character assessment will expand onshore and inland. Such considerations relate to the mainland, peninsulas and islands, regardless of their distance out at sea. The extent is dependent on the purpose and/or scope of the assessment being undertaken.
<b>Perception</b>	perception combines the sensory (that which we receive through our senses) with the cognitive (knowledge and understanding gained from many sources and experiences).
<b>Seascape</b>	An area of sea, coastline and land, as perceived by people, whose character results from the actions and interactions of land with sea, by natural and/or human factors.
<b>Seascape character</b>	Seascape character is a distinct and recognizable pattern of elements in the seascape that makes one seascape different from another, rather than better or worse.
<b>Seascape character assessment (SCA)</b>	SCA is the process of identifying and describing variation in the character of the seascape, and using this information to assist in managing change in the seascape. It seeks to identify and explain the unique combination of elements and features that make seascape distinctive.

<i>Term</i>	<i>Definition</i>
<b>Seascape character areas</b>	these are single unique areas which are discrete geographical areas of a particular seascape character. Each has its own individual character and identity. These areas may be made up of a number of seascape types.
<b>Seascape character types</b>	these are distinct types of seascape that are relatively homogenous in character. They are generic in nature in that they may occur in different locations but wherever they occur they share broadly similar combinations of bathymetry, seabed geology and wave climate characteristics.
<b>Seascape guidelines</b>	actions required to ensure that distinctive seascape character is maintained, enhanced or if appropriate, changed through the creation of new character.
<b>Seascape quality</b>	the physical state of the seascape. It includes the extent to which typical character is represented in individual areas, sometimes referred to as strength of character, the intactness of the seascape from visual, functional and ecological perspectives and the condition or state of repair of individual elements of the seascape.
<b>Seascape sensitivity</b>	the ability of the seascape to respond to and accommodate change. It reflects the seascape character, the nature of change in the way both are perceived and experienced by people.
<b>Seascape strategy</b>	the objectives and overall vision of what the seascape should be like in the future, and what is thought to be desirable for a particular seascape character type or area, as a whole.
<b>Seascape, Landscape and Visual Impact Assessment (SLVIA)</b>	is an established methodology which is used to assess the impact of the development or other use change on seascape, landscape and visual amenity. It includes analysis of the effects during the construction, operation and decommissioning phases of the development, including any restoration or after uses.

\*Natural England, An approach to landscape character assessment, (2014) .

### Abbreviations used in text

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
EIA	Environmental impact assessment
GLVIA	Guidelines for landscape and visual impact assessment
GIS	Geographic information system
Km	kilometres
LCA	Landscape character assessment <i>or</i> landscape character area
LDP	Local Development Plan
LVIA	Landscape and visual impact assessment
LW	low water
m	metres
NRW	Natural Resources Wales
PCC	Pembrokeshire County Council
PCNP	Pembrokeshire Coast National Park

PCNPA	Pembrokeshire Coast National Park Authority
PSAC	Provisional Special Area of Conservation
RHL	Registered Historic Landscape [Landscapes of outstanding or special historic interest in Wales]
SAM	Scheduled Monument
SCA	Seascape character assessment / seascape character area
SCT	Seascape character type
SPA	Special Protection Area
SPG	Supplementary planning guidance
SSSI	Site of Special Scientific Interest
SNH	Scottish Natural Heritage
SLVIA	Seascape, landscape and visual impact assessment

## Appendix B Guidance

Note: The siting guidance only applies to landscape character areas where potential for sites have been identified and should be read in conjunction with the recommendations and guidance for each area which takes precedence.

### Siting guidance

In siting units avoid the following:

1. Tranquil, undeveloped areas
2. Islands
3. Coastal edge
4. Coastal slopes most intervisible with the sea.
5. Prominent sites.
6. Skylines, especially visible from the coastal edge.
7. Eroding gaps between settlements and other developments.
8. National or locally designated nature conservation sites or reserves.
9. Unimproved pasture and semi-natural habitats including coastal heath, sand dunes and ancient woodland.
10. Siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.
11. Siting static units in Registered Historic landscapes where possible.
12. Siting in areas with key views such as to and from the sea, from the Coast Path and other long distance paths and from sensitive areas of designated open access land.
13. Siting in distinctive landscapes or seascapes and those with a strong sense of place.

If sites that fulfil the above criteria, site as follows:

1. Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.
2. Site within field boundaries, not spilling into adjacent fields.
3. Site on plateau or flat land, provided there is enclosure.
4. Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.
5. Associate with farm complexes if possible, especially small sites.
6. Site on improved pasture, arable or brownfield land.
7. Avoid unimproved pasture and semi-natural habitats including coastal heath, sand dunes and ancient woodland.
8. If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.
9. Site adjacent to modern development.
10. Avoid national or locally designated nature conservation sites or reserves.
11. Avoid siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.

12. Avoid siting static units in Registered Historic landscapes where possible.

#### Mitigation and enhancement guidance

1. All landscape improvements should be in character with the LCA in which they are located. For instance, trees and high hedges are not appropriate in open landscapes with low hedge banks, or in open moorland.
2. Reduce density of static caravan development creating green space with native tree planting between caravans, especially where caravans or chalets 'stack up' slopes.
3. Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
4. In principle, restrict static, touring caravans and other 'hard' units to the edge of fields, and tents to the edge of fields in prominent coastal locations.
5. Consider static unit layouts which are less rectilinear with curving access roads and spaces.
6. In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking.
7. In more prominent locations/fields and those directly by the coast consider removing static units and using the space for lower impact units, preferably seasonal tents, yurts or safari tents.
8. Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
9. Limit the extents of decks and associated timber railings and avoid wide decks on sloping ground to avoid unsightly areas beneath.
10. Consider native shrub planting to soften the hard appearance of decks.
11. Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
12. Place solar panels in discreet locations, preferably at a low level, to avoid wide visibility.
13. Where possible, place small scale wind turbines so they are visually associated and integrated with the structure/s they are serving.
14. Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.
15. Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
16. Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
17. Replace fences with native hedges or hedgebanks.
18. Replace conifer hedges with native hedges.
19. Replace conifers with deciduous native trees.
20. Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
21. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.

22. Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and over-large areas of hard standing.
23. Improve pedestrian access out of sites to places of interest whilst using discreet and appropriate detailing of stiles and gates.

## Appendix C Definition of a Caravan

## Statutory definitions of a caravan

The term 'caravan' is defined in the Caravan Sites and Control of Development Act 1960 as being:

*'any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted...'*

This definition was added to by Section 13 of the Caravan Sites Act 1968 and subsequently the Caravan Sites Act 1968 (Amendment) (Wales) Order 2007 to include a specific definition for so called twin-unit caravans which should be:

*(a) Composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices and;*  
*(b) When dis-assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer)*

*Provided that when assembled:*

*(a) Its length (exclusive of any drawbar) does not exceed 65.616 feet (20m);*  
*(b) Its width does not exceed 22.309 feet (6.8m);*  
*(c) The overall height of the living accommodation (measured internally from the floor to the lowest level of the ceiling at the highest level) does not exceed 10.006 feet (3.05m)*

Touring caravans are a form of caravan that is road legal and can be towed behind a vehicle on the public highway.

Static caravan is a term used for caravans that remain on site all year round but are nevertheless mobile and 'caravans' within the definition. These have a chassis and wheels and are sited on a surfaced pitch. Normally each caravan has on-pitch waste disposal, drainage, water and electricity connections. Some have associated decking and fencing. At the end of their life these units can be transported off site.