

**Pembrokeshire Coast National Park Authority**

# **Caldey Island**

## Conservation Area Proposals



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

Draft for Consultation - March 2011



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



# CALDEY ISLAND CONSERVATION AREA PROPOSALS

CONTENTS	PAGE NO.
FOREWORD . . . . .	3
1. Introduction . . . . .	5
2. Character Statement Synopsis . . . . .	7
3. SWOT Analysis. . . . .	12
4. POST Analysis . . . . .	16
5. Resources . . . . .	19
6. Public Realm . . . . .	21
7. Island Access & Traffic Management . . . . .	23
8. Community Projects. . . . .	24
9. Awareness. . . . .	25
10. Development. . . . .	26
11. Control . . . . .	27
12. Study & Research. . . . .	28
13. Boundaries . . . . .	29
14. Next Steps . . . . .	31
15. Programme . . . . .	32
16. Abbreviations Used . . . . .	33

Appendix A: Key to Conservation Area Features Map

March 2011

# PEMBROKESHIRE COAST NATIONAL PARK



## **FOREWORD**

This document sets out:

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

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

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

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

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

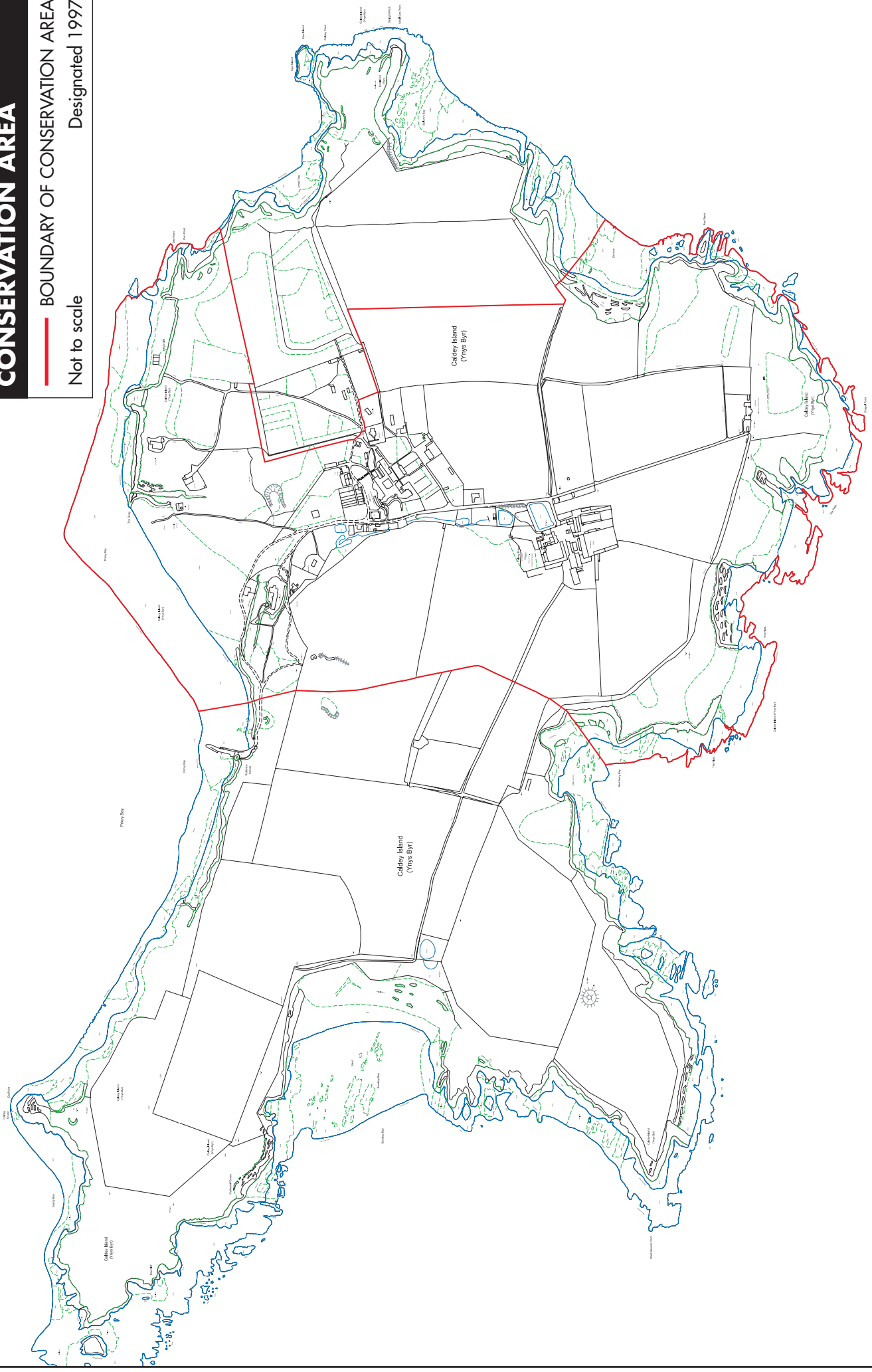
Section 13 considers boundary issues.

Sections 14 & 15 explores delivery.



# Caldey Island CONSERVATION AREA

— BOUNDARY OF CONSERVATION AREA  
Not to scale  
Designated 1997



# 1 INTRODUCTION

- 1.1 The introduction of Conservation Areas resulted from the growing awareness that as well as individual buildings, trees and features, whole areas could be of interest and value. Conservation Areas were first proposed under the Civic Amenities Act 1967 and are now governed by the Planning, Listed Building & Conservation Areas Act 1990. Under the 1990 Act local planning authorities are required to designate Conservation Areas, (Section 69.2) which are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, (Section 69.1).
- 1.2 The historic core of Caldey was **designated** a Conservation Area in August 1997.
- 1.3 Once designated, local planning authorities are required to formally produce **Proposals** for the preservation and enhancement of Conservation Areas. (Section 71).
- 1.4 The PCNPA undertook this work in two distinct stages, each with extensive community consultations:
- i) Preparation of a statement of existing character – In 2002 a **statement of character** was drafted by a working group nominated by Tenby Town Council together with Officers of the PCNPA. Following extensive consultations, a public exhibition, and approval by the Town Council, the Conservation Area **Character Statement** for Caldey Island was formally approved by the National Park Development Control Committee at their meeting on the 12th August 2002 (**This report should be read in conjunction with the Caldey Island 's Conservation Area Character Statement, a synopsis of which is set out in section 2.0).**
  - ii) The second part of the work involved the preparation of a **Proposals Document** setting out how the character of the Conservation Area can be preserved and enhanced. A draft **Proposals** document was prepared by the working group formed part of a local public exhibition inviting comments and suggestions. The draft was widely circulated, inviting comments from a range of interested partners.

- 1.5 Following the receipt of comments, the draft (together with a synopsis of the comments received on it) was considered by Tenby Town Council and subsequently approved by the PCNPA at their meeting on the 20th April 2005.
- 1.6 It is proposed that the PCNPA will adopt the Proposals Document as Supplementary Planning Guidance to the PCNPA Local Development Plan (LDP). The Statement will set the context for considering the effect of development proposals on the character and appearance of the Conservation Area. The Proposals Document will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting Caldey Island Conservation Area.
- 1.7 This report seeks to set out **proposals** to show how the character of Caldey Island Conservation Area can be preserved and enhanced.



