

Green Wedge Site Assessment

Green Wedge Reference 1

Location	<i>Amroth between older settlement and New Inn</i>		
Form Ref	AM1	Current Use	Scrub land and woods eastwards to Amroth Castle Caravan site. Two domestic properties, Public Toilet block, Pub and field. Open land and car parking.
Size Ha	0.95	Adjacent land use	Sea/beach to south. Amroth village to west. New Inn chalet park to east. Agricultural land and woods to North in river valleys.
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JUDP designation	No settlement limits for Amroth		
Environmental Designations /Constraints	Part woodland, majority within TAN 15 C2 Flood Zone, small areas under Tree Preservation Order		
Development Pressures? Has any existing green wedge impacted on existing uses	none		

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Yes between New Inn, 'open' land, Amroth Castle caravan site, open hillside and Amroth

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Yes, retain distinctiveness of Amroth and New Inn and the intermediate areas.

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Improve management of this 'disorganised' area of land.

Can other policies help to achieve these objectives

The proposed green wedge appears to be partly wooded. The importance of woodland is identified at 5.2.9 of PPWales and the Special Qualities of the NP identified within the LDP. Further, Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP only permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside and would be a consideration in deciding development proposals here.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Whilst designation of Green Wedge may encourage more management attention to the area, this is unlikely and other policies can ensure that inappropriate development does not take place.

Overall Recommendation

No green wedge be designated

Green Wedge Reference 2

Location *Angle*

Form Ref	AN1	Current Use	Unmanaged grassland. Trees and hedges along 3 sides. Hedge to road frontage.
Size Ha	2.69	Adjacent land use	Street frontage residential. To rear is house and extension undergoing renovation. Opposite street frontage residential with possible 1 house gap. Agricultural land to east. Residential to west.
JUDP designation			Green Wedge: outside settlement limit.
Environmental Designations /Constraints			Conservation Area. Milford Haven Waterway Historic Landscape. Some boundaries have Tree Preservation Orders. Part within SAC, SSSI, TAN 15 C2 Flood Zone.
Development Pressures? Has any existing green wedge impacted on existing uses			No planning applications since 1988 within the existing or proposed extension to green wedge. Reduced management of grassed area, small field.
Would the GW contribute to the setting of the settlement?			Green Wedge would safeguard the character of Angle, especially if linked to an eastward extension. Justification strengthened if Green Wedge extended to east.
Will the GW prevent coalescence of settlements?			Would prevent development of frontage in a 'gap site', which is bounded by neighbouring development to the east, south and west. It would protect the linear character of the built form and maintain important views up the waterway from the east.
Will the GW help to safeguard the countryside from encroachment			
Will the GW help to manage urban form through its controlled expansion?			
Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?			
Can other policies help to achieve these objectives			Whilst there are environmental designations at the eastern part of the proposed green wedge and it falls within the flood zone, on balance the extension to the JUDP green wedge will help to maintain the openness of this area in a cohesive way and ensure that the character and setting of the settlement is protected. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.
Conclusion : designate GW?			Yes
If YES does the GW follow physical boundaries			Logical as boundaries are clear.
Notes			Context / character : Linear village within an east - west valley along the B4320 between east and west Angle Bays. The current green wedge protects the only existing open frontage on the main street of any breadth within the village. Extension eastwards to the shoreline of the East Angle Bay to separate the village from the building complex to the north. LCA : Retain the unique and special character of Angle village and its Conservation Area when considering any future development, particularly with respect to the quality of the architecture and the street plan.
Overall Recommendation			Designate as a green wedge, including an extended area to the east to ensure that the character / setting of the settlement and openness is protected.

Green Wedge Reference 3

Location Bosherton

Form Ref	BS1	Current Use	Agricultural land east and west of C road.
Size Ha	0.95	Adjacent land use	Village to south, church to north and farm buildings to north west, fields between. Woodland to east leading to Lily Ponds.
JUDP designation			Outside settlement limits for Bosherton.
Environmental Designations /Constraints			No planning applications or environmental designations within the area. SAC and SSSI within 100m to the east.
Development Pressures? Has any existing green wedge impacted on existing uses			Not previously a green wedge. No planning applications registered within the area.
Would the GW contribute to the setting of the settlement?			Reinforce the well defined village and the separate setting of the church.
Will the GW prevent coalescence of settlements?			Yes between the farm complex to the west and the village.
Will the GW help to safeguard the countryside from encroachment			Yes, the open field to the south of the church/West of village.
Will the GW help to manage urban form through its controlled expansion?			
Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?			
Can other policies help to achieve these objectives			Paragraph 9.3.3 of PPWales advises that insensitive infilling or redevelopment should not be allowed to damage an areas character and amenity. Development at this location would also impact on the listed building of St Michaels and All Saints Church. Development at this location would be visually intrusive, and Policy 30 Amenity would resist such development.
Conclusion : designate GW?			No
If YES does the GW follow physical boundaries			Field boundaries and settlement boundary, perimeter wall of church.
Notes			Context : A small village with a church and farm complex slightly separated to the north. LCA Settlement capacity study identifies that The open aspect to the west and orth west... means that any development would be unacceptably visually intrusive. The western road boundary, with its distinctive stone wall, and the buildings around the rectory with mature hedgebanks, and important edge definition features. The setting of the listed buildings at the Rectory and the church are additional development contrstraints to the north side of the village.
Overall Recommendation			No not designate as green wedge. This site would not be suitable for rounding off or infilling and development would be visually intrusive.

Green Wedge Reference 4

Location *Between Broad Haven and Little Haven*

Form Ref	BH1	Current Use	Agricultural land surrounding Haven Fort Hotel, and Atlantic View. Rough land around Hotel.
Size Ha	5.69	Adjacent land use	Residential development to north (Broad Haven) and south (Little Haven). Coast road to west and agricultural land to east.

JUDP designation Open countryside.

Environmental Designations /Constraints Haven fort Hotel within the site is a listed building. SAC & SSSI adjacent to western boundary

Development Pressures? Has any existing green wedge impacted on existing uses

Site within the southern boundary of the proposed green wedge has been suggested for development through the first LDP process. An existing isolated dwelling(s) within the boundary has received permission to extend.

Would the GW contribute to the setting of the settlement?

Yes, Broad Haven lies in the valley. The Green Wedge would emphasise and protect the setting.

Will the GW prevent coalescence of settlements?

Yes, of Broad Haven and Little Haven to the south, especially with Haven Fort Hotel and Atlantic View between the villages.

Will the GW help to safeguard the countryside from encroachment

Yes, restrict the temptation to develop on managed grassland.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Whilst development at parts of this green wedge would be resisted under Policy 30 Amenity and Policy 8 Special Qualities, incremental development could encroach into the area, could affect the openness and contribute to coalescence. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, defined by C class road to west. Existing settlement boundaries to north and south (Broad Haven and Little Haven). Field boundary to east.

Notes

Context / character : Major post war residential developments and large scale caravan sites have transformed the original small village into a much larger community which is set between the coast and the surrounding hillsides. Between the older village and the development to the north and east is an open area comprising three elements - the low lying Slash Pond and associated fen and Carr, managed open space of the children's play area, football field and mown grass for informal recreation, the gorse covered areas with mown paths meandering through them.

Settlement Capacity Study : The landform provides visual containment. No development should breach the skyline.

Overall Recommendation

Designate Green Wedge.

Green Wedge Reference 5

Location Broad Haven East: 5a - Adjacent holbrook Road, 5b - Slash Ponds, board walk and Pl

Form Ref	BH2	Current Use	Mixture of formal and informal recreation and nature reserve based on Slash Pond. Copses.
Size Ha	10.04	Adjacent land use	Residential development to the north, south and west for both sections, minor road and agricultural land to south and east.

JUDP designation Open countryside and recreational open space.

Environmental Designations /Constraints Small area to the south east subject to coastal flooding (TAN15)

Development Pressures? Has any existing green wedge impacted on existing uses

Planning applications within the area proposed for green wedge relate to improved recreational facilities, the provision of wildlife habitat and nature trail and skateboard park. Several parts of the area were suggested for development through the first Local Development Plan process and the replacement process in relation to 5b.

Would the GW contribute to the setting of the settlement?

Yes, emphasise/support the valley setting of Broad Haven. 5b provides key views up the valley to the north and east. 5a provides a green buffer between existing development to the north and the allocated land to the south.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Yes, as the land to the south and east of the present Broad Haven flows from managed to very informal vegetation.

Will the GW help to manage urban form through its controlled expansion?

Yes

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Edge of existing residential development and field boundaries. C road to south and B4341 to east.

Notes

Context / character : Major post war residential developments and large scale caravan sites have transformed the original small village into a much larger community which is set between the coast and the surrounding hillsides. Between the older village and the development to the north and east is an open area comprising three elements - the low lying Slash Pond and associated fen and Carr, managed open space of the children's play area, football field and mown grass for informal recreation, the gorse covered areas with mown paths meandering through them.

Settlement Capacity Study : The development still lies well below the horizon and the landform provides visual containment. Important 'green wedges break up the built form along stream valleys in the north and south.

Overall Recommendation

Designate Green Wedge to define Broad Haven and control encroachment on recreational areas. As a result of policy considerations, two separate green wedge areas are proposed which omit the allocation site.

Green Wedge Reference

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Location

Broad Haven north.

Form Ref

BH3

Current Use

Amenity area around stream. Minor development along track. Agricultural land.

Size Ha

0

Adjacent land use

To south, Broad Haven residential areas and National Park Car Park. YHA, Caravan Site to east and farmed areas to north. Woodlands to north east.

JUDP designation

Open countryside.

Environmental Designations /Constraints

Part open space, part TAN 15 C2 flood zone,

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? Yes, strengthening the valley setting of Broad Haven.

Will the GW prevent coalescence of settlements? Would protect against 'joining' with few properties to north.

Will the GW help to safeguard the countryside from encroachment Yes, see above.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Special Qualities Policy is applicable in relation to this site

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation This site does not require protection through green wedge policy since policy in relation to the special qualities of the National Park provides sufficient protection.

Green Wedge Reference 7

Location Broad Haven north.

Form Ref	BH4	Current Use	Grassland.
Size Ha	0	Adjacent land use	Agricultural land to east and woodland. Residential/farm buildings to north and south coastal roads and coast to west.

JUDP designation Outside settlement limits for Broad Haven.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? Prominent site defined by road and field boundary which (together with BH3) would restrain pressure to develop Broad Haven in a northerly direction and reflect the valley setting of Broad Haven.

Will the GW prevent coalescence of settlements? Yes, against 'infill' between clusters to development

Will the GW help to safeguard the countryside from encroachment Yes, see above.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Special Qualities Policy is applicable in relation to this site

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This site does not require protection through green wedge policy since policy in relation to the special qualities of the National Park provides sufficient protection.

Green Wedge Reference 8

Location Central Meadows Dale.

<i>Form Ref</i>	DL1	<i>Current Use</i>	Undeveloped valley area between Castle Way to north and Blue Anchor Way to south. Dale Meadows National Park Car Park (limited hard surfacing). Woodlands to north. Church and walled gardens.
<i>Size Ha</i>	9.32	<i>Adjacent land use</i>	Residential development to north and south. Coast to east, agricultural land to west. Dale Castle grounds to north west.

JUDP designation Outside settlement limits / open countryside.

Environmental Designations /Constraints Within the Milford Haven Waterway Historic Landscape, part of the area subject to Zone C2 coastal flooding (TAN15). Severla listed buildings within the north west boundary.

Development Pressures? Has any existing green wedge impacted on existing uses Disabled persons car park for church.

Would the GW contribute to the setting of the settlement? Essential to the setting and character of Dale.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment Yes, either side of the valley has linear areas of housing and potential incremental infill outside of flood zone areas. No clear defensible boundaries to divide into small Green Wedges.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

In view of maintaining the historic and unusual form of Dale, Green Wedge designation would support the setting of the settlement and help to resist inappropriate development. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Road frontages or rear of property curtilages / settlement boundary.

Notes

Existing uses include allotment in walled garden to east of church.
Woodland to west of Castle Way.
Scrubland west of church.

Context / Character : Dale consists of parallel lines of development to the north and south of a valley to the west of Dale Roads with Dale Church and Castle slightly separated from the northern development.

Settlement Capacity Study 2014: A small linear coastal settlement occupying a broad east-west orientated fold in the headland which forms the western side of the entrance to Milford Haven. It consists primarily of two parallel streets with an integral open area of land between them which maintains views and strongly contributes to the sense of place.

Development Constraints: The central open area between the northern and southern linear arms of the village is a wide and shallow small stream valley. It is integral to the settlement and makes a unique contribution to the sense of place, allowing views across to the old church and the castle from the residential areas and the foreshore and forming their setting. This space also contributes to the setting of nearby Listed Buildings. The village lies within the Milford Haven Waterway area, included on the Register of Landscapes of Outstanding Historic Interest in Wales. Development on the settlement edges is physically constrained by the enclosing valley landform and wooded valley slopes to the north and south, and by the foreshore to the east. Development on the rising ridge to the west would be visually prominent.

Overall Recommendation

Designate as a Green Wedge to protect the character of Dale and to resist inappropriate development.

Green Wedge Reference 9

Location Dinas west of Feidr Fawr

<i>Form Ref</i>	DC1	<i>Current Use</i>	Narrow fields of grass behind high hedge to road. One gated opening to small industrial site.
<i>Size Ha</i>	0.62	<i>Adjacent land use</i>	Housing opposite of Feidr Fawr (east side), frontage housing to south, car park of chapel to north, small fields to west.

JUDP designation Green Wedge. Outside settlement limits.

Environmental Designations /Constraints None

Development Pressures? Has any existing green wedge impacted on existing uses No apparent impact. Presumably gated access has been in use for sometime. Landowner has indicated no willingness to develop as part of the replacement plan process (See Site Assessment 125 West of Feidr Fawr in the Candidate Site Register).

