5. Landscape Character Areas Sensitivity and Capacity Assessments

Related Seascape Character Area

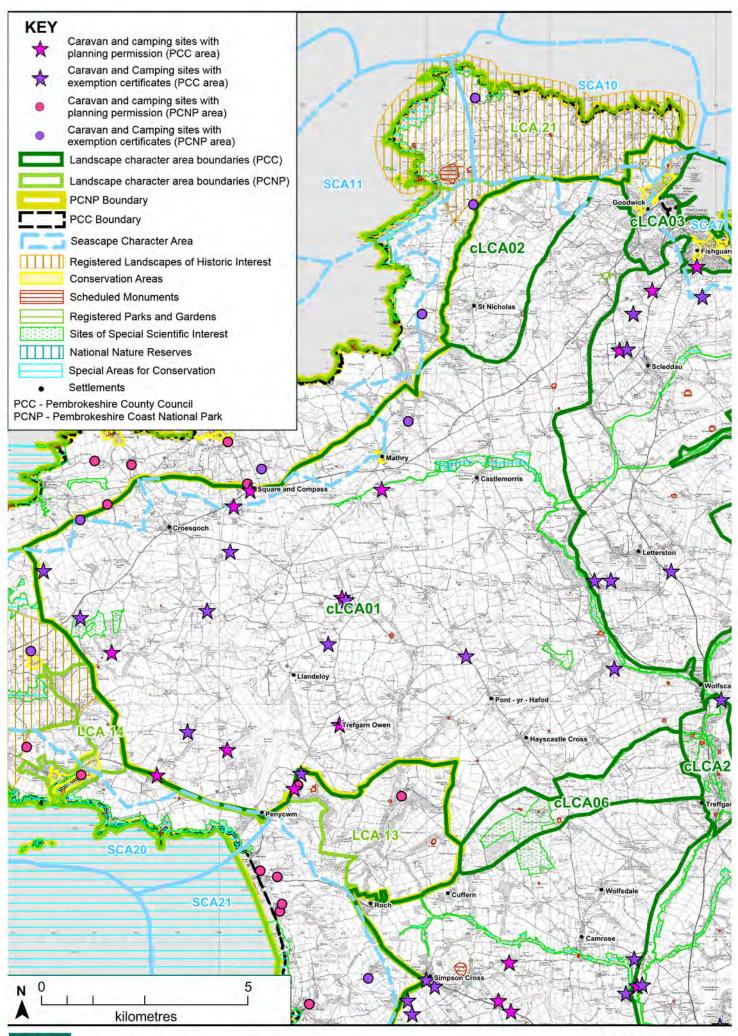
LCA1: Treffynnon

SCA13: Penbwchdy to Penllechwen

SCA20: St Brides Bay coastal waters north (adjacent to the south)

SENSITIVITY		<u> </u>	ay coactai watere in	ortif (adjacent to the		
Summary of	The susceptibility of the area lies in its openness to long views across rounded rolling ridges and hills					
sensitivity			e small scale valley si			
	Cleddau, River So	lva and Brandy Brool	k with their associated	marshy vegetation, a	and the distinctive	
			n the role as setting to			
	and west, the setti	ng of the Mathry Con	servation Area, vario	us scheduled monume	ents, Corsydd	
			ne Cleddau Rivers SA			
			is high for the main H			
		ther main aspect are		, ,	•	
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High	
development						
Static: large						
Static: medium						
Static: small						
Seasonal: large						
Seasonal: medium						
Seasonal: small						
Key sensitivities	The following shor	catariatica maka tha	area sensitive to deve	lonmont:		
Troy concin vince				•		
	 Low broa 	d ridges with open sk	kylines (eg Manorowei	n Hill) and low hedges	s and hedgebanks.	
	 Rounded 	open hills such as at	: Mathry.			
		•	d tributary valleys, an	d small scale vallevs s	such as the River	
			associated marsh, ma			
				· -		
	•		is associated with the	narrow valleys.		
		ws across the open la	•			
	 The setting 	ng of the National Pai	rk and areas of with in	tervisibility with the co	past and sea in	
	places (e	g within SCA13).		•		
	,	-	Mathry and its Conse	vation Area		
	_	• •			u vallava anal	
		•	nature conservation de	signations in the river	r valleys and	
Davidenment in area	commons					
Development in area			, Torbant and Mabws		7, others including	
	Trefgarn Owen. Th	nese sites are mainly	a mix of statics and to	ouring caravans.		
CAPACITY						
Capacity of LCA for	Substantial	Substantial/	Moderate	Limited		
	Substantial	Substantial/ moderate	Moderate	Limited		
Capacity of LCA for development or further	Substantial		Moderate	Limited		
Capacity of LCA for development or further development/units		moderate				
Capacity of LCA for development or further	The area has very	moderate Ilimited capacity in th	e areas near the Natio	onal Park particularly i		
Capacity of LCA for development or further development/units	The area has very intervisible with the	moderate Ilmited capacity in the coast and sea. Any	e areas near the Natio	onal Park particularly i	evelopment or	
Capacity of LCA for development or further development/units	The area has very intervisible with the cumulative impact	moderate Ilimited capacity in the coast and sea. Any on the A487 should leading to the coast and sea.	e areas near the Natio development which c be avoided. The gene	onal Park particularly i ontributes to ribbon de ral openness of the ar	evelopment or rea means that	
Capacity of LCA for development or further development/units	The area has very intervisible with the cumulative impact development on h	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul	e areas near the Nation development which come avoided. The gene arly skylines and slop	onal Park particularly i ontributes to ribbon de ral openness of the ar ing ground would be li	evelopment or rea means that ikely to be too	
Capacity of LCA for development or further development/units	The area has very intervisible with the cumulative impact development on h visible. The small	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also	e areas near the Nation development which cope avoided. The genearly skylines and slopes sensitive in landscapes	onal Park particularly i ontributes to ribbon de ral openness of the ar ing ground would be li e character and natur	evelopment or rea means that ikely to be too re conservation	
Capacity of LCA for development or further development/units	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also amay be opportunitie	e areas near the Nation development which cope avoided. The generarly skylines and slope sensitive in landscapes in intermediate related	onal Park particularly i ontributes to ribbon de ral openness of the ar ing ground would be li e character and natur ively flat areas with so	evelopment or rea means that ikely to be too re conservation ome existing tree or	
Capacity of LCA for development or further development/units Summary of capacity	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge c	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also may be opportunitie over, and/or associate	e areas near the Nation development which come avoided. The generarly skylines and slope sensitive in landscapes in intermediate related with 20th century s	onal Park particularly i ontributes to ribbon de ral openness of the ar ing ground would be li e character and natur ively flat areas with so ettlement developme	evelopment or rea means that ikely to be too re conservation one existing tree or nt.	
Capacity of LCA for development or further development/units	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge company to the company to the company the company to the company the company to the comp	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medical emay be opportunitied.	e areas near the Nation development which cope avoided. The generarly skylines and slope sensitive in landscapes in intermediate related with 20th century slium enclosed sites in	onal Park particularly i ontributes to ribbon de ral openness of the ar ing ground would be li e character and natur ively flat areas with so ettlement development and and away from th	evelopment or rea means that ikely to be too re conservation ome existing tree or nt.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge compational Park, pot	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wi	e areas near the Nation development which cope avoided. The generarly skylines and slope sensitive in landscapes in intermediate related with 20th century slium enclosed sites in the 20th century settler	onal Park particularly i ontributes to ribbon de ral openness of the ar ing ground would be li e character and natur ively flat areas with so ettlement development and and away from the	evelopment or rea means that ikely to be too re conservation ome existing tree or nt.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for	The area has very intervisible with the cumulative impact development on his visible. The small value terms. There outgrown hedge continued the continual park, pot there may be son	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extens	e areas near the Nation development which cope avoided. The generarly skylines and slope as sensitive in landscapes in intermediate related with 20th century slium enclosed sites in the 20th century settlersion of existing sites present the site of the site	onal Park particularly interpretation on the park particularly interpretation of the articular of the articular of the articular of the articular of the particular of the par	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. ne coast and ained within	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing	The area has very intervisible with the cumulative impact development on his visible. The small value terms. There outgrown hedge continued the control of t	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extens hedgerows and trees	e areas near the Nation development which cope avoided. The generarly skylines and slope sensitive in landscapes in intermediate related with 20th century slium enclosed sites in the 20th century settlersion of existing sites possible. Improvements to the	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lied character and naturively flat areas with so ettlement development and and away from the ment development.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. ne coast and ained within also be sought as	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing	The area has very intervisible with the cumulative impact development on his visible. The small value terms. There outgrown hedge of there may be cap National Park, pot there may be son existing outgrown part of this to increase.	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensible acity for extensible sase planting and miti	e areas near the Nation development which cope avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century silium enclosed sites in the 20th century settlersion of existing sites position of existing united the site of the gation of existing united the site of the sation of existing united the site of	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contact existing sites should so Ideally, any extension of the contributes of the contributes of the contributes are contact to the contributes of the	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. ne coast and ained within also be sought as on should be for	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge continued are may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but seemed to the cumulative s	moderate Ilimited capacity in the coast and sea. Any on the A487 should I gigher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensible degerows and trees ease planting and mitismall number of static	e areas near the Nation development which cope avoided. The generally skylines and slope as sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settlersion of existing sites position. Improvements to the gation of existing units caravans may be accepted to the second sites in the second s	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained in the existing sites should so Ideally, any extensice petable subject to so	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge contained Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app	moderate Ilimited capacity in the coast and sea. Any on the A487 should I gigher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensible degerows and trees ease planting and mitismall number of static	e areas near the Nation development which cope avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century silium enclosed sites in the 20th century settlersion of existing sites position of existing united the site of the gation of existing united the site of the sation of existing united the site of	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained in the existing sites should so Ideally, any extensice petable subject to so	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites to existing sites (increasing accommodation)	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge continued are may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but seemed to the cumulative s	moderate Ilimited capacity in the coast and sea. Any on the A487 should I gigher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensible degerows and trees ease planting and mitismall number of static	e areas near the Nation development which cope avoided. The generally skylines and slope as sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settlersion of existing sites position. Improvements to the gation of existing units caravans may be accepted to the second sites in the second s	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained in the existing sites should so Ideally, any extensice petable subject to so	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge contained Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app	moderate Ilimited capacity in the coast and sea. Any on the A487 should I gigher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensible degerows and trees ease planting and mitismall number of static	e areas near the Nation development which cope avoided. The generally skylines and slope as sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settlersion of existing sites position. Improvements to the gation of existing units caravans may be accepted to the second sites in the second s	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained in the existing sites should so Ideally, any extensice petable subject to so	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge contained Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app	moderate Ilimited capacity in the coast and sea. Any on the A487 should I gigher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensible degerows and trees ease planting and mitismall number of static	e areas near the Nation development which cope avoided. The generally skylines and slope as sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settlersion of existing sites position. Improvements to the gation of existing units caravans may be accepted to the second sites in the second s	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained in the existing sites should so Ideally, any extensice petable subject to so	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app static caravans.	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate over, and/or associated wine capacity for extensihedgerows and trees ease planting and mitismall number of static licable to one of the or	e areas near the Nation development which cope avoided. The generally skylines and slope sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settlersion of existing sites per lamprovements to the gation of existing united caravans may be accepted.	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To viding they are context existing sites should is. Ideally, any extensice ptable subject to so e the density and visit	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app static caravans.	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate over, and/or associated wine capacity for extensihedgerows and trees ease planting and mitismall number of static licable to one of the or	e areas near the Nation development which cope avoided. The generally skylines and slope as sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settlersion of existing sites position. Improvements to the gation of existing units caravans may be accepted to the second sites in the second s	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To viding they are context existing sites should is. Ideally, any extensice ptable subject to so e the density and visit	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app static caravans.	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate over, and/or associated wine capacity for extensihedgerows and trees ease planting and mitismall number of static licable to one of the or	e areas near the Nation development which cope avoided. The generally skylines and slope sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settlersion of existing sites per lamprovements to the gation of existing united caravans may be accepted.	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To viding they are context existing sites should is. Ideally, any extensice ptable subject to so e the density and visit	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening.	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app static caravans.	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensihedgerows and trees ease planting and mitismall number of staticulicable to one of the conformation of the conforma	e areas near the Nation development which cope avoided. The generally skylines and slope sensitive in landscapes in intermediate related with 20th century settler sion of existing sites problems. Improvements to the gation of existing united caravans may be according to existing sites to reduce the sion existing united caravans items to reduce the sion of existing united caravans items to reduce the sion of existing united caravans items to reduce the sion of existing united caravans items to reduce the sion of existing sites and the side of the side o	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be life character and naturively flat areas with so ettlement development and and away from the ment development. To viding they are contained as existing sites should as Ideally, any extension ceptable subject to so the density and visites below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app static caravans.	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensihedgerows and trees ease planting and mitismall number of staticulicable to one of the conformation of the conforma	e areas near the Nation development which cope avoided. The generally skylines and slope sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settlersion of existing sites per lamprovements to the gation of existing united caravans may be accepted.	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be life character and naturively flat areas with so ettlement development and and away from the ment development. To viding they are contained as existing sites should as Ideally, any extension ceptable subject to so the density and visites below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on h visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but so This would be app static caravans.	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensihedgerows and trees ease planting and mitismall number of staticulicable to one of the conformation of the conforma	e areas near the Nation development which cope avoided. The generally skylines and slope sensitive in landscapes in intermediate related with 20th century settler sion of existing sites problems. Improvements to the gation of existing united caravans may be according to existing sites to reduce the sion existing united caravans items to reduce the sion of existing united caravans items to reduce the sion of existing united caravans items to reduce the sion of existing united caravans items to reduce the sion of existing sites and the side of the side o	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie character and naturively flat areas with so ettlement development and and away from the ment development. To viding they are contained as existing sites should as Ideally, any extension ceptable subject to so the density and visites below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on he visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but static caravans. There is potential of the Site in an site.	moderate Ilimited capacity in the coast and sea. Any on the A487 should I igher ground, particul scale valleys are also e may be opportunitie over, and/or associate acity for small to mecentially associated wine capacity for extens hedgerows and trees ease planting and mitismall number of static small number of the conformal of the conformal income improvemental ease enclosed by land	e areas near the Nation development which come avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century settler sion of existing sites position of existing sites position of existing units caravans may be accordanced as the sion of existing units caravan sites to reduce the sion of existing units caravan sites to reduce the sion of existing units caravan sites to reduce the sion of existing units caravan sites to reduce the sion of existing sites and the sion of existing sites are singular to the sion of existing sites and the sion of existing sites are singular to the sion of existing sites are singular to the sion of existing sites and singular to the sion of existing sites are singular to the sion of existing sites.	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be life character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained as it is in the existing sites should as it is in the deally, any extension ceptable subject to so the density and visite expectation.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on he visible. The small value terms. There outgrown hedge of there may be cap National Park, potential of this would be apposite to a static caravans. There is potential of the site. Site within	moderate limited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extens hedgerows and trees ease planting and mitismall number of static licable to one of the company of the comp	e areas near the Nation development which come avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century settler sion of existing sites properties of existing sites properties of existing units contained and the control of existing sites are contained and the control of existing sites.	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be life character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained as in the existing sites should as including they are contained as including the existing sites should as including the existing sites and visit are the density and visit as below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on he visible. The small value terms. There outgrown hedge of there may be cap National Park, potential of this to increase as on all use but seasonal use bu	moderate Ilimited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also emay be opportunitie over, and/or associate acity for small to medentially associated with the capacity for extensive hedgerows and trees ease planting and mitismall number of staticulicable to one of the conformation of the c	e areas near the Nation development which cope avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century stillium enclosed sites in the 20th century settler sion of existing sites position. Improvements to the gation of existing units coaravans may be accorated as a site of the existing sites to reduce the existing sites are settlered to the existing sites are settlered to spilling into adjacent ovided there is enclosion.	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be life character and naturively flat areas with so ettlement development and and away from the ment development. To existing sites should as Ideally, any extension of the density and visite the density and visite below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on he visible. The small value terms. There outgrown hedge of there may be cap National Park, potential of this to increase as on a use but static caravans. There is potential of the site. Site withing site on possible with the site of th	limited capacity in the coast and sea. Any on the A487 should ligher ground, particul scale valleys are also e may be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extensihedgerows and trees ease planting and mitismall number of static dicable to one of the control of th	e areas near the Nation development which cope avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settler sion of existing sites position. Improvements to the gation of existing units coaravans may be accurated as a side of the coaravan sites to reduce the coaravan sites and the coaravan sites are selling into adjacent positions of enclosing elements and side of enclosing elements are side of enclosing elements.	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be life character and naturively flat areas with so ettlement development and and away from the ment development. To existing sites should as Ideally, any extension of the density and visite the density and visite below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on his visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but static caravans. There is potential Site in ar site. Site on p Site units rather the	moderate Ilimited capacity in the coast and sea. Any on the A487 should I igher ground, particul scale valleys are also e may be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extens hedgerows and trees ease planting and mitismall number of static small number of the company of the com	e areas near the Nation development which come avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century settler sion of existing sites position of existing units caravans may be accurated as a side of the control of the control of the control of existing units caravan sites to reduce the control of the control	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie e character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained as it is a subject to so e the density and visit e below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on his visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but static caravans. There is potential Site in ar site. Site on p Site units rather the	moderate Ilimited capacity in the coast and sea. Any on the A487 should I igher ground, particul scale valleys are also e may be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extens hedgerows and trees ease planting and mitismall number of static small number of the company of the com	e areas near the Nation development which cope avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century sellium enclosed sites in the 20th century settler sion of existing sites position. Improvements to the gation of existing units coaravans may be accurated as a side of the coaravan sites to reduce the coaravan sites and the coaravan sites are selling into adjacent positions of enclosing elements and side of enclosing elements are side of enclosing elements.	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie e character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained as it is a subject to so e the density and visit e below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The area has very intervisible with the cumulative impact development on he visible. The small value terms. There outgrown hedge of there may be cap National Park, pot There may be son existing outgrown part of this to increseasonal use but static caravans. There is potential for the site of personal in the site of	moderate Ilimited capacity in the coast and sea. Any on the A487 should I igher ground, particul scale valleys are also e may be opportunitie over, and/or associate acity for small to medentially associated wine capacity for extens hedgerows and trees ease planting and mitismall number of static small number of the company of the com	e areas near the Nation development which come avoided. The generally skylines and slope is sensitive in landscapes in intermediate related with 20th century settler sion of existing sites position of existing units caravans may be accurated as a side of the control of the co	onal Park particularly is contributes to ribbon de ral openness of the aring ground would be lie e character and naturively flat areas with so ettlement development and and away from the ment development. To roviding they are contained as it is a subject to so e the density and visit e below.	evelopment or rea means that ikely to be too re conservation ome existing tree or nt. The coast and ained within also be sought as on should be for reening. The bility of existing	

	 Avoid national or locally designated nature conservation sites or reserves. Avoid unimproved pasture and semi-natural habitats. Avoid siting static units in or in the setting of Conservation Areas, scheduled ancient monuments and listed buildings and their curtilages.
Mitigation guidance	 Reduce density of static caravan development creating green space. Avoid placing static caravans very close to boundaries so planting can help to buffer effects. Restrict static and touring caravans to the edge of fields. Restrict units to the edge of fields. Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary. Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate. Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites. Increase native tree and shrub planting within sites to break up the development and mitigate visual impact. Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc. Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting, bright colours and over-large areas of hard standing.