# Caldey Island

Conservation Area: Statutory Conservation Designations



Pembrokeshire Coast  
National Park

## Caldey Island

Conservation Area  
Designated 1997

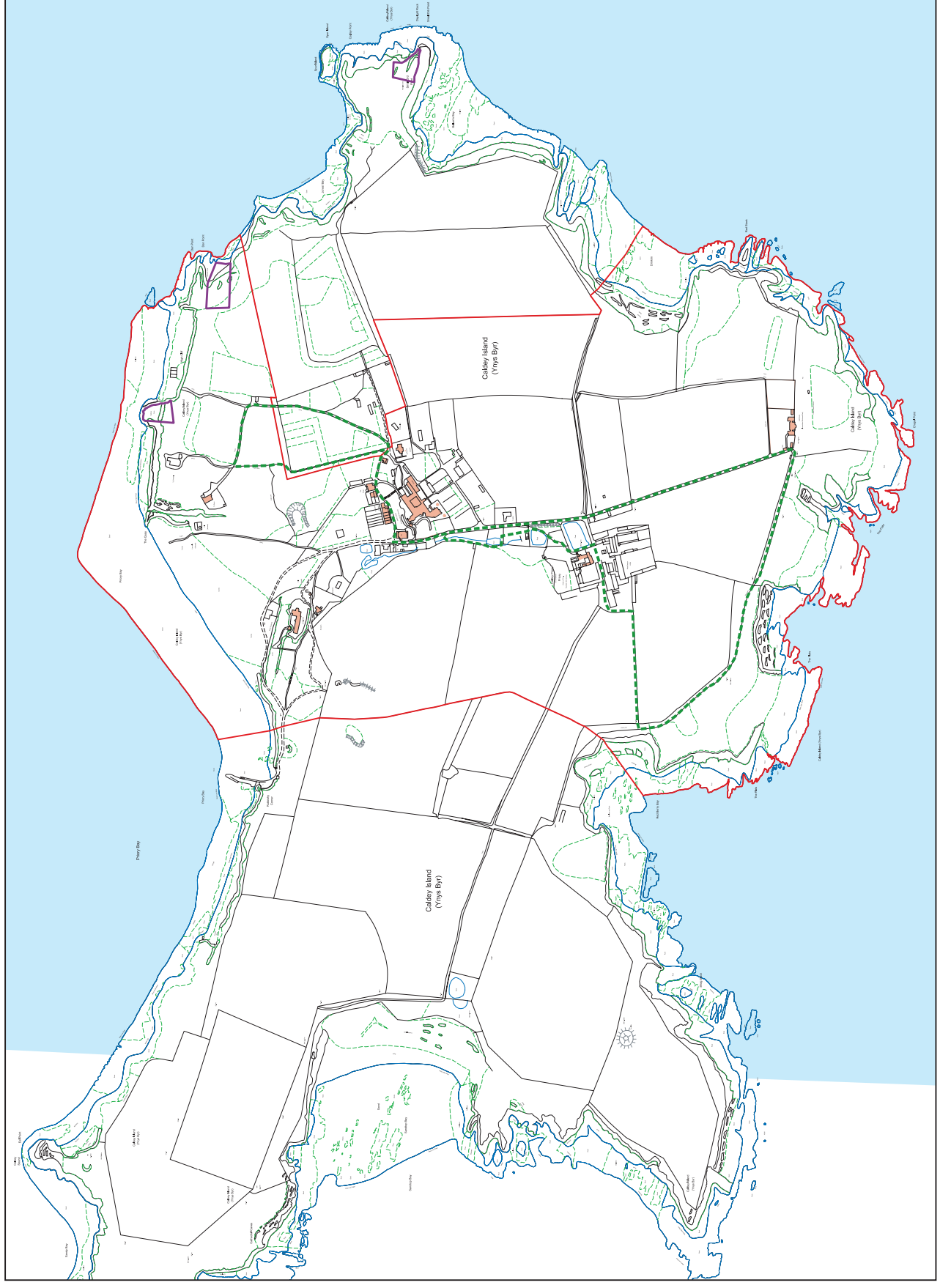
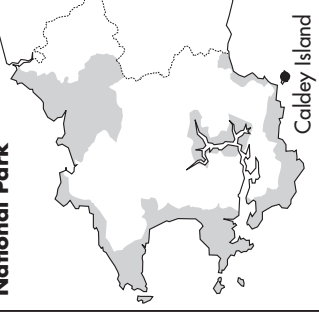
### Key

- Conservation Area Boundary
- Listed Building
- Scheduled Ancient Monument
- Special Area of Conservation
- Permissive Path

### Scale

0 100 200 300 400 500 m

Pembrokeshire Coast  
National Park





## 2 SYNOPSIS OF CHARACTER

This synopsis should be read in conjunction with the Caldey Island Conservation Area Statement (August 2002).

### 2.1 THE CHARACTER OF CALDEY ISLAND CONSERVATION AREA IS IMPORTANT:

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

### 2.2 ORIGINS & DEVELOPMENT



- Important prehistoric settlement, evidenced by finds dating from the Stone Age
- Well-recorded key early Christian centre centred on a monastery said to have been founded by the fifth century Pyro
- Originally, Caldey was a Celtic community with Latin used from the seventh century as evidenced by the inscribed stone in the Priory Church
- Monastic presence continued after the foundation of a priory, shortly after 1113
- Following the Dissolution, the island was tenanted and improved for agriculture
- A Benedictine community was founded in 1906 and a fine new monastery built, this being unique in British history as it was the first monastic community formed since the

Dissolution: the Cistercians continue the monastic presence today.



### 2.3 PHYSICAL CONTEXT, APPROACHES AND VISTAS

- Small island, some 550 acres in extent, the main settlement in a sheltered hollow facing north
- Settlement centred on large monastery surrounded by cottages; outlying houses, farm and medieval priory complex
- Prominent lighthouse complex at south end of Conservation Area; open fields to east and west
- The Character Statement sets out the approaches, views and vistas in greater detail; the main view is from the seaward approach on the north side, but neither modern or medieval monastic complexes are visible from a distance



## 2.4 THE VILLAGESCAPE

### Archaeological Significance and Potential

- Outstanding archaeological significance
- Prehistoric evidence (Palaeolithic flint tools and weapons, Mesolithic flintworks)
- Early Christian evidence (Ogam stone, archaeological artefacts)
- Medieval evidence (Church, Priory, fishponds and cornmill)
- Early modern evidence (walled field enclosures, quarries)



### Architectural & Historic Character of Buildings

- Dominantly early C20 in character, much built 1906-1913 (monastery, cottages, post office, guest house), by John Coates Carter, characterised by striking whitewashed walls and red clay-tiled roofs



- Benedictine period buildings carefully - and in the

case of the monastery - dramatically sited within landscaped grounds

- Older buildings simple in style, some containing important medieval work
- Fine lighthouse complex



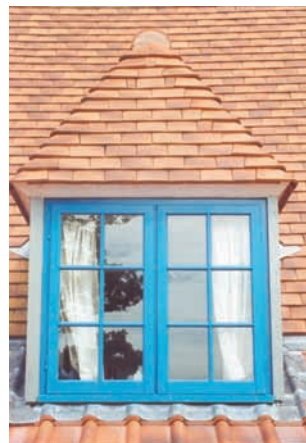
### Prevalent & Traditional Building Materials