Would the GW contribute to the setting of the settlement? It would protect the high hedge contrast with development to north/south/east.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment To a limited extent as the field pattern is of small plots.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

The area identified is outside but adjacent to the centre boundary. It has been identified as having landscape capacity for development as part of the replacement LDP process (See Site Assessment 125 West of Feidr Fawr in the Candidate Site Register).

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Context / Character. Dinas Cross has developed on two axes;
 -one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas.
 -a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr.
 To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Remove designation as a Green Wedge.

Green Wedge Reference 10

Location Dinas Cross north side of A487

<i>Form Ref</i>	DC2	<i>Current Use</i>	Open grassland. Hedges to road.
<i>Size Ha</i>	5.93	<i>Adjacent land use</i>	Residential development to south west and north east. Green Wedge on southern side of A487

JUDP designation Green Wedge

Environmental Designations /Constraints Contains Scheduled Ancient Monument.

Development Pressures? Has any existing green wedge impacted on existing uses Part of the designation was proposed for community housing development during the replacement plan process (See Site Assessment 300 North of A487 Tyrhos in the New and Amended Site Register).

Would the GW contribute to the setting of the settlement? Dinas Cross incorporates a number of undeveloped frontages - part of its character.

Will the GW prevent coalescence of settlements? Historical form of majority of Dinas Cross is frontage development. Green Wedges on north and south of A487 would prevent coalescence of east and west Dinas Cross.

Will the GW help to safeguard the countryside from encroachment Yes, as temptation would be to develop in depth.

Will the GW help to manage urban form through its controlled expansion?

No

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

The existing boundaries are clear. See map, road frontage A487 and field boundaries. Curtilages to east and west.

Notes

Context / Character. Dinas Cross has developed on two axes;
-one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas.
-a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr.
To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Designate as green wedge

Green Wedge Reference 11

Location Dinas Cross south of A487

Form Ref DC3 **Current Use** Rough grazing land, hedges and trees. Sub station in south west corner.

Size Ha 5.47 **Adjacent land use** Residential development frontage to north east and south west. Excludes a single residential property, Moorland, to south. Green Wedge to north (DC2 / 10)

JUDP designation Green Wedge

Environmental Designations /Constraints None

Development Pressures? Has any existing green wedge impacted on existing uses Application for residential sub division which would encroach into the green wedge refused.

Would the GW contribute to the setting of the settlement? Important to separate the main section of Dinas Cross to the east and minor frontage to west especially as Green Wedge to north.

Will the GW prevent coalescence of settlements? Stop coalescence of Dinas Cross east with west in conjunction with green wedge to the north..

Will the GW help to safeguard the countryside from encroachment

Yes, but relatively rough land.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Frontage to A487 and field boundaries to rear. Edge of residential development to north east and south west.

Notes

Context / Character. Dinas Cross has developed on two axes; -one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas. -a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr. To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Retain green wedge designation, (minor amendment).

Green Wedge Reference 12

Location West Feidr Fach Brynhenllan

Form Ref DC4 **Current Use** Pasture.

Size Ha 1.52 **Adjacent land use** Linear residential development to east and west. Residential development to south, open field to north.

JUDP designation Outside settlement limits

Environmental Designations /Constraints None

Development Pressures? Has any existing green wedge impacted on existing uses None

Would the GW contribute to the setting of the settlement? Allows a rare view north.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment Yes

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

The area identified is outside but adjacent to the centre boundary. It has been identified as having landscape capacity for development as part of the replacement LDP process (See Site Assessment 124 east of Tower Hill in the Candidate Site Register).

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Context / Character. Dinas Cross has developed on two axes;
·one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas.
·a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr.
To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Remove designation as a Green Wedge.

Green Wedge Reference 13

Location East Feidr Fach Brynhenllan

Form Ref	DC5	Current Use	Access to field, (hayfield).
Size Ha	1.47	Adjacent land use	Houses to north and south and to west.

JUDP designation Adjoins but outside settlement limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses

Applications for the erection of boat barn and extension of curtilage have been approved within this area.

Would the GW contribute to the setting of the settlement?

Allows distant view from along the lane, important aspect of Dinas Cross.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Yes

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Road frontage and field boundaries

Notes

Context / Character. Dinas Cross has developed on two axes; ·one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas. ·a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr. To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Designate a Green Wedge to protect the viewpoint and setting of the settlement.

Green Wedge Reference 14

Location Dinas Cross / Brynhenllan

Form Ref	DC6	Current Use	Burial ground fronting Feidr Fawr. Gardens to frontage to path Feidr Fach. Scrub filed in middle
Size Ha	0.34	Adjacent land use	Residential development to south and north. Grounds to church to west. Residential development to east of Feidr

JUDP designation outside settlement limit.

JUDP designation

Environmental Designations /Constraints None. Site is allocated as open space within the LDP.

Development Pressures? Has any existing green wedge impacted on existing uses Site has been proposed for development through the LDP process.

Would the GW contribute to the setting of the settlement? Western boundary (high hedges) attractive element along Feidr Fawr. Similarly undeveloped frontage to west of path on east.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment No.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Part of this site is identified as open space within the LDP and there is clear policy within Planning Policy Wales for the protection of formal and informal open space. This site in particular is allotments. The remainder of the site lies within the centre boundary for Dinas and allocation as green wedge would not be appropriate.

Conclusion : designate GW? No

If YES does the GW follow physical boundaries Not applicable

Notes Lower priority as graveyard is an established use and area to east is not easily accessible for vehicles.

Overall Recommendation Do not designate as green wedge.

Green Wedge Reference 15

Location Dinas Cross playing fields.

Form Ref	DC7	Current Use	Playing fields / children's play area.
Size Ha	1.33	Adjacent land use	Residential frontage to A487 to west. Dinas Cross School grounds to east. Agricultural land to north. Frontage development to south.

JUDP designation Recreational Open Space outside settlement limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? Confirm the character of Dinas Cross which reflects the substantial breaks in frontage development.

Will the GW prevent coalescence of settlements? The character of Dinas consists of groups of housing fronting the A487 separated by open spaces.

Will the GW help to safeguard the countryside from encroachment

Existing playing field.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Special Qualities Policy is applicable in relation to this site. Part of this site is identified as open space within the LDP and is in recreational use and there is clear policy within Planning Policy Wales for the protection of formal and informal open space and this is the only play area within this centre.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Not applicable

Notes

Overall Recommendation

This site does not require protection through green wedge policy since Special Qualities Policy provides sufficient protection and open space is protected through the provision of Planning Policy Wales. Do not designate green wedge.

Green Wedge Reference 16

Location Dinas Cross Village Green

<i>Form Ref</i>	DC8	<i>Current Use</i>	Mown grass. Access lanes and car park area (minor) at eastern end fronting A487.
<i>Size Ha</i>	0.67	<i>Adjacent land use</i>	Residential around village green. Rough gorse etc to south west. Tennis Courts to east and hillside.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Yes, mown area within residential setting forms a very attractive part of Dinas Cross.

Will the GW prevent coalescence of settlements?

Restrict any development to south east.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Whilst this is village green, the open space designation is for amenity value and would not maintain openness alone. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development,

including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

If YES does the GW follow physical boundaries

Yes

Frontage to A487. Dwellings to south west and north east. Hedges and private lanes around periphery.

Notes

Context / Character. Dinas Cross has developed on two axes;
 ·one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas.
 ·a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr.
 To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Designate as Green Wedge.

Green Wedge Reference 17

Location Dinas Cross south of A487 - Tennis Courts.

Form Ref DC9 **Current Use** Cut grass and tennis courts.

Size Ha 0.51 **Adjacent land use** Cluster of dwellings to south west. Edge of rough land /gorse to south east. Caravan site entrance to north east. A487.

JUDP designation Village green outside settlement limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? An attractive entrance to Dinas Cross mirroring the village green opposite.

Will the GW prevent coalescence of settlements? The green wedge will help to retain character defining gaps betweenbuilt areas

Will the GW help to safeguard the countryside from encroachment yes

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Whilst part of the site is also recreational open space, the green wedge relates to a larger parcel of land which should be considered as a cohesive whole. The Open Space designation would not prohibit development is a suitable replacement is provided or the open space is demonstrated to be surplus to requirement. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

If YES does the GW follow physical boundaries

Yes

A487, residential curtilage to south west and north east. Rough land to south east. Caravan site to east.

Notes

Context / Character. Dinas Cross has developed on two axes;
 -one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas.
 -a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr.
 To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Designate Green Wedge

Green Wedge Reference 18

Location *Pen y Foel Dinas Cross West.*

Form Ref	DC10	Current Use	Rough land - gorse etc.
Size Ha	4.57	Adjacent land use	Residential single dwellings to east and west. A potential Green Wedge to south opposite side of A487.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? Protect the south west entry to Dinas Cross and stop its western drift.

Will the GW prevent coalescence of settlements?

Restrict opportunity for frontage development along A487 linking existing sporadic development.

Will the GW help to safeguard the countryside from encroachment

Would resist encroachment into the countryside to the west of Dinas - tendency for linear development. Would protect views of the hillside to the north when entering/leaving Dinas Cross

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

A487 curtilage boundaries to north east and south west and steep gradient and more dense vegetation to the rear. It is not considered necessary to designate the entire field and as such the boundary will be amended to reduce the scale of the designation.

Notes

Context / Character. Dinas Cross has developed on two axes; -one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas. -a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr. To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Designate Green Wedge to help resist inappropriate development but amend boundary to reduce scale to the A487 frontage only.

Green Wedge Reference 19

Location South Glanafon Dinas Cross West

Form Ref	DC11	Current Use	Hedges / woodland fronting small fields.
Size Ha	1.15	Adjacent land use	Small groupings of residential developments to north east and south west. Countryside to rear and to north west.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Restrict opportunity for frontage development along A487.

Will the GW prevent coalescence of settlements?

Restrict opportunity for frontage development along A487 linking existing sporadic development.

Will the GW help to safeguard the countryside from encroachment

Yes, restrict opportunity for frontage development along A487 in conjunction with GW18 to protect rural approach to Dinas Cross from the west.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

no

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

A487 to north west. Curtilages of residential development to north east. Less obvious to south west.

Notes

Context / Character. Dinas Cross has developed on two axes;
·one along the A487 with a clear eastern end at Maes y Ffynnon and to the west a village green and tennis court on the north and south of the A487 respectively. There is a central Green Wedge focussed on undeveloped fields north and south of the A487 separating the east and west sections of Dinas.
·a northern development towards Brynhenllan where there is an existing Green wedge on the western side of Feidr Fawr.
To the west of the village green / tennis courts there is occasional development fronting the A487.

Settlement Capacity Study 2014: A medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.

Development Constraints. It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.

Overall Recommendation

Designate a Green Wedge to resist inappropriate linear development.

Green Wedge Reference 20

Location *Freshwater East / Trewent Hill*

Form Ref	FE1	Current Use	Private garages, grassland, small paddock of rough grazing.
Size Ha	0.09	Adjacent land use	Residential frontages. Housing opposite. Access track to rear and agricultural land.

JUDP designation open countryside outside settlement limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses Access to adjacent property was approved in 2006

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

This is a small gap in an otherwise continuous frontage

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

no

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Curtilages of residential properties to south west and north east. Trewent Hill and field boundaries.

Notes

Within the Local Development Policy, Freshwater East is classified as a Tier 5 Location (Countryside) under Policy 7 which allows for sensitive infilling in countryside locations. This site may present such an opportunity which should not be restricted through designation as a green wedge

Overall Recommendation

Tier 5 locations have the potential to be considered for infill or small extension. This site could satisfy these requirements and designation as a green wedge would unnecessarily restrict consideration of this opportunity.

Green Wedge Reference 21

Location Freshwater East / Chapel Lane

Form Ref FE2

Current Use

Agricultural land to rear of hedge.

Size Ha 11.02

Adjacent land use

Residential development to south and north to part of eastern side of Chapel Lane.

JUDP designation

Open countryside.

Environmental Designations /Constraints

none

Development Pressures? Has any existing green wedge impacted on existing uses

none

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Yes, along western frontage.

Will the GW help to safeguard the countryside from encroachment

Yes as frontage to large field to west.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP only permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside and would be a consideration in deciding development proposals here.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 22

Location Freshwater East / Portclew Road

<i>Form Ref</i>	FE3	<i>Current Use</i>	Open grassland beyond hedge.
<i>Size Ha</i>	1.02	<i>Adjacent land use</i>	Residential frontage to road a) at Freshwater East b) at Portclew Agricultural land to north

JUDP designation Open countryside.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Yes, stop coalescence of Portclew and Freshwater East. (Portclew is mainly covered by Conservation Area designation).

Will the GW help to safeguard the countryside from encroachment

Yes, from potential development in depth.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 23

Location Freshwater East south west

Form Ref FE4
Size Ha 0.7

Current Use

Rough Grass field and trees.

Adjacent land use

Chalet site to west, dunes to north. Frontage (to coast) to east and minor development to south with yacht park.

JUDP designation

Outside village limits.

Environmental Designations /Constraints

Lies entirely within the freshwater East Local Nature Reserve and partly within TAN15 C2 area coastal flood zone.

Development Pressures? Has any existing green wedge impacted on existing uses

none

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Separate holiday accommodation site from Freshwater East coastal development.

Will the GW help to safeguard the countryside from encroachment

Yes, the Green Wedge would protect the rough grass area within the circle of the adopted highway and the track serving these isolated properties.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Policy of the LDP resists development or land use changes that would be liable to significantly harm the nature conservation value of a site of local nature conservation interest. This site is therefore protected from inappropriate development.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

The site is entirely within the LNR for Freshwater East and protection is provided. Do not designate as green wedge

Green Wedge Reference **24**
*Location**Hook***Form Ref**

HK1

Current Use

Woodland on southern banks of the Haven.

