



*Hoffem gael eich barn am y Cynllun Datblygu Lleol ac ar ddogfennau sy'n cefnogi'r Cynllun Datblygu Lleol. Dylid defnyddio'r ffurflen hon ar gyfer pob sylw (h.y. sylwadau neu wrthwynebiadau) Mae fersiynau nodiadau cyfarwyddyd ar gael o <https://www.sir-benfro.gov.uk/adolygur-cynllun-datblygu-lleol/adneuo>.*

*Sylwch: **Ni fydd** sylwadau a wneud ar Gynllun Adneuo 2020 yn cael eu symud ymlaen ac mae angen gwneud sylwadau newydd ar y Cynllun Adneuo presennol hwn.*

*Os ydych yn cyflwyno copi papur, atodwch dudalennauychwanegol lle bod angen. Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion personol) a Rhan B (eich sylw). Sylwer y bydd Rhan B ar gael i'r cyhoedd a chaiff ei hanfon at Yr Arolygiaeth Gynllunio.*

***Mae'n rhaid derbyn eich sylwadau erbyn hanner nos Rhagfyr 16eg 2024. Dychwelwch ffurflenni at:***

*[ldp@pembrokeshire.gov.uk](mailto:ldp@pembrokeshire.gov.uk) neu  
Y Tîm Cynlluniau Datblygu, Neuadd y Sir,  
Freeman's Way, Hwlfordd, Sir Benfro, SA61 1TP*

We would like your views on the Local Development Plan (LDP) and also on documents which support the LDP. This form should be used for all representations (i.e. comments or objections). Electronic versions and guidance notes are available at <https://www.pembrokeshire.gov.uk/local-development-plan-review/deposit>

*Please note: Representations made on the 2020 Deposit Plan will **not** be taken forward and it is necessary to make new representations on this current Deposit Plan.*

If you are submitting a paper copy, attach additional sheets as necessary. This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

**Your representations must be received by midnight 16 December 2024.** Please return forms to: [ldp@pembrokeshire.gov.uk](mailto:ldp@pembrokeshire.gov.uk) or The Development Plans Team, County Hall, Freeman's Way, Haverfordwest, Pembrokeshire SA61 1TP

## **RHAN A: Manylion cysylltu**

### **PART A: Contact details**

**Eich manylion/manylion eich cleient**  
**Your / your client's details**

**Manylion yr asiant (os ydynt yn berthnasol)**  
**Agent's details (if relevant)**

Enw  
Name

Michael Southall

Teitl swydd (lle y bo'n berthnasol)  
Job title (where relevant)

Director

Sefydliad (lle y bo'n berthnasol)  
Organisation (where relevant)

Amity Planning  
(on behalf of Wales & West  
Housing Association)

Cyfeiriad  
Address

Suite 212, Creative Quarter,  
Cardiff. CF10 1AF

Rhif ffôn  
Telephone no

**REDACTED**

E-bost  
Email address

**REDACTED**

Llofnodwyd (gallwch teipio)  
Signed (can be typed)

Michael Southall

Dyddiad

13/12/2024



Date		
<b>RHAN B: Eich sylw</b>		
<b>PART B: Your representation</b>		
Eich enw / sefydliad Your name / organisation	Wales & West Housing Association	
<b>1. Ar ba ran/rannau o'r Cynllun (neu ddogfennau ategol) rydych yn rhoi sylwadau?</b> <b>1. Which part(s) of the Plan (or supporting documents) are you commenting on?</b>		
Rhif(au) polisi Cynllun Datblygu Lleol neu ddyraniad safle LDP policy or site allocation number(s)	Policy SP7 (Settlement Boundaries) GN16 (Residential Allocations)	
Rhif(au) paragraff y Cynllun Datblygu Lleol neu adran LDP paragraph or section number(s)	Page 50, Paragraph 4.32 Pages 124-130, Paragraphs 5.102-5.105	
Cyfeiriad(au) Map Cynigion y Cynllun Datblygu Lleol LDP Proposals Map reference(s)	Proposal Map (PM21) Clunderwen (Inset Index Map 39)	
Os yw eich sylw yn perthyn i ddogfen ategol (e.e. y Gwerthusiad o Gynaliadwyedd), rhowch yr enw(au) a'r cyfeiriad(au) i mewn yma. If your representation relates to a supporting document (e.g. the Sustainability Appraisal), insert the name(s) and reference(s) here.	No specific document.	
<b>2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod p'un a gredwch fod y Cynllun yn gadarn ai peidio, ac a yw'n bodloni'r gofynion gweithdrefnol.</b> <b>I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd.</b> <b>2. Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound and meets the procedural requirements.</b> <b>For more information on soundness and procedural requirements, see the guidance notes.</b>		
Rwyf o'r farn bod y CDLI yn gadarn ac yn bodloni gofynion gweithdrefnol. I think the LDP is sound and meets procedural requirements.		
Rwyf o'r farn nad yw'r CDLI yn gadarn ac y dylid ei newid. I think the LDP is unsound and should be changed.	x	
Rwy'n credu na chafodd y gofynion gweithdrefnol eu bodloni. I think that the procedural requirements have not been met.		
<b>3. A hoffech i'r Cynllun gynnwys polisi, dyraniad safle neu paragraff newydd?</b>		



Ticiwch bob un sy'n berthnasol.

### 3. Would you like the LDP to include a new policy, site allocation or paragraph?

Tick all that apply.

Dyraniad safle newydd

New site allocation

X

Polisi newydd

New policy

Paragraff neu destun ategol newydd

New paragraph or supporting text

**4. Os ydych am ychwanegu dyraniad safle newydd, a wnaethoch gyflwyno'r safle yn flaenorol fel y safle cais? Os felly, a fydddech cystal â rhoi enw a chyfeiriad y safle cais (os yw'n hysbys).**

**4. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).**

Enw'r safle

Site name

This is proposed as an alternative site allocation.

The site is known as:

'Land opposite Bro'r Dderwen, Clunderwen, Pembrokeshire, SA66 7NE'

Cyfeiriad y cais

Site reference

N/A

Os ydych am awgrymu safle newydd, dylech atodi cynllun o'r safle yn nodi ffiniau'r safle rydych am eu cynnwys yn y Cynllun a rhoi manylion am ei ddefnydd arfaethedig. Dylech ystyried a oes angen i'r ffurflen sylwadau hon gael ei hategu gan arfarniad o gynaliadwyedd. Lle bo gan newidiadau arfaethedig i Gynllun Datblygu effeithiau cynaliadwyedd sylweddol, bydd angen i chi ddarparu'r wybodaeth berthnasol ar gyfer arfarnu cynaliadwyedd. Mae'n rhaid i'r wybodaeth hon fod yn gyson â chwmpas a lefel manylder yr arfarniad o gynaliadwyedd a gynhaliwyd gan yr Awdurdod. Dylai hefyd gyfeirio at yr un wybodaeth waelodlin wrth amlygu effeithiau sylweddol tebygol y polisi arfaethedig neu safle newydd.

If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

### 5. Rhestrwch eich sylwadau isod.

Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sydd eu hangen i



*gefnogi/cyfiawnhau eich sylw. Nodwch pa brawf/profion cadernid mae'r Cynllun Datblygu Lleol yn eu bodloni neu nad yw'n eu bodloni a pham (gweler y nodiadau cyfarwyddyd i gael rhagor o wybodaeth). Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Dim ond os bydd yr Arolygydd yn eich gwahodd i fynd i'r afael â materion y bydd yn eu codi y byddwch yn gallu cyflwyno rhagor o wybodaeth i'r archwiliad. Sylwer na fydd yr Arolygydd wedi gallu gweld unrhyw sylwadau y gallech fod wedi'u gwneud mewn ymateb i ymgynghoriadau blaenorol.*

### **5. Please set out your comments below.**

Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why (see guidance notes for more information). This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

This representation is accompanied by the following drawings and documents:

- Site Representation Statement (240095SRS-01)
- Site Location Plan (100 A)
- Existing Block Plan (101 A)
- Proposed Block Plan (102 A)
- SWOT Analysis (103 A)
- Agricultural Land Classification Survey (April 2024)
- Landscape Character & Visual Impact Assessment (TDA2941LC&VIARhC03.24)
- Preliminary Ecological Appraisal (March 2024)
- Transport Statement (1580-ACS-ZZ-XX-RP-T-001-A)
- Sustainability Appraisal (December 2024 - Rev 2)

*Ticiwch yma os ydych chi'n cyflwyno deunydd ychwanegol i gefnogi eich sylw.*

Tick here if you are submitting additional material to support your representation.

X

### **6. Os ydych yn gwrthwynebu'r Cynllun Datblygu Lleol, ydych am siarad mewn sesiwn gwrandawriad yr Archwiliad cyhoeddus?**

*Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwys ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer hefyd y bydd yr Arolygydd yn pennu'r weithdrefn fwyaf priodol ar gyfer darparu ar gyfer y rhain sydd eisiau rhoi tystiolaeth lafar.*

### **6. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?**

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written





comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

*Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.*

I do not want to speak at a public hearing and am happy for my written representations to be considered by the Inspector.

*Rwyf am siarad mewn sesiwn gwrandawriad.*

I want to speak at a public hearing.

x

*Os ydych chi eisiau cyfranogi mewn gwrandawriad, nodwch isod am beth rydych chi eisiau siarad (e.e. 'Safle Tai ym Mhen y Graig' neu 'Y targed tai cyffredinol').*

If you want to participate in a hearing, indicate below what you want to speak about (e.g. 'Housing site at Pen y Graig' or 'The overall housing target').

We would be grateful to reserve the right to participate at the relevant hearing session(s).

**9. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith yr hoffech gael eich clywed.**

**9. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.**

*Rwy'n dymuno cael fy nghlywed yn Gymraeg.*

I wish to be heard in Welsh.

*Rwy'n dymuno cael fy nghlywed yn Saesneg.*

I wish to be heard in English.

x



## Nodiadau cyfarwyddyd

### Guidance notes

*Caiff Cynllun Datblygu Lleol Cyngor Sir Penfro ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni **gofynion gweithdrefnol** ac a yw'n **gadarn**.*

*'Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:*

*1. Ydy'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?)*

*2. Ydy'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)*

*3. A fydd y cynllun yn cyflawni? h.y. a yw'n debygol o fod yn effeithiol?)*

*Darperir rhagor o wybodaeth am y profion cadernid a gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.*

*Os ydych yn gwrthwynebu, dylech ddweud pam rydych yn credu bod y Cynllun yn ansad a sut y dylid newid y Cynllun er mwyn ei wneud yn gadarn.*

*Lle cynigiwch newid i'r Cynllun, byddai o gymorth esbonio pa brawf/broffion cadernid y credwch y mae'r Cynllun yn eu methu. Os yw eich sylw yn perthyn i'r ffordd gafodd y Cynllun ei baratoi neu'r ffordd yr ymgynghorwyd arno, mae'n debygol y bydd eich sylwadau yn perthyn i 'ofynion gweithdrefnol'.*

*Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylwadau eu hystyried, cyhyd â'i fod yn perthyn i'r Newidiadau Canolbwyntiedig. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.*

*Os ydych yn ceisio am fwy nag un newid i'r*

The Pembrokeshire County Council Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.

'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:

1. Does the plan fit? (i.e. is it consistent with other plans?)

2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)

3. Will the plan deliver? (i.e. is it likely to be effective?)

More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's LDP Examinations Procedural Guidance.

If you are making an objection, you should say why you think the Plan is unsound and how the Plan should be changed to make it sound.

Where you propose a change to the Plan it would be helpful to make clear which test(s) of soundness you believe the Plan fails. If your comment relates to the way in which the Plan has been prepared or consulted on, it is likely that your comments will relate to 'procedural requirements'.

Failing to identify a test will not mean that your comments will not be considered, providing it relates to the Plan or its supporting documents. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.



*Cynllun, nid yw bob tro yn angenrheidiol i lenwi ffurflenni ar wahân ar gyfer pob darn o'ch sylw. Fodd bynnag, gallai fod yn ddefnyddiol o bosibl i ddefnyddio dwy ffurflen ar wahân os ydych yn dymuno siarad mewn gwrandawriad am rai gwrthwynebiadau ond nid rhai eraill.*

*Pan fydd grŵp yn rhannu barn gyffredin ar sut mae'n dymuno i'r Cynllun gael ei newid, byddai'n ddefnyddiol i'r grŵp hwnnw anfon ffurflen unigol gyda'u sylwadau, yn hytrach na bod nifer fawr o unigolion yn anfon ffurflenni ar wahân yn ailadrodd yr un pwynt. Mewn achosion o'r fath, dylai'r grŵp nodi faint o bobl mae'n eu cynrychioli a sut gafodd y sylw ei awdurdodi. Dylid nodi cynrychiolydd y grŵp (neu'r prif ddeisebydd) yn glir.*

If you seek more than one change to the Plan, it is not always necessary to complete separate forms for each part of your representation. It may, however, be helpful to use two separate forms if you wish to speak at a hearing about some objections but not others.

Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified.

# Site Representation Statement

Land opposite Bro'r Dderwen, Clunderwen,  
Pembrokeshire, SA66 7NE

December 2024

Document Reference: 240095SRS-01



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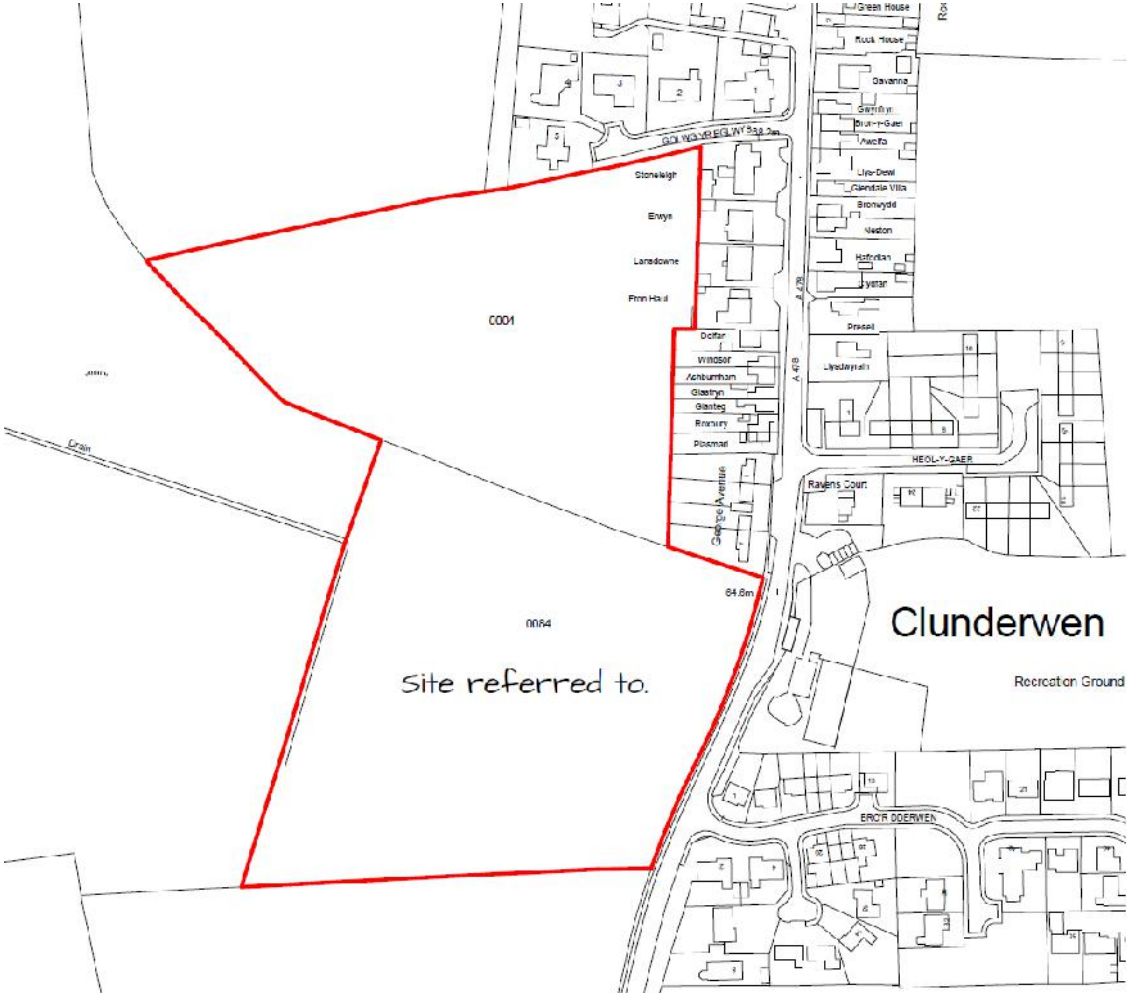
Figures

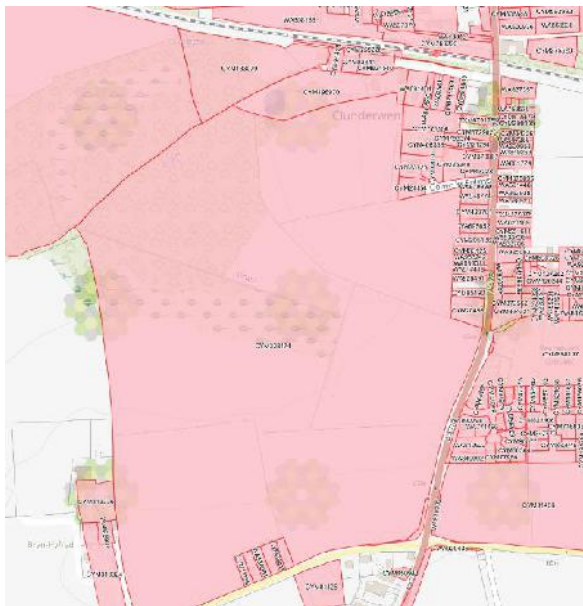
- Figure 1: Site location Plan
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- Appendix 1: Illustrative Site Layout Plan/Masterplan

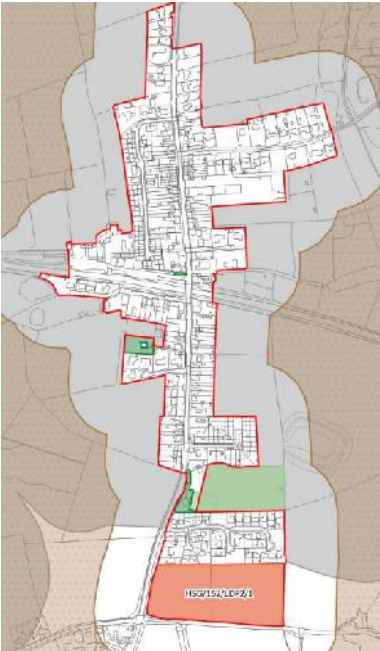
1. Introduction	
Client	Wales & West Housing Association (WWHA)
Purpose	<p>This statement has been prepared, on behalf of WWHA, in response to the statutory consultation being carried out by Pembrokeshire County Council (PCC) in respect of the second Deposit Local Development Plan (LDP) 2 2017 – 20233 (hereafter 'the Plan').</p> <p>This consultation provides an opportunity to suggest different sites or changes to boundaries to those included in the second Deposit Plan. Accordingly, WWHA hereby submit the land opposite Bro'r Dderwen in Clunderwen as an 'alternative site' to be developed for residential purposes.</p> <p>The site subject to this representation has not previously been submitted to the Council for consideration in conjunction with the Plan preparation process and has not been identified in the Deposit Plan 2 as one for development purposes. It is on this basis we propose this 'alternative site' as an objection to the Plan, since it is unsound in its current form on the grounds it will under-deliver housing (i.e. Test 3: Will the plan deliver?).</p>
Statement Structure	<p>This statement seeks to demonstrate the acceptability of the proposed alternative site for residential purposes in the context of relevant planning policy, taking into account the context of the site and the surrounding forms of development. The remainder of the statement is, therefore, structured as follows:</p> <ul style="list-style-type: none"> <li>▪ <b>Section 2</b> provides an explanation of the context of the site, including site details and a description of the proposals;</li> <li>▪ <b>Section 3</b> sets out the site's opportunities and constraints;</li> <li>▪ <b>Section 4</b> provides commentary on the site's environmental considerations;</li> <li>▪ <b>Section 5</b> analyses the deliverability of those proposed housing allocations within WWHA's catchment area;</li> <li>▪ <b>Section 6</b> considers the primary planning matters applicable to the residential development of the site;</li> <li>▪ <b>Section 7</b> provides an overview and concludes the statement.</li> </ul>
Supporting Information	<p>In addition to this statement, this representation is supported by the following plans and technical reports:</p> <p><u>Plans</u></p> <ul style="list-style-type: none"> <li>▪ Site location plan (22031/100 Rev A)</li> <li>▪ Existing Block Plan (22031/101 Rev A)</li> <li>▪ Proposed Block Plan (22031/102 Rev A)</li> <li>▪ Analysis Plan (22031/103 Rev A)</li> </ul> <p><u>Technical Assessments &amp; Documents</u></p> <ul style="list-style-type: none"> <li>▪ Deposit LDP 2 Representations Form</li> <li>▪ Preliminary Ecological Appraisal (March 2024)</li> <li>▪ Landscape Character &amp; Visual Impact Assessment (TDA2941LC&amp;VIARhC03.24)</li> <li>▪ Transport Statement (1580-ACS-ZZ-XX-RP-T-001-A)</li> <li>▪ Agricultural Land Classification Survey (April 2024)</li> <li>▪ Sustainability Appraisal (December 2024 – Rev 2)</li> </ul>

2. The Site: Location, Extent & Rationale	
Site Address	Land opposite Bro'r Dderwen, Clunderwen, Pembrokeshire, SA66 7NE.
Site Location	<div><p>The extent and location of the site is shown on the site location plan below.</p><p>Figure 1: Site Location Plan</p></div>
Site Description	<div><p>The site extends to 5 hectares (12.3 acres) and comprises agricultural land located on the western side of the A478.</p><p>The entire site constitutes greenfield land that is devoid of buildings and consists of two undulating grassland fields surrounded by mixed native hedgebanks.</p><p>Both land parcels share boundaries with the settlement limits, as defined by the Proposals Map accompanying the adopted LDP. The northern-most land parcel extends to the rear of the properties that front onto the A478. The southern-most land parcel has a frontage onto the A478.</p><p>The principal access to the site will be from a new junction with the A478. This is capable of providing a 5.5m wide, adoptable estate road with 2m wide footways on both sides.</p><p>The immediate character of the area to the north and east is residential. To the south are agricultural fields and, to the west, is an area of woodland.</p></div>