- Walls Mostly of local rubble limestone, later buildings mainly rendered and painted
- Roofs Mostly of red clay tiles, some Welsh slate and corrugated sheeting
- Windows and doors Majority of windows with timber casements and some vertically sliding sashes; doors mostly boarded with some panelled examples



### Characteristic Local Detailing

- Roofs Mostly pitched at 40 degrees, some hipped roofs. Much use of clay tiles, both plain and pantile types, these complete with deep bracketed eaves. Otherwise, simple verge and eaves detail. Mostly butt-jointed ridgetiles. Apex/gable chimneys, mostly rendered
- Walls Many buildings rendered, mostly roughcast and whitewashed. Exposed stone on medieval and farm buildings





- Doors & Windows Later buildings with Arts and Crafts small-paned casements, some with leaded lights; painted finish. Some vertically sliding small-paned or cruciform sashes. Mainly boarded doors with painted finish; some panelled examples

### Character and Relationships of Spaces within the Area

- Monastery complex overlooking large village green, which comprises main public space



- Majority of houses and cottages informally set alongside wooded tracks with little or no formal boundaries
- Fine secluded medieval priory complex with gatehouse and fishponds/mill to the north and east
- Large fields with stone walls flanking island road



### Streetscape

- Main north-south road with concrete surface; several roughly metalled tracks.
- No formal pavements

### Important Open Spaces

Key open spaces include: -

- Fields east and west of the main island road
- Village Green
- Common & Dune System

### Trees

The following trees or groups of trees are of

importance: -

- Small group of Scots pine and sycamore south of The Forge
- Apple orchard to the south of the Monastery
- Two mature Monterey Cyprus west of the Schoolroom
- Semi-natural woodland including ash, sycamore, elm, willow in area of fishponds
- Monterey Cyprus and Monterey pine woodland including sycamore and horse chestnut east of village green
- Sycamore woodland with Monterey Cyprus west of village green
- Sycamore woodland with Monterey Cyprus south of access road
- Sycamore woodland with some hazel, holly and field maple at High Cliff
- Group of sycamores south of Caldey Farm
- Belt of young elms fringing pond

## 2.5 IDENTITY

The 'character' of Caldey comprises of more than the landscape, buildings & structures – it has been fundamentally shaped by its inhabitants. Stories, traditions and events are all important keys to understanding and conserving the island. The character statement includes a separate Identity Section, outlining these contributions.

## 2.6 BIODIVERSITY AND GEOLOGICAL CONSERVATION

Whilst there are no statutory nature conservation designations on Caldey Island, its biodiversity is an integral part of the island's appeal to visitors and naturalists, and the island makes an important contribution to local biodiversity in Pembrokeshire and is set out in detail in the Character Statement. The importance of the marine environment surrounding Caldey Island is evidenced by the Carmarthen Bay & Estuaries Marine Special Area of Conservation (CBEMSAC). The open sea adjacent to the coast and foreshore is included in the CBEMSAC which is of European Importance for marine biodiversity and conservation (a range of marine habitats, communities and species including rocky shores and reefs, sand banks, saltmarsh, mudflats and eelgrass beds and the communities and species that they support. Outside of any designated sites, sand dunes, vegetation on coastal slopes, cliffs and cliff tops, field boundaries, woodland and private gardens also provide shelter and food sources for insects, birds and bats. It is important to recognise that management of existing/potential habitats should take account of the conservation requirements of protected species (e.g. bats, owls and lichens). Almost all British bats are dependent on man-made structures at some point during their annual lifecycle (e.g. buildings and walls) as the majority of natural

roost sites have been destroyed or are subject to disturbance. All species of bats and their roosts are protected by national and European legislation, a vitally important dimension to biodiversity in the urban or semi-natural environment. The rare snail *Paludinella littorina*, found on the north coast of the island is also legally protected. Caldey is also one of the top five breeding sites for Herring Gulls in the United Kingdom.







## Pembroke Coast National Park

# Caldey Island

Prominent views into Conservation Area

## Caldey Island Conservation Area Designated 1997

- 1 View from Amroth Castle showing east-west aspect of island with Tenby and St Catherine's in the foreground.
- 2 View from Amroth village showing east-west aspect of island.
- 3 Various views from Tenby (Esplanade, Paragon, Castle Hill, cemetery). Priory Bay prominent with Ty Gwyn set among the trees and Caldey lighthouse prominent on the horizon.
- 4 View from Gurneston Hill showing Priory Bay, Ty Gwyn and lighthouse.
- 5 Fine view of the island from the Ridgeway showing Priory Bay and Sandtop with St Margaret's Island in the foreground. Several buildings visible including Ty Gwyn, lighthouse and the farm buildings/Old Priory.
- 6 Fine panoramic view of Caldey and St Margaret's from Lydstap.
- 7 East-west view of island from Penally village.

### Scale



## Pembroke Coast National Park





### 3 CALDEY ISLAND S.W.O.T. ANALYSIS

#### Strengths

#### Weaknesses

#### Opportunities

#### Threats applying to Caldey Island Conservation Area

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

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

Many of the issues contained within the SWOT analysis are not exclusive to the Conservation Area itself: many relate to the area in general especially Tenby, or Pembrokeshire as a whole.

#### 1.0 STRENGTHS

##### 1.1 Location

The island is unique nationally as an isolated monastic community  
National Park / Conservation Area Designation  
Fine Coastal Setting  
Popular destination for locals and tourists  
Attractive sandy beach & access to other popular beaches  
Unique island location

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

Well conserved Conservation Area of unique character and international importance  
14 Listed Buildings within Conservation Area  
2 scheduled Ancient Monuments within Conservation Area  
Highly important archaeology and architecture on local, natural and international levels  
Conservation Area and surrounding area rich in religious, agricultural and maritime heritage  
Strong support for archaeology and local history  
Unique religious history from early Christian period to modern time

##### 1.3 Architectural significance

Unique palette of materials and form  
Highly significant Arts and Crafts buildings

Highly significant medieval buildings  
Important field system with characteristic walls and joms

- 1.4 **Nature Conservation and biodiversity of European, National and Local Importance**  
Carmarthen Bay & Estuaries SAC (Special Area of Conservation) Natura 2000 Network  
Local biodiversity – important habitats (fields, hedgerows, gardens, buildings and stones walls)  
National and European Law in place to protect species whilst undertaking building works (e.g. bats)

- 1.5 **Important National and International Tourist destination**  
Well established tourist trade  
Features in county and national marketing;  
Popular location for both visitors and locals throughout the year  
Wide range of tourist accommodation in surrounding area  
Wide range of tourist activities in surrounding area

- 1.6 **Accessibility**  
Boat access from Tenby  
National Trail/PROW/permissive pathways/bridleways and cycle tracks  
Improved road network to Pembrokeshire

- 1.7 **Diversity of skills, products, services and amenities**  
Good existing Island accommodation (e.g. Retreat)  
Good range of accommodation in the surrounding area (Hotels, Guest Houses, Self Catering and Caravan Parks)  
There are some separate management resources, though the Monastery employs outside help with specialist skills  
The name Caldey Island is equated with high-value products

