

REPORT OF THE HEAD OF DEVELOPMENT PLANS

**SUBJECT:
LOCAL DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE
DRAFTS FOR CONSULTATION**

Purpose of Report

The purpose of this report is to seek Members approval to consult on further supplementary planning guidance which has been prepared to support the policies and proposals of the Local Development Plan.

Background

Members approved a number of supplementary planning guidance for consultation since September 2010. Further supplementary planning guidance has been prepared by Officers. When adopted by the Authority following public consultation, the guidance will form a material consideration when deciding planning applications.

The following supplementary planning guidance is before Members for the first time (see attached).

1. Field Scale Solar Panels (insert for the Renewable Energy Supplementary Planning Guidance):

This is a proposed addendum to the Renewable Energy Supplementary Planning Guidance which is also on the agenda today for adoption. It provides a summary of landscape sensitivity to field scale solar photovoltaic development for each landscape character area within the Pembrokeshire Coast National Park. The Renewable Energy Supplementary Planning Guidance already provides generic advice in Chapter 3.

2. Siting and Design of Farm Buildings:

This guidance is supplementary to Policy 7 'Countryside' of the Local Development Plan and paragraph 4.45 in particular. The guidance provides advice about new agricultural buildings within the National Park and covers issues such as scale, siting, materials, landscaping and access roads. Illustrations and photographs will be included following prior to issuing for consultation.

3. Recreational and Leisure Activities:

This guidance is supplementary to Policy 35 'Visitor Economy' of the Local Development Plan and paragraphs 4.154 to 4.156 in particular. The guidance is based on the Authority's recently published Recreation Management Plan. It takes a pro-active approach to encouraging recreation in suitable locations, based around the special qualities of the area and the capacity of a particular place to accommodate any given mix of recreational activities.

Further draft for consultation supplementary planning guidance will be brought before future meetings of the National Park Authority. These are anticipated to cover the following topic areas. Providing a separate consultation period will help to ensure that communities are able to fully consider and respond on the supplementary planning guidance.

- a. Validation of Planning Applications – update needed in advance of Welsh Government Guidance
- b. Low Impact Development – awaiting Welsh Government Guidance
- c. Accessibility – advice on how proposals need to consider the availability of public transport

Financial considerations

The consultation will have financial implications for the Authority, including translation and publicity costs. A minimum charge will be made for paper copies of the consultation drafts of the supplementary planning guidance. They will be available free on CD and to download via the Authority's web site. For the financial year 2011/2012 money has been received through the Welsh Assembly Planning Improvement Fund which will assist in delivering supplementary planning guidance.

The provision of up to date supplementary planning guidance will assist planning applicants in meeting the requirements of Local Development Plan and national planning policy. It is anticipated that the consultation on the new supplementary planning guidance listed above will commence in November 2011 for a period of three months. Comments made on the supplementary planning guidance will be considered by Officers and recommendations reported back to Members in due course. A statement of the consultation undertaken, the representations received and the Authority's response to those representations will also be made available. Commentators will be informed of the outcomes.

Recommendations

- (i) that Supplementary Planning Guidance on the Siting and Design of Farm Buildings and Recreational and Leisure Activities be approved for consultation along with the addendum to the Renewable Energy Supplementary Planning Guidance on Field Scale Arrays.**
- (ii) That the Head of Development Plans be given delegated powers to improve the clarity of Map 1 of the Recreational and Leisure Activities Supplementary Planning Guidance.**
- (iii) That Planning Officers report back to Members on the response to the consultation in due course.**

Background Documents

Local Development Plans Wales, Policy on Preparation of LDPs, December 2005.

Pembrokeshire Coast National Park Local Development Plan, September 2010

Draft

Renewable Energy Supplementary Planning Guidance (due for adoption at this meeting)

(For further information, please contact Martina Dunne, ext 4820)

Addendum to Renewable Energy Supplementary Planning Guidance: Landscape sensitivity and guidance for field scale solar PV development by LCA

This Annex provides a summary of landscape sensitivity to field scale solar PV development for each landscape character area (LCA) within the Pembrokeshire Coast National Park. LCAs 2, 17 and 23 are excluded as the assessment has focussed on predominantly rural LCAs.

Landscape sensitivity levels and definitions

| Sensitivity Level | Definition |
|--------------------------|---|
| High | Key characteristics of the landscape would be adversely affected by the renewable energy development. Such development would result in a significant change in character. Likely to be unsuitable for the renewable energy development. |
| Moderate-high | Many of the key characteristics of the landscape would be adversely affected by the renewable energy development. Such development would result in a noticeable change in character. There may be some limited opportunity to accommodate the renewable energy development without changing landscape character. Great care would be needed in locating infrastructure. |
| Moderate | Some of the key characteristics of the landscape are vulnerable and may be adversely affected by the renewable energy development. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character. Care would be needed in locating infrastructure. |
| Low-moderate | Few key characteristics of the landscape would be adversely affected by the renewable energy development. The landscape is likely to be able to accommodate development without only minor change in character. |
| Low | Key characteristics of the landscape are robust and would not be adversely affected by the renewable energy development. The landscape is likely to be able accommodate development without a significant change in character. |

The scales of PV development that have been considered are:

| Size | Area |
|-------------|-----------------|
| Large | > 5 ha. |
| Medium | 3 ha. – 4.9 |
| Small | 1 ha. – 2.9 ha. |
| Very small | <1 ha. |

LCA1: SAUNDERSFOOT SETTLED COAST

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the strong sense of enclosure across much of the area and presence of human influence could indicate reduced sensitivity to solar PV development, the open, naturalistic coastline, the area's rich archaeological resource, views across the bay and presence of some irregular, small fields all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The undeveloped coastal areas. • Some areas of irregular small fields. • The enclosed intimate wooded valleys. • High historical value of industrial features and remains. • The historic value of the parkland / estate around Hean Castle and Coppet Hall. • The character and appearance of the Saundersfoot Conservation Area. • The ecological value of the semi-natural habitats | | | | |
| Guidance | <ul style="list-style-type: none"> • The naturalistic coastal edge and intimate wooded valleys will be sensitive to all scales of solar PV development. • Areas of small irregular fields will be sensitive to all but the smallest scale of development. • Site PV development at least one field back from the undeveloped coastal edge so that it does not detract from the coast's exposed and natural character and open views along the coast. • Site PV development within folds in the rolling landscape, on flat ground and lower slopes rather than on prominent landforms, highly visible slopes, or coastal headlands. • Avoid siting PV development across multiple fields where this will mask the characteristic underlying small-scale field pattern. • Site PV development in areas with signs of human activity, avoiding areas free from disturbance or with a high degree of perceived naturalness. • Use the enclosure offered by woodland and high hedges to screen PV developments. • Preserve the agricultural and woodland mosaic character, especially that of the estate landscape and parkland around Hean Castle and Coppet Hall. • Conserve the area's important archaeology, particularly that relating to its industrial heritage. Conserve the character and appearance of the Sandersfoot Conservation Area. • Conserve areas of semi-natural habitat. • Avoid solar PV development where it would be directly overlooked by important or sensitive viewpoints, especially from the Pembrokeshire Coast Path and rights of way. | | | | |

LCA3: CALDEY ISLAND

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the flat or gently sloping terrain across much of the area could indicate reduced sensitivity to solar PV development, the open exposed nature of much of the island, its predominantly pastoral landcover and minimal settlement all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The small scale character of the island's landscape. • Its lightly settled character. • Nationally important archaeological and historic remains, including the island's medieval priory and the potential of the inter-tidal zone. • The Conservation Area status of the eastern part of the island. • Important coastal habitats and species, including sea bird colonies on the cliffs. | | | | |
| Guidance | <ul style="list-style-type: none"> • This area is assessed as having a high sensitivity to any size and scale of solar PV development and therefore no guidance has been included. | | | | |

LCA 4: MANORBIER / FRESHWATER EAST

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the rolling lowland nature of the inland areas and mix of landcover could indicate reduced sensitivity to solar PV the presence of small-medium scale medieval fields, predominantly pastoral land use, open nature nearer the coast, internationally important habitats and wealth of historic sites all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Small-medium scale medieval field pattern including small areas of preserved strip fields. • Presence of internationally important habitats and bird species (e.g. peregrine falcon, chough). • Wealth of historic and archaeological sites including stripfields which lie either side of the Ridgeway between Lamphey and to the south of St Florence and the preserved manorial landscape of Manorbier (a landscape of outstanding historic importance). • Its traditional enclosed farmland character with a strong historic sense of place. • The open nature of the coastal edge and views along the coast and beyond to Caldey Island. • Two Conservation Areas at Manorbier and Portclew. | | | | |
| Guidance | <ul style="list-style-type: none"> • The presence of small-medium scale Medieval fields means that the landscape will be particularly sensitive to all but the very smallest scales of PV development. • The natural, varied, open and highly visible coastal edge will be sensitive to all scales of solar PV development. • Avoid all scales of PV development in the very small fields of medieval origin and of particular historic significance. • More generally do not allow PV development to mask the field pattern with development across multiple fields. Avoid all areas of historic strip fields • Use folds in the landform to screen PV development from public vantage points including rights of way, favouring sites on flat landforms and lower slopes, while avoiding prominent landforms, highly visible slopes, or coastal headlands. • Use overgrown hedgerows and woodland to help screen PV developments, avoiding open unenclosed landscapes. • PV developments should avoid mosaics of bracken and scrub and areas with a strongly remote character. • Consider important views in the siting of PV developments, protecting views along the coastline from the Pembrokeshire Coastal Path and avoiding locations where PV developments would be directly overlooked at close quarters by important or sensitive viewpoints. • Avoid affecting areas of semi-natural habitats and sites of national and international importance for wildlife. • Protect the character and setting of the Conservation Areas at Manorbier and Portclew and more generally retain the setting to villages dominated by traditional built forms. | | | | |

| | |
|--|--|
| | <ul style="list-style-type: none"> Protect historic and archaeological sites including the preserved manorial landscape of Manorbier (a landscape of outstanding historic importance) and the setting to key medieval buildings such as the Lamphey Bishop's Palace and moated house site at Hodgeston. |
|--|--|

LCA 5: STACKPOLE

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|---------------------|-----------------|----------------------|-------------|
| Overview | Although the enclosed nature of the landscape could indicate reduced sensitivity to solar PV development, the intimate scale of the river valleys, dense semi-natural woodland landcover, nationally important cultural and historic designed landscape and outstanding ecological importance of its diverse habitats all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> The enclosed, intimate scale of this valley landscape clad in long-established estate woodlands. The strong historic sense of place. Diverse habitats of international importance. The nationally important historical and archaeological value of the areas. The flooded coastal valley system with sand dunes and scenic beaches at Barafundel Bay and Broad Haven. | | | | |
| Guidance | <ul style="list-style-type: none"> This area is assessed as having a high sensitivity to any size and scale of solar PV development and therefore no guidance has been included. | | | | |