Existing Use	Agricultural land.
Proposed Use	<p>It is proposed to develop the site for residential purposes (Use Class C3).</p> <p>It is anticipated this will comprise a mix of open market and general needs affordable homes.</p> <p>An illustrative site layout plan has been prepared in support of this representation to provide an indication of how the site could be developed with residential dwellings. The illustrative layout/masterplan demonstrates how 118 dwellings (23.6 dwellings per hectare) could be provided on the site, together with open spaces, a pumping station and Sustainable urban Drainage Systems (SuDS). The layout is included at Appendix 1 of this statement.</p> <p>Since the Site Promoter is WWHA, it would not be appropriate for land to be identified in the Plan as a self-build/custom build site for housing.</p> <p>WWHA recently obtained planning permission for a 92-unit scheme on an allocated housing site in Narbeth known as 'land west of Bloomfield Gardens and north of Adams Drive and Highfield Park'. It is proposed to bring forward this alternative site in the same manner as the Bloomfield site; offering a mixed tenure scheme, inclusive of WWHA's bespoke Low Cost Home Ownership (LCHO) dwellings.</p> <p>WWHA may be open to discussion about the site being identified for 100% affordable housing. This will likely be determined based on the housing need in the area at the time of delivery.</p>
Land Ownership	<p>The entirety of the site forms part of a wider land holding covered under one title deed (CYM338474). WWHA has entered into a contract with the landowner to purchase the site.</p> <p>The site abuts the adopted highway and there is no ransom strip that may otherwise affect the deliverability and viability of its future development.</p>  <p style="text-align: right;"><i>Figure 2: Extract from Land Registry Map Search</i></p>
Planning History	Based on the Council's online planning history records, there have been no previous planning applications at the site.
Rationale for Housing Allocation	<p>The Deposit Plan 2 sets out a housing requirement of 5,840 dwellings over the Plan period (i.e. 2017 - 2033). This equates to 365 dwellings per annum.</p> <p>Whilst the emerging Plan makes provision for 6,425 dwellings, which includes a 10% flexibility allowance, based on the analysis of housing delivery reported in the Annual Monitoring Reports (AMRs) over the first six years of the emerging Plan period (i.e. 2017 to April 2023), there has been an under-delivery of 336 dwellings per annum. Accordingly, the housing</p>

	<p>requirement has been adjusted to 382 dwellings for the remaining 10 years of the Plan period (i.e. April 2023 to 2033).</p> <p>The Deposit Plan 2 suggests new homes will be developed mainly on land allocated specifically for housing and in sustainable locations within defined settlement boundaries. However, many of the proposed allocated sites are based on historic allocations that have been rolled-on from the adopted LDP and later historic Plans. It is evident that key housing sites are not being delivered as anticipated, which suggests the need for additional site allocations.</p> <p>The proposed alternative site, subject to this representation, is located adjacent to the settlement boundary and is served by existing infrastructure. The site presents a sustainable, realistic and deliverable opportunity to provide much-needed new homes in Pembrokeshire. The proposals have the ability to comply will all aspects of planning policy and will not result in any detrimental environmental impacts that cannot be mitigated for. It is on this basis this representation has been prepared, which demonstrates there is clear justification for securing the allocation of this land in the LDP 2 for housing purposes.</p>
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3. Opportunities & Constraints

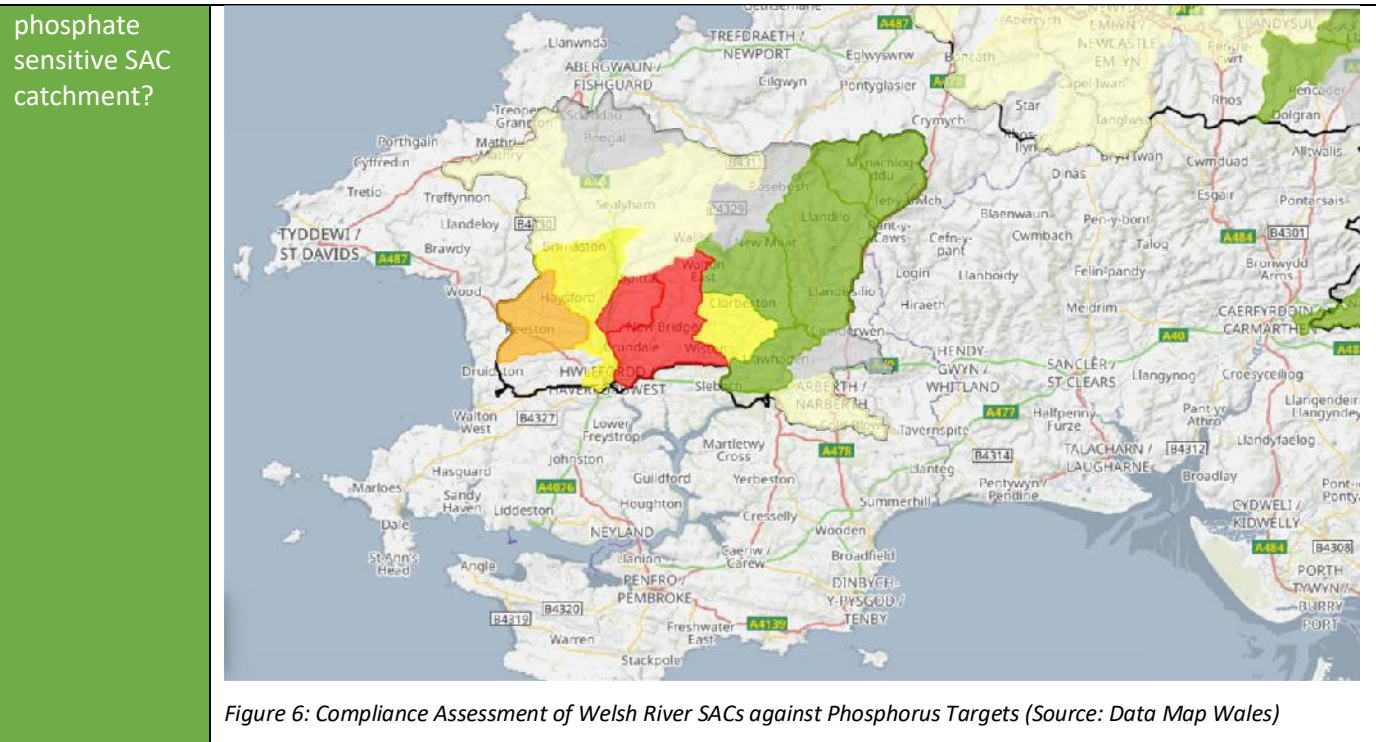
Planning Constraints	<p>The site falls outside of the settlement boundary for Clunderwen and is not allocated for any specific land use purpose, as defined by the proposals map which accompanies the second Deposit LDP 2 (2017 – 2033).</p> <div><p>The map shows a detailed view of the Clunderwen area with various land use designations. A legend on the left lists numerous categories, including Settlement Boundary, Main Town, Service Centre, Service Village, Cluster Local Village, Local Village, Community Facility, Employment, Mixed Use, Strategic Employment, Specialist &amp; Supported Accommodation, Solar Array, Supply and Transfer Sites, Safeguarded Strategic Employment, Residential Allocations, Residential Strategic Allocations, Residential Commitment, Amenity Open Space, Recreational Open Space, Green Wedge, Mineral Allocations, Existing Quarry Sites, Peatland, Sand and Gravel Areas, Mineral and Quarry Sites, Town Centre Boundary, Primary Retail Frontage, Secondary Retail Frontage, Port and Energy Related Development, Bracken, Bracken within wire, Bracken outside wire, Hard Rock Resource, Sand and Gravel Resource, Transport Safeguarding, and Adjoining Local Planning Authority Area. The site is highlighted in red and labeled 'H59/154/16/2/1'.</p></div> <p>Figure 3: Extract from second Deposit Local Development Plan 2 (2017 -2033) Proposals Map</p> <p>The site is not covered by any statutory or non-statutory ecological or landscape designations. However, it is greenfield and the peripheries are marked by hedgerows interspersed with trees.</p>
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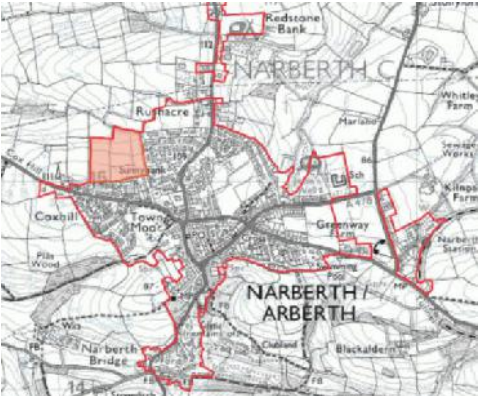

	<p>Under the current Technical Advice Note 15 (Development &amp; Flood Risk) (July 2004), the site falls within Zone A (i.e. considered to be at little or no risk of fluvial or coastal/tidal flooding), as defined on the Development Advice Map (DAM). Under the revised TAN 15 (currently suspended due to further consultation) Flood Map for Planning, the site falls outside of an area at risk of flooding from rivers or seas or surface water and small watercourses.</p>  <p>Figure 4: Extract from NRW Flood Map for Planning</p> <p>In terms of heritage features, there are no listed buildings or Scheduled Ancient Monuments (SAMs) on the site and the site is not within a conservation area. The closest heritage feature is a SAM (Cadw Ref: CM065 - Earthworks SE of Clyn-Derwen) to rear of the recreational ground, which comprises the remains of an earthworks.</p> <p>The site does not fall within an archaeologically sensitive area.</p>  <p>Figure 5: Extract from Historic Wales Map</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> TAN15 Defended Zones</li> <li><input type="checkbox"/> Rivers</li> <li><input type="checkbox"/> Sea</li> <li><input type="checkbox"/> Rivers and Sea</li> <li><input checked="" type="checkbox"/> Rivers and Sea</li> <li><input type="checkbox"/> Flood Zone 3</li> <li><input type="checkbox"/> Flood Zone 2</li> <li><input type="checkbox"/> Surface Water and Small Watercourses</li> <li><input type="checkbox"/> Flood Zone 3</li> <li><input type="checkbox"/> Flood Zone 2</li> <li><input type="checkbox"/> Recorded Flood Extents</li> </ul> <ul style="list-style-type: none"> <li><input type="checkbox"/> NMRW (RCAHMS)</li> <li><input type="checkbox"/> HER (Welsh Archaeological Trusts)</li> <li><input checked="" type="checkbox"/> Listed Buildings (Cadw)</li> <li><input checked="" type="checkbox"/> Scheduled Monuments (Cadw)</li> <li><input type="checkbox"/> Designated Wrecks (Cadw)</li> <li><input type="checkbox"/> Great Britain Boundary</li> <li><input type="checkbox"/> Historic Mapping (Ordnance Survey 6"/mile ca.1888)</li> </ul>
<p>Utilities</p>	<p>The proposed housing can be feasibility connected to the existing infrastructure in the area:</p> <ul style="list-style-type: none"> <li>▪ Electricity Supply</li> <li>▪ Landline Telephone</li> <li>▪ Broadband</li> <li>▪ Foul Sewerage</li> <li>▪ Water Supply</li> </ul>
<p>Water Connection</p>	<p>The proposed housing can be connected to the existing water main located in the A478 carriageway.</p>
<p>Drainage</p>	<p>Foul water discharges will be conveyed to the existing public sewer located in the A478 carriageway.</p> <p>It is intended to deal with surface water via a sequential approach in accordance with Part H of the Building Regulations. The last resort would be to discharge surface water to the mains sewerage system, which would need to be sanctioned by Dwr Cymru / Welsh Water. The site offers sufficient potential for the inclusion of Sustainable urban Drainage Systems (SuDS), subject to feasibility.</p>

## 4. Environmental Considerations



Is the site located within or adjacent to a mineral buffer zone?	No.
Is the site located within a Mineral Safeguarding Area?	No.
Is the site within or immediately adjacent to an AQMA?	The site is not located with a designated Air Quality Management Areas (AQMA), the only such areas within the County being in Haverfordwest and Westgate Hill by Pembroke Castle.
Does the site contain high carbon soil e.g., peatlands?	No.
Does the site contain high quality agricultural land (grade 1, 2, 3a)?	<p>Planning Policy Wales (Edition 12) requires that the Best and Most Versatile (BMV) agricultural land (i.e. Grades 1, 2 and 3A of the Defra Agricultural Land Classification System) should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable.</p> <p>The Welsh Government's Predictive Agricultural Land Classification (ALC) Map (Version 2 - published in 2020) categorises the fields that form the site as mostly Grade 3b, but also Grade 3a and some Grade U land. The guidance note that accompanies the ALC Map (May 2021) sets out that where land is shown on the predictive map as potentially of Grades 1, 2 and 3a an ALC Survey is required.</p> <p>Accordingly, an ALC Survey has been undertaken and supports this representation. The survey concludes the majority of the site (3.1 hectares) constitutes subgrade 3b land, which contains soft rushes and is shown to be poor quality. The remaining land (1.9 hectares), a relatively modest area, has been classified as subgrade 3a land (i.e. BMV). Based on the land quality within the area, the historic use of the site, minimal economic farming benefits of its use and the small area of BMV land involved, only limited weight should be given to the loss of the small area. Further detail and justification is provided in the accompanying ALC Survey.</p>
Is the site located within or immediately adjacent to any RIGs?	<p>Regionally Important Geological and Geomorphological Sites (RIGS) are locally designated sites of local, regional, and national, importance for geodiversity.</p> <p>These sites may provide cultural, educational, historical and aesthetic resources, and are protected from development as a material consideration through the planning system by the Town and Country Planning Act 1990.</p> <p>The site is not within nor immediately adjacent to any RIGS.</p>
Is the site within or adjacent to a	The site and its wider area are not within any phosphate sensitive SAC catchment as shown in Figure 6 below.



5. Analysis Of Second Deposit Plan LDP 2 Housing Allocations

HSG/088/LDP2 /1 (Narbeth)	<p>‘Land west of Bloomfield Gardens and north of Adams Drive and Highfield Park’</p> <p>WWHA own this site and have obtained planning permission for 92 no. dwellings, subject to conditions, with a view to commencing development in the short-term. This demonstrates the Association’s capability to genuinely deliver suitable and viable sites. It is proposed to bring forward this alternative site (the subject of this representation) in a similar manner.</p>	
HSG/060/LDP2 /1 (Llandissilio)	<p>‘Land adjacent to Maesbryn’</p> <p>It is understood the Council owns this site which, on the face of it, appears to be deliverable.</p> <p>In the same manner as the proposed alternative site, this proposed allocation extends the settlement boundary to the east leaving only one intervening field between the two sites. All sites together represent a logical rounding off of settlement boundary.</p>	



<p>HSG/081/LDP2 /1 (Maenclochog)</p>	<p>‘Land west of Globe Inn’</p> <p>This proposed housing allocation is a reduced version of the land historically allocated in the adopted LDP (Ref: HSG/081/LDP/01) only two small portions of which have come forward during the Plan period. Deliverability is, therefore, questionable.</p> <p>In addition, access into the site needs to be taken from Lein Fach from which there is a significant levels difference which will impact viability, together with the needs for utility diversion.</p>	
<p>HSG/030/LDP/ 01 (Crymych)</p>	<p>‘Land east of Waunaeron’</p> <p>This proposed housing allocation has been transferred from a historic allocation in the adopted LDP (Ref: HSG/030/LDP/01) which has failed to be delivered. Deliverability is, therefore, questionable.</p>	

## 6. Alternative Site Assessment

<p>Principle of Development</p>	<p>The alternative site falls outside the settlement boundary for Clunderwen, but is directly adjacent to it and surrounded by it and the curtilages of existing dwellings.</p> <p>The emerging LDP 2 identifies Clunderwen as a ‘service village’ (2b), designated in settlement hierarchy under Policy SP6. The matrix accompanying Policy SP6 identifies ‘service villages’ as being acceptable locations for housing allocations, windfall market housing, local need affordable housing and exception sites for affordable housing. Furthermore, emerging Policy SP9 (service centres and service villages) defines ‘service villages’ in the County as offering good provision of services and facilities to meet the day-to-day needs of their population. The policy goes on to state that housing allocations for market and affordable housing will be identified in Service Villages, with the precise number for each village varying according to their location, service provision and capacity to accommodate development. The settlement hierarchy and associated definitions contained within emerging policy have been transferred from the adopted policy and clearly accept the principle of housing allocations in and adjacent to this service village.</p> <p>Moreover, the site is not within open countryside and is adjacent to an established settlement; being on the urban fringe, opposite existing dwellings, served by existing infrastructure associated with the surrounding housing development and can be integrated easily into the neighbouring built-up area. The site, therefore, presents a sustainable, realistic and deliverable opportunity to provide much-needed new homes for a specific housing need; representing a logical extension of an established and well served key settlement. It is on this basis the site is being promoted for the inclusion as a housing allocation in the LDP 2.</p>
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	<p>The key material planning considerations associated with the development of the site for housing purposes are discussed below.</p>
Visual & Landscape Impact	<p>The site is not located within or adjacent to any local or national landscape designations. Nevertheless, given the site is greenfield and the proposals represent an extension to the settlement boundary, a Landscape Character and Visual Impact Assessment (LCVIA) has been prepared by Tirlun Design Associates (TDA) and supports this representation.</p> <p>From a visual and sensory perspective, LANDMAP has located the site within the 'Taff Valley' aspect area. This aspect area is classified as being of high overall value, comprising a lowland river valley with a relatively wide valley floor compared to valleys to the east. The area is more wooded to the north and has larger agricultural fields to the west. The landscape is gentle and lush, well wooded, has a strong field pattern with hedgerows in the main. A Railway runs through the area. There is some feeling of enclosure but this is a wider, more open valley than those to the east. The principal management recommendation is to conserve and enhance the elements in this landscape - field boundaries woodlands, trees and traditional buildings.</p> <p>Pembrokeshire County Council has undertaken an extensive landscape character assessment of the County. The results of this study are summarised by the 'Pembrokeshire County Landscape Character Assessment', produced by White Consultants, 2019 (updated 2022). This landscape assessment describes the overall character of the 'Narberth and Lampeter Vale' as a large rural area centred on the historic rural town of Narberth, surrounded by undulating pastoral landscape.</p> <p>The LCVIA has been produced in accordance with the 'Guidelines for Landscape and Visual Impact Assessment (3rd Edition)' produced by The Landscape Institute and Institute of Environmental Management &amp; Assessment (2013). The significance of the development's impact upon existing views from areas accessible to the public has been assessed using significance criteria for visual impact contained within the 2013 Guidelines. A visual appraisal has been undertaken based on a series of photo viewpoints. This concludes the proposed development does not have a significant detrimental impact on local amenity in terms of visual impact, does not adversely affect landscape character, quality or diversity, respects and protects the natural environment and maintains and, where possible, would enhance biodiversity. Furthermore, it was established that due to views of existing residential properties adjacent to the site, additional built form will not be out of context and will not appear visually incongruous.</p> <p>Overall, the LCVIA concludes the site can accommodate a new residential development without unacceptable landscape character or visual amenity impacts upon its immediate setting or the wider landscape in which it is located.</p>
Welsh Language	<p>TAN 20 (Planning and the Welsh Language) seeks to safeguard and promote the interests of the Welsh language through development proposals.</p> <p>In accordance with this policy context, the impact of the proposed residential use of the site on linguistic character of the surrounding area is a material consideration.</p> <p>The development proposal will provide new homes (including the policy compliance level of affordable housing (as a minimum)) in an area where there is an identified need for housing to meet local needs. The provision of new homes will, therefore, enable Welsh speakers to remain in the area. Given the affordable tenants will come from the general locality, it is envisaged they will already use the existing services and facilities in the area (including the local schools). As a matter of course, any signage to be provided within the development will be bilingual. Accordingly, the residential use of the site will not have a detrimental impact upon the needs</p>



	and intensity of the Welsh language and will, in fact, ensure Welsh speakers can remain in the area.
Highways Safety and Movement	<p>The site benefits from extensive frontage onto the A478, which links Clunderwen to Narbeth and there are a number of amenities in Clunderwen, including a convenience store, railway station, public house, park, village hall and church. A wider range of services and facilities can be accessed in Narberth, some 6km to the south. All Clunderwen's amenities are within walking distance to the site and there is a footway that run alongside the A478 on the site's eastern boundary. The nearest bus stops are located on the A478, adjacent to the site (playing field stops). These are some 300m walk from the site.</p> <p>A Transport Statement has been prepared in support of this representation to consider the means of access to the site, the impact of the proposals on the highway network and the need for active travel measures.</p> <p>In terms of access, a new junction will be formed onto the A478. This will provide a 5.5m wide adoptable estate road with 2m wide footways on both sides. Visibility splays of at least 2.4m x 43m can be provided in both directions from the new junction. These splay dimensions are appropriate for a 30mph design speed. The opportunity exists to provide a secondary access to the site from Golwg yr Eglwys. There are several options in terms of the design and operation of the secondary access ranging from one that is restricted to pedestrians and cyclists only, one that provides vehicular access to the development only in emergency (when the principal access is blocked) or one that can be used by vehicles on a day-to-day basis.</p> <p>The potential trip generation of the proposed development has been estimated by reference to the TRICS trip rate database. The TRICS data suggests the proposed development will generate around 55 to 58 peak hour vehicle movements. The TS concludes this volume of traffic will not have a significant impact on the operation of the surrounding highway network.</p> <p>Overall, the TS concludes the site is an appropriate location for housing that is safely accessible by all forms of transport. Moreover, the impacts of the development on the continued operation and safety of the surrounding highway network would be acceptable or can be suitably mitigated.</p>
Ecology	<p>The site is not subject to any statutory or local ecological designation. Nevertheless, a Preliminary Ecological Appraisal (PEA) has been undertaken, by I&amp;G Ecological Consulting, and supports this representation. This report includes a description of the site's ecological conditions, the ecological context and an appraisal of the site's ecological value. The content of the report is based on the findings of an Extended Phase 1 Habitat Survey and site inspection.</p> <p>The PEA concludes the site has a moderate local ecological value, with the hedgerow and trees forming part of an intricate series of wildlife corridors within the wider area. These areas would largely be retained as part of the any development of the site, aside from the point of access off the A478. The dominant habitat on the remainder of the site comprises semi-improved grassland of low local ecological value.</p> <p>The PEA set out the following conclusions and recommendations:</p> <ul style="list-style-type: none"> <li>▪ Retention and protection of the on-site trees and associated features to be managed as a landscape feature.</li> <li>▪ A number of trees on site were assessed to have moderate bat roosting potential and with the hedgerow providing flightlines for migrating species, as such a bat survey would be needed if any trees are to be removed.</li> </ul>