- 1.8 **Existing and proposed Community Enhancement Schemes and Community Projects**  
Proposed restoration of Priory  
Potential for restoration of water cress ponds

- 1.9 **Strong identity and “Unique Sense of Place”**  
Strong visual appeal, fine coastal setting  
Buildings concentrated in village centre around green: contrasting open coastal setting.  
Buildings of uniquely differing scales and styles  
Very diverse geology despite small size of island  
Unique island location

The is very little or no vehicular traffic  
Characteristic stone walls and joms  
Monks generating an important spiritual  
“pull” (daily public mass, public access to  
some monastic services)

#### 1.10 Culture & Folklore

Documented ancient and modern history of  
local significance  
Continuing strong interest in the area in local  
heritage  
Place of retreat during quiet periods

#### 1.11 Vibrant & Active Community Spirit

Active religious and lay communities  
Religious and spiritual needs catered for in area  
Welcoming atmosphere  
Historically good quality of life

### 2.0 WEAKNESSES

#### 2.1 Economy/Resources

Fragile Local Economy\*  
Lack of employment opportunities\*  
Remote location\*  
Increasing number of holiday homes  
Local businesses dependant on tourism\*  
High percentage of employment is low-paid  
and unskilled\*  
Outward migration of young/inward migration  
of aged persons\*  
Poor availability of services (dental & health  
care)\*  
Loss of fishing community\*  
Need for more B&Bs in the area

#### 2.2 Public Realm Authorities and Stakeholders

Perceived lack of consultation from the public  
realm\*  
Perceived failure in communications between  
partnerships\*

#### 2.3 Visitor and Traffic Management

Decline in train services particularly in South  
Wales  
Seasonally and weather limits tourism and  
local economy  
Limited island accommodation  
Very limited season (April-October)  
Limited access for food, material and guests  
Possibility that there may be a limited  
awareness of what the island has to offer  
Inadequate interpretative provision for visitors

#### 2.4 Loss of identity or character of area/streetscape

Changes in agricultural practices leading to  
changes in character of landscape and  
identity\*  
Intrusive poles and overhead wires

#### 2.5 Management of public and open spaces

General litter problem  
Footpath erosion and maintenance  
Some areas of unkempt appearance in  
Conservation Area

#### 2.6 Biodiversity

Loss of habitats  
Introduction of inappropriate methods and  
materials damaging to wildlife

#### 2.7 Traffic Management

Some pedestrian/traffic conflict during busy  
periods  
Access dependent on weather conditions

#### 2.8 Building Conservation Awareness

Historic fabric in need of constant care  
Inappropriate materials, design and details in  
the historic built environment  
Lack of awareness and skills deficit in building  
conservation

#### 2.9 Pride of Place

22% Properties needing minor repair  
Unkempt appearance of some buildings in  
Conservation Area

#### 2.10 Development

Poor public perception of planning system  
(transparency, consistency and certainty)

### 3.0 OPPORTUNITIES

#### 3.1 Economy/Resources

Grant Aid and Partnership Initiatives  
(European, National, Welsh Assembly, Cadw,  
WAG, CCW, PCC, Regional, Lottery,  
Community Regeneration Unit, PLANED,  
Voluntary)\*  
Encouragement of partnership working and  
engagement of private sector  
Increase in job opportunities based on natural  
resources of the area\*  
Innovative and sensitive new developments  
and enhancements  
Sustainable and sympathetic progression  
through the 21st Century  
Further development of E-Commerce/IT  
Infrastructure\* (e.g. Broad Band)  
Unrestricted access to Tenby harbour for  
Caldey car owners

#### 3.2 Tourism

Need for common tourism industry strategy\*  
Reaction to market requirements  
Recognition of Caldey as part of a wider  
tourism product within Pembrokeshire\*  
Need to service range of visitors over a larger  
season\*

Short break tourism\*  
 Increase home produced goods to be sold on and off island  
 Potential for marketing/upgrading/extending season of St Philomena's "The Retreat"  
 Opportunities for discrete interpretation

### 3.3 Enhancement

Medieval Priory Complex  
 Proposed veranda and covered Café area to rear of existing cafe

### 3.4 Public Realm

Need for greater cohesion between partners when approaching projects  
 Continue engagement of public sector in infrastructure and environmental improvements

### 3.5 Loss of identity of character of streetscape

Undergrounding of wires  
 Develop sensitive design of street furniture, signage and replacement programme

### 3.6 Biodiversity & Geology

Increase awareness of links between biodiversity and building conservation (e.g. wall flora and bats)

### 3.7 Management of Open Areas

Tree management and introduction of new planting of appropriate species  
 Recognition of historic lanes, tracks and walls and their sense of enclosure  
 Identify and improve neglected and/or inappropriate landscaping, planting or detailing to open areas  
 Investigate issues of litter  
 Investigate issues of dog fouling\*  
 Investigate provision of increased pedestrian access/footpaths/historic trails to outlying parts of island and advertise as part of coastal network  
 Introduction of managed coppicing scheme for firewood

### 3.8 Traffic Management

Resolve any traffic management issues

### 3.9 Loss of identity or character of streetscape

Encourage conservation best practice in use of surfacing and detail  
 Sympathetic replacement of pavements/forecourts on island

### 3.10 Community Projects & Recreation

Provision of hi-tech portrayal of heritage and history  
 Attract new enterprise, assisting life work balance opportunities thorough information

technology\*

Improvement of community co-ordination  
 Support and promote established community schemes and events  
 Promote and support interpretation of the area's heritage (e.g. booklet)  
 Continuation of recording local traditions and folklore  
 Restoration of water cress ponds

### 3.11 Awareness /Visitor Management

Investigate need for further interpretative provision  
 Retain special character & identity  
 Raise quality of place thereby increasing the expectations for a quality product  
 Maintain the balance between tourism and the needs of the local religious and lay communities\*  
 Improve inappropriate commercial advertisement  
 Investigate provision infrastructure of disabled access  
 Investigate a programme of changes/events to encourage visitors to return

### 3.12 Building Conservation

Investigate awareness of financial assistance  
 Increase awareness of existing grant schemes  
 Encourage use of appropriate materials and design in the historic built environment  
 Opportunity for sensitive implementation of the requirement of the DDA  
 Encourage appropriate boundary treatment  
 Improve awareness and skills deficit in building conservation  
 Opportunity for recognition of un-designated archaeological sites  
 Explore the potential of volunteers/educational resources available for restoration projects

### 3.13 Biodiversity

Increase awareness of species conservation issues when undertaking building works (building conservators, architects, builders and owners)  
 Ensure that the application of the principles of building conservation best practice and species and habitat management are carried out during works and the need to comply with legislation when undertaking building works which affect statutorily protected species  
 Sensitive management of habitats (i.e. non-protected species e.g. wall flora)  
 Tree Management Scheme

### 3.14 Development

Encourage sustainable and sympathetic development and redevelopment  
 Prevent unsympathetic development

**3.15 Study & Research Address deficit of skills and research in building conservation**

Built Heritage training  
Research into local archaeology, history and folklore  
Encourage appropriate modern materials, techniques and technology

**3.16 Awareness**

Inappropriate products, materials, design and detail  
Loss of historic fabric, culture, skills, language, traditions and names  
Complacency ("familiarity breeds contempt")  
Threat to biodiversity by lack of awareness when undertaking building works  
A greater awareness of who uses the island, when and why they come may inform marketing