Size Ha

15.68

Adjacent land use

Linear frontage development to south of road and frontages on north side, interspersed with undeveloped wooded land.

JUDP designation

Outside settlement limits for Hook

Environmental Designations /Constraints

Part within Little Milford and Hook Wood (semi natural); Milford Haven Waterway Historic Landscape; mostly Hook Wood SSSI.

Development Pressures? Has any existing green wedge impacted on existing uses

Applications have related to existing buildings. Potential sites for development have been proposed as part of the LDP process.

Would the GW contribute to the setting of the settlement?

Important to retain woodland between C road and Daugleddau.

Will the GW prevent coalescence of settlements?

Prevent coalescence of existing frontages.

Will the GW help to safeguard the countryside from encroachment**Will the GW help to manage urban form through its controlled expansion?****Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?****Can other policies help to achieve these objectives**

The proposed green wedge is largely woodland . The importance of which is identified at 5.2.9 of PPWales and the Special Qualities policy of the LDP. Large tracts of this land is also of national designation (SSSI) and adjacent to International Designation. Frontage development can also be resisted here through existing policy objectives.

Conclusion : designate GW?**No****If YES does the GW follow physical boundaries****Notes****Overall Recommendation**

No designation of green wedge

Green Wedge Reference **25**
*Location**Houghton (east of Burton Road)***Form Ref**

HG1

Current Use

Hedges to front of agricultural land to east.

Size Ha

0

Adjacent land use

Linear development to north. A few properties to south. Main part of village west side of C road.

JUDP designation

Outside settlement limit for Houghton.

Environmental Designations /Constraints

None

Development Pressures? Has any existing green wedge impacted on existing uses No planning applications are registered within the area of the National Park

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent coalescence of frontage / linear development along C road.

Will the GW help to safeguard the countryside from encroachment yes

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Undeveloped frontage along this road is outside of the National Park. The main justification for this Green Wedge does not lie within this Authority's jurisdiction. The Special Qualities of the National Park are set out in policy and are sufficient to ensure protection from inappropriate development.

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation To not designate Green Wedge. Road frontage is outside of the National Park.

Green Wedge Reference 26

Location Lawrenny by church

Form Ref	LR1	Current Use	Foreground to church. Meadow (occasionally mown) and trees.
Size Ha	0.94	Adjacent land use	Residential development - village to east and dwelling to south. Youth Hostel Association to north. Woodland to west in walled garden.

JUDP designation Outside settlement limits - except for one property.

Environmental Designations /Constraints Historic Landscape & Historic Garden, part Treee Preservation order. Both the church and church gate way are listed buildings.

Development Pressures? Has any existing green wedge impacted on existing uses The application boundary for the Restoration of buildings, glass houses, visitor facility, tea-rooms and car parking encroaches within the area for consideration.

Would the GW contribute to the setting of the settlement? Protect the setting of the church and character of the village.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

The proposed green wedge, and a further extensive area of land lies within the Historic Garden at Lawrenny. There is sufficient protection under this designation to resist inappropriate development. The setting of the listed building would also be a consideration, as would be the loss of trees on this site.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Do not designate Green Wedge.

Green Wedge Reference 27

Location Little Haven by National Park Authority Car Park.

Form Ref LH1
Size Ha 0.19

Current Use

Small meadow.

Adjacent land use

NPA Car Park. Residential properties. Boat storage. RNLI and public toilets. Woodland to east on hillside.

JUDP designation

Outside settlement limit for Little Haven.

Environmental Designations /Constraints

Conservation Area for majority. Entirely within the TAN15 C2 Coastal Flooding Zone.

Development Pressures? Has any existing green wedge impacted on existing uses

No planning applications

Would the GW contribute to the setting of the settlement?

Yes, especially if incorporated bank to east with trees and car park / boat park to south.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Policy 7 – Tier 5 allows for sensitive infilling in countryside locations, and this site lies outside the centre boundary for Little Haven. Tier 5 locations have the potential to be considered for infill or small extension. This site could satisfy these requirements and designation as a green wedge would unnecessarily restrict consideration of this opportunity. It also lies within the flood zone which will be a consideration in relation to any development proposals.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation Do not designate Green Wedge.

Green Wedge Reference 28

Location Little Haven / Strawberry Hill

<i>Form Ref</i>	LH2	<i>Current Use</i>	Scrub, small trees on sloping bank including one property.
<i>Size Ha</i>	0.14	<i>Adjacent land use</i>	Residential to north and south. Residential to east and car park. Field to rear of trees on bank and with scrub.

JUDP designation Outside settlement limit for Little Haven

Environmental Designations /Constraints Conservation Area.

Development Pressures? Has any existing green wedge impacted on existing uses The provision of a boat store replaced an existing delapidated store at the site. the boast store has since received permission for displacy of artist work and lobster pots etc.

Would the GW contribute to the setting of the settlement? Yes, emphasises the valley setting of Little Haven with fingers of woodland / copse within the village.

Will the GW prevent coalescence of settlements? Prevent coalescence of frontages development.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Policy 30 Amenity of the LDP resists development in visually prominent locations. There is also tree cover on at least part of this site, which would be a consideration.

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation Considered visually prominent. Policy 30 Amenity would apply regarding this site and designated as a green wedge is not supported for this reason.

Green Wedge Reference 29

Location Little Haven / Strawberry Hill south west.

<i>Form Ref</i>	LH3	<i>Current Use</i>	Trees along Strawberry Hill. Agricultural land to rear with access lane to house.
<i>Size Ha</i>	2.37	<i>Adjacent land use</i>	Residential curtilages to south west and north east and to south east of Strawberry Hill.

JUDP designation Outside settlement limits for Little Haven.

Environmental Designations /Constraints SE corner within TAN 15 C2 Coastal floodig zone.

Development Pressures? Has any existing green wedge impacted on existing uses the site was proposed for development through the LDP process.

Would the GW contribute to the setting of the settlement? Maintain the rural / valley setting of Little Haven. Approach is via a sunken lane with wooded banks.

Will the GW prevent coalescence of settlements? Stop frontage development.

Will the GW help to safeguard the countryside from encroachment Yes, between Strawberry Hill and coast.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Policy 8 – Special Qualities is applicable in relation to this site

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation This site does not require protection through green wedge policy since Policy 8 Special Qualities provides sufficient protection.

Green Wedge Reference 30

Location Llangwm - southern shore of Llangwm Pill

Form Ref	LG1	Current Use	Woodland to bank of Cleddau.
Size Ha	0.82	Adjacent land use	Between existing houses on road frontage. Open field to south.

JUDP designation Outside the settlement limit.

Environmental Designations /Constraints Frontage to river lies in Conservation Area.

Development Pressures? Has any existing green wedge impacted on existing uses No planning applications have been submitted for this site.

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Would prevent coalescence of frontage along this road.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

The importance of woodland is identified at 5.2.9 of Planning Policy Wales, and Policy 8 LDP Special Qualities. There is no need to identify woodland as green wedge since protection exists under alternative policy objectives.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

C road to south. Residential curtilages to east and west and estuary to north.

Notes

Overall Recommendation

This site does not require protection through green wedge policy since Policy 8 Special Qualities provides sufficient protection.

Green Wedge Reference 31

Location Lydstep

Form Ref LD1
Size Ha 1.85

Current Use

Open field (with horses). Poorer land.

Adjacent land use

Frontage residential development to north, single house to south. Intermittent development fronting lane on east side. Agricultural land to west.

JUDP designation

Open countryside. No settlement limit for Lydstep.

Environmental Designations /Constraints

Within the Manorbier Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses

The frontage of this field was proposed for development through the LDP process. There are no planning applications registered for this area.

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Limit continuation of frontage development along an unadopted lane.

Will the GW help to safeguard the countryside from encroachment

Yes. Should development in depth be considered?

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity.

Green Wedge Reference 32

Location *Manorbier east of Warlow Meadow*

Form Ref	MB1	Current Use	Poor quality grassland. Mature trees. Better quality pasture to north.
Size Ha	0.6	Adjacent land use	Residential frontage to south and west (Warlow Meadow). Morfa Villas to east. Agricultural land to north and block of woodland.

JUDP designation Green Wedge outside settlement limit.

Environmental Designations /Constraints Conservation Area. Within the Manorbier Historic Landscape. Some boundaries are subject to Tree Preservation Order.

Development Pressures? Has any existing green wedge impacted on existing uses Planning approval has been given for a residential access to an existing property to the north.

Would the GW contribute to the setting of the settlement? Provides a contrast to frontage development in Manorbier and an attractive aspect for overlooking properties from east and from south.

Will the GW prevent coalescence of settlements? Green Wedge designation has restricted development of an important frontage gap within the centre of Manorbier.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No, the site could be considered as a potential infill plot, which would block the attractive views into this area of visual break. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Settlement boundaries and field boundary to north west.

Notes

Context / Character : Manorbier is a compact settlement overlooking the castle and bay. The approach from the north is along tree lined lanes sections of which are very narrow (single width). Skrinkle is a former MOD estate generously laid out and a considerable contrast with the informal Manorbier. There are two separate elements of the estate based on Dewing Avenue and on Hounsell Avenue. Between Manorbier and Skrinkle is an area of agricultural land containing two playing fields either side of B4585.

Settlement Capacity Study : Manorbier (page 41).

1. The modern linear extension to the village along the Jameston road is incongruous but the visual effect is muted by the nature and extent of the vegetation fronting the road. 2. The outlying residential area to the west should remain separated from the old village and not be expanded in view of its exposed site. 3. Maintain open land between the old village and the modern residential area to the east.

page 42. Development Constraints. Maintain the open land between eastern residential area and the old village.

Overall Recommendation

Designate as Green Wedge.

Green Wedge Reference 33

Location Manorbier west of B4585

Form Ref	MB2	Current Use	Open field overlooking Castle. Horses graze.
Size Ha	1.45	Adjacent land use	Housing frontage to north. Housing to east and south. Open fields to west beyond bank of trees north of castle.

JUDP designation Outside settlement limits

Environmental Designations /Constraints Conservation Area. Within Manorbier Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses A small part of the area lies within the curtilage of a planning application for the development of a domestic garage.

Would the GW contribute to the setting of the settlement?

Yes (when viewed from south west). The roadside hedgerow also contributes positively to the rural landscape context of Manorbier, which would be under threat from continuing frontage development from the north. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities and exceptional land release can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Will the GW prevent coalescence of settlements?

Prevent coalescence along frontage to B4585.

Will the GW help to safeguard the countryside from encroachment

Yes

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, road boundary to east, curtilages to north and south, and field boundary to west.

Notes

Context / Character : Manorbier is a compact settlement overlooking the castle and bay. The approach from the north is along tree lined lanes sections of which are very narrow (single width). Skrinkle is a former MOD estate generously laid out and a considerable contrast with the informal Manorbier. There are two separate elements of the estate based on Dewing Avenue and on Hounsell Avenue. Between Manorbier and Skrinkle is an area of agricultural land containing two playing fields either side of B4585.

Settlement Capacity Study : Manorbier (page 41).

1. The modern linear extension to the village along the Jameston road is incongruous but the visual effect is muted by the nature and extent of the

vegetation fronting the road. 2. The outlying residential area to the west should remain separated from the old village and not be expanded in view of its exposed site. 3. Maintain open land between the old village and the modern residential area to the east.

page 42. Development Constraints. Maintain the open land between eastern residential area and the old village.

Overall Recommendation

Designate as a Green Wedge.

Green Wedge Reference 34

Location

Form Ref	MB3	Current Use	Areas of grassland and trees / bushes.
Size Ha	0.38	Adjacent land use	Residential estates of Wheelers Way, Windy Ridge, to east and Hounsell Avenue etc to south west. Otherwise agricultural land.

JUDP designation Within settlement limit.

Environmental Designations /Constraints Within Manorbier Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses Planning applications have come forward for development on this strategic gap.

Would the GW contribute to the setting of the settlement? Yes, currently the areas of Wheelers Way and Hounsell Avenue can be regarded as separate entities. View of sea from B4585.

Will the GW prevent coalescence of settlements? Yes, currently the areas of Wheelers Way and Hounsell Avenue can be regarded as separate entities. View of sea from B4585.

Will the GW help to safeguard the countryside from encroachment Yes

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW? Yes

If YES does the GW follow physical boundaries B4585. Residential curtilages. Field boundaries.

Notes Development of this area would significantly alter the character of the developed areas of Skrinkle, and impact upon views. Whilst existing policy has resisted development, designation as a green wedge provides surity and is supported for the area to the south of Wheelers Way, both within and outside the centre boundary.

Context / Character : Manorbier is a compact settlement overlooking the castle and bay. The approach from the north is along tree lined lanes sections of which are very narrow (single width). Skrinkle is a former MOD estate generously laid out and a considerable contrast with the informal Manorbier. There are two separate elements of the estate based on Dewing Avenue and

on Hounsell Avenue. Between Manorbier and Skrinkle is an area of agricultural land containing two playing fields either side of B4585.

Settlement Capacity Study : Manorbier (page 41).

1. The modern linear extension to the village along the Jameston road is incongruous but the visual effect is muted by the nature and extent of the vegetation fronting the road. 2. The outlying residential area to the west should remain separated from the old village and not be expanded in view of its exposed site. 3. Maintain open land between the old village and the modern residential area to the east.

page 42. Development Constraints. Maintain the open land between eastern residential area and the old village.

Overall Recommendation

Designate as Green Wedge to maintain distinction between Wheelers Way and Hounsell Avenue.

Green Wedge Reference 35

Location *Manorbier to Skrinkle*

Form Ref	MB4	Current Use	Open fields together with two football / sports areas, one on either side of the road B4585.
Size Ha	8.79	Adjacent land use	Farm land to north and south. Residential areas of Manorbier to west and Skrinkle to east.