	<ul style="list-style-type: none"><li>▪ Preparation of a lighting scheme of the site during construction, and after, to avoid disturbance of bats, and will be designed to maintain dark corridors for bats and other nocturnal animals.</li><li>▪ Vegetation clearance should be planned outside the nesting bird season.</li></ul> <p>The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty) requiring Local Authorities to maintain and enhance biodiversity in the exercise of their functions. The residential development of the site can suitably incorporate measures to ensure net enhancement of biodiversity. This could take the form of new native planting and provision of artificial habitats such as bat bricks/boxes.</p>								
Viability and Deliverability	<p>It is our view that the subject site represents a viable and deliverable opportunity for housing purposes that is accessible to key transport routes, adjoins a well-served existing service centre and represents a logical rounding off of this existing and established settlement.</p> <p>WWHA undertake comprehensive due diligence when site finding. As part of this exercise, viability is tested, factoring in all known costs, revenue, the potential for abnormal costs resulting from site constraints and analysis of market conditions. This exercise has been undertaken in respect of this alternative site, which is determined to represent a viable development proposition. In addition, there is potential for this scheme to obtain Social Housing Grant (SHG), which would support site viability.</p> <p>The site is not encumbered by any known legal constraints / covenants and our client has entered into a contract with the landowner to purchase the site subject to planning permission. As such, its development could be delivered within the emerging Plan period and would make a significant contribution to the housing land supply for the County.</p> <p>It is anticipated that a planning application could be submitted within 6 months of securing sufficient confidence through the LDP process an allocation is forthcoming. Based upon the current LDP timescales, and assuming the LPA would not accept an early application, it is anticipated that a planning application would be submitted in 2026. If the opportunity exists to bring forward an application on the site in advance of this, then the Site Promoter would be happy to consider this.</p> <p>We have sets out below an indicative delivery schedule for the dwellings proposed on the site.</p> <table><tr><th>2026/2027</th><th>2027/2028</th><th>2028/2029</th><th>2029/2030</th></tr><tr><td>20/30</td><td>20/30</td><td>20/30</td><td>Remaining units</td></tr></table>	2026/2027	2027/2028	2028/2029	2029/2030	20/30	20/30	20/30	Remaining units
2026/2027	2027/2028	2028/2029	2029/2030						
20/30	20/30	20/30	Remaining units						

7. Conclusion	
	<p>The evidence prepared and submitted as part of this representation demonstrates there has been an under-delivery of housing within the County over the adopted Plan period, which has continued into the emerging Plan period. It is evident that key housing sites are not being delivered as anticipated, which suggests the need for additional site allocations. We, therefore, object to the Deposit Plan 2 and propose the land opposite Bro'r Dderwen in Clunderwen as an 'alternative site', since it has the potential to deliver a viable housing scheme adjacent to an established settlement.</p> <p>The development of the site forms a logical extension, and rounding off, of the settlement and is suitable for housing development; making best and most effective use of this vacant and underutilised site, in a sustainable location, that largely constitutes subgrade agricultural land and will deliver economic, social, and a range of community benefits. This is in addition to the</p>

	<p>provision of affordable housing. Furthermore, the site is capable of being delivered within the Plan period.</p> <p>These considerations provide clear and material justification for the site’s allocation in the LDP 2 for housing development, which will contribute to the performance of the emerging Plan by providing a genuinely sustainable residential development opportunity.</p>
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# Appendix 1

Illustrative Site Layout Plan/Masterplan



ALLOCATED SITE (NORTH)

3 Bed / 5 Person Semi-Detached Unit	x16
4 Bed Detached Unit with Garage	x8
3 Bed Detached Unit	x9
4 Bed Detached Unit	x7
2 Bed Detached Bungalow	x2
3 Bed Detached Bungalow with Garage	x3

Total Open Market Units - 45.

3 Bed Semi-Detached (Affordable)	x4
2 Bed Semi-Detached (Affordable)	x2
1 Bed Semi-Detached Flats (Affordable)	x4

Total Affordable Units - 10. (Area hatched in purple).

COMBINED TOTAL UNITS - 55.

ALLOCATED SITE (SOUTH)

3 Bed / 5 Person Semi-Detached Unit	x18
4 Bed Detached Unit with Garage	x8
3 Bed Detached Unit	x11
4 Bed Detached Unit	x9
2 Bed Detached Bungalow	x3
3 Bed Detached Bungalow with Garage	x4

Total Open Market Units - 53.

3 Bed Semi-Detached (Affordable)	x4
2 Bed Semi-Detached (Affordable)	x2
1 Bed Semi-Detached Flats (Affordable)	x4

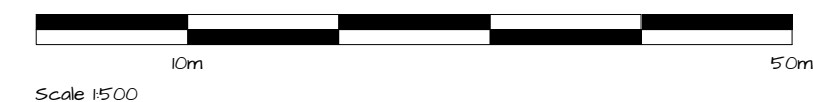
Total Affordable Units - 10. (Area hatched in orange).

COMBINED TOTAL UNITS - 63.

COMBINED SITE TOTAL UNITS - 118.  
Site Area - 12.63 Acres / 5.1 Hectares.



1 Proposed Block Plan





[REDACTED]

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**From:** [REDACTED]  
**Sent:** 16 December 2024 12:27  
**To:** Thomas, Kane  
**Cc:** LDP - For Enquiries  
**Subject:** RE: Deposit LDP 2 Representations - 4 x WWHa Sites

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** D Rep

**EXTERNAL EMAIL – Exercise care with links and attachments E-BOST ALLANOL – Byddwch yn ofalus wrth agor dolenni ac atodiadau.**

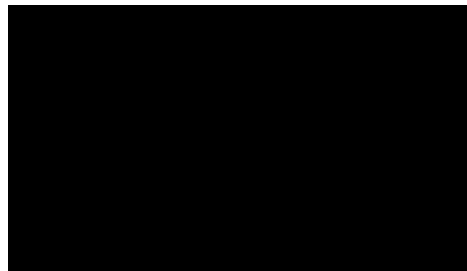
Hi Kane,

Here are new WeTransfer links to the supporting information for the four sites.

1. Land adjacent to Bro'r Dderwen, Clunderwen, Pembrokeshire, SA66 7NE  
<https://we.tl/t-LImZVWAhxx>
2. Land at Nant Y Ffynnon, Letterston, Pembrokeshire, SA62 5SX  
<https://we.tl/t-tA1lVX7MIA>
3. Land at Golwg Y Llan, Eglwysrwrw, Crymych, Pembrokeshire, SA41, 3UP  
<https://we.tl/t-eBles7BlqB>
4. Land adjacent to Maes Merydd, Llandissilio, SA66 7TG  
<https://we.tl/t-yfQ6EUujMQ>

Thanks,

Mike



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**Subject:** Deposit LDP 2 Representations - 4 x WWHa Sites

Morning Kane,

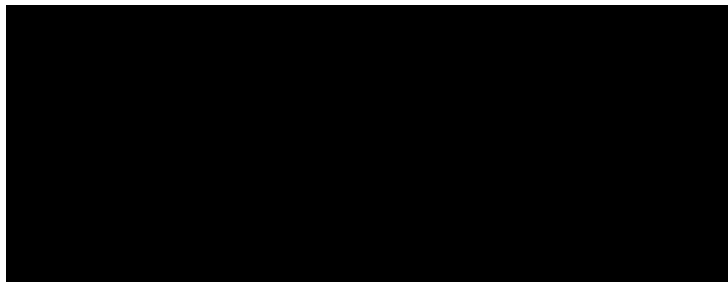
I hope you are well.

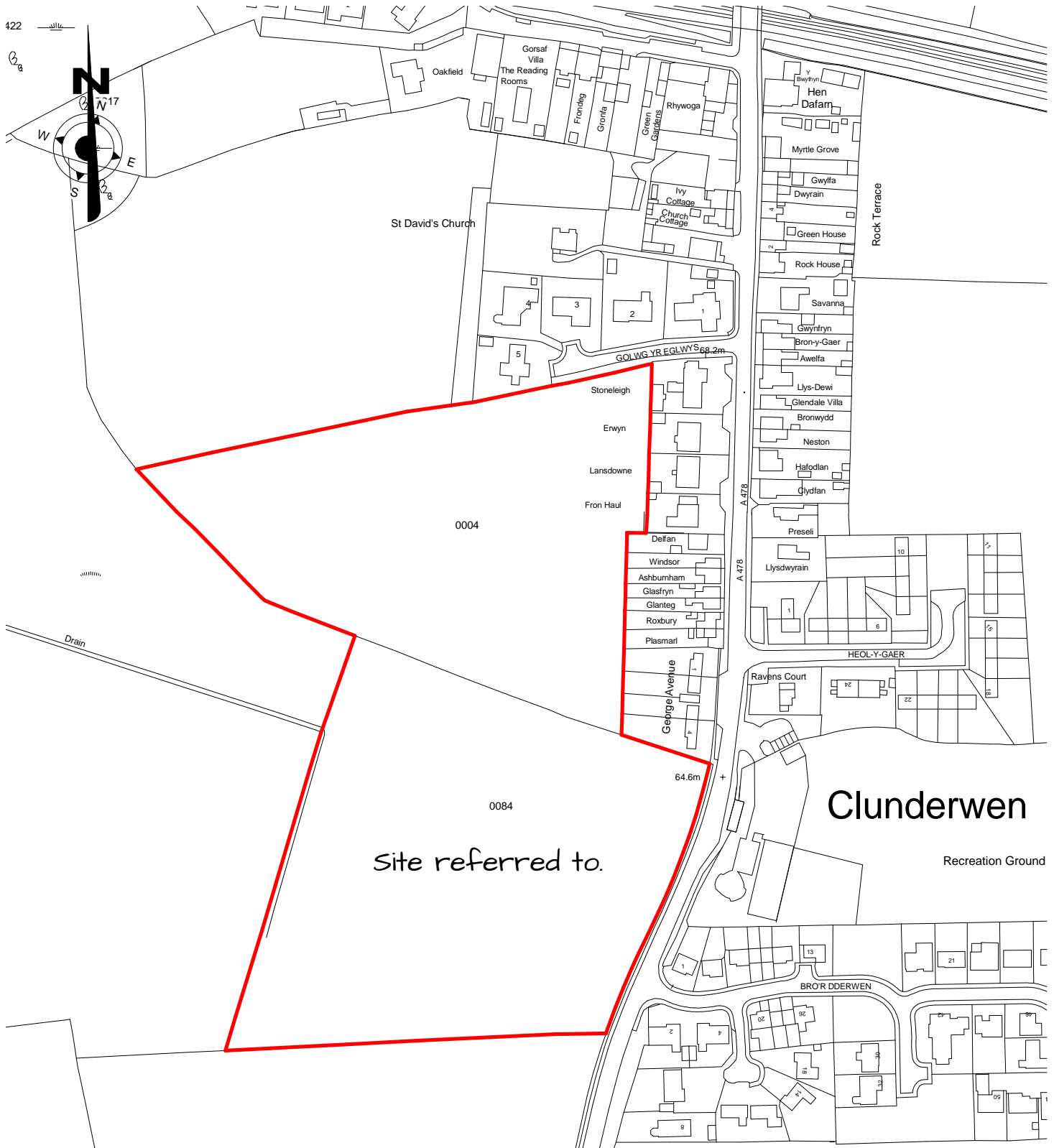
Last Friday we submitted representations on behalf of Wales & West HA for the following 4 sites that we have discussed in recent weeks. I'm conscious all the supporting documents were included on individual WeTransfer links but there is only a fairly short window to download the information. Could you let me know if you can access the links ok and have managed to download the documents or whether you need fresh links?

1. Land adjacent to Bro'r Dderwen, Clunderwen, Pembrokeshire, SA66 7NE
2. Land at Nant Y Ffynnon, Letterston, Pembrokeshire, SA62 5SX
3. Land at Golwg Y Llan, Eglwysrw, Crymch, Pembrokeshire, SA41, 3UP
4. Land adjacent to Maes Merydd, Llandissilio, SA66 7TG

Thanks,

Mike





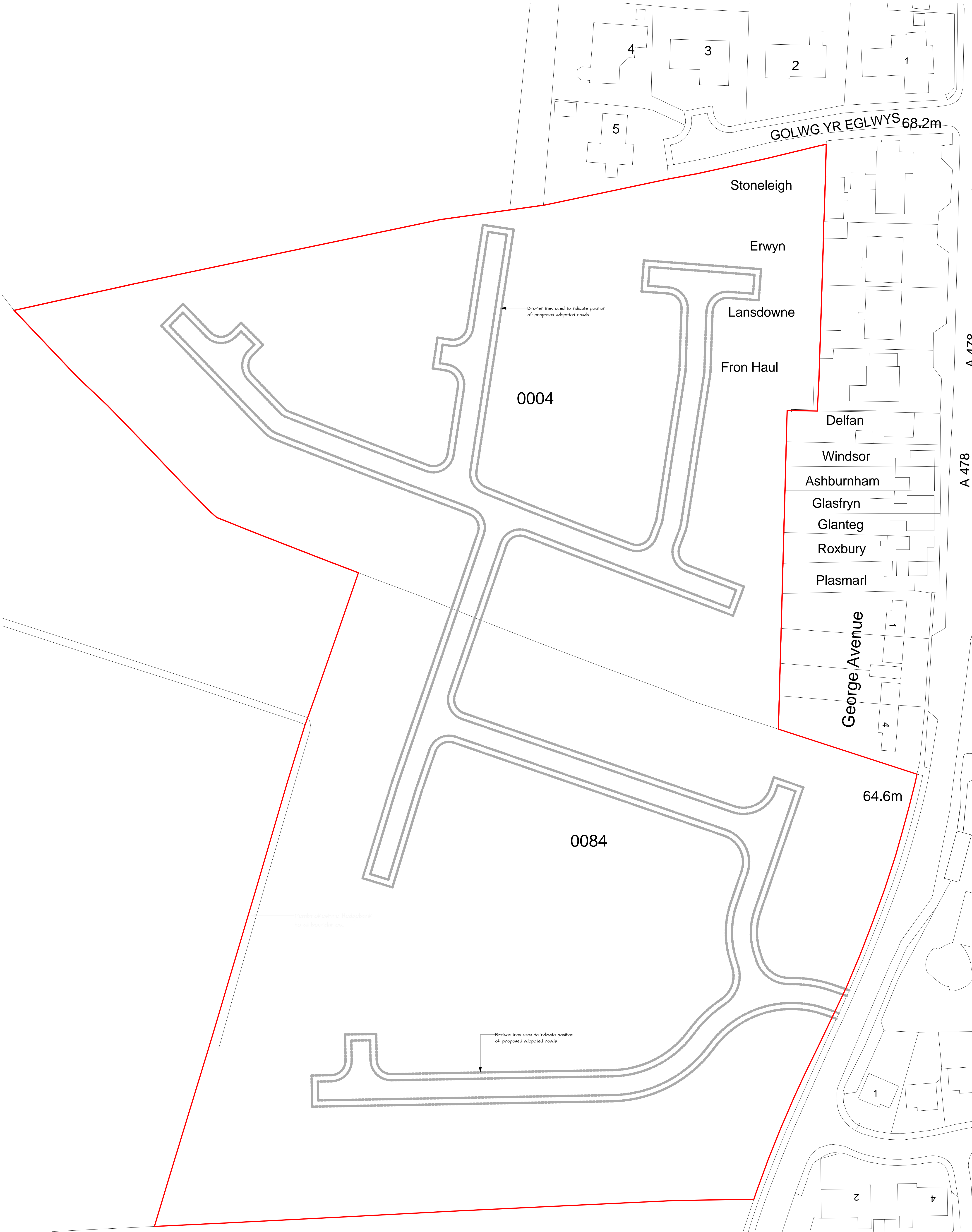
# I Site Location Plan



50m

250m

Scale 1:2500





ALLOCATED SITE (NORTH)

3 Bed / 5 Person Semi-Detached Unit	x16
4 Bed Detached Unit with Garage	x8
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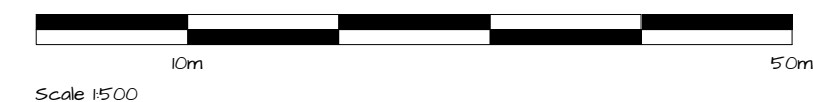
Total Affordable Units - 10. (Area hatched in orange).

COMBINED TOTAL UNITS - 63.

COMBINED SITE TOTAL UNITS - 118.  
Site Area - 12.63 Acres / 5.1 Hectares.



1 Proposed Block Plan







## Landscape Character and Visual Impact Assessment of Land Opposite Bro'r Dderwen, Clunderwen

Text, Plans, Photographs & Appendices

Prepared for Wales & West Housing Association

March 2024

TDA/2941/LC&VIA/RhC/03.24

# CONTENTS

## Text

Section 1	Introduction
Section 2	Qualifications & Experience
Section 3	Clunderwen: Planning Context & Landscape Character
Section 4	Landscape Mitigation & Enhancement
Section 5	Visual Appraisal & Landscape Character Assessment
Section 6	Summary & Conclusion

## Plans

TDA/2941/01	Location of Photo Viewpoints
TDA/2941/02	Structural Landscape Strategy

## Photo Viewpoints & Visualisations

Photo Viewpoint 1 Short-range view looking north from the A478

Photo Viewpoint 2 Mid-range view looking north east from an un-named road adjacent to the entrance to Brynhyfryd

Photo Viewpoint 3 Mid-range view looking north west from an un-named road adjacent to the sewage works

Photo Viewpoint 4 Short-range view looking west from the A478

Photo Viewpoint 5 Short-range view looking south west from the entrance to Clunderwen Railway Station

Photo Viewpoint 6 Mid-range view looking south west from Gower Villa Lane

Photo Viewpoint 7 Long-range view looking south from the A4785

## Appendices

Appendix 1	LANDMAP DATA
Appendix 2	LCA 19 'Narbeth & Lampeter Vale'
Appendix 3	Significance Criteria for Visual Impact. Extract of 'Guidelines for Landscape and Visual Impact Assessment produced by The Landscape Institute and Institute of Environmental Management & Assessment.

# Section 1

## INTRODUCTION

- 1.1 Tirlun Design Associates (TDA) have been instructed to undertake a landscape character and visual impact assessment of a proposed development site on land opposite Bro'r Dderwen, Clunderwen ('The Site'), and assess the general visual and landscape character impacts a proposed new residential development would have upon its surrounding landscape.
- 1.2 Desktop research and site surveys were carried out in March 2024 and their findings are contained herein.
- 1.3 The primary question asked within this document is:

**Can the proposed site at Clunderwen accommodate a residential development without adverse impacts upon the character and visual amenity of the site's surroundings.**

- 1.4 The document has been set out as follows:
  - **Section 2 - Qualifications & Experience** introduces the member of staff dealing with this assessment on behalf of TDA and highlights their qualifications and experience relevant to this study.
  - **Section 3 – Clunderwen: Planning Context & Landscape Character** introduces the site, its planning context and landscape character.
  - **Section 4 – Landscape Mitigation & Enhancement** outlines the structural landscape strategy for the residential development
  - **Section 5 - Visual Appraisal & Landscape Assessment** is a visual appraisal and landscape assessment of the site.
  - **Section 6 - Summary & Conclusion** provides a summary of the study and presents a conclusion to the question raised within paragraph 1.3.

## Section 2

### QUALIFICATIONS & EXPERIENCE

- 2.1 This assessment has been carried out on behalf of TDA by Rhodri Crandon and Andrew Perrigo.
- 2.2 Rhodri's qualifications include an honours degree in Landscape Architecture gained from Cheltenham & Gloucester College of Higher Education (CGHE) and a Post Graduate Diploma in Landscape Architecture also from CGHE.
- 2.3 Mr. Crandon is the director of TDA, a landscape consultancy practice based in South Wales, and has 21 years professional practice experience within the field of landscape architecture. Over this period, he has undertaken many projects relevant to this development which have dealt with issues relating to landscape design, landscape planning and landscape & visual assessment.
- 2.4 Mr. Crandon has worked as an expert witness in relation to landscape character and visual issues on many relevant projects both in the private and public sector, including Monmouthshire County Council during their Unitary Development Plan Inquiry in 2004.
- 2.5 Andrew's qualifications include an honours degree in Psychology gained from Cardiff Metropolitan University, a City & Guilds Level 2 in Computer Aided Design and a Post Graduate Diploma in Landscape Architecture from the University of Gloucestershire.
- 2.6 Mr. Perrigo is the Senior Landscape Architect at TDA, and has 18 years professional practice experience within the field of landscape architecture. Over this period, he has undertaken many projects relevant to this development which have dealt with issues relating to landscape design, landscape planning and landscape & visual assessment.



## Section 3

# CLUNDERWEN: SITE, LANDSCAPE, PLANNING CONTEXT AND LANDSCAPE CHARACTER

### Site Context

- 3.1 The proposed development site is located on the western side of the A478, approximately 200m south of Clunderwen Railway Station.
- 3.2 The majority of the site is defined by field boundary hedgerows on hedge banks. The eastern boundary of the northern parcel is defined by residential properties on the A478.
- 3.3 TDA drawing no. TDA/2941/01 – Location of Photo Viewpoints (refer to Plans section of this document) clearly illustrates the site and its context.

### Landscape & Planning Context

- 3.4 The site made up of two parcels of greenfield land, located outside of (but immediately adjacent to) the settlement boundary.
- 3.5 The site is not located within a conservation area and is not covered by any local or national landscape designations.
- 3.6 The site is surrounded by a number of public footpaths, byways & other routes public access. Refer to TDA drawing no. TDA/2941/01 – Location of Photo Viewpoints.
- 3.7 Based upon the study of up-to-date mapping provided by Sustrans there are no local or national cycle routes adjacent to, nor within close proximity of the site.
- 3.8 The site does not contain any tree preservation orders, listed buildings or scheduled ancient monuments.

### Adopted Local Plan Policies

#### **Policy GN.1 – General Development Policy (Pembrokeshire County Council Local Development Plan 2013)**

- 3.9 Policy GN1 (General Development Policy) states that:

*“Development will be permitted where the following criteria are met:*

*1. The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located;*

*2. It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels;*

*3. It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park<sup>63</sup> and neighbouring authorities;*



4. *It respects and protects the natural environment including protected habitats and species;*
5. *It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network;*
6. *Necessary and appropriate service infrastructure, access and parking can be provided;*
7. *It would not cause or result in unacceptable harm to health and safety"*

**Policy GN.37 – Protection & Enhancement of Biodiversity (Pembrokeshire County Council Local Development Plan 2013)**

3.10 Policy GN.37 (Protection & Enhancement of Biodiversity) states that:

*"All development should demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity.*

*Development that would disturb or otherwise harm protected species or their habitats, or the integrity of other habitats, sites or features of importance to wildlife and individual species, will only be permitted in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures".*

3.11 Consequently, from a landscape perspective, providing the development:

- Does not have a significant detrimental impact on local amenity in terms of visual impact
- Does not adversely affect landscape character, quality or diversity
- respects and protects the natural environment
- Maintains and, where possible, enhances biodiversity

Then it is consistent with the planning policies listed above.