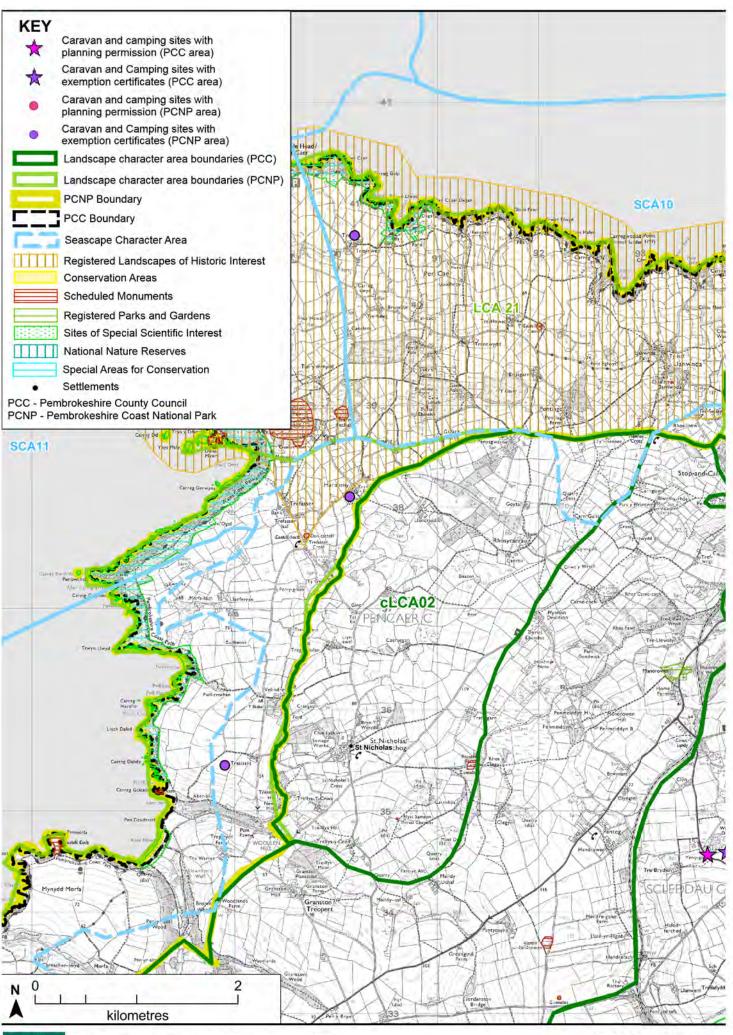


LCA2: St Nicholas

Related Seascape Character Area SCA10: Crincoed Point and Strumble Head

CENCITIVITY	actor Arca C	DOATO. OTHICOCOT	onit and ottamble i	icau						
SENSITIVITY										
Summary of	The susceptibility	of this small area lies	in the openness of its	s hilltops and sides. th	ne low-lying marshy					
sensitivity	The susceptibility of this small area lies in the openness of its hilltops and sides, the low-lying marshy pastures, small-scale traditional settlement pattern, intervisibility with the National Park and coast in									
-	places and tranquillity. Value lies in the scheduled monuments, listed buildings including St Nicholas									
	church, the relationship with the National Park to the north and west and its tranquillity. The									
		LANDMAP value is outstanding for the main Visual and Sensory aspect area, high for the main Historic Landscape aspect areas and moderate for the other main aspect areas.								
	•									
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High					
development										
Static: large										
Static: medium										
Static: small										
Seasonal: large										
	 									
Seasonal: medium										
Seasonal: small										
Key sensitivities	The following char	racteristics make the	area sensitive to deve	elopment:						
	Small hill	tone and sides with o	pen skylines and rock	couterons an Carn G	نااد					
		-	•	• •						
	 Hill slope 	s facing the coast to	the north and west an	id the wider countrysi	de to the east.					
	 Low lying 	marshy pastures.								
	, ,	, , ,	acturac providina limit	ed cover						
			astures providing limit							
			nts including Rhos y 0	Clegyrn Circle and sta	anding stone and					
	also Ffys	t Samson burial chan	nbers.							
	Setting of	f small traditional sett	lements including St	Nicholas and its chur	ch, and traditional					
	farmstead			and no origin	,					
			Deuts	dinan ayanla aldı. C	O					
			Park as setting include	aing overlooking from	Garn Fawr and					
	Garn Gilf	ach.								
	 Relations 	ship with SCA10: Crin	coed Point and Strum	nble Head to the north	1					
		tranquillity.								
Dovolonment in area		tranquility.								
Development in area	None									
CAPACITY										
Capacity of LCA for	Substantial	Substantial/	Moderate	Limited						
development or		moderate								
further										
development/units										
Summary of capacity	The area has very	limited canacity heca	ause it is generally hig	nh/high medium sensi	tivity and onenness					
Odiffinally of Capacity			National Park with a							
			ites associated with fa	armsteads providing t	ney are discreelly					
	located and screet	ned by trees, hedges	and/or landform.							
Capacity for new sites			seasonal sites assoc		s providing they are					
	discreetly located	and screened by tree	s, hedges and/or land	dform.						
Capacity for	N/A									
extensions to existing										
sites (increasing										
accommodation)										
Capacity for	N/A									
extensions to existing										
sites (to improve sites										
without increase in										
accommodation)										
	NI/A									
Capacity for changes	N/A									
within existing sites										
GUIDANCE										
Siting guidance	 Site in are 	eas enclosed by land	form, trees or mature	hedges both within a	nd adjacent to a					
	site.	•								
		n field houndaries inc	ot spilling into adjacen	nt fields						
	Site on p	iateau or flat land, pro	ovided there is enclos	ure.						
	 Site units 	close to the edges o	f enclosing elements	such as field boundar	ries or woodland					
	Site units close to the edges of enclosing elements such as field boundaries or woodland									
	rather than in the middle of fields or spaces.									
	Associate	e with farm complexe	s if possible.							
	Associate		s if possible.							
	AssociateSite adjace	e with farm complexe cent to modern devel	s if possible. opment.	s.						
	AssociateSite adjace	e with farm complexe cent to modern devel	s if possible.	s.						
Mitigation quidance	AssociateSite adjaceAvoid uni	e with farm complexe cent to modern devel improved pasture and	s if possible. opment. d semi-natural habitat	s.						
Mitigation guidance	AssociateSite adjaceAvoid uni	e with farm complexe cent to modern devel	s if possible. opment. d semi-natural habitat	s.						

- Avoid lighting or provide downward facing and low level lighting to minimum areas where necessary.
- Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.
- Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
- Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
- Ensure site entrances have a rural character, using rural detailing, materials and planting
 reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting,
 bright colours and over-large areas of hard standing.



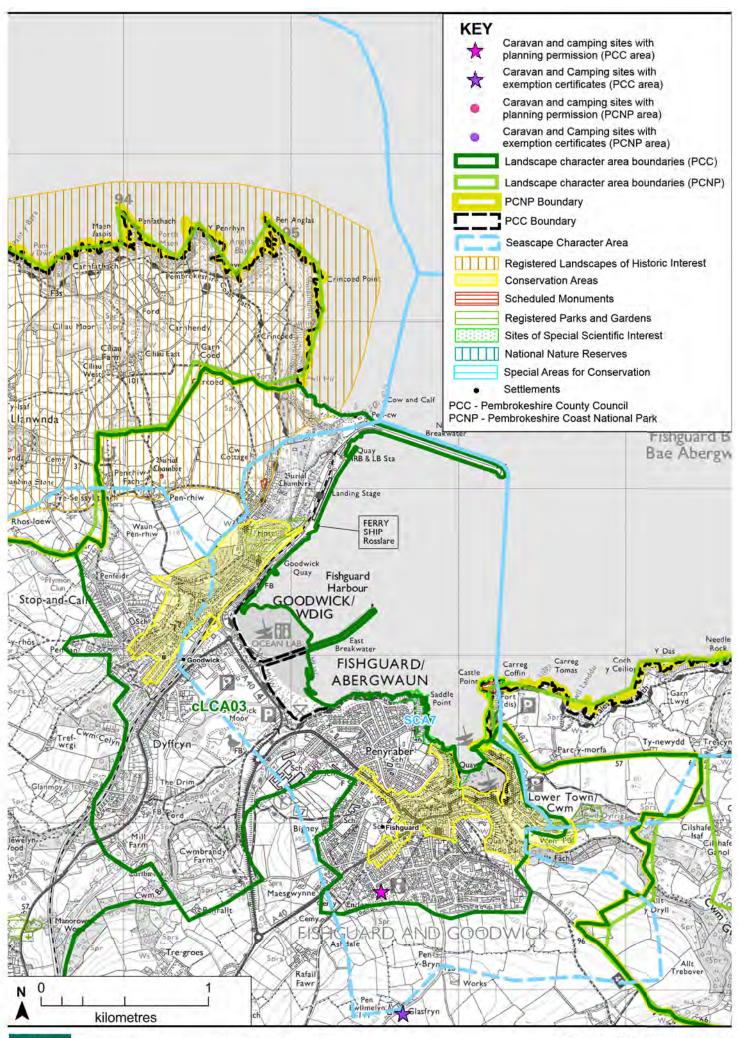
Related Seascape Character Area

LCA3: Fishguard Coastal

SCA7: Fishguard and Goodwick Harbour SCA10: Crincoed Point and Strumble Head

		OCA TO. CHINCOGUT C	oint and Strumble H	cau				
SENSITIVITY								
Summary of sensitivity	The susceptibility of the area lies in the Conservation Areas and their settings, the harbour and coastal frontage at high and low levels, the steep coastal slopes above Goodwick, the higher open pastoral land by Penrhiw and the setting of the National Park, and the open valley and wetland between the two settlements. The value lies in the Conservation Areas, the Landscape of Outstanding Historic Interest, scheduled monuments, the setting of the National Park to the north and west and scenic							
	views along the coast. The LANDMAP value is high for the main Historic and Cultural Landscape aspect areas and moderate for the other main aspect areas.							
Sensitivity to types of development	Low	moderate for the othe Medium/low	r main aspect areas. Medium	High/medium	High			
Static: large								
Static: medium								
Static: small Seasonal: large Seasonal: medium								
Seasonal: small								
Key sensitivities	 The following characteristics make the area sensitive to development: Fishguard Conservation Area with associated quay and River Gwaun corridor, and associated setting. Coastal strip and hinterland north of Fishguard Goodwick Conservation Area and its setting. The steep coastal slopes above Goodwick and harbour including semi-natural areas. The open pastoral slopes around Penrhiw with low hedgebanks, exposed to long views along the coast. Harbour/coastal frontage between settlements. The low lying valley floor and wetland of Goodwick Moors separating the two settlements The setting of the National Park to the north west and south east including the areas covered by SCA7: Fishguard and Goodwick Harbour and SCA10: Crincoed Point and Strumble Head. The open slopes south of Goodwick Brook around Cwmbrandy Farm. Public open spaces and corridors, some of which separate urban form. 							
Dovelonment in ores			velopment due to the	existing built form.				
Development in area	Fishguard Holiday	Park						
CAPACITY								
Capacity of LCA for development or further development/units	Substantial	Substantial/ moderate	Moderate	Limited				
Summary of capacity	maintain separation need to retain all p	on between Fishguard oublic open space, and	sites intervisible with and Goodwick. Capa d the other sensitivitie cations inland at lowe	icity is also limited by es described above. T	built form and the			
Capacity for new sites								
Capacity for extensions to existing sites (increasing accommodation)	There may be limited capacity for small new sites in enclosed locations. Fishguard Holiday Park lies on the edge of the settlement on rising slopes. The field pattern to the south (in LCA05) comprises of long fields with low hedges and few trees running up the slope. There is some new housing development extending up the slope to the south east. Any extension would have to be very carefully considered as it may be widely visible, adversely affect the field pattern and would need more significant mitigation including trees and native shrubs than the existing site- which would also be contrary to local character.							
Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	benefit. The existing devel	opment lies within the r, any further intensifi	e urban area and so fucation of the site deve	urther mitigation, while	st desirable, is not			
GUIDANCE								
Siting guidance	Avoid slo Avoid sky	/ from coastal frontag pes, especially overlo /lines. re enclosed by vegeta	oking the coast.					
Mitigation guidance	Maintain	and enhance the field	boundary pattern inc	luding hedgerows an	d trees.			

Maintain, reinstate or inci	rease trees and hedge growth to he	p filter or screen views to sites.

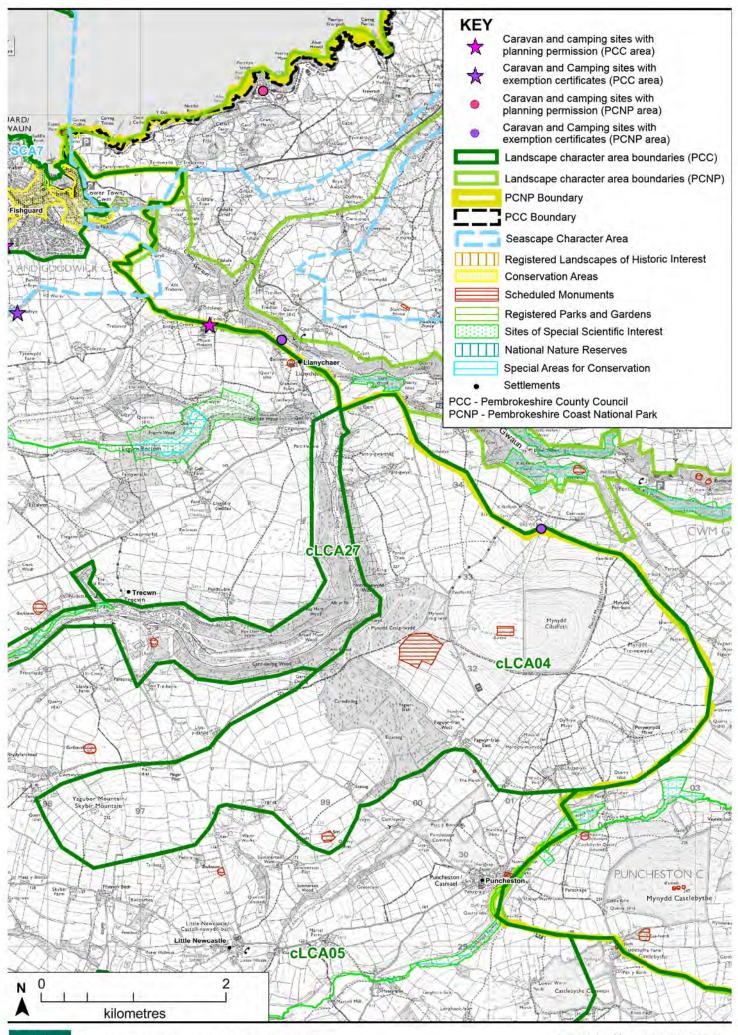


LCA4: Mynydd Cilciffeth

Related Seascape Character Area **SENSITIVITY** Summary of The susceptibility of the area lies in the exposed and open hills with their rounded skylines and sensitivity heathland character which act as outliers to the Preselis and form the backcloth to the surrounding lower landscapes, the open moorland/heathland, small-scale irregular field pattern, rock outcrops and historic features. The value lies in the historic features and the presence of the National Park which runs along the western boundary of the area. The LANDMAP value is high for the main Visual and Sensory and Historic Landscape aspect areas and moderate for the other main aspect areas. Sensitivity to types of Medium/low Medium High/medium High development Static: large Static: medium Static: small Seasonal: large Seasonal: medium Seasonal: small Key sensitivities The following characteristics make the area sensitive to development: Ysgubor and Mynydd Cilciffeth massifs with their open, exposed slopes and skylines which form outliers of the Preselis and act as the backcloth to adjoining lowland. Exposed rock at the summit of Mynydd Cilciffeth. Mynydd Cilciffeth is characterised by open moorland and wet heathland. Regular and irregular smaller scale fieldscapes with hedgebanks and post and wire boundaries which contribute to openness. Limited trees on higher areas. Small scattered farmsteads and isolated cottages, mainly on the lower slopes. Prehistoric ritual/funerary activity on Mynydd Cilciffeth and Ysgubor Mountain and an extensive, well-preserved series of multi-period settlement/agricultural features including the Iron Age/Romano-British settlement at Fagwr-Fran Moor. Extensive panoramic views to and from the upland slopes, especially from the Preselis. Sense of tranquillity particularly in the open upland areas. The western part of the area forms part of the setting of the National Park. Development in area None **CAPACITY** Capacity of LCA for Substantial Substantial/ Moderate Limited development or moderate further development/units The area has very limited capacity because it is generally high/high medium sensitivity and openness Summary of capacity and tranquillity and relationship with the National Park with associated sensitive receptors. There may be limited capacity for small seasonal sites associated with farmsteads providing they are discreetly located and screened by trees, hedges and/or landform. Capacity for new sites There may be limited capacity for small seasonal sites associated with farmsteads providing they are discreetly located and screened by trees, hedges and/or landform. Capacity for N/A extensions to existing sites (increasing accommodation) N/A Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes N/A within existing sites **GUIDANCE** Siting guidance Site in areas enclosed by landform, trees/forestry or mature hedges both within and adjacent Site within field boundaries, not spilling into adjacent fields. Site on plateau or flat land, provided there is enclosure. Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.

> Associate with farm complexes if possible. Site adjacent to modern development.

	Avoid unimproved pasture and semi-natural habitats.
Mitigation guidance	 Restrict units to the edge of fields. Avoid lighting or provide downward facing and low level lighting to minimum areas where necessary. Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate. Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites. Increase native tree and shrub planting within sites to break up the development and mitigate visual impact. Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
	 Ensure site entrances have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting, bright colours and over-large areas of hard standing.



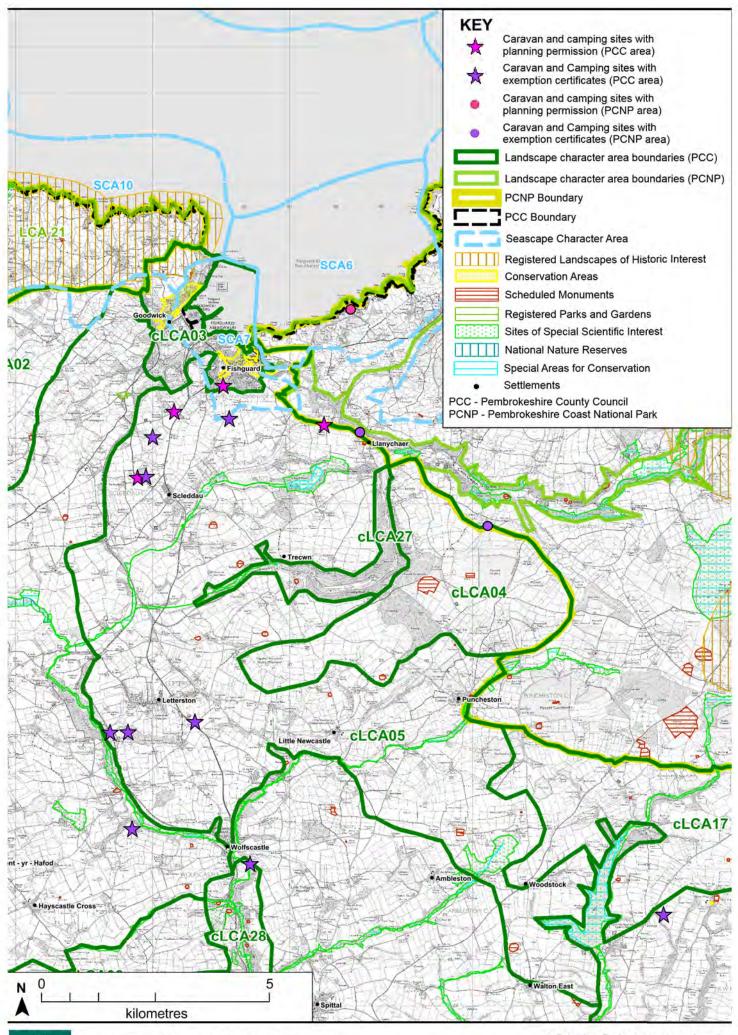
Landscape Character Area LCA5: Scleddau Lowlands Related Seascape Character Area SCA7: Fishguard and Goodwick Harbour **SENSITIVITY** Summary of The susceptibility of the area lies in the rounded ridge and hill skylines and upper slopes, the valley sensitivity sides of the Cleddau, small-scale valley floors and sides, smaller scale fieldscapes including mediaeval strips, and wet grassland, marsh and woodland cover. The value lies in there is scheduled monuments, often high points, errors in nature conservation interest including the Cleddau Rivers SAC, and the relationship of the area with the National Park, with overlooking from adjacent areas within the Park. The LANDMAP value is high for the main Historic Landscape aspect area and moderate for the other main aspect areas Medium/low Medium High/medium High Sensitivity to types of Low development Static: large Static: medium Static: small Seasonal: large Seasonal: medium Seasonal: small **Key sensitivities** The following characteristics make the area sensitive to development: Minor ridges and rounded hills, some with open skylines and upper slopes. The valley sides of the Cleddau, Small-scale valley floors and sides, some steep, with wet grassland, marsh and woodland. Moorland scrub and woodland. Regular and irregular smaller scale fieldscapes with hedgebanks and post and wire boundaries which contribute to openness. Medieval strip fields or particularly sensitive. Small scattered farmsteads and isolated cottages. Scattered scheduled monuments, often on high points including Castell Pant-y-Philip and Cwm-Wyntyll, and Flemish and Bucket Camp. Various listed buildings such as Ciliauwen. Areas of nature conservation interest including Cleddau Rivers SAC, Esgyrn Bottom and Wallis Moor SSSI. The eastern part of the area forms part of the setting of the National Park at Mynydd Castlebythe and the Gwaun valley. The sloping setting of Llys-y-fran to the east. The northern edge of the area overlooks Fishguard harbour and is included in SCA7. Development in area Tregroes and Yet-y-Gors close to the A40, and Gwaun Vale to the east. All are touring or camping parks. CAPACITY Capacity of LCA for Substantial Substantial/ Moderate Limited development or moderate further development/units Summary of capacity There is no capacity on the fringes of the National Park, especially the Gwaun valley, on the valley floors and sides of the Cleddau and on open hill and ridge tops. There is limited capacity elsewhere in line with the guidance below. There may be limited capacity for medium associated with 20th century development or small sites Capacity for new sites associated with farmsteads providing they are discreetly located and screened by trees, hedges Capacity for There is little opportunity for expansion of existing sites within the area which are either already extensions to existing detractive or which are in a very sensitive location (Gwaun Vale). sites (increasing accommodation) Fishquard Holiday Park lies on the edge of the settlement on rising slopes in LCA03. The field pattern to the south in LCA05 comprises of long fields with low hedges and few trees running up the slope. There is some new housing development extending up the slope to the south east. Any extension would have to be very carefully considered as it may be widely visible, adversely affect the field pattern and would need more significant mitigation including trees and native shrubs than the existing site- this would be out of character with the landscape. Capacity for This would not be desirable as this would extend development into open countryside with limited extensions to existing benefit. sites (to improve sites without increase in accommodation) Capacity for changes Further mitigation, including native trees and hedging would be desirable for some sites where there is within existing sites exposure to view. **GUIDANCE**

Siting guidance

Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a

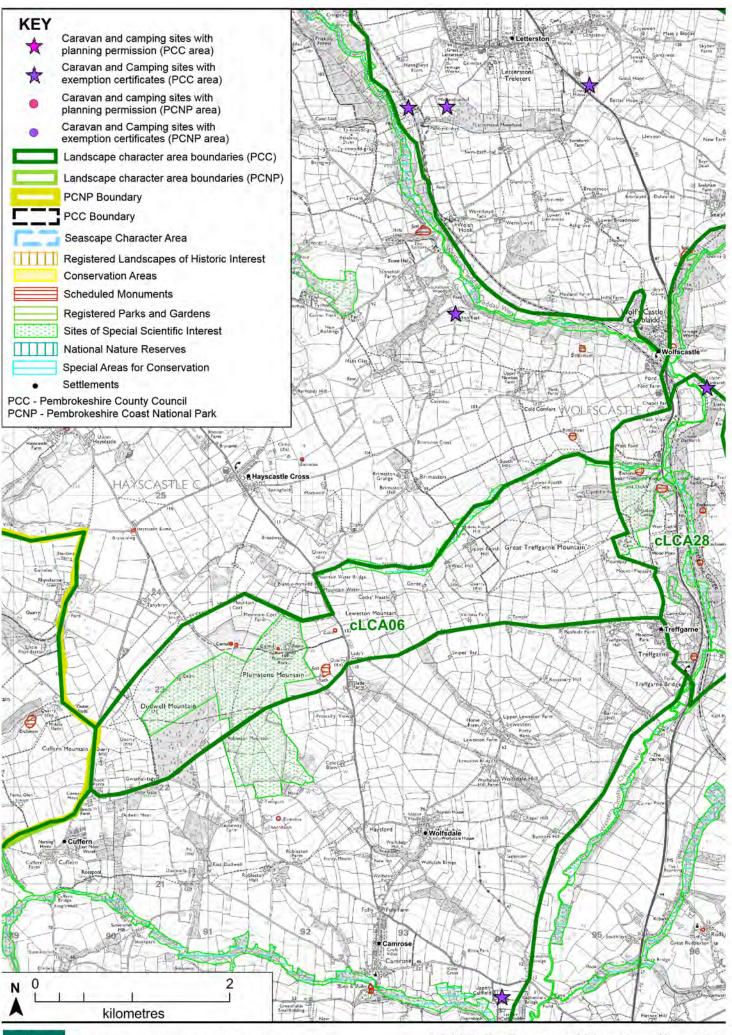
Site within field boundaries, not spilling into adjacent fields.