LCA 6: CASTLEMARTIN / MERRION RANGES

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|--------------|----------|---------------|------|
| Overview | Although the rolling nature of this LCA and the minimal areas of distinctive field pattern could indicate reduced sensitivity to solar PV development the expanse of coastal grassland, unenclosed nature of much of the area, presence of historic landscape features and important habitats all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Its wild landscape character with large stretches of unenclosed coastal grasslands in the south with patches of heathland, with a sense of relative remoteness. • Its open and exposed character with long views along the coast. • Its largely undeveloped character – a tranquil wild landscape with little human disturbance. • The presence of nationally important historic and archaeological sites. • Habitats of international importance and areas of outstanding ecological value including coastal grassland, heathland and cliff habitats. | | | | |
| Guidance | <ul style="list-style-type: none"> • All scales of PV development should avoid the extensive areas of unenclosed semi-natural grassland and patches of heathland in the south with their organic pattern and exposed character with the possible exception of very small-scale PV development associated with existing roadside huts. • Likewise the naturalistic and highly visible coastal edge will be sensitive to all scales of PV development, requiring that any such developments are sited well back from the coastal edge so that they do not detract from its relative remoteness, natural character and geological importance. • In the north of the LCA do not mask the underlying field pattern by siting PV development across multiple fields in areas of small scale irregular fields where field patterns contribute strongly to character. • Use folds in the landform, hedgerows and woodland to screen PV development from public vantage points including rights of way, avoiding prominent landforms, highly visible slopes, or coastal headlands. • Ensure development does not interrupt long views along the coast from local viewpoints, popular tourist and scenic routes including the Pembrokeshire Coast Path and other rights of way or where it would be directly overlooked at close quarters by important or sensitive viewpoints. • Ensure that any PV development does not adversely affect areas of internationally important coastal ecology, including semi-natural habitats and breeding bird sites and feeding areas. • Protect prehistoric monuments, Iron Age hillforts, medieval and post-medieval buildings and sites, all of national significance. | | | | |

LCA 7: ANGLE PENINSULAR

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|--------------|----------|---------------|------|
| Overview | Although the rolling lowland nature of the peninsular could indicate reduced sensitivity to solar PV development the distinctive small scale field pattern, strong historic values, important semi-natural habitats, dominance of pasture land and open exposed nature of parts of the area all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The small scale of the landscape with a strong sense of tranquillity. • The relict mediaeval field system particularly evident in the area of Angle village and its surroundings - an outstanding survival of a planned Medieval village. • The outstanding historical and cultural value including the Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales encompassing the northern section of this LCA including Angle Bay. • The strong relationship between land and sea with the coastline and Milford Haven Waterway visible in many views. • Valued estuarine habitats and species, including overwintering wildfowl and waders. | | | | |
| Guidance | <ul style="list-style-type: none"> • The open gently domed character of the southern part of this area, means that PV developments will need to be carefully sited to ensure they are not visible from a wide area. • The strong relationship between the coastline and Milford Haven Waterway means that the coastal edge will be sensitive to all scales of solar PV development, requiring that such developments are sited well back from the coastal edge to maintain uninterrupted views to St Ann's Head, and along the Milford Haven Waterway. • Avoid all scales of PV development in the very small fields of Medieval origin and of historic significance, & keep development outside the Angle Conservation Area. • More generally do not allow PV development to mask the field pattern, with development across multiple fields. Avoid all areas of historic strip fields • Use folds in the landform, existing hedgerows and woodland to screen PV development from public vantage points including rights of way, favouring sites on flat landforms and lower slopes, while avoiding prominent landforms and highly visible slopes. • Consider if there is any opportunity to combine new screen planting (to PV development) to also help screen views to industrial structures and despoiled land. • Avoid locating solar PV development where it would be directly overlooked at close quarters by important or sensitive viewpoints or where it would be highly visible from the Pembrokeshire Coast Path and other rights of way. • Avoid affecting areas of semi-natural habitats including internationally important habitats along the coastal edge. • Protect the historic features and sites that together make up the Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales encompasses the northern section of this LCA. | | | | |

LCA 8: FRESHWATER WEST/ BROWNSLADE BURROWS

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the rolling nature of this LCA and distinct lack of field pattern could indicate reduced sensitivity to solar PV development the presence of a rare dune system, nationally important wildlife habitats, undeveloped nature of the area and strong association with the coast all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Rare dune system and wetland. • Its remote and undeveloped character largely devoid of settlement and built features. • Diverse semi-natural habitats supporting a range of important plant and animal species. • Historic and archaeological sites, including Iron Age hillforts. Its unenclosed character and lack of cultivated land. • Strong relationship between land and sea. | | | | |
| Guidance | This area is assessed as having a high sensitivity to any size and scale of solar PV development and therefore no guidance has been included. | | | | |

LCA 9: MARLOES

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the rolling nature of this landscape and presence of arable land could indicate reduced sensitivity to solar PV development the predominantly open nature of the landscape, presence of important historic features, internationally important habitats and naturalistic coastal edge all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The strong rural character. • Patchwork of small to medium scale regular shaped fields. • Heathland and shoreline habitats of international importance and wetland habitats at Marloes Mere. • The naturalistic character of the coastal edge. • Important historic features and cultural landscapes, including the prehistoric sites and monuments, medieval features and Monk Haven parkland and the features specifically associated with The Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales. • Coastal views, including to Skomer and Skokholm islands. | | | | |
| Guidance | <ul style="list-style-type: none"> • The presence of small to medium scale fields means that the landscape is likely to be particularly sensitive to 'medium' and 'large' scales of solar PV development. • The importance of the undeveloped coastal edge with cliffs to north and west and the estuarine shore of Milford Haven requires that all scales of PV development are sited at least one field back from the coastal edge to retain the strong cultural association between land and sea. • Maintain the heathy / scrubby character of the landscape especially along the southern coastal edge. • Do not site PV development in areas free from disturbance and with a high degree of perceived naturalness (particularly on and around St Ann's Head). • Maintain the patchwork landscape pattern. • Site PV development on flat landforms or on lower slopes/within folds in the rolling lowland landscape favouring flat landforms and lower slopes, while avoiding prominent landforms, highly visible slopes, or coastal headlands. • Site PV developments in areas of existing enclosure provided by woodland, hedgebanks or high hedges rather than in open and unenclosed landscapes. • Avoid siting PV development across adjacent multiple fields where this will mask the field pattern. • Maintain uninterrupted views along the coast and from the Pembrokeshire Coast Path to the Islands, St Bride's Bay and over Milford Haven to the Angle Peninsular. • Protect historic and archaeological sites and their setting, including prehistoric sites and monuments, and Medieval features and the features associated with the Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales. • Avoid affecting internationally important heathland, shoreline habitats and Marloes Mere and associated wildlife. | | | | |

LCA 10: SKOMER AND SKOKHOLM

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|--------------|----------|---------------|------|
| Overview | Although the flat nature of the islands may indicate reduced sensitivity to solar PV development, its predominantly semi-natural coastal grassland landcover, lack of enclosure, undisturbed qualities, important historic and cultural heritage, and very strong relationship with the sea all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Naturalistic landscape with semi-natural maritime grassland the dominant land cover. • Open and exposed character with panoramic sea views. • Absence of human disturbance. • Internationally important colonies of sea birds and natural habitats. • Internationally significant archaeological remains, including prehistoric agricultural and settlement features. • Constant relationship between the islands and the sea. | | | | |
| Guidance | <ul style="list-style-type: none"> • This area is assessed as having a high sensitivity to any scale of solar PV development; therefore no guidance has been included. | | | | |

LCA 11: HERBRANDSTON

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|--------------|----------|---------------|------|
| Overview | Although the undulating lowland landscape, presence of overgrown hedgebanks and the presence of visually detracting industry may indicate reduced sensitivity to solar PV development, its predominantly pastoral land use, presence of valued historic features and important views across estuarine areas all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Its predominantly pastoral character. • The naturalistic estuarine and coastal fringes and valued estuarine habitats. • The views from St Ishmael's across Sandy Haven Pill and views across Milford Haven Waterway. • Important historic features and cultural landscapes, including structures associated with the Milford Haven Waterway Registered Landscape of Outstanding Historic Interest in Wales. | | | | |
| Guidance | <ul style="list-style-type: none"> • The varied pattern of medium scale fields means that the landscape will be particularly sensitive to 'large' scale solar PV developments. • Use folds in the landform, exiting hedgerows and woodland to screen PV development from public vantage points including rights of way, favouring sites on flat landforms and lower slopes, while avoiding prominent landforms and highly visible slopes. • Consider if there is any opportunity to combine new screen planting (to PV development) to also help filter views to the nearby oil refinery • Site developments at least one field back from the estuary edge to maintain its naturalistic character. • Protect nationally significant historical sites and their setting, especially those associated with the Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales. • Ensure PV developments do not intrude on views along the estuary from local viewpoints, popular tourist and scenic routes (including the Pembrokeshire Coast Path and other rights of way) to Sandy Haven Pill, Great Castle and St Ann's Head (LCA 9) and across the Milford Haven Waterway towards the Angle Peninsular (LCA 7). • Avoid affecting areas of semi-natural habitat especially valued estuarine habitats. | | | | |

LCA 12: ST BRIDE'S BAY

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|--------------|----------|---------------|------|
| Overview | Although the rolling lowland nature of the landscape may indicate reduced sensitivity to solar PV development, its predominantly pastoral land use, open and exposed character, important views, presence of important historical features, internationally important habitats and it's strong visual relationship with the sea all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Open and exposed character of the coastal edge. • Semi-natural habitats, particularly on the coast and flood plain areas - heath, grassland (including marshy grassland and reed bed on floodplains), deciduous woodland, scrub • Varied pattern of small-medium scale fields of differing shapes. • Generally low hedgerows and hedgebanks and high visibility across the landscape • Extensive views along the coastline and across St Bride's Bay. • Archaeological features, particularly pre-historic sites, monuments and relic lime kilns. • Close visual relationship between land and sea. | | | | |
| Guidance | <ul style="list-style-type: none"> • The presence of a varied pattern of small-medium scale irregular fields and internationally important habitats means that the landscape is likely to be particularly sensitive to 'medium' and 'large' scale solar PV developments. Areas of small fields will be sensitive to all but the very smallest scale of PV development. • The strong relationship between the coastline and the internal landscape means that the coastal edge is sensitive to all scales of PV development, requiring that developments are sited at least one field back from the coast to maintain uninterrupted views along the coastline and St Bride's Bay. • Avoid all scales of PV development in areas of very small fields. • More generally do not allow PV development to mask the field pattern with development across multiple fields. • Use folds in the landform to screen PV development from public vantage points including rights of way, favouring sites on flat landforms and lower slopes, while avoiding prominent landforms, highly visible slopes, or coastal headlands. • Avoid development in the more remote and tranquil parts of this LCA. • Site development in areas with a sense of enclosure with existing screening by hedges • Protect important historical and archaeological sites and their setting. • Avoid affecting areas of habitat including coastal heath, floodplain grassland, reedbeds. • Ensure PV development does not intrude on views along the coast and from local viewpoints, popular tourist and scenic routes (including the Pembrokeshire Coast Path) and rights of way. Avoid locating PV development where it would be directly overlooked at close quarters by important or sensitive viewpoints. | | | | |

LCA 13: BRANDY BROOK

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the presence of hedgerows and hedgerow trees contribute to a sense of enclosure and may indicate reduced sensitivity to solar PV development, the steep sided valleys, irregular field pattern of medium scale fields, predominantly pastoral landcover, areas of semi-natural landcover and sparse settlement all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The predominantly pastoral character and irregular field pattern. • The small scale, steep sided valley system. • The high sense of naturalness – including the presence of large areas of riparian, heathland and woodland habitats. • An intimate, sheltered, peaceful landscape • Important prehistoric remains. | | | | |
| Guidance | <ul style="list-style-type: none"> • The irregular pattern of medium scale fields and steep sided valleys means that the landscape will be particularly sensitive to 'large' and 'medium' scale PV developments. Areas of particularly small scale fields would also be sensitive to 'small' scale developments. • Site solar PV development on flat landforms or on lower slopes/within folds in gently rolling lowland rather than on prominent upland landforms or highly visible slopes. • Use existing woodland (and potentially small woodland extensions) and the existing pattern of hedges and hedgerows to screen PV developments from public vantage points including the rights of way network. • Avoid siting PV developments in the most secluded and peaceful parts of this LCA. • Avoid siting PV development across multiple fields in areas of small scale irregular fields where this will mask the field pattern. • Ensure that PV developments do not intrude on important views from public view points and rights of way especially to Roch Castle, St David's headland and across St Bride's Bay. • Avoid affecting areas of existing woodland and the diverse habitats of the river valleys and the species they support. • Protect valued prehistoric and other historic features and their remains. | | | | |