## **Landscape Character**

### **LANDMAP – The Countryside Council for Wales**

3.12 The Countryside Council for Wales, now Natural Resources Wales, has undertaken an extensive landscape character assessment of Wales using the LANDMAP information system (Refer to Appendix1).

3.13 LANDMAP is a GIS (Geographical Information System) based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set.

3.14 Specialists collect LANDMAP Information in a structured and rigorous way that is defined by five methodological chapters, the Geological Landscape, Landscape Habitats, Visual & Sensory, Historic Landscape and Cultural Landscape. Each of these elements and how they assess the

site and its surroundings (including principal management recommendations and long-term guidelines) are further explored below:

### **Geological Landscape**

- 3.15 LANDMAP has located the site within the 'Clunderwen' aspect area.
- 3.16 It states that the aspect area, which is classified as being of moderate overall value, comprises the broad promontory of the County in the Clunderwen area dominated by glacial sand and gravels with some emerging areas of Ordovician bedrock. Surface is irregular rising to around 86m in the north, but lower in the west where glacial clays dominate and create boggy ground.
- 3.17 The principal management recommendations and long-term guidelines for the aspect area are to ensure that no features or natural systems of geological or geomorphological significance in the area are lost or damaged.

### **Landscape Habitats**

- 3.18 LANDMAP has located the site within the 'Carmarthen West' aspect area.
- 3.19 It states that the aspect area, which is classified as being of moderate overall value, comprises Improved agricultural land associated with moderate slopes between Whitland and Carmarthen. Semi-natural habitat including woodlands and semi-improved grasslands are fragmented and form a low proportion of the overall area. The focus for biodiversity interest is the Afon Taf and tributaries, woodland associated with watercourses or steep slopes and features such as field boundaries.
- 3.20 There are no principal management recommendations or guidelines.

### **Visual & Sensory**

- 3.21 LANDMAP has located the site within the 'Taff Valley' aspect area.
- 3.22 It states that the aspect area, which is classified as being of high overall value, comprises a lowland river valley, a relatively wide valley floor compared to valleys to the east. More wooded to the north and larger agricultural fields to the west. A gentle lush and green landscape, well wooded, strong field pattern with hedgerows in the main. Many mature trees. Small settlement with several traditional buildings at LLanfallteg, elsewhere scattered farms, some with fairly large farmhouses - more akin to Pembrokeshire. A Railway runs through the area, but is barely visible. Some feeling of enclosure but this is a wider, more open valley than those to the east.
- 3.23 The principal management recommendation is to conserve and enhance the elements in this landscape - field boundaries woodlands and trees, traditional buildings.

### **Historic Landscape**

- 3.24 LANDMAP has located the site within the 'Clynderwen' aspect area.
- 3.25 It states that the aspect area, which is classified as being of high overall value, comprises the village of Clynderwen, with a main road, railway line, Roman road and dispersed farms, including some large holdings, in a landscape of medium-sized fairly regular fields and scattered woodland.
- 3.26 The assessment does not contain any principal management recommendations or guidelines.

## Cultural Landscape

3.27 LANDMAP has located the site within the 'Taff Valley' aspect area.

3.28 The assessment does not provide any further information.

### Pembrokeshire County Landscape Character Assessment (2019- updated 2022)

3.29 Based on the LANDMAP information system methodology above, Pembrokeshire County Council has undertaken an extensive landscape character assessment of the county. The results of this study are summarised by the 'Pembrokeshire County Landscape Character Assessment', produced by White Consultants, 2019 (updated 2013).

3.30 Using this methodology Pembrokeshire is divided into 29 landscape character areas. The site falls within Landscape Character Area 19 'Narberth and Lampeter Vale' (Refer to Appendix 2).

3.31 The landscape assessment describes the overall character of the 'Narberth and Lampeter Vale' as:

*"A large rural area centred on the historic rural town of Narberth, surrounded by undulating pastoral landscape of generally east west trending low rounded ridges and hills, narrow wooded valleys and two large conifer plantations. The coast lies to the south, including the National Park and the Daugleddau, also in the National Park lies to the west. Quiet rural villages and smaller settlements are dispersed throughout. Busy transport routes cross the area including the A40(T), the A477 and main railway line. Large scale tourism development includes Oakwood theme park, parts of Bluestone holiday village and Folly Farm adventure park and zoo, and coastal leisure development features to the south".*

3.32 The key landscape guidelines the LCA are listed as follows:

- Manage expansion of large-scale tourist attractions to avoid adverse effects on the National Park and to minimise wider impacts on the landscape with appropriate siting and mitigation including trees and hedges.
- Follow LDP guidelines for accommodation for tourists, including caravan parks, lodges, chalets and tents.
- Conserve and enhance the setting and edge of historic settlements such as Narberth when considering expansion which should be planned with green infrastructure linking into the town and out to the surrounding countryside.
- Manage expansion of rural settlements to reflect the traditional pattern and rural vernacular architecture and traditional materials and avoid removing or developing strip fields.
- Manage roads to minimise suburban/urban detailing and lighting.
- Locate and plan wind energy developments in the least sensitive landscapes at an appropriate scale especially avoiding the setting of the National Park and avoiding prominent skylines.
- Locate and plan solar energy developments in the least sensitive landscapes such as flat and enclosed landscapes with regular field patterns and high hedges.

- Minimise cumulative effects between renewable energy developments recognising that capacity may be reached in some areas.
- Site future power lines in least sensitive locations minimising adverse cumulative effects.
- Locate further sand and limestone quarries or extensions in discreet locations avoiding skylines and visible slopes with appropriate mitigation including advance planting in places if necessary.
- Conserve and enhance conifer plantations such as Canaston Wood through selective felling and replacement and improvement of edges with broadleaf planting.

3.33 Following our own, more detailed, site-specific visual appraisal and landscape assessment carried out in March 2024, refer to Section 4, we can confirm that the summaries made by LANDMAP and the council's landscape character assessment are a broadly accurate description of the landscape which defines and surrounds the site.

3.34 Indeed, the site sits on a relatively flat valley floor within a semi-rural landscape. The site forms part of a wider network of well-defined agricultural fields, interspersed with large scattered woodland groups.

3.35 Landcover to the north and east comprises existing residential properties that follow the A478. Beyond this linear belt of housing, landcover reverts to agricultural fields. Landcover to the west and south comprises a mixture of woodland groups and agricultural fields.

## Section 4

### LANDSCAPE MITIGATION & ENHANCEMENT

4.1 Landscape mitigation and enhancement proposals will be developed to sensitively integrate the development into the landscape (refer to TDA.2941.02 for details). Proposals will include:

- The retention of all existing field boundary hedgerows and associated hedgerow trees wherever possible.
- The infilling of any gaps / thin spots within existing hedgerows to conserve and enhance existing landscape features
- Allowing selected superior hedgerow plants to grow on as hedgerow trees.
- New native tree planting to improve the site's arboricultural character.
- New multifunctional public open spaces for residential amenity and ecological enhancement.

The primary function of the landscape proposals will be to enhance biodiversity and to maintain and enhance links to the wider green infrastructure network.



## Section 5

# VISUAL APPRAISAL & LANDSCAPE ASSESSMENT

### Assessment Methodology

- 5.1 The following section has been produced in accordance with the 'Guidelines for Landscape and Visual Impact Assessment (3rd Edition)' produced by The Landscape Institute and Institute of Environmental Management & Assessment (2013).

### Desktop Assessment

- 5.2 In addition to the research undertaken to establish the site's landscape/planning context and landscape character described in Section 3, a desktop assessment of the site was undertaken to identify local visual receptors.
- 5.3 Drawing no. TDA/2941/01 – Location of Photo Viewpoints, located in the Plans section of this document, clearly identifies local visual receptors (including areas accessible to the general public.)

### Visual Appraisal

- 5.4 As a consequence of the assessment described above, photo viewpoints were carefully selected to represent the developments possible impacts upon visual receptors located within surrounding area.
- 5.5 For document clarity and ease of interpretation views are categorised according to their distance from the site as follows:
- Short-range – 0-0.5 kilometres from the nearest site periphery.  
Mid-range – 0.5-1.0 kilometres from the nearest site periphery.  
Long-range – 1.0+ kilometres from the nearest site periphery.
- 5.6 The significance of the developments impact upon existing views from areas accessible to the general public has been assessed using the significance criteria for visual impact included in Appendix 3. The visual impact of the proposed development upon each photo viewpoint is described in *italics* below.
- 5.7 As can be seen from the photographs below, the site's visual envelope is generally restricted. the site is predominantly screened by intervening topography, existing built form and field boundary hedgerows and trees.

## Photo Viewpoints

- 5.8 Photo viewpoints 1-7 below can be found in the Photographs section of this document. Their locations and view angles are illustrated by TDA drawing no. TDA/2941/01 – Location of Photo Viewpoints, located in the Plans section of this document.
- 5.9 **Photo Viewpoint 1** is a short-range view looking north from the A478. The southern land parcel is predominantly screened by intervening topography. The northern parcel is partially visible.  
**Developments visual impact: slight adverse impact**
- 5.10 **Photo Viewpoint 2** is a mid-range view looking north east from an un-named road adjacent to the entrance to Brynhyfryd. The site is screened by intervening hedgerows.  
**Developments visual impact: no change**
- 5.11 **Photo Viewpoint 3** is a mid-range view looking north west from an un-named road adjacent to the sewage works. The site is screened by intervening hedgerows.  
**Developments visual impact: no change**
- 5.12 **Photo Viewpoint 4** is a short-range view looking west from the A478. The site is visible.  
**Developments visual impact: substantial adverse impact**
- 5.13 **Photo Viewpoint 5** is a short-range view looking south west from the entrance to Clunderwen Railway Station. The site is screened by intervening topography and buildings  
**Developments visual impact: no change**
- 5.14 **Photo Viewpoint 6** mid-range view looking south west from Gower Villa Lane. The site is screened by intervening topography and residential properties.  
**Developments visual impact: no change.**
- 5.15 **Photo Viewpoint 7** is a long-range view looking south from the A478. The site is screened by intervening topography hedgerows.  
**Developments visual impact: no change.**

## Landscape Assessment

- 5.16 The visual appraisal has established that the site is visible from viewpoints 1 and 4. The remaining 5 viewpoints are screened by a combination of intervening topography, existing built form, field boundary hedgerow and trees.
- 5.17 With regards to viewpoints 1 and 4, it should be noted that views from these viewpoints can be considered as transitional in nature, available for a relatively short section of the footpath / roadway.
- 5.18 It should also be noted that, as existing residential properties form part of these views, additional built form will not be out of context, and will not appear visually incongruous
- 5.19 Furthermore, with regards to viewpoint 4, it should be noted that this viewpoint is short-range, located immediately adjacent to the site boundary. As such, any visual impact is highly localised.

## Landscape Character Assessment

5.20 It is clear from the above assessment that a future development would be viewed in the context of the existing residential properties adjacent to the site. Whilst any proposed development would change the character of the site itself, the development would be in keeping with the established semi-rural / residential character within the site's immediate setting. The introduction of a new, well screened, sensitively designed residential development would, therefore, be neither out of character nor visually intrusive.

5.21 Consequently, based on the established landscape character of Clunderwen, the screening provided by a combination of the natural topography of the area, existing built form, field boundary hedgerows and trees, it is considered that the site could accommodate a new residential development without unacceptable landscape character or visual amenity impacts upon its immediate setting or the wider landscape.

## Assessment of Residual Effects

5.22 Landscape proposals will be carefully developed to reduce the development's visual and landscape character impacts whilst improving the arboricultural/landscape value of the site.

## Visual Amenity

### *Post Establishment of Landscape Proposals*

5.23 **Photo Viewpoint 1** – Once the existing native boundary hedgerow enhancements and tree planting are established (2-3 years) it is considered that the **slight adverse impact** will be reduced to **no change**.

5.24 **Photo Viewpoint 4** - Once the existing native boundary hedgerow is allowed to increase in height to approximately 2 metres, with selected specimens allowed to grow on as hedgerow trees (3-4 years), it is considered that the **substantial adverse impact** will be reduced to **moderate adverse impact**.

## Landscape Character

### *Post Establishment of Landscape Proposals*

5.25 Whilst the impact the development will have upon the landscape character of the site itself will remain, the landscape mitigation/enhancement proposals described in Section 4 will reduce the influence of the proposed development upon its setting and the local landscape.

## Section 6

# SUMMARY & CONCLUSIONS

### Summary

6.1 In assessing whether the site at Clunderwen can accommodate a new residential development without impacting upon the surrounding landscape this study has:

- Undertaken a desktop assessment of the site's landscape/planning context and landscape character during March 2024;
- Undertaken an on-site visual appraisal and landscape assessment during March 2024.

6.2 Section 1 of this document identified a key question in relation to the site, this being:

**Can the proposed site at Clunderwen accommodate a residential development without adverse impacts upon the character and visual amenity of the site's surroundings.**

6.3 This section of the document will summarise the assessments findings in helping to answer the question.

6.4 Firstly Section 3 established that, providing the proposed development does not have a significant detrimental impact on local amenity in terms of visual impact, does not adversely affect landscape character, quality or diversity, respects and protects the natural environment and maintains and, where possible, enhances biodiversity. Then it is consistent with planning policies GN.1 and GN.37 of the Pembrokeshire County Council Local Development Plan.

6.5 Secondly, Section 4 – Landscape Mitigation & Enhancement described how biodiversity and screening of the site will be enhanced through a carefully designed landscape strategy.

6.6 Thirdly, Section 5 - Visual Appraisal & Landscape Assessment established that, viewpoints 2, 3, 5, 6 & 7 are screened by a combination of the natural topography of the area, existing built form, field boundary hedgerows and trees.

6.7 It was noted that visual impact upon viewpoint 1 and 4 was transitional in nature.

6.8 It was also noted that any visual impact upon viewpoint 4 was highly localised.

6.9 Furthermore, it was established that due to views of existing residential properties adjacent to the site, additional built form will not be out of context and will not appear visually incongruous.

6.10 Finally, it was established that once landscape mitigation measures were established, visual and landscape character impacts would be reduced.

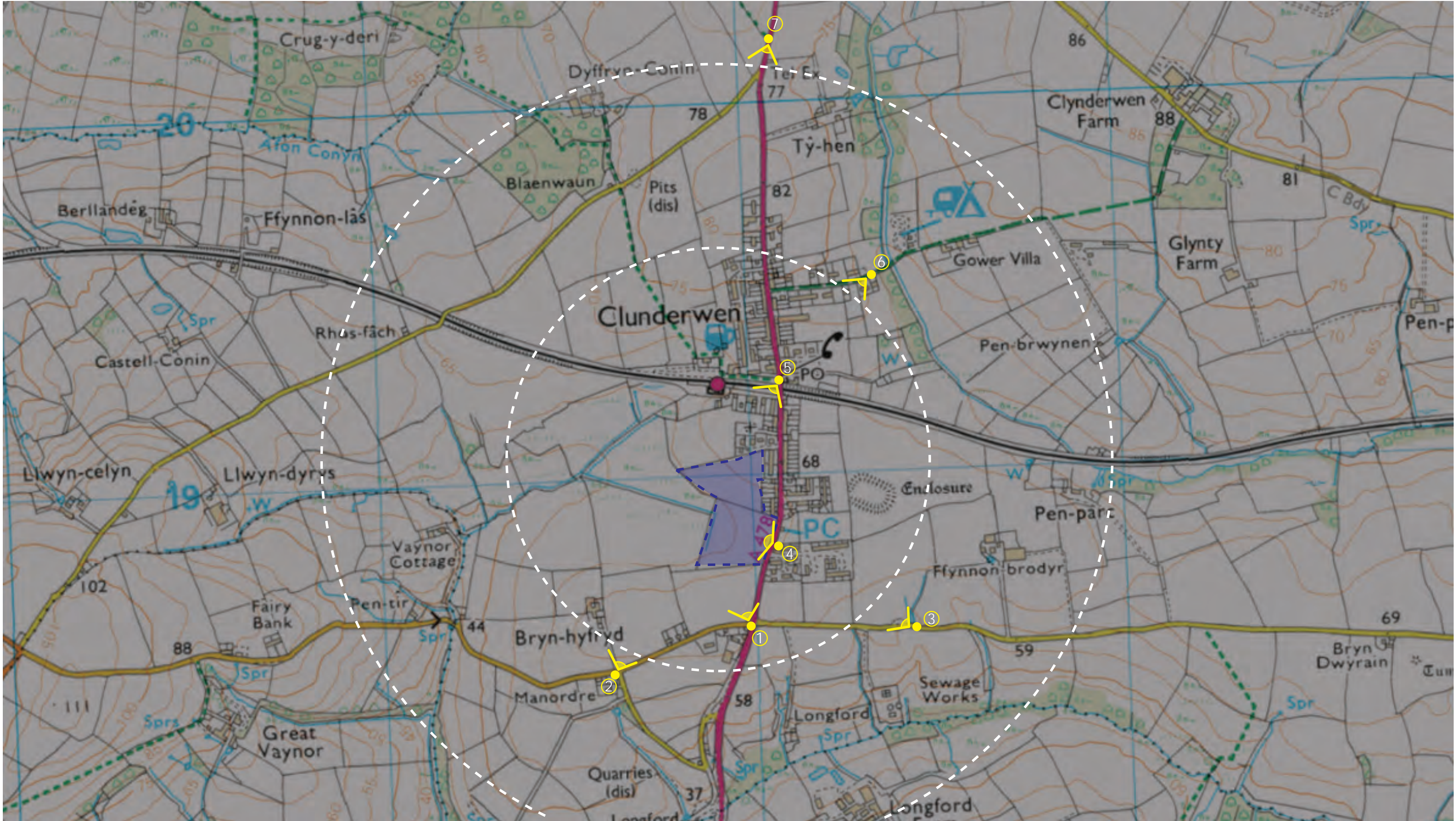
### Conclusion

6.11 Overall it is therefore considered that the site can accommodate a new residential development without unacceptable landscape character or visual amenity impacts upon its immediate setting or the wider landscape in which it is located.

## PLANS

TDA/2941/01	Location of Photo Viewpoints
TDA/2941/02	Structural Landscape Strategy





**Key**



Location of Site



Photo Viewpoints &  
Approximate View Angles

**Note:**

Public rights of way, other routes of public access and roads /  
paths represented by standard Ordnance Survey symbols

Client	Wales & West Housing Association
Project	Land Opposite Bro'r Dderwen, Clunderwen
Drawing Title	Location of Photo Viewpoints
Drawing No.	TDA/2941/01
Scale	Not to Scale
Date	March 2024
Checked	<u>RHC</u>







- PROPOSED DEVELOPMENT SITE
- EXISTING HEDGEROWS TO BE RETAINED & ENHANCED
- PROPOSED NATIVE HEDGEROWS
- KEY GREEN INFRASTRUCTURE LINKS
- PROPOSED TREES / HEDGEROW TREES

**Structural Landscape Strategy  
(TDA.2942.02) Proposed Residential  
Development, Clunderwen**



The Granary  
Newland Fawr Farm,  
Llangan, CF35 5DN Tel: 01446 789367  
admin@tirlun-design.co.uk



## PHOTOGRAPHS

Photo Viewpoint 1 Short-range view looking north from the A478

Photo Viewpoint 2 Mid-range view looking north east from an un-named road adjacent to the entrance to Brynhyfryd

Photo Viewpoint 3 Mid-range view looking north west from an un-named road adjacent to the sewage works

Photo Viewpoint 4 Short-range view looking west from the A478

Photo Viewpoint 5 Short-range view looking south west from the entrance to Clunderwen Railway Station

Photo Viewpoint 6 Mid-range view looking south west from Gower Villa Lane

Photo Viewpoint 7 Long-range view looking south from the A4785



Distance to Site  
160 metres

The site (predominantly screened)

A478



Photo Viewpoint 1: Short-range view looking north from the A478

Distance to Site  
350 metres

Brynhyfryd

The site (screened)



Photo Viewpoint 2: Mid-range view looking north east from an un-named road adjacent to the entrance to Brynhyfryd



Distance to Site  
395 metres

Approximate location site (screened)



Photo Viewpoint 3: Mid-range view looking north west from an un-named road adjacent to the sewage works

Distance to Site  
15 metres

The site

A478



Photo Viewpoint 4: Short-range view looking west from the A478



Distance to Site  
192 metres

A478

Approximate location site (screened)

Clunderwen Railway Station



Photo Viewpoint 5: Short-range view looking south west from the entrance to Clunderwen Railway Station

Distance to Site  
580 metres

Approximate location site (screened)

Gower Villa Lane



Photo Viewpoint 6: Mid-range view looking south west from Gower Villa Lane



Distance to Site  
1,080 metres

Approximate location  
of site (screened)

A478



Photo Viewpoint 7: Long-range view looking south from the A478

## APPENDIX 1

LANDMAP Data

## SURVEY DETAILS FOR CRMRTGL078 - 2024-03-07

Area Unique ID: CRMRTGL078

Aspect: Geological Landscape

Area: Clunderwen

Region: Carmarthenshire

Survey Date: 2008-12-30

- Level 1: Lowland hills and valleys
- Level 2: Lowland glacial and fluvioglacial depositional terrain
- Level 3: Lowland glacial outwash plain / field

## Monitoring

---

Q1 - Date of monitoring?

- No Answer

Q1a - Monitoring undertaken by

- No Answer

Q1b - Has this record been updated following monitoring work?

- No Answer

Q1c - Change indicated by

- No Answer

Q1d - What has changed?

- No Answer

Q1e - Has the information ever been verified in the field?

- No

Q2 - Does this area have a special or functional link with an adjacent area?

- No

## Description

---

Q3 - If Classification is "Other", specify here

- N/A

Q4 - What is the geographical and topographical character of this area?

- Broad promontary of the County in the Clunderwen area dominated by glacial sand and gravels (Quaternary: Pleistocene) with some emerging areas of Ordovician bedrock. Surface irregular rising to around 86m in the N, but lower in the W where glacial clays dominate and create boggy ground.

Q4a - Where bedrock dominated, what is the dominant bedrock type?