	Site on plateau or flat land, provided there is enclosure.
	Site units close to the edges of enclosing elements such as field boundaries or woodland
	rather than in the middle of fields or spaces.
	 Associate with farm complexes if possible, especially small sites.
	Site adjacent to modern/20 th century development.
	 Avoid national or locally designated nature conservation sites or reserves.
	Avoid unimproved pasture and semi-natural habitats.
	 Avoid siting static units in or in the setting of Conservation Areas, scheduled ancient
	monuments and listed buildings and their curtilages.
	 Avoid the potential for cumulative/ ribbon development on the A40.
Mitigation guidance	 Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
	Restrict static and touring caravans to the edge of fields.
	Restrict units to the edge of fields.
	 Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
	 Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.
	 Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
	 Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
	 Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
	 Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting, bright colours and over-large areas of hard standing.



Landscape Character Area LCA6: Treffgarne and Plumstone Mountains

Landscape Characte	er Area	LCA6: Treffgarne	e and Plumstone	• Mountains		
SENSITIVITY						
Summary of sensitivity	The susceptibility of the area lies in the narrow ridge with open and exposed skyline and slopes, widely visible to the north and south, its distinctive rock outcrops at Treffgarne and Plumstone Mountains and its open moorland. Value lies in the Bronze Age barrows, defensive Rath, Plumstone Mountain SSSI and Nant-y-coy Brook and the tranquillity available on the top of the ridge. The LANDMAP value is high for the main Historic Landscape and Geological aspect areas and moderate for the other main aspect areas.					
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High	
development		modium, on			9	
Static: large						
Static: medium						
Static: small						
Seasonal: large						
Seasonal: medium						
Seasonal: small Key sensitivities						
	 The following characteristics make the area sensitive to development: A narrow ridge east-west with rocky tor features and steeply sloping in places. Open skyline and slopes exposed to views to the north and south Open moorland at Dudwell mountain Very limited settlement of scattered farmsteads and isolated dwellings below the ridgeline. Plumstone and Treffgarne rocks are locally recognised landmarks PROW along parts of the ridge and limited vehicle access Historic value lies in Bronze Age barrows, defensive Rath and post-medieval quarries. Nature conservation value lies in Plumstone Mountain SSSI and at Nant-y-coy brook. 					
Daniel and the annual		and from Roch Castl	е.			
Development in area	None					
CAPACITY						
Capacity of LCA for development or further development/units Summary of capacity	developments are low lying areas to	likely to be highly vise the north may be pos	ible over a wide area	Limited and skylines of the are Small scale seasona ses enclosed by mature	I development in	
Canacity for now cites	trees would be no		all sites in diserset y	wall agreemed lagations	n only	
Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	N/A	iew sites ilmited to sm	iali siles in discreet, v	well screened locations	s only.	
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A					
Capacity for changes within existing sites	N/A					
GUIDANCE						
Siting guidance	site. • Site with • Associat	in field boundaries, no e with farm complexe	ot spilling into adjace s if possible, especia		·	
Mitigation guidance specific to LCA	N/A					

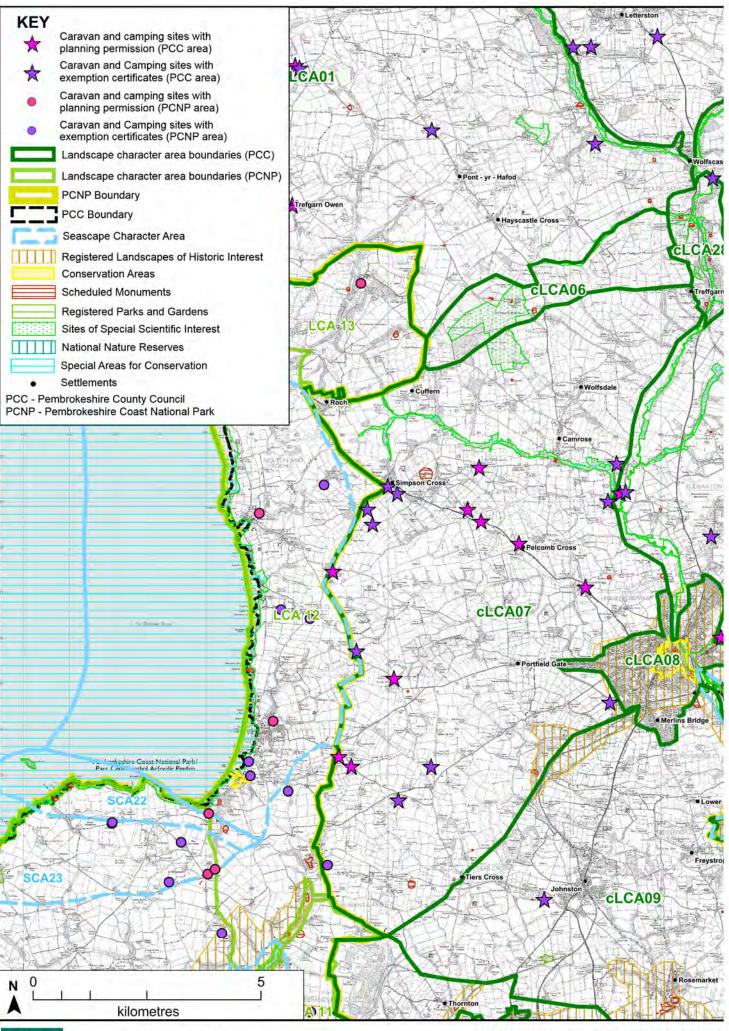


LCA7: Pelcomb and Simpsons Cross

Related Seascape Character Area SCA21: St Brides coastal waters east (adjacent) **SENSITIVITY** Summary of The susceptibility of the area lies in its open ridge and hilltops, often with low hedge banks, the intersensitivity visibility of parts of the area with the National Park and the coast to the west, the narrow partly wooded valleys forming part of the Cleddau catchment and the setting of the area is heritage features. The value of the area lies in the relationship with the adjacent National Park to the west, the Cleddau River SAC and Plumstone Mountain SSSI, Milford Haven Landscape of Outstanding Historic Interest and scheduled monuments including Keeston Castle and Raths. The LANDMAP value is high for the main Historic and Cultural Landscape aspect areas and moderate for the other main aspect areas. Medium/low Medium High/medium Sensitivity to types of Low High development Static: large Static: medium Static: small Seasonal: large Seasonal: medium Seasonal: small **Key sensitivities** The following characteristics make the area sensitive to development: Series of east/west ridges and rounded hill slopes, some with open skylines eg west of Haverfordwest, and around Simpsons Cross and Pelcomb Cross. Deeply cut stream valleys with steep sides, narrow floors and some woodland. High ground overlooking coast to the west, some forming the skyline. Areas of hedgebanks which form limited cover/screening. Part of the area forms the setting of the National Park such as around Nolton Cross and Roch. Small – scale field pattern including relict strip fields (eg Wolfsdale). Tranquil valleys. Nature conservation interest including Cleddau River SAC and Plumstone Mountain SSSI. Heritage interest including Milford Haven Landscape of Outstanding Historic Interest west of Haverfordwest, scheduled monuments including Keeston Castle and Raths. Development in area Static and touring sites include those close to the National Park boundary to the west such as the Simpson campsite, Nolton Cross, South Cockett and Rosehill, those along the A487 including Dunster Caravan Park and The Rising Sun site and a scattering of small sites elsewhere. CAPACITY Capacity of LCA for Substantial Substantial/ Moderate Limited development or moderate further development/units Summary of capacity The area has limited capacity in the areas near the National Park particularly in those areas intervisible with the coast and sea. Any development which contributes to ribbon development or cumulative impact on the A487 should be avoided. The general openness of the ridge and hill tops means that development on higher ground, particularly skylines and sloping ground would be likely to be too visible. The small scale valleys are also sensitive in landscape character and nature conservation value terms. There may be opportunities in intermediate relatively flat areas with some existing tree or outgrown hedge cover, and/or associated with 20th century settlement development. Capacity for new sites There may be capacity for small to medium enclosed sites inland and away from the coast and National Park, potentially associated with 20th century settlement development. Capacity for There may be some capacity for extension of existing sites providing they are contained within extensions to existing existing outgrown hedgerows and trees. Improvements to the existing sites should also be sought as sites (increasing part of this to increase planting and mitigation of existing units. Ideally, any extension should be for accommodation) seasonal use but small number of static caravans may be acceptable subject to screening. Capacity for This would not be desirable as this would extend development into open countryside with limited extensions to existing benefit. sites (to improve sites without increase in accommodation) Capacity for changes There is potential for some improvement in existing sites- see below. within existing sites **GUIDANCE** Siting guidance Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a Site within field boundaries, not spilling into adjacent fields. Site on plateau or flat land, provided there is enclosure. Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.

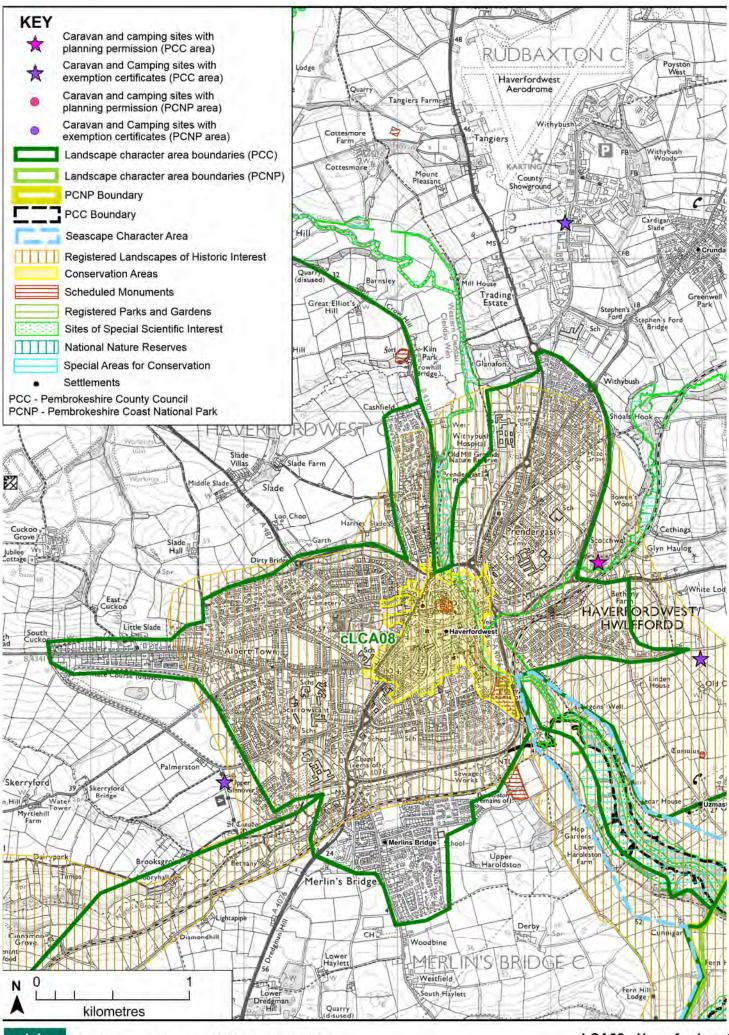
Associate with farm complexes if possible, especially small sites.

	Site adjacent to modern/20 th century development.
	 Avoid national or locally designated nature conservation sites or reserves.
	Avoid unimproved pasture and semi-natural habitats.
	Avoid siting static units in or in the setting of scheduled ancient monuments and listed
	buildings and their curtilages.
	Avoid static units in the Registered Historic Landscape.
Mitigation guidance	Reduce density of static caravan development creating green space.
	Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
	Restrict static and touring caravans to the edge of fields.
	Restrict units to the edge of fields.
	 Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
	Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.
	 Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
	 Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
	 Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
	 Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting, bright colours and over-large areas of hard standing.



Landscape Character AreaLCA8: HaverfordwestRelated Seascape Character AreaSCA33: Daugleddau

Related Seascape Char	acter Area S	SCA33: Daugledda	ıu		
SENSITIVITY					
Summary of	The susceptibility	of the area lies in the	e Conservation Are	a and its setting, the Pr	iory and its setting,
sensitivity				nd steep wooded slope	
				numents, Conservation	
	Landscape of Out	standing Historic Inte	erest and the SAC	of the Western Cleddau	ı/Daugleddau The
				dscape aspect area, the	
		t area and low for the			o mani o anarai
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High
development		in our array to the	ourum	g	9
Static: large					
Static: medium					
Static: small					
Seasonal: large					
Seasonal: medium					
Seasonal: small					
Key sensitivities	T. ()		, ,		
Rey sensitivities	_	racteristics make the		=	
	 Haverfore 	dwest Conservation	Area with the assoc	ciated Castle and Prior	y and Western
	Cleddau	river corridor			
	Merlin Br	ook valley floor with	associated semi-im	nproved grazing	
		lley sides of Merlin B			
		•			
	Public op	en spaces and corri	dors, some of which	h separate urban form.	
	The vast majority	of the area is inappro	opriate for developr	ment due to the existing	built form.
Development in area	None	11		•	,
CAPACITY	140110				
	Substantial	Substantial/	Moderate	Limited	
Capacity of LCA for development or	Substantial		Woderate	Limited	
further		moderate			
development/units Summary of capacity	Canacity is yory li	mited by built form ar	nd the need to retai	in all public open space	and the consitivities
Summary of Capacity				may be very limited opp	
		cations away from the			ortunities in some
Capacity for new sites					ootiono
Capacity for new sites	There may be ver	y iimited capacity for	small new sites as	sociated in enclosed lo	cations.
Capacity for	NI/A				
extensions to existing	N/A				
sites (increasing					
accommodation) Capacity for	NI/A				
extensions to existing	N/A				
sites (to improve sites					
without increase in					
accommodation)	NI/A				
Capacity for changes	N/A				
within existing sites GUIDANCE					
Siting guidance	0:4-	. fue us 4b = 101 4	Nadday and Oct	mustica Aus-	
Siting guidance		y from the Western C		rvation Area	
	 Site where 	re enclosed by veget			
	 Avoid op 	en slopes and skyling	es.		
	Avoid op	en slopes and skylin	es.		
Mitigation guidance	·			n including hedgerows	and trees
Mitigation guidance	Maintain	and enhance the fiel	d boundary pattern	n including hedgerows a	
Mitigation guidance	Maintain	and enhance the fiel	d boundary pattern	n including hedgerows a	



Landscape Character Area Related Seascape Character Area

LCA9: Johnston Lowlands

SENSITIVITY								
J=								
Summary of sensitivity	The susceptibility of the area lies in where there are open views across open rolling farmland, areas with smaller field patterns, narrow valley floors and sides often associated with broadleaf woodland, and the more rural and tranquil area to the east especially associated with the Daugleddau. The value of the area lies in its role as part of the setting of the National Park to the east, the area within the Milford Haven Waterway Landscape of Outstanding Historic Interest, Llangwm Conservation Area, the scheduled monuments related to Rosemarket. The LANDMAP value is high for the main Historic, Cultural and Geological Landscape aspect areas, moderate for Visual and Sensory and low for the main Landscape Habitats aspect area.							
Sensitivity to types of	Low	Low Medium/Iow Medium High/medium High						
development								
Static: large								
Static: medium								
Static: small								
Seasonal: large								
Seasonal: medium								
Seasonal: small								
Key sensitivities	The following char	racteristics make the	area sensitive to deve	lopment:	1			
_	•		rolling farmland with t	•	vide views			
			-		vide views.			
		=	n including mediaeval	strip lielas.				
	 Narrow v 	alley floors and sides						
	 Areas of 	broadleaf woodland,	such as in valley corri	dors.				
	Areas wif	th more rural settleme	ent pattern with nuclea	ited villages, farmstea	ids and isolated			
	houses.		•					
	Tranquil	areas. awav from mai	in roads, especially to	wards the east.				
	·	•	National Park especia		eddau to the east			
		h scenic views.	Mational Lank copoole	any close to the badge	cada to the cast,			
			aterway Landscape of	Outstanding Historia	Interest			
			nd Rosemarket sched	duled monuments inci	uding the Rath and			
Dovolonment in area	their setti							
Development in area	There are a few so	cattered sites mainly t	towards the south and	east.				
CAPACITY								
Capacity of LCA for	Substantial	Substantial/	Moderate	Limited				
development or		moderate						
further								
development/units Summary of capacity	As an extensive a	roa thoro is capacity	for further developme	nt. However this show	ıld ayoid			
	intervisibility with t effects on the Nati flatter areas either integrate the deve Park or within the	As an extensive area, there is capacity for further development. However this should avoid intervisibility with the Daugleddau to the east and Milford Haven to the south with potential associated effects on the National Park and the landscape of historic interest. The capacity of the area lies in flatter areas either in gentle valleys or on gentle plateau with existing outgrown hedges and trees to integrate the development and avoid overlooking. The extension of existing sites near the National Park or within the area of historic interest is not encouraged.						
Canacity for now eitee	The capacity of the area lies in flatter areas either in gentle valleys or on gentle plateau with existing outgrown hedges and trees to integrate the development and avoid overlooking. New sites may be near main road corridors through the area but development should not be apparent from the roads, apart from discreet signage. Any new sites should be implemented in line with the guidance below.							
Capacity for new sites	outgrown hedges near main road co apart from discree	e area lies in flatter ar and trees to integrate rridors through the ar it signage. Any new s	reas either in gentle van the development and the development and tea but development se ites should be implem	l avoid overlooking. N hould not be apparen ented in line with the	ew sites may be t from the roads, guidance below.			
Capacity for	outgrown hedges near main road co apart from discree The extension of e	e area lies in flatter ar and trees to integrate rridors through the ar it signage. Any new s	reas either in gentle va the development and ea but development s	l avoid overlooking. N hould not be apparen ented in line with the	ew sites may be t from the roads, guidance below.			
Capacity for extensions to existing	outgrown hedges near main road co apart from discree	e area lies in flatter ar and trees to integrate rridors through the ar it signage. Any new s	reas either in gentle van the development and the development and tea but development se ites should be implem	l avoid overlooking. N hould not be apparen ented in line with the	ew sites may be t from the roads, guidance below.			
Capacity for extensions to existing sites (increasing	outgrown hedges near main road co apart from discree The extension of e	e area lies in flatter ar and trees to integrate rridors through the ar it signage. Any new s	reas either in gentle van the development and the development and tea but development se ites should be implem	l avoid overlooking. N hould not be apparen ented in line with the	ew sites may be t from the roads, guidance below.			
Capacity for extensions to existing sites (increasing accommodation)	outgrown hedges near main road co apart from discree The extension of e encouraged.	e area lies in flatter ar and trees to integrate arridors through the ar at signage. Any new s existing sites near the	reas either in gentle van the development and rea but development s ites should be implem National Park or with	l avoid overlooking. N hould not be apparen ented in line with the in the area of historic	ew sites may be t from the roads, guidance below.			
Capacity for extensions to existing sites (increasing accommodation) Capacity for	outgrown hedges near main road co apart from discree The extension of e encouraged.	e area lies in flatter ar and trees to integrate arridors through the ar at signage. Any new s existing sites near the	reas either in gentle van the development and the development and tea but development se ites should be implem	l avoid overlooking. N hould not be apparen ented in line with the in the area of historic	ew sites may be t from the roads, guidance below.			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing	outgrown hedges near main road co apart from discree The extension of e encouraged.	e area lies in flatter ar and trees to integrate arridors through the ar at signage. Any new s existing sites near the	reas either in gentle van the development and rea but development s ites should be implem National Park or with	l avoid overlooking. N hould not be apparen ented in line with the in the area of historic	ew sites may be t from the roads, guidance below.			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites	outgrown hedges near main road co apart from discree The extension of e encouraged.	e area lies in flatter ar and trees to integrate arridors through the ar at signage. Any new s existing sites near the	reas either in gentle van the development and rea but development s ites should be implem National Park or with	l avoid overlooking. N hould not be apparen ented in line with the in the area of historic	ew sites may be t from the roads, guidance below.			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	outgrown hedges near main road co apart from discree The extension of e encouraged.	e area lies in flatter ar and trees to integrate arridors through the ar at signage. Any new s existing sites near the	reas either in gentle van the development and rea but development s ites should be implem National Park or with	l avoid overlooking. N hould not be apparen ented in line with the in the area of historic	ew sites may be t from the roads, guidance below.			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	outgrown hedges near main road co apart from discree The extension of e encouraged. There is no particular	e area lies in flatter ar and trees to integrate orridors through the ar it signage. Any new s existing sites near the	reas either in gentle variethe development and the development solites should be implemed. National Park or with existing sites to improve	avoid overlooking. Nould not be apparent ented in line with the in the area of historic etheir appearance.	ew sites may be t from the roads, guidance below. interest is not			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	outgrown hedges near main road co apart from discree The extension of e encouraged. There is no particular there is no overrice.	e area lies in flatter ar and trees to integrate orridors through the ar it signage. Any new s existing sites near the	reas either in gentle variethe development and rea but development sites should be implemed. National Park or with existing sites to improve	avoid overlooking. Nould not be apparent ented in line with the in the area of historic etheir appearance.	ew sites may be t from the roads, guidance below. interest is not			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	outgrown hedges near main road co apart from discree The extension of e encouraged. There is no particular there is no overrice.	e area lies in flatter ar and trees to integrate orridors through the ar it signage. Any new s existing sites near the ular need to extend ex	reas either in gentle variethe development and rea but development sites should be implemed. National Park or with existing sites to improve	avoid overlooking. Nould not be apparent ented in line with the in the area of historic etheir appearance.	ew sites may be t from the roads, guidance below. interest is not			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	outgrown hedges near main road co apart from discree The extension of e encouraged. There is no particular there is no overricular the extension of the encouraged.	e area lies in flatter ar and trees to integrate erridors through the ar it signage. Any new si existing sites near the ular need to extend ex ding need for improve hin the wider landscap	reas either in gentle variethe development and rea but development sites should be implemed. National Park or with existing sites to improve	avoid overlooking. Nould not be apparent ented in line with the in the area of historic etheir appearance.	ew sites may be t from the roads, guidance below. interest is not			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	outgrown hedges near main road co apart from discree The extension of e encouraged. There is no particular There is no overricular integrate sites with	e area lies in flatter ar and trees to integrate arridors through the ar at signage. Any new si existing sites near the ular need to extend ex ding need for improve nin the wider landscap eas enclosed by land	reas either in gentle variethe development and rea but development sites should be implemed. National Park or with existing sites to improve the ments within existing one are welcomed.	avoid overlooking. Nould not be apparent ented in line with the in the area of historic etheir appearance. sites although any method hedges both within all hed	ew sites may be t from the roads, guidance below. interest is not			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	outgrown hedges near main road co apart from discree The extension of e encouraged. There is no particular There is no overricular integrate sites with Site in an site. Site within	e area lies in flatter ar and trees to integrate pridors through the ar- at signage. Any new si existing sites near the ular need to extend ex- ding need for improve hin the wider landscap eas enclosed by land	reas either in gentle variethe development and rea but development sites should be implemed. National Park or with existing sites to improve the are welcomed.	l avoid overlooking. Nould not be apparented in line with the in the area of historic etheir appearance. sites although any methodologies both within alt tields.	ew sites may be t from the roads, guidance below. interest is not easures that help to and adjacent to a			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	outgrown hedges near main road co apart from discree The extension of e encouraged. There is no particular There is no overricular integrate sites with Site in an site. Site within	e area lies in flatter are and trees to integrate or integrate or integrate or integrate. Any new site signage. Any new site signage. Any new site signage and the existing sites near the cular need to extend exte	reas either in gentle variethe development and rea but development sites should be implemed. National Park or with existing sites to improve the are welcomed.	l avoid overlooking. Nould not be apparented in line with the in the area of historic etheir appearance. sites although any methodologies both within alt tields.	ew sites may be t from the roads, guidance below. interest is not easures that help to and adjacent to a			
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	outgrown hedges near main road co apart from discree The extension of e encouraged. There is no particular there is no overricular the sites with site. Site in an site. Site on p enclosure	e area lies in flatter are and trees to integrate or integrate or integrate or integrate. Any new site signage. Any new site signage. Any new site signage. Any new site signage are the or integrated or integrated or improve on in the wider landscape or field boundaries, no lateau or flat land, awe.	reas either in gentle variethe development and rea but development sites should be implemed. National Park or with existing sites to improve the are welcomed.	avoid overlooking. Nould not be apparented in line with the in the area of historic etheir appearance. sites although any method in the area of historic etheir appearance.	ew sites may be t from the roads, guidance below. interest is not			