**4.0 THREATS**

**4.1 Economy/Resources**

Effect on surrounding landscape and community of agricultural decline\*  
Continuing outward migration of younger generations\*  
Increasing economic dependency on tourism \*  
Increasing competition from overseas package holidays\*  
Decline of traditional tourism  
The future of the farm and its buildings is a concern in terms of use and repair  
improvements made to encourage tourism may distract from the character of the island

**4.2 Public Realm**

Neglect and "untidiness"  
Increased inappropriate standardisation of products and specifications (e.g. street furniture, signage)  
Lack of maintenance of community in areas

**4.3 Traffic Management**

Inability to satisfactorily address traffic issues  
Inappropriate standardisation of products, design and materials  
Loss of historic fabric and damage to buildings and environment from vehicles and their emissions  
Opening up of forecourts/curtilage walls to accommodate vehicles

**4.4 Awareness**

Inappropriate products, materials, design and detail  
Loss of historic fabric, culture, skills, language, traditions and names  
Level of care for historic fabric

Complacency ("Familiarity breeds contempt")  
Threat to biodiversity by lack of awareness when undertaking building works  
Degradation of open/green areas and historic views

**4.5 Development**

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

**4.6 Biodiversity**

Loss of habitats (danger of urbanisation "tidying up" areas)  
Improper use of jet skis in vicinity of island leads to the disturbance of the sacred atmosphere and gives rise to potential danger for swimmers

## **4 CALDEY ISLAND CONSERVATION AREA P.O.S.T. ANALYSIS**

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

### **Purpose**

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

### **Objectives**

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

### **Strategy**

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

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

### **Themes (Tools)**

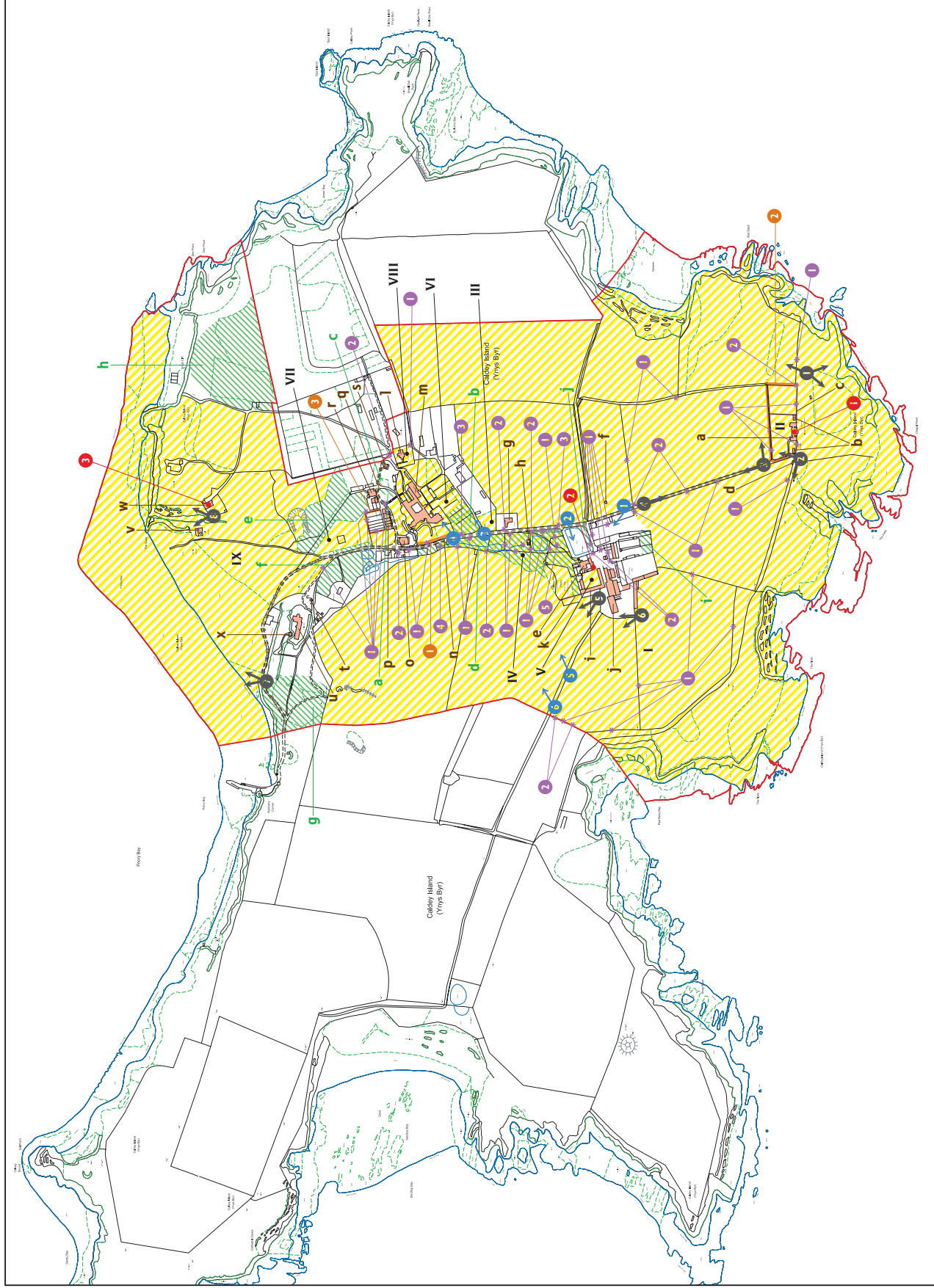
- To develop and implement a co-ordinated programme of proposals based on the following themes:
  - Resources
  - Public realm
  - Traffic management
  - Community Projects
  - Awareness
  - Development
  - Control
  - Study & Research

and these are detailed in sections 5-12 inclusive.