- No Answer

Q4b - Where bedrock dominated, what is the age that characterises the aspect area?

- No Answer

Q4c - Where bedrock dominated, what is the major rock lithogy (-ies)?

- No Answer

Q4d - Where drift dominated, what is the dominant drift deposit?

- Glacial
- Fluvioglacial

Q4e - Where drift dominated, what is the major sediment that characterises the area?

- Sand and gravel

Q5 - What is the characteristic Level 3 component of the area?

- Lowland glacial outwash plain / field

Q6 - Which of the following is a significant contributor to the geological character of the area?

- Stratigraphic formation(s)
  - Minor bedrock exposures including Drefach Group [ORDOVICIAN, LLANVIRN (ABEREIDIAN) - ASHGILL (PUSGILLIAN)] (including Hendre Shales Formation [LLANVIRN, LLANDEILIAN- CARADOC, VELFREYAN] and Mydrim Shales Formation ['Dicranograptus Shales'] [CARADOC,COSTONIAN - ASHGILL, PUSGILLIAN]) Slade and Redhill Formation [ORDOVICIAN, ASHGILL: RAWTHEYAN - HIRNANTIAN].
- Superficial deposits
  - Glacial/ fluvioglacial deposits, dominated by glacial/ fluvioglacial sand and gravel with till to W (QUATERNARY: PLEISTOCENE (DEVENSIAN)).
- Active processes
  - Stream
- Past processes
  - Glacial/ fluvioglacial

Q7 - What additional subsidiary Level 3 components are notable?

- No Answer

Q8 - What Level 4 components are notable in this area?

- Slope
- Hill top

Q9 - What active geological and geomorphological processes are significant in this area?

- Stream
- Empty value

Q10 - Are there components of significant hydrological importance?

- Yes
  - Stream

Q11 - Are there any pedological processes that are significant in the area or have had a landscape forming effect?

- No

Q12 - Is there current mineral extraction?

- No

Q13 - Has there been mineral extraction in the past?

- Yes
  - sand and gravel?

Q14 - Are there SSSI/GCR sites here?

- No

Q15 - Are there geological SINC, 2nd tier, or RIGS sites in the area?

- No

## Evaluation

---

Q16 - Value

- Moderate
  - No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

Q17 - Condition

- Good
  - Rural area with no significant development.

Q18 - Trend

- Constant
  - Rural area with no significant development.

## Recommendations

---

Q19 - Existing management

- Generally Appropriate

Q20 - Existing management remarks:

- Rural area with no significant development.

Q21 - Principal management recommendations

- Ensure that no features or natural systems of geological or geomorphological significance in the area are lost or damaged (e.g. due to development or forestry).

Q22 - Guideline

- Long Term
  - Ensure that no features or natural systems of geological or geomorphological significance in the area are lost or damaged (e.g. due to development or forestry).



## Tolerance To Change

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Q23 - Are there any significant threats to the current integrity and condition of the Earth Heritage features of the area?

- Not known

## Aspect Area Boundary

---

Q24 - To what level was this information site-surveyed?

- Level 3

Q25 - At 1:10,000, how much of the Aspect Area boundary is precise?

- Most
  - Aspect Area boundaries surveyed at 1:10,000 using aerial photographs, mapped at 1:25,000.

Q26 - What baseline information source was used for Aspect Area boundary mapping?

- Other
  - 1:50,000 British Geological Survey maps, 1:10,000 aerial photographs (as stereo pairs), OS 1:25,000 Landranger topographical maps.

Q27 - If OS Data was used, what was the scale?

- 1:25,000

Q28 - What is the justification for the Aspect Area boundaries?

- Break of slope at edge river floodplain / terrace feature and base of bedrock slopes above.

## Evaluation Matrix

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Q29 - Evaluation Criteria: Research Value

- Moderate
  - No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

Q29a - Evaluation Criteria: Educational Value

- Moderate
  - No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

Q30 - Evaluation Criteria: Historical Value

- Moderate
  - No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

Q31 - Evaluation Criteria: Rarity / Uniqueness

- Moderate
  - No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

#### Q32 - Evaluation Criteria: Classic Example

- Moderate
  - No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

#### Q33 - Evaluation Criteria: Overall Evaluation

- Moderate
  - No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

#### Q34 - Justification of overall evaluation

- No regionally significant sites/ landforms noted during present survey and geology/ geomorphology considered to be typical of feature/ process and is either widespread, better exposed elsewhere or not currently known to be exceptional.

## Bibliography

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#### Q35 - List the key sources used for this assessment

- ORDNANCE SURVEY 2006b, Explorer Map OL36 (1:25, 000). INSTITUTE OF GEOLOGICAL SCIENCES 1976, Wales Sheet 228 (Drift), 1:50,000 Geological Series; STRAHAN, A. et al. 1914, Memoirs of the Geological Survey (England and Wales), HMSO.

## Assessment

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#### Q36 - Additional Assessments

- None

#### Q37 - Additional Comments

- Additional Level 4 features include: Stream; Disused quarry; Marsh/bog/fen

## SURVEY DETAILS FOR CRMRTLH087 - 2024-03-07

Area Unique ID: CRMRTLH087

Aspect:Landscape Habitats

Area:Cardigan West

Region:Cardiganshire

Survey Date:2005-09-02

- Level 1: Dry (Relatively) Terrestrial Habitats
- Level 2: Grassland & Marsh
- Level 3: Improved Grassland

## Monitoring

---

Q1 - Date of monitoring?

- 2016-03-10

Q1a - Monitoring undertaken by

- Stages 1, 2 and 3 change detection, field verification and amendment completed by Environment Systems in conjunction with the local planning authority. Quality Assurance completed by TACP

Q1b - Has this record been updated following monitoring work?

- This record has been updated following monitoring work, there was a real change in the aspect area

Q1c - Change indicated by

- OS Data, Aerial Photographs

Q1d - What has changed?

- Boundaries

Q1e - Has the information ever been verified in the field?

- Yes
  - Boundary justified using Phase 1 Habitat Survey data / aerial photographs and broadly verified by a field visit (16 August 2005).

Q2 - Does this area have a special or functional link with an adjacent area?

- No

Q3 - What is the total land area within the boundary (in hectares)?

- 19456 (ha)

## Description

---

Q4 - What are the dominant soil types? (specify up to 3 types)

- Brown soils
- Podzolic
- Ground-water gley soils

Q5 - What Phase 1 habitat types are present? Only select the five most dominant types and, for each of these, specify below what percentage of the Aspect Area is made up of these.

- Semi-natural Broadleaved Woodland
  - 3%
- Semi-improved Neutral Grassland
  - 2%
- Improved Grassland
  - 87%
- Arable
  - 1%
- Buildings
  - 2%

Q6 - Does the area contain habitats of international importance?

- Not known

Q7 - If yes, which habitats of international importance?

- No Answer

Q8 - Does the area contain BAP habitats?

- Yes

Q9 - If yes, which BAP habitats?

- Lowland Mixed Deciduous Woodland
- Ancient and/or Species Rich Hedgerows
- Lowland Meadows

Q10 - Does the area contain protected sites?

- Yes
  - SAC(12.14ha) SSSI(64ha)

Q11 - If yes, which ones?

- SAC
- SSSI

Q12 - Approximately what proportion of the Aspect Area is within the protected site?

- No Answer

Q13 - Does the area support important species?

- Yes



Q14 - If yes, which species? (for each of the species, also note the source of information)

- Freshwater Pearl Mussel (*Margaritifera margaritifera*) known from the Afon Taf downstream of Whitland (Carmarthenshire LBAP, 2005).

Q15 - Are there any significant threat species present in abundance? (Field visit required)

- Not known

Q16 - What other features significantly influence the biodiversity in this area?

- Streams
- Hedgerows

Q17 - Are any of these features in a very good condition? (Field visit required)

- No Answer

Q18 - Are any of these features in a poor condition? (Field visit required)

- No Answer

Q19 - What are the main land management activities taking place in the area? (Field visit required)

- Cultivation
- Stock grazing

Q20 - Do any of the above appear to have an appreciable positive impact on biodiversity? (Field visit required)

- No Answer

Q21 - Do any of the above appear to have an appreciable negative impact on biodiversity? (Field visit required)

- No Answer

Q22 - Is the biodiversity in the area in any way threatened?

- Not known

Q23 - Are there clear opportunities to improve the biodiversity aspect of this area?

- No Answer

Q24 - Summarise the key features that define this area's biodiversity character

- Improved agricultural land associated with moderate slopes between Whitland and Carmarthen. Semi-natural habitat including woodlands and semi-improved grasslands are fragmented and form a low proportion of the overall area. The focus for biodiversity interest is the Afon Taf and tributaries, woodland associated with watercourses or steep slopes and features such as field boundaries.

## Evaluation

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Q25 - Value

- Moderate

Q26 - Condition

- Unassessed

Q27 - Trend

- Declining

## Recommendations

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Q28 - Existing management

- Unassessed

Q29 - Existing management remarks:

- Empty value

Q30 - Principal management recommendations

- Please refer to the Local Biodiversity Action Plan for Carmarthenshire for details of key actions to manage or safeguard specific ecological receptors including habitats and species.

Q31 - Guideline

- No Answer

## Aspect Area Boundary

---

Q32 - To what level was this information site-surveyed?

- Level 3

Q33 - At 1:10,000, how much of the Aspect Area boundary is precise?

- All

Q34 - What baseline information source was used for Aspect Area boundary mapping?

- Other
  - CCW Phase 1 Habitat Survey Data (Electronic Data Source)

Q35 - If OS Data was used, what was the scale?

- No Answer

Q36 - What is the justification for the Aspect Area boundaries?

- Area of agricultural improvement with a low proportion of semi-natural habitat (particularly wooded valleys characteristic of the landscape to the north).

## Evaluation Matrix

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Q37 - Evaluation Criteria: Priority Habitats

- Unassessed

Q38 - Evaluation Criteria: Significance

- Unassessed

Q39 - Evaluation Criteria: Opportunity

- Unassessed

Q40 - Evaluation Criteria: Expansion rates

- Unassessed

Q41 - Evaluation Criteria: Sensitivity

- Unassessed

Q42 - Evaluation Criteria: Connectivity/Cohesion

- Unassessed

Q43 - Evaluation Criteria: Habitat Evaluation

- Moderate

Q44 - Evaluation Criteria: Importance for key species

- Unassessed

Q45 - Evaluation Criteria: Overall Evaluation Habitat and Species

- Moderate

Q45a - Justification of overall evaluation

- Area of largely improved agricultural land with limited semi-natural habitat.

## Bibliography

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Q46 - List the key sources used for this assessment

- CCW Phase 1 Habitat Survey Data (Electronic Data Source). CCW Designated Sites (Electronic Data Source). JNCC (2003). Protected Sites - [www.jncc.gov.uk](http://www.jncc.gov.uk)

## Assessment

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Q47 - Additional Assessments

- Empty value

Q48 - Additional Comments

- It is recommended that Carmarthenshire County Council is consulted if more detailed information is required.

# SURVEY DETAILS FOR CRMRTVS459 - 2024-03-07

Area Unique ID: CRMRTVS459

Aspect:Visual and Sensory

Area:mid Taf Valley

Region:Carmarthenshire

Survey Date:2006-05-09

- Level 1: Lowland
- Level 2: Lowland Valleys
- Level 3: Mosaic Lowland Valleys

## Monitoring

Q1 - Date of monitoring?

- 2015-02-06

Q1a - Monitoring undertaken by

- Stages 1, 2 and 3 change detection, field verification and amendment completed by Bronwen Thomas, in conjunction with the planning authority.Quality Assurance completed by White Consultants.

Q1b - Has this record been updated following monitoring work?

- This record remains unchanged following monitoring work

Q1c - Change indicated by

- No Answer

Q1d - What has changed?

- No Answer

Q1e - Has the information ever been verified in the field?

- Yes
  - 1:10000

Q2 - Does this area have a special or functional link with an adjacent area?

- Yes
  - Abuts lower and upper reaches of the Taf valley CRMRTVS119 and CRMRTVS142.

Q2a - During which season(s) was fieldwork carried out?

- N/A

## Description

## Q3 - Summary Description

- A lowland river valley, relatively wide valley floor compared to valleys to the east. More wooded to the north and larger agricultural fields to the west. A gentle lush and green landscape, well wooded, strong field pattern with hedgerows in the main. Many mature trees. Small settlement with several traditional buildings at LLanfallteg, elsewhere scattered farms, some with fairly large farmhouses - more akin to Pembrokeshire. Railway runs through the area, but barely visible. Some feeling of enclosure but this is a wider, more open valley than those to the east.

## Q4 - Physical Form And Elements: Topographic Form?

- Hills/Valleys

## Q5 - Physical Form And Elements: Landcover Pattern?

- Field Pattern/Mosaic

## Q6 - Physical form and elements: Settlement pattern

- Mixture

## Q7 - Physical form and elements: Boundary type

- Mixture

## Q8 - Aesthetic Qualities: Scale?

- Medium

## Q9 - Aesthetic Qualities: Sense of Enclosure?

- Open

## Q10 - Aesthetic Qualities: Diversity?

- Diverse

## Q11 - Aesthetic Qualities: Texture?

- Coarse

## Q12 - Aesthetic Qualities: Lines?

- Curved

## Q13 - Aesthetic Qualities: Colour?

- Moderate Contrasts

## Q14 - Aesthetic Qualities: Balance?

- Harmonious

## Q15 - Aesthetic Qualities: Unity?

- Unity

## Q16 - Aesthetic Qualities: Pattern?

- Organised

## Q17 - Aesthetic Qualities: Seasonal Interest?

- Mixed

## Q18 - Other Factors: Level of Human Access?

- Frequent



**Q19 - Other Factors: Night Time Light Pollution?**

- Question 19 night time light pollution data has been moved to question 56. Additional dark skies data is available from questions 57 and 58.

**Q20 - Other Factors: Use of Construction Materials?**

- Generally Inappropriate

**Q21 - What materials? Give Details:**

- While there are traditional buildings in this area, new building tends not to reflect vernacular styles or make use of traditional materials.

**Q22 - There are attractive views...**

- ...both in and out
  - Attractive views within the valley and in to it from the land above.

**Q23 - There are detractive views...**

- ...neither in or out
  - N/A.

**Q24 - Perceptual and Other Sensory Qualities**

- Attractive
- Tranquil
- Sheltered

**Q25 - What is the sense of place/local distinctiveness**

- Strong
  - A strong sense of place in that this valley is wider and more gentle than those to the east.

## Evaluation

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**Q26 - Value:**

- High
  - A scenic valley that it largely un-spoilt.

**Q27 - Condition:**

- Unassessed

**Q28 - Trend:**

- Constant

## Recommendations

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**Q29 - Existing management**

- Unassessed

**Q30 - Existing management remarks:**

- Largely agricultural, with some woodland management.

Q31 - Principal management recommendation:

- Conserve and enhance the elements in this landscape - field boundaries woodlands and trees, traditional buildings.

Q32 - Guideline

- Immediate
  - Conserve and enhance the field boundary pattern, and the trees in the hedgerows
- Immediate
  - Conserve and enhance views across the valley especially those of the river
- Immediate
  - Conserve and enhance the woodlands in this area that add texture to the landscape, manage with continuous cover techniques.
- Immediate
  - Resist development that does not reflect the rural character of this area, and its vernacular architecture and traditional materials
- Immediate
  - Conserve and enhance the traditional buildings in this area and the built structures associated with them e.g. stone gate posts etc and their settings

Q33 - Define the key qualities that should be conserved:

- Conserve the scenic qualities of this landscape, resist development that does not reflect its rural character.

Q34 - Define the key qualities that should be enhanced:

- N/A.

Q35 - Define the key qualities that should be changed:

- N/A.

Q36 - Define the key elements that should be conserved:

- Conserve the field pattern in this area and the hedgerow trees.

Q37 - Define the key elements that should be enhanced:

- Enhance new buildings so as to soften their impact in the landscape.

Q38 - Define the key elements that should be changed:

- N/A.

## Tolerance To Change

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Q39 - Are there any significant threats to the current integrity and condition of the visual & sensory features of the area?

- Not known

## Aspect Area Boundary

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Q40 - To what level was this information site-surveyed?

- Level 3

Q41 - At 1:10,000, how much of the Aspect Area boundary is precise?

- Most
  - Field visits, aerial photos.

Q42 - What baseline information source was used for Aspect Area boundary mapping?

- OS Raster

Q43 - If OS Data was used, what was the scale?

- 1:10,000 and 1:25,000

Q44 - What is the justification for the Aspect Area boundaries?

- The boundary denotes the transition to more elevated landscapes along most of the perimeter of this area. Field boundaries and woodland edges have been utilised to provide more definite boundaries.

## Evaluation Matrix

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Q46 - Evaluation Criteria: Scenic quality

- High
  - A very attractive and relatively wide un-spoilt river valley.

Q47 - Evaluation Criteria: Integrity

- High
  - Little interrupts this landscape - some inappropriate buildings in the centre of Llanfallteg. The railway is discreet and is considered an integral part of the area.

Q48 - Evaluation Criteria: Character

- High
  - While there is some variation within this valley this is to be expected as one travels up stream in any valley.

Q49 - Evaluation Criteria: Rarity

- Moderate
  - There are other valleys similar to this in the county although this one is considered to be on a slightly larger scale to those to the east.

Q50 - Evaluation Criteria: Overall Evaluation

- High
  - On account of the scenic quality of the area, its integrity and character.

Q51 - Justification of overall evaluation

- On account of the scenic quality of the area, its integrity and character.

## Bibliography

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Q45 - List the key sources used for this assessment

- Field visits aerial photos, OS data.

## Assessment

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Q52 - Additional Assessments

- It does seem larger than the valleys to the east, grander in a way.

Q53 - Additional Comments

- Consider descriptions of similar valleys in Pembrokeshire.

LMP 14 & 09

Q54 - LANDMAP derived landscape types (LMP14)

- Valleys and rolling lowland (mosaic 20-50% wooded, hedgerow character)

Q55 - LANDMAP derived landscape types (LMP09)

- Lowland mosaic >20% wooded

Dark Skies

Light Pollution Percentage

< 0.5	0.5 - 1	1 - 2	2 - 4	4 - 8	8 - 16	16 - 32	> 32
86.7	8.8	1.7	1.9	0.8	0.0	0.0	0.0

Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies. Questions 57a - 57h collectively provide colour band data by %.

Further information: [11365 Wales Dark Skies \(arcgis.com\)](#). Green C, Manson D, Chamberlain K 2021. Tranquillity and Place - Dark Skies. NRW Report No: 514, 70pp. Data download from [Lle/DataMapWales](#).

Data source: December 2019 composite image of monthly average night light produced by the Earth Observation Group at Colorado School of Mines. Derived from Visible Infrared Imaging Radiometer Suite (VIIRS) Day/Night Band (DNB) sensor from Suomi National Polar-orbiting Partnership (Suomi NPP) satellite, National Oceanic and Atmospheric Administration (NOAA).

Light Pollution km²

< 0.5	0.5 - 1	1 - 2	2 - 4	4 - 8	8 - 16	16 - 32	> 32
19.7	2.0	0.4	0.4	0.2	0.0	0.0	0.0

Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies. Questions 58a to 58h collectively provide colour band data by km2.

Further information: [11365 Wales Dark Skies \(arcgis.com\)](#). Green C, Manson D, Chamberlain K 2021. Tranquillity and Place – Dark Skies. NRW Report No: 514, 70pp. Data download from [Lle/DataMapWales](#).

Data source: December 2019 composite image of monthly average night light produced by the Earth Observation Group at Colorado School of Mines. Derived from Visible Infrared Imaging Radiometer Suite (VIIRS) Day/Night Band (DNB) sensor from Suomi National Polar-orbiting Partnership (Suomi NPP) satellite, National Oceanic and Atmospheric Administration (NOAA).

Q56 - Night Time Light Pollution

- Negligible
  - Few sources in the area Consultant led night time light pollution assessment conducted at time of survey record or survey update



Q57a - % in brightness colour band <0.5

- 86.7
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57b - % in brightness colour band 0.5-1

- 8.8
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57c - % in brightness colour band 1-2

- 1.7
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57d - % in brightness colour band 2-4

- 1.9
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57e - % in brightness colour band 4-8

- 0.8
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57f - % in brightness colour band 8-16

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57g - % in brightness colour band 16-32

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57h - % in brightness colour band >32

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58a - km2 in brightness colour band <0.5

- 19.7
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58b - km2 in brightness colour band 0.5-1

- 2.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58c - km2 in brightness colour band 1-2

- 0.4
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58d - km2 in brightness colour band 2-4

- 0.4
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58e - km2 in brightness colour band 4-8

- 0.2
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58f - km2 in brightness colour band 8-16

- 0.0
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58g - km2 in brightness colour band 16-32

- 0.0
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58h - km2 in brightness colour band >32

- 0.0
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

## Tranquillity & Place

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Q59a - % in visually tranquil category 1

- 0.00
  - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59b - % in visually tranquil category 2

- 0.00
  - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59c - % in visually tranquil category 3

- 0.00
  - Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59d - % in visually tranquil category 4

- 0.00
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59e - % in visually tranquil category 5

- 0.01
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59f - % in visually tranquil category 6

- 4.15
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59g - % in visually tranquil category 7

- 63.64
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59h - % in visually tranquil category 8

- 32.18
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59i - % in visually tranquil category 9

- 0.01
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59j - % in visually tranquil category 10

- 0.00
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59k - Data Source

- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, the report and webapp, visit the Storymap available from <https://storymaps.arcgis.com/stories/865c1876d9f64280a3dfc6e2769a46a5>

## SLAs

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Q60 - Does the area overlap with Special Landscape Areas (SLA)?

- Not known
- Llanllwni Mountain, Teifi Valley, Drefach Velindre, Lower Taf Valley, Carmarthenshire Bay and Estuary, Gwendraeth Levels, Pembrey Mountain, Swiss Valley, Llŵchwr Valley, Mynydd y Betws, Cothi Valley, Bran Valley, Mynydd Mallaen, Talley, Cwm Cathan, Tywi Valley, North Eastern Uplands, Carmarthenshire Limestone Ridge

Q61 - Approximately what percentage of the area overlaps with a SLA?

- Local Plan Policy EQ6 Special Landscape Areas & Appendix 4. <http://www.cartogold.co.uk/CarmarthenshireLDP/english/text/Appendix-4.htm> . The Special Landscape Areas GIS dataset is available from DataMapWales [https://datamap.gov.wales/layers/geonode:nrw\\_special\\_landscape\\_area](https://datamap.gov.wales/layers/geonode:nrw_special_landscape_area) . Note the next Local Development Plan for Carmarthenshire out for consultation does not currently include any SLAs.