JUDP designation Open countryside.

Environmental Designations /Constraints Within Manorbier Historic Landscape. Part designated as open space

Development Pressures? Has any existing green wedge impacted on existing uses Parts of this land was submitted for development under the first LDP and replacement LDP Candidate Site process.

Would the GW contribute to the setting of the settlement? Yes. It would maintain the open rural landscape setting that surrounds Manorbier and Skrinkle.

Will the GW prevent coalescence of settlements? At present the areas of Manorbier and Skrinkle are very distinct. Development between the two would be disproportionate even with the two playing fields. With pressure to build, a Green Wedge would be of benefit.

Will the GW help to safeguard the countryside from encroachment Yes.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives No. Incremental small scale development could damage the integrity of the current open distinction between Manorbier and skrinkle. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW? Yes

If YES does the GW follow physical boundaries Yes, frontage to B4585 and field boundaries. But a) to include or exclude amenity area west of boundary road in Hounsell Avenue, Skrinkle, and b) northern and north east extent of Green Wedge.

Notes Context / Character : Manorbier is a compact settlement overlooking the castle

and bay. The approach from the north is along tree lined lanes sections of which are very narrow (single width). Skrinkle is a former MOD estate generously laid out and a considerable contrast with the informal Manorbier. There are two separate elements of the estate based on Dewing Avenue and on Hounsell Avenue. Between Manorbier and Skrinkle is an area of agricultural land containing two playing fields either side of B4585.

Settlement Capacity Study : Manorbier (page 41).

1. The modern linear extension to the village along the Jameston road is incongruous but the visual effect is muted by the nature and extent of the vegetation fronting the road. 2. The outlying residential area to the west should remain separated from the old village and not be expanded in view of its exposed site. 3. Maintain open land between the old village and the modern residential area to the east.

page 42. Development Constraints. Maintain the open land between eastern residential area and the old village.

Overall Recommendation

Designate a Green Wedge to preserve identities of Skrinkle and Manorbier and prevent coalescence.

Green Wedge Reference 36

Location *Manorbier east of B4585*

Form Ref	MB6	Current Use	Grassland - trees front road.
Size Ha	4.22	Adjacent land use	Housing frontages opposite. Residential to south. Property to north.

JUDP designation Open countryside.

Environmental Designations /Constraints Within Manorbier Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses Parts of this area have been proposed for development through the first LDP process.

Would the GW contribute to the setting of the settlement? Retain the very rural approach to Manorbier - trees, shaded lane, hedgerow and intermittent views of the countryside.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment Yes, fields to east would be lost or reduced in size.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, follows B4585 and curtilages to north and south. Field boundary to rear.

Notes

Part of this green wedge was proposed by the Authority for development through the LDP. Consultation revealed however that development would have

a negative impact on the setting of the conservation area, and would be considered visually prominent unless the site was lowered. The green wedge was therefore designated to ensure that surity exists in relation to the site.

Context / Character : Manorbier is a compact settlement overlooking the castle and bay. The approach from the north is along tree lined lanes sections of which are very narrow (single width). Skrinkle is a former MOD estate generously laid out and a considerable contrast with the informal Manorbier. There are two separate elements of the estate based on Dewing Avenue and on Hounsell Avenue. Between Manorbier and Skrinkle is an area of agricultural land containing two playing fields either side of B4585.

Settlement Capacity Study : Manorbier (page 41).

1. The modern linear extension to the village along the Jameston road is incongruous but the visual effect is muted by the nature and extent of the vegetation fronting the road. 2. The outlying residential area to the west should remain separated from the old village and not be expanded in view of its exposed site. 3. Maintain open land between the old village and the modern residential area to the east.

page 42. Development Constraints. Maintain the open land between eastern residential area and the old village.

Overall Recommendation

Designate Green Wedge

Green Wedge Reference 37

Location *Manorbier in vicinity of school.*

Form Ref	MB7	Current Use	Small area of woodland.
Size Ha	0.64	Adjacent land use	Manorbier School to east. Buttyland Caravan site to east. Garden Centre to north. Chapels and graveyard to south west. Chalet park to west behind trees.

JUDP designation No settlement limit for this part of Manorbier.

Environmental Designations /Constraints

Development Pressures? Has any existing green wedge impacted on existing uses

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Stop development of frontages properties.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Planning Policy Wales 4.8.13 states that when considering green wedges local planning authority's will need to ensure that sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed green wedge.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

C road to east and south. Garden centre to north. Field boundary to west.

Notes

Overall Recommendation

This green wedge is proposed at a site which is required for development, and because of the need to ensure sufficient range of development land is not supported.

Green Wedge Reference 38

Location

Marloes

Form Ref

ML1

Current Use

Agricultural land, part camp site. Part open space designation.

Size Ha

15.25

Adjacent land use

Road frontage development to south east and west.
Agricultural land to north.

JUDP designation

Outside village limits.

Environmental Designations /Constraints

Part Zone B flood area.

Development Pressures? Has any existing green wedge impacted on existing uses

Part of the area has been suggested for development through the first LDP and replacement LDP process.

Would the GW contribute to the setting of the settlement?

Maintain the linkages between countryside and village along Glebe Lane.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

By restricting frontage development to fields.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Glebe Lane to south and west. Curtilages of existing properties. North Lane to north and field boundaries to north and east. Gay Lane to south. Boundary needs to be amended to omit the exceptional land release development in the south west corner for the replacement LDP.

Notes

Context / character. Small village centred around village green and on frontage developments to Gay Lane and Glebe Lane.

Settlement Capacity Study : Marloes (page 42). ...there are only limited opportunities for residential infill within the settlement boundary on individual sites without detriment to the linear form of the village and the very open character of the countryside which surrounds it.

Overall Recommendation

Designate as Green Wedge to prevent continuation of frontage development and maintain character.

Green Wedge Reference 39

Location Moylegrove

<i>Form Ref</i>	MG1	<i>Current Use</i>	Banks to sunken road, access to fields, especially to north.
<i>Size Ha</i>	4.16	<i>Adjacent land use</i>	Frontage development along lane from village centre.

JUDP designation No settlement limit for Moylegrove.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses The area includes land with permission for a house and garage and consent was granted for a temporary classroom at the school, although the school may no longer operate.

Would the GW contribute to the setting of the settlement? Would protect the existing non developed frontages which are either the shadowed lane or glimpses of the countryside / valley setting.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity.

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity.

Green Wedge Reference 40

Location Mynachlogddu south

<i>Form Ref</i>	MD1	<i>Current Use</i>	Frontages to pasture and poor quality land. Play area, tree copses.
<i>Size Ha</i>	5.94	<i>Adjacent land use</i>	Number of properties. Pasture land of varying quality - open moor.

JUDP designation No settlement limit for Mynachlogddu.

Environmental Designations /Constraints Within Historic Landscape, part within SAC, SSSI and TAN 15 Zone Zone C2, part open space, playground

Development Pressures? Has any existing green wedge impacted on existing uses Applications for domestic extension, clubhouse and public toilets have been approved within the area

Would the GW contribute to the setting of the settlement?

Preserve the character of Mynachlogddu, occasional development / countryside / woodland.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity.

Green Wedge Reference 41

Location Mynachlogddu north west

<i>Form Ref</i>	MD2	<i>Current Use</i>	Small woodland copse.
<i>Size Ha</i>	0.12	<i>Adjacent land use</i>	Frontage development to east and west. Managed field opposite. Mountain pasture to rear.

JUDP designation No village limits for Mynachlogddu

Environmental Designations /Constraints within Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses none known

Would the GW contribute to the setting of the settlement?

Preserve the character of Mynachlogddu of occasional development with countryside and woodland.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Policy 6 – Tier 4 allows for sensitive infilling in countryside locations.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Tier 4 locations without Centre boundaries have the potential to be considered for infill or small extension. This site could satisfy these requirements and designation as a green wedge would unnecessarily restrict consideration of this opportunity.

Green Wedge Reference 42

Location Mynachlogddu north

<i>Form Ref</i>	MD3	<i>Current Use</i>	Pastureland, moorland, clumps of trees. Include few residential properties.
<i>Size Ha</i>	2.86	<i>Adjacent land use</i>	Pasture curtilages of residential property. Play area to south. Mountainside to north.

JUDP designation

No settlement limit for Mynachlogddu.

Environmental Designations /Constraints

Within Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses

Small part proposed for development through the LDP. Planning consent for a residential dwelling also approved.

Would the GW contribute to the setting of the settlement?

Preserve character of Mynachlogddu of occasional development with countryside and woodland.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity.

Green Wedge Reference 43

Location Mynachlogddu north east.

Form Ref MD4 *Current Use* Pasture, better quality.
Size Ha 1.06 *Adjacent land use* Pasture to north and east. Residential curtilages to east and west. Woodland to south and moorland.

JUDP designation No settlement limits to Mynachlogddu.

Environmental Designations /Constraints Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses none known

Would the GW contribute to the setting of the settlement? Preserve character of Mynachlogddu of occasional development / countryside / woodland.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity.

Green Wedge Reference 44

Location Mynachlogddu east

Form Ref MD5 *Current Use* Part car park. Small woodland with amenity area.
Size Ha 0.25 *Adjacent land use* Residential to south and north. Fields to east – (poor drainage). Small wood to west.

JUDP designation No settlement limit for Mynachlog-ddu

Environmental Designations /Constraints within Historic Landscape, part within SAC, SSSI, part Zone C2 flood TAN 15, part open spcae designation

Development Pressures? Has any existing green wedge impacted on existing uses none known

Would the GW contribute to the setting of the settlement?

Preserve the character of Mynachlog-ddu – with occasional development and countryside

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity., and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 45

Location *Newgale*

Form Ref	NG1	Current Use	Marsh land with Brandy brook Stream which discharges into Newgale Sands
Size Ha	0.61	Adjacent land use	Commercial properties to north and south. Beach to west. River valley to east.

JUDP designation No village limits for Newgale.

Environmental Designations /Constraints entirely within TAN15 Zone C2

Development Pressures? Has any existing green wedge impacted on existing uses Part within curtilage for commercial property where applications have been approved for shower and changing facilities for surf hire shop.

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Prevent coalescence of frontage by river bridge.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

This land is within the flood plain at Newgale and liable to flooding coastal flooding, but also fluvial flooding along the stream. This area is marsh land and development opportunities are restricted. The remainder of the frontage area is within the curtilage of an existing commercial use, and used as car parking area. Land to the north of the stream does not represent an appropriate infill opportunity and is marshland.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

A487 to west, curtilages of properties to north and south. Stream to south, field boundaries to east.

Notes

Overall Recommendation

To not designate Green Wedge. This is a important gap between built areas which does not provide a sensitive infilling or small extension opportunity.

Green Wedge Reference 46

Location *New Hedges east of B4316*

<i>Form Ref</i>	NH1	<i>Current Use</i>	Grazing land.
<i>Size Ha</i>	13.26	<i>Adjacent land use</i>	Charles Norris Gardens (residential) to west. Cross Park residential to south. Residential frontage to B4316 to north. Agricultural land to east. Green Wedge (SF3) to north west.

JUDP designation Part Green Wedge outside settlement limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? Yes, maintains the link between the countryside and New Hedges and separates caravan sites from the village.

Will the GW prevent coalescence of settlements? Yes with Saundersfoot to the north, balanced with Tenby to the south (TB1)

Will the GW help to safeguard the countryside from encroachment Yes, fields in agricultural use.

Will the GW help to manage urban form through its controlled expansion? Yes, land allocated for residential development to the west of the green wedge

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, B4316 to west. Field boundaries to east and residential curtilages to south and north.

Notes

Context / character : The area between Saundersfoot and New Hedges consists of rising ground which forms a dome in the area of Twy Cross. This area is fairly exposed and the grassland is generally well managed. Whilst the area between New Hedges and Tenby is the foreground for a number of caravan sites to the east, the impression is of open green fields (the majority of the caravan pitches lie closer to the sea). The southern sector is bounded by trees and shrubs giving a 'closed' feeling to the A477 before the 'discovery' of Tenby (and with fields to the rear).

Settlement Capacity Study: (page 49). There is no scope to accommodate additional residential or commercial development within the National Park without detriment to the local landscape. [Further investigation has revealed the potential for residential development at New Hedges].

Overall Recommendation

Designate as a Green Wedge to retain the separate identities of New Hedges and Saundersfoot / prevent their coalescence.

Green Wedge Reference 47

Location *New Hedges, north east of Knightston Close*

<i>Form Ref</i>	NH2	<i>Current Use</i>	Grass field for grazing.
<i>Size Ha</i>	2.46	<i>Adjacent land use</i>	Caravan site to south and Rowston Drive Residential Caravan Site to north Lodge Farm. Knightston Close to west. Agricultural land to east.

JUDP designation Outside village limits.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? Yes, retains links between New Hedges and countryside.

Will the GW prevent coalescence of settlements? Prevent coalescence of caravan sites.

Will the GW help to safeguard the countryside from encroachment Yes, fields adjoining B4316 are in agricultural use.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

B4316 to west. Rowston Caravan site to south. Road of Lodge Farm Caravan Park to south. Field boundary to east.

Notes

Context / character : The area between Saundersfoot and New Hedges consists of rising ground which forms a dome in the area of Twy Cross. This area is fairly exposed and the grassland is generally well managed. Whilst the area between New Hedges and Tenby is the foreground for a number of caravan sites to the east, the impression is of open green fields (the majority of the caravan pitches lie closer to the sea). The southern sector is bounded by trees and shrubs giving a 'closed' feeling to the A477 before the 'discovery' of Tenby (and with fields to the rear).

Settlement Capacity Study: (page 49). There is no scope to accommodate additional residential or commercial development within the National Park without detriment to the local landscape. [Further investigation has revealed the potential for residential development at New Hedges].

Overall Recommendation

Designate a Green Wedge.