LCA 14: SOLVA VALLEY

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the high concentration of woodland and some high hedgerows contribute to a sense of enclosure and may indicate reduced sensitivity to solar PV development, the irregular pattern of small to medium scale fields, presence of large areas of pasture, dominance of woodland on valley sides, internationally important valley habitats and outstanding historic value all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The small scale of the valley and pattern of irregular small to medium sized fields, with the exception of large fields on the plateau top. • The semi-natural habitats including internationally important heathland habitats along the valley floor. • Extensive woodland cover on valley sides • Solva's historic sense of place and Conservation Area status (which covers much of this LCA). • Outstanding historic and archaeological features, particularly lime kilns by Solva harbour. | | | | |
| Guidance | <ul style="list-style-type: none"> • The irregular pattern of small-medium scale fields, internationally important valley habitats, the Solva Conservation Area, and considerable tracts of semi-natural landcover mean that much of the landscape is sensitive to PV developments of all scales, especially to 'medium' and 'large' scale PV developments. • Site solar PV development on flat plateau landforms with larger fields. • Avoid all scales of PV development in any small fields of medieval origin and of particular historic significance. • More generally do not allow PV development to mask the field pattern with development across multiple fields. • Avoid locating solar PV development where it would be directly overlooked at close quarters by important or sensitive viewpoints or where it would be evident in important views. • Avoid affecting areas of semi-natural habitats (including woodland) and the species they support, especially the internationally important valley habitats. • Ensure solar PV developments do not affect Solva's historic sense of place and special historic, cultural and architectural interest (as recognised by its Conservation Area status) and important historic and archaeological features, (e.g. the lime kilns at Solva). | | | | |

LCA 15: DOWROG & TRETIO COMMONS

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the gently undulating nature of this landscape and the presence of some larger fields could indicate reduced sensitivity to solar PV development, it's open exposed character, expanse of semi-natural landcover, internationally important habitats, valued historic features and undeveloped nature all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • It's open, exposed character. • The large areas of natural common land, including heathland and grassland habitats of international importance. • The area's strong historic and cultural sense of place, as reflected in the Conservation Area status of Caerfarchell and its inclusion in the wider St David's Headland & Ramsey Island Registered Landscape of Outstanding Historic Importance. • The presence of prehistoric and early Christian sites and monuments of national importance. | | | | |
| Guidance | <ul style="list-style-type: none"> • The lack of enclosure and presence of expansive tracts of semi-natural landcover, and some smaller irregular fields means that the landscape is particularly sensitive to 'medium' and 'large' scale solar PV developments. • No development should occur on the open common land with its mosaic of wet and dry heathland, marshy grassland and purple moor grass of international importance or on land immediately visible from the common land. • Ensure that PV development does not affect the prehistoric significance of this landscape or the value of the St David's Headland & Ramsey Island Registered Historic Landscape of Outstanding Historical Interest in Wales that covers significant areas of this LCA. • Ensure that PV development does not affect the character and setting of the Caerfarchell Conservation Area • Avoid all scales of PV development in small fields of medieval origin and of particular historic significance. • More generally do not allow PV development to mask the field pattern with development across multiple fields. • Site solar PV development within folds in this gently undulating landscape as a means of minimising the impact of development on the wider landscape in this open and exposed landscape with low hedgerows and limited woodland. • Ensure that PV development does not intrude on key views to the Carn Llidi Mountains. | | | | |

LCA 16: CARN LLIDI

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|--------------|----------|---------------|------|
| Overview | Although the absence large areas with distinctive field pattern could indicate reduced sensitivity to solar PV development, the steep slopes, expanse of unenclosed semi-natural landcover, pastoral land, lack of hedgerow trees, outstanding historic features, internationally important habitats and sparsely settled nature of this LCA all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Its naturalistic moorland and heathland habitats and pervading sense of exposure with absence of tall vegetation. • Its predominantly unenclosed nature and pastoral land use. • Its nationally important archaeology, displaying thousands of years of use and settlement (recognised as part of the St. David's Headland and and Ramsey Island Registered Landscape of Outstanding Historical Interest in Wales. and Ramsey Island Registered Landscape of Outstanding Historical Interest in Wales. Ramsey Island Registered Landscape of Outstanding Historical Interest in Wales). • Its internationally important heathland and maritime habitats. • Its strong sense of remoteness, with little human development. | | | | |
| Guidance | This area is assessed as having a high sensitivity to any scale of solar PV development and therefore no guidance has been included. | | | | |

LCA 18: ST DAVID'S HEADLAND

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the rolling nature of this landscape could indicate reduced sensitivity to solar PV development, the irregular pattern of small-medium scale fields, considerable amounts of pasture, it's open and exposed nature, valued semi-natural habitats and outstanding historic and cultural heritage all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Its open character particularly along the coast and on the headland. • Its predominantly pastoral land use with lack of woodland or other tall vegetation. • The presence of large tracts of semi-natural habitat including heathland, wetlands and rough grassland of international importance. • Pattern of irregular small-medium scale fields. • Extensive unspoilt views along the open coastline. • Outstanding historic and cultural value, including prehistoric features such as the Clegyr Boia Neolithic settlement and early Christian sites. • Strong associations with the cathedral city of St. David's | | | | |
| Guidance | <ul style="list-style-type: none"> • The pattern of irregular small-medium scale fields, lack of enclosure and large-swathes of internationally important semi-natural habitats means that the landscape is particularly sensitive to 'small', 'medium' and 'large' scale solar PV developments. • The natural and highly visible coastal edge is sensitive to all scales of PV development requiring that any PV developments are sited well back from the coast so that they do not detract from its remote and strong cultural sense of place. • No development should occur on the open swathes of lowland heathlands, wetlands and semi-natural grasslands of international importance. • Ensure that PV development does not affect the historic and cultural features and associations of the St. David's Headland and Ramsey Island Registered Landscape of Outstanding Historical Interest in Wales with its extensive and well-preserved evidence of land use and intense ritual and religious activity from the prehistoric period onwards. Equally conserve the setting of Clegyr Boia, the only Pembrokeshire example of a Neolithic domestic settlement • Avoid all scales of PV development in areas of very small fields. • More generally do not allow PV development to mask the field pattern with development across multiple fields. • Use folds in the landform to screen PV development from public vantage points including rights of way, favouring sites on flat landforms and lower slopes, while avoiding prominent landforms, highly visible slopes, or coastal headlands. • Avoid development in the more remote and tranquil parts of this LCA. • Protect views along the coastline from the Pembrokeshire Coast Path, other rights of way and public vantage points to Ramsey Island and south across St Bride's Bay and the Marloes coastline and to the Carn Llidi hills and inland to St | | | | |

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|--|---|
| | David's Cathedral. Avoid locations where PV developments would be directly overlooked at close quarters by important or sensitive viewpoints. |
|--|---|

LCA 19: RAMSEY ISLAND

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|---------------------|-----------------|----------------------|-------------|
| Overview | Although the flat nature of the islands may indicate reduced sensitivity to solar PV development, its large tracts of semi-natural landcover, lack of enclosure, undeveloped nature, rich diversity of habitats, valued historic and cultural heritage and very strong relationship with the sea all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Its open, exposed character and absence of human settlement. • The predominance of naturalistic landcover and highly valued wildlife habitats, including heathland and maritime cliffs, along with the presence of sea bird colonies. • The presence of internationally important archaeological and historic remains, including the medieval chapel and prehistoric round barrows. • Its highly valued wildlife habitats, including heathland and maritime cliffs, along with the presence of sea bird colonies. | | | | |
| Guidance | This area is assessed as having a high sensitivity to any size and scale of solar PV development, therefore no guidance has been included. | | | | |

LCA 20: TREFIN

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the undulating nature and scale of the landscape could indicate reduced sensitivity to solar PV development, the strong pattern of medium scale irregular fields, high percentage of pasture land, limited enclosure, presence of highly valued natural habitats, important historic features and sense of remoteness along the coast all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • It's open and exposed character with few woodlands particularly along the coast. • The extensive views along the coast and the essential relationship of this landscape with its coastline. • The area's strong relative sense of remoteness, particularly along the coastal edge. • Its highly valued habitats of international importance, particularly along the coastal cliffs and the areas of lowland heathland. • The strong, irregular field pattern defined by hedgebanks and walls. • The nationally important archaeological sites, including prehistoric and early Christian monuments and remains relating to its industrial past, such as lime kilns. • The character and appearance of the Conservation Areas at Porthgain and Trefin. | | | | |
| Guidance | <ul style="list-style-type: none"> • The presence of a strong pattern of irregular medium scale fields, limited enclosure and valued semi-natural habitats means that the landscape is particularly sensitive to 'medium' and 'large' scale PV developments. Small fields would also be sensitive to all but the smallest 'small' scale PV developments. • The natural and highly visible coastal edge and wooded inlets would be sensitive to all scales of solar PV development requiring that any PV developments are sited well back from the coastal edge so that they do not detract from its remote and strong cultural sense of place. • Avoid all scales of PV development in areas of very small fields. • More generally do not allow PV development to mask the field pattern with development across multiple fields • Use folds in the landform and small woodland clumps and scrub to screen PV development from public vantage points including rights of way, favouring flat landforms and lower slopes, while avoiding prominent landforms, highly visible slopes, or coastal headlands. • Avoid development in the more remote and tranquil parts of this LCA. • No development should occur on the open swathes of lowland heathlands and coastal cliffs of international importance. • Ensure that PV development does not affect the wealth of historical and archaeological features present, dating from prehistoric times to the recent industrial past, with the northernmost area of this LCA Pen Caer: Garn Fawr and Strumble Head Registered Landscape of Special Historic Interest in Wales. • Ensure that PV development does not affect the character and setting of the Trefin and Porthgain Conservation Areas, the latter recognising the large-scale industrial heritage of the area. | | | | |

| | |
|--|--|
| | <ul style="list-style-type: none"> Protect views along the coastline from the Pembrokeshire Coast Path, other rights of way and public vantage points. Avoid locations where PV developments would be directly overlooked at close quarters by important/sensitive viewpoints |
|--|--|

LCA 21: PEN CAER/STRUMBLE HEAD

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|---------------------|-----------------|----------------------|-------------|
| Overview | Although the large scale of the landscape could indicate reduced sensitivity to solar PV development the strong pattern of irregular medium-scale fields, large areas of pasture and extensive semi-natural landcover, it's open and lightly settled nature and outstanding historic features all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> The open character of the landscape with extensive areas of wild open moorland. Extensive views along the coast. The presence of significant areas of naturalistic habitats, both inland and along the coastal edge. The strong, irregular field pattern. The presence of nationally important archaeological sites, including prehistoric sites and early Christian monuments. Valued maritime (important for breeding sea birds). | | | | |
| Guidance | This area is assessed as having a high sensitivity to any size and scale of solar PV development and therefore no guidance has been included. | | | | |

LCA 22: MYNYDD CARNINGLI

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the large scale of the landscape could indicate reduced sensitivity to solar PV development the presence of small-scale irregular fields, extensive area of open, unenclosed moorland, predominance of pasture, highly valued range of historical features and internationally important semi-natural habitats all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Its open character with sparse vegetation cover and dominance of grazing as a land use. • The strong feeling of remoteness and tranquillity with little human disturbance and lack of intrusive development. • Close proximity of the sea. • The wild and natural character with extensive areas of dry heathland, along with wet heath, marshy grassland, are internationally important semi-natural habitats. • The presence of nationally important archaeological features forming part of the Newport and Carningli Registered Landscape of Special Historical Interest in Wales. | | | | |
| Guidance | This area is assessed as having a high sensitivity to any scale of solar PV development and therefore no guidance has been included. | | | | |