## Visible Settings

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Q62 - Visible settings of LANDMAP V&S areas

- [View a map image showing the visible setting of the area](#)

This is a Zone of Theoretical Visibility (ZTV), calculated using a 30 metre Digital Terrain Model (DTM), using multiple observer points scattered across the area, 1.5m above ground level, and taking into account the Earth's curvature. The data does not extend beyond 35km from an observer point, meaning that more distant views may also be possible.

- [Read user guidance](#) that explains the map image
- [Bulk download](#) the map images for Wales.
- [Read a detailed technical report](#) which explains the data calculations

Q63 - Visible Settings of Designated Landscapes

- [View map images showing the visible setting of each National Park and Area of Outstanding Natural Beauty.](#)
  - These are Zones of Theoretical Visibility (ZTV), as per Q62, but applied to Designated Landscape areas. Also, for areas not visible, colour-steps show the Height of an object before it would become visible (HOBV), up to 350m high. See Q62 to access the user guidance and a technical report.

Q64 - Key views into or out from Designated Landscapes

- [View map images showing the ZTV and HOBV of a selection of key views for each National Park and Area of Outstanding Natural Beauty in or affecting Wales](#)
  - These are Zones of Theoretical Visibility (ZTV), as per Q62, but applied to selected key views into or out from Designated Landscapes. Also, colour-steps show the Height of an object before it would become visible (HOBV), up to 350m high. It is not an exhaustive key view list. See Q62 to access the user guidance and a technical report.



# SURVEY DETAILS FOR CRMRTL42473 - 2024-03-07

Area Unique ID: CRMRTL42473

Aspect:Historic Landscape

Area:CLYNDERWEN

Region:Carmarthenshire

Survey Date:2003-01-01

- Level 1: Rural environment
- Level 2: Agricultural
- Level 3: Regular Fieldscapes
- Level 4: Medium Fields

## Monitoring

Q1 - Date of monitoring?

- 2017-03-15

Q1a - Monitoring undertaken by

- Historic Landscape change detection work completed by the relevant Welsh Archaeological Trust for this area, the planning authority have been included. Quality Assurance of change detection work was completed by Trysor.

Q1b - Has this record been updated following monitoring work?

- This record remains unchanged following monitoring work

Q1c - Change indicated by

- No Answer

Q1d - What has changed?

- No Answer

Q1e - Has the information ever been verified in the field?

- No Answer

Q2 - Does this area have a special or functional link with an adjacent area?

- No

## Description

Q3 - If Classification is "Other", specify here

- Empty value

Q4 - Summary Description / Key Patterns and Elements

- Clynderwen comprises the village of Clynderwen, with a main road and railway line + a Roman road, and dispersed farms, including some large holdings, in a landscape of medium-sized fairly regular fields and scattered woodland. Most significant archaeological element(s): Extant buildings - churches, chapels, mills, etc, Iron Age forts, Roman road

Q5 - If working at level 3, the classification describes the dominant historic pattern, but which other patterns are important to the historical pattern of this area? (Tick all that apply)

- ☐ Nucleated Settlement
- ☐ Regular Fieldscales
- ☐ Other Settlement
- ☐ Military
- ☐ Communications
- ☐ Woodland

Q6 - If working at level 4 ,which other 'details' are also significant to the historic character of this area? (Please tick all that apply)

- ☐ No Answer

Q7 - If working at level 4 only, which building types prevail in the area? (tick all that apply)

- ☐ No Answer

Q8 - If working at level 4 only, which periods prevail in the area? (tick all that apply)

- ☐ No Answer

Q9 - If working at level 4 only, which architectural types prevail in the area? (tick all that apply)

- ☐ No Answer

Q10 - If working at level 4 only, which traditional walling materials prevail in the area? (tick all that apply)

- ☐ No Answer

Q11 - If working at level 4 only, which traditional roofing materials prevail in the area? (select up to three)

- ☐ No Answer

Q12 - Which traditional boundary types prevail in the area? (Tick all that apply)

- ☐ Hedgebank

Q13 - What is the nature of any significant archaeological interest in the area? (Tick all that apply)

- ☐ Relict-Earthworks
- ☐ Documentary
- ☐ Buried-dry
- ☐ Relict-Stone Monuments
- ☐ Buildings & Structures
- ☐ Industrial Archaeology

Q14 - Which chronological period is dominant in the area?

- ☐ Prehistoric
- ☐ Roman
- ☐ Medieval (to 1536)
- ☐ Post Medieval (1536+)

Q15 - Has a Historic Landscape Characterisation been undertaken here?

- ☐ No

Q16 - Are there SMR sites here?

- ☐ Yes

Q17 - Are there SAMs here?

- ☐ Yes

Q18 - Are there Listed Buildings here?

- ☐ Yes

Q19 - Are there Registered Historic Parks and Gardens here?

- ☐ No

Q20 - Are there Conservation Areas here?

- ☐ No

Q21 - Are there World Heritage Sites here?

- ☐ No Answer

Q22 - Is the area within a Registered Landscape of Historic Interest?

- ☐ No

## Evaluation

---

Q23 - Value:

- ☐ High
  - ☐ High - A good example of a Carmarthenshire agricultural landscape. It contributes to the general historic landscape character of the wider region.

Q24 - Condition:

- ☐ Unassessed

Q25 - Trend:

- ☐ Constant

## Recommendations

---

Q26 - Existing management

- ☐ Unassessed

Q27 - Existing management remarks:

- ☐ Empty value

Q28 - Principal management recommendations

- ☐ Empty value

Q29 - Guideline

- ☐ No Answer

## Aspect Area Boundary

---

Q30 - To what level was this information site-surveyed?

- Level 3

Q31 - At 1:10,000, how much of the Aspect Area boundary is precise?

- Most

Q32 - What baseline information source was used for Aspect Area boundary mapping?

- No Answer

Q33 - If OS Data was used, what was the scale?

- No Answer

Q34 - What is the justification for the Aspect Area boundaries?

- Empty value

## Evaluation Matrix

---

Q35 - Evaluation Criteria: Integrity

- Outstanding
  - Outstanding - Landscape is 'complete' with little modern development/intrusion to hinder the visibility of the overall landscape and its patterns.

Q36 - Evaluation Criteria: Survival

- No Answer

Q37 - Evaluation Criteria: Condition

- Outstanding
  - Outstanding - The majority of individual elements survive in very good condition.

Q38 - Evaluation Criteria: Rarity

- Moderate
  - Moderate. This type of landscape can be paralleled elsewhere in Carmarthenshire. It contains components that are of national importance.

Q39 - Evaluation Criteria: Potential

- Moderate
  - Moderate - Potential for future landscape study is high to outstanding but interpretation and amenity potential is lower.

Q40 - Evaluation Criteria: Overall Evaluation

- High
  - High - This area scores highly in most categories but its potential and rarity scores are moderate. It is a typical example of a Carmarthenshire agricultural landscape.

Q41 - Justification of overall evaluation

- LANDMAP criteria, supported by field visits and local knowledge.



## Bibliography

---

Q42 - List the key sources used for this assessment

- Empty value

## Assessment

---

Q43 - Additional Assessments

- Empty value

Q44 - Additional Comments

- Definition of this area is not particularly good as neighbouring areas share similar characteristics.

# SURVEY DETAILS FOR CRMRTCLS142 - 2024-03-07

Area Unique ID: CRMRTCLS142

Aspect:Cultural Landscape Services

Area:mid Taf Valley

Region:Carmarthenshire

Survey Date:2019-03-05

- Level 1: Lowland
- Level 2: Lowland Valleys
- Level 3: Mosaic Lowland Valleys

## Details

Q1 - Night time light pollution

- Negligible

Q2 - Attractive views

- ...both in and out

Q3 - What are attractive views of/to?

- No Answer

Q4 - Perceptual and sensory qualities

- Tranquil

Q5 - Additional cultural, perceptual and sensory qualities and comment

- No Answer

Q6 - Wales Tranquil Area assessment (Zone B significant disturbance; Zone C some disturbance; Undisturbed; Urban)

- Over 75% Undisturbed

Q7 - International Dark Sky Reserve or Dark Sky Reserve

- No

Q8 - Sense of place/ local distinctiveness

- Strong

Q9 - What contributes to sense of place/distinctiveness?

- No Answer

Q10 - Visual and sensory landscape evaluation

- High

Q11 - Justification of Visual & Sensory landscape value

- On account of the scenic quality of the area, its integrity and character.

## Q12 - Scenic quality

- High

## Q13 - Character

- High

## Q14 - Geological Landscape evaluation

- Over 75% Moderate

## Q15 - Landscape Habitats evaluation

- Over 75% Moderate

## Q16 - Historic Landscape evaluation

- Over 75% High or outstanding

## Q17 - Are there any art/artistic expressions associated with the landscape/area?

- No Answer

## Q19 - Are there any folklore/ legends associated with the landscape/area?

- No Answer

## Q21 - Are there any events/traditions associated with the landscape/area?

- No Answer

## Q23 - World Heritage Sites present

- No

## Q24 - Feeling of Welsh national identity in the authority

- Approximately 68% of people in the area identify as Welsh. <https://statswales.gov.wales/Catalogue/Equality-and-Diversity/National-Identity/nationalidentity-by-year-identity>

## Q25 - Welsh language in the authority

- Approximately 39% of people in the area speak Welsh. <https://statswales.gov.wales/Catalogue/Equality-and-Diversity/National-Identity/nationalidentity-by-year-identity>

## Q26 - HER entries

- 233

## Q27 - Cultural Heritage comment

- No Answer

## Q28 - % HER classes represented &gt;1 %

- The historic landscape within this area is comprised of CL2 29.614%, CL8 1.717%, CL10 1.717%, CL11 3.004%, CL16 9.442%, CL20 21.888%, CL30 4.721%, CL31 5.15%, CL32 3.863%, CL35 7.296%, CL37 9.013%, . The definitions for the list of HER classes is included in report appendix available from <https://cdn.naturalresources.wales/media/689522/eng-evidence-report-347-landmap-cultural-landscape-services-cultural-heritage.pdf>

## Q29 - Archaeological Watching Briefs

- 2

Q30 - Archaeological Excavations

◦ 0



## **APPENDIX 2**

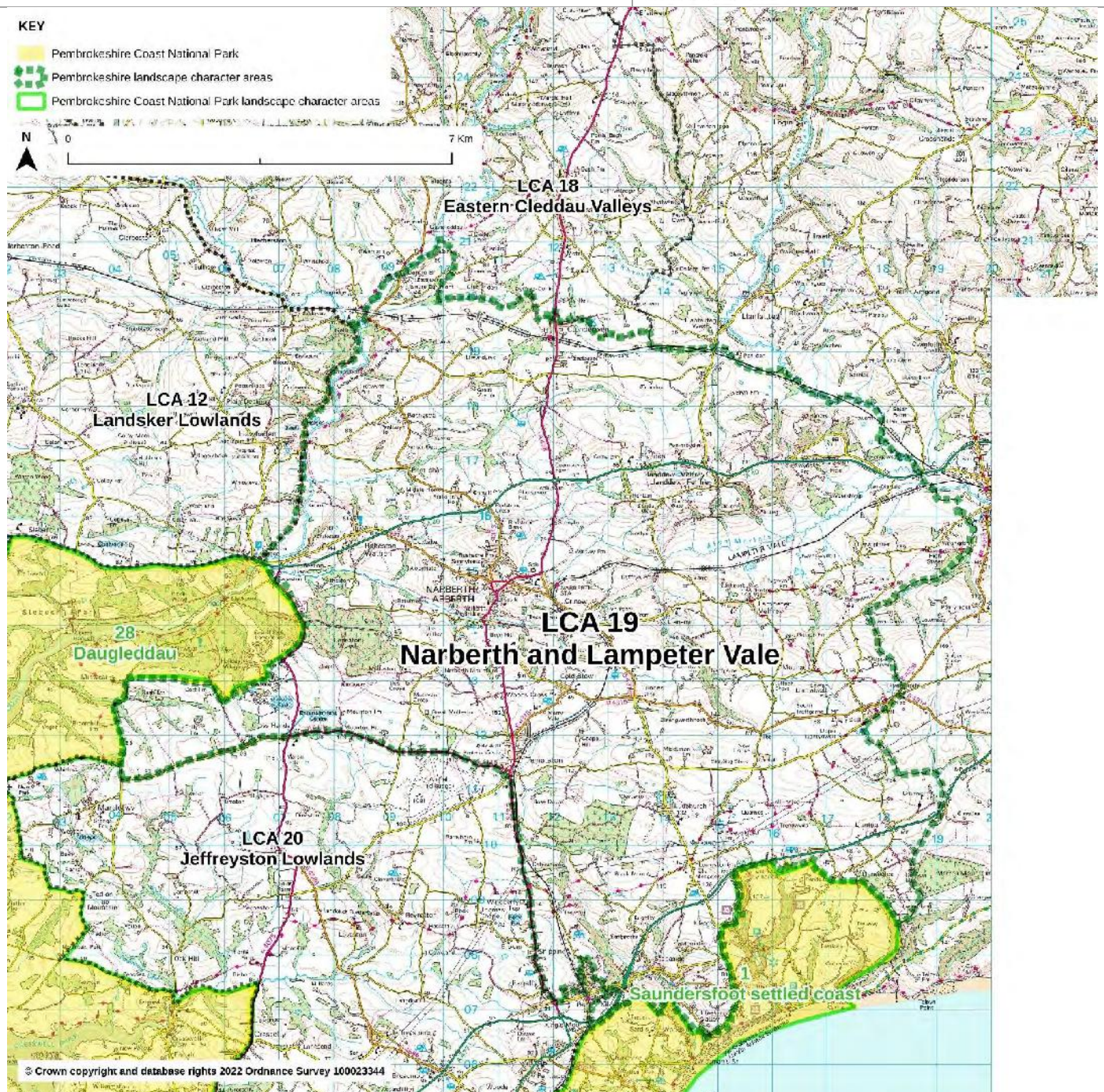
Landscape Character Area 19 'Narbeth and Lampeter Vale'



## Landscape Character Area 19: Narberth and Lampeter Vale

### Location

This area is located on the eastern side of Pembrokeshire bordering Carmarthenshire, the National Park on the coast to the south and the Daugleddau environs to the west.







View south from the A40 west of Penblewin



Sea views to the south from near Ludchurch

### Summary description

This large rural area is centred on the historic rural town of Narberth, surrounded by undulating pastoral landscape of generally east west trending low rounded ridges and hills, narrow wooded valleys and two large conifer plantations. The coast lies to the south, including the National Park and the Daugleddau, also in the National Park lies to the west. Quiet rural villages and smaller settlements are dispersed throughout. Busy transport routes cross the area including the A40(T), the A477 and main railway line. Large scale tourism development includes Oakwood theme park, parts of Bluestone holiday village and Folly Farm adventure park and zoo, and coastal leisure development features to the south.

### Key characteristics

- **Ridges running east west reaching 178m AOD to the south and 100m AOD to the north with steep slopes towards the coast to the south from 90m AOD down to the floor of Pleasant Valley at 10m AOD.**
- **Distinct flat bottomed Lampeter Vale** at around 40m AOD falling to the east **bounded by pronounced slopes whilst narrower valleys, also with some steep valley sides, lie to the west** with watercourses such as Afon Daulan running towards the Eastern Cleddau and Daugleddau or south to the coast such as Ford's Lake.
- Cleddau Rivers SAC/Afon Cleddau SSSI covers the Eastern Cleddau and the western part of tributaries.
- Geology is defined by a series of east west ridges which north to south are Silurian sandstone and Ordovician slate, Silurian siltstone forming a lowland escarpment and Carboniferous limestone with associated quarries. Carboniferous sandstone and coal measures lie around Stepside and Kilgetty with remnant old workings. Lampeter Vale comprises fluvial deposits left by a former lake and fluvial deposits lie on valley floors and there are glacial and periglacial deposits, particularly to the north around Clunderwen.
- **Primarily a pastoral landscape** of good quality improved grassland **with very limited areas of arable, mainly on the limestone to the south, and rough grazing in places. The field pattern is largely small to medium irregular fields defined by species rich hedgebanks and hedges with some trees with some more regular fields in places**

**and patches of relict medieval strip fields** such as around Cold Blow, Templeton and Tavernspite.

- **Broadleaved woodland including ancient woodland is found in most narrow river valley bottoms and sides** particularly towards the Cleddau at Minwear, along Ford's Lake to the south and east of Princes Gate. **Mature tree belts are also apparent in places such as on the broad ridge south of Princes Gate and trees provide enclosure in many lower areas.**
- Rectilinear coniferous plantations are noticeable as large blocks at Canaston Wood surrounding belts of ancient woodland and visible from the A40 to the north, and on the gentle ridgetop and sides west of Ludchurch.
- Settlement pattern is largely centred around the rural town of Narberth and its extensive rural hinterland, smaller settlements such as Clunderwen with its railway and rural Ludchurch, scattered farms, hamlets and isolated rural dwellings throughout the area.
- **Historic interest includes the distinctive historic town of Narberth with its Conservation Area remarkably bounded by open countryside on three sides, medieval Narberth Castle scheduled monument and listed buildings such as St Andrews on the southern edge of town,** and in and around the Market Square.
- **Iron age hill forts lie on east west ridges** such as Llanddewi Gaer and associated Caerau Gaer above the Marlais valley, Castell Meherin north of Ludchurch and Molleston Camp to the west. Prehistoric funerary and ritual monuments include the burial chamber at Llan.
- **Blackaldern historic park and garden lies east of Narberth and Kilgetty to the south.**
- **Scattering of listed buildings lie across the area** including houses, dwellings, chapels and limekilns associated with quarries at Blaencilgoed to the south and engine houses associated with coal workings at Stepside.
- The busy A40 cuts across the area to the north serving the ports and coast to the west and the A477 runs along the southern edge serving the busy coastal resorts of Tenby and Saundersfoot. B roads run between and the railway runs on the northern edge so overall the area has more of a sense of movement and development pressure than LCAs to the north, although there are tranquil areas between the roads. The Landsker Borderlands trail crosses roughly east to west and along the western boundary related to the Eastern Cleddau.
- The large-scale tourism development at Oakwood Theme Park with its prominent rides and structures, and parts of tourism accommodation at Bluestone, are accessed from the A40 and border the National Park along the Daugleddau to the west. The car parks serving Folly Farm adventure park and zoo lie further south. Caravan parks and coast related development lie in and around Pleasant Valley to the south with other caravan/chalet parks elsewhere such as around Narberth.
- Power lines and associated pylons run east west across the ridge and valley sides with visually associated medium-sized wind turbines just back from the coast.
- **There are a series of open skylines and exposed upper slopes with low hedges such as west of Tavernspite.**
- **Open, simple and intact valley floors and sides such as Lampeter Vale are distinctive.**
- **Coastal facing tops, steep slopes and valley sides with sea views contribute to the setting of the coast in the National Park to the south whilst woodland, plantations and pastoral landscape provide the setting to the National Park around the Daugleddau.**
- **Tranquil areas lie away from the main roads, especially close to the Daugleddau to the west away from Oakwood.**



- Culturally this area comprises mainly of rural English speaking communities focused on Narberth with the Landsker Line passing along its northern fringes east of Llawhaden and the southern fringes culturally influenced by the former mining and industrial area around Kilgetty.

\* **Note: Bold text** indicates key characteristics and qualities contributing most to sense of place.

### Landscape change

- Large scale tourist attractions continue to grow and there is pressure for expansion and intensification/diversification.
- Accommodation for tourists, including caravan parks, lodges, chalets and tents to the south of the area in particular are likely to grow.
- Roads have been widened to accommodate traffic with associated signage and lighting and this trend may continue.
- Twin power lines with large pylons connecting energy developments at the Haven with the wider energy network and may be added to over time.
- Medium scale turbines lie within the area with views towards larger scale turbines outside of the area to the east and there is potential pressure for more as well as solar farms.
- Sand and limestone quarries are apparent locally and there may be pressure for expansion.
- Pressure for settlement expansion such as around Narberth.
- Introduced conifer plantations to the north and west of the area.

### Landscape guidelines

- Manage expansion of large scale tourist attractions to avoid adverse effects on the National Park and to minimise wider impacts on the landscape with appropriate siting and mitigation including trees and hedges.
- Follow LDP guidelines for accommodation for tourists, including caravan parks, lodges, chalets and tents.
- Conserve and enhance the setting and edge of historic settlements such as Narberth when considering expansion which should be planned with green infrastructure linking into the town and out to the surrounding countryside.
- Manage expansion of rural settlements to reflect the traditional pattern and rural vernacular architecture and traditional materials and avoid removing or developing strip fields.
- Manage roads to minimise suburban/urban detailing and lighting.
- Locate and plan wind energy developments in the least sensitive landscapes at an appropriate scale especially avoiding the setting of the National Park and avoiding prominent skylines.
- Locate and plan solar energy developments in the least sensitive landscapes such as flat and enclosed landscapes with regular field patterns and high hedges.
- Minimise cumulative effects between renewable energy developments recognising that capacity may be reached in some areas.
- Site future power lines in least sensitive locations minimising adverse cumulative effects.
- Locate further sand and limestone quarries or extensions in discreet locations avoiding skylines and visible slopes with appropriate mitigation including advance planting in places if necessary.
- Conserve and enhance conifer plantations such as Canaston Wood through selective felling and replacement and improvement of edges with broadleaf planting.

### Adjacent National Park landscape character areas:

LCA1 Saundersfoot settled coast

LCA28 Daugleddau

Adjacent/nearby National Park seascape character areas:

SCA40 Carmarthen Bay west-overlaps area

LANDMAP aspect areas and value:

Visual and Sensory Aspect Areas	Historic Landscape Aspect Areas	Geological Aspect Areas	Cultural Landscape Services Aspect Areas	Landscape Habitats Aspect Areas
<b><i>047 – moderate</i></b> 048 – moderate 049 – moderate 046 – high CRMR459 – high	<b><i>46206 – high</i></b> 46223 – low 46222 – low 46221 – low 43908 – moderate 46165 – moderate 46205 – moderate 42473 – moderate 46163 – moderate 42471 – moderate 40350 – moderate 46163 – moderate 46161 – high 46162 – high 46167 – high 46168 – high 46166 – high 46164 – high 46207 – high 46164 – high 46349 – high 40353 – high 46206 – high 46207 – high CRMR42473 – high CRMR42471 – high CRMR42472 – high 43906 – outstanding	<b><i>197 – moderate</i></b> 195 – high 191 – high 192 – outstanding CRMR081 – moderate CRMR078 – moderate CRMR080 – moderate CRMR079 – moderate 188 – moderate 174 – moderate 194 – moderate 189 – moderate 205 – moderate 201 – moderate 202 – moderate 200 – moderate 207 – moderate 206 – moderate 196 – moderate 193 – moderate 170 – moderate	<b><i>106</i></b> 107 108 115 142	<b><i>885 - moderate</i></b> 118 – low 120 – low 636 – low CRMR087 – moderate 512 – moderate 496 – moderate 899 – moderate 992 – moderate 731 – moderate 612 – moderate 696 – moderate

***Bold italic*** text indicates the prevailing aspect area where one exists

## **APPENDIX 3**

Significance Criteria for Visual Impact.