Green Wedge Reference 48

Location Newport north side of A487

Form Ref	NP1	Current Use	Wooded area adjacent / road frontage (A487) . Agricultural field to north.
Size Ha	1.67	Adjacent land use	Grounds of Cotham House to east and of residential to west. Agricultural fields to north. Fields to south of A487 and small woodland.

JUDP designation Outside settlement limit.

Environmental Designations /Constraints Conservation Area, Historic Landscape. Some boundaries have tree preservation orders. Listed buildings located to the south east

Development Pressures? Has any existing green wedge impacted on existing uses Application for a dwelling refused on part of this land some years ago (1998). Part of site proposed for development through the LDP process.

Would the GW contribute to the setting of the settlement? Yes, as reflected in existing Conservation Area status.

Will the GW prevent coalescence of settlements? Would confirm division between older Newport (with settlement limit) and newer Newport (without a settlement limit).

Will the GW help to safeguard the countryside from encroachment Yes, significant fields between older and newer Newport.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes Feidr Ganol to north, A487 to south curtilage of Cotham House to east.

Notes

Context / character. Newport and the Parrog (centred on the old harbour area) are defined by the coastline and the Nyfer estuary to the north and the slopes of Carningli to the south. To the east along the A487 the settlement boundary is

relatively well defined. However, to the west a mixture of caravan sites and dispersed residential development requires a clear policy statement to control pressures to infill with single properties or small clusters.

Settlement Capacity Study 2017: A medium-sized, compact, nucleated village settlement, with a minor linear extension north-west to The Parrog. This is an old village with elements of the Anglo-Norman medieval planned layout which are readily discernible within the old core, with traditional built forms dominating, and the church tower and castle being prominent local landmarks. There are two Conservation Areas, in the old village core and at The Parrog. There is a strong coastal association with attractive views over Newport Sands. The village lies wholly within the Newport and Carningli Registered Landscape of Special Historic Interest in Wales.

Development Constraints: The settlement's Conservation Area designation, proliferation of woodland, trees and tall hedgebank vegetation is locally distinctive and unique in this coastal context. This dense and almost continuous vegetation has the effect of assimilating the lower residential built form, whilst the prominent tall built features – the church tower and the castle on its mound – emerge above the vegetation, which contributes greatly to their setting. The retention and enhancement of trees, woodland and tall hedgebank vegetation is an important constraint upon development. The whole settlement lies within the Newport area included on the Register of Special Historic Importance in Wales.

Overall Recommendation

Designate a Green Wedge to separate old and new Newport

Green Wedge Reference 49

Location	<i>Newport east of Newport Castle</i>		
Form Ref	NP2	Current Use	Small fields and church with graveyard.
Size Ha	2.15	Adjacent land use	Frontage developments to Goat Street and Feidr Eglwys. Castle grounds to west and open fields to east. Newport village to north.

JUDP designation	Outside settlement limits.
Environmental Designations /Constraints	Western half in Conservation Area. Contains scheduled Ancient Monument. Contains listed building, within Historic Landscape. Contains small area of open space. Contains land allocated for residential development.

Development Pressures? Has any existing green wedge impacted on existing uses

Would the GW contribute to the setting of the settlement?	Protects view of castle and preserves the general quietness of southern older Newport / curtilage of churchyard.
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Will the GW prevent coalescence of settlements?	Prevent coalescence of development south of Feidr Eglwys with areas south of Goat Street.
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Will the GW help to safeguard the countryside from encroachment	Yes, fields involved are grazed.
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Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives	Planning Policy Wales 4.8.13 states that when considering green wedges local planning authority's will need to ensure that sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed green wedge.
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Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Area serviced by narrow roads and hedges which form part of the character.

Overall Recommendation

This green wedge is proposed at a site which is required for development .The boundary of the green co-incides at least in part with the development site, and because of the need to ensure sufficient range of development land is not supported.

Green Wedge Reference 50

Location *Newport North of castle*

<i>Form Ref</i>	NP3	<i>Current Use</i>	Hedges to road. Managed field.
<i>Size Ha</i>	0.39	<i>Adjacent land use</i>	Newport Castle to south, residential development to west, north and east.

JUDP designation Outside settlement limits

Environmental Designations /Constraints Conservation Area. Historic Landscape, Listed Building. Part within centre boundary for LDP.

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? Important to setting of the Castle (Ancient Monument) and the rural nature of this part of Newport.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW? **No**

If YES does the GW follow physical boundaries

Notes

Narrow lanes with hedges/ walls service the area.

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 6 of the LDP for countryside locations.

Green Wedge Reference 51

Location *Newport south of A487*

Form Ref	NP4	Current Use	Woodland fronting A487. Agricultural land to south.
Size Ha	3.61	Adjacent land use	Residential and proposed Green Wedge to north. Frontage residential to east and west.
JUDP designation			Outside settlement limits. Allocation for Community Use (part).
Environmental Designations /Constraints			Part within Conservation Area - eastern part of frontage. Historic Landscape.
Development Pressures? Has any existing green wedge impacted on existing uses			Parts of this area have been proposed for development through the first LDP and replacement LDP process. Applications at the eastern side of the green wedge have approved replacement agricultural dwelling and extension to domestic curtilage, domestic extension and double garage.
Would the GW contribute to the setting of the settlement?			Yes, maintain shaded approach / exit from the town in conjunction with GW48 to the north.
Will the GW prevent coalescence of settlements?			Yes, stop possible coalescence of old Newport with developments to west.
Will the GW help to safeguard the countryside from encroachment			Yes. Fields to south of A487.
Will the GW help to manage urban form through its controlled expansion?			
Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?			
Can other policies help to achieve these objectives			No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.
Conclusion : designate GW?			Yes
If YES does the GW follow physical boundaries			A487 to north. Residential curtilages to west and east and mixture of field boundaries to south.
Notes			<p>Context / character. Newport and the Parrog (centred on the old harbour area) are defined by the coastline and the Nyfer estuary to the north and the slopes of Carningli to the south. To the east along the A487 the settlement boundary is relatively well defined. However, to the west a mixture of caravan sites and dispersed residential development requires a clear policy statement to control pressures to infill with single properties or small clusters.</p> <p>Settlement Capacity Study 2017: A medium-sized, compact, nucleated village settlement, with a minor linear extension north-west to The Parrog. This is an old village with elements of the Anglo-Norman medieval planned layout which are readily discernible within the old core, with traditional built forms dominating, and the church tower and castle being prominent local landmarks. There are two Conservation Areas, in the old village core and at The Parrog. There is a strong coastal association with attractive views over Newport Sands. The village lies wholly within the Newport and Carningli Registered Landscape of Special Historic Interest in Wales.</p> <p>Development Constraints: The settlement's Conservation Area designation, proliferation of woodland, trees and tall hedgebank vegetation is locally distinctive and unique in this coastal context. This dense and almost continuous vegetation has the effect of assimilating the lower residential built form, whilst the prominent tall built features – the church tower and the castle on its mound – emerge above the vegetation, which contributes greatly to their setting. The retention and enhancement of trees, woodland and tall hedgebank vegetation is an important constraint upon development. The whole settlement lies within the Newport area included on the Register of Special Historic Importance in Wales.</p>

Green Wedge Reference 52

Location Newport north of Parrog

Form Ref	NP5	Current Use	Boat park to south east. Horse in field. Managed field. Open space. Boat park.
Size Ha	2.95	Adjacent land use	Residential to south and south east. Tidal estuary to west, north and east. Agricultural land to east as in suggested NP6.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints Within Conservation Area. Within Historic Landscape,. Part open space designation

Development Pressures? Has any existing green wedge impacted on existing uses Applications have been received relating to Public Conveniences within the area, and a site has been proposed for development through the LDP process.

Would the GW contribute to the setting of the settlement? Yes, the Parrog area is very much related to port activities and the estuary setting. The current 'open quality' to be preserved.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 53

Location Newport between north of old town and estuary.

Form Ref	NP6	Current Use	Mixture of small fields, playing fields. Ancient Monuments, caravan site. Hedgerow trees.
Size Ha	13.45	Adjacent land use	To south residential development, caravan sites. Estuary to north.

JUDP designation Outside settlement limits. Include recreational open space.

Environmental Designations /Constraints Includes 2 Ancient Monument sites. Within Historic Landscape part open space designation

Development Pressures? Has any existing green wedge impacted on existing uses

Applications within the area include a pony shelter, garage, shed and extension to curtilage. Applications have also been made in relation to the existing school.

Would the GW contribute to the setting of the settlement?

Preserves the 'green' setting between the older Newport and the tidal estuary. Protect setting of Coast Path.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Yes, significant areas of land between the estuary and Newport adding up to countryside.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 54

Location West of Morawelon, Parrog Newport

<i>Form Ref</i>	NP7	<i>Current Use</i>	Camping and caravan site. Boat parking.
<i>Size Ha</i>	0.66	<i>Adjacent land use</i>	Café and residential property to east. Housing to west. Estuary to north and camping site to south.

JUDP designation Outside settlement limits for Newport.

Environmental Designations /Constraints Northern section in Conservation Area. Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses

No

Would the GW contribute to the setting of the settlement?

Defines the western extremity of old Newport as only pedestrian bridge to west, before frontage to Coast Path.

Will the GW prevent coalescence of settlements?

Between old Newport and Linear fronting Coast Path (reflected in settlement boundary).

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Coast Path to north. Property curtilages to east and west. Southern boundary to be determined as per Conservation Area.

Notes

Context / character. Newport and the Parrog (centred on the old harbour area) are defined by the coastline and the Nyfer estuary to the north and the slopes of Carningli to the south. To the east along the A487 the settlement boundary is relatively well defined. However, to the west a mixture of caravan sites and dispersed residential development requires a clear policy statement to control pressures to infill with single properties or small clusters.

Settlement Capacity Study 2017: A medium-sized, compact, nucleated village settlement, with a minor linear extension north-west to The Parrog. This is an old village with elements of the Anglo-Norman medieval planned layout which are readily discernible within the old core, with traditional built forms dominating, and the church tower and castle being prominent local landmarks. There are two Conservation Areas, in the old village core and at The Parrog. There is a strong coastal association with attractive views over Newport Sands. The village lies wholly within the Newport and Carningli Registered Landscape of Special Historic Interest in Wales.

Development Constraints: The settlement's Conservation Area designation, proliferation of woodland, trees and tall hedgebank vegetation is locally distinctive and unique in this coastal context. This dense and almost continuous vegetation has the effect of assimilating the lower residential built form, whilst the prominent tall built features – the church tower and the castle on its mound – emerge above the vegetation, which contributes greatly to their setting. The retention and enhancement of trees, woodland and tall hedgebank vegetation is an important constraint upon development. The whole settlement lies within the Newport area included on the Register of Special Historic Importance in Wales.

Overall Recommendation

Designate Green Wedge to maintain open frontage which is an important local feature for views from the Coast Path which is elevated.

Green Wedge Reference 55

Location South Rock House Parrog Newport

<i>Form Ref</i>	NP8	<i>Current Use</i>	Small hay fields to south of Coast Path.
<i>Size Ha</i>	0.57	<i>Adjacent land use</i>	Residential frontages to east and west. Estuary to north. Farmland and occasional housing to south.

JUDP designation Beyond settlement limits

Environmental Designations /Constraints Northern part in Conservation Area. Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses Part of the site proposed for development through the LDP process.

Would the GW contribute to the setting of the settlement?

Yes. It would help to maintain the open attractive approach to the coast along Feidr Brenin.

Will the GW prevent coalescence of settlements?

Prevents continuation of frontage development along Coast Path at a point where high tide walks leave the estuary.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Curtilages of buildings to east and west. Field boundaries to south. Coast Path to north and lane to east.

Notes

Context / character. Newport and the Parrog (centred on the old harbour area) are defined by the coastline and the Nyfer estuary to the north and the slopes of Carningli to the south. To the east along the A487 the settlement boundary is relatively well defined. However, to the west a mixture of caravan sites and dispersed residential development requires a clear policy statement to control pressures to infill with single properties or small clusters.

Settlement Capacity Study 2017: A medium-sized, compact, nucleated village settlement, with a minor linear extension north-west to The Parrog. This is an old village with elements of the Anglo-Norman medieval planned layout which are readily discernible within the old core, with traditional built forms dominating, and the church tower and castle being prominent local landmarks. There are two Conservation Areas, in the old village core and at The Parrog. There is a strong coastal association with attractive views over Newport Sands. The village lies wholly within the Newport and Carningli Registered Landscape of Special Historic Interest in Wales.

Development Constraints: The settlement's Conservation Area designation, proliferation of woodland, trees and tall hedgebank vegetation is locally distinctive and unique in this coastal context. This dense and almost continuous vegetation has the effect of assimilating the lower residential built form, whilst the prominent tall built features – the church tower and the castle on its mound – emerge above the vegetation, which contributes greatly to their setting. The retention and enhancement of trees, woodland and tall hedgebank vegetation is an important constraint upon development. The whole settlement lies within the Newport area included on the Register of Special Historic Importance in Wales.

Overall Recommendation

Designate Green Wedge to protect countryside setting of Coast Path.

Green Wedge Reference 56

Location *Newton Mountain south of chapel*

Form Ref NM1 **Current Use** Pasture, small field.

Size Ha 1.13 **Adjacent land use** Residential area to west. Hill Mountain frontage development to north. Single dwelling to south. Hedge to roadside.

JUDP designation Not within settlement limit for Hill Mountain

Environmental Designations /Constraints Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Would prevent coalescence of frontage development.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Do not designate Green Wedge.

Green Wedge Reference 57

Location *Between The Burgage and Saxondale Nolton Haven*

Form Ref	NT1	Current Use	Unmanaged / natural vegetation. Trees to roadside.
Size Ha	1.04	Adjacent land use	Residential frontages to south east and north west. Agricultural land to north. Trees / hedge field to south.