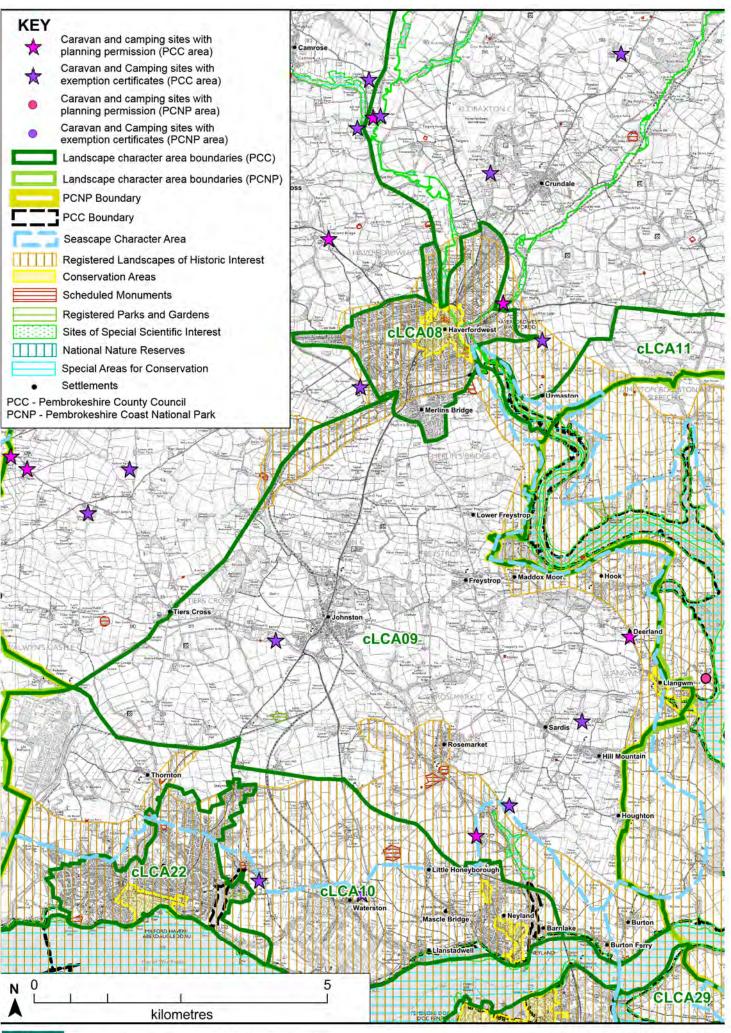
rather than in the middle of fields or spaces.

- Associate with farm complexes if possible, especially small sites.
- If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.
- Site adjacent to modern development.
- Avoid national or locally designated nature conservation sites or reserves.
- Avoid unimproved pasture and semi-natural habitats including ancient woodland.
- Avoid siting static units in or in the setting of the Landscape of Outstanding Historic Interest, Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.

Mitigation guidance

- Reduce density of static caravan development or lodges creating green space with native tree planting between caravans/lodges, especially where units 'stack up' slopes.
- Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
- Restrict static and touring caravans to the edge of fields.
- Consider static unit layouts which are less rectilinear with curving access roads and spaces.
- In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking.
- Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
- Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
- Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting.
- Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
- Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- Replace fences with native hedges or hedgebanks.
- Soften hard edges such as walls along roads with trees.
- Replace conifer hedges with native hedges.
- Replace conifers with deciduous native trees.
- Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
- Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours, painted render, annual bedding and over-large areas of hard standing.

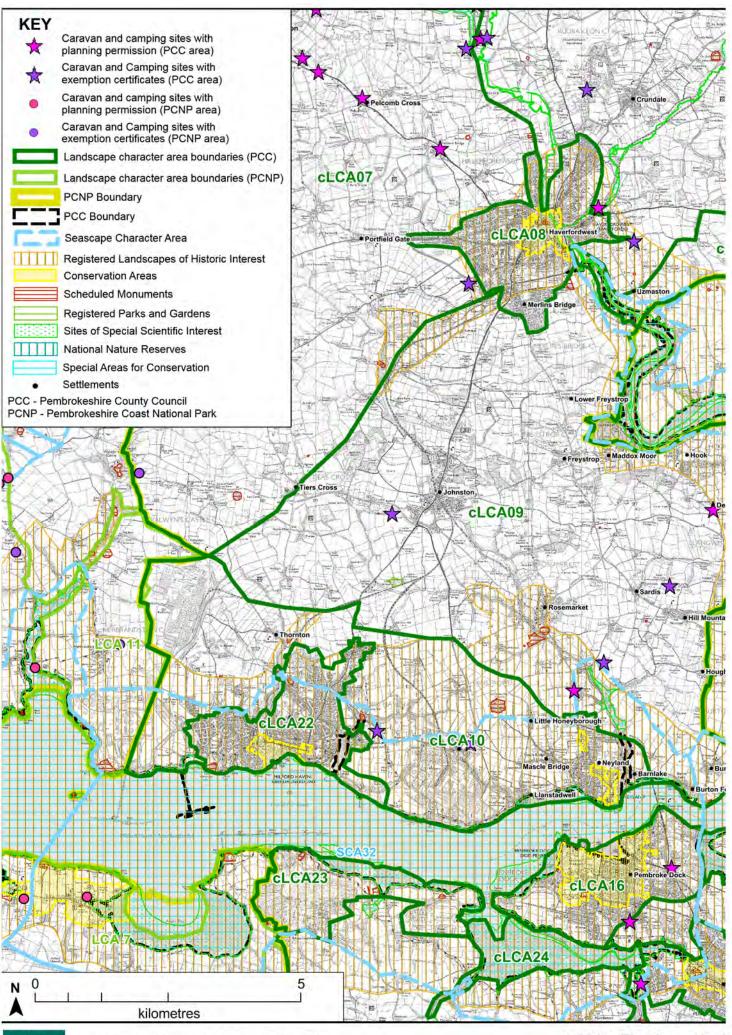
White Consultants



Landscape Character Area Related Seascape Character Area LCA10: The Haven North SCA32: Inner Milford Haven

Related Seascape Char	aciei Alea C	CA32. ITITIET WIIIION	u i iaveii			
SENSITIVITY						
Summary of sensitivity	The susceptibility of the area lies in the coastal edge which is generally overdeveloped already and needs to be kept clear of further development, the slopes down to the Milford Haven, open landscapes including skylines such as around Fort Scoveston, and semi-natural woodland areas. The value of the area lies in the proximity to the National Park to the west, Milford Haven Waterway Landscape of Outstanding Historic Interest covering majority of the area, scheduled monuments at Fort Scoveston, Castle Pill and Thornton Rath, Neyland and Honeyborough Conservation Areas, various listed buildings such as churches, and the Wales Coast Path passing through the area. The LANDMAP value is high for the main Historic and Cultural Landscape aspect areas, moderate for the main Visual and Sensory and Geological Landscape aspect areas and low for the main Landscape Habitats aspect area.					
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High	
	LOW	Wediaii/iow	Wediaiii	nigii/iiieuiuiii	підіі	
development						
Static: large Static: medium						
Static: medium						
Seasonal: large						
Seasonal: medium						
Seasonal: small						
Key sensitivities	The fellowing or all as			1		
Rey Selisitivities	_		area sensitive to deve aven which is already	=		
	 Wales Coast Path. The slopes down to the Milford Haven Waterway forming a backcloth to it. Open landscape with low hedges, such as around Scoveston Castle. Semi-natural vegetated areas and woodland, including in valley floors and slopes down to the Haven. Small-scale field patterns. Open local skylines. The setting of scheduled monuments such as Scoveston Fort, and Honeyborough Conservation Area. Milford Haven Waterway Landscape of Outstanding Historic Interest The limited green gaps between settlements and development such as oil refineries and storage, and recently wind and solar farms, which already modify the rural character and are 					
Development in area		ımulative impact.				
CAPACITY	None					
Capacity of LCA for development or further development/units Summary of capacity	Substantial Substantial/ Moderate Limited The area has limited capacity particularly in those areas intervisible with Milford Haven waterway. Any development which contributes to ribbon development or cumulative impact, particularly in the Historic Landscape should be avoided. The general openness of the area including around Scoveston Fort means capacity is limited. The area is unlikely to be developed back from the Waterway due to detractors such as the oil refineries, wind and solar farms, but if carried out should follow the					
Capacity for new sites			ck from the Waterway			
		d solar farms, but if c	arried out should follo	w the guidelines belo	OW.	
Capacity for extensions to existing sites (increasing accommodation)	N/A					
Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	N/A					
within existing sites	IN/A					
GUIDANCE						
Siting guidance	site. • Site withi • Site on p	n field boundaries, no lateau or flat land, pro	form, trees or mature of spilling into adjacen ovided there is enclosi f enclosing elements	t fields. ure.	·	

	rather than in the middle of fields or spaces.
	 Site adjacent to modern/20th century development or farm complexes for small sites.
	Avoid unimproved pasture and semi-natural habitats.
	Avoid siting static units in or in the setting of scheduled ancient monuments and listed
	buildings and their curtilages.
	Avoid static units in the Registered Historic Landscape.
	Avoid static utilis itt tile Registered Historic Landscape.
Mitigation guidance	Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
	Restrict static and touring caravans to the edge of fields.
	Restrict units to the edge of fields.
	Maintain or change lighting to downward facing and low level lighting to minimum areas
	where necessary.
	Enhance the appearance of site facilities eg to give a rural farm complex appearance, and
	mitigate effects with planting where appropriate.
	 Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
	 Increase native tree and shrub planting within sites to break up the development and mitigate
	visual impact.
	Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
	Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-
	natural habitats, watercourses and field boundaries etc.
	Improve site entrances to have a rural character, using rural detailing, materials and planting
	reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting,
	bright colours and over-large areas of hardstanding.



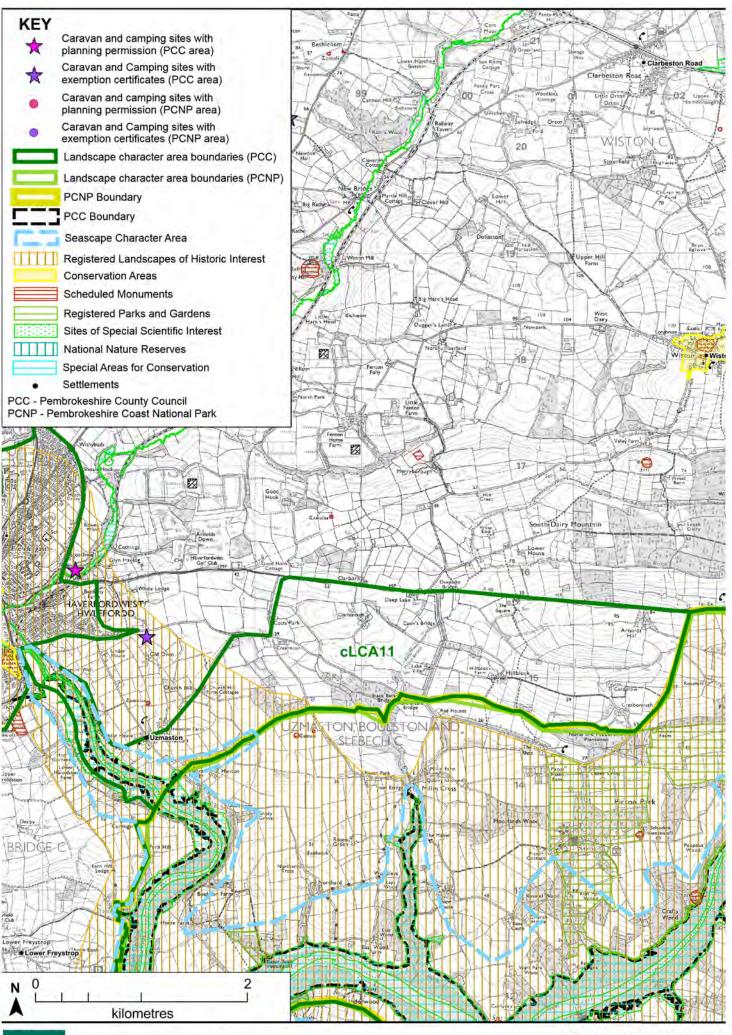
LCA11: Western Cleddau

Related Seascape Character Area SCA33: Daugleddau

Related Seascape Char	acter Area S	SCA33: Daugleddai	u					
SENSITIVITY								
Summary of sensitivity	The susceptibility of the area lies in the ridgeline to the north including its skyline, the steep slopes from the ridges/small hills, the Western Cleddau valley floor and sides and associated semi-natural areas, the small scale stream corridors and field pattern in places, and the sparse rural settlement pattern. The value of the area lies in the relationship with the National Park to the south, the Milford Haven Waterway Landscape of Outstanding Historic Interest to the east and the Cleddau SAC. The LANDMAP value is high for the main Visual and Sensory, Historic and Cultural Landscape aspect							
Sensitivity to types of		te for the other main Medium/low		High/medium	High			
development								
Static: large Static: medium								
Static: medium Static: small Seasonal: large								
Seasonal: medium								
Seasonal: small								
Key sensitivities	The following char	racteristics make the	area sensitive to de	velopment:	•			
		nt ridgeline skyline an		•				
		•		bitats and steep valley	sides			
		ale stream corridors.	With Comminatoral Ha	bitate and eteop valley	oldoo.			
		ale field pattern in pai	rts					
		•		nsists of small hamlets	scattered			
		ds with associated fa			, scallered			
		f the National Park to	•	3				
				ng Historic Interest Ivin	g within the eastern			
	 Milford Haven Waterway Landscape of Outstanding Historic Interest lying within the eastern part of the area. 							
	 Tranquilli 	ity away from the A40).					
Development in area								
CAPACITY								
Capacity of LCA for	Substantial	Substantial/	Moderate	Limited				
development or		moderate						
further development/units								
Summary of capacity	The capacity is ve	rv limited by the trand	uil rural character a	ind landform/river patte	ern, and relationship			
, ,	The capacity is very limited by the tranquil rural character and landform/river pattern, and relationship to the National Park, so new sites should only be small/medium seasonal sites carried out as per the guidelines below.							
Capacity for new sites	The capacity is limited by the tranquil rural character and landform/river pattern, and relationship to the National Park, so new sites should only be small/medium seasonal sites carried out as per the guidelines below.							
Capacity for	N/A							
extensions to existing								
sites (increasing								
accommodation) Capacity for	N/A							
extensions to existing	14/7							
sites (to improve sites								
without increase in								
accommodation) Capacity for changes	N/A							
within existing sites								
GUIDANCE								
Siting guidance	Site in ar	eas enclosed by land	form, trees or matur	re hedges both within a	and adjacent to a			
. J J	site.	I II I I I I I I I I I I I I I I I I I	,					
	Site within field boundaries, not spilling into adjacent fields.							
	Site on plateau or flat land, provided there is enclosure.							
	Site units close to the edges of enclosing elements such as field boundaries or woodland							
	rather than in the middle of fields or spaces.							
	Site adjacent to farm complexes for small sites.							
	Avoid unimproved pasture and semi-natural habitats.							
	 Avoid un 	improved pasture and	d semi-natural habita	ats.				
	Avoid un	improved pasture and	d semi-natural habita	ats.				
Mitigation guidance		ouring caravans to th		ats.				
Mitigation guidance	Restrict t	· · ·	e edge of fields.	ats.				
Mitigation guidance	Restrict t Restrict t	ouring caravans to thus	e edge of fields.	ats. and low level lighting to	minimum areas			

where necessary.

- Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.
- Maintain, reinstate and enhance the field boundary pattern including traditional hedgerows and trees to help filter or screen views to sites.
- Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
- Make site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting, bright colours and over-large areas of hardstanding.