LCA 24: DINAS HEAD

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|--------------|----------|---------------|------|
| Overview | Although the presence of hedgebanks and pockets of woodland providing some enclosure and occasional large scale fields could indicate reduced sensitivity to solar PV development the predominance of pastoral land, irregular field pattern of predominantly small-medium scale fields and important historic features all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Open and naturalistic coastal character, including rocky coastlines and unenclosed heathland. • The predominantly pastoral character of the landscape. • The well managed hedgebanks that are important in creating landscape pattern. • Areas of scrub, fen, marshy grassland, and lowland mixed deciduous woodland. • The wealth of outstanding archaeology including important prehistoric remains, forming part of the Newport and Carningli Registered Landscape of Special Historic Interest. | | | | |
| Guidance | <ul style="list-style-type: none"> • The highly visible coast will be sensitive to all scales of development requiring that any PV developments are sited well back from the coastal edge. • Use existing woodland and higher hedgebanks to help screen PV development from public vantage points including rights of way. • Avoid all scales of PV development in areas of very small and small fields to maintain the pattern of prominent hedgebanks. • More generally do not allow PV development to mask the field pattern with development across multiple fields. • Avoid development in the more remote and tranquil parts of this LCA. • No development should occur on areas of semi-natural habitat including areas of open coastal heath, scrub, fen and marshy grassland, nor should it occur in the steeply incised stream valleys. • Ensure PV development does not affect the area's prehistoric remains within the Newport and Carningli Registered Landscape of Special Historic Interest, particularly Cerrig y Gof Neolithic tomb. • Consider the effect of PV developments in views from higher areas to the coast and Dinas Head and views to the Preseli Mountains and Mynydd Carningli. • Ensure that development does not intrude on views from local viewpoints, popular tourist and scenic routes (including the Pembrokeshire Coast Path and other rights of way). Avoid locating solar PV development where it would be directly overlooked at close quarters by important or sensitive viewpoints. | | | | |

LCA 25: CEMAES HEAD

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the large scale of the landscape could indicate reduced sensitivity to solar PV development the presence of irregular, predominantly small-medium scale fields, dominance of permanent pasture, its open and lightly settled nature, nationally important archaeological and historic sites all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The predominantly pastoral character of the agricultural land. • The open and exposed character, particularly along the coast and on higher pockets of land. • The irregular field pattern with valued traditional hedgebanks. • The presence of naturalistic cliff-top habitats. • The extensive views to and along the coast and sea from open ridge tops. • The presence of nationally valued prehistoric remains including the burial mounds and tumuli on Crugiau Cemmaes. | | | | |
| Guidance | <ul style="list-style-type: none"> • The presence of a well defined pattern of irregular, predominantly small-medium scale fields means that the landscape is likely to be particularly sensitive to 'medium' and 'large' scale PV developments. Areas of small fields would also be particularly sensitive to 'small' scale developments. • The highly visible coast will be sensitive to all scales of development requiring that any PV developments are sited well back from the open coastal edge to maintain the strong relationship between land and sea. • Site solar PV development on flat landforms or on lower slopes/within folds in gently rolling lowland rather than on prominent upland landforms or highly visible slopes. • Use existing woodland and higher hedgebanks to help screen PV development from public vantage points including rights of way. • Avoid all scales of PV development in areas of very small and small fields to maintain the pattern of prominent hedgebanks. • More generally do not allow PV development to mask the field pattern with PV development across multiple fields. • Avoid development in the more remote and tranquil parts of this LCA. • No development should occur on areas of semi-natural habitat including areas of open coastal heath. • Ensure PV development does not affect the area's wealth of nationally important archaeological and historical sites including part of the Lower Teifi Valley Registered Landscape of Special Historic Interest and the burial mounds and tumuli on Crugiau Cemmaes. • Consider the effect of PV developments in long views to the coast and south to the Preseli Hills. • Ensure that development does not intrude on views from local viewpoints, | | | | |

| | |
|--|---|
| | popular tourist and scenic routes (including the Pembrokeshire Coast Path and other rights of way). Avoid locating solar PV development where it would be directly overlooked at close quarters by important/ sensitive viewpoints. |
|--|---|

LCA 26: CWM GWAUN / AFON NYFER

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|---------------------|-----------------|----------------------|-------------|
| Overview | Although the strong sense of enclosure could indicate reduced sensitivity to solar PV development the patchwork of small-scale, irregular fields, pastoral land use, large amounts of woodland and valued historic features all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The predominantly pastoral agricultural land use. • The presence of significant areas of naturalistic habitats, including large areas of semi-natural woodland. • The small scale and intimate character of the valley landscapes. • The landscape's sparse settlement pattern and lack of recent development. • The presence of valued woodland and meadow habitats, particularly in the Cwm Gwaun valley. • The landscape's nationally significant archaeology, including Iron Age hillforts and Neolithic tombs around Nevern. | | | | |
| Guidance | Because of the very high sensitivity of this area no guidance has been included. | | | | |

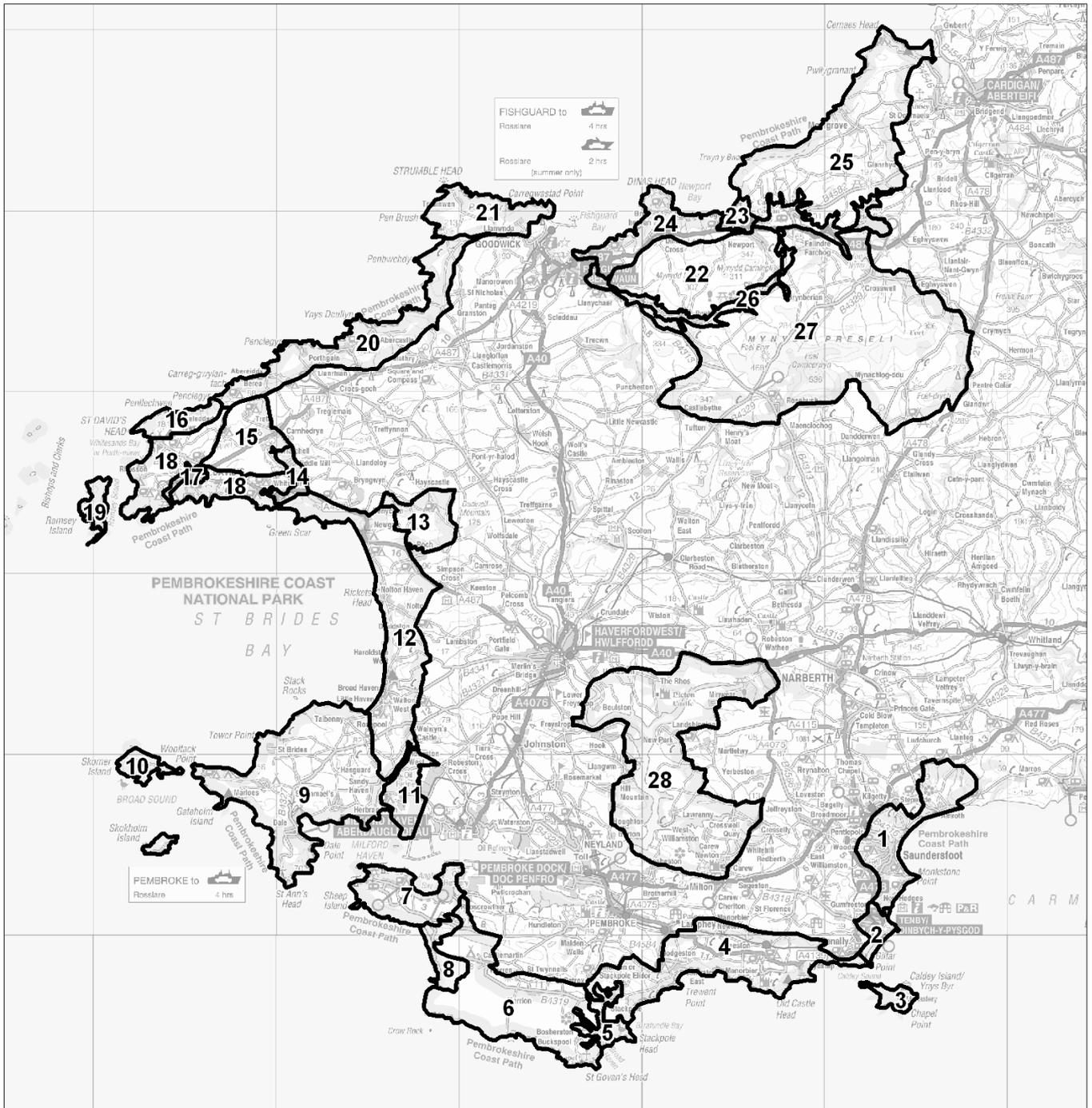
LCA 27: MYNYDD PRESELI

| Landscape attribute | Sensitivity | | | | |
|---------------------------|---|--------------|----------|---------------|------|
| Overview | Although the large scale of the landscape could indicate reduced sensitivity to solar PV development the presence of very small irregular fields, extensive open moorland, improved pasture, slopes and higher summits providing panoramic views, the sparse nature of settlement, valued habitats and it's outstanding historical and cultural value all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • The open, exposed character of the moorland, with a strong sense of remoteness. • Dominance of very small irregular fields surrounding the extensive open moorland. • The pastoral character of the fringing agricultural land. • The presence of valued upland habitats including acidic grassland and heathland grading into much wetter vegetation including boggy flushes, marshy grassland and wet heath. • The presence of nationally valued prehistoric remains. • The extensive views to the coast and the surrounding landscapes. • The high visual prominence of the LCA – present in views from across northern Pembrokeshire. | | | | |
| Guidance | Because of the very high sensitivity of this area no guidance has been included. | | | | |

LCA 28: DAUGLEDDAU

| Landscape attribute | Sensitivity | | | | |
|---------------------------|--|--------------|----------|---------------|------|
| Overview | Although the strong sense of enclosure and scale of the landscape could indicate reduced sensitivity to solar PV development the irregular pattern of small-medium scale fields, pastoral land, valued semi-natural habitats and outstanding historical features all increase levels of sensitivity to solar PV development. | | | | |
| | Low | Low-Moderate | Moderate | Moderate-High | High |
| Large scale solar PV | | | | | |
| Medium scale solar PV | | | | | |
| Small scale solar PV | | | | | |
| Very small scale solar PV | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Its predominantly pastoral character, with irregularly shaped often small fields set within an historic agricultural landscape. • Sparsely settled with a strong rural quality creating a strong sense of tranquillity. • Providing the frame to an enclosed water body. • The landscape's valued semi-natural oak woodlands and estuarine habitats. • The presence of historic features including Bronze Age barrows, Iron Age hillforts, parkland and industrial archaeology with virtually the whole LCA falling within the Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales. • Important views across and along the river from shoreline settlements. | | | | |
| Guidance | <ul style="list-style-type: none"> • The presence of an irregular pattern of small-medium scale fields and valued semi-natural habitats means that the landscape is likely to be particularly sensitive to 'small', 'medium' and 'large' scale solar PV developments. The very small fields would be sensitive to all scales of solar PV development. • Site PV development in enclosed landscapes where the development would be screened by woodland, treebelts and hedgerows. • Site PV development on flat landforms or within folds in landform rather than on highly visible slopes. • Avoid all scales of PV development in areas of very small fields. • More generally do not allow PV development to mask the field pattern with PV development across multiple fields. • Ensure that the development would not necessitate tree felling of affect areas of valued semi-natural habitat. • Site developments at least one field back from the estuary edge. • Avoid development in the more remote and tranquil parts of this LCA. • Ensure PV development does not affect the area's wealth of nationally important archaeological and historical sites including prehistoric sites, parkland and industrial archaeology including that associated with small-scale mining. • Ensure that PV development does not intrude on key views along and across the river or on views from other key public viewpoints including those from public rights of way. | | | | |

Landscape Areas in Addendum on Field Scale Solar PVs



Pembrokeshire Coast National Park Authority

Siting and Design of New Farm Buildings

Supplementary Planning Guidance

To the Local Development Plan for the Pembrokeshire
Coast National Park

Consultation Draft

October 2011

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1.0 Introduction

- 1.1 This supplementary planning guidance provides detailed advice on the siting and design of new farm buildings. It does not form part of the Local Development Plan, but when adopted will be a material consideration in whether proposals can receive planning permission.