JUDP designation No settlement limit for Nolton.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses

An application for a residential property has been refused planning consent. Two pre-application enquiries for residential development also received in 2009 and 2010.

Would the GW contribute to the setting of the settlement?

Yes, would maintain the current clear centre edge and rural valley setting.

Will the GW prevent coalescence of settlements?

Would prevent continuous development of frontage properties in long wooded lane.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. Whilst residential development has previously been resisted, the designation is required to maintain this view. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

C road, curtilages of existing properties to west and east. Field boundary to north.

Notes

Context / character. Variety of development along minor road. Nolton Haven - Small coastal settlement at mouth of valley.

Overall Recommendation

Designate Green Wedge.

Green Wedge Reference 58

Location North West Nolton

<i>Form Ref</i>	NT2	<i>Current Use</i>	Woodland possibly include abandoned farm buildings to east.
<i>Size Ha</i>	1.77	<i>Adjacent land use</i>	Trees / agricultural land to south. Frontage development to west and Nolton Village to east. Agricultural land to north.

JUDP designation No settlement limits for Nolton.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses Consent had previously been granted for conversion of outbuildingsto residential dwelling and garage.

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Between Nolton to east and frontage development to west.

Will the GW help to safeguard the countryside from encroachment Save woodland.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

C road curtilages of existing properties to east and west. Field boundary to north.

Notes Context / character. Variety of development along minor road. Nolton Haven - Small coastal settlement at mouth of valley.

Overall Recommendation Designate Green Wedge - presumption against frontage development.

Green Wedge Reference 59

Location *Nolton Haven near caravan site at Folkeston Hill.*

Form Ref	NT3	Current Use	Rough land, east part managed.
Size Ha	0.45	Adjacent land use	Entrance to caravan site - Folkeston Hill to south. Curtilages of properties to north east. Frontage to C road. Agricultural land to north.

JUDP designation No settlement limits for Nolton.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent coalescence of properties to north with managed entrance to caravan site.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Policy 8 – Special Qualities is applicable in relation to this site

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes This site does not require protection through green wedge policy since Policy 18 provides sufficient protection.

Overall Recommendation Do not designate as green wedge

Green Wedge Reference 60

Location *Pisgah*

Form Ref	PG1	Current Use	Field
Size Ha	0.53	Adjacent land use	Residential to north and south. Open countryside to east and west.

JUDP designation Not within a settlement limit.

Environmental Designations /Constraints Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Yes, Pischah settlement to north and frontage to south. Development of frontage would eliminate attractive long distance view to east.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 61

Location Pontfaen

Form Ref	PF1	Current Use	Wooded slopes to west, graveyard to east.
Size Ha	0.07	Adjacent land use	Residential properties to west. Jabes Chapel and house to east. Graveyard opposite and agricultural land, woodland to north of road.

JUDP designation Open Countryside.

Environmental Designations /Constraints Site is entirely tree Preservation Order.

Development Pressures? Has any existing green wedge impacted on existing uses Site proposed for development through the LDP process.

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Present linear development along C road.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside. Policy 8 Special qualities would be a consideration for this site.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Do not designate Green Wedge.

Green Wedge Reference 62

Location Porthgain central green

<i>Form Ref</i>	PN1	<i>Current Use</i>	Variety of buildings and uses surround central green areas and car parking.
<i>Size Ha</i>	0.43	<i>Adjacent land use</i>	Variety of buildings and uses forming Porthgain Village. Moorland to south east.

JUDP designation No settlement boundary.

Environmental Designations /Constraints Conservation area, part open space

Development Pressures? Has any existing green wedge impacted on existing uses part of the site considered for development within the LDP process

Would the GW contribute to the setting of the settlement? Porthgain clusters around the 'village green'.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary and is located in a central position within the village. Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

The Green Wedge would be defined by the minor road network and building curtilages.

Notes

Context / character. A small village centred on the harbour.

Overall Recommendation

Designate an 'internal' green wedge as its retention is key to the character of Porthgain.

Green Wedge Reference 63

Location *Port Lion*

<i>Form Ref</i>	PL1	<i>Current Use</i>	Hayfield behind hedge.
<i>Size Ha</i>	13.18	<i>Adjacent land use</i>	Residential frontage to west. Single property to east. Residential frontage to south.

JUDP designation

No settlement limits for Port Lion

Environmental Designations /Constraints

Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses

none

Would the GW contribute to the setting of the settlement?

Prevent frontage development mirroring that opposite (south).

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Do not designate Green Wedge

Green Wedge Reference 64

Location *Port Lion*

<i>Form Ref</i>	PL2	<i>Current Use</i>	Small Wood
<i>Size Ha</i>	0.29	<i>Adjacent land use</i>	Frontage development to east and south, and Hill Mountain to west. Farmland to south, east and north.

JUDP designation No settlement limits for Port Lion.

Environmental Designations /Constraints Part of Conservation Area (north)

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent coalescence of frontage development.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation Do not designate green wedge.

Green Wedge Reference 65

Location Rosebush north west.

Form Ref RB1 **Current Use** Field with woods to north.

Size Ha 2.52 **Adjacent land use** Frontage development to north west and south east. Agricultural land to west. Caravan site with lakes to south.

JUDP designation No settlement limits for Rosebush.

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses Application for an agricultural shed was refused

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent coalescence of frontage development.

Will the GW help to safeguard the countryside from encroachment

Prevent coalescence of frontage development.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Do not designate as Green Wedge.

Green Wedge Reference 66

<i>Location</i>	Saundersfoot - King George V Playing Fields		
<i>Form Ref</i>	SF1	<i>Current Use</i>	Mixture of woodland and open fields. Caravan site in south east (south of tennis courts).
<i>Size Ha</i>	12.57	<i>Adjacent land use</i>	Residential areas of Saundersfoot to north and south. Playing fields to east. Agricultural land to west.
<i>JUDP designation</i>	Outside settlement limits. Part Playing field, part Green Wedge.		
<i>Environmental Designations /Constraints</i>	Isolated tree preservation order trees		
<i>Development Pressures? Has any existing green wedge impacted on existing uses</i>	maintained openness		

Would the GW contribute to the setting of the settlement?

Green Wedge in valley bottom. Residential development on higher land to north and south (Ridgeway and Sandyhill Road).

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Important to protect mixed countryside with Green Wedge of woodland and open fields.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

If YES does the GW follow physical boundaries

Yes

Existing settlement limits and field boundaries to west, (currently excludes playing fields).

Notes

Includes a small caravan park
Context / character : The area between Saundersfoot and New Hedges consists of rising ground which forms a dome in the area of Twy Cross. This area is fairly exposed and the grassland is generally well managed. Whilst the area between New Hedges and Tenby is the foreground for a number of caravan sites to the east, the impression is of open green fields (the majority of the caravan pitches lie closer to the sea). The southern sector is bounded by trees and shrubs giving a 'closed' feeling to the A477 before the 'discovery' of Tenby (and with fields to the rear).
Settlement Capacity Study : Saundersfoot (page 59).

1. □. the two main areas separated by an area of lower-lying open land which contributes to the local landscape character and allows for views down to the sea from inland areas.
2. This open area of land separates The Ridgeway and Rushylake areas of the town. It is a locally distinctive feature and contributes greatly to the form of the settlement and the sense of place, allowing views to the sea. As a consequence it should be protected from further residential or commercial development, in keeping with its current Green Wedge designation.

page 60.

1. Local Context. The open area of farmland separating the two main parts of the settlement is an important element of local distinctiveness.
2. Development Constraints. Maintain the existing separation between the areas of Saundersfoot north and south, defined by the valley which is designated as Green Wedge and supports this recommendation. The edge of existing housing is the natural visual limit to the settlement.

Overall Recommendation

Designate as a Green Wedge with existing and potential uses as formal and informal recreation and amenity.

Green Wedge Reference 67

Location West of Rusheylake Bridge Saundersfoot

Form Ref	SF2	Current Use	Wooded frontage to road and in depth.
Size Ha	3.13	Adjacent land use	Residential development to north. Residential frontage to south. Housing opposite side of road.

JUDP designation Green Wedge

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses No planning applications are registered within the existing green wedge area.

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent loss of woodland frontage along Broadfield Hill in stream valley.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. Whilst some of this area is wooded, the area must be seen as a whole including agricultural land. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, road frontage to B4316. To south of residential development. North east of road frontage and field boundaries.

Notes

Context / character : The area between Saundersfoot and New Hedges consists of rising ground which forms a dome in the area of Twy Cross. This area is fairly exposed and the grassland is generally well managed. Whilst the area between New Hedges and Tenby is the foreground for a number of caravan sites to the east, the impression is of open green fields (the majority of the caravan pitches lie closer to the sea). The southern sector is bounded by trees and shrubs giving a 'closed' feeling to the A477 before the 'discovery' of Tenby (and with fields to the rear).

Settlement Capacity Study : Saundersfoot (page 59).

1.□.the two main areas separated by an area of lower-lying open land which contributes to the local landscape character and allows for views down to the sea from inland areas.

2.This open area of land separates The Ridgeway and Rushylake areas of the town. It is a locally distinctive feature and contributes greatly to the form of the settlement and the sense of place, allowing views to the sea. As a consequence it should be protected from further residential or commercial development, in keeping with its current Green Wedge designation.

page 60.

1.Local Context. The open area of farmland separating the two main parts of the settlement is an important element of local distinctiveness.

2. Development Constraints. Maintain the existing separation between the areas of Saundersfoot north and south, defined by the valley which is designated as Green Wedge and supports this recommendation. The edge of existing housing is the natural visual limit to the settlement.

Overall Recommendation

Retain Green Wedge.

Green Wedge Reference 68

Location Broadfield west of B4316 Saundersfoot

Form Ref SF3 *Current Use* Agricultural land. Small wooded area to south by roundabout.

Size Ha 8.43 *Adjacent land use* Agricultural land to north west, caravan site to north. Residential to east. Green Wedge to south east at New Hedges. Pasture to south west.

JUDP designation Green Wedge outside settlement limit.

Environmental Designations /Constraints None

Development Pressures? Has any existing green wedge impacted on existing uses none known

Would the GW contribute to the setting of the settlement? Yes. Maintain the separate identities of New Hedges and Saundersfoot and maintain the rural entrance to Saundersfoot.

Will the GW prevent coalescence of settlements? Yes. Between New Hedges and Saundersfoot.

Will the GW help to safeguard the countryside from encroachment Yes.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, the majority of the boundaries follow the highway edges and field boundaries.

Notes

Context / character : The area between Saundersfoot and New Hedges consists of rising ground which forms a dome in the area of Twy Cross. This area is fairly exposed and the grassland is generally well managed. Whilst the area between New Hedges and Tenby is the foreground for a number of caravan sites to the east, the impression is of open green fields (the majority of the caravan pitches lie closer to the sea). The southern sector is bounded by trees and shrubs giving a 'closed' feeling to the A477 before the 'discovery' of Tenby (and with fields to the rear).

Settlement Capacity Study : Saundersfoot (page 59).

1.□.the two main areas separated by an area of lower-lying open land which contributes to the local landscape character and allows for views down to the sea from inland areas.

2.This open area of land separates The Ridgeway and Rushylake areas of the town. It is a locally distinctive feature and contributes greatly to the form of the settlement and the sense of place, allowing views to the sea. As a consequence it should be protected from further residential or commercial development, in keeping with its current Green Wedge designation.

page 60.

1.Local Context. The open area of farmland separating the two main parts of the settlement is an important element of local distinctiveness.

2. Development Constraints. Maintain the existing separation between the areas of Saundersfoot north and south, defined by the valley which is designated as Green Wedge and supports this recommendation. The edge of existing housing is the natural visual limit to the settlement.

Overall Recommendation

Designate as a Green Wedge to maintain the identities of New Hedges and Saundersfoot. Proposed north east extension to Sandyhill Nurseries / Sandyhill Road. Include Broadfield House in Green Wedge.

Green Wedge Reference 69

Location Saundersfoot Rhode Wood

Form Ref	SF4	Current Use	Woodland to east of Broadfield Hill either side of access road.
Size Ha	9.85	Adjacent land use	Western side of Broadfield Hill is residential. Abuts Cwm Gwennol estate to west and residential development to the north. Incorporates access to a holiday park, (Swallow Tree). Coastline to east.

JUDP designation Outside settlement limits. Apart from minor w part

Environmental Designations /Constraints Part shown as Scheduled Ancient Monument, part semi natural woodland

Development Pressures? Has any existing green wedge impacted on existing uses none known

Would the GW contribute to the setting of the settlement? Preserve the green frontage to Broadfield Hill.

Will the GW prevent coalescence of settlements? Controls the extent of the holiday / caravan park.

Will the GW help to safeguard the countryside from encroachment Protect Dungeon Wood / Rhode Wood.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives Part of this proposed green wedge is SAM and Policy 8 special qualities and PPWales provide protection to such sites. The remainder is wooded. The importance of woodland is identified at 5.2.9 of PPWales, and Policy 8 LDP Special qualities.

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation Do not designate green wedge

Green Wedge Reference 70

Location Saundersfoot north of Castle View and Whitlow.

Form Ref	SF5	Current Use	Agricultural land.
Size Ha	1.84	Adjacent land use	Housing areas to south. Road frontage and caravan park to east. Woodland to north and spur to west. (Agricultural land further west.)

JUDP designation Open countryside.

Environmental Designations /Constraints

Development Pressures? Has any existing green wedge impacted on existing uses Site forms part of a larger area suggested for development through the LDP process

Would the GW contribute to the setting of the settlement? Confirm the northern limit of Saundersfoot between residential and woods.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment Restrict development in field between woodland and Whitlow Close.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Policy 30 Amenity of the LDP resists development in visually prominent locations.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Considered visually prominent. Policy 30 Amenity would apply regarding this site and designated as a green wedge is not supported for this reason.