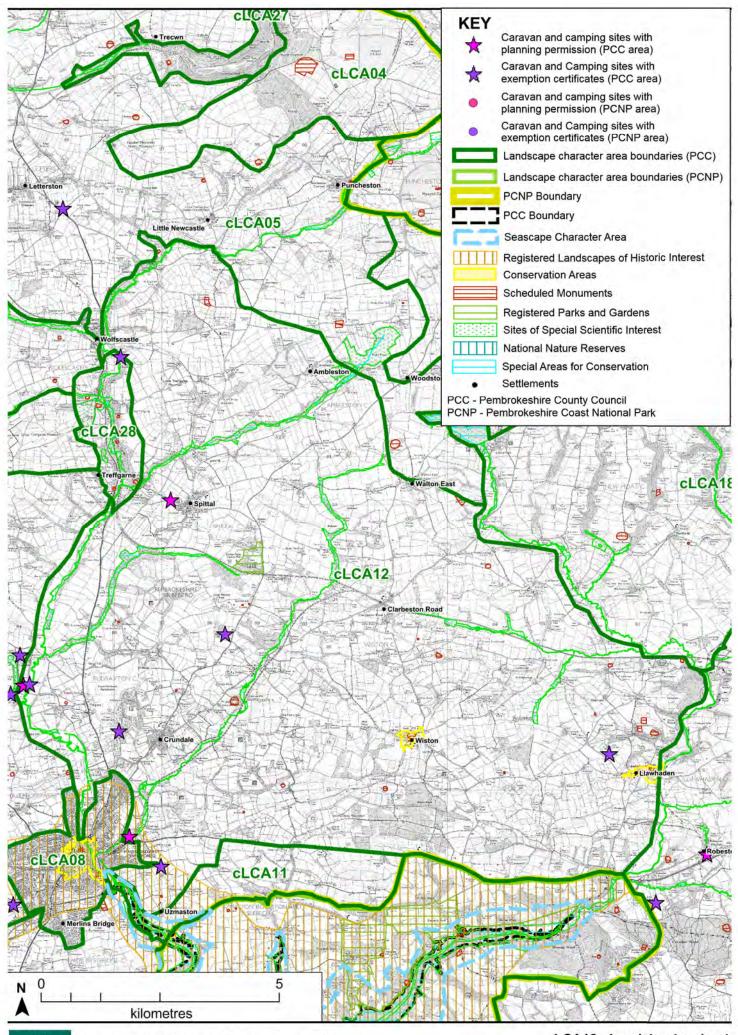
LCA12: Landsker Lowlands

Related Seascape Character Area **SENSITIVITY** Summary of The susceptibility of this large area lies in the prominent ridgeline and slopes to the south, other sensitivity ridgeline skylines and upper slopes, the incised valleys and associated narrow valley floors, the seminatural vegetation usually associated with the valleys, the rural character with sparse settlement and associated tranquillity. Value lies in village Conservation Areas, various scheduled monuments and their setting, Milford Haven Waterway Landscape of Outstanding Historic Interest to the south, the Cleddau River SAC and the National Park to the south east. The LANDMAP value is outstanding for the main Historic Landscape aspect area, high for the main Cultural Landscape aspect area and moderate for the other main aspect areas. Sensitivity to types of Medium/low Medium High/medium High Low development Static: large Static: medium Static: small Seasonal: large Seasonal: medium Seasonal: small Key sensitivities The following characteristics make the area sensitive to development: Prominent ridgeline skyline and slopes to the south, visible from the north. Other ridge and hilltops and upper hill or valley sides with open/low hedges Western Cleddau and Eastern Cleddau systems valley floors with semi-natural habitats and steep valley sides. Other deeply cut stream valleys with steep sides, and narrow floors. Small scale field pattern in parts including mediaeval strip fields such as at Amblestone and Crundale. Rural character and sparse settlement pattern consists of small villages, hamlets, scattered farmsteads with associated farm buildings, and isolated dwellings. Milford Haven Waterway Landscape of Outstanding Historic Interest to the south, settings of Conservation Areas at Wiston and Llawhaden, and scheduled monuments and listed structures including bronze age round barrows, a large number of iron age defended enclosures, medieval earthwork castles, 19th and 20th century farm buildings and gentry houses Nature conservation interest including Cleddau River SAC. Setting of the National Park to the south east south of the A40. Tranquillity away from the A40. Development in area Static and touring caravan site at Spittal with some smaller scattered sites eg near Llawhaden. CAPACITY Capacity of LCA for Substantial Substantial/ Moderate Limited development or moderate further development/units **Summary of capacity** As an extensive area, there is capacity for further development but this should not adversely affect the rural, tranquil character historic features such as Conservation Areas or the Cleddau SAC. The capacity of the area lies in flatter areas either in gentle valleys or on gentle plateau with existing outgrown hedges and trees to integrate the development and avoid overlooking. The site at Spittal is discreet and well screened and it may be difficult to expand this without increasing visibility in the wider landscape either from Treffgarne Rocks to the west or to the open landscape to the south. New sites may be near the A40 road corridor but should avoid detracting from the rural character either side of the road. Capacity for new sites The capacity of the area lies in flatter areas either in gentle valleys or on gentle plateau with existing outgrown hedges and trees to integrate the development and avoid overlooking. Any new sites should be implemented in line with the guidelines below and generally. The site at Spittal is discreet and well screened and it may be difficult to expand this without Capacity for extensions to existing increasing visibility and adverse effect on the wider landscape either from Treffgarne Rocks to the sites (increasing west or to the open landscape to the south. accommodation) Capacity for There is no overriding justification for this as existing sites are not at too high a density. extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes There is no particular need for improvements on existing sites. within existing sites **GUIDANCE** Siting guidance Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a

- Site within field boundaries, not spilling into adjacent fields.
- Site on plateau or flat land, away from skylines, and provided there is enclosure.
- Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.
- Associate with farm complexes if possible, especially small sites.
- If siting in woodland or forestry, ensure some woodland is protected and a management strategy is in place to maintain tree cover on boundaries and between units replacing as necessary with broadleaf overtime using phased regeneration/replanting.
- Site adjacent to modern development, or for smaller sites, associate with farmsteads.
- Avoid national or locally designated nature conservation sites or reserves.
- Avoid unimproved pasture and semi-natural habitats including ancient woodland.
- Avoid siting static units in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.

Mitigation guidance

- Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
- Restrict static and touring caravans to the edge of fields.
- Consider static unit layouts which are less rectilinear with curving access roads and spaces.
- In more prominent locations/fields consider removing static units and using the space for amenity eg open space recreation, play, dog walking.
- Use static caravans with less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
- Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
- Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting.
- Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
- Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- Replace fences with native hedges or hedgebanks.
- Soften hard edges such as walls along roads with trees.
- Replace conifer hedges with native hedges.
- Replace conifers with deciduous native trees.
- Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
- Improve site entrances to have a rural character, using rural detailing, materials and planting
 reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours,
 painted render, annual bedding and over-large areas of hard standing.



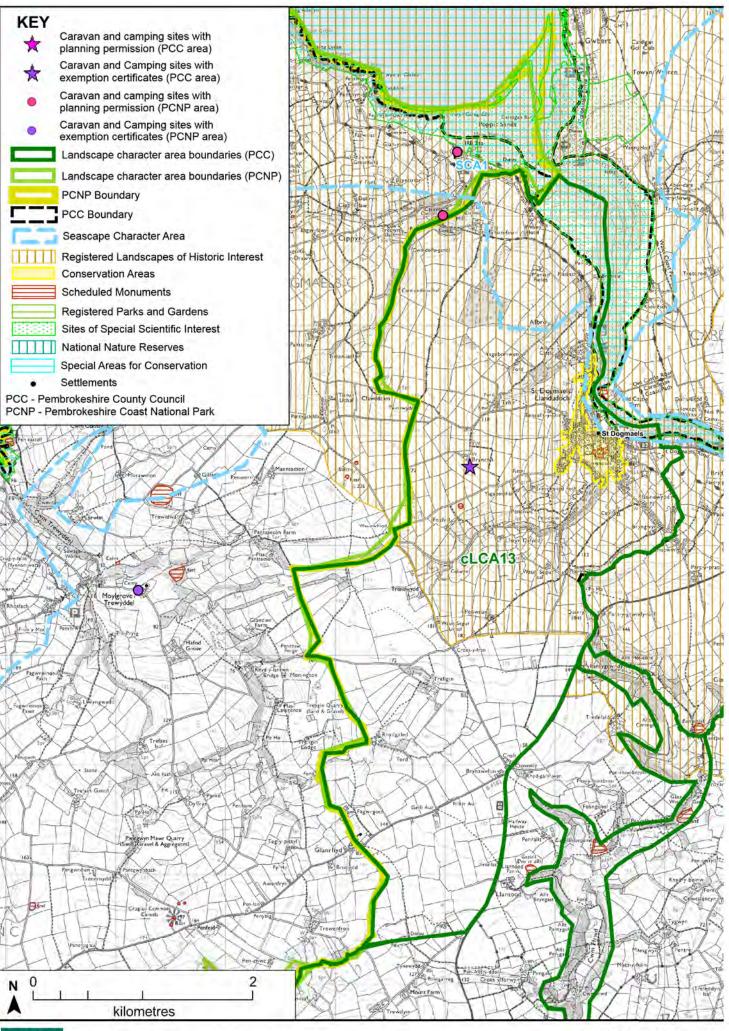
LCA13: St Dogmaels Related Seascape Character Area SCA1: Teifi Estuary

Related Seascape Char	acter Area S	SCA1: Teifi Estuary							
SENSITIVITY									
Summary of sensitivity	The susceptibility of the area lies in the saltmarsh, edge and slopes down to the Teifi estuary with associated scenic views, the Wales Coast Path, steep slopes to the main and tributary valleys, broadleaf woodland cover, the openness of the western and south parts of the area with wider views and the historic character and setting of St Dogmaels and its abbey. The value of the area lies in role as part of the setting to the National Park, the registered historic landscape, St Dogmaels Conservation Area and the Abbey as scheduled monument and the Teifi SAC and SSSI. The LANDMAP value is outstanding for the main Cultural Landscape aspect area, high for the main								
Sensitivity to types of development	Low	e aspect area and mo Medium/low	Medium	High/medium	High				
Static: large									
Static: medium									
Static: small									
Seasonal: large									
Seasonal: medium									
Seasonal: small Key sensitivities									
	 The following characteristics make the area sensitive to development: The saltmarsh and dunes, the water's edge, and slopes down to, the Teifi estuary with associated scenic views and strong sense of place. Steep slopes to the main and tributary valleys Small scale irregular field pattern in places. Broadleaf woodland, especially on slopes. The open, rolling, windswept farming character of much of the landscape to the south and west with low hedge banks allowing long views to the estuary or beyond, and to the Preselis. Sparse rural settlement pattern of farmsteads and isolated houses away from St Dogmaels. The northern half of the area lies within the Lower Teifi Valley Landscape of Outstanding Historical Interest. St Dogmaels Conservation Area and Abbey scheduled monument and their setting. Other scheduled monuments including a round barrow. Teifi SAC and SSSI. Key unspoilt views are from the Wales Coast Path along the northern edge and from within the National Park, from Poppit Sands, and also from Mynydd Carningli and from leisure sailors on the Teifi. The location of the northern part within SCA 1 Teifi Valley. The value of the area lies in its National Park status and the historic and nature conservation features mentioned above. 								
Development in area		features mentioned above. One small caravan and camping site with no evidence that it is currently used.							
CAPACITY				,					
Capacity of LCA for development or further development/units	Substantial	Substantial/ moderate	Moderate	Limited	A consisted Wales				
Summary of capacity	There is no capacity for sites adjacent to, or intervisible with, the Teifi estuary and associated Wales Coast Path as the character of this area should be conserved. There may be very limited opportunities for smaller sites away from the estuary avoiding the higher slopes and widely visible locations, and associated with existing settlement as per the guidelines below.								
Capacity for new sites	There may be very limited opportunities for smaller sites away from the estuary avoiding the higher slopes and widely visible locations, and associated with existing settlement as per the guidelines below.								
Capacity for extensions to existing	N/A								
sites (increasing									
accommodation) Capacity for extensions to existing sites (to improve sites	N/A								
without increase in accommodation)	AL/A								
Capacity for changes within existing sites	N/A								
GUIDANCE									
Siting guidance	Site in ar	eas enclosed by land	form, trees or mature	hedges both within a	and adjacent to a				
	site.								
	Site within field boundaries, not spilling into adjacent fields.								

- Site on plateau or flat land, away from the coast and skylines, and provided there is enclosure.
- Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.
- Associate with farm complexes if possible.
- If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover on boundaries and between units replacing as necessary with phased regeneration/replanting.
- Avoid national or locally designated nature conservation sites or reserves.
- Avoid unimproved pasture and semi-natural habitats including ancient woodland.
- Avoid siting static units in the registered historic landscape or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.

Mitigation guidance

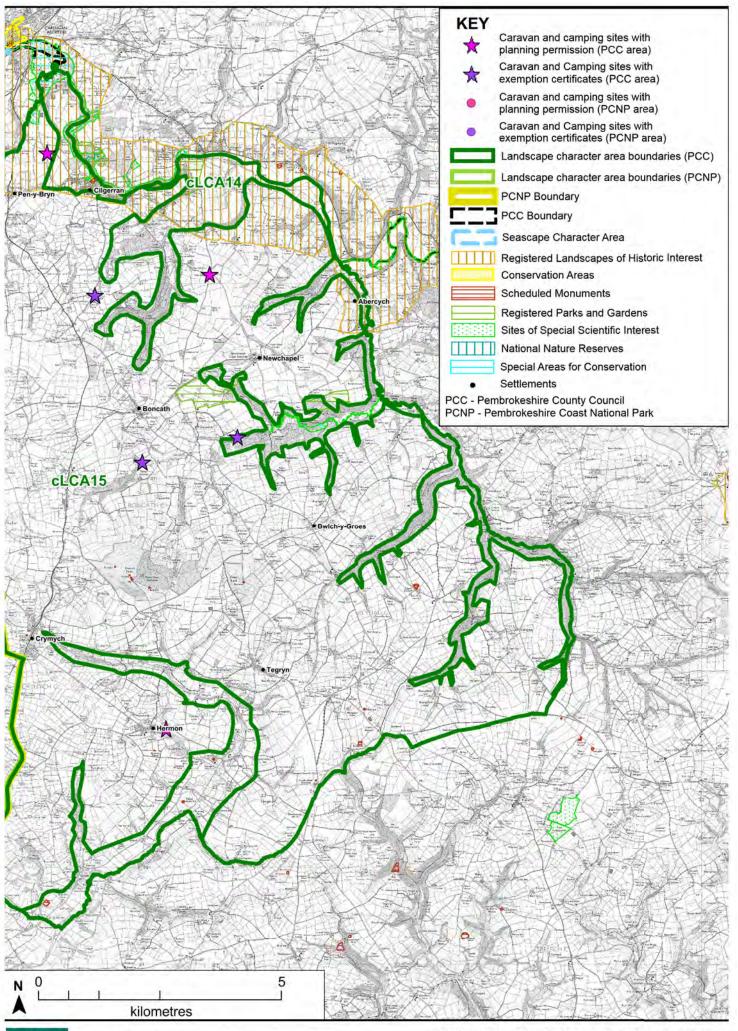
- Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
- Restrict static and touring caravans to the edge of fields.
- Consider static unit layouts which are less rectilinear with curving access roads and spaces.
- In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking.
- Use static caravans with less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
- Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
- Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting.
- Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
- Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- Replace fences with native hedges or hedgebanks.
- Soften hard edges such as walls along roads with trees.
- Replace conifer hedges with native hedges.
- Replace conifers with deciduous native trees.
- Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
- Design site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours, painted render, annual bedding and over-large areas of hard standing.



LCA14: Afon Cych & Afon Taf Wooded Valleys

Related Seascape Char	acter Area -						
SENSITIVITY							
Summary of sensitivity	The susceptibility of the area lies in its tranquil, narrow valleys with steep wooded sides and sinuous watercourses, the very limited and traditional rural settlement, the historic features and nature conservation interest in the river corridors, all of which contribute to a strong sense of place. The value lies in the Landscape of Outstanding Historic interest, the scheduled monuments and the River Teifi SAC and SSSIs. The LANDMAP value is high for all main aspect areas apart from the main Geological Landscape aspect area.						
Sensitivity to types of development	Low	Medium/low	Medium	High/medium	High		
Static: large							
Static: medium							
Static: small							
Seasonal: large							
Seasonal: medium							
Seasonal: small							
Key sensitivities	_	acteristics make the		evelopment:			
		relatively narrow ste	•				
	 Broadlea 	f woodland landcove	r on valley sides an	d bottoms.			
	 Small sca 	ale wet rough grazing	g, usually in valley b	ottoms.			
	 Very limit 	ted rural settlement v	vithin area				
				with associated castle			
				standing Historic Intere			
	area is ric		medieval and post i	nedieval records includ			
	wildlife ce	entre located in the a	rea.	Teifi and tributaries, a	nd part of Cilgerran		
		ty in enclosed valley					
Development in area	Fforest low density	y glamping site with o	domes/tepees/struc	tures near Cilgerran			
CAPACITY							
Capacity of LCA for development or further	Substantial	Substantial/ moderate	Moderate	Limited			
development/units							
Summary of capacity	there is the existing to retain the character has no or very limit	g Fforest developme cter and experience ited capacity because	ent. However this is of this carefully des e of the consistently	al capacity is north wes limited by the space av igned low intensity site. high sensitivity to deve th the narrow valley flo	ailable and the need Elsewhere, the area elopment and the		
	steep wooded vall	ey sides allowing virt	ually no opportuniti	es for discreet sites.			
Capacity for new sites		nall scale seasonal c					
Capacity for extensions to existing sites (increasing accommodation)				iding the existing low do			
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	See above.						
Capacity for changes within existing sites	There may be potential for limited change within Fforest providing the design principles and low density model prevail.						
GUIDANCE							
Siting guidance		inits to the edge of fi					
		one side of fields onl	-	•			
		n grass, not surfaced					
	 Units site 	d so not visible from	river corridor, wildli	fe centre access and of	ther public rights of		
	way. • Maintain	low key, discreet ser	ni-rural site entranc	е			
Mitigation guidance	Minimise	lighting to avoid nigh	nttime effects and m	aintain dark skies			
	 Maintain, 	reinstate and enhan	ce the field bounda	ry pattern including trac	ditional hedgerows		
		to help filter or scree					
	developn	nent.		eration within site to bre	•		
	 Conserve 	e woodland planting i	n and adiacent to s	tes to maintain and enl	nance screening.		

Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses, woodland and field boundaries etc.				