2.0 Purpose of this guidance

- 2.1 Agriculture has an essential role in shaping the countryside of the National Park. It helps to maintain its special qualities including its diversity of landscape and cultural heritage. Farm buildings built of locally sourced materials such as rubble stone and slate provide local character. Farming maintains landscape features such as field patterns, traditional boundaries of hedgebanks or stone walls, trees, woodland and copses.
- 2.2 Changes in farming practice have created a demand for larger buildings in response to the need to comply with new environmental, hygiene or animal welfare legislation. Modern farm buildings are generally larger than traditional buildings, and of single span, shallow roof construction to achieve the best economic and practical solution. Scale, materials and location however may not appropriately reflect local design tradition and may have an adverse landscape impact. A key requirement is to respect the character and Special Qualities of the National Park and to dovetail this with appropriate aspects of local design traditions to produce sustainable and suitable farm buildings.
- 2.3 This guidance cannot cover all development on farms and does not refer to agricultural workers dwellings, farm diversification schemes or waste management such as anaerobic digestion plant¹. Specific advice about these should be sought from the planning department using the pre-application service.

3.0 The Importance of Design

- 3.1 It is essential to support good farming practice by encouraging the provision of efficient buildings, but farm buildings must also be designed in a way that is sympathetic with their setting and not damaging to the National Park character or its landscape.

The main design considerations when planning a farm building should be –

- **Minimise impact on the local landscape and countryside.** Consideration of the siting in the local landscape, how to break up the bulk of a building, the construction materials and landscaping will all help to reduce the visual impact of a new farm building.
- **A sustainable design approach².** Any development should incorporate sustainable design. Farm buildings can be well designed and contemporary as well as high quality buildings using the principles of intelligent siting, response to climate change and

¹ See the Authority's guidance on Renewable Energy provides further information about this.

² The National Park Authority has adopted Sustainable Design Supplementary Planning Guidance, June 2011. It is available via our web site , or from the National Park Offices <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183>

sustainably sourced local materials. Large spans can also present an opportunity for solar or photovoltaic panels to be incorporated³.

4.0 Do I need Planning Permission?

- 4.1 All new farm buildings and structures fall within the scope of the planning system⁴, requiring either 'prior notification' or planning permission. The Local Planning Authority should be contacted at the earliest opportunity, using the pre-application enquiry process⁵ for advice about consents that will be needed and the type of development that is likely to gain permission. Some works, such as internal alterations to a building don't require planning permission. Appendix 1 provides some general guidance about whether planning permission is required for agricultural buildings.

Other Regulations

- 4.2 Other regulations may also be applicable to agricultural development, including Environmental Impact Assessment for intensive agricultural use of uncultivated or semi-natural areas, water management (exceeding 1 hectare) or intensive livestock installations (new floorspace exceeding 500 square metres) may require Environmental Impact Assessment. The Environment Agency is also an important regulator of agriculture.

Local and National Planning Policy

- 4.3 National planning policy relating to agriculture is contained within Planning Policy Wales, Edition 4 (February 2011), and supplemented by further guidance in Technical Advice Note 6 – Planning for Sustainable Rural Communities July 2010⁶.
- 4.4 The Pembrokeshire Coast National Park Local Development Plan, September 2010, contains policies which are relevant to proposals for farm buildings. These include Policy 1 'National Park Purposes and Duty'; Policy 7 'Countryside'; Policy 8 'Special Qualities', Policy 15 'Conservation of the Pembrokeshire Coast National Park'; Policy 29 Sustainable Design; and Policy 30 Amenity.

In addition, the National Park Authority has produced supplementary planning guidance on Sustainable Design and on Renewable Energy⁷ which may be relevant to farm building proposals.

³ Planning permission is required to put solar panels or photovoltaic panels on existing farm buildings or can be part of a planning application for a new farm building.

⁴ In addition, farmers should take into account all relevant agricultural BSI British Standards and codes of good agricultural practice for soil, air and water protection and any other relevant regulations.

⁵ See <http://www.pembrokeshirecoast.org.uk/default.asp?PID=282> for pre-application forms

⁶ See <http://wales.gov.uk/topics/planning/policy/tans/?lang=en>

⁷ Visit <http://www.pembrokeshirecoast.org.uk/default.asp?PID=183> for the Sustainable Design or Renewable Energy SPGs. They can also be obtained from the National Park Office at Pembroke Dock.

5.0 Design Guidelines

- 5.1 As a result of technological advances in both the farming and building industries, new farm buildings tend to be larger than traditional farm buildings and make use of more varied construction materials. It is important that they continue to integrate with the landscape and have positive impacts on biodiversity and habitats, pollution control, the historic and cultural environment and relate well to existing buildings.

Siting

- 5.2 New buildings should sit with existing farm complexes, the existing development can help to give a built context and is less intrusive than new isolated development. It may also be possible to integrate with or extend existing buildings. Practical considerations include ease of access for machinery, vehicles and livestock; shelter; sun/shade requirements; security and drainage needs. In addition, the following advice should help to lessen the building's impact on the landscape:

- avoid prominent sites including those near to public highways and public rights of way;
- where possible site the building below the skyline;
- use existing or new planted vegetation to screen the building or to soften its appearance;
- use the building as an opportunity to screen any existing unattractive buildings;
- avoid siting near to residential properties unconnected with the farm. Potential smell and noise should be taken into account;
- where possible site new buildings parallel or at right angles to existing buildings;
- avoid removing or concealing features of interest such as ponds, trees, hedges or traditional walls and buildings;

- 5.3 Wherever possible when planning a new building, the opportunity should be taken to rationalise the use of existing buildings on the farmstead and to remove buildings of particularly poor appearance or those in a poor state of repair (providing they have no historic merit).

- 5.4 A building on the skyline will break the natural line between the sky and land, and will tend to dominate the landscape and be intrusive. In most cases this can be avoided. Siting below the skyline considerably reduces the potential intrusion of modern farm buildings into the landscape. Where this is not possible careful attention should be given to the design, size, outline and colour of the building and its relationship with the contours of the land. The outlines of the building should be interesting and well balanced in proportion. The distant views of buildings in this situation are particularly important.

Topography

- 5.5 The relationship of a building to the contours of the land is fundamental to its overall appearance. Traditional farm buildings often seem to grow out of the land, partly because they were built of traditional local building materials but partly because the builders shaped each building to fit the site. With larger new buildings this is not quite so easy to achieve. However through careful siting the lines of a building can sit against the landscape backdrop and can hug the sweep of the land closely. A sloping site,

although it may seem more difficult to develop, should not be ignored as it may have several advantages:

- Setting a building into a slope will minimise its impact on the landscape and will help it to merge into its surroundings.
 - The slope can give shelter and a warm aspect.
 - A sloping site may be less productive agricultural land.
 - The spoil from excavation can often be used to reduce the apparent height of the building through sensitive ground shaping through the creation of banks and mounds.
- 5.6 Cut and fill can be the best method of providing a level building site on a steep slope and of setting a building into the landscape. Appearance will be improved by keeping the cut and fill to a minimum. In addition, “stepped” buildings can produce interesting roof patterns. Extensive cut and fill can however result in large expanses of unattractive retaining walls and bare slopes and should be avoided. Taking advantage of a sloping site can result in improvements to the form of buildings

Form and Design

- 5.7 Modern farm buildings need to be carefully designed. Large single span buildings can potentially cause the greatest visual impact.

Consideration should be given to:

- using multi-span structures which reduce the bulkiness of the roof and enable the gable elevation to be in more than one plane;
 - varying the standard rectangular plan;
 - breaking up large flat expanses of walls by using materials of a different colour and texture (e.g. stone below cladding, timber doors, etc.);
 - using different coloured materials for the walls and roof;
 - good construction detailing;
 - dividing the building into two smaller ones which can then be more easily incorporated into an existing group.
- 5.8 The type and colour and texture of external construction materials will greatly affect the impact the building has on the landscape. (Breeze block walls for example can be of relatively poor appearance and are not considered appropriate in sensitive or prominent locations, although account will be taken of the justification for choosing this form of construction).

Type of Material

- 5.9 Traditional local stone is a material which blends well with the rural environment. They can be used to good effect as a plinth to a portal framed and clad building.
- 5.10 Concrete blocks or insitu concrete or natural grey blocks if a high quality can have an acceptable appearance, provided they are not used extensively on exposed elevations. Rendering of concrete or block work is generally acceptable.
- 5.11 The use of concrete materials as a plinth, not exceeding one third of the height of the building, with cladding at the higher level, may be acceptable in many circumstances.

- 5.12 Vertical timber boarding remains a popular cladding material and usually blends successfully with traditional buildings. Horizontal boarding can also be acceptable. Preservative treatments can have acceptable colours. Plywood, blockboard, hardboard and similar sheeted timber materials are generally visually unsatisfactory, and are unacceptable.
- 5.13 Plastic coated metal sheeting can have a good appearance if a suitable colour is chosen. It requires no maintenance, has an extremely long life, erection is simple and the sheets can be re-used. It is available in a range of suitable colours and profiles. As a general rule, the bigger the building, the bigger should be the profile (i.e. the distance between the corrugation which gives the ripple appearance). For smaller buildings traditional rounded corrugation is appropriate.
- 5.14 Self-coloured fibre cement sheets are available in natural or coloured finish. Although it is relatively inexpensive and easy to maintain, its practical drawback is its brittleness, which makes re-use difficult and damage likely if used at ground level. A coloured finish is strongly recommended as the natural finish takes a long time to weather and can be unduly prominent.
- 5.15 Bitumen and mineral fibre board is a lightweight corrugated cladding material which can be used on flat or curved surfaces and is available ready coloured. It has a relatively short life expectancy of around 25 years. It is normally only suitable for use on irregularly shaped or temporary buildings.
- 5.16 Corrugated steel sheeting was traditionally used for many farm buildings and was usually painted to maintain its appearance. Other options include plastic coated or coloured fibre cement sheeting and will normally be acceptable.

Colour of Material

- 5.17 The use of appropriate colour is very important when trying to make the building fit into its surroundings. Dark colours have less visual impact. Most materials come in a range of colours and the following general advice is given:
- use dark matt finishes on roofs and walls such as brown, dark green, black or dark grey which blend well with the landscape and a building will appear to be smaller;
 - choose a darker colour for the roof – the roof reflects more daylight than the walls and so will appear lighter if coloured the same as the walls.
 - avoid a large expanse of a single colour for walls – a blend of materials or shades can be preferable;
 - colour-coated sheets are preferable to some through-colour pigmented sheets, as they give a more even and long-lasting results.
- 5.18 The precise choice of colour will depend on local surroundings, including the colour of any adjacent buildings. The existence of inappropriately coloured buildings nearby will not be acceptable justification for a poor choice of colour or materials.

Construction Details

- 5.19 As farm buildings often consist of large expanses of flat surfaces, good detailing can greatly enhance their appearance. Detailing worthy of consideration include eaves, rooflights, gutters, rainwater pipes, doors, windows and ventilation units. Prominent or sensitive locations are likely to require close attention to detail.

In sensitive locations the following can improve the appearance of the building:

- the apparent scale of the building will be reduced if the roof overhangs the walls, as an horizontal shadow line is created (natural ventilation will also be improved);
 - gutters and rainwater pipes can be important design elements and care should be taken to ensure that they cannot be damaged by livestock and farm machinery;
 - doors, windows and ventilation units should be in proportion to the whole building.
- 5.20 Problems often arise with large doors, particularly on gable ends. The upper corners of the door openings and the 'runners' should be kept well away from the roof to improve appearance. An industrial appearance to doors should be avoided.