Extract of 'Guidelines for Landscape and Visual Impact  
Assessment produced by The Landscape Institute and Institute  
of Environmental Management & Assessment.

# **SIGNIFICANCE CRITERIA FOR VISUAL IMPACT**

Extract of 'Guidelines for Landscape and Visual Impact Assessment (2<sup>nd</sup> Edition) produced by The Landscape Institute and Institute of Environmental Management & Assessment (2002).

## **Substantial adverse impact.**

Where the scheme would cause a significant deterioration in the existing view.

## **Moderate adverse impact**

Where the scheme would cause a noticeable deterioration in the existing view.

## **Slight adverse impact**

Where the scheme would cause a barely perceptible deterioration in the existing view.

## **Slight beneficial impact**

Where the scheme would cause a barely perceptible improvement in the existing view.

## **Moderate beneficial impact**

Where the scheme would cause a noticeable improvement in the existing view.

## **Substantial beneficial impact**

Where the scheme would cause a significant improvement in the existing view.

## **No change**

No discernable deterioration or improvement in the existing view.





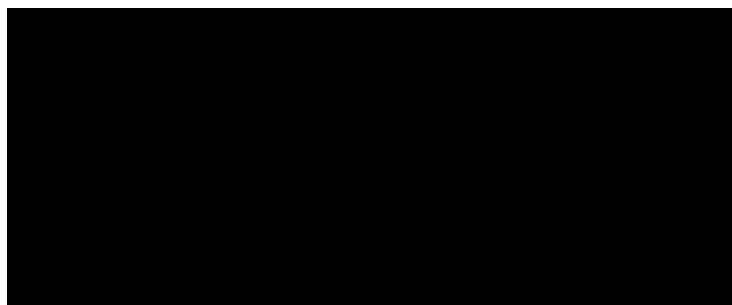
## **Ecological Appraisal Report:**

**Land Opposite Bro'r Dderwen,  
Clunderwen,  
Pembrokeshire,  
SA66 7NE.**

**Prepared by Leigh Murphy on behalf of I&G Ecological Consulting**

<b>Version Number</b>	<b>Date Issued</b>
1.0	04/03/2024

Contact:  
Glyn Lloyd-Jones  
Iestyn Evans  
Office



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## Summary

I & G Ecological Consulting Ltd were commissioned to undertake a preliminary ecological appraisal of an area of land, approximately 2.75 hectares in size, hereafter referred to as 'the site'. The site is located off of the A478 opposite Bro'r Dderwen, Clunderwen, Pembrokeshire, SA66 7NE. The preliminary ecological appraisal was undertaken in order to determine the ecological baseline of the site, as well as to identify any ecological constraints, necessary for informing the design of an ongoing planning application.

A desk study was undertaken in February 2024, with the purpose of determining any existing ecological information pertaining to the proposed development, as well as surrounding habitats. A Phase 1 Habitat Survey was undertaken in February 2024, with the aim of identifying the habitats present on site and relating them to any relevant legislation.

The site predominantly consists of grassland with a hedgerow boundary containing several large trees, and drainage ditch following the western boundary of the site. This report presents the findings of the aforementioned desk study, and site appraisal undertaken in February 2024, with appropriate recommendations.



## 1. INTRODUCTION

### 1.1 Background

I & G Ecological Consulting Ltd were commissioned to undertake a preliminary ecological appraisal of an area of land, approximately 5.21 hectares in size, hereafter referred to as 'the site'. The site is located off of the A478 opposite Bro'r Dderwen, Clunderwen, Pembrokeshire, SA66 7NE. The preliminary ecological appraisal was undertaken in order to determine the ecological baseline of the site, as well as to identify any ecological constraints, necessary for informing the design of an ongoing planning application.

This report presents the findings of both a desk study, and a site appraisal undertaken in February 2024. The report aims to identify any ecological constraints present in relation to the proposed development, such as the presence of protected species and habitats, whilst providing recommendations for further surveys and mitigation measures where required.

### 1.2 Site Details

Approximately 0.30km south of Clunderwen the site is located centrally at SN 11977 18957, It is adjacent to the curtilages of existing residential properties and is proposed to be accessed off the A478.



Figure 1. Site Location.

### 1.3 Relevant Planning Policy and Legislation

- 1.3.1 The Environment Wales Act (EWA) Section 6 (Welsh Government, 2016) places a duty on public authorities to 'seek to maintain and enhance biodiversity' and seek to 'promote the resilience of ecosystems'. The duty replaces the Section 40 duty in the Natural Environment and Rural Communities Act 2006 (NERC Act 2006), in relation to Wales, and applies to those authorities that fell within the previous duty. Section 7 lists both Priority Species and Habitats of Principle Importance for the purpose of maintaining and enhancing biodiversity in relation to Wales.
- 1.3.2 Furthermore, Edition 12 of Planning Policy Wales (PPW) (Welsh Government, 2023) establishes the land use planning policy for Wales, as set forth by the Welsh Government. It provides a structure for the effective formulation of Local Planning Authorities' development plans, supported by twenty-one Technical Advice Notes (TANs) organized around different topics. Specifically, TAN 5 - Nature Conservation and Planning gives guidance on how the land use planning system should support the safeguarding and enhancement of biodiversity and geological conservation.

PPW 12 aims to maintain and establish areas where:

- The role of landscapes, historic environments, habitats, biodiversity, and the unique characteristics of coastal, rural, or urban environments in contributing to natural and distinctive places are recognised, appreciated, protected, and improved.
- Further fragmentation of habitats is avoided wherever possible, and green networks, corridors, and habitat connections within developed areas are protected and improved.
- The features and characteristics of sites designated for their landscape or nature conservation significance are fully evaluated and safeguarded, while the network of sites is acknowledged as the foundation for improving the resilience of ecosystems.
- The opportunity to enhance the resilience of ecosystems is seized in all areas by addressing issues such as building on floodplains, diffuse pollution, soil compaction and sealing, ensuring the protection of peat resources, and improving coastal flood defense strategies in urban areas and coastal margins.

Paragraph 3.36 of PPW outlines the utilization of the Sustainable Management of Natural Resources (SMNR) methodology by the planning system, with the following identified as its primary components:

- Improving the resilience of ecosystems and ecological networks
- Halting and reversing the loss of biodiversity
- Maintaining and enhancing green infrastructure based on seeking multiple ecosystem benefits.

## 2. METHODOLOGY

### 2.1 Desk Study

A desk study was conducted with the purpose of determining any existing ecological information pertaining to the proposed development site, as well as surrounding habitats. A biological data request was sent to Local Environmental Records Centre (LERC) Wales via Aderyn (available at: <https://aderyn.lercwales.org.uk/>) and returned on the 23<sup>rd</sup> February 2024, in order to obtain records of protected species within a 2km radius of the site, as well as designated sites for nature conservation. Additional species record data were obtained via the National Biodiversity Network (NBN) Atlas (available at: <https://nbnatlas.org/>) where possible. The Multi-Agency Geographical Information for the Countryside (MAGIC) website was also used to pull data on waterbodies within 0.25km of the site, following the guidance listed in the Great Crested Newt Conservation Handbook (Langton *et al.*, 2001).

### 2.2 Field Survey

#### 2.2.1 Phase One Habitat Survey

A Phase One Habitat Survey was conducted by a suitably qualified ecologist at 14:00 on 22<sup>nd</sup> February 2024, using the methodology outlined in the Handbook for Phase 1 habitat survey (JNCC, 2010). Additionally, the habitats present on site were assessed for their potential to support protected species, with visual surveys used to search for physical sightings, or incidental records of such species. The site boundary is included in Figure 2 below.

Target incidental may relate to the following:

- Evidence of badger – setts, well-worn paths and runs, snagged hair, latrines, sites and foraging.
- Evidence of otter - spraint marking, slides, hovers or sites.
- Evidence of dormouse – nests or foraged hazel nuts with characteristic round gnawing holes.
- Evidence of birds – nests.
- Evidence of bats – bat droppings or urine staining adjacent to a Potential Roost Feature (PRF).
- Evidence of reptile – sloughs.
- Evidence of amphibians – spawn.
- Evidence of water vole – droppings, latrines, foraging signs and footprints.
- Suitable habitat for marsh fritillary butterfly – the presence of Devil's bit scabious (*Succisa pratensis*), the marsh fritillary's food plant.

Any invasive non-native plant species listed under Schedule 9, Section 14 of the Wildlife and Countryside Act 1981 (as amended) were also noted and mapped during the site survey. These species include Japanese Knotweed (*Fallopia japonica*) and Himalayan Balsam (*Impatiens glandulifera*).



Figure 2. Approximate Site Boundary

## 2.3 Limitations

A species may be perceived as absent within the surrounding area during the desk study due to lack of records returned, however this is not the case, as it may be a consequence of lack of surveying in the search buffer area.

The findings presented within this report are valid for an 18-month period following the survey, in line with CIEEM (2019) guidance. Should the proposed development scope change in any way, then an updated Preliminary Ecological Appraisal will be required.



### **3. DESK STUDY**

A number of protected and notable species records were returned within 2km of the centre of the proposed development site. All records will not be listed here, however the most significant, those which are considered to potentially be affected by the development of the site, will be briefly summarised. The full data are available upon request to those nominated on the request form, as some data may be classified as sensitive.

#### **3.1 Birds**

The data search returned entries of 7 bird species which are listed on Schedule 1 of the Wildlife and Countryside Act (1981) within 2km of the site, comprising of (organised from nearest to furthest): Goshawk (*Accipiter gentilis*), Peregrine (*Falco peregrinus*), Red Kite (*Milvus milvus*), Kingfisher (*Alcedo atthis*), Fieldfare (*Turdus pilaris*), Redwing (*Turdus iliacus*), Osprey (*Pandion haliaetus*). The nearest records belonged to Goshawk, peregrine, and Red Kite, located 0.69km from the site.

The data search returned entries of 15 bird species which are listed on Section 7 of Principal Importance under the Environment (Wales) Act 2016 within 2km of the site, comprising of (organised from nearest to furthest): Starling (*Sturnus vulgaris*), House sparrow (*Passer domesticus*), Dunnock (*Prunella modularis*), Song Thrush (*Turdus philomelos*), Skylark (*Alauda arvensis*), Willow Tit (*Poecile montanus*), Herring Gull (*Larus argentatus*), Linnet (*Linaria cannabina*), Marsh tit (*Poecile palustris*), Tree pipit (*Anthus trivialis*), Spotted Flycatcher (*Muscicapa striata*), Black-headed Gull (*Chroicocephalus ridibundus*), Bullfinch (*Pyrrhula pyrrhula*), Yellowhammer (*Emberiza citrinella*), and Lapwing (*Vanellus vanellus*). The nearest records belonged to Starling and House Sparrow located 0.69km from the site.

#### **3.2 Mammals**

The data search returned 50 entries of mammals which are categorised as priority species within 2km of the site, such as (organised from nearest to furthest): Noctule bat (*Nyctalus noctula*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano pipistrelle (*Pipistrellus pygmaeus*), Hedgehog (*Erinaceus europaeus*), Brown long-eared bat (*Plecotus auritus*), Whiskered Bat (*Myotis mystacinus*), Eurasian otter (*Lutra lutra*), and Badger (*Meles meles*). The nearest records belonged to Common Pipistrelle, Soprano pipistrelle, and Noctule Bat located 0.12km from the site.

#### **3.3 Invertebrates**

The data search returned 4 entries of butterfly which are listed in Section 7 of Principal Importance under the Environment (Wales) Act 2016 within 2km of the site, all of these entries were for Brown Hairstreak (*Thecla betulae*) with the nearest records located 0.88km from the site.

### **3.4 Plants**

The data search returned 3 entries of plants which are categorised as priority species under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) within 2km of the site, all of these entries were for Bluebell (*Hyacinthoides non-scripta*) with the nearest records located 0.90km from the site.

### **3.5 Reptiles**

The data search returned 0 entries of reptiles, which are categorised as priority species (listed in Schedule 5 of the Wildlife and Countryside Act, 1981, and Section 7 of Principal Importance under the Environment (Wales) Act 2016) within 2km of the site.

### **3.6 Amphibians**

The data search returned 2 entries of amphibian, which are categorised as priority species (listed in Schedule 5 of the Wildlife and Countryside Act, 1981, and Section 7 of Principal Importance under the Environment (Wales) Act 2016) within 2km of the site, all of which for Common Frog (*Rana temporaria*), with the nearest records located 0.74km from the site.

### **3.7 Invasive Non-native species**

The data search returned 56 records of invasive non-native species, listed under Schedule 9 of the Wildlife and Countryside Act, 1981 within 2km of the site, comprising of: Canada Goose (*Branta canadensis*), Heath Star Moss (*Campylopus introflexus*), and Grey Squirrel (*Sciurus carolinensis*). The nearest record returned belonged to Canada goose, located 0.20km from the site.

### **3.8 Statutory Designated Sites**

The desk study returned 2 records of statutory designated sites of environmental concern within 2km of the site, these include:

Site of Special Scientific Interest (SSSI):

- Eastern Cleddau River (1.36km north)

Special Area of Conservation (SAC):

- Cleddau Rivers (1.36km north)

### **3.9 Non-Statutory Designated Sites**

The desk study shows the site lies within a B-line but returned no other records of non-statutory designated sites of environmental concern located within 2km of the site.

### 3.10 NRW Priority Areas

Records of 13 NRW Priority Area were returned during the desk study, with 9 entries belonging to Ancient Semi Natural Woodland (ASNW), 3 entries belonging to Restored Ancient Woodland Sites (RAWS), 1 entry for Plantation on Ancient Woodland Site (PAWS). The nearest entry is for an area of RAWS located 0.50km southeast of the site.

### 3.11 Ancient Woodland Inventory

Records of 13 NRW Priority Area were returned during the desk study, with 9 entries belonging to Ancient Semi Natural Woodland (ASNW), 3 entries belonging to Restored Ancient Woodland Sites (RAWS), 1 entry for Plantation on Ancient Woodland Site (PAWS). The nearest woodland listed on the Ancient Woodland Inventory is an area of RAWS located 0.50km to the southeast of the site.

### 3.12 Waterbodies

Refer to Table 2 for a list of waterbodies / watercourses within 0.25km of the site.

Table 1. Waterbodies within 0.25km of the site

Waterbody / Watercourse ID	OS Grid Reference	Description
Unnamed Drainage Ditch	SN 11885 18897	A small drainage ditch on the western boundary of the site connecting to a wider series of ditches.

#### **4. SITE APPRAISAL**

The site predominantly consists of grassland with a hedgerow boundary containing several large trees, and drainage ditch following the western boundary of the site.

##### **4.1 B6 Poor Semi-Improved Grassland**

The majority of land on site consists of Semi-Improved Grassland (Photograph 1). Grass species include rye grass (*Lolium perenne*), cock's-foot (*Dactylis glomerata*), and creeping bent (*Agrostis stolonifera*), with a small area of common rush (*Juncus effusus*) to the northwestern boundary of the site. Common forbs include abundant creeping buttercup (*Ranunculus repens*), dandelions (*Taraxacum* sp.), bitter dock (*Rumex obtusifolius*), white clover (*Trifolium repens*), and common daisy (*Bellis perennis*) with frequent sticky chickweed (*Cerastium glomeratum*), spear thistle (*Cirsium vulgare*), and nettles (*Urtica dioica*).

##### **4.2 J2.3.1 Hedgerow and Trees**

The site is surrounded on all sides by a hedgerow with a number of large trees (Photograph 2). Species include Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Goat Willow (*Salix caprea*), Holly (*Ilex aquifolium*), Gorse (*Ulex europaeus*), and Oak (*Quercus Robur*), with abundant Ivy (*Hedera helix*), Nettles (*Urtica dioica*), cleavers (*Galium aparine*), and bramble (*Rubus fruticosus*) within the undergrowth.

##### **4.3 J2.6 Ditch**

A drainage ditch follows the western boundary of the site and connects to a wider series of ditches within the surrounding area. At the time of the survey the ditch contained a small amount of standing water forming shallow pools in areas. Species were representative of the local grassland with a local abundance of Common Rush (*Juncus effusus*).

#### **4.4 Protected Species Assessments**

##### **4.4.1 Incidental Records**

No incidental records of protected species were noted on the day of the survey.

##### **4.4.2 Invasive Non-Native Species**

No incidental records of Invasive Non-Native Species were noted on the day of the survey.



## 5. ECOLOGICAL ASSESSMENTS

### 5.1 Designated Sites, Habitats, Flora and Fauna

Guidelines have been provided to assess the importance of an ecological feature value within a geographical context, as recommended within the CIEEM Guidelines for Ecological Impact Assessment (2016) and the CIEEM Guidelines for Ecological Report Writing (Dec. 2015). Please refer to Table 3 and 4 below. Refer to current proposed design.

Table 2. Ecological Value Assessments

Importance	Examples of features
International & European	European designated or proposed sites such as Ramsar Sites, Special Protection Areas, Special Areas of Conservation, World Heritage sites or Biosphere Reserves; or otherwise meeting criteria for European or International designation. Sites supporting populations of European important species. Species listed within the Annex's of The Conservation of Habitats & Species Regulations 2010
National	Nationally designated sites such as Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), areas of key habitats and species within the UK Biodiversity Action Plan. Sites supporting viable breeding populations of Red Data Book (RDB) species (excluding scarce species), or supplying critical elements of their habitat requirements. Species listed within the schedules of the Wildlife & Countryside Act 1981.
Regional	Sites containing viable areas of threatened habitats and species listed in a regional Biodiversity Action Plan, sites exceeding Site of Importance for Nature Conservation (SINC) criteria. Sites supporting viable populations of Nationally Scarce species or those included in the Regional Biodiversity Action Plan on account of their rarity, or supplying critical elements of their habitat requirements.
High Local	Sites meeting the criteria for a county, vice county or metropolitan area designation (such as SINC), which may include amenity and educational criteria in urban areas. Ancient semi-natural woodland. Designated Local Nature Reserves. Sites containing viable areas of any key habitat type or species identified in the Local Biodiversity Action Plan (LBAP). Sites supporting viable breeding populations of species known to be county/metropolitan rarities e.g., featuring in county 'red data book' or LBAP, or supplying critical elements of their habitat requirements.
Moderate Local	Undesignated sites or features considered appreciably to enrich the habitat resource within the context of the Borough or District, or included in the Borough or District LBAP. Amenity and educational functions will be recognised in urban areas. Sites with viable breeding populations of species listed as rare in the District or Borough LBAP or supplying critical elements of their habitat requirements.
Low Local	Undesignated sites or features considered appreciably enriching the habitat resource within the context of the Parish or neighbourhood.
Negligible	Low-grade and widespread habitats.

Table 3. Impact level Criteria

Severe	Permanent impacts
Major	Loss of feature and/or quality and integrity of feature; severe damage to key characteristics, features or elements.
Moderate	Loss of feature, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
Minor	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements
Neutral	No impacts

## 5.2 Designated Sites

### 5.2.1 Statutory Designated Sites

The desk study returned 2 records of statutory designated sites within 2km of the site, the closest being Eastern Cleddau River designated as an SSSI and located 1.36km to the north of site. Works on the site are not likely to impact the above statutory sites and as such, statutory designated sites will not be considered further in this report.

### 5.2.2 Non-Statutory Designated Sites

The site lies within a B-line. As such, a non-statutory site of **local** value is within the immediate vicinity of the site. It is unlikely the work on site will impact the above non-statutory site, as such, works on the site have the potential to cause **negligible** impact the above non-statutory designated site without mitigation, loss or damage to this habitat would be **negligible**, as the habitats found on site are relatively low-grade and widespread. However, any construction activities may adversely impact the habitat and / or species using it.

### 5.2.3 Ancient Woodland Inventory

The closest woodland listed on the Ancient Woodland Inventory is an area of RAWs located 0.50km to the south of the site and of **moderate local** value, the work onsite will be relatively localised with little adverse effects on the RAWs mentioned above, however the hedgerow and trees onsite provide connectivity between a number of woodland sites, as such works on the site have the potential to have **minor** impact on the ancient woodland sites without mitigation.

## 5.3 Habitats

### 5.3.1 Poor Semi-Improved Grassland

The area of grassland may offer habitat for birds, invertebrates, terrestrial phase amphibians, reptiles and small mammals. Bats may forage on invertebrate populations which reside in this habitat. Terrestrial-phase amphibians may use the habitat when commuting and foraging. The habitat value has been assessed as **low local** as it is relatively low-grade and widespread in the surrounding landscape. Under the current proposed design, loss or damage to this habitat would be **minor** without mitigation. Further recommendations are provided in Section 6.

### 5.3.2 Hedgerow and Trees

The hedgerow and trees onsite provides nesting and foraging opportunities for a range bird, small mammal, and reptile species, and provides connectivity to the greater area providing flightlines for migrating bat species and refugia for a range of species including terrestrial phase amphibians, with a number of large trees showing moderate bat roost potential with dense ivy cover, as such the habitat value has been assessed as **moderate local**, loss or

damage to this habitat would be **moderate** without mitigation. Further recommendations are provided in Section 6.

### 5.3.3 Ditch

At the time of the survey the ditch on site held a small amount of water with shallow pools forming in areas and may provide sub-optimal habitat for breeding amphibians as such the habitat value has been assessed as **low local**, loss or damage to this habitat would be **minor** without mitigation. Further recommendations are provided in Section 6.

## 5.4 UK BAP Priority Habitats and Species

UK BAP priority habitats and species were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). As a result of devolution, conservation action is now focused at a country-level rather than a UK-level, and the UK BAP was succeeded by the UK Post-2010 Biodiversity Framework in July 2012. The UK list of priority species, however, remains an important reference source and has been used to help draw up statutory lists of priority species and habitats in the four countries of the UK.

The field survey identified the on-site habitats as having the potential to support the following groups in varying capacities, which are also listed under UK BAP: bats, birds, small mammals, and invertebrates.