# Caldey Island

## Conservation Area: Features

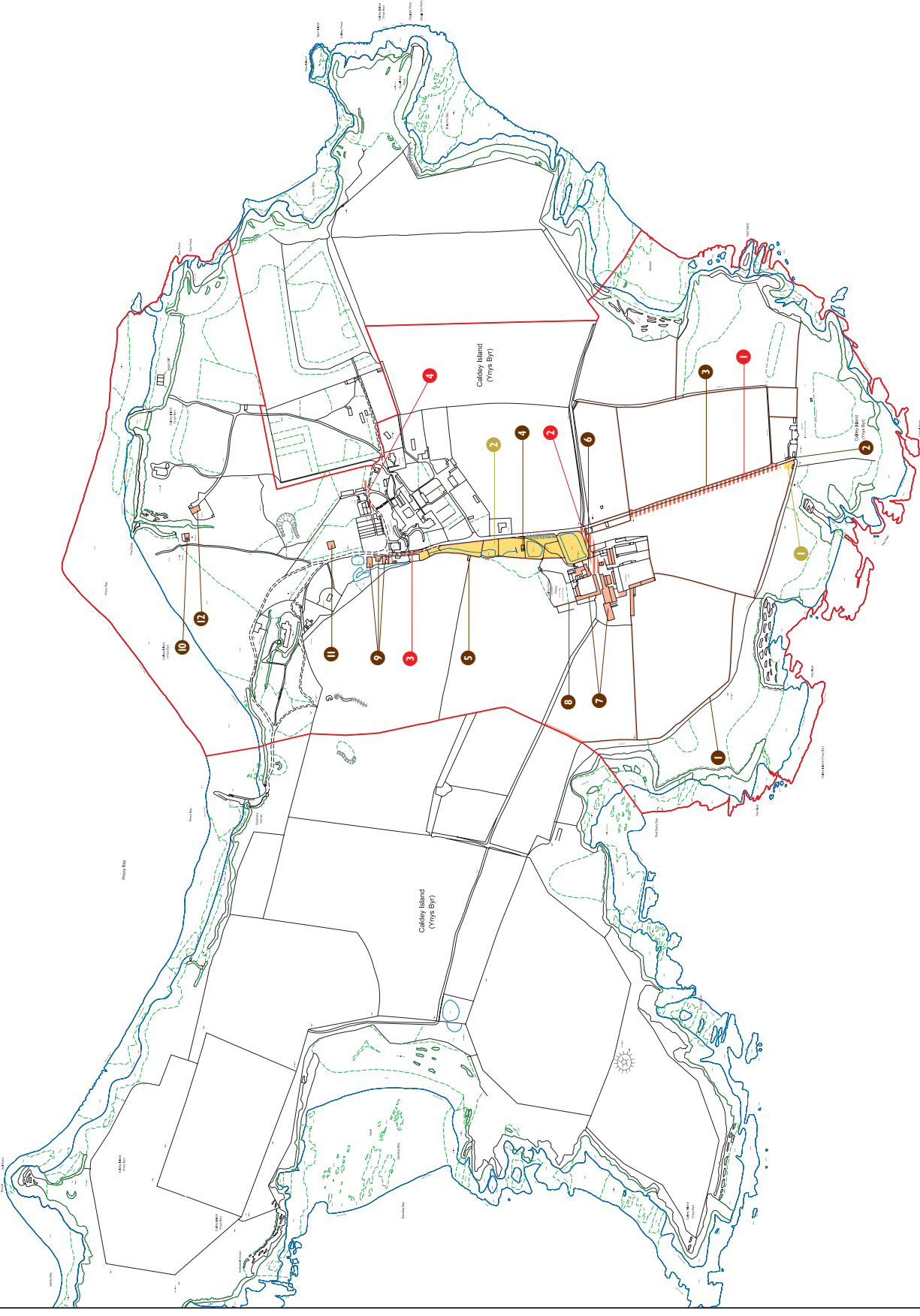


# Caldey Island

## Conservation Area: Opportunities



Pembrokeshire Coast  
National Park



# Caldey Island

## Conservation Area Designated 1997

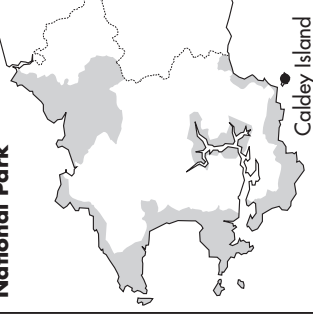
### Key

- Conservation Area Boundary
- Opportunity for enhancement of building
- Opportunity for enhancement of area
- Opportunity for public realm/features enhancement

### Scale

0 100 200 300 400 500 m

Pembrokeshire Coast  
National Park



## 5 RESOURCES

### 5.1 CONSERVATION FUNDING - CADW GRANTS

At present there may be limited funding available from Cadw for schemes within the Conservation Area for repairs to historic buildings. The Authority will encourage greater resources to be directed to Conservation Areas such as Caldey.

#### Principles

Cadw offers two grants:

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

#### Key Policy

- LDP Policy 8 (Special Qualities)

#### Proposals

To ensure that existing Cadw grants are:

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

#### Priorities

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

#### Place

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

#### Partners

Cadw, property owners and project champions, PCNPA.

#### Programme

Part of general awareness campaign.

#### Practice

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

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

#### Principles

National Park Authority in conjunction with Cadw currently offers grants to property owners in Tenby, St Davids and Saundersfoot to encourage the appropriate conservation and enhancement of historic buildings within the Conservation Area. The

Authority is negotiating with Cadw to extend these grants to all Conservation Areas.

#### Key Policy

- LDP Policy 8 (Special Qualities)

#### Proposals

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

#### Priorities

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

#### Partners

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

#### Programme

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

### 5.3 NON-BUILDING CONSERVATION FUNDING

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

#### Principles

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

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

#### Key Policy

- LDP Policy 8 (Special Qualities)

#### Proposals

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

#### Priorities

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

- To encourage the implementation of a visitor management strategy.

**Place**

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

**Partners**

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

**Programme**

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

**Practice**

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

## 6 PUBLIC REALM

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

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

### Principles

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



### Key Policies

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

### Proposal

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

### Priorities

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

- Undergrounding unsightly cables (subject to archaeological and geological considerations).
- Rationalising the design and locations of street furniture
- Sensitive lighting schemes
- Minimise light pollution
- Appropriate design and placing of street furniture
- Appropriate signage
- Retention of special features
- Encourage management of public open spaces
- Developing a tree management scheme
- Integration of biodiversity with conservation of the built environment at all opportunities.



### Place

All of the Conservation Area but with a focus on:

- 
- Poles and wires alongside road to lighthouse
- Poles and wires east of farm buildings
- Poles and wires south of village shop/west of Caldey Abbey
- Poles and wires outside The Forge



### Partners

All those agencies involved in the public realm but especially:

- PCC
- PCNPA
- Environment Agency, British Telecom, Telecommunications Operators, Western Power, Transco, Dwr Cymru, CCW
- Tenby Town Council

### Programme

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

### Practice

All in accordance with:

- Cadw Guidance "Overcoming the Barriers - Providing Physical Access to Historic Buildings"
- Welsh Office Circular 60/96 Archaeology and



#### Historic Areas

- Cadw Welsh Historic Monuments (n.d.) Traffic Management in Historic Areas
- English Heritage (1993) Street Improvements in Historic Areas
- English Heritage (1995) Development in Historic Environment
- English Heritage (1997) Conservation Issues in Local Plans
- English Heritage (June 1993) Conservation Area Practice: guidance on the management of Conservation Areas
- Welsh Assembly Government (1997) Technical Advice Note 10: Tree Preservation Orders
- Welsh Assembly Government (2009) Technical Advice Note 12: Design
- Welsh Assembly Government (Edition 3, July 2010) Planning Policy Wales

## 7 ISLAND ACCESS & TRAFFIC MANAGEMENT

The livelihood of Caldey is solely dependant on its links with the mainland, principally Tenby harbour. Traffic on Caldey Island is restricted to private users on a limited network of unadopted roads and tracks. The resultant informal infrastructure is considered part of Caldey's uniqueness, but nevertheless, traffic is still considered to adversely affect the conservation and enjoyment of the special qualities of the Conservation Area.

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



### Principles

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

### Key Policy

- LDP Policy 52 (Sustainable Transport)

### Proposals

To encourage PCC to incorporate the economic wellbeing of Caldey Island within the Tenby traffic management scheme in line with Section 62 of the Environment Act 1995 as well as island-based schemes including: -

- Consideration of pedestrian friendly schemes, traffic calming, parking, disabled access, cycling and walking networks.
- The enhancement of the main approach (e.g. jetty).
- Investigation of vehicular usage.
- Conservation best practice in use of surfacing and

detail (Traffic Management in Historic Areas Cadw (2001))

### Priorities

The whole of the Conservation Area, its setting and mainland links need to be incorporated in any traffic management scheme.