Green Wedge Reference 71

Location Saundersfoot, south of Coppet Hall

<i>Form Ref</i>	SF6	<i>Current Use</i>	Green field with central clump of trees. Car Park to north. Grounds of Coppet Hall Hotel.
<i>Size Ha</i>	3.89	<i>Adjacent land use</i>	Caravan Park and agricultural land to west. Beach to east. Wooded slopes to north and residential Saundersfoot to south.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints Cycleway scheme shown within tunnel across car park. Small part of coastal strip SAC, SSSI. Small area of north wooded

Development Pressures? Has any existing green wedge impacted on existing uses Part of site proposed for development through the LDP process

Would the GW contribute to the setting of the settlement? Limit the northern drift of Saundersfoot by frontage development to south and caravan site to south west. Attractive valley to west.

Will the GW prevent coalescence of settlements? See above and coalescence with Coppet Hall.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Policy 30 Amenity of the LDP resists development in visually prominent locations. The site also includes an existing car park and cannot, in character or use be considered to have the potential for an effective green wedge.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Part of this site is considered visually prominent. Policy 30 Amenity would apply regarding this site and designated as a green wedge is not supported for this reason, and in relation to the existing use of part of the site as a car park.

Green Wedge Reference 72

Location Simpson Cross south of A487.

Form Ref	SC1	Current Use	Agricultural (grazing)
Size Ha	1.6	Adjacent land use	Frontage to south. Simpson Cross village to north and east. Agricultural land to west.

JUDP designation Countryside.

Environmental Designations /Constraints None

Development Pressures? Has any existing green wedge impacted on existing uses None

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment Yes, as development on three sides.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives This site does not provide an appropriate infill or rounding off opportunity. The location is visually prominent and policy can help to resist inappropriate development

Conclusion : designate GW? No

If YES does the GW follow physical boundaries Yes it would. Road frontages to north, east and south. Field boundary to west.

Notes

Overall Recommendation

Do not designate green wedge

Green Wedge Reference 73

Location Between Upper and Lower Solva

Form Ref	SV1	Current Use	Rough scrubland, rock face.
Size Ha	1.36	Adjacent land use	Solva village to east and new Solva to west. Harbour to south. Agricultural land to north.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints Conservation Area. SSSI

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Yes. Strengthen the western boundary of old Lower Solva - no settlement limit.

Will the GW prevent coalescence of settlements?

Yes, strengthens policy to restrict 'new Solva' linking with the older Lower Solva (which does not have a settlement limit).

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, continuous with north side of A487 and boundary of Conservation Area.

Notes

Context / character : The older village is centred around the harbour and Lower Solva Valley and is divided from the newer Solva by a step sided hill rising to the north of the A487.

Overall Recommendation

Designate Green Wedge.

Green Wedge Reference 74

Location Solva, east of Fort Road

Form Ref SV2

Current Use

Hayfields.

Size Ha

1.4

Adjacent land use

Residential development to west, north and east. Open land to south leading to harbour and view of sea.

JUDP designation

Outside settlement limit for Solva.

Environmental Designations /Constraints

Conservation Area. Coastal edge SSSI

Development Pressures? Has any existing green wedge impacted on existing uses

A store for dwelling has previously been resisted within the green wedge area.

Would the GW contribute to the setting of the settlement?

Current pattern of development permits views across the harbour and to open sea - the reverse view is important. The sea/ Solva relationship is crucial to this part of the village.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. Incremental development could erode the integrity of the space and intersect important views. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Settlement boundary to west, north and east. Field boundaries to south.

Notes

Context / character : The older village is centred around the harbour and Lower Solva Valley and is divided from the newer Solva by a steep sided hill rising to the north of the A487.

Overall Recommendation

Designate as a Green Wedge.

Green Wedge Reference 75

Location Solva adjacent to Junior School

<i>Form Ref</i>	SV3	<i>Current Use</i>	School Playing fields. Grassland.
<i>Size Ha</i>	0	<i>Adjacent land use</i>	School buildings, school playing fields to north and residential developments to east, west and south.

JUDP designation Outside settlement limits for Solva

Environmental Designations /Constraints part designated open space

Development Pressures? Has any existing green wedge impacted on existing uses not applicable

Would the GW contribute to the setting of the settlement?

Green Wedge would offer opportunities for Solva school to development - possible community benefits.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Planning Policy Wales 4.8.13 states that when considering green wedges local planning authority's will need to ensure that sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed green wedge.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This green wedge is proposed at a site which is required for development .The boundary of the green co-incides at least in part with the development site, and because of the need to ensure sufficient range of development land is not supported.

Green Wedge Reference 76

Location St Davids west of Nun Street

<i>Form Ref</i>	SD1	<i>Current Use</i>	Small paddock
<i>Size Ha</i>	0.22	<i>Adjacent land use</i>	Frontage development to Nun Street. Mixed uses including Fire Station. Fields to north.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses

Would the GW contribute to the setting of the settlement? Allows views north west to Carn Lleidi / contrast to frontage.

Will the GW prevent coalescence of settlements? No.

Will the GW help to safeguard the countryside from encroachment Minimal effect because of small size of site.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Planning Policy Wales 4.8.13 states that when considering green wedges local planning authority's will need to ensure that sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed green wedge.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This green wedge is proposed at a site which is required for development. The boundary of the green co-incides at least in part with the development site, and because of the need to ensure sufficient range of development land is not supported.

Green Wedge Reference 77

Location *St Davids east of Glasfryn Lane, area of 'farm' field.*

Form Ref	SD2	Current Use	Infrequent management of field and farmyard. Woodland around farm.
Size Ha	1.9	Adjacent land use	Currently open grassland to west of Glasfryn Lane. St Davids Assemblies building to north and grassland. Open grassland to east and south. St Davids School and Millard Park to south east areas above subject to LDP allocations.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses Approval of application to convert outbuilding to dwelling.

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent coalescence of surrounding development.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion? Would act as a limit to allocated development until such time as the Plan is reviewed.

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land? No. Will have a role of premature until Plan is reviewed.

Can other policies help to achieve these objectives Policy 7 – Tier 5 allows for sensitive infilling in countryside locations.

Conclusion : designate GW? **No**

If YES does the GW follow physical boundaries Glasfryn Lane to west. Field boundaries at present and subsequently development as LDP allocations are implemented.

Notes

Overall Recommendation Tier 5 locations have the potential to be considered for infill or small extension. This site could satisfy these requirements and designation as a green wedge would unnecessarily restrict consideration of this opportunity.

Green Wedge Reference 78

Location *St Davids, north of Feidr Pant y Bryn*

Form Ref	SD3	Current Use	Small field.
Size Ha	0.44	Adjacent land use	Residential estate to north under construction Open countryside to south to east. Hotel to south west.

JUDP designation Outside settlement limit.

Environmental Designations /Constraints	Historic Landscape
Development Pressures? Has any existing green wedge impacted on existing uses	none
<hr/>	
Would the GW contribute to the setting of the settlement?	Preserves 'countryside' entrance to St Davids from the east..
Will the GW prevent coalescence of settlements?	
Will the GW help to safeguard the countryside from encroachment	From development to north it will help to safeguard against further encroachment to the south east.
Will the GW help to manage urban form through its controlled expansion?	

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Field boundaries / edge of development. Feidr Pant y Bryn to south.

Notes

Context character. Cathedral City famous for its partially obscured valley setting - at least from the sea with eastward extensions around St Davids School.

Settlement Capacity Study : (page 660. Views out to the north and the north west to Carn Llidi and to the south east over the coast.

Overall Recommendation

Designate as Green Wedge.

Green Wedge Reference 79

Location *St Davids east of Feidr Caerfai, south of Feidr Pant y Bryn*

Form Ref	SD4	Current Use	Entrance, garden area and car park for hotel.
Size Ha	0.56	Adjacent land use	Residential development to west. National Park Authority car park to north. Hotel to east. Open countryside to south.

JUDP designation Outside settlement limit.

Environmental Designations /Constraints Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses Numerous planning approvals and pre-application enquiries for the upgrade and extension of the Hotel. The designation is considered necessary to concentrate development towards the established eastern side, so as not to compromise the rural open approach to St Davids from the south.

Would the GW contribute to the setting of the settlement? Preserves the countryside approach to St Davids (at least on the east).

Will the GW prevent coalescence of settlements? Between Feidr Caerfai and the Hotel to the east.

Will the GW help to safeguard the countryside from encroachment Yes - existing development on three sites.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives No. The whole site is in association with the established hotel use, which has the benefit of an in principle agreement for extension and upgrade. This green wedge is considered necessary to protect the rural and open approach from the south.

Conclusion : designate GW? Yes

If YES does the GW follow physical boundaries Road frontage to west and north. Hotel to east, hedge to south.

Notes Context character. Cathedral City famous for its partially obscured valley setting - at least from the sea with eastward extensions around St Davids School.

Settlement Capacity Study : (page 660. Views out to the north and the north west to Carn Llidi and to the south east over the coast.

Overall Recommendation Designate a Green Wedge.

Green Wedge Reference 80

Location St Davids west of Ffynnon Wen

<i>Form Ref</i>	SD5	<i>Current Use</i>	Fields defined by lanes to west and south and fields west to Waun Isaf
<i>Size Ha</i>	4.7	<i>Adjacent land use</i>	Residential development to east. Single house to north. Open countryside to west and south. Warpool Hotel to south west.

JUDP designation Outside settlement for St Davids.

Environmental Designations /Constraints Ancient Monument designation for part. Historic Landscape, Contains listed building

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement? Defines the western edge of St Davids. Allows views north over the town. Contrasts with perimeter walls of Warpool Court.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, road frontage to west. Residential curtilages to east and north. Lane to south.

Notes

The green wedge includes land to the west to ensure a cohesive whole. Context character. Cathedral City famous for its partially obscured valley setting - at least from the sea with eastward extensions around St Davids School.

Settlement Capacity Study : (page 660. Views out to the north and the north west to Carn Llidi and to the south east over the coast.

Overall Recommendation

Designate as a Green Wedge.

Green Wedge Reference 81

Location St Davids east of Waun Isaf.

Form Ref SD6 ***Current Use*** Hayfield.

Size Ha 0 ***Adjacent land use*** Residential to west and north east with associated walled garden. Open countryside to south and south east. Single house to south west.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints

Development Pressures? Has any existing green wedge impacted on existing uses

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Yes, between Waun Isaf, Ramsey Gardens and property to east.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre

boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Road boundary to west. Residential curtilages or field boundaries.

Notes

This proposed green wedge has been joined with land to the east to form a cohesive whole for this area.
Context character. Cathedral City famous for its partially obscured valley setting - at least from the sea with eastward extensions around St Davids School.

Settlement Capacity Study : (page 660. Views out to the north and the north west to Carn Llidi and to the south east over the coast.

Overall Recommendation

Designate as Green Wedge.

Green Wedge Reference 82

Location *St Davids between Catherine Street and Pigs Lane.*

Form Ref	SD7	Current Use	Woodland / copse
Size Ha	0.61	Adjacent land use	Residential to south west and east. Cathedral grounds to north east. Woodland in river valley to west.

JUDP designation Outside settlement limits.

Environmental Designations /Constraints Conservation Area. Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Emphasises the valley/ woodland setting of the Cathedral and Bishops Palace with the town to the south and east.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. Even though this site is considered to be partly wooded it represents an important gap in the built area adjacent to the existing centre.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Catherine Street and Pigs Lane to south and east. Conservation boundary to west and stream to north.

Notes

Context character. Cathedral City famous for its partially obscured valley setting - at least from the sea with eastward extensions around St Davids School.

Settlement Capacity Study : (page 660. Views out to the north and the north west to Carn Llidi and to the south east over the coast.

Overall Recommendation

Designate as a Green Wedge.

Green Wedge Reference 83

Location *St Ishmaels Trewarren Road east*

Form Ref	SM1	Current Use	Agricultural land.
Size Ha	0.81	Adjacent land use	Housing area of Trewarren Close to east. St Ishmaels School to west. Private house to south.

JUDP designation Outside village limits**Environmental Designations /Constraints** Historic Landscape**Development Pressures? Has any existing green wedge impacted on existing uses** none**Would the GW contribute to the setting of the settlement?** Relatively little.**Will the GW prevent coalescence of settlements?** Separate Trewarren Close from School grounds and majority of St Ishmaels.**Will the GW help to safeguard the countryside from encroachment****Will the GW help to manage urban form through its controlled expansion?****Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?**

Can other policies help to achieve these objectives	Planning Policy Wales 4.8.13 states that when considering green wedges local planning authority's will need to ensure that sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed green wedge.
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Conclusion : designate GW? **No****If YES does the GW follow physical boundaries****Notes****Overall Recommendation** Do not designate green wedge

Green Wedge Reference 84

Location *St Ishmaels north of Trewarren Road west*

Form Ref	SM2	Current Use	East west narrow gardens to residential property. Agricultural land to north and south of Burgage Green Gardens.
Size Ha	7.23	Adjacent land use	Fields to north and west, residential development to south and east. Burgage Green estate to north.

JUDP designation Outside settlement limits.**Environmental Designations /Constraints** Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses

A garage store has been approved on a small area within the site. A motorcross track and residential curtilages extend into the designation.

Would the GW contribute to the setting of the settlement?

Development would change the character of Trewarren Road west from its current rural countryside approach into St Ishmaels (north side) into a linear frontage.

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment

The fields to the north and to south of Burgage Green Close.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. Established uses both within and adjoining the designation include residential curtilages and a motorcross track. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Yes, frontage to Trewarren Road west, curtilages of houses to east and west. Fields to north. South of Burgage Green Close.

Notes

Context / character . A compact village. It is important to restrict possible development into the open countryside. The area of Lindsday Villas is slightly separated from the main village by a strip of land.