LCA15: Boncath

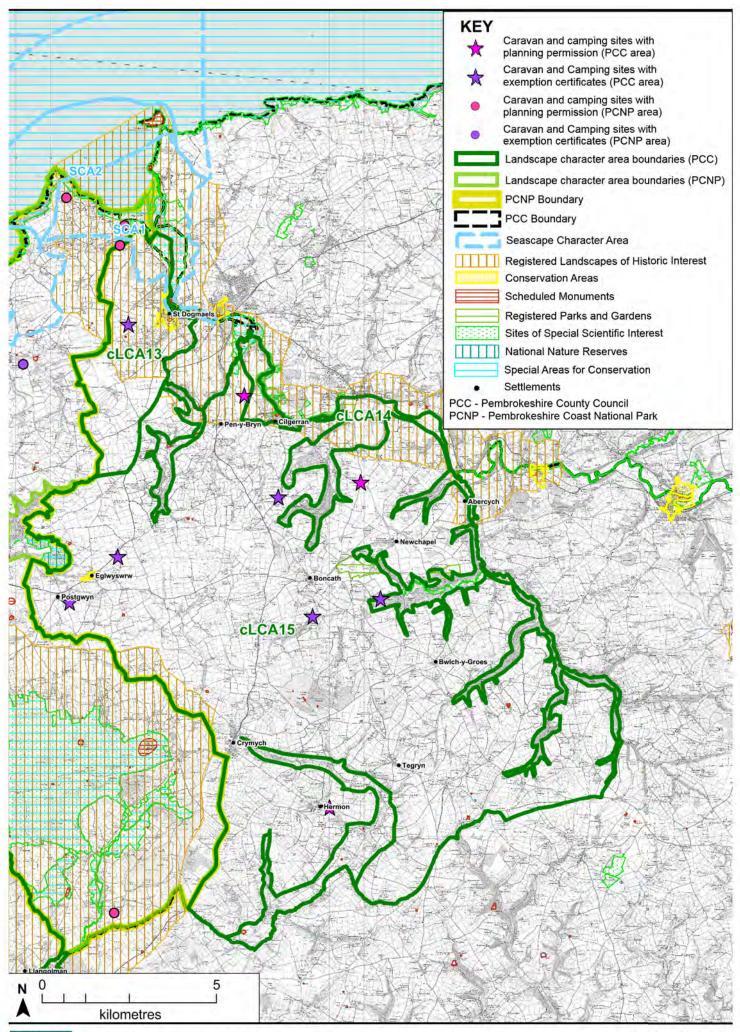
Related Seascape Char	aciei Alea				
SENSITIVITY					
Summary of sensitivity	Fach, the setting of hedgebanks allow in the Landscapes associated with hi	of the Preseli Hills to to ring wide views, and so sof Historic Interest to gher ground and the l	he south west and the small scale field patter to the north and south, Eglwyswrw Conserva	d skylines of Frenni Fa e Teifi to the north, the rns and rural settleme the range of schedul tion Area. The LANDI for the other main asp	e areas of open nts. The value lies ed monuments often MAP value is high
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High
	LOW	Wedianinow	Wediam	i iigii/iiieaiaiii	iligii
development					
Static: large					
Static: medium					
Static: small					
Seasonal: large					
Seasonal: medium					
Seasonal: small					
Key sensitivities	The fellowing of the			.1 4.	
Ney sensitivities	The following cha	racteristics make the	area sensitive to deve	elopment:	
	 The high 	open slopes and sky	lines of Frenni Fawr a	and Frenni Fach.	
	Open co	nvex slopes in other lo	ncations		
	·	·			
	Areas of	unimproved or semi-i	mproved grassiand a	nd dry neath.	
	 Small sc 	ale field pattern in pla	ces.		
	Open he	dgebanks or trimmed	hedges allowing one	n views in nlaces	
	=	-	·	ii views iii piaces.	
	The sma	Il scale rural settleme	nt pattern in places.		
	 The setti 	ng of the Preseli Hills	to the south west and	d associated views to	and from the hills.
		ng of the Teifi and as			
		· ·			
			d Preseli Landscapes	of Outstanding Histor	ric Interest to the
	north and	d south respectively.			
	 Prehistor 	ric funerary and ritual	monuments, post me	dieval structures and	sites, and part of the
				sions at Ffynone and (
	=	-		nono at i tyriono ana t	Silwondog.
D		rw Conservation Area			
Development in area	Small seasonal si	tes south of Llechryd	and south west of Eg	lwyswrw and small sit	es elsewhere,
	scattered across t	he area.			
CAPACITY					
	Substantial	Substantial/	Moderate	Limited	
Capacity of LCA for	Substantial	Substantial/	Moderate	Limited	
Capacity of LCA for development or	Substantial	Substantial/ moderate	Moderate	Limited	
Capacity of LCA for development or further	Substantial		Moderate	Limited	
Capacity of LCA for development or further development/units		moderate			thin troop or moture
Capacity of LCA for development or further	This extensive are	moderate ea may have opportur	iities in flat areas unir	nproved grassland wit	
Capacity of LCA for development or further development/units	This extensive are hedgerows which	moderate ea may have opportur are not overlooked by	nities in flat areas unir	nproved grassland wit liers, and near moder	n settlement.
Capacity of LCA for development or further development/units	This extensive are hedgerows which Existing sites may	moderate ea may have opportur are not overlooked by be able to be extend	nities in flat areas unir y the Preselis and out ed in line with the gui	nproved grassland wit liers, and near moder delines set out below	n settlement.
Capacity of LCA for development or further development/units Summary of capacity	This extensive are hedgerows which Existing sites may close to the Nation	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least	nities in flat areas unir y the Preselis and out ed in line with the gui appropriate to extend	nproved grassland wit liers, and near moder delines set out below I.	n settlement. although the sites
Capacity of LCA for development or further development/units	This extensive are hedgerows which Existing sites may close to the Nation	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least	nities in flat areas unir y the Preselis and out ed in line with the gui appropriate to extend	nproved grassland wit liers, and near moder delines set out below	n settlement. although the sites
Capacity of LCA for development or further development/units Summary of capacity	This extensive are hedgerows which Existing sites may close to the Nation This extensive are	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least ea may have opportur	nities in flat areas unir y the Preselis and out ed in line with the gui appropriate to extend nities in flat areas unir	nproved grassland wit liers, and near moder delines set out below I.	n settlement. although the sites thin trees or mature
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which	moderate ea may have opportur are not overlooked by be able to be extend nal Park are the least ea may have opportur are not overlooked by	nities in flat areas unir y the Preselis and out ed in line with the gui appropriate to extend nities in flat areas unir y the Preselis and out	nproved grassland with the state of the stat	n settlement. although the sites thin trees or mature n settlement.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may	moderate ea may have opportunate not overlooked by the able to be extended and Park are the least as may have opportunate not overlooked by the able to be extended.	nities in flat areas unir y the Preselis and out ed in line with the gui appropriate to extend nities in flat areas unir y the Preselis and out ed in line with the gui	nproved grassland with liers, and near moder delines set out below t. nproved grassland with liers, and near moder delines set out below	n settlement. although the sites thin trees or mature n settlement.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may	moderate ea may have opportur are not overlooked by be able to be extend nal Park are the least ea may have opportur are not overlooked by	nities in flat areas unir y the Preselis and out ed in line with the gui appropriate to extend nities in flat areas unir y the Preselis and out ed in line with the gui	nproved grassland with liers, and near moder delines set out below t. nproved grassland with liers, and near moder delines set out below	n settlement. although the sites thin trees or mature n settlement.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may	moderate ea may have opportunate not overlooked by the able to be extended and Park are the least as may have opportunate not overlooked by the able to be extended.	nities in flat areas unir y the Preselis and out ed in line with the gui appropriate to extend nities in flat areas unir y the Preselis and out ed in line with the gui	nproved grassland with liers, and near moder delines set out below t. nproved grassland with liers, and near moder delines set out below	n settlement. although the sites thin trees or mature n settlement.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least ea may have opportur are not overlooked by be able to be extend hal Park are the least	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extending the extending the preselis and out ed in line with the gui appropriate to extending the Preselis and out ed in line with the gui	nproved grassland with liers, and near moder delines set out below the inproved grassland with liers, and near moder delines set out below the	thin trees or mature n settlement. although the sites
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrice.	moderate ea may have opporturare not overlooked by be able to be extended and Park are the least as may have opporturare not overlooked by be able to be extended and Park are the least ding need to extend second	ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extendities in flat areas unir the Preselis and out ed in line with the gui appropriate to extendities ites in order to mitigar	nproved grassland with liers, and near moder delines set out below t. nproved grassland with liers, and near moder delines set out below	thin trees or mature n settlement. although the sites
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites to existing accommodation)	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrice.	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least ea may have opportur are not overlooked by be able to be extend hal Park are the least	ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extendities in flat areas unir the Preselis and out ed in line with the gui appropriate to extendities ites in order to mitigar	nproved grassland with liers, and near moder delines set out below the inproved grassland with liers, and near moder delines set out below the	thin trees or mature n settlement. although the sites
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrice.	moderate ea may have opporturare not overlooked by be able to be extended and Park are the least as may have opporturare not overlooked by be able to be extended and Park are the least ding need to extend second	ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extendities in flat areas unir the Preselis and out ed in line with the gui appropriate to extendities ites in order to mitigar	nproved grassland with liers, and near moder delines set out below the inproved grassland with liers, and near moder delines set out below the	thin trees or mature n settlement. although the sites
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrice.	moderate ea may have opporturare not overlooked by be able to be extended and Park are the least as may have opporturare not overlooked by be able to be extended and Park are the least ding need to extend second	ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extendities in flat areas unir the Preselis and out ed in line with the gui appropriate to extendities ites in order to mitigar	nproved grassland with delines, and near moder delines set out below delines grassland with delines, and near moder delines set out below	thin trees or mature n settlement. although the sites
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least ea may have opportur are not overlooked by be able to be extend hal Park are the least ding need to extend s g sites within existing	ities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendites in order to mitigate boundaries.	nproved grassland with liers, and near moder delines set out below delines grassland with liers, and near moder delines set out below delines set out below delines set out below	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites It is more important
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing sites	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least ea may have opportur are not overlooked by be able to be extend hal Park are the least ding need to extend s ng sites within existing	ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extend ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extend ites in order to mitigat boundaries.	nproved grassland with liers, and near moder delines set out below d. nproved grassland with liers, and near moder delines set out below d. te the existing effect.	thin trees or mature n settlement. although the sites thin trees or mature n settlement. although the sites this more important edges to grow to
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing sites increased heights	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least ea may have opportur are not overlooked by be able to be extend hal Park are the least ding need to extend s ng sites within existing	ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extend ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extend ites in order to mitigat boundaries.	nproved grassland with liers, and near moder delines set out below delines grassland with liers, and near moder delines set out below delines set out below delines set out below	thin trees or mature n settlement. although the sites thin trees or mature n settlement. although the sites this more important edges to grow to
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing sites	moderate ea may have opportur are not overlooked by be able to be extend hal Park are the least ea may have opportur are not overlooked by be able to be extend hal Park are the least ding need to extend s ng sites within existing	ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extend ities in flat areas unir the Preselis and out ed in line with the gui appropriate to extend ites in order to mitigat boundaries.	nproved grassland with liers, and near moder delines set out below d. nproved grassland with liers, and near moder delines set out below d. te the existing effect.	thin trees or mature n settlement. although the sites thin trees or mature n settlement. although the sites this more important edges to grow to
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing sites increased heights overlooked.	moderate ea may have opporturare not overlooked by be able to be extend hal Park are the least ea may have opporturare not overlooked by be able to be extend hal Park are the least ding need to extend sag sites within existing the scope for improve and encouraging tree	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendites in order to mitigate boundaries.	nproved grassland with liers, and near moder delines set out below d. Inproved grassland with liers, and near moder delines set out below d. te the existing effect.	thin trees or mature n settlement. although the sites thin trees or mature n settlement. although the sites this more important edges to grow to cially where
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing sites increased heights overlooked.	moderate ea may have opporturare not overlooked by be able to be extend hal Park are the least ea may have opporturare not overlooked by be able to be extend hal Park are the least ding need to extend sag sites within existing the scope for improve and encouraging tree	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendites in order to mitigate boundaries.	nproved grassland with liers, and near moder delines set out below d. nproved grassland with liers, and near moder delines set out below d. te the existing effect.	thin trees or mature n settlement. although the sites thin trees or mature n settlement. although the sites this more important edges to grow to cially where
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing sites increased heights overlooked.	moderate ea may have opporturare not overlooked by be able to be extend hal Park are the least ea may have opporturare not overlooked by be able to be extend hal Park are the least ding need to extend sag sites within existing the scope for improve and encouraging tree	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendites in order to mitigate boundaries.	nproved grassland with liers, and near moder delines set out below d. Inproved grassland with liers, and near moder delines set out below d. te the existing effect.	thin trees or mature n settlement. although the sites thin trees or mature n settlement. although the sites this more important edges to grow to cially where
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrite to keep the existing sites increased heights overlooked.	moderate ea may have opporturare not overlooked by be able to be extend hal Park are the least ea may have opporturare not overlooked by be able to be extend hal Park are the least ding need to extend say sites within existing the scope for improve and encouraging tree eas enclosed by land	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendites in order to mitigate boundaries.	nproved grassland wit liers, and near moder delines set out below d. nproved grassland wit liers, and near moder delines set out below d. te the existing effect.	thin trees or mature n settlement. although the sites thin trees or mature n settlement. although the sites this more important edges to grow to cially where
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing sites increased heights overlooked. Site in an site. Site within	moderate a may have opporturare not overlooked by be able to be extend hal Park are the least as may have opporturare not overlooked by be able to be extend hal Park are the least ding need to extend so g sites within existing the scope for improve and encouraging tree eas enclosed by land in field boundaries, no	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in order to mitigate appropriate to extendities in order to mitigate boundaries.	nproved grassland wit liers, and near moder delines set out below t. nproved grassland wit liers, and near moder delines set out below t. te the existing effect. It allowing boundary held be desirable, espectated hedges both within and tifields.	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites this is more important to a settlement to a settlement in settlement. The settlement is more important to a settlement in settlement in settlement.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing to keep the existing to keep the existing sites increased heights overlooked. Site in an site. Site withing sites over the second sites in an site. Site on p	moderate a may have opporturare not overlooked by be able to be extended and Park are the least as a may have opporturare not overlooked by be able to be extended and Park are the least ding need to extend so gistes within existing the scope for improve and encouraging tree eas enclosed by land in field boundaries, no lateau or flat land, aw	nities in flat areas uniry the Preselis and out ed in line with the gui appropriate to extendities in flat areas uniry the Preselis and out ed in line with the gui appropriate to extendities in order to mitigate appropriate to extendities in order to mitigate boundaries. The ements are limited but es on boundaries would form, trees or mature of spilling into adjacental processing the presentation of th	nproved grassland wit liers, and near moder delines set out below the liers, and near moder delines, and near moder delines set out below the liers, and near moder delines set out below the liers are the existing effect. It allowing boundary held be desirable, especially below the liers are the liers are the liers. It provided there is end	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites It is more important edges to grow to cially where and adjacent to a
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing to keep the existing Sites increased heights overlooked. Site in an site. Site withing Site on person Site units	moderate a may have opporturare not overlooked by be able to be extendinal Park are the least as may have opporturare not overlooked by be able to be extendinal Park are the least ding need to extendinal Park are the least ding need to extend significant of the scope for improve and encouraging tree eas enclosed by land in field boundaries, no lateau or flat land, away close to the edges of	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in order to mitigate appropriate to extendities in order to mitigate boundaries. The ements are limited but es on boundaries would form, trees or mature of spilling into adjacentary from skylines, and fenclosing elements	nproved grassland wit liers, and near moder delines set out below t. nproved grassland wit liers, and near moder delines set out below t. te the existing effect. It allowing boundary held be desirable, espectated hedges both within and tifields.	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites It is more important edges to grow to cially where and adjacent to a
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing to keep the existing Sites increased heights overlooked. Site in an site. Site withing Site on person Site units	moderate a may have opporturare not overlooked by be able to be extendinal Park are the least as may have opporturare not overlooked by be able to be extendinal Park are the least ding need to extendinal Park are the least ding need to extend significant of the scope for improve and encouraging tree eas enclosed by land in field boundaries, no lateau or flat land, away close to the edges of	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in order to mitigate appropriate to extendities in order to mitigate boundaries. The ements are limited but es on boundaries would form, trees or mature of spilling into adjacentary from skylines, and fenclosing elements	nproved grassland wit liers, and near moder delines set out below the liers, and near moder delines, and near moder delines set out below the liers, and near moder delines set out below the liers are the existing effect. It allowing boundary held be desirable, especially below the liers are the liers are the liers. It provided there is end	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites It is more important edges to grow to cially where and adjacent to a
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing to keep the existing as the existing sites increased heights overlooked. Site in an site. Site withing sites in the site of properties of the site of the	moderate ea may have opporturare not overlooked by be able to be extend nal Park are the least ea may have opporturare not overlooked by be able to be extend nal Park are the least ding need to extend sag sites within existing the scope for improve and encouraging tree eas enclosed by land in field boundaries, no lateau or flat land, awas close to the edges of an in the middle of field.	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in order to mitigate appropriate to extendites in order to mitigate boundaries. The ements are limited but as on boundaries would form, trees or mature of spilling into adjacentary from skylines, and fenclosing elements lids or spaces.	nproved grassland wit diers, and near moder delines set out below d. nproved grassland wit diers, and near moder delines set out below d. te the existing effect. It allowing boundary hald be desirable, especially hedges both within and tifields. It provided there is end such as field boundary	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites It is more important edges to grow to cially where and adjacent to a
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing to keep the existing as seasonal sites increased heights overlooked. Site in an site. Site with Site on p Site units rather that Associate	moderate ea may have opporturare not overlooked by be able to be extended and Park are the least ea may have opporturare not overlooked by be able to be extended and Park are the least each of the east extended and Park are the least extended and Park are the least extended and park are the least extended and extended extended and extended ex	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in order to mitigate appropriate to extendites in order to mitigate boundaries. The ements are limited but as on boundaries would form, trees or mature of spilling into adjacentary from skylines, and fenclosing elements lids or spaces.	nproved grassland wit diers, and near moder delines set out below d. nproved grassland wit diers, and near moder delines set out below d. te the existing effect. It allowing boundary hald be desirable, especially hedges both within and tifields. It provided there is end such as field boundary	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites It is more important edges to grow to cially where and adjacent to a
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing to keep the existing sites increased heights overlooked. Site in an site. Site withing sites in an site. Site on permitting sites in an site. Site withing sites in an site. Associated sites in an site. Associated site in an site site in an site. Associated site in an site site in an site. Associated site in an site site in an site site in an site. Associated site site site site site site site site	moderate a may have opporturare not overlooked by be able to be extended and Park are the least as a may have opporturare not overlooked by be able to be extended and Park are the least and encouraging trees and encouraging trees are enclosed by land and in field boundaries, no lateau or flat land, away a close to the edges of an in the middle of field with farm complexed and in woodland.	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in order to mitigate appropriate to extendities in order to mitigate boundaries. The present the present of the pr	nproved grassland wit liers, and near moder delines set out below the liers, and near moder delines, and near moder delines set out below the liers, and near moder delines set out below the liers and near moder delines set out below the liers, and near moder delines set out below the liers, and near moder delines set out below the liers, and near the liers and liers, especially should be desirable, especially should be desirable, especially should be liers. It is provided there is end such as field boundar ly small sites.	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites this is more important to a sedges to grow to cially where individually wh
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	This extensive are hedgerows which Existing sites may close to the Nation This extensive are hedgerows which Existing sites may close to the Nation There is no overrito keep the existing to keep the existing sites increased heights overlooked. Site in an site. Site withing sites in an site. Site on permitting sites in an site. Site withing sites in an site. Associated sites in an site. Associated site in an site site in an site. Associated site in an site site in an site. Associated site in an site site in an site site in an site. Associated site site site site site site site site	moderate a may have opporturare not overlooked by be able to be extended and Park are the least as a may have opporturare not overlooked by be able to be extended and Park are the least and encouraging trees and encouraging trees are enclosed by land and in field boundaries, no lateau or flat land, away a close to the edges of an in the middle of field with farm complexed and in woodland.	nities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in flat areas uning the Preselis and out ed in line with the gui appropriate to extendities in order to mitigate appropriate to extendities in order to mitigate boundaries. The present the present of the pr	nproved grassland wit diers, and near moder delines set out below d. nproved grassland wit diers, and near moder delines set out below d. te the existing effect. It allowing boundary hald be desirable, especially hedges both within and tifields. It provided there is end such as field boundary	thin trees or mature in settlement. although the sites thin trees or mature in settlement. although the sites this is more important to a sedges to grow to cially where individually wh

Avoid unimproved pasture and semi-natural habitats including ancient woodland.

 Avoid siting static units in the Registered Historic Landscape or in the setting of the Conservation Area, scheduled ancient monuments and listed buildings and their curtilages.

Mitigation guidance

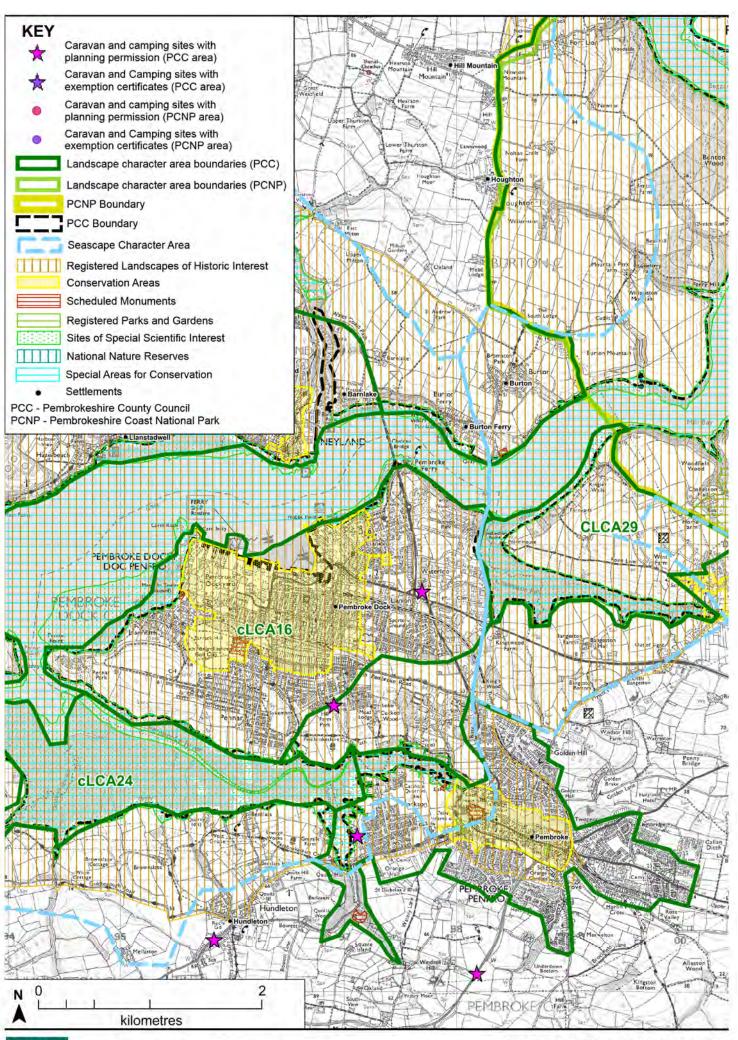
- Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
- Restrict static and touring caravans to the edge of fields.
- Consider static unit layouts which are less rectilinear with curving access roads and spaces.
- Use static caravans with less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
- Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
- Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting.
- Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
- Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- Replace fences with native hedges or hedgebanks.
- Soften hard edges such as walls along roads with trees.
- Replace conifer hedges with native hedges.
- · Replace conifers with deciduous native trees.
- Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
- Improve site entrances to have a rural character, using rural detailing, materials and planting
 reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours,
 painted render, annual bedding and over-large areas of hard standing.



LCA16: Southern Haven Developed SCA32: Inner Milford Haven

Trelated Seascape Chai			u i laveli		
SENSITIVITY					
Summary of sensitivity	River and its setting the former royal downward waterways and the open spaces and Registered Landsoviews along Milfor are outstanding or	ng and public open spockyard and associate ir setting, the openne corridors. The value licape of Outstanding Hed Haven. The LANDN rhigh, the main Geolo	ne castle and Conservaces and corridors. The Conservation Area ess of the Pennar penties in the scheduled in Historic Interest, the State Value is high for the ogical Landscape asped the other main aspects.	The susceptibility of Peal, Milford Haven and a hinsula slopes and sky nonuments, Conserva AC/SSSI of Milford H the main Historic Land ect area is high, the m	embroke Dock lies in associated /line and public ation Areas, aven and scenic dscape aspect areas
Sensitivity to types of development Static: large	Low	Medium/low	Medium	High/medium	High
Static: narge					
Static: mediani					
Seasonal: large Seasonal: medium Seasonal: small					
Key sensitivities	T. 6.11				
	Pembroke: Pembroke west. Views from The mude The public open sloep River sore Skyline are a filled to the more than the more t	te Castle and association Pembroke Castle. If at and setting of Pericopen spaces and complete Conservation appears falling down to Mome of which are steep at Pennar. It is conservation and corridors and corridors and corridors and corridors.	orridors. Area. ilford Haven to the no	servation Area and the	Ü
Development in area CAPACITY Capacity of LCA for development or further development/units Summary of capacity	described above. Pembroke Dock:	It is unlikely that there	Moderate d the need to retain a e is opportunity in the	area.	
CAPACITY Capacity of LCA for development or further development/units	Substantial Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above,	moderate mited by built form an It is unlikely that there I by built form and the including the open slo	d the need to retain a e is opportunity in the need to retain all pub opes and skyline of the	Il public open space, area. Dic open space, and the Pennar peninsula.	he sensitivities There may be
CAPACITY Capacity of LCA for development or further development/units Summary of capacity	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in so	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lo	d the need to retain a e is opportunity in the need to retain all pub opes and skyline of the cations which do not	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the s	he sensitivities There may be etting of the Haven.
CAPACITY Capacity of LCA for development or further development/units	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in so	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lo	d the need to retain a e is opportunity in the need to retain all pub opes and skyline of the	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the s	he sensitivities There may be etting of the Haven.
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in so	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lo	d the need to retain a e is opportunity in the need to retain all pub opes and skyline of the cations which do not	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the s	he sensitivities There may be etting of the Haven.
CAPACITY Capacity of LCA for development or further development/units Summary of capacity	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in so	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lo	d the need to retain a e is opportunity in the need to retain all pub opes and skyline of the cations which do not	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the s	he sensitivities There may be etting of the Haven.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in some There may be very locations. N/A	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lo	d the need to retain a e is opportunity in the need to retain all pub opes and skyline of the cations which do not	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the s	he sensitivities There may be etting of the Haven.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in some There may be very locations. N/A	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lo	d the need to retain a e is opportunity in the need to retain all pub opes and skyline of the cations which do not	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the s	he sensitivities There may be etting of the Haven.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in some There may be very locations. N/A N/A	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lowy limited capacity for state of the control o	d the need to retain a e is opportunity in the need to retain all pub opes and skyline of the cations which do not small new sites assoc	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the soliated with the built for	he sensitivities There may be etting of the Haven.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	Pembroke: Capacity is very lidescribed above. Pembroke Dock: Capacity is limited described above, opportunities in so There may be very locations. N/A N/A N/A Site away	mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed to y limited capacity for state of the control of the cont	d the need to retain a e is opportunity in the need to retain all pubpes and skyline of the cations which do not small new sites associated and Pembroke River	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the soliated with the built for	he sensitivities There may be etting of the Haven.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in soft There may be very locations. N/A N/A Site away Site where	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lowy limited capacity for state of the control o	d the need to retain a e is opportunity in the need to retain all pubpes and skyline of the cations which do not small new sites associated and Pembroke River ation or buildings.	Il public open space, area. Dic open space, and the Pennar peninsula. The adversely affect the soliated with the built for	he sensitivities There may be etting of the Haven.
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	Pembroke: Capacity is very lindescribed above. Pembroke Dock: Capacity is limited described above, opportunities in soft There may be very locations. N/A N/A Site away Site when Avoid op	moderate mited by built form an It is unlikely that there I by built form and the including the open slower more enclosed lower with the compact of the including the open slower more enclosed to be a slower more enclosed by limited capacity for some more enclosed by vegetaten slopes and skyline in the including the compact of the including the including the compact of the including the includi	d the need to retain a e is opportunity in the need to retain all pubpes and skyline of the cations which do not small new sites associated and Pembroke River ation or buildings.	Il public open space, area. Dic open space, and the Pennar peninsula. It adversely affect the strated with the built for affect the strategy affect the strategy affect the strategy affects the	he sensitivities There may be etting of the Haven. The in enclosed

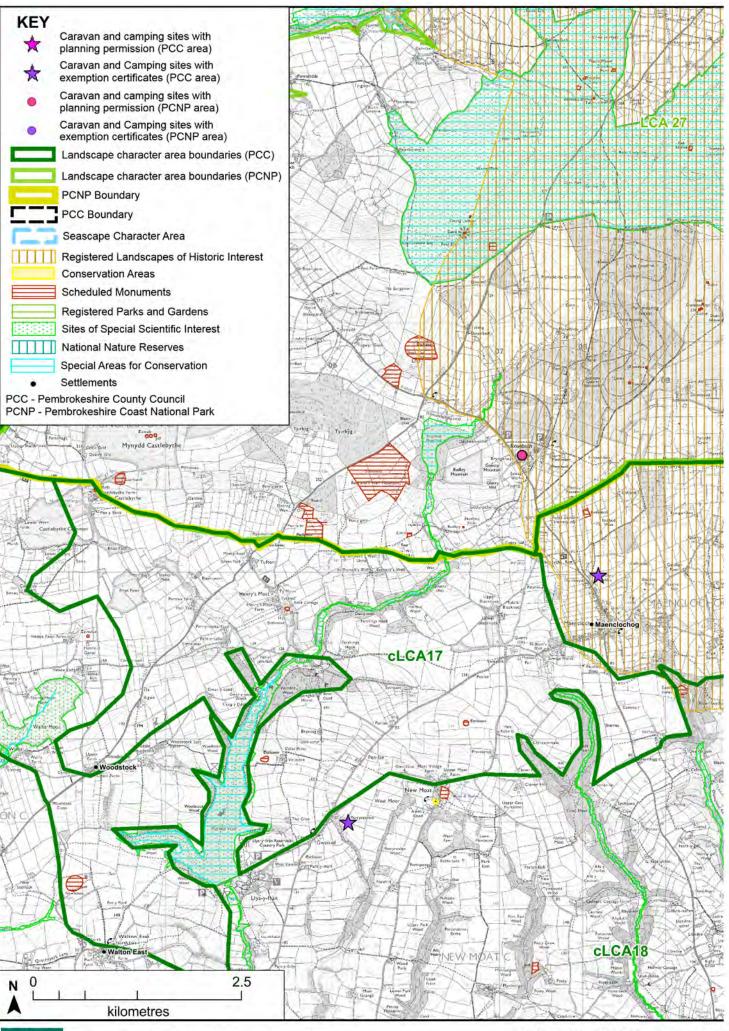
Maintain, reinstate or increase trees and hedge growth to help filter or screen views to	sites.



LCA17: Mynydd Preseli Uplands

Related Seascape Char SENSITIVITY						
Summary of sensitivity	The susceptibility of the area lies in the open hill landscape with low hedge banks and local skyline which is overlooked by the Preseli Hills, the small scale incised valleys with associated woodland a scrub vegetation, small-scale field pattern, Llys-y-fran setting including steep slopes and dispersed rural settlement pattern. The value lies in its relationship with the National Park to the north, sched monuments, the Cleddau River SAC and in its tranquillity. The LANDMAP value is high for the mai Visual and Sensory and Historic Landscape aspect areas and moderate for the other main aspect areas.					
Sensitivity to types of development	Low	Medium/low	Medium	High/medium	High	
Static: large Static: medium						
Static: small						
Seasonal: large Seasonal: medium						
Seasonal: small						
Key sensitivities	The following cha	racteristics make the	area sensitive to deve	lonment.		
	Incised victory woodlange Fields with Small-scr	ralleys draining into the d and scrub. th low hedgebanks a ale field patterns with	nd rounded summits are eastern Cleddau with the dealers, creating a some relict medievalutern of historic hamle	th semi-natural veget relatively open lands strip fields in places.	ation including	
	Open vie Preseli H	ews to and from the P lills.	reselis- the area form g including associate	s part of the southern		
		area, especially away	-			
		ric standing stones, defence and their settin	efence and enclosure gs.	sites and Medieval o	castle mound, and	
	Nature conservation interest including Cleddau River SAC.					
			as at Castlebythe Co		mmons.	
Development in area	None		•	•		
CAPACITY						
Capacity of LCA for development or further	Substantial	Substantial/ moderate	Moderate	Limited		
development/units Summary of capacity	The capacity of th		to the area's opennes			
Cammary or Capacity	its role contributing to its setting. Only small-scale seasonal sites may be appropriate. There are very limited opportunities for new sites especially in the northern part of the area on steeper slopes by Llys-y-fran to the south and on the hill landscape around New Moat to the south. Any new sites should be small scale and seasonal and follow the guidelines set out below.					
Capacity for new sites	There are very lim slopes by Llys-y-f sites should be sr	nited opportunities for ran to the south and c	new sites especially i on the hill landscape a	n the northern part of eround New Moat to t	the area on steepe	
	There are very lim slopes by Llys-y-f sites should be sr N/A	nited opportunities for ran to the south and c	new sites especially i on the hill landscape a	n the northern part of eround New Moat to t	the area on steepe	
Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There are very lim slopes by Llys-y-f sites should be sr N/A	nited opportunities for ran to the south and c	new sites especially i on the hill landscape a	n the northern part of eround New Moat to t	the area on steepe	
Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	There are very lim slopes by Llys-y-f sites should be sr N/A	nited opportunities for ran to the south and c	new sites especially i on the hill landscape a	n the northern part of eround New Moat to t	the area on steepe	
Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	There are very lim slopes by Llys-y-f sites should be sr N/A N/A N/A	nited opportunities for ran to the south and o nall scale and season	new sites especially i on the hill landscape a al and follow the guid	in the northern part of around New Moat to t elines set out below.	the area on steepe he south. Any new	
Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	N/A Site in an site. Site with Site on pminimise. Site units rather th.	reas enclosed by land in field boundaries, no lateau or flat land, product.	new sites especially in the hill landscape a all and follow the guide form, trees or mature of spilling into adjacent covided there is enclosed the spaces.	the northern part of around New Moat to the lines set out below. The lines set out below.	the area on steepe he south. Any new and adjacent to a	

	Avoid unimproved pasture and semi-natural habitats.
Mitigation guidance	 Restrict units to the edge of fields. Avoid lighting or provide downward facing and low level lighting to minimum areas where necessary. Carefully design the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate. Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites. Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
	 Ensure site entrances have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting, bright colours and over-large areas of hard standing.

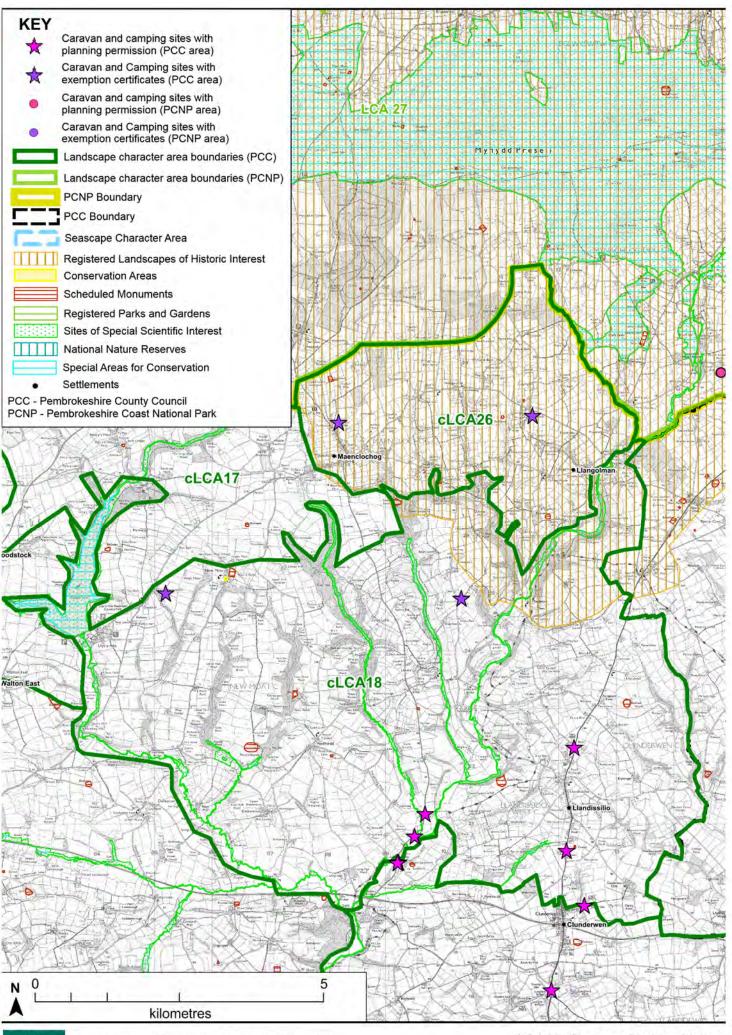


LCA18: Eastern Cleddau Valleys

Related Seascape Character Area **SENSITIVITY** Summary of The susceptibility of this large area lies in the open and narrow ridgelines, their skylines and upper sensitivity slopes, the small narrow valleys and floors with associated with the river corridor vegetation, Llys-yfran and its setting, and the small scale field pattern in places. Value lies in New Moat Conservation Area, various scheduled monuments and their setting, Mynydd Preseli Landscape of Outstanding Historic Interest to the north east, the Cleddau River SAC, the Landsker Borderlands Trail and the National Park to the north east. The LANDMAP value is high for the main Visual and Sensory and Historic Landscape aspect areas and moderate for the other main aspect areas. Medium/low Medium High/medium High Sensitivity to types of Low development Static: large Static: medium Static: small Seasonal: large Seasonal: medium Seasonal: small **Key sensitivities** The following characteristics make the area sensitive to development: The more open ridges, especially with narrow tops, with their associated skylines and upper Small narrow river valleys forming part of the Eastern Cleddau system with associated narrow valley floors semi-natural river corridors and woodland. Llys-y-fran and its environs and setting. Small-scale field pattern in places. The potential for ribbon development/cumulative development on the A478 corridor. Mynydd Preseli Landscape of Outstanding Historic Interest to the north east. Prehistoric enclosures, motte and bailey, prehistoric fort and bailey churches and settlements of medieval origin. Nature conservation interest including Cleddau River SAC. Setting of the Preseilis/National Park to the north, especially north west. Landsker Borderlands Trial Tranquillity away from the A478. Development in area Static sites on A478- north and south of Llandisilio, Gower Villa touring park, Clynderwen, static sites off the B4313 north of Gelli, and a few small scattered sites elsewhere. CAPACITY Capacity of LCA for Substantial Substantial/ Moderate Limited development or moderate further development/units Summary of capacity There is some capacity in the area but it should avoid the narrow ridge and valley landscapes within the area and avoid adversely affecting the Landscape of Historic Interest to the north bordering the National Park. There may be potential capacity to the south and south east but the latter also needs to avoid cumulative/ribbon development on the A478 as the existing sites on the A478 are noticeable along with other built development along the road. The sites north of Gelli are the most part very discreet within the landscape and this should remain so. Capacity for new sites There may be potential capacity to the south and south east but the latter also needs to avoid cumulative/ribbon development on the A478. Capacity for The sites on or near the A478 may be difficult to expand without increasing visibility and adverse extensions to existing effect on the wider landscape without advance native hedge and tree planting. The B4313 sites away sites (increasing from the road are very discreet and there may be a very limited opportunity to expand but would need accommodation) to ensure views from the road and Landsker trail were avoided. The site next to the road could not be expanded without significant adverse effects. There is no overriding justification for this as the likely effect of an expansion would outweigh the Capacity for extensions to existing potential gain. The only site where this might be the case is north of Llandissilio which would benefit a sites (to improve sites great deal from additional native tree and hedge planting to improve the entrance and boundaries and without increase in break up the massing of the site. accommodation) The site south of Llandissilio has replaced a high, outgrown conifer hedge with a new conifer hedge. Capacity for changes within existing sites This is not an improvement and remains out of character with the surrounding landscape. A native hedge with trees should have been implemented. The site north of Llandissilio would benefit a great deal from additional native tree and hedge planting to improve the entrance and boundaries and break up the massing of the site. It also has rendered a previously stone clad wall at the frontage. Whilst neither is in character, the rendered wall is more suburban and more disruptive to the character of the road and area. A more discreet improvement to the wall in line with rural character would have been desirable. **GUIDANCE**

Siting guidance

- Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.
- Site within field boundaries, not spilling into adjacent fields.
- Site on plateau or flat land, away from skylines, and provided there is enclosure.
- Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.
- Associate with farm complexes if possible, especially small sites.
- Avoid siting in woodland.
- Site adjacent to modern development, or for smaller sites, associate with farmsteads.
- Avoid national or locally designated nature conservation sites or reserves.
- Avoid unimproved pasture and semi-natural habitats including ancient woodland.
- Avoid siting static units in the Registered Historic Landscape or in the setting of the Conservation Area, scheduled ancient monuments and listed buildings and their curtilages.
- Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
- Restrict static and touring caravans to the edge of fields.
- Consider static unit layouts which are less rectilinear with curving access roads and spaces.
- In more prominent locations/fields consider removing static units and using the space for amenity eg open space recreation, play, dog walking.
- Use static caravans with less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
- Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
- Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting.
- Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
- Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- Replace fences with native hedges or hedgebanks.
- Soften hard edges such as walls along roads with trees.
- Replace conifer hedges with native hedges.
- Replace conifers with deciduous native trees.
- Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
- Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours, painted render, annual bedding and over-large areas of hard standing.



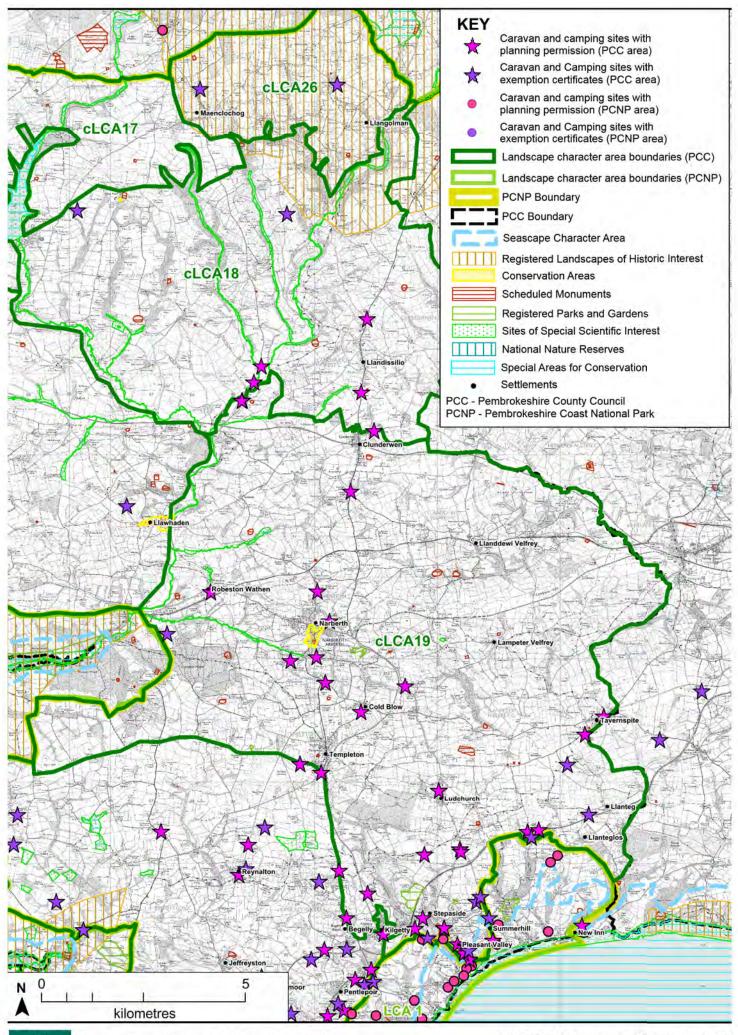


LCA19: Narberth and Lampeter Vale SCA40: Carmarthen Bay West

Landscape Character Area Related Seascape Character Area

Related Seascape Char	acter Area S	SCA40: Carmarther	n Bay West			
SENSITIVITY						
Summary of	The susceptibility	of this extensive area	lies in its steep valley	slopes and tops clos	se to the coast, the	
sensitivity			there are low hedges,			
			of communication. C			
			ads, such as the A477			
			of the area. The value			
			the coast and the Dau			
			nts, Iron age forts, me			
			he LANDMAP value i			
			nd moderate for all ot			
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High	
development						
Static: large						
Static: medium						
Static: small						
Seasonal: large						
Seasonal: medium						
Seasonal: small						
Key sensitivities	The following char	acteristics make the	area sensitive to deve	lopment:	1	
-	•			•	uith low hodgoo	
			open skylines and ex	posed upper slopes v	with low neages	
		west of Tavernspite.				
			floors and sides such	as Lampeter Vale.		
	 Coastal f 	acing tops, slopes an	d valley sides.			
	Steep slo	pes, especially near	the coast.			
	-	f wooded valley sides				
		•			••	
		=	uding Cold Blow, Ten		ite.	
	 Setting of 	f the National Park or	n the coast and the Da	ugleddau.		
	 Setting of 	f prehistoric funerary	and ritual monuments	, Iron age forts, medi	eval castles and	
	churches					
	Setting of Narberth Conservation Area.					
	 I ranguil : 	areas, especially clos	e io ine Daudieddau i		i Oakwood.	
	•		•	•		
	On main	approaches to the co	ounty and coastal reso	rts- the potential for c		
Davida maratina ana	On main developn	approaches to the conent spoiling the esse	ounty and coastal reso entially rural landscape	rts- the potential for c	umulative	
Development in area	On main developn Sites in and aroun Kings Park, Taver Park/Castlewood I	approaches to the conent spoiling the esse d Pleasant valley and nspite environs, Narb	ounty and coastal reso	rts- the potential for ce. the coast, A477 corrice Court and Brooksid	dor including Little e Caravan	
·	On main developn Sites in and aroun Kings Park, Taver	approaches to the conent spoiling the esse d Pleasant valley and nspite environs, Narb	ounty and coastal reso entially rural landscaped Summerhill close to erth environs eg Nobl	rts- the potential for ce. the coast, A477 corrice Court and Brooksid	dor including Little e Caravan	
CAPACITY	On main developn Sites in and aroun Kings Park, Taver Park/Castlewood I Gate.	approaches to the conent spoiling the essend Pleasant valley and inspite environs, Narb Lodges, isolated sites	ounty and coastal reso entially rural landscape d Summerhill close to erth environs eg Nobles such as Grondre, ne	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R	dor including Little le Caravan edford near Princes	
CAPACITY Capacity of LCA for	On main developn Sites in and aroun Kings Park, Taver Park/Castlewood I	approaches to the conent spoiling the esset of Pleasant valley and inspite environs, Narb Lodges, isolated sites Substantial/	ounty and coastal reso entially rural landscaped Summerhill close to erth environs eg Nobl	rts- the potential for ce. the coast, A477 corrice Court and Brooksid	dor including Little le Caravan edford near Princes	
CAPACITY Capacity of LCA for development or	On main developn Sites in and aroun Kings Park, Taver Park/Castlewood I Gate.	approaches to the conent spoiling the essend Pleasant valley and inspite environs, Narb Lodges, isolated sites	ounty and coastal reso entially rural landscape d Summerhill close to erth environs eg Nobles such as Grondre, ne	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R	dor including Little le Caravan edford near Princes	
CAPACITY Capacity of LCA for development or further	On main developn Sites in and aroun Kings Park, Taver Park/Castlewood I Gate.	approaches to the conent spoiling the esset of Pleasant valley and inspite environs, Narb Lodges, isolated sites Substantial/	ounty and coastal reso entially rural landscape d Summerhill close to erth environs eg Nobles such as Grondre, ne	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R	dor including Little le Caravan edford near Princes	
CAPACITY Capacity of LCA for development or further development/units	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial	approaches to the conent spoiling the esset of Pleasant valley and inspite environs, Narb Lodges, isolated sites Substantial/ moderate	unty and coastal reso entially rural landscape d Summerhill close to erth environs eg Nobles such as Grondre, ne	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited	dor including Little le Caravan ledford near Princes No capacity/ At capacity	
CAPACITY Capacity of LCA for development or further	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive as	approaches to the conent spoiling the esset of Pleasant valley and respite environs, Narb Lodges, isolated sites Substantial/ moderate rea, there is capacity	unty and coastal reso entially rural landscape d Summerhill close to erth environs eg Nobles such as Grondre, ne	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited nt. However, parts ha	dor including Little le Caravan ledford near Princes No capacity/ At capacity ave already reached	
CAPACITY Capacity of LCA for development or further development/units	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including	approaches to the conent spoiling the esset of Pleasant valley and respite environs, Narb Lodges, isolated sites Substantial/ moderate rea, there is capacity Pleasant valley, Sum	sunty and coastal resonantially rural landscaped Summerhill close to the erth environs eg Nobles such as Grondre, ne Moderate for further developmentmerhill and surroundit	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited nt. However, parts hang areas close to the	dor including Little le Caravan ledford near Princes No capacity/ At capacity ave already reached coast and National	
CAPACITY Capacity of LCA for development or further development/units	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive as capacity including Park, and around	approaches to the conent spoiling the essent dependent valley and approaches to the essent dependent valley and approaches the spoiling that is a spoiling to the essent valley. Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity	wunty and coastal resonantially rural landscaped Summerhill close to the erth environs eg Nobles such as Grondre, ne Moderate Moderate for further development and surroundity of the area lies aware entitled.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited nt. However, parts hang areas close to the sy from the coast in flat	dor including Little le Caravan ledford near Princes No capacity/ At capacity ave already reached coast and National latter areas either in	
CAPACITY Capacity of LCA for development or further development/units	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive a capacity including Park, and around gentle valleys or o	approaches to the conent spoiling the essent dependent valley and approaches to the essent dependent valley and approaches the spoiling the essent valley. Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity gentle plateau with	munty and coastal resonantially rural landscaped Summerhill close to the erth environs eg Nobles such as Grondre, ne Moderate Moderate for further development and surrounding of the area lies away existing outgrown here	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited nt. However, parts hang areas close to the sy from the coast in fladges and trees to inte	dor including Little le Caravan ledford near Princes No capacity/ At capacity ave already reached coast and National latter areas either in legrate the	
CAPACITY Capacity of LCA for development or further development/units	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or odevelopment and	approaches to the conent spoiling the essent application of Pleasant valley and respite environs, Narb Lodges, isolated sites Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity application gentle plateau with avoid overlooking. New Narberth avoid overlooking.	munty and coastal resonantially rural landscaped Summerhill close to derth environs eg Nobles such as Grondre, ne Moderate Moderate for further development and surroundinty of the area lies away existing outgrown herew sites or the extender.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited Int. However, parts hang areas close to the sy from the coast in fladges and trees to inteed sites are likely to be	dor including Little le Caravan ledford near Princes No capacity/ At capacity ave already reached coast and National latter areas either in ligrate the ligrate the ligrate main road	
CAPACITY Capacity of LCA for development or further development/units	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive a capacity including Park, and around gentle valleys or o development and corridors through to the solution of the same part of the	approaches to the conent spoiling the essent application of Pleasant valley and respite environs, Narb Lodges, isolated sites Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity application gentle plateau with avoid overlooking. New Narberth avoid overlooking.	munty and coastal resonantially rural landscaped Summerhill close to the erth environs eg Nobles such as Grondre, ne Moderate Moderate for further development and surrounding of the area lies away existing outgrown here	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited Int. However, parts hang areas close to the sy from the coast in fladges and trees to inteed sites are likely to be	dor including Little le Caravan ledford near Princes No capacity/ At capacity ave already reached coast and National latter areas either in ligrate the ligrate the ligrate main road	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or odevelopment and corridors through the discreet signage.	approaches to the conent spoiling the essent applied and pleasant valley and applied environs, Narb Lodges, isolated sites Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity applied en gentle plateau with avoid overlooking. Neather area but development of the essent plateau with avoid overlooking.	munty and coastal resonantially rural landscape of Summerhill close to derth environs eg Nobles such as Grondre, ne Moderate Moderate for further development merhill and surroundinty of the area lies away existing outgrown herew sites or the extendment should not be apprentially surrounding to the surrounding the s	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited Int. However, parts hang areas close to the sy from the coast in fladges and trees to integed sites are likely to be parent from the roads	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrate the ligrant from	
CAPACITY Capacity of LCA for development or further development/units	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the service of the capacity of the service o	approaches to the conent spoiling the essent applied to the essent	munty and coastal resonantially rural landscape of Summerhill close to derth environs eg Nobles such as Grondre, ne merhill and surroundity of the area lies away existing outgrown herew sites or the extendment should not be apost the coast in flatter and the strain of the strain of the coast in flatter and the strain of the strain	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited Limited Limited t. However, parts hang areas close to the sy from the coast in fladges and trees to integed sites are likely to be parent from the roadseas either in gentle value.	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrate the ligrate near main road ligrates, apart from alleys or on gentle	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existing the development and corridors through the discreet signage.	approaches to the conent spoiling the essent defined and pleasant valley and approaches, isolated sites Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity approaches a gentle plateau with avoid overlooking. Not the area but developmed area lies away from any outgrown hedges	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne more more for further development and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apart the coast in flatter are and trees to integrate	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited Limited nt. However, parts hang areas close to the sy from the coast in fladges and trees to inteed sites are likely to be parent from the roads eas either in gentle vathe development and	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrate the ligrate the ligrate in grate the ligrate in grate in grate in ligrate in grate in grate in ligrate in grate in grate in grate in grate in ligrate in grate in	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely si	approaches to the conent spoiling the essent dependent and pleasant valley and applied environs, Narb Lodges, isolated sites Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity applied environgentle plateau with avoid overlooking. Neather area but developmed area lies away from the goutgrown hedges by to be near main roas	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be aput the coast in flatter are and trees to integrate and corridors through the	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited Limited nt. However, parts hang areas close to the sy from the coast in fladges and trees to inteed sites are likely to be parent from the roads eas either in gentle vathe development and	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrate the ligrate the ligrate in grate the ligrate in grate in grate in ligrate in grate in grate in ligrate in grate in grate in grate in grate in ligrate in grate in	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the	approaches to the conent spoiling the essent application of Pleasant valley and respite environs, Narb Lodges, isolated sites Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity application gentle plateau with avoid overlooking. Neather area but development of the area but development of the area but development of the area lies away from the goutgrown hedges by to be near main roar roads, apart from dis	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apart the coast in flatter are and trees to integrate ad corridors through the creet signage.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited Limited Limited t. However, parts hang areas close to the sy from the coast in fladges and trees to inteed sites are likely to be parent from the roads eas either in gentle vathe development and the area but development.	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrate the ligrate in the ligrate in ligr	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited.	approaches to the conent spoiling the essent application of Pleasant valley and respite environs, Narb Lodges, isolated sites Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity application gentle plateau with avoid overlooking. Note the area but development of the area but development of the area but development of the area lies away from the area but development of the area but develop	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apart the coast in flatter are and trees to integrate ad corridors through the creet signage.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited Limited Limited timited Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrate	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limite and surrounding as	approaches to the conent spoiling the essent dependent spoiling the essent dependent spoiling the essent dependent spoiling the essent dependent spoiling the essent valley. Sum Narberth. The capacity Pleasant valley, Sum Narberth. The capacity avoid overlooking. Not the area but development development of the essent development deve	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apart the coast in flatter are and trees to integrate ad corridors through the creet signage.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrate	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for the plate in the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the the capacity of the plateau with existin New sites are likely apparent from the capacity of the plateau with existing the capacity of the plateau with existing the capacity of the capacity of the plateau with existing the capacity of the c	approaches to the conent spoiling the essent dependent and pleasant valley and approaches, isolated sites. Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity approaches a pentle plateau with avoid overlooking. Note the area but development of the earea lies away from the goats, apart from dispendent of the coast. There area close to the coast from the coast. There	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be appart the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to pair is very limited if any control of the coast in flatter are and trees to integrate and corridors through the creet signage.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrate	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severed.	approaches to the conent spoiling the essent defends and valley and respite environs, Narb Lodges, isolated sites Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity appeals of the area but development of the area but deve	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apart the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any calready expanded signal and signal in the coast in flatter are and trees to integrate and corridors through the creet signage.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrat	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severe the rural environs.	approaches to the conent spoiling the essent dependent spoiling the essent dependent spoiling the essent dependent spoiling the essent valley and reason the spoiling and spoiling the area but development of the settlement includes the settlement includes the settlement includes the spoiling sites have of the settlement includes the spoiling sites and spoiling sites have of the settlement includes the spoiling sites and spoiling sites have of the settlement includes the spoiling sites and spoiling site	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be appart the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation in the coast in flatter and trees to integrate and corridors through the coast further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrat	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severe the rural environs expanding sites elements.	approaches to the conent spoiling the essent application of Pleasant valley and respite environs, Narb Lodges, isolated sites Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacion gentle plateau with avoid overlooking. Note the area but development of the search of the coast. There all existing sites have of the settlement incl sewhere but not whe	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apart the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation re new development were new development of the coast in st.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrat	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severe the rural environs expanding sites els such as on steeper sites.	approaches to the conent spoiling the essent defends and valley and respite environs, Narb Lodges, isolated sites Substantial/moderate Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity avoid overlooking. Neather area but development of the area but development of the settlement included if any capacity to earea close to the coafform the coast. There all existing sites have of the settlement included inclu	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apart the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation re new development was deviced existing screening of the coast in grand the conservation re new development was development of the coast in grand the conservation re new development was development of the coast in grand the conservation re new development was development of the coast in grand the coast in gra	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrat	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severe the rural environs expanding sites els such as on steeper There is no overrice.	approaches to the conent spoiling the essent defends and valley and respite environs, Narb Lodges, isolated sites Substantial/moderate Substantial/moderate Substantial/moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacion gentle plateau with avoid overlooking. Note the area but development of the area but development of the settlement included if any capacity to express close to the coafform the coast. There all existing sites have of the settlement included in gustification for the settlement of the settlement included in gustification for the settlement included in gustif	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apparted to corridors through the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation re new development was development of the coast in grand signal screening coals even though some	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrat	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (increasing accommodation)	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severe the rural environs expanding sites elsuch as on steeped. There is no overridand could be impressive.	approaches to the conent spoiling the essent dependent spoiling the essent dependent spoiling the essent dependent spoiling the essent valley and reason to the settlement included in gentle plateau with avoid overlooking. Not the area but development of the settlement included in gentle plateau with avoid overlooking. Not the area but development of the earea lies away from the gentle plateau with avoid overlooking. Not the area but development of the area but development included if any capacity to eareas close to the coate of the settlement included in	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apparted to corridors through the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation re new development was devisiting screening of the coast in grand signal in the coast in grand signal is even though some ut and mitigation. It is	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in ligrate the ligrat	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severe the rural environs expanding sites elsuch as on steeped. There is no overridand could be impressive.	approaches to the conent spoiling the essent dependent spoiling the essent dependent spoiling the essent dependent spoiling the essent valley and reason to the settlement included in gentle plateau with avoid overlooking. Not the area but development of the settlement included in gentle plateau with avoid overlooking. Not the area but development of the earea lies away from the gentle plateau with avoid overlooking. Not the area but development of the area but development included if any capacity to eareas close to the coate of the settlement included in	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apparted to corridors through the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation re new development was development of the coast in grand signal screening coals even though some	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in legrate the legrate the legrate in enear main road latter areas either in legrate the legrate in enear main road legrate in	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severe the rural environs expanding sites elsuch as on steeped. There is no overridand could be impressive.	approaches to the conent spoiling the essent dependent spoiling the essent dependent spoiling the essent dependent spoiling the essent valley and reason to the settlement included in gentle plateau with avoid overlooking. Not the area but development of the settlement included in gentle plateau with avoid overlooking. Not the area but development of the earea lies away from the gentle plateau with avoid overlooking. Not the area but development of the area but development included if any capacity to eareas close to the coate of the settlement included in	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apparted to corridors through the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation re new development was devisiting screening of the coast in grand signal in the coast in grand signal is even though some ut and mitigation. It is	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in legrate the legrate the legrate avoid overlooking. lent should not be valley, Summerhill legrate he valley and spoiling	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existing New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as sever the rural environs expanding sites elsuch as on steeped. There is no overridant could be improlimited in extent are sites around the sites of the sit	approaches to the conent spoiling the essent dependent spoiling the essent dependent spoiling the essent dependent spoiling the essent valley and reason spoiling the essent valley. Sum Narberth. The capacity Pleasant valley, Sum Narberth. The capacity avoid overlooking. Not the area but development e area lies away from any outgrown hedges by to be near main road roads, apart from dispendent existing sites have of the settlement incluse where but not whe exist some some of the settlement inclused in gustification for the oved in terms of layound do not expand bey	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apparted to corridors through the coast in flatter areand trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to pair is very limited if any coalready expanded siguiding the Conservation re new development was dexisting screening of the coast in ground existing screening coals even though some ut and mitigation. It is cond existing boundaries.	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in legrate the legrate the legrate avoid overlooking. lent should not be valley, Summerhill legrate National Park less further around roding and spoiling legrate potential for lore exposed areas oulated with units existing sites are	
Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	On main developm Sites in and aroun Kings Park, Taver Park/Castlewood I Gate. Substantial As an extensive at capacity including Park, and around gentle valleys or of development and corridors through the discreet signage. The capacity of the plateau with existin New sites are likely apparent from the There is very limited and surrounding and views to and for Narberth as severe the rural environs expanding sites elsuch as on steeped. There is no overridand could be impressioned in extent are the rural environs expanding sites elsuch as on steeped. There is no overridand could be impressioned in extent are the rural environs expanding sites elsuch as on steeped. There is no overridand could be impressioned in extent are the rural environs expanding sites elsuch as on steeped.	approaches to the conent spoiling the essent depleasant valley and inspite environs, Narb Lodges, isolated sites Substantial/ moderate Substantial/ moderate Substantial/ moderate rea, there is capacity Pleasant valley, Sum Narberth. The capacity avoid overlooking. Note the area but development of the area but development of the settlement included if any capacity to express close to the coafform the coast. There all existing sites have of the settlement included in settlement included in gustification for the versiones or with limited the coast. The province of the settlement included in terms of layound do not expand bey improvements on sites in the settlement included in terms of layound do not expand bey improvements on sites in the settlement included in terms of layound do not expand bey improvements on sites in the settlement included in terms of layound do not expand bey improvements on sites.	munty and coastal resonantially rural landscape of Summerhill close to be the environs eg Nobles such as Grondre, ne such as Grondre, ne merhill and surrounding of the area lies away existing outgrown here we sites or the extendment should not be apparted to corridors through the coast in flatter are and trees to integrate ad corridors through the creet signage. Extend sites further in st. This is in order to part is very limited if any coalready expanded siguiding the Conservation re new development was devisiting screening of the coast in grand signal in the coast in grand signal is even though some ut and mitigation. It is	rts- the potential for ce. the coast, A477 corrice Court and Brooksid ar Clunderwen and R Limited L	dor including Little le Caravan ledford near Princes No capacity/ At capacity At capacity At capacity ave already reached coast and National latter areas either in legrate the legrate the legrate avoid overlooking. lent should not be valley, Summerhill legrate National Park less further around roding and spoiling legrate potential for lore exposed areas oulated with units existing sites are red instead of static	

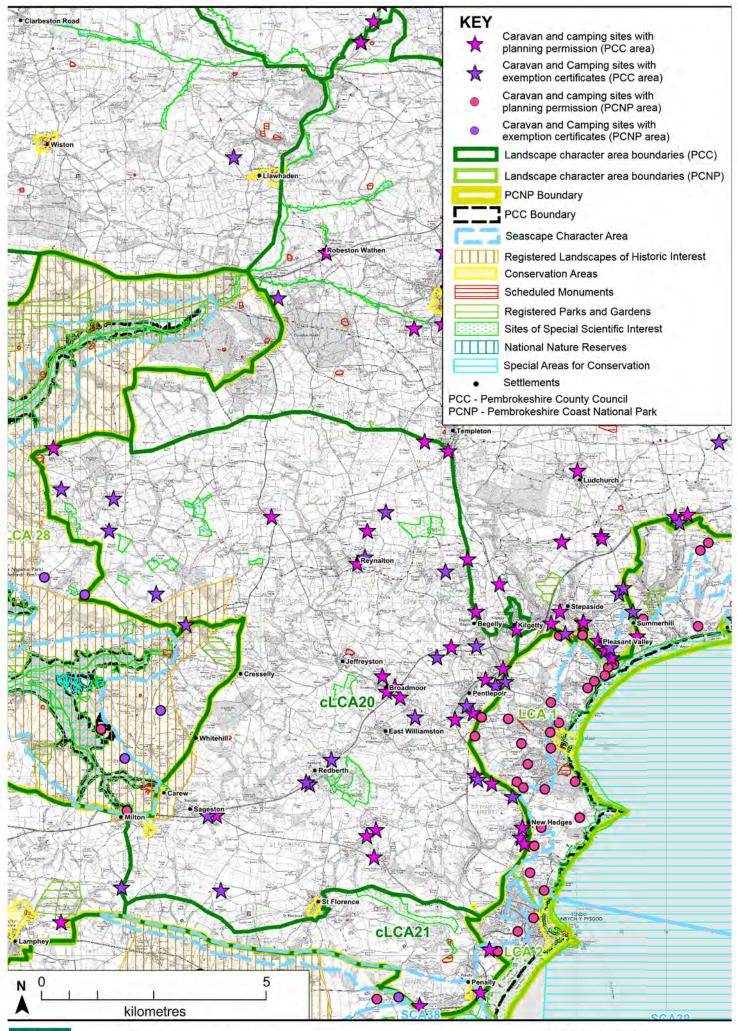
	visual impact can be demonstrated.
GUIDANCE	
Siting guidance	 Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site. Site within field boundaries, not spilling into adjacent fields. Site on plateau or flat land, away from the coast and skylines, and provided there is enclosure. Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces. Associate with farm complexes if possible, especially small sites. If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting. Site adjacent to modern development. Avoid national or locally designated nature conservation sites or reserves. Avoid unimproved pasture and semi-natural habitats including ancient woodland. Avoid siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.
Mitigation guidance	 Reduce density of static caravan development or lodges creating green space with native tree planting between caravans/lodges, especially where units 'stack up' slopes. Avoid placing static caravans very close to boundaries so planting can help to buffer effects. Restrict static and touring caravans to the edge of fields. Consider static unit layouts which are less rectilinear with curving access roads and spaces. In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking. Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting. Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary. Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting. Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites. Increase native tree and shrub planting within sites to break up the development and mitigate visual impact. Replace fences with native hedges or hedgebanks. Soften hard edges such as walls along roads with trees. Replace conifer hedges with native hedges. Replace conifers with deciduous native trees. Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc. Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrus



LCA20: Jeffreyston Lowlands

Related Seascape Character Area **SENSITIVITY** Summary of The susceptibility of the area lies in the open skylines in places associated with rounded hills and sensitivity ridges, the open slopes of hills, steep sided valleys, broadleaf woodland, semi-natural areas, and small-scale regular fields systems. The value of the area lies in its role as setting to the National Park, the presence of Milford Haven Waterway Landscape of Outstanding Historic Interest, the setting of various conservation areas, SSSIs including Redberth Common and tranquillity of the area away from the main roads and lines of communication. The LANDMAP value is high for the main Historic Landscape and Cultural Landscape aspect areas and moderate for all other main aspect areas. Medium/low Medium High/medium Sensitivity to