

Pembrokeshire Coast National Park Authority

Manorbier

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**

MANORBIER CONSERVATION AREA PROPOSALS

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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 Manorbier'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 Manorbier 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 outlying areas and boundary issues.

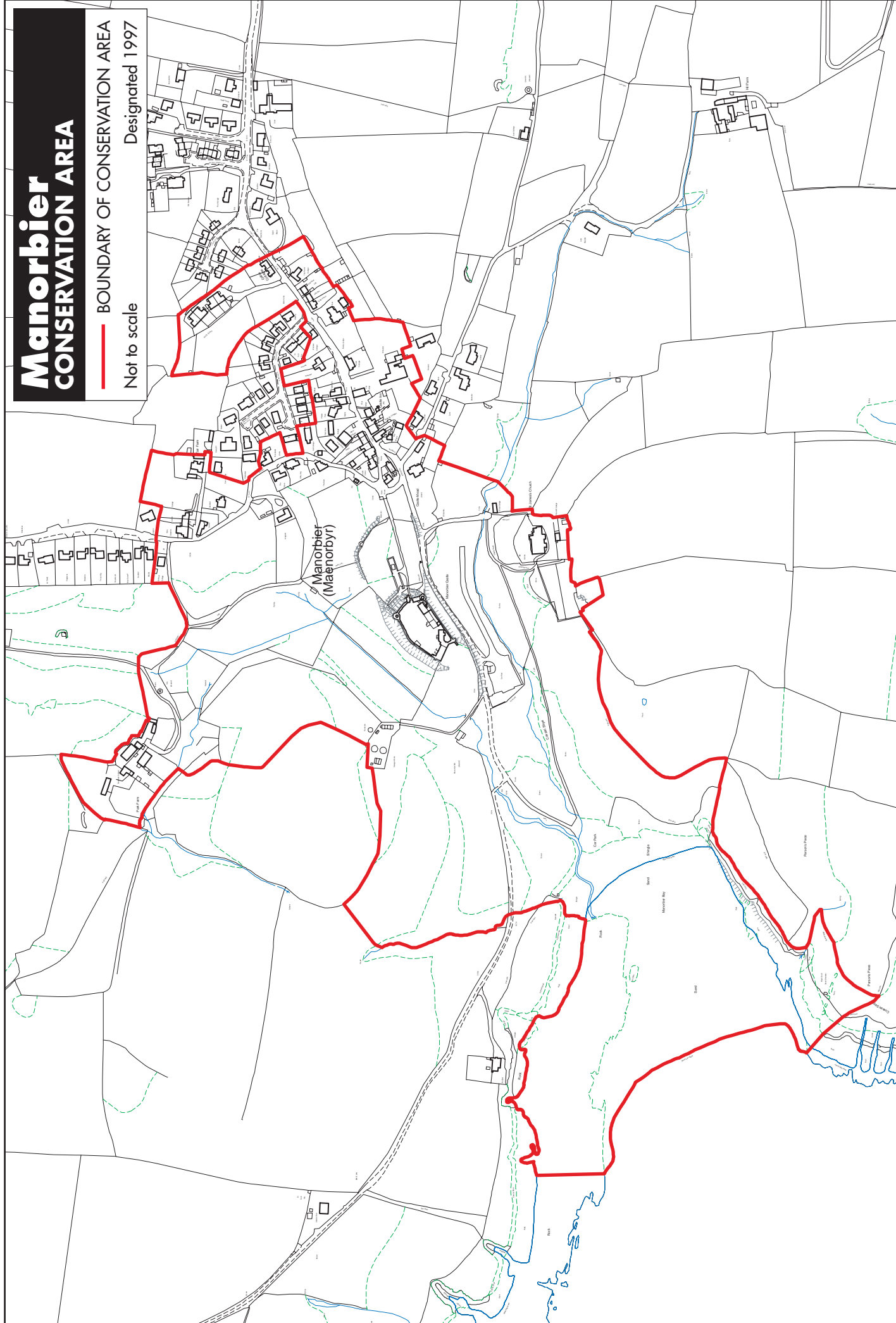
Sections 14 & 15 explores delivery.

Manorbier CONSERVATION AREA

— BOUNDARY OF CONSERVATION AREA

Not to scale

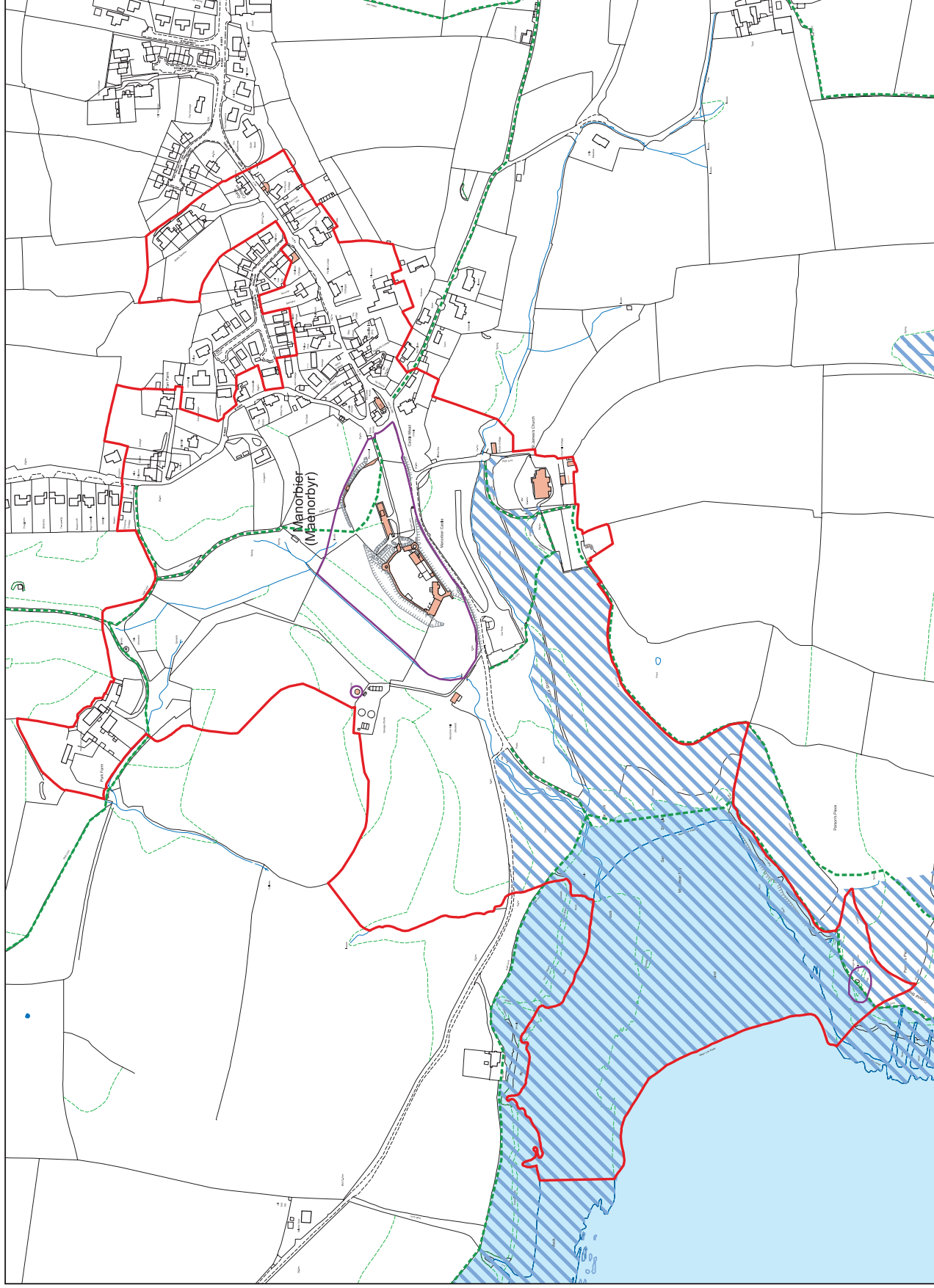
Designated 1997



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 Manorbier was **designated** a Conservation Area in 1998.
- 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 2001 a **Statement of Character** was drafted by a working group nominated by Manorbier Community Council together with Officers of the PCNPA. Following extensive consultations, a public exhibition, and approval by the Community Council, the Conservation Area **Character Statement** for Manorbier was formally approved by the National Park Development Control Committee at their meeting on the 12th September 2001 (**This report should be read in conjunction with the Manorbier 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 Manorbier Community Council and subsequently approved by the PCNPA at their meeting on the 16th February 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 Manorbier Conservation Area.
- 1.7 This report seeks to set out **proposals** to show how the character of Manorbier Conservation Area can be preserved and enhanced.