6 Landscaping

- 6.1 Tree planting and natural boundary treatments will often be required to integrate and help blend new farm buildings into the landscape. It will also provide protection from strong winds and habitat for wildlife. The need for tree planting will be influenced by the scale and prominence of the building and the adequacy of any existing trees or planting which screens the building from main viewpoints. Careful siting and choice of materials may reduce the need for tree planting. In prior notification cases, if the building is likely to have a significant impact on its surroundings, landscaping may be essential if other ways of reducing the impact cannot be found. Landscaping will always be a matter for detailed consideration for developments which require planning permission. Artificial bunds even when planted can look out of place and should be avoided.
- 6.2 Submitted planting schemes should consider:
- planting in groups and not in evenly spaced rows, unless in shelter belts;
 - choosing species which do well locally and are native to the area;
 - planting some distance away to protect sensitive viewpoints.
 - the risk of damage to buildings from falling branches, gutters becoming blocked with leaves or root damage to foundations;
- 6.3 Planting requirements will normally be the subject of conditions imposed on planning permissions or on approval of details submitted under the prior notification procedure. These will normally cover the means of protection for existing landscape features within the site, the carrying out of the planting within a specified timescale and future maintenance responsibilities. New trees should be protected from rabbits and stock by appropriate fencing. Maintenance conditions will include a requirement to replant any trees which fail to survive for five years.

- 6.4 The Authority has produced a list of native trees and shrubs which occur naturally within the National Park to assist and is available on the Authority's website⁸. Advice is also available from the Authority's Tree and Landscape Officer.

7.0 Extensions to Existing Buildings

- 7.1 Similar considerations will apply to extensions as to new buildings. These should be subservient i.e. smaller in scale than the original building. Normally, the design and choice of materials will be determined by the need to match the existing as closely as possible. However, where the appearance of the existing building is poor and the proposed extension would be prominent an alternative solution may be best. Suggestions may include the construction of a separate building and physical works or landscaping to improve the appearance of the existing building.

8.0 Access Roads

- 8.1 Existing access roads should be used where at all possible. Extensions to existing access roads or new access roads to farm buildings can have a significant impact on the countryside, particularly where the land is undulating or features of interest are removed.⁹ Junctions of new farm roads and public roads will have to satisfy the requirements of the Highway Authority, who may request an alternative siting or specification, for reasons of highway safety or maintenance;

- 8.2 New or extended existing access roads should:

- avoid causing harm to features of interest, such as trees and woodland, ponds, the settings of listed buildings or ancient monuments, etc.;
- follow established field boundaries or contours;
- consider the impact on any neighbouring dwellings not connected with the farm;
- take into account public rights of way (such as public footpaths, bridleways, restricted byways and byways and their users, advice should be sought from the public rights of way section before any changes are made to the surface of any public right of way;
- consider dark surfacing as tarmac or crushed aggregate can be less noticeable in the landscape. Any hard surfacing of a bridleway running along an access road requires prior consultation and consent of the public rights of way team;
- consider whether new tree planting or hedge banks are appropriate

9.0 Other Considerations

There are a wide range of considerations which must be taken into account for any development, and these can be relevant to farm buildings. Each proposal can present different considerations. Pre-application advice can be provided.

- **Biodiversity (Habitats and Species)** the potential for protected species to be present, and for loss or damage to habitat must be considered. Effects on biodiversity of run-off and pollution, including air, water and soil pollution must

⁸ <http://www.pembrokeshirecoast.org.uk/files/files/dev%20plans/AdoptedSPG/NativeTreesShrubs2011.pdf>

⁹ Planning permission may be required for making or altering access roads.

be considered. Enhancements to biodiversity can be incorporated into many schemes, such as barn owl boxes and bat boxes

The effects on biodiversity can often be avoided, minimised or mitigated through careful siting and design. Appropriate management of feed stocks such as silage, and waste arising from any livestock that is housed within the buildings can assist. Technical advice should also be sought from the Environment Agency Wales about pollution¹⁰.

- **Effect on Historic landscape or buildings** Particular care should be taken when the development is within an historic landscape, or would impact on an historic park or garden. Potential impact on listed buildings, buildings of local importance and development within Conservation Areas should be taken into account along with the potential for archaeology and protected monuments and sites.
- **Public Rights of Way** are highways and are protected by law in exactly the same manner as any other highway such as a High Street or dual carriageway. If a new building or associated works are likely to affect a public right of way, either crossing, adjacent to or being used as access this will be considered as part of the planning application process. Permission will not be granted for any development which would prejudice public access onto or through the PROW network unless specific arrangements are made for suitable alternative routes which meet the legal tests. Please seek further advice from the public rights of way team.
- **Water Protection and Pollution Control** standards are required. The Environment Agency can provide advice about this.

10.0 Further Advice

Further advice is available from the Planning Department via the pre-application enquiry procedure.

Please direct your planning enquiries to:

Development Management
Pembrokeshire Coast National Park Authority
Llanion Park
Pembroke Dock
Pembrokeshire
SA72 6DY

Tel: 0845 3457275 Fax: 01646 689076 Email: devman@pembrokeshirecoast.org.uk

11.0 Useful Contacts

Pembrokeshire Coast National Park Authority www.pcnpa.org.uk

| | |
|--------------------------|------------------|
| Access Officer | Anthony Richards |
| Assistant Access Officer | Theresa Nolan |

¹⁰ <http://www.environment-agency.gov.uk>

Tree Officer
Building Conservation Officer

Mike Higgins
Rob Scourfield

Environment Agency www.environment-agency.gov.uk

General Enquiries 03708 506 506
Incident Hotline (to report an incident including pollution) 0800 807060
Agricultural Waste registration 0845 603 3113

Dyfed Archaeological Trust www.cambria.org.uk

Contact telephone 01555 823121

Planning Aid Wales www.planningaidwales.org.uk

Planning Aid Wales is an independent registered charity providing free impartial and professional advice on all aspects of planning in Wales. PAW provides a helpline service for eligible members of the public. Tel 02920 625000

APPENDIX 1 : Do I need planning permission or prior notification?

This will depend on the size of the holding, whether a separate parcel of land is being used, and the development proposed.

Holding Under 5 hectares?

On holdings of less than five hectares (or separate parcel of land of less than one hectare) the erection of any new agricultural building requires formal planning approval.

Holding Over 5 hectares?

On holdings over five hectares some agricultural buildings and other works could be permitted development. If the holding is more than five hectares, and **any** of the answers to the following questions is **YES**, then full planning permission is required. If **all** the answers are **NO**, then the Prior Notification Procedure applies.

Checklist :

- Is the farm holding less than five ha in area or the development to take place on a separate parcel of land less than one hectare? **YES/NO**
- Would it involve the provision of a building, structure or works not designed for agricultural purposes? **YES/NO**
- Would the ground area of the development exceed 465 sq metres? **YES/NO**
- Would the height of any part of any building, structure or works within three km of the perimeter of an aerodrome exceed three metres? **YES/NO**
- Would any part of the development be within 25 metres of a metalled part of a trunk or classified road? **YES/NO**
- Would the development be used for the accommodation of livestock or for the storage of slurry or sewage sludge, **YES/NO**
 - If yes, would it be within 400 metres of the curtilage of a protected building? **YES/NO**
- Would the development involve excavations or engineering operations connected with fish farming? **YES/NO**

The prior notification procedure can be described in two stages:

- i. The farmer or developer is required to provide details of their proposal to the National Park Authority. This should be done by filling in the "prior notification" form and sending it to the Authority, along with the correct fee¹¹ and any supporting information. Twenty-eight days are allowed for the Authority to decide whether their approval is required; were the Authority to indicate that prior approval is not necessary (or fail to give a decision in twenty-eight day period), the work can proceed.
- ii. Progress to the second stage is dependent on whether or not the authority considers prior approval necessary. If this is the case, the farmer or developer is required to submit full details of the proposal, including siting, materials and external appearance. These will be subject to careful consideration by the Authority, who will aim to make a decision within eight weeks of receiving full details. During this period, the Authority may suggest amendments to make the proposal more acceptable.

In deciding whether or not the second stage (ii), i.e. prior approval of details is necessary, Officers will assess whether or not the proposed development is likely to have a significant impact on its surroundings. In making this judgement, regard will be had to:

¹¹ Current fees can be found on our web site at <http://www.pembrokeshirecoast.org.uk/default.asp?pid=132>

- the visual impact of the proposal on the landscape or any potentially adverse effects it may have on conservation interests, such as sites of nature conservation value, listed buildings or ancient monuments and their setting, archaeological sites, conservation areas or areas subject to landscape policies;
- any relevant Local Development Plan policies;
- the design guidelines referred to in this document;
- National Planning Policy and consultation with relevant agencies.

Farmers are encouraged to submit as much detail as possible at the stage of initial notification and to follow the design guidelines set down in this guidance. Sketch elevations or trade literature on materials can be particularly helpful way of conveying the information.

Pembrokeshire Coast National Park Authority

Recreational and Leisure Activities

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

Consultation Draft October 2011

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1.0 Introduction

- 1.1. Policy 35 of the Local Development Plan relates to the Visitor Economy and includes the context for consideration of recreation and leisure proposals in the National Park¹. The policy directs attractions and recreation and leisure proposals to Centres wherever possible in the interests of sustainability. It also recognises that some proposals may need to be located in the countryside but requires evidence to support each case. In all cases the policy would not permit activities which would damage the special qualities of the National Park.
- 1.2. The special qualities of the National Park are highlighted in paragraph 4.56 of the Local Development Plan and Policy 8 sets out how the Authority will seek to protect them.
- 1.3. This Supplementary Planning Guidance provides additional advice on which recreational activities are likely to be considered appropriate for different locations within the National Park.
- 1.4. It is important that all applications are considered in a clear and consistent manner. This information will help to provide applicants with a better understanding of what activities are likely to be compatible with the special qualities of the National Park.
- 1.5. Supplementary Planning Guidance does not form part of the Local Development Plan, but when adopted has significant weight in deciding whether a proposal can receive planning permission.

¹ <http://www.pembrokeshirecoast.org.uk/Files/Files/dev%20plans/finalldp.pdf>.

2.0 Background and Context

- 2.1 The ability to take part in recreational activities and enjoy the outdoors brings benefits to all levels of society. Pembrokeshire has some of the finest opportunities for outdoor recreation in Europe, based around its outstanding marine and coastal environment. The Wales Outdoor Recreation Survey recognises that the county already has one of the highest participation levels in outdoor activities in Wales. The natural beauty of the National Park is valued very highly among local residents and remains one of its strongest features for attracting visitors. The most popular main activity for visitors is to see a natural attraction e.g. coastline, countryside, island or nature reserve etc.
- 2.2 The special qualities of the National Park are those characteristics and features of the National Park which individually or in combination contribute to making this National Park unique².
- 2.3 The Authority's Recreation Management Plan³ uses the special qualities of the National Park to place the environment at the heart of recreation management, and show that conservation and public enjoyment, the two statutory purposes of National Parks in the UK are not only compatible but can be complementary. It takes a proactive approach to encouraging recreation in suitable locations, based around the special qualities of the area and the capacity of a particular place to accommodate any given mix of recreational activities. The Recreation Plan sets out a spatial approach to recreation management which forms the basis of this supplementary planning guidance.
- 2.4 The approach divides the National Park into Recreation Character Areas typified by their landscape features and accessibility (See Map 1 on page 8 of this document). This often leads to particular types of activity orientating to specific parts of the National Park. The environmental tolerance of areas to different types of recreation across the National Park varies. By identifying the particular qualities of each area, it can be established which may be at risk from recreational and leisure activities and influence supply and demand to make sure that recreation is promoted at the most appropriate locations and times. The qualities considered to be most at risk from recreational activity are the sense of remoteness, tranquillity, the natural heritage and visual character of the area.