## 5.5 Ecosystem Resilience

Area loss can cause populations of organisms to decline due to a decrease in habitat size. The grassland habitat present on site is relatively poor and widespread, however the hedgerow provides connectivity to the wider area and a number of trees show moderate bat roost potential. Therefore, if the proposed development site is cleared without any mitigation for development, the impact on ecosystem resilience is expected to be **moderate**. Should the results of any further surveys listed in Section 6 confirm the likely presence of any protected species, this assessment may require updating by a suitably qualified ecologist.

## 6. CONCLUSIONS AND RECOMMENDATIONS

The combination of desk and field surveys undertaken at the proposed development site identified that the site has a **moderate local** ecological value, with the hedgerow and trees forming part of an intricate series of wildlife corridors within the wider area. The dominant habitat of semi-improved grassland is of **low local** ecological value, providing foraging opportunities for a range of species.

Recommendations necessary for the informing of the design process are provided below, as well as recommendations for biodiversity enhancement in order to fulfil the Biodiversity and Resilience of the Ecosystems Duty (Section 6 Duty). Where a habitat or species has been omitted, they are not considered a constraint to the proposed development.

## **6.1 Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty)**

- 6.1.1 The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty) applicable to Local Authorities. This duty filters through to all those participating in the Planning process.
- 6.1.2 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.
- 6.1.3 It is therefore recommended, that in order to provide a net enhancement for the development, new native planting should be incorporated into the development using species of local provenance.
- 6.1.4 In order to provide a net benefit for biodiversity it is recommended appropriate trees in the surrounding area, as well as buildings in the proposed development, should incorporate artificial habitats such as bat bricks / boxes, bird boxes / bricks or Swift / swallow cups; the details of which should be agreed with the LA ecologist.

## **6.2 Designated Sites**

- 6.2.1 The site lies within a B-line, which form a series of insect pathways stretching over large areas. Additional planting of native flowering species within the surrounding grassland would provide additional habitat and help to enhance these pathways.

## **6.3 Hedgerow and Trees**

- 6.3.1 The retention and protection of the on-site trees and associated features to be managed as a landscape feature is advised. Any loss of habitat should be mitigated against with new planting of trees of local provenance and the inclusion of artificial habitats into new structures as detailed above.

## **6.4 Bats**

- 6.4.1 The nearest record of bat returned in the desk study belonged to Noctule bat, located 0.13km from the site. A number of trees on site were assessed to have moderate bat roosting potential and with the hedgerow providing flightlines for migrating species, as such a bat survey is required if any trees are to be removed.
- 6.4.2 The lighting scheme of the site during construction, and after, should follow best practice to avoid disturbance of bats, and will be designed to maintain dark corridors for bats and other nocturnal animals. Lighting will be kept to a minimum and be away from adjacent



trees and commuting features (hedgerow). Where artificial lighting is necessary, this should utilise a number of key design points to limit any impact, as follows:

- Low level lighting pointed towards the ground; LED bulbs to be used of 3000 Kelvin and below (warm white light and not daylight);
- Use of light shields and hoods to direct the light downwards and prevent vertical and horizontal light spill; and
- Use of passive infrared (PIR) motion sensors on timers to ensure lights only come on when necessary.
- Further information on bats and lighting can be found on the Bat Conservation Trust website ([www.bats.org.uk](http://www.bats.org.uk)) and the latest guidance in association with the Institution of Lighting Professionals can be found at:  
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

## **6.5 Birds**

- 6.5.1 Copious records of birds were returned during the desk study. All nesting birds are protected under Section 1 of the Wildlife and Countryside Act of 1981. Therefore, all vegetation clearance should be planned outside the nesting bird season. If management works must commence any time between the 1st of March and the end of August, it is recommended that a nesting bird check will be undertaken on the site by a suitably experienced Ecologist. If an active bird nest is found, the nest area will be marked, and will be protected from disturbance or harm as advised by the Ecologist. Management procedures will not commence in the identified area until an Ecologist can confirm the young have fledged and the nest is vacant.

## 7. LEGISLATION

### 7.1 Otters and the Law

7.1.1 The otter is a European Protected Species (EPS). It is against the law to damage or destroy an otter breeding site or resting place, or deliberately to capture, kill, injure or disturb an otter.

7.1.2 Otters are fully protected by the following pieces of legislation:

- The Conservation of Habitats and Species Regulations 2017 (regulation 42) fully protects otters, making it **an offence to**: -
  - *Intentionally or deliberately capture, injure or kill an Otter.*
  - *Damage or destroy a breeding or resting place of an Otter, or intentionally or recklessly damage or destroy any structure or place used for shelter or protection*
  - *Intentionally or recklessly disturb an Otter in a place used for shelter or protection, or deliberately disturb Otters in such a way as to be likely significantly to affect (i) the ability of any significant group of Otters to survive, breed, rear or nurture their young, or (ii) the local distribution or abundance.*
  - *Intentionally or recklessly obstruct access to a place used for shelter or protection.*
  - *Possess an Otter (alive or dead), or any part of an Otter*
- Schedule 5 of the Wildlife and Countryside Act 1981 (as amended by the CROW [Countryside Rights of Way] Act 2000) fully protects otters, making it **an offence to**: -
  - *Intentionally or recklessly disturb any otter while it is occupying a structure or place which it uses for shelter or protection*
  - *Intentionally or recklessly obstructs access to any structure or place used by an otter for shelter or protection*
  - *Sell, offer or expose for sale any otter*

7.1.3 For any disturbance to occur a derogation or **EPS licence** must be gained from Natural Resources Wales. To gain an EPS Licence from Natural Resources Wales (NRW), NRW must be satisfied that;

- i. granting the licence would not be detrimental to the Favourable Conservation Status (fcs) of the populations of species concerned within its natural range.
- ii. the derogation (licence) is in the public interest of Health and Safety or for other reasons of over-riding public interest, including those of a socio-economic nature or will have a benefit of primary importance to the environment.
- iii. there is no satisfactory alternative to the derogation which would allow the described development to proceed but which would avoid or reduce the need for any adverse impact to the species.

#### 7.1.4 Otters are also protected by;

- Natural Environment and Rural Communities Act 2006 and now the Environment (Wales) Act 2016.
- Annex II Habitats Directive (protection through Special Areas of Conservation)
- UK Biodiversity Action Plan Priority Species and Species of Principal Importance in Wales

## 7.2 Bats and the Law

#### 7.2.1 Bats are protected by the following pieces of legislation:

- Schedule 5 and 6 of the Wildlife and Countryside Act 1981 (as amended by the CROW [Countryside Rights of Way] Act 2000)
- The Environmental Damage (Prevention & Remediation) Regulations 2009 – A protected species and its habitat is protected under this legislation as well as others.
- The Conservation of Habitats and Species Regulations 2017 (regulation 42) fully protects all bats and their roosts, making it **an offence to deliberately kill, injure or capture** (take) bats; *to deliberately disturb bats; damage or destroy bat roosts* or resting places (this is considered an “Absolute Offence” as damage and destruction may detrimentally effect the Continuous Ecological Functionality of that roost / resting place); possess or transport a bat or any part of a bat; sell (or offer for sale) or exchange bats or parts of bats.
- For any disturbance to occur a derogation or **EPS licence** must be gained from Natural Resources Wales. To gain an EPS Licence from Natural Resources Wales (NRW), NRW must be satisfied that;
  - i. the licence would not be detrimental to the Favourable Conservation Status (fcs) of the populations of species concerned within its natural range.
  - ii. the derogation (licence) is in the public interest of Health and Safety or for other reasons of over-riding public interest, including those of a socio-economic nature or will have a benefit of primary importance to the environment.
  - iii. there is no satisfactory alternative to the derogation which would allow the described development to proceed but which would avoid or reduce the need for any adverse impact to the species.

#### 7.2.2 Bats are also protected by;

- Appendix III of the Bern Convention
- Appendix II of the Bonn Convention (including the Convention's Agreement on the conservation of Bats in Europe)
- Natural Environment and Rural Communities Act 2006 and now the Environment (Wales) Act 2016.
- All bats are listed in Annex IV of the EC Habitats Directive and the British species listed in Schedule 2 of the Habitats Regulations 1994 (as amended) and are therefore designated as *European Protected Species*. These *protected* species are afforded enhanced

protection and more stringent licensing provisions than those protected by the Wildlife and Countryside Act (WACA) alone.

### 7.3 The Hazel Dormouse and the Law

7.3.1 The hazel dormouse is a European Protected Species (EPS). It is against the law to damage or destroy a dormouse breeding site or resting place (summer or hibernation nest), or deliberately to capture, kill, injure or disturb a dormouse.

7.3.2 Dormice are fully protected by the following pieces of legislation:

- The Conservation of Habitats and Species Regulations 2017 (regulation 42) fully protects dormice, making it **an offence to**: -
  - *Intentionally or deliberately capture, injure or kill a dormouse.*
  - *Damage or destroy a breeding or resting place of a dormouse, or intentionally or recklessly damage or destroy any structure or place used for shelter or protection*
  - *Intentionally or recklessly disturb a dormouse in a place used for shelter or protection, or deliberately disturb dormouse in such a way as to be likely significantly to affect (i) the ability to survive, breed, rear or nurture their young, and includes in the case of animals of a hibernating or migratory species, to hibernate or migrate or (ii) the local distribution or abundance.*
  - *Intentionally or recklessly obstruct access to a place used for shelter or protection.*
  - *Possess a dormouse (alive or dead), or any part of a dormouse*
- Schedule 5 of the Wildlife and Countryside Act 1981 (as amended by the CROW [Countryside Rights of Way] Act 2000) fully protects dormice, making it **an offence to**: -
  - *Intentionally or recklessly disturb any dormouse while it is occupying a structure or place which it uses for shelter or protection*
  - *Intentionally or recklessly obstructs access to any structure or place used by a dormouse for shelter or protection*
  - *Sell, offer or expose for sale any dormouse*

7.3.3 For any disturbance to occur a derogation or **EPS licence** must be gained from Natural Resources Wales. To gain an EPS Licence from Natural Resources Wales (NRW), NRW must be satisfied that;

- i. granting the licence would not be detrimental to the Favourable Conservation Status (fcs) of the populations of species concerned within its natural range.



- ii. the derogation (licence) is in the public interest of Health and Safety or for other reasons of over-riding public interest, including those of a socio-economic nature or will have a benefit of primary importance to the environment.
- iii. there is no satisfactory alternative to the derogation which would allow the described development to proceed but which would avoid or reduce the need for any adverse impact to the species.

#### 7.3.4 Dormice are also protected by;

- Natural Environment and Rural Communities Act 2006 (England) and the Environment (Wales) Act 2016.
- Annex II Habitats Directive (protection through Special Areas of Conservation)
- UK Biodiversity Action Plan Priority Species and Species of Principal Importance in Wales

### 7.4 Reptiles and the Law

- 7.4.1 All of the UK native reptiles are protected by law. The common species of reptiles found in this locality are common lizard, slow-worm, adder and grass snake. It is illegal to intentionally kill or injure these species under Section 9 (1) of the Wildlife and Countryside Act 1981 (as amended).
- 7.4.2 All native UK reptiles are considered of 'principle importance' under Section 7 of the Environment (Wales) Act 2016. This places a duty on every public authority, in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.
- 7.4.3 Under the National Planning Policy Framework (NPPF April 2012), the presence of any Protected Species (which includes all reptiles species) are a material planning consideration. The ODPM 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System, provide additional advice and support the NPPF.

### 7.5 Amphibians and the Law

- 7.5.1 All of the UK native amphibians are protected by law. The common species of amphibians in this locality are common frog, common toad, smooth newt and palmate newt. It is illegal to intentionally kill or injure these species under Section 9 (1) of the Wildlife and Countryside Act 1981 (as amended).
- 7.5.2 The common toad is considered of 'principle importance' under Section 7 of the Environment (Wales) Act 2016. This places a duty on every public authority, in exercising its

functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

- 7.5.3 Under the National Planning Policy Framework (NPPF April 2012), the presence of any Protected Species) which includes the Common Toad) are a material planning consideration. The ODPM 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System, provide additional advice and support the NPPF.

## **7.6 Birds and the Law**

- 7.6.1 All species of bird are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). Protection was extended by the Countryside and Rights of Way (CROW) Act 2000. Under the above legislation it is an offence to intentionally:
- kill, injure or take any wild bird;
  - take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
  - take or destroy an egg of any wild bird.
- 7.6.2 Certain species are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and receive protection under Sections 1(4) and 1(5). The protection was extended by the Countryside and Rights of Way (CROW) Act 2000. There are special penalties where the offences listed above are committed for any Schedule 1 species and it is also an offence to intentionally or recklessly:
- disturb any such bird when it is building its nest or while it is in or near a nest containing dependant young; or
  - disturb the dependant young of any such bird.

## **7.7 Badgers and the Law**

- 7.7.1 The protection of Badgers Act 1992 makes it illegal to kill, injure or take a badger, or interfere with a sett. In addition, they are listed on Schedule 6 of the Wildlife & Countryside Act 1981, which prohibits certain methods of killing and capture.

## **7.8 Water Voles and the Law**

- 7.8.1 Water voles are listed under Schedule 5 of the Wildlife & Countryside Act 1981, receiving full protection since 2008. The Wildlife & Countryside Act 1981 (as amended), lists the following offences: -
- Intentionally kill, injure or take water voles (Section 9 (1)).
  - Possess or control live or dead water voles or derivatives (Section 9 (2)).

- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection (Section 9 (4) (a & c)).
- Intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose (Section 9 (4) (b)).
- Sell water voles or offer or expose for sale or transport for sale (Section 9 (5)).
- Publish or cause to be published any advertisement which conveys the buying or selling of water voles (Section 9 (5)).

## **7.9 Environment Act (Wales) 2016**

- 7.9.1 This act has replaced the section 40 duty in the Natural Environment and Rural Communities Act 2006 (NERC Act 2006), in relation to Wales, and applies to those authorities that fell within the previous duty. It came into force in May 2016.
- 7.9.2 Section 6 of the Act places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In doing so, public authorities must also seek to 'promote the resilience of ecosystems'. Under Section 6, public authorities will be required to report on the actions they are taking to improve biodiversity and promote ecosystem resilience.
- 7.9.3 Section 7 of the Act places a duty on public authorities to take steps to maintain and enhance biodiversity. This section replaces the duty in section 42 of the NERC Act 2006. The Section 7 Priority Species under this act is a list of the living organisms of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. The Section 7 Priority Habitats is a list of the habitats of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales.

## 8. REFERENCES

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We confirm that in preparing this Report we have exercised reasonable skill and care, taking into account the project objectives, the agreed scope of the work and prevailing site conditions.

Advice in this report is based on the judgement of I&G Ecological Consulting and the interpretation of data gathered during the course of their survey on the property named in this document.

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## Appendix A. LERC Data Search

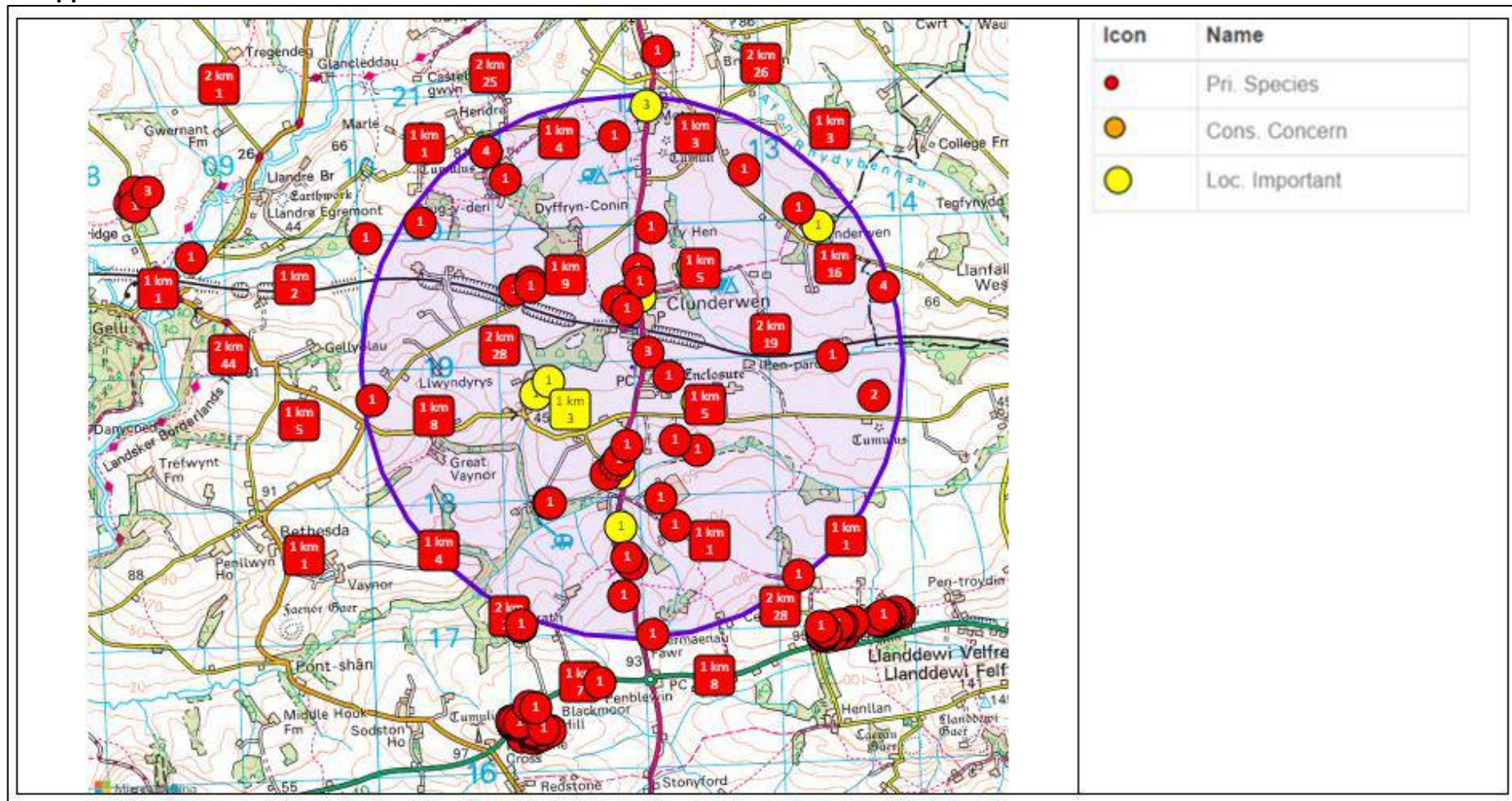


Figure 3. LERC Protected Species Data Search Records



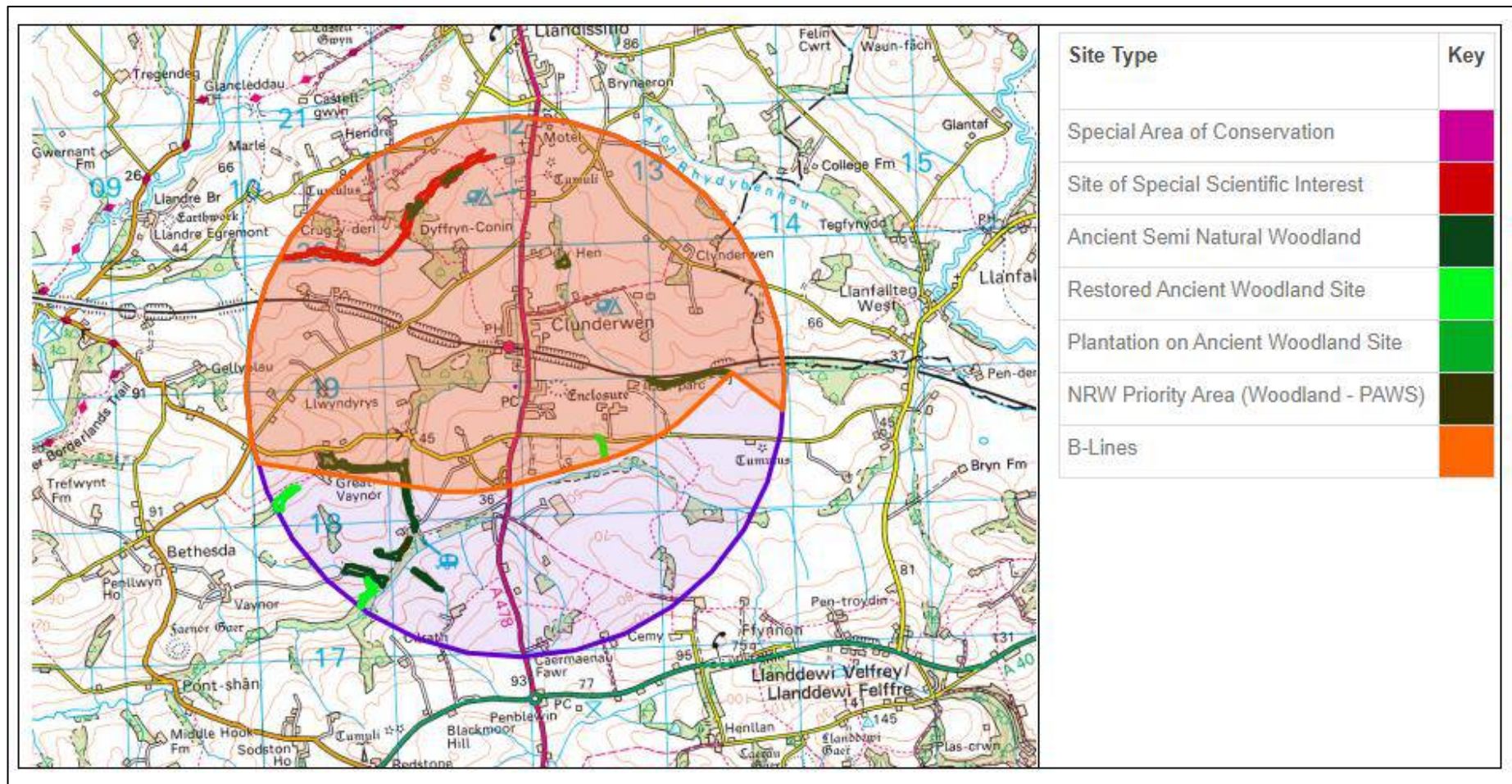


Figure 4.LERC Protected Sites Data Search

## Appendix B. Phase One Habitat Plan



Legend	Code	Habitat
SI	B6	Semi-Improved Grassland
	J2.3.1	Hedgerow and Trees
	J2.6	Ditch





## Appendix C.      Photographs



Photograph 1. Grassland



Photograph 2. Hedgerow and Trees