### Place

The whole island.

### Partners

PCC, PCNPA, Dyfed Powys Police Authority, Tenby Town Council, Monastic Community and lay community residents of the island.

### Programme

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

### Practice

In accordance with

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

## 8 COMMUNITY PROJECTS

Local people, the island inhabitants (religious & lay) together with organisations have much to contribute to the conservation and enhancement of the special qualities of the Conservation Area.



### Principles

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

### Key Policy

- LDP Policy 8 (Special Qualities)

### Proposals

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

### Priorities

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

### Place

Throughout the Conservation Area and for example: -

- Restoration of medieval fishponds
- Restoration of watercress beds
- Restoration of medieval Priory
- Repair of stone walls

### Partners

Monastic community and the lay community, Tenby Town Council, PCNPA, PLANED, PCC (CRU), CCW, PAVS, Dyfed Archaeological Trust, Tenby Walled Town Residents Association and harbour users, local groups and individuals involved in community support.

### Programme

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



## 9 AWARENESS

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

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

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

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



### Principles

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

### Key Policies

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

### Proposals

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

### Priorities

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

- Domestic details – windows, doors, Arts & Crafts detail, walls, gate joms etc
- Commercial signage, shutters and illumination schemes
- Public realm works – lights, furniture, street surfaces, signage etc
- Provision of sensitive interpretation
- Retention of the atmosphere of the Island



### Place

Throughout the Conservation Area.

### Partners

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

- The Cistercian Order
- Individual property owners & tradespeople
- Statutory undertakers
- National Park Authority
- National, Regional and local bodies and societies

### Programme

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

### Practice

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





## 10 DEVELOPMENT

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

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



### Principles

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

### Key Policies

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

### Proposals

- To identify opportunities for development in line with the LDP
- To prepare/assist with design/development briefs for key sites and buildings
- To work with developers at pre-application stage

to ensure that their proposals conserve and enhance the special qualities of the Conservation Area

- To develop a general guidance note for applicants
- To encourage full, detailed planning/listed building applications of all development and redevelopment proposals (including drawings of the neighbouring structures/areas).
- To ensure wide consultation on all development proposals in the Conservation Area

### Priorities

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

### Place

Throughout the Conservation Area but especially potential sites / buildings for re-development / enhancement within the Conservation Area as follows: -

- Boundary walls
- Oil Stores, Caldey Lighthouse
- Wall east of road to lighthouse (requires reinstatement)
- Mill and environs
- Old Cottage
- Medieval Priory Complex
- Farm Courtyard and farm buildings
- Remains of walled garden
- Buildings west of village green
- Remains of limekiln
- Tearoom, Village green

### Partners/Developers

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

### Programme

**Proactive:** preparation of/ assistance with development briefs

**Reactive:** to applicants proposals

### Practice

All in accordance with:-

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



## 11 CONTROL

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

### Principles

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

### Key Policies

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

### Proposals

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

- Consideration be given to revoking, making and varying Tree Preservation Orders where appropriate

### Priorities

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

### Place

All of the Conservation Area.

### Partners

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

### Programme

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

## 12 STUDY & RESEARCH

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

### Principles

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

### Proposals

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

### Priorities

- Research into local historic building techniques and types and sources of traditional building materials e.g. stone, brick, slate, tiles, lime renders and mortars, local blacksmithing for architectural ironwork etc.
- Research into local traditions and folklore
- Caldey Island website (Building Conservation Element)
- Tourist Guide / Booklet (Building Conservation Element)

### Place

Across the Conservation Area and its setting.

### Partners

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

### Programme

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

**Reactive:** Ongoing.

## **13 CONSERVATION AREA BOUNDARY**

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

The landscape and coastal setting of Caldey is of outstanding historic, archaeological and ecological importance. Of immediate importance is the farmland to the east and west of the conservation area including the headlands and beaches and also St Margaret's Island and the intertidal areas between.

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

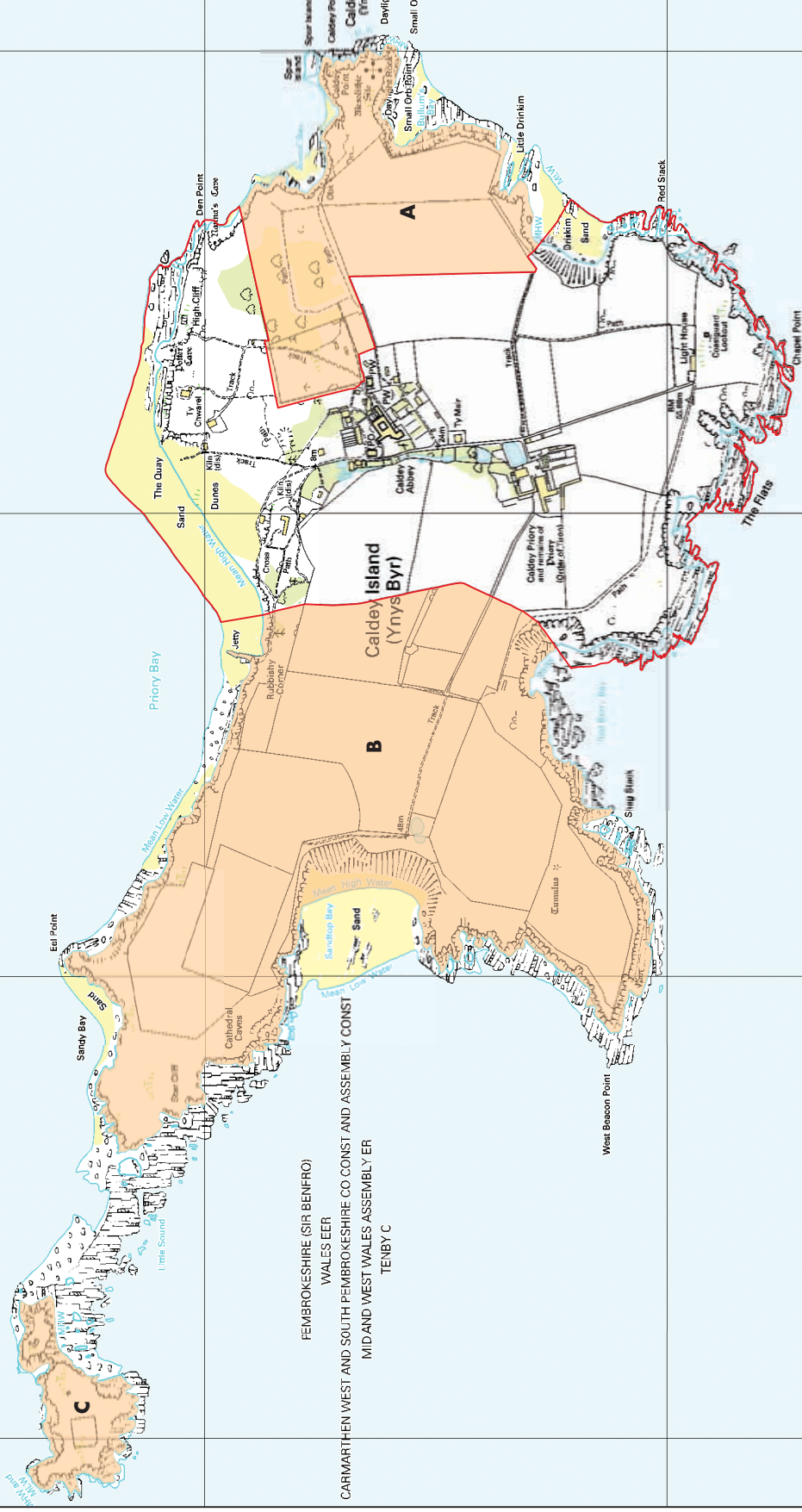
### **13.2 CONSERVATION AREA BOUNDARY REVIEW**