² See the Local Development Plan (September 2011) <http://www.pembrokeshirecoast.org.uk/default.asp?PID=178>

³ Enjoying the Pembrokeshire Coast National Park, September 2011.

3.0 Recreational Character Areas

- 3.1 Recreational activities can broadly be divided into 4 distinct groups according to their attributes. These are listed in the table in Appendix 1. The table shows that some activities are much more likely to impact on the special qualities of the National Park than others and therefore a management approach for each of the groups is also suggested where these activities take place in the National Park.
- 3.2 The Compass approach to recreational planning being promoted by the Countryside Council for Wales defines geographical areas under 4 recreation opportunity classes:
- Developed formal
 - Development semi-natural
 - Accessible natural
 - Remote natural
- More detail on the characteristics of each of these groups is given in Appendix 2.
- 3.3 A Landscape Character Assessment of the National Park was adopted as supplementary planning guidance by the Authority in June 2011. This identifies distinct landscape character areas within the National Park using the Landmap methodology developed by CCW for the systematic assessment of landscape character. By matching the landscape character areas with the Compass approach and the 4 recreation opportunity classes it has been possible to identify 8 Recreation Character Areas.
- 3.4 The following series of tables list each of the 8 Recreation Character Areas in terms of their characteristic features and highlight the key sensitivities for each area. Finally the potential of each area to accommodate different recreational activities and what is considered to be appropriate within each area is identified.
- 3.5 The following provides a key to the tolerance of each area to support various recreational activities. The boundaries of the groups are not fixed. Individual activities may move from one group to another depending on the scale of the activity, the location or the way it is pursued. Commercial operations or large events are likely to move the activity towards a higher numbered group because of additional numbers or regularity.

| | | | | |
|---|---|--|--|--|
| High Environmental Tolerance | | | | Low Environmental Tolerance |
| Encourage and actively promote, management minimal except to provide associated facilities and access | Encourage and support, management to develop close liaison with users and operators | Encourage with responsible use, management to develop good practice and oversee out of season events | Encourage only proven good practice or out of season, lobby for stricter training, insurance and codes of practice | Do not encourage in this area or encourage elsewhere |

Map 1: Recreation Character Areas in the National Park

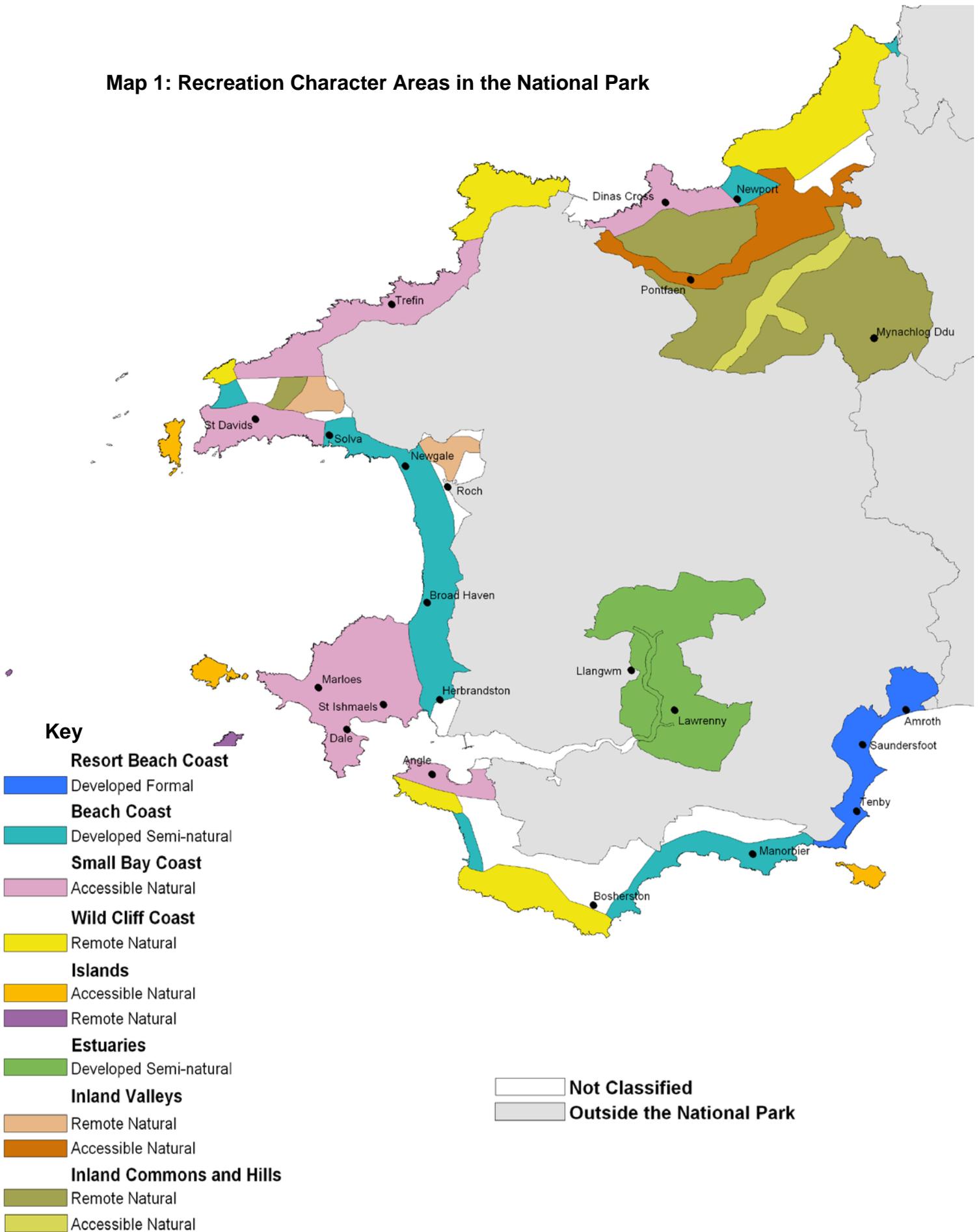


Table 1

| | | | | | |
|--------------------------------------|--|---|---|--|------------------------------------|
| Recreation Character Area | The resort beach coast | | | | |
| Areas | Coast between Penally and Amroth, including Tenby and Saundersfoot. | | | | |
| Overview | These areas contain the most intensive areas for recreation and accommodation and includes the Centres of Tenby and Saundersfoot. Visitors are attracted by the fine, expansive beaches fronted by attractive resort towns providing an extensive range of facilities and services. The beaches are clean, safe and accessible and access and parking is good. These areas are typically lively with significant provision of caravanning, camping, self-catering and serviced accommodation. This is the most intensively used stretch of coast in Pembrokeshire and one of the most popular stretches of the Coast Path. | | | | |
| Compass recreation opportunity class | Developed formal | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Seasonality of recreation. • User conflicts in busy areas and at busy times. • Disturbance caused by motorised water craft. • Parking and congestion problems during busiest times. | | | | |
| Management guidance | <ul style="list-style-type: none"> • Allow all popular activities • May be some tolerance of personal water craft although it is restricted by Tenby and Saundersfoot Harbour Commissions and launching of craft banned at Amroth. | | | | |
| | High Environment Tolerance | | | | Low Environmental Tolerance |
| Tolerance to activities | Beach Activities (passive) Beach Activities (active) Canoeing/Sea Kayaking Cycling (Bridleways/lanes) Dinghy Sailing/Yachting Horse Riding (Bridleway) Rowing Snorkelling Swimming Walking | Climbing Coasteering Diving Dog Walking Angling Surfing Wildlife Boat Trips Windsurfing | Power Kite flying Kite Surfing Power Boating Waterskiing | Beach Riding PWC/Jet skiing Land Yachting Motorised Land Activities | |

Table 2

| | |
|----------------------------------|---|
| Recreation Character Area | Beach coast |
| Areas | Areas between Giltar Point and Castlemartin Range; St Brides Bay from Solva to Little Haven Freshwater East and Freshwater West Barafundle Bay Whitesands Bay Newport Bay Poppit Sands |
| Overview | Typically low coastline with small and large beaches and relatively easy access, parking and launching opportunities. The spectacular coastline is linked by the Coast Path and a small communities which can offer a good range of facilities and services. For many these areas typify Pembrokeshire and support the county's tourism destination reputation in Wales and the UK. |
| Compass recreation | Developed semi-natural |

| | | | | | |
|-------------------------|---|--|--|---|------------------------------------|
| opportunity class | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Access is typically along narrow road which can cause congestion and cause conflict with residents. • Most recreational activity occurs harmoniously • Spare capacity outside the high season | | | | |
| Management guidance | <ul style="list-style-type: none"> • Recreation of a type and scale that will not cause major issues in the small villages or on the beaches/beach heads should be encouraged. • Guard against the introduction of too many urbanising features into the landscape. • Efforts need to be made to reduce car use and additional parking and other formal features resisted. • Possibility of introducing new access routes, particularly for horse-riding and cycling. There may be opportunities for the creation of a multi-user route. • Resist use of inshore water by high-speed craft, although it may be more suitable in these locations outside the peak season rather than in more remote locations. • Cliff angling is popular but awareness raising of problems caused by angling litter must be addressed. • Promote beach use. • Promote walking and swimming to levels which can be tolerated by the character of areas and by local communities. • Beach-based hire should be limited to activities which are acceptable within this area and which are not already provided locally. | | | | |
| | High Environmental Tolerance | | | | Low Environmental Tolerance |
| Tolerance to activities | Beach Activities (passive) Beach Activities (active) Canoeing/Sea Kayaking Cycling (Bridleways/Lanes) Dinghy Sailing/Yachting Horse Riding (Bridleway) Rowing Snorkelling Surfing Swimming Walking Windsurfing | Climbing Coasteering Diving Dog Walking Angling Wildlife Boat Trips | Power Kite flying Kite Surfing Power Boating | Beach Riding PWC/Jet skiing Land Yachting Motorised Land Activities Waterskiing | |

Table 3

| | |
|----------------------------------|--|
| Recreation Character Area | Small Bay Coast |
| Areas | North-west stretch of the National Park, excluding Strumble Head. Southern coastline of St Davids Peninsula Marloes/Dale Peninsula Northern coastline of Angle Peninsula |
| Overview | This area is characterised by cliffs backed by agricultural land overlooking small bays. There is a greater sense of tranquillity and wildness within little intrusive development outside small coastal communities. The coastline is largely regarded as undeveloped creating a sense of connection to the sea and the habitats it supports. It is also often defined by the opportunities it provides for niche-based outdoor recreation. |
| Compass recreation | Accessible natural |

| | | | | | |
|-------------------------|---|--|---|--|------------------------------------|
| opportunity class | | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Access, parking and launching opportunities are limited and also restrict the size of craft. • Undeveloped coast. • Seasonal traffic congestion along narrow roads. • Litter in intensively-used areas such as embarkation points for boat trips. • Safety concerns of some activities such as cliff-jumping. • Poor practice leading to disturbance of cliff-nesting birds, trampling of ecosystems and cliff erosion. • Internationally important for several activities such as climbing, diving and coasteering. | | | | |
| Management guidance | <ul style="list-style-type: none"> • Encourage non-motorised activities • Important to manage visitor numbers. This is currently limited by parking and access and this should not be developed further in order to maintain the undeveloped character of the area. • Encourage activities with the potential to harm wildlife and geology only through responsible use. • Actively promote swimming, snorkelling, cycling and walking. • Use the potential of active adventure and exploration activities to support a more year-round recreation product. • Area is suitable for a range of specialist, low-volume active recreation. • Certain activities which have the potential to impact upon each other should be managed or redirected and codes of practice introduced to avoid damage or disturbance. | | | | |
| | High Environmental Tolerance | | | | Low Environmental Tolerance |
| Tolerance to activities | Beach Activities (passive) Beach Activities (active) Cycling (Bridleways/lanes) Dinghy Sailing/Yachting Horse Riding (Bridleway) Rowing Snorkelling Surfing Swimming Walking Windsurfing | Canoeing/Sea Kayaking Climbing Diving Dog Walking | Coasteering Power Kite flying Kite Surfing Angling | Beach Riding Motorised Land Activities Power Boating Waterskiing Wildlife Boat Trips | PWC/Jet skiing Land Yachting |