Overall Recommendation

Designate Green Wedge.

Green Wedge Reference 85

Location St Ishmaels, south east of Seamar.

Form Ref	SM3	Current Use	Woodlands / undergrowth
Size Ha	0.44	Adjacent land use	East of track towards Monkshill, dense vegetation west of proposed housing allocation, 733.

JUDP designation Part within, part outside village limits.

Environmental Designations /Constraints Historic Landscape

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Yes

Will the GW prevent coalescence of settlements?

Will the GW help to safeguard the countryside from encroachment Protect the woodland.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Policy 8 – Special Qualities is applicable in relation to this site

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Lane to Monkshill. Settlement boundary to north. Proposed allocation to east.

Notes

Overall Recommendation

This site does not require protection through green wedge policy since Policy 8 provides sufficient protection.

Green Wedge Reference 86

Location Summerhill, south

<i>Form Ref</i>	SH1	<i>Current Use</i>	Agricultural land.
<i>Size Ha</i>	1.27	<i>Adjacent land use</i>	Residential properties to north and south, and to east. Agricultural land to rear and to coast. Caravan site to north east.

JUDP designation No settlement limit for Summerhill

Environmental Designations /Constraints none

Development Pressures? Has any existing green wedge impacted on existing uses none

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent linear development on east side of Hill.

Will the GW help to safeguard the countryside from encroachment Prevent linear development on east side of Hill.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

C road boundary to west.

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 87

Location *Square and Compass (A487)*

<i>Form Ref</i>	SQ1	<i>Current Use</i>	Pasture
<i>Size Ha</i>	0.42	<i>Adjacent land use</i>	Cemetery to east. Residential frontage to west and beyond cemetery.

JUDP designation Open countryside.

Environmental Designations /Constraints NONE

Development Pressures? Has any existing green wedge impacted on existing uses NONE

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent coalescence of frontage development.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

Do not designate Green Wedge.

Green Wedge Reference 88

Location *Tenby east of A487 between New Hedges and Brynhir*

<i>Form Ref</i>	TB1	<i>Current Use</i>	Agricultural land with hedges and trees to A478 and Slippery Back. Contains caravan sales area and car park for caravan site at northern point.
<i>Size Ha</i>	15.05	<i>Adjacent land use</i>	Caravan sites to north. Proposed housing allocation to south (on wooded area). Agricultural land to east and caravan park.

JUDP designation

Outside settlement limit. Green Wedge.

Environmental Designations /Constraints

None

Development Pressures? Has any existing green wedge impacted on existing uses

Sites proposed for development within the LDP process

Would the GW contribute to the setting of the settlement?

Maintains the contrast between countryside / hedges and woods with the urban Tenby. Maintain views of elevated agricultural land on northern approach to Tenby.

Will the GW prevent coalescence of settlements?

Important that Tenby, New Hedges, Saundersfoot retain their individual characters.

Will the GW help to safeguard the countryside from encroachment

The area between New Hedges and Tenby remains open with fields and caravan sites generally set back on the Waterwynch side.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. The designation is outside of, but adjoins, the revised centre boundary for New Hedges to the north and is in proximity to Tenby centre boundary to the south, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Follows A478 boundary on west and Slippery Back to east, otherwise field boundaries / edges of caravan sites.

Notes

Context / character : The area between Saundersfoot and New Hedges consists of rising ground which forms a dome in the area of Twy Cross. This area is fairly exposed and the grassland is generally well managed. Whilst the area between New Hedges and Tenby is the foreground for a number of caravan sites to the east, the impression is of open green fields (the majority of the caravan pitches lie closer to the sea). The southern sector is bounded by trees and shrubs giving a 'closed' feeling to the A477 before the 'discovery' of Tenby (and with fields to the rear).

Settlement Capacity Study 2014: The largest settlement within the National Park, set on a prominent headland overlooking beaches to the north and south. This town features an attractive Georgian architectural seafront overlooking the adjacent beach and harbour, and a traditional medieval stone-walled town and castle remains at its core, which is a Conservation Area. These are surrounded by a compact spread of modern buildings and infrastructure. The church spire is a prominent local landmark which can be seen from long distances across Saundersfoot Bay.

Development Constraints: The east facing valley slopes are relatively steep in parts which may pose a constraint to development. Wooded areas enhance the landscape setting of Tenby and should be retained and where possible extended/linked. Stream valleys will be unsuitable for development. Development should try and integrate with the landscape setting of the former Scotsborough House.

Overall Recommendation

Designate green wedge within the LDP

Location Clickett Lane Tenby West

Form Ref	TB2	Current Use	Fen and Carr with some open water. Playing Fields, agricultural land, overflow car park for leisure centre.
Size Ha	10.17	Adjacent land use	Kiln Park caravan site and leisure centre to east. Church and vets to north east. Into PCC section of Green Wedge to south.

JUDP designation Green Wedge outside settlement limits/ part recreational open space to north.

Environmental Designations /Constraints Part open space, whole site TAN 15 flood zone C2

Development Pressures? Has any existing green wedge impacted on existing uses

Would the GW contribute to the setting of the settlement? Yes, emphasising the 'natural' status of the Ritec Marsh with the hard urban edge of the Clicketts.

Will the GW prevent coalescence of settlements? Yes, maintain the separate identities of Penally and Tenby.

Will the GW help to safeguard the countryside from encroachment Yes, with potential pressures from Kiln Park caravan park to extend.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Tenby and Penally avoided over such a large area. The Open Space designation would not prohibit development is a suitable replacement is provided or the open space is demonstrated to be surplus to requirement. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW?

Yes

If YES does the GW follow physical boundaries

Settlement limit of Tenby to west. Northern edge of Playing fields (proposed north extension of Green Wedge). Canalized Ritec to west and south east, and field boundaries to south.

Notes

Context / character : The area between Saundersfoot and New Hedges consists of rising ground which forms a dome in the area of Twy Cross. This area is fairly exposed and the grassland is generally well managed. Whilst the area between New Hedges and Tenby is the foreground for a number of caravan sites to the east, the impression is of open green fields (the majority of the caravan pitches lie closer to the sea). The southern sector is bounded by trees and shrubs giving a 'closed' feeling to the A477 before the 'discovery' of Tenby (and with fields to the rear).

Settlement Capacity Study 2014: The largest settlement within the National Park, set on a prominent headland overlooking beaches to the north and south. This town features an attractive Georgian architectural seafront overlooking the adjacent beach and harbour, and a traditional medieval stone-walled town and castle remains at its core, which is a Conservation Area. These are surrounded by a compact spread of modern buildings and infrastructure. The church spire is a prominent local landmark which can be seen from long distances across Saundersfoot Bay.

Development Constraints: The east facing valley slopes are relatively steep in parts which may pose a constraint to development. Wooded areas enhance the

landscape setting of Tenby and should be retained and where possible extended/linked. Stream valleys will be unsuitable for development. Development should try and integrate with the landscape setting of the former Scotsborough House.

Overall Recommendation

Designate as a Green Wedge to prevent coalescence of Tenby and Penally. Extend northwards to include playing fields. Need to progress with PCC.

Green Wedge Reference 90

Location Butts Field, Tenby

Form Ref	TB3	Current Use	Wooded eastern slopes (with western slopes including in extension) to car park.
Size Ha	1.65	Adjacent land use	Car park to east. Small amenity area to north. Woodland to west. Hospital to south. Caravan site to north.

JUDP designation Green Wedge. Outside settlement limits.

Environmental Designations /Constraints Majority in Conservation Area. Site is almost entirely under a tree Preservation Order

Development Pressures? Has any existing green wedge impacted on existing uses None

Would the GW contribute to the setting of the settlement? Yes, strong 'natural' woodland envelope to current car park.

Will the GW prevent coalescence of settlements? Between proposed changes to Butts Field car park and development to east. Between Butts Field and caravan sites to north.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives The importance of woodland is identified at 5.2.9 of PPWales, and Policy 8 LDP Special qualities.

Conclusion : designate GW? No

If YES does the GW follow physical boundaries Yes, settlement limit around current car park. Waterwynch Lane to rear. Field boundaries to west and north.

Notes

Overall Recommendation There is no need to designate as a green wedge as the site is protected under alternative policy.

Green Wedge Reference 91

Location Trefin north west

Form Ref	TF1	Current Use	Terraced open space, fields to north. (Rough land)
Size Ha	0.43	Adjacent land use	Housing areas to east. Open countryside to south. Small groups of housing outside settlement limit to west.

JUDP designation	Outside village limits.
Environmental Designations /Constraints	Conservation Area. Part village green part open space
Development Pressures? Has any existing green wedge impacted on existing uses	none
Would the GW contribute to the setting of the settlement?	Yes, the designation will maintain the undeveloped skyline when approach the village from the west and maintain the current frontage gap.
Will the GW prevent coalescence of settlements?	Possible coalescence of frontage housing.
Will the GW help to safeguard the countryside from encroachment	
Will the GW help to manage urban form through its controlled expansion?	
Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?	
Can other policies help to achieve these objectives	No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.
Conclusion : designate GW?	Yes
If YES does the GW follow physical boundaries	Yes, C road to south. Properties to east and west field boundary to north.
Notes	Character / Context : A discrete village but with undeveloped frontages to the west.
Overall Recommendation	Propose Green Wedge.

Green Wedge Reference 92

Location Whitehill Branders Park.

Form Ref	WH1	Current Use	A number of frontage properties with fields to rear of roadside hedges or small woods.
Size Ha	16.86	Adjacent land use	Frontages of domestic property or fields to rear of hedges.

JUDP designation	Not in a settlement limit
Environmental Designations /Constraints	Historic Landscape
Development Pressures? Has any existing green wedge impacted on existing uses	Application for a residential caravan has been refused within the area.

Would the GW contribute to the setting of the settlement?	Maintain current character or sporadic housing.
Will the GW prevent coalescence of settlements?	The Green Wedge would prevent extensions of linear develop coalescence.

Will the GW help to safeguard the countryside from encroachment

Reduce compromising of the 'enclosed' countryside and woodlands.

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW?

No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 93

Location Whitehill/Teagues Cross

<i>Form Ref</i>	WH2	<i>Current Use</i>	Field behind deep hedgerow.
<i>Size Ha</i>	0.93	<i>Adjacent land use</i>	Domestic properties to east and west. Countryside to south and across road to north.

JUDP designation Not within a settlement limit

Environmental Designations /Constraints Historic landscape

Development Pressures? Has any existing green wedge impacted on existing uses Site has been suggested for development through the LDP process

Would the GW contribute to the setting of the settlement?

Will the GW prevent coalescence of settlements? Prevent ribboning development a long Rosemary Lane.

Will the GW help to safeguard the countryside from encroachment

Will the GW help to manage urban form through its controlled expansion?

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land?

Can other policies help to achieve these objectives

Paragraph 9.3.3 of Planning Policy Wales advises that insensitive infilling or redevelopment including conversion and adaptation should not be allowed to damage an areas character and amenity. Policy 7 LDP permits sensitive infilling of small gaps or minor extensions to isolated groups in the countryside.

Conclusion : designate GW? No

If YES does the GW follow physical boundaries

Notes

Overall Recommendation

This is a significant gap between built areas which does not provide a sensitive infilling or small extension opportunity, and protection is afforded under Policy 7 of the LDP for countryside locations.

Green Wedge Reference 94

Location East of Manorbier

Form Ref	MB5	Current Use	Open fields together with two football / sport area on north side of the road B4585.
Size Ha	15.12	Adjacent land use	Farm land to north and south. Residential areas of Manorbier to west and Skrinkle to east.

JUDP designation Open countryside

Environmental Designations /Constraints Within Manorbier Historic Landscape and part designated as open space.

Development Pressures? Has any existing green wedge impacted on existing uses An extension to an isolated property within the green wedge has been approved. Part of this area was suggested for development through the LDP process.

Would the GW contribute to the setting of the settlement? No

Will the GW prevent coalescence of settlements? At present the areas of Manorbier and Skrinkle are very distinct. Development between the two would be disproportionate even with the two playing fields. With pressure to build, Green Wedge would be of benefit.

Will the GW help to safeguard the countryside from encroachment Yes

Will the GW help to manage urban form through its controlled expansion? No

Is the GW likely to assist regeneration by encouraging the recycling of derelict and other land? No

Can other policies help to achieve these objectives No. The designation is outside of, but adjoins, the revised centre boundary, Planning Policy Wales (Edition 9, 2016) paragraph 7.3.2 provides scope for small scale rural enterprises that adjoin small rural settlements to be developed. Other forms of development, including community facilities, leisure and rural diversification can also be considered acceptable outside of centre boundaries where justification is provided, protection is therefore required in this case.

Conclusion : designate GW? Yes

If YES does the GW follow physical boundaries

Yes and frontage to B4585 and field boundaries.
But a) to include or exclude amenity area west of boundary road in Hounsell Avenue, Skrinkle.
B) Northern and north east extent of Green Wedge.

Notes

Context / Character : Manorbier is a compact settlement overlooking the castle and bay. The approach from the north is along tree lined lanes sections of which are very narrow (single width). Skrinkle is a former MOD estate generously laid out and a considerable contrast with the informal Manorbier. There are two separate elements of the estate based on Dewing Avenue and on Hounsell Avenue. Between Manorbier and Skrinkle is an area of agricultural

land containing two playing fields either side of B4585.

Settlement Capacity Study : Manorbier (page 41).

1. The modern linear extension to the village along the Jameston road is incongruous but the visual effect is muted by the nature and extent of the vegetation fronting the road. 2. The outlying residential area to the west should remain separated from the old village and not be expanded in view of its exposed site. 3. Maintain open land between the old village and the modern residential area to the east.

page 42. Development Constraints. Maintain the open land between eastern residential area and the old village.

Overall Recommendation

Designate a Green Wedge to preserve identities of Skrinkle and Manorbier.