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

- St Margaret's Island and the intertidal area
- Farmland to the east and west

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

- A** Land to the east of Caldey Abbey including former monastic gardens, outlying fields, Jones' Bay and Bullin's Bay - important Mesolithic site.
- B** Land to the west of the village including characteristic stone-walled fields, tracks and Sandlop Bay.
- C** St Margaret's Island including important archaeological remains.





## **14 NEXT STEPS**

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

## 15 CALDEY ISLAND CONSERVATION AREA PROGRAMME

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

## 16 ABBREVIATIONS USED

BT	BRITISH TELECOMMUNICATIONS
CABE	COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT
CBEMcSAC	CARMARTHEN BAY AND ESTURIES MARINE CANDIDATE SPECIAL AREA OF CONSERVATION
CCW	COUNTRYSIDE COUNCIL FOR WALES
CROW	COUNTRYSIDE AND RIGHTS OF WAY ACT 2000
CRU	PEMBROKESHIRE COUNTY COUNCIL (COMMUNITY REGENERATION UNIT)
DDA	DISABILITY DISCRIMINATION ACT (DDA) 1995
EA	ENVIRONMENT AGENCY (WALES)
LDP	LOCAL DEVELOPMENT PLAN
PAVS	PEMBROKESHIRE ASSOCIATION OF VOLUNTARY SERVICES
PCC	PEMBROKESHIRE COUNTY COUNCIL
PCNPA	PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
PLANED	PEMBROKESHIRE LOCAL ACTION NETWORK FOR ENTERPRISE AND DEVELOPMENT
SPAB	SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
SSSI	SITES OF SPECIAL SCIENTIFIC INTEREST
WAG	WELSH ASSEMBLY GOVERNMENT

**KEY TO CALDEY ISLAND CONSERVATION AREAS FEATURES MAP****LANDMARK BUILDINGS – red circle**

1. Caldey Lighthouse
2. Priory Church Spire
3. Tŷ Gwyn

**BUILDINGS OF LOCAL SIGNIFICANCE – brown circle, lower case text**

- a. Caldey Lighthouse
- b. Outbuildings to Lighthouse
- c. Walled enclosures Lighthouse
- d. Oil Tank, Caldey Lighthouse
- e. Caldey Priory
- f. Field barn east of farmhouse
- g. Tŷ Mair
- h. Mill and stone leet
- i. Farm courtyard
- j. Farm Buildings
- k. Remains of walled garden
- l. St Davids Church and churchyard
- m. Caldey Abbey
- n. Walls and Gate, Caldey Abbey
- o. Caldey Post Office
- p. Cottage Row
- q. SS. Joseph and Peter
- r. The Forge
- s. Village Schoolroom
- t. Limekiln
- u. St Philomena's
- v. Remains of limekiln
- w. Tŷ Gwyn
- x. Tower chapel

**LOCAL FEATURES – purple circle, white text**

1. Stonewalls
2. Stone joms
3. Hedge
4. Medieval Fishponds
5. Standing Stone

**KEY VIEWS – black arrow, white text**

1. View towards wide expanse of mainland from Tenby to Worm's Head. Pine trees at High Cliff and limestone cliffs prominent in foregrounds
2. Fine views from Lighthouse west towards limestone cliffs and access to mainland from (Trewent Point – first points west of Freshwater East), Giltar Point, Penally and Tenby. Stonewalled fields, farm buildings and spire of Priory and Tŷ Gwyn visible to foreground
3. View from Lighthouse north and east showing panoramic coastline; seafront terraces of Tenby prominently visible
4. View from track south towards lighthouse
5. Views over sea towards Tenby and Penally from farm buildings
6. Views from farm towards Tenby, St Catherine's and Penally. High Cliff and Tŷ Gwyn prominently visible
7. Panoramic view of Tenby, St Catherine's and surrounding coastline
8. Fine panoramic views of coastline and Tenby

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

1. Glimpse of Priory Church Tower from track
2. Glimpse from track across yard to medieval priory
3. Glimpse of Monastery minaret through trees



4. Glimpse of monastery through trees
5. Glimpse of tops of St Martins Tower, kitchen tower and minaret of monastery rising from trees. Also glimpse of rooftops of guesthouse
6. Glimpse of oratory, rooftops of Guest House, Tŷ Gwyn, tower at SS Peter and Joseph and the roofscape of the monastery

**KEY CURTILAGES/FRONTAGES –orange circle, white text**

1. Walls and gate, Caldey Island
2. Walled enclosure, Caldey Lighthouse
3. Garden walls, Cottage Row

**IMPORTANT OPEN SPACES – black text**

- i. Farmland around Priory and south of Monastery including coastal slopes
- ii. Walled enclosures at Caldey Lighthouse
- iii. Orchard to southwest of monastery
- iv. Medieval fishponds
- v. Priory Courtyard
- vi. Abbey Gardens/ Monastic Enclosure
- vii. Village Green
- viii. St Davids Churchyard
- ix. Land to north of village green, dunes and beach

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

- a. Small group of Scots pine and sycamore
- b. Apple orchard
- c. Two mature Monterey cypress
- d. Semi-natural woodland including ash, sycamore, elm, willow.
- e. Monterey cypress and Monterey pine woodland including sycamore and horse chestnut.
- f. & g. Sycamore woodland with Monterey cypress
- h. Sycamore woodland with some hazel, holly and field maple
- i. Group of sycamores south of Caldey Farm
- j. Belt of young elms fringing pond

## **KEY TO CALDEY ISLAND CONSERVATION AREA OPPORTUNITIES MAP**

### **BUILDINGS IN NEED OF CONSERVATION/ENHANCEMENT**

1. Boundary walls
2. Oil Stores, Caldey Lighthouse
3. Wall east of road to lighthouse (requires reinstatement)
4. Mill and environs
5. Old Cottage
6. Medieval Priory Complex
7. Farm Courtyard and farm buildings
8. Remains of walled gardens
9. Buildings west of village green
10. Remains of limekiln
11. Tearoom, Village Green
12. Tŷ Gwyn

### **OPPORTUNITY FOR ENHANCEMENT OF AREA**

1. Storage Tanks west of Lighthouse
2. Fishponds/Mill/Old Cottage

### **OPPORTUNITY FOR PUBLIC REALM ENHANCEMENT**

1. Poles and wires alongside road to lighthouse
2. Poles and wires east of farm buildings
3. Poles and wires south of village shop/west of Caldey Abbey
4. Poles and wires outside The Forge