Table 4

| | |
|--------------------------------------|--|
| Recreation Character Area | Wild cliff coast |
| Areas | Coast between Poppit and Newport Strumble Head St Davids Head Southern coast of Angle Peninsula Castlemartin Ranges |
| Overview | This area is characterised by open wilder land and seascapes, extensive views, a high level of exposure and remoteness, high rocky cliffs and islets. They are sparsely populated. The feeling of isolation is highly valued in these areas. |
| Compass recreation opportunity class | Remote natural |

| | | | | | |
|-------------------------|--|--|---|---|---|
| Key sensitivities | <ul style="list-style-type: none"> • Solitude and tranquillity (or wildness caused by weather). • Low levels of useage. | | | | |
| Management guidance | <ul style="list-style-type: none"> • Facilities managed to deliberately maintain the sense of unmanaged wildness. • Development is controlled but also surfaces, signage and furniture needs to be limited to protect the wild character. • Quiet recreation in small groups is encouraged but larger groups would cause an unwelcome intrusion in the wider landscape. • Motorised activities should not be permitted but redirected to more appropriate areas, where possible. • Discovery and wildness are given priority. • Any intensification of current activities should be closely monitored for impact on the landscape and wider visitor experience. • Avoid specific site promotion or new access facilities at Strumble. | | | | |
| | High Environmental Tolerance | | | | Low Environmental Tolerance |
| Tolerance to activities | Cycling (Bridleways/lanes) Horse Riding (Bridleway) Rowing Snorkelling Swimming Walking | Beach Activities (passive) Beach Activities (active) Climbing Dog Walking | Canoeing/Sea Kayaking Coasteering Dinghy Sailing/Yachting Diving Power Kite flying Surfing Windsurfing | Kite Surfing Power Boating Angling Wildlife Boat Trips | PWC/Jet skiing Land Yachting Motorised Land Activities Waterskiing |

Table 5

| | | | | | |
|--------------------------------------|--|----------------------------|--|--------------------------------|---|
| Recreation Character Area | Islands | | | | |
| Areas | Caldey, Skomer, Skokholm, Grassholm, Ramsey | | | | |
| Overview | The islands are unique isolated microcosms of natural and human activity, varying according to their location and exposure to the sea. Most of the coast and waters around the islands are protected by national and international conservation legislation. Tourism and recreation are primarily dependent on the health of the natural environment. The sense of remoteness and coastal splendour area also fundamental to the quality of the environment. | | | | |
| Compass recreation opportunity class | Accessible Natural and Remote Natural | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Natural heritage and historic and archaeological diversity. • Sense of remoteness • Wildlife breeding populations – some of which are internationally important colonies. | | | | |
| Management guidance | <ul style="list-style-type: none"> • Encouragement of snorkelling, swimming and walking on and around the islands. • Wildlife trips can be encouraged subject to compliance with the marine code. • Seasonal restriction of motorised craft. • Seeking ways of encouraging sustainable recreation which allows observation of wildlife in their natural habitats so building up future environmental awareness. | | | | |
| | High Environmental Tolerance | | | | Low Environmental Tolerance |
| Tolerance to activities | Snorkelling Swimming | Rowing Walking Beach | Canoeing/Sea Kayaking Dinghy Sailing/Yachting Diving | Angling Wildlife Boat Trips | Climbing Coasteering Cycling (Bridleways/lanes) |

| | | | | | |
|--|--|-----------------------|-------------|--|--|
| | | Activities (passive)* | Windsurfing | | PWC/Jet skiing Power Kite flying Kite Surfing Land Yachting Motorised Land Activities Power Boating Surfing Waterskiing |
|--|--|-----------------------|-------------|--|--|

*Caldey only.

Table 6

| Recreation Character Area | Estuaries | | | | |
|--------------------------------------|---|--|-------------------|---|--|
| Areas | The Daugleddau Estuary and Milford Haven Waterway | | | | |
| Overview | The Daugleddau Estuary is a sensitive areas of low energy, relatively low wind speeds and sense of silence in the upstream areas. It is characterised by mudflats, salt marshes and reed beds with coniferous and deciduous woodland surrounding. It is a popular boating area for sailing and motor craft, canoeing and rowing. Walking, cycling and angling are also popular. The area also has important historic agricultural and industrial landscapes. | | | | |
| Compass recreation opportunity class | Developed – semi-natural | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Tranquillity of the area, especially upstream of Lawrenny. • Marine SAC covers the whole estuary showcasing important marine species such as tide swept songes and molluscs. • Important ecosystem but susceptible to pollutants and discharges which cannot be dispsered as effectively as at the open coast. • Noise can be particularly intrusive in narrower sections of the estuary. • Wash from fast craft can be erosive. | | | | |
| Management guidance | <ul style="list-style-type: none"> • Opportunities for a wide range of recreational activities. • Restriction of high-speed craft upstream of Lawrenny. • Promotion of low-impact land activities. • Promotion of appropriate water recreation in co-operation with Milford Haven Port Authority. • Prioritise promotion of the Haven through initiatives with towns of Pembroke Dock, Neyland and Milford Haven. • Need to reduce congestion pressure from smaller launch sites. • Deep water landing stages in the lower Haven to improve accessibility. | | | | |
| | High Environmental Tolerance | | | | Low Environmental Tolerance |
| Tolerance to activities | Cycling (Bridleways/lanes) Horse Riding (Bridleway) Walking | Canoeing/Sea Kayaking Dinghy Sailing/Yachting Diving Dog Walking Rowing Angling Windsurfing | Power Kite flying | Beach Riding PWC/Jet skiing** Power Boating Waterskiing Wildlife Boat Trips | Kite Surfing Motorised Land Activities Snorkelling Swimming |

**Except Milford Haven Port Authority Ski Zone

Table 7

| Recreation Character Area | Inland Valleys |
|---------------------------|--|
| Areas | Gwaun Valley Middle Mill Brandy Brook/Rhyndaston |

| | | | | | |
|--------------------------------------|--|------------------------|-------------------|---------------------------|------------------------------------|
| Overview | Typically characterised by secluded low-lying wooded valleys, heath, secluded settlements and a mosaic agricultural network. They are tranquil and often intimate areas, relatively sheltered compared with the open coast and which retain a traditional character. These are sheltered environments shaped by agriculture and settlement creating areas of distinctive cultural landscape. | | | | |
| Compass recreation opportunity class | Accessible natural and remote natural | | | | |
| Key sensitivities | <ul style="list-style-type: none"> • Tranquillity, remoteness and historic built resource. • Traditional character. • Distinctive cultural landscape • Agricultural landscape and working populations. • Congestion at small car parks and along narrow lanes at busy times. | | | | |
| Management guidance | <ul style="list-style-type: none"> • Potential to develop walking, horse-riding, cycling (land and mountain biking) and bird watching. • Potential to develop the rights of way network. • Limit facilities outside settlements to necessary signage. • Encourage use of public transport, walking and cycling over car use. | | | | |
| | High Environmental Tolerance | | | | Low Environmental Tolerance |
| Tolerance to activities | Cycling (Bridleways/lanes) Horse Riding (Bridleway) Walking | Dog Walking Angling | Power Kite flying | Motorised Land Activities | |

Table 8

| Recreation Character Area | Inland Commons and Hills |
|--------------------------------------|---|
| Areas | Preseli Hills; St Davids Commons |
| Overview | This area is characterised by open expansive upland areas with distinctive views from hilltops. Much of the landscape is mountainous and exposed with open moorland and heath. There are significant areas of coniferous woodland. There is a sense of remoteness and exposure on the hills that is distinct from that at the coast, supported by the altitude and relative inaccessibility. The value of this historic landscape and past human influence adds to the sense of place of what has gone before rather than how the sea is shaping the coast in the future. |
| Compass recreation opportunity class | Accessible and remote natural |
| Key sensitivities | <ul style="list-style-type: none"> • Sense of remoteness and exposure. • Potential for impact of new activities on existing activities. • Erosion along paths in popular areas. • Concern to local graziers caused by the relatively new activity of paragliding. |
| Management guidance | <ul style="list-style-type: none"> • Promote recreational uses with the knowledge and support of landowners and communities. • Encouragement of low-scale recreation, especially that making use of the cultural landscape. • Opportunities for walkers, dog walkers, cyclists, orienteering and snow sports. • Encouragement of non-motorised sports. • Development of new horse-riding trail and permissive bridleway. • Restrict vehicle recreation. |

| | | | | | |
|-------------------------|---|------------------------------------|-------------------|---------------------------|------------------------------------|
| | <ul style="list-style-type: none"> • Potential for the development of multi-user routes. • Examine potential for more technical mountain bike trails. | | | | |
| | High Environmental Tolerance | | | | Low Environmental Tolerance |
| Tolerance to activities | Cycling (Bridleways/lanes) Horse Riding (Bridleway) Walking | Climbing Dog Walking Angling | Power Kite flying | Motorised Land Activities | |

Appendix 1: The main attributes of activities and suggested management response.⁴

| Group | Main attributes of activity | Examples | Management Response |
|-------|---|---|---|
| 1 | Has health benefits, is non-intrusive, is intrinsically non-polluting and is based on active enjoyment of the special qualities of the National Park. | Walking, cycling, riding, swimming, sea rowing, surfing, sailing. | Encourage and actively promote, management minimal except to provide associated facilities and access. |
| 2 | Has similar attributes to those above, provided the participants are responsible and choose their location/season sensibly, but the activity does have potential for adverse impact. | Climbing, canoeing, coasteering, kite surfing, windsurfing, casual beach riding, dog walking. | Encourage with responsible use, management to develop good practice and oversee out of season events. |
| 3 | May or may not have health or education benefits, but may have public safety consequences and/or environmental impact if pursued in certain ways or at certain locations, and generates complaints from other users. | Wildlife boat trips, organised beach riding, cliff fishing, water skiing. | Encourage only proven good practice or out of season, lobby for stricter training, insurance and codes of practice. |
| 4 | Has limited health benefits, and by its nature or scale may compromise the special qualities of the National Park or character of selected sites. Likely to have public safety consequences and to generate complaints from other users. Is usually powered and has associated sustainability issues. | PWC, speed boat racing, quad biking on public land, hovercraft, raves. | Only encourage in specified areas with strict management / licensing /planning in place/encourage elsewhere. |

The boundaries of the groups are not fixed. Individual activities may move from 1 group to another depending on the scale of the activity, the location or the way it is pursued. Commercial operations or large events are likely to move the activity towards a higher numbered group because of additional numbers or regularity.

⁴ See National Park Management Plan 2009 – 2013
<http://www.pembrokeshirecoast.org.uk/Files/files/Conservation/Conservation%20publications/National%20Park%20Management%20Plan%202009-2013-eng.pdf>

Appendix 2: Characteristics of draft recreation opportunity classes for Wales.

Source COMPASS: Adapted from McCool, Clark & Stankey (2007) An Assessment of Frameworks Useful for Public Land Recreation Planning

| Developed Formal | Developed Semi-Natural | Accessible Natural | Remote Natural |
|--|--|---|--|
| <ul style="list-style-type: none"> • Not remote • Easy to access • Not natural • Highly managed • High frequency of social encounters | <ul style="list-style-type: none"> • Not remote • Easy to access • Semi-natural • Managed • Reasonably frequent social encounters | <ul style="list-style-type: none"> • Remote • Natural • Promoted • Less managed • Frequent social encounters | <ul style="list-style-type: none"> • Remote • Hard to access • Un-promoted • Limited management • Few social encounters |

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