Manorbier Conservation Area Designated 1997

Key

- Conservation Area Boundary
- Listed Building
- Scheduled Ancient Monument
- Site of Special Scientific Interest
- Special Area of Conservation
- Public Right of Way/Coast Path

Scale



Pembrokeshire Coast National Park



2 SYNOPSIS OF CHARACTER

This synopsis should be read in conjunction with the Manorbier Conservation Area Statement (September 2001).

2.1 THE CHARACTER OF MANORBIER 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 good design
- in promoting cultural tourism and marketing
- as an amenity and asset on an international and national level



2.2 ORIGINS & DEVELOPMENT

- The settlement of Manorbier dates back to the Early Christian period, with abundant prehistoric remains in the area and was apparently heavily populated in Neolithic times. The settlement was important in Celtic history, associated with Pyr, a C7 local priest



- The castle is first mentioned in 1146, extensively rebuilt though the C13, complete with fishponds, deer park and orchards according to a contemporary description by Giraldus Cambrensis, who was born at Manorbier



- In the late C12 Giraldus wrote eloquently of his birthplace (see Character Statement 4.21-*“There the house stands, visible from afar because of its turrets and crenellations, on the top of a hill which is quite near the sea and which on the western side reaches as far as the harbour. To the north and north-west, just beneath the walls, there is an excellent fish-pond, well constructed and remarkable for its deep waters. On the same side there is a most attractive orchard, shut in between the fish-pond and a grove of trees, with a great crag of rock and hazel-nut trees which grow to a great height.”*



- A stone church was begun in the C12, said to have occupied an earlier site enlarged considerably C13-C15 after which it was granted to Monkton Priory
- A settlement grew during the Norman period, as evidenced by extensive surviving strip fields close to the village
- In the later C19, the village was extensively rebuilt, being a fashionable seaside retreat, many of the buildings dating from this period.
- It is clear that Manorbier has provided a habitat for the settlement of man since earliest times and possesses attractive qualities which endure to the present day.



2.3 PHYSICAL CONTEXT, APPROACHES AND VISTAS

Village set at head of coastal valley with fine coastal views, flanked to the north by the castle, and the church to the south. The village is centred around a sharp bend in the B4585 at a junction with two smaller roads. The B4585 enters Manorbier on a loop off the A4319 Tenby to Pembroke route and the village is equidistant between these two towns (6 miles to each), not being a through route to anywhere else, therefore a safe haven for residents and tourists. The sheltered approach to the beach from the village affords vistas which open out dramatically as one approaches the sea and invite further exploration of the coastline. Tidal patterns combined with the everflowing stream to create an ever changing beachscape part sand, part gravel, sea and stream. Away from the coastal aspect, the village is extensively set among trees. There are a number of important **approaches** set out in the Character Statement, as well as a fine variety of **vistas**, both landwards and to sea.



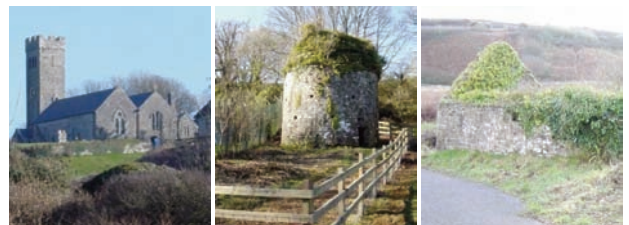
2.4 THE VILLAGESCAPE

Archaeological Significance and Potential

- Important prehistoric remains include: the King's Quoit Neolithic Burial Chamber ("The Cromlech"), castle or church (possibly pre-medieval sites) within the Conservation Area. Extensive prehistoric remains in surrounding area.
- Extensive medieval built remains including castle,

church, Church Hill, Shute Cottage, dovecote and mill

- Extensive medieval features and groundworks including fishponds, strip fields and deer park.



Architectural & Historic Character of Buildings

- Dominant 'icon' buildings include castle, church and dovecote
- Most buildings of C19 appearance, some with earlier cores (Church Hill, Shute Cottage)
- Most later buildings of simple appearance, except centrally located village hall
- Prominent limestone curtilage walls, some bounding large gardens



Prevalent & Traditional Building Materials

- Majority of buildings in local limestone rubble
- Majority of buildings have smooth stucco or roughcast finish
- Windows traditionally timber vertical sliding sashes with painted finish; painted doors, panelled or boarded.
- Roofs generally of natural slate.



- Roofs: traditionally of North Wales slate with plain eaves and verge details, except later Victorian decorative bargeboards (e.g. Glyder). Pitch generally of 40 degrees with blue/black butt ridge tiles; brick, stone or rendered chimneys
- Doors/windows: traditionally of vertical sliding painted sashes, 12 or 4-paned; some bay windows. Timber painted doors, panelled or boarded.



Characteristic Local Detailing

- Majority of houses of simple 'seaside' character; some exceptions, notably the fine Arts & Crafts Village Hall



- Walls: exposed limestone on medieval and some later buildings. Most properties smooth-rendered (often scribed) or roughcast. Predominant garden walls of rubble with varied copings

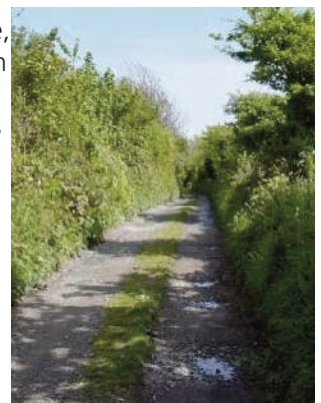


Character and Relationships of Spaces within the Area

- Village centre with strong sense of roads twisting tightly between limestone walls following the contours of a hilly site. Strong sense of enclosure despite existence of some large gardens and small paddocks. Denser layout in village core around village hall.



- In contrast to the above, castle and church set on valley sides of coastal headlands: valley slopes covered in scrub with fine sandy beach: outlying farmland. The coastal path runs through the beach with a network of other paths linking to surrounding villages.



Streetscape

- Roads of standard tarmac finish
- Modern utilitarian lighting
- Intrusive poles and overhead cables, especially in village core.

Important Open Spaces

Key open spaces include:

- Manorbier Beach and flanking headland including car park and scrubby slopes to south.
- Setting of Manorbier Castle, mill, fishponds and dovecote.
- Setting of Park Farm including limekiln.
- Setting of St James's Church including medieval cemetery, new cemetery, Shute cottage, paddock south of Castle Mead, Castle Mead garden and remains of Old Rectory. Field east of Castle precincts
- Land west of Pembroke Road. Pasture west of Awelon and paddock west of Long Park
- Meadows to west of Morfa Terrace
- Verge east of Warlow's Cottage
- Gardens of Balmaha and Devonia
- Recreation Area
- Lawned area alongside driveway to Tarr Farm
- Memorial Garden
- Verge and hedgerow on bend of road



Trees

Trees figure prominently throughout the Conservation Area, except in the exposed areas around the village hall and Pembroke road, mostly in the form of

sycamore and beech. Particularly fine mature specimens exist within the environs of Morfa Terrace, Glan-y-mor and Fernley Lodge, while an avenue of sycamore flanks the castle gate. To the north-west is a denser group of trees around Park Farm. In recent years invasive species including sycamore saplings, willow and the shrub Japanese knotweed have colonised areas of the Conservation Area. In some locations, prolific growth of saplings has blocked cherished local views (e.g. of the sea and castle)

Trees important to the setting of the Conservation Area (see features map for greater detail and location)

- Trees on north and east sides of Beach Car Park
- Blackthorn hedge along footpath north-west of Shute Cottages
- Woodland north-west of mill and trees/scrub in vicinity of dovecote alongside footpath
- Trees along footpath west of church including pines
- Woodland north of water treatment works
- Wooded marshland to both sides of footpath to Park Farm and wooded slope to east
- The 'Tunnel'
- Trees north west and south of Long Park
- Trees in Castle grounds
- Trees within curtilage of and fringing Morfa Terrace
- Trees on the boundary and within curtilage of Fernley Lodge
- Trees to north of Glan-y-Mor
- Trees in garden of May Cottage
- Trees along road boundary of Castle Mead
- Tree in garden of Ashley House

2.5 IDENTITY

The 'character' of Manorbier 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 village. The character statement includes a separate Identity Section, outlining these contributions.

2.6 BIODIVERSITY AND GEOLOGICAL CONSERVATION

Manorbier's biodiversity is important in national and local terms and is set out in detail in the Character Statement. The Conservation Area is partly included in the Freshwater East Cliffs to Skrinkle Haven Site of Special Scientific Interest which is nationally important for habitats and species, and for geology and landform. The intertidal areas and open sea adjacent to the Manorbier coast are included in the Pembrokeshire Marine Special Area of Conservation. The PMSAC is of European importance for marine biodiversity and conservation. Where SSSIs are concerned, the NPA has obligations under Section

28G of the Wildlife and Countryside Act 1981 as amended by the CROW Act 2000 to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological features by reason of which the Site is of Special Scientific Interest.

Although outside the SSSI there are a number of important semi-natural habitats in the Conservation Area, e.g. the partly wooded limestone valley above the fishponds. The fishponds and environs an example of fen and other wetland habitat with a potential for open water habitat. Within the village, limestone walls and trees support a diverse flora, including ferns and lichens. 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 be aimed at conserving or encouraging 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, dovecotes, limekilns) 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.





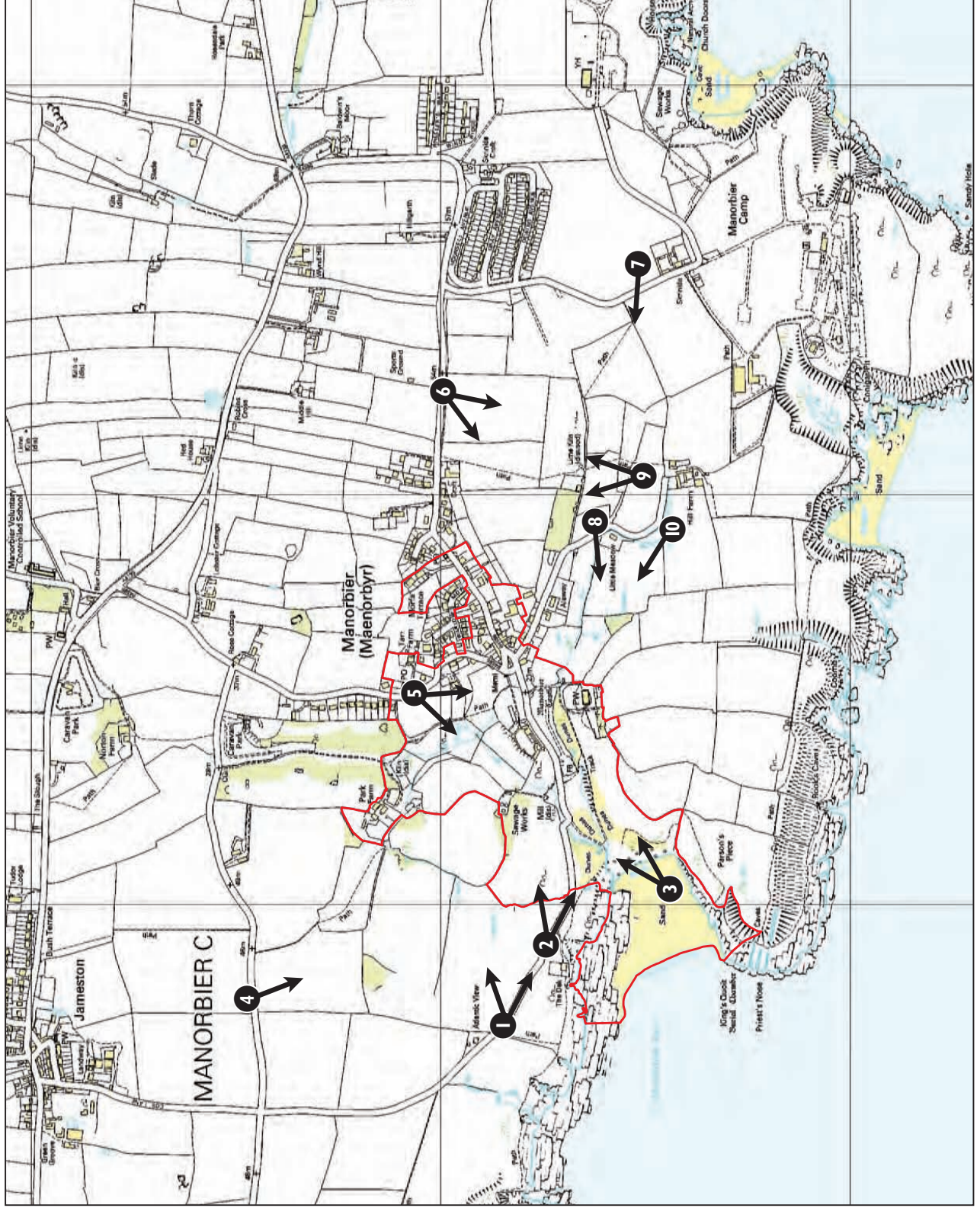
Manorbier Conservation Area Designated 1997

- 1** Approach from western coastal lane bounded by traditional stone walls. Views across sandy beach towards headland. Fine sea views. Buildings of Manorbier Camp visible on horizon, also views of church tower and Skrinkle estate.
- 2** Views from western approach bounded by characteristic hedgerows showing whitewashed church tower, castle set on its spur and the houses in the village in the hinterland dotted among the trees: Tarr Farm and Glan y Mor particularly prominent.
- 3** Views from the beach/sea showing castle on its dramatic spur, which divides two valleys. Northern horizon above farmland crowned by houses including Boat Cottage and Vigilant House. Church tower to the east with village set back among trees.
- 4** Distant views of whitewashed church tower, with fields above on horizon.
- 5** Glimpses of castle and sea from attractive rural lane. Glimpses south and east of village rooftops.
- 6** Views from eastern approach (B4585) across open farmland towards Hill Farm.
- 7** View of church tower and coastal headlands.
- 8** View of church tower from Hill Farm valley.
- 9** View of village north from Hill Farm.
- 10** View of village north west from Hill Farm.

Scale



Pembroke Coast
National Park



3 MANORBIER S.W.O.T. ANALYSIS

Based on the 'Character Statement' the working group has identified what it feels to be the main

Strengths

Weaknesses

Opportunities

Threats of Manorbier 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 S.W.O.T analysis are not exclusive to the Conservation Area itself, many relate to the area in general or Pembrokeshire as a whole.

In order to preserve the distinctive character and ambience of Manorbier, the community believes that when considering the effect of development proposals on the appearance of the Conservation area, the aim of those concerned should be, wherever possible, to maintain the strengths, develop the opportunities, minimise the weakness and eradicate the threats identified in the SWOT analysis. A complete list of Proposals for Manorbier extracted from Sections 5 to 12 appears in Section 15 Action Plan/Programme.

1.0 STRENGTHS

1.1 Location

National Park / Conservation Area Designation
Fine Coastal Setting
Bay, Castle and Church form outstanding focal point for the village
Attractive sandy beach & access to other popular beaches

1.2 Archaeological, Architectural & Historic significance (see Manorbier Character Statement 2001)

Unique Archaeological Site
Self evident origins of settlement (Castle, Church etc.)
Well conserved Conservation Area of definite character

12 Listed Buildings and 3 Scheduled Ancient Monuments within Conservation Area
Surrounding area rich in industrial, agricultural and maritime heritage
Strong support for archaeology and history
Un-designated archaeological historic sites and features
Early field systems in surrounding area
Birthplace of Giraldus Cambrensis

1.3 Architectural significance

Strong palette of material and forms
"Icon" buildings of outstanding significance (castle, dovecote, mill, church)
Characteristic C19 streetscape interspersed with later buildings
Limestone boundary walls of outstanding importance

1.4 Nature Conservation and biodiversity of European, National and Local importance

Freshwater East Cliffs to Skrinkle Haven SSSI (Site of Special Scientific Interest)
Pembrokeshire Marine SAC (Special Area of Conservation) Natura 2000 Network
Local biodiversity – important habitats (open areas, gardens, buildings and limestone 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 tourism marketing;
Popular location for both visitors and locals throughout the year
Wide range of tourist accommodation in Manorbier
Wide range of tourist activities in surrounding area
Proximity of Tenby, historically attracting large amount of visitors
One of the premier surfing destinations of Pembrokeshire

1.6 Accessibility

Improved road network to Pembrokeshire
Accessibility by train
National Trail/PROW/permissive pathways/brideways and cycle tracks

1.7 Diversity of services and amenities

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

- 1.8 Existing and proposed enhancement schemes and community projects**
Fishponds, dovecote, mill and surroundings
Village planting & benches
- 1.9 Strong identity and “Unique Sense of Place”**
Clear evidence of prehistoric and medieval origins
Strong visual appeal with icon buildings in fine settings
Limestone walls flanking winding roads
Buildings concentrated in village centre, contrasting open coastal setting with castle, church etc
Building of uniquely differing scales and ages
Fine setting among trees
- 1.10 Culture & Folklore**
Documented ancient and modern history of local and National significance
Continuing strong interest in the area in local and Celtic heritage
Good “quality of life”
- 1.11 Vibrant & Active Community Spirit**
Numerous well supported clubs & societies
Community Council
Some religious and spiritual needs catered for
Generally welcoming atmosphere
- 2.0 WEAKNESSES**
- 2.1 Economy/Resources**
Fragile Local Economy*
Lack of employment opportunities*
Area heavily dependent on tourism, brevity of visitor season*
High percentage of employment is low-paid and unskilled and perceived to be low status*
Outward migration of young/inward migration of aged persons*
Highly seasonal tourism trade*
Poor availability of services (Dental care, health)*
- 2.2 Public Realm Authorities and Stakeholders**
Perceived lack of consultation from the public realm
Perceived failure in communications between partnerships
Proximity of MOD base with attendant aural, visual and air pollution and lack of access to important length of coastline*
- 2.3 Visitor Management**
General lack of common tourism industry strategy*
Decline in train service to the area*
Inadequate/poorly designed and located interpretive 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*
General piecemeal approach to projects
Intrusive poles and overhead wires
Intrusive street furniture/signature
Look of/threat to traditional limestone walls
Areas of invasive vegetation/trees
- 2.5 Management of public and open spaces**
General litter problem
Dog fouling*
Footpath erosion, maintenance and signage
General unkempt appearance of Conservation Area
Declining condition of recreation area & castle picnic area
- 2.6 Biodiversity**
Loss of habitats
Introduction of inappropriate methods and materials in the built environment damaging to wildlife
Inappropriate management of habitats (woodland, dunes, grassland etc).
- 2.7 Traffic Management**
Unresolved traffic management issues (parking, speeding, flows and signage)
Heavy seasonal traffic flow*
Perceived poor public transport service/use of*
Inadequate car parking in village
Reduction in road infrastructure spend in Manorbier area*
Pedestrian/traffic conflict
Lack of a safe pedestrian route to school
- 2.8 Loss of identity/character of streetscape (vehicular)**
Vehicular impact on historic fabric
Inappropriate standardized junctions, signage, traffic, markings, road and pavement surfacing
Loss of some forecourts to car parking provision
- 2.9 Building Conservation Awareness**
Historic fabric in need of constant care
Inappropriate materials, design and details in the historic built environment
Inappropriate treatment/disrepair of curtilages
Lack of awareness and skills deficit in building conservation.
- 2.10 Pride of Place**
93% Properties in good condition (7% needing minor repair)

Invasive plants on boundary walls
 Invasive species of trees, shrubs and other plants in certain areas (e.g. castle)
 Unkempt sites (toilet block)
 Inappropriately landscaped/unlandscaped sites(e.g. sewage/water works, electricity transformer) within historic landscape

2.12 Development

Shortage of affordable housing/decrease in social housing stock
 Increasing price of houses
 Negative public perception of development control and enforcement for "poor"

3.0. OPPORTUNITIES

3.1 Economy / Resources

Grant aid and Partnership initiatives (European, National; Welsh Assembly; Cadw;WAG;CCW;PCC,Regional;Lettery;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*

3.2 Tourism

Need for common tourism industry strategy*
 Recognition of Manorbier as part of a wider tourism product within Pembrokeshire*
 Need to service range of visitors over a larger season*
 Short break tourism*
 Widen focus in marketing the village rather than focusing on castle and beach*

3.3 Enhancement

Picnic Area
 Bus Shelter
 Dovecote; Mill; Fishponds
 Control/eradication of Japanese Knotweed
 Prevention of fly tipping – (e.g. Castle gate area)
 Water works

3.4 Public Realm

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

3.5 Loss of identity of character of streetscape

Undergrounding of wires

Identify and implement appropriate lighting Scheme
 Rationalize signage
 Develop design of street furniture and replacement programme

3.6 Biodiversity & Geology

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

3.7 Management of Open Areas

Tree management to improve views and introduce 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 more open areas
 Investigate provision of increased pedestrian access/footpaths/historic trails

3.8 Traffic Management

Resolve traffic management issues*
 Integrated approach to traffic management – signage, car parking, disabled access
 Enforcement of speed and parking restrictions*
 Need for locally improved road network*

3.9 Loss of identity of character of streetscape

Encourage conservation best practice in use of surfacing, detail and junction layouts
 Sympathetic replacement of pavements/forecourts in village
 Investigate conservation alternatives for intrusive standardized road markings in the Conservation Area
 Improvements & rationalization of directional signage
 Investigate safe route to school scheme whilst maintaining character of streetscape and area

3.10 Community Projects & Recreation

Provision of hi-tech portrayal of heritage and history
 Attract new enterprise, assisting life work balance opportunities thorough information technology*
 Improvement of community co-ordination*
 Support and promote established community schemes and events
 Promote and support interpretation of the area's heritage (e.g. booklet)
 Continuation of recording local traditions and folklore

- 3.11 Awareness /Visitor Management**
Investigate need for further interpretative provision
Retain special character & identify
Raise quality of place thereby increasing the expectation for a quality product
Maintain the balance between tourism and the needs of the locals*
Improve inappropriate commercial advertisement
Investigate provision of infrastructure of disabled access
- 3.12 Building Conservation**
Investigate awareness of financial assistance
Increase awareness of existing grant schemes
Encourage use of appropriate materials and design in the historic built environment
Opportunity for sensitive implementation of the requirements of the DDA
Explore the potential of the suggested extension to the Conservation Area boundary
Encourage appropriate boundary treatment
Improve awareness and skills deficit in building conservation
Opportunity for recognition of un-designated archaeological sites
- 3.13 Biodiversity**
Increase awareness of species conservation issues and requirements when undertaking building works (building conservators, architects, builders and owners)
Ensure that the application of the principles of building conservation best practice and habitat management are applied during works which affect statutorily protected species
Sensitive management of habitats (i.e. non-protected species e.g. the wall flora of old walls etc)
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

4.0 THREATS

- 4.1 Economy/Resources**
Effect on surrounding landscape and community of agricultural decline*
Continuing outward migration of younger generations*
Increasing economic dependency on tourism*
Increasing competition from overseas package holidays*
In-ability to react to change in market requirements*
Decline of traditional tourism*
Impact of increase in number of second homes and holiday let properties on community activities and services (shop, pub, café, Post Office)*
- 4.2 Public Realm**
Neglect and 'untidiness' resulting from decreasing local government investment*
Increased inappropriate standardisation of products and specifications (e.g. street furniture)
Lack of maintenance of community areas (parks & gardens)
- 4.3 Traffic Management**
Inability to satisfactorily address traffic issues
Increasing traffic flow and parking problems (decreasing the public's enjoyment)
Inappropriate standardisation of products, design and materials
Loss of historic fabric and damage to buildings and environment from vehicles and their emissions
Opening up of forecourts/curtilage walls to accommodate cars
- 4.4 Awareness**
Increasing inward migration linked to loss of culture & traditions and reduced social and community spirit/drive*
Inappropriate products, materials, design and detail
Loss of historic fabric, culture, skills, language, traditions and names
Level of care for historic fabric
Complacency ("familiarity breeds contempt")
Threat to biodiversity by lack of awareness when undertaking building works
Degradation of open/green areas and historic views
Encroachment of shingle on beach*
Lack of maintenance in some open areas leading to occupation in invasive trees & plants

(e.g. Japanese Knotweed, sycamore saplings)

4.5 Biodiversity

Loss of habitats (danger of urbanisation
“excessive tidying up”)

4.6 Development

Continued pressure from development
Developments which are not in character
Inappropriate development within
Conservation Area
Increased use of homogenous products,
materials and design
Unavailability of local materials and skills
Continued use or further development of
Manorbier Anti-Aircraft Range perceived
detrimental to residents and tourists*

4 MANORBIER 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 Manorbier Conservation Area.

Objectives

- To ensure that the special qualities which contribute to the character of the Manorbier 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 and to the wider community.
- 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 Manorbier Conservation Area which sets out why the area has been designated and what its special qualities are.
 - Produce a comprehensive Proposals Document for Manorbier 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

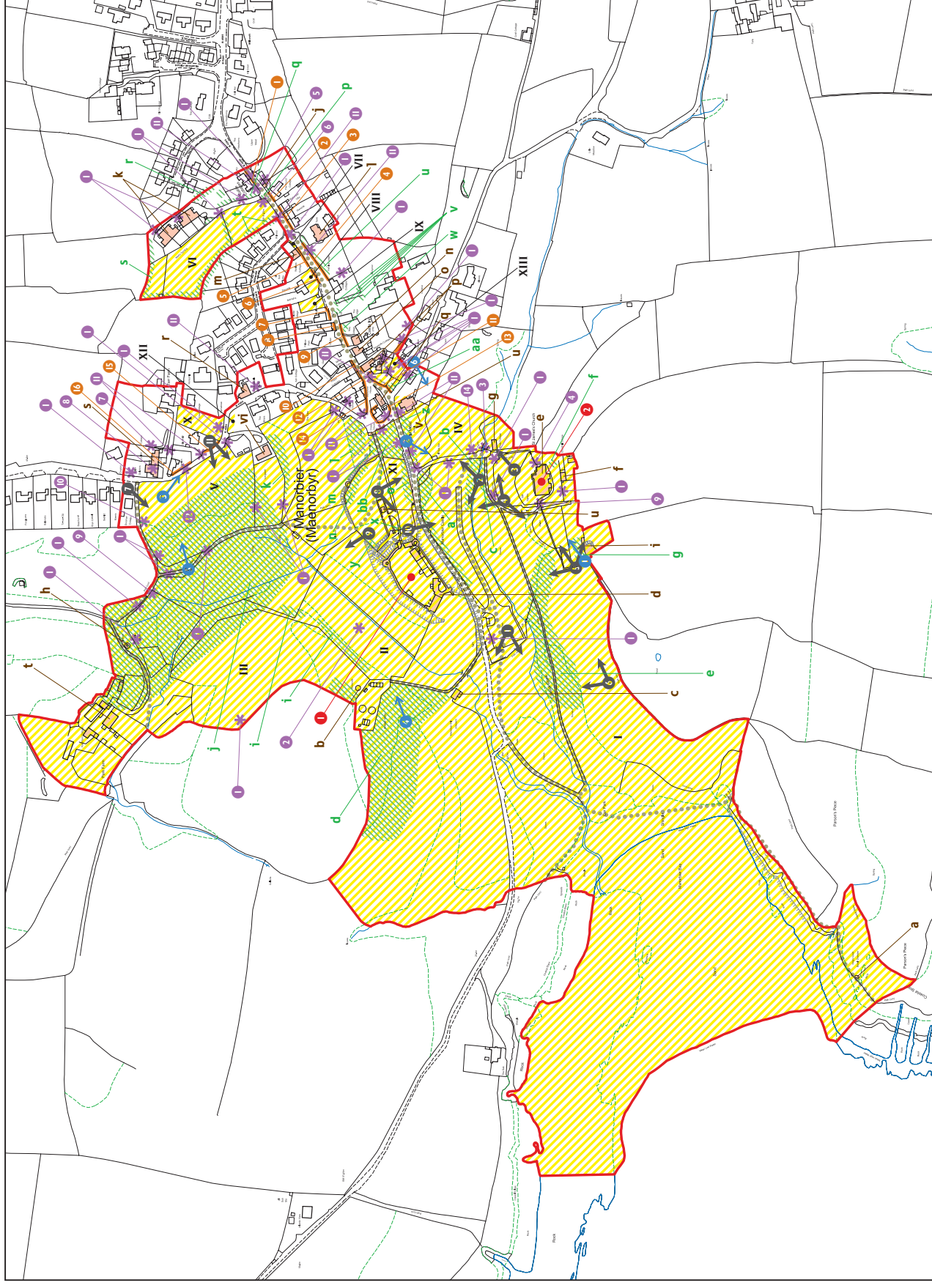
and these are detailed in sections 5-12 inclusive.

Manorbier

Conservation Area: Features



Pembrokehire Coast
National Park



Manorbier Conservation Area Designated 1997

Key

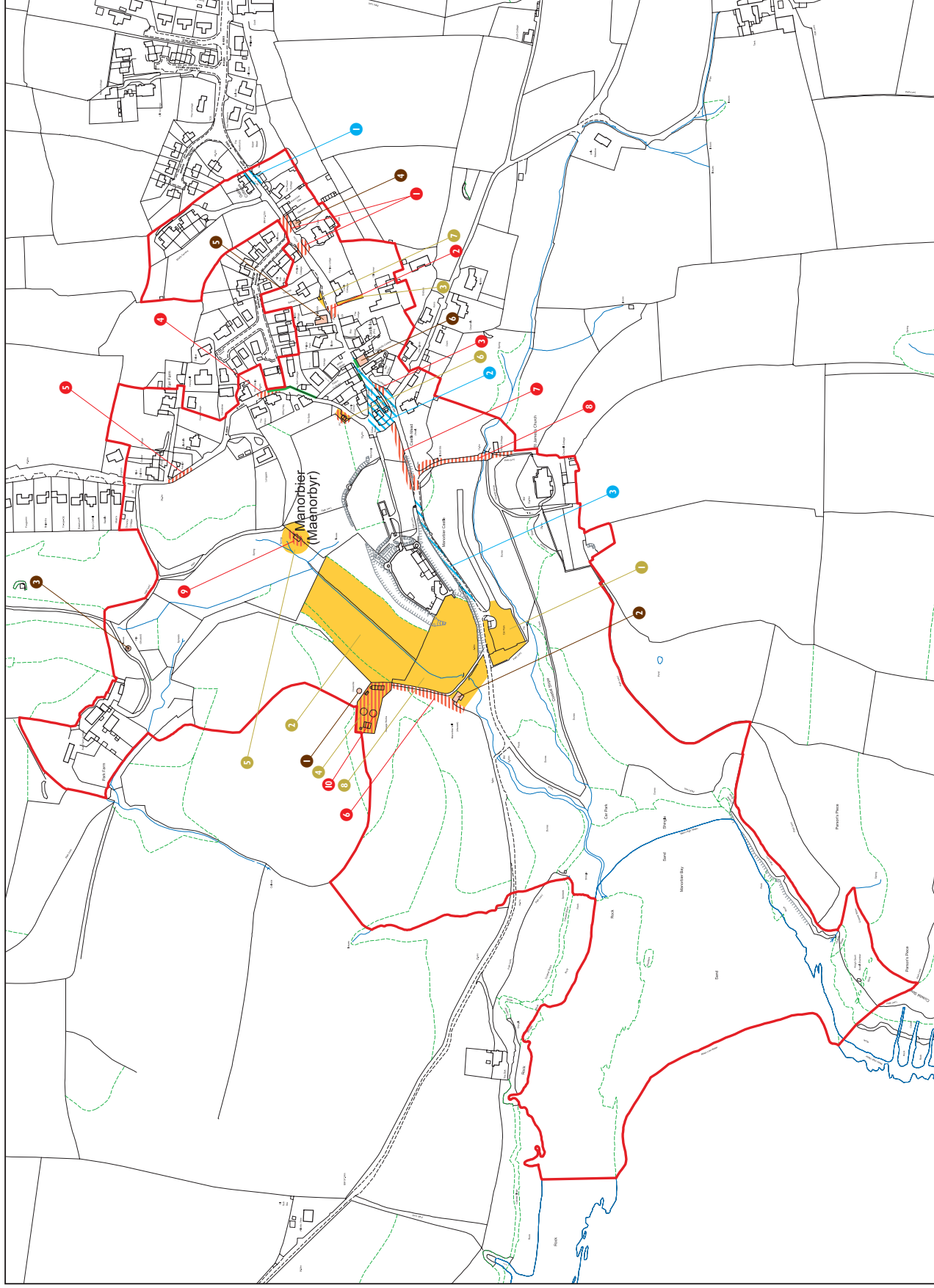
- Conservation Area Boundary
- Landmark Buildings
- Buildings of local significance
- * Local features
- ↑ Key views
- ↑ Glimpses to an object/landmark/point of interest
- Key cartilages/frontages
- Important open spaces
- Important pedestrian route
- Trees important to the setting of Conservation Area

Scale



Pembrokehire Coast National Park





Manorbier

Conservation Area

Designated 1997

Key

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

Scale

0 200 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 Manorbier.

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.

Programme

Part of general awareness campaign.

Practice

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

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

Principles

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

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

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

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

Priorities

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

Partners

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

Programme

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

5.3 NON-BUILDING CONSERVATION FUNDING

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

Principles

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

- Funding already allocated to the area is used so as to (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

o 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. streets, lanes, alleys, pavements, poles, overhead cables, signage, lighting, benches etc.) as well as Manorbier's unique biodiversity have significant effects on the special qualities of the area.

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

Principles

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

Key Policies

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

Proposal

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

Priorities

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

- Undergrounding unsightly cables (subject to archaeological and geological considerations).
- Rationalising the design and locations of street furniture
- Sensitive lighting schemes
- Minimise light pollution
- Appropriate design and placing of street furniture
- Appropriate signage
- Appropriate road markings

- Retention of special features (e.g. railings, cobbling, gulleys & street signs)
- Encourage management of municipally owned and managed open spaces (e.g. verges, parks and play areas)
- Developing a tree management and vegetation scheme
- Integration of biodiversity with conservation of the built environment at all opportunities.
- Support for community schemes (e.g. Medieval Fishponds Restoration Project)

Place

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

- Poles and wires
 - Criss-crossing village street
 - Outside Inglenook
 - East of Parish Hall
 - Outside Pound Walls
 - West of Awelon
 - Between Mill and Dovecote
 - North side of road fringing Memorial Garden
 - Church Road

- Manorbier Water Treatment Works
- Manorbier Car Park
- Sewage Treatment Works
- Former Public WC's, Pembroke Road
- Bus Stop



Partners

All those agencies involved in the public realm but especially:

- PCC
- PCNPA
- Environment Agency, British Telecom, Western Power, Transco, Dwr Cymru, CCW, RSPB
- Manorbier Community 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 TRAFFIC MANAGEMENT

The historic core of Manorbier was not designed to cater for motorised transport which (especially during the tourism season) can adversely affect the conservation and enjoyment of the special qualities of the Conservation Area.

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

Principles

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

Key Policy

- LDP Policy 52 (Sustainable Transport)

Proposals

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

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

Priorities

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

Place

The whole is important but the following are particular conservation priorities.

- Coastal Road (traffic, pedestrian conflict)
- Parish Hall junction and one-way loop (flowing and parking)
- Pembroke Road (congestion)
- Road from Skrinkle (speed)
- Adjacent Castlemead (speed)

- Village Shop/Post Office (speed, congestion and parking)



Partners

PCC, PCNPA, Dyfed Powys Police Authority, Manorbier Community Council.

Programme

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

Practice

In accordance with

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

8 COMMUNITY PROJECTS

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



Principles

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

Key Policy

- LDP Policy 8 (Special Qualities)

Proposals

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

Priorities

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

Place

Throughout the Conservation Area and for example:-

- Manorbier Fishponds (including mill, dovecote and environs)
- Further planting of appropriate species of bulbs, shrubs and trees

Partners

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

Programme

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



(Vision of Manorbier Medieval Fishponds Restoration Project)

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 and promotion 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, slatehanging, rainwater goods, boundary walls and joms

- Commercial signage, shutters and illumination schemes
- Public realm works – lights, furniture, street surfaces, signage etc
- Provision of sensitive interpretation
- Retention of the atmosphere of the village



Place

Throughout the Conservation Area.

Partners

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

- Individual property owners & tradespeople
- Statutory undertakers
- National Park Authority
- Pembrokeshire County Council
- 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 Community Council and local groups, to develop new awareness initiatives and to further existing initiatives.

10 DEVELOPMENT

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

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

Principles

- To ensure that new development and redevelopment conserves and enhances the special qualities of the Conservation Area as set out in the Character Statement and Proposal document.

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 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: -

- Dovecote
- Mill
- Limekiln (Park Farm)
- Tenby House

- Inglenook
- Lion House
- Manorbier fishponds and environs
- Area between car park, toilet and road

Partners/Developers

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

Programme

Proactive: preparation of/ assistance with development briefs

Reactive: to applicants proposals

Practice

All in accordance with:-

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

11 CONTROL

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

Principles

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

Key Policies

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

Proposals

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

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

Priorities

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

Place

All of the Conservation Area.

Partners

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

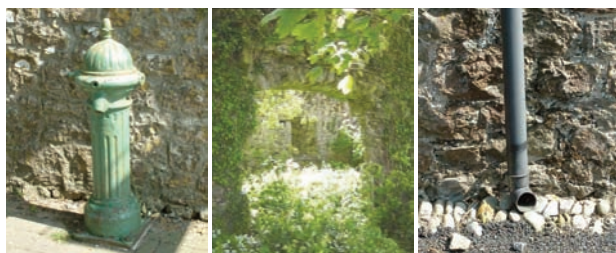
It is important that the conservation and enhancement of the area is based upon a good understanding of its special qualities.

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 (e.g. types and sources of traditional building material e.g. stone, brick, slate, tiles, thatch, clom, lime renders and mortars, local blacksmithing for architectural ironwork etc.).
- Research into local traditions and folklore
- Research into medieval fishponds and mill
- Research into early field systems



Place

Across the Conservation Area and its setting.

Partners

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

Programme

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

Reactive: Ongoing.

13 CONSERVATION AREA BOUNDARY

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

The immediate landscape and coastal setting of Manorbier is of outstanding historic, archaeological and ecological importance and is included within the Register of Landscapes of Special Historic Interest in Wales (entry included within the Manorbier Character Statement) While the Register itself is non-statutory, it requires the NPA to consider the likely impact of development on identified landscapes of outstanding historic interest. Of immediate importance is that part of the landscape surrounding the Conservation Area including Park Farm wood, the medieval field strips to the north of the village, Mud Lane and the coastal headlands flanking Manorbier Beach.

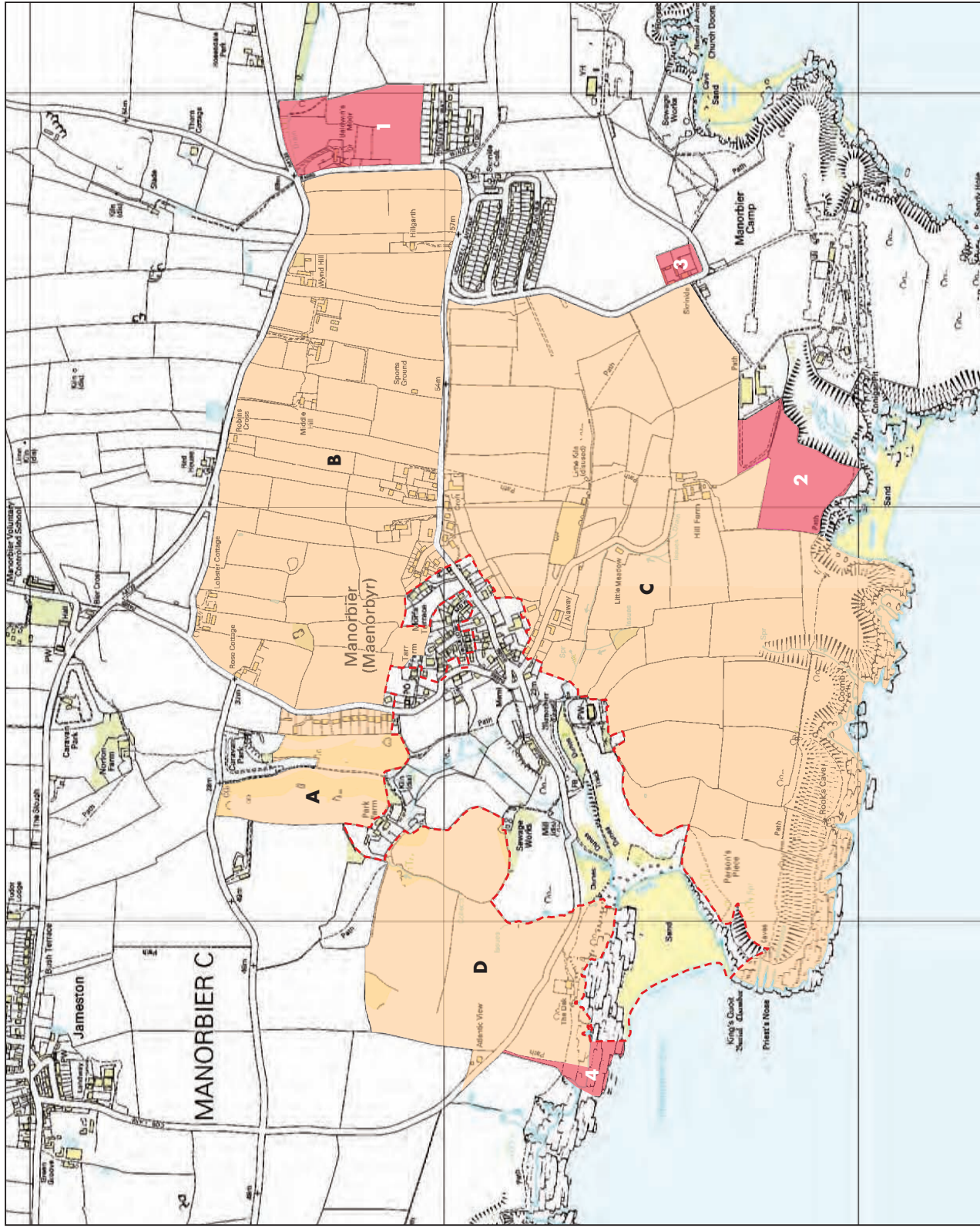
The following map shows those outlying areas important to the setting and character of the Conservation Area.

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:-

The whole village from The Croft to South Norton, including the properties in Mud Lane, the Old Drover's road and land between Mud Lane and Skrinkle. The strip fields to the north have also been highlighted by the Group for enclosure.

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



Manorbier Conservation Area Designated 1997

Areas identified May 2004 (Proposals Document) for inclusion within Conservation Area

- A** Park Farm Wood including historically important route. Historic properties including South Norton on main northern approach to village.
- B** Well-preserved medieval strip fields systems on north side of village.
- C** Properties along mud lane including limekiln. Historically and architecturally important Hill Farm prominent in landscape; also coastal slopes and headland of Priest's Nose. Old Drover's route of historic significance.
- D** Prominent land to south-west of Park Farm including coastal slopes, Atlantic View and The Dak.

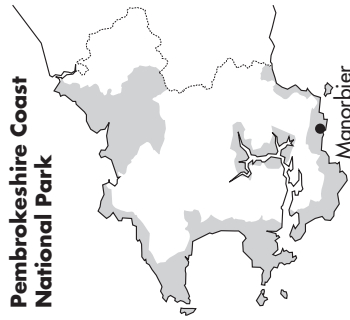
Additional areas identified by Conservation Area Working Group

- 1** Baldwin's Moor/The Grange and adjacent fields.
- 2** Fields south of Hill Farm.
- 3** Skrinkle Farm.
- 4** Land/cliffs west of The Dak.

Scale



**Pembrokeshire Coast
National Park**



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 Manorbier Conservation Area.
- It is proposed that the on going management and monitoring of the proposals set out in the document be undertaken by the Community Council nominated working group and National Park officers on (initially at least) a twice yearly basis with reports on progress being made publicly available.

15 MANORBIER 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, CCW, WDA, WTB, landowners	Approach key partners with a view to agreeing working accords	PCNPA				
Public Realm	PCC, Environment Agency, BT, Telecommunications Operators, Western Power, Transco, Dwr Cymru, Hyder	Respond to initiatives of external funders	PCNPA				
		Approach relevant organisations with a view to agreeing working accords	PCNPA				
Traffic Management	PCC, Manorbier Community Council, Dyfed Powys Police Authority	Respond to initiatives of relevant organisations	PCNPA				
		TEncourage the development of traffic management scheme (PCC)	PCNPA/PCC				
Community Projects	Manorbier Community Council, local groups and individuals, PLANED, PCC (GRU), PAVS	Approach relevant organisations with a view to agreeing working accords	PCNPA				
		Approach relevant organisations to aid the community to conserve and enhance the Conservation Area	PCNPA				
Awareness	Property owners, tradespeople, statutory undertakers, National Regional and local bodies and societies	Reactive support for community projects involving building conservation	PCNPA				
		The development of a communications strategy	PCNPA				
Development	Developers	Phased implementation of communication strategy	PCNPA				
		Phased preparation of development briefs	PCNPA				
Control Study & Research	Developers, property owners Cambria Archaeology, Cadw, The Royal Commission on Ancient and Historical Monuments in Wales	Reactive (planning & Listed Building applications/queries)	PCNPA				
		Review of the Conservation Area	PCNPA				
Conservation Area Boundary Review	Public	Ongoing study and research	PCNPA				
		Ongoing management and monitoring of the proposals	PCNPA/Community Council Working Group				
		Review of the Proposal Document	PCNPA				
		Review of the Conservation Area boundary	PCNPA				

16 ABBREVIATIONS USED

BT	BRITISH TELECOMMUNICATIONS
CABE	COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT
CCW	COUNTRYSIDE COUNCIL FOR WALES
CROW	COUNTRYSIDE AND RIGHTS OF WAY ACT 2000
CRU	PEMBROKESHIRE COUNTY COUNCIL (COMMUNITY REGENERATION UNIT)
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
PMSAC	PEMBROKESHIRE MARINE SPECIAL AREA OF CONSERVATION
SPAB	SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
SSSI	SITES OF SPECIAL SCIENTIFIC INTEREST
WAG	WELSH ASSEMBLY GOVERNMENT
RSPB	ROYAL SOCIETY FOR THE PROTECTION OF BIRDS

KEY TO MANORBIER CONSERVATION AREA FEATURES MAP**LANDMARK BUILDINGS – red circle**

1. Manorbier Castle
2. St James Church

BUILDINGS OF LOCAL SIGNIFICANCE – brown circle, lower case text

- a. Devil's Quoit (prehistoric)
- b. Dovecote (medieval)
- c. Manorbier Mill (historic/architectural)
- d. Manorbier Castle (medieval)
- e. St James Church (medieval)
- f. Churchill Cottage including ruins (medieval)
- g. Shute Cottage (architectural /historic)
- h. Limekiln at Park Farm (local industry)
- i. Remains of Old Rectory (architectural/historic)
- j. Bier House and Pound (historic/architectural)
- k. Morfa Terrace including rear stone enclosures (historic)
- l. Fernley Lodge (historic)
- m. Warlow's Cottage (historic/architectural)
- n. May Cottage (historic)
- o. Castle Inn (historic, social)
- p. Ashley House (including coach house/historic/social)
- q. Parish Hall (historic, architectural, social)
- r. Pound Walls (historic)
- s. Vigilant House (formerly Sea View) and Curlew Cottage (historic/architectural)
- t. Park Farm house and outbuildings (historic)
- u. War Memorial
- v. Castle mead (historic)
- vi. Long Park (architectural)

LOCAL FEATURES – purple circle, white text

1. Limestone Walls
2. Medieval fishponds
3. Stone stile
4. Medieval Preaching Cross
5. Cast iron pump
6. Victorian stone joms, Morfa Terrace
7. Limestone outcrop adjacent to Curlew Cottage
8. Slate-hanging, Vigilant House
9. Traditional stone joms
10. Herringbone stone retaining wall
11. Stone wall with babaloobies
12. Traditional hedgerow
13. Tower at Tarr Farm
14. Water Shute (Shute cottage)

KEY VIEWS – black arrow, white text

1. View from car park to sea and distant coastline including Stackpole Head
2. View from public footpath west towards beach, coastal headlands, north towards castle walls and east towards village centre.
3. Views from eastern area of churchyard towards village. Castlemead and Parish Hall prominent.
4. Panoramic view from churchyard toward sea, castle, Park Farm, Pembroke Road and village centre amid trees
5. Panoramic view from public footpath over castle towards Park Farm dovecote, sewage works, north towards Boat Cottage and Vigilant House and east towards houses along Mud Lane.
6. Panoramic view from headland over village including castle, mill and dovecote
7. View of beach and flanking headlands
8. View of sea from the castle grounds and glimpse of church through trees

9. View of Park Farm and surrounding fields
10. Fine view of church and cemetery against hillside
11. Fine view of castle, fishponds and farmland with coastal backdrop

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

1. Glimpses through pine trees towards the church and village
2. Glimpse of St James Church and the sea
3. Glimpse of village roofscape including Glyder and Lion House
4. Glimpse of village across fishponds showing Long Park, Tarr Farm, Awelon, Vigilant House and adjoining houses
5. Glimpse of Awelon and Vigilant House
6. Glimpse of Shute Cottage

KEY CURTILAGES/FRONTAGES – orange circle, white text

1. Walls fronting Gable Cottages
2. Walls fronting Pound Cottage
3. Walls/railings fronting Manorbier Villa, Glenside and Tenby House
4. Walls fronting Fernley Lodge
5. Walls fronting Warlow's Cottage
6. Walls fronting Devonian and Balmaha
7. Walls fronting Inglenook
8. Walls and railings fronting Glyder
9. Walls fronting May Cottage
10. Garden walls at Milton Cottage, Picton Cottage and Carew Cottage
11. Garden walls of Ashley House and former shopfront
12. Shopfront of Chives Restaurant
13. Curtilage of Parish Hall and Cross House
14. Curtilage of Castle Corner House
15. Curtilage walls of Glenfield
16. Curtilage of Awelon

IMPORTANT OPEN SPACES – black text

- i. Manorbier Beach and flanking headland including car park and scrubby slopes to south.
- ii. Setting of Manorbier Castle, mill, fishponds and dovecote.
- iii. Setting of Park Farm including limekiln.
- iv. Setting of St James's Church including medieval cemetery, new cemetery, Shute cottage, paddock south of Castle Mead, Castle Mead garden and remains of Old Rectory. Field east of Castle precincts
- v. Land west of Pembroke Road. Pasture west of Awelon and paddock west of Long Park
- vi. Meadows to west of Morfa Terrace
- vii. Verge east of Warlow's Cottage
- viii. Gardens of Balmaha and Devonian
- ix. Recreation Area
- x. Lawned area alongside driveway to Tarr Farm
- xi. Memorial Garden
- xii. Verge and hedgerow on bend of road
- xiii. Garden of Ashley House

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

- a. Sycamore, pine and poplar alongside road on north side of Car park.
- b. Copse of trees at east end of car park (sycamore and hawthorn and ash)
- c. Group of ash with blackthorn scrub.
- d. Ash woodland with hawthorn, blackthorn, willow and sycamore.
- e. Blackthorn and hawthorn scrub with ash and sycamore on south valley side.
- f. Sycamore in south east corner of churchyard
- g. Group of pines, spruce and cyprus alongside footpath
- h. Belt of poplar, ash and willow
- i. Group of alder alongside path to waterworks
- j. Mature ash/elm woodland with willow scrub on valley bottom.
- k. Group of sycamore, ash and beech with blackthorn and hawthorn scrub on lower slope.
- l. Copse of sycamores flanking castle entrance.

- m. Avenue of sycamores and ash flanking castle entrance
- n. Belt of sycamore on northeast side of castle grounds with blackthorn and hawthorn scrub
- o. Sycamores fringing south side of castle grounds alongside road
- p. Sycamore and lime at entrance to Morfa Terrace
- q. Line of horse chestnut, beech and sycamore on east side of lane to Morfa Terrace
- r. Group of lime on east boundary of Conservation Area
- s. Sycamore and hawthorn fringing field with of Morfa Terrace and to rear of Morfa Terrace
- t. Line of sycamore north of Warlow's Meadow.
- u. Line of sycamore, ash and wych elm in front of Fernley Lodge
- v. Sycamore, limes and small elm in garden of Glan-y-Mor
- w. Three sycamores in garden of May Cottage
- x. White poplar east of castle gatehouse
- y. Group of sycamores north-east of castle
- z. Sycamore, ash and holm oak on north side of Castlemead garden along roadside
- aa. Sycamore tree in garden of Ashley House
- bb. Picnic area with ash, sycamore, rowan and horse chestnut

KEY TO MANORBIER CONSERVATION AREA OPPORTUNITIES MAP

IMPROVEMENT OF FORECOURT CURTILAGE/BOUNDARIES

1. Carew Cottage
2. Rear garden walls of Ash Cottage and curtilage walls opposite "The Gate"
3. No 25 Pembroke Road
4. Lion House

ENHANCEMENT OF BUILDING

1. Manorbier Dovecote
2. Manorbier Mill
3. Limekiln
4. Tenby House
5. Inglenook
6. Lion House

OPPORTUNITY FOR ENHANCEMENT OF AREA

1. Car Park
2. Manorbier Fishponds and environs including dovecote, mill and sewage works
3. Sewage treatment works
4. Water Works
5. Former public toilets
6. Bus Stop
7. Land to west of Castle

OPPORTUNITY FOR PUBLIC REALM ENHANCEMENT

1. Poles and wires criss-crossing village street
2. Poles and wires outside Inglenook
3. Poles and wires to east of Parish Hall
4. Poles and Wires outside Pound Walls
5. Poles and wires west of Awelon
6. Poles and wires between mill and dovecote
7. Poles and wires on north side of road fringing memorial garden
8. Poles and wires along Church Road
9. Water Works
10. Sewerage works

OPPORTUNITY FOR ADDRESSING TRAFFIC ISSUES

1. Eastern entrance to Conservation Area (speed)
2. One way system around Village Hall (flow, parking)
3. Adjacent Castle Mead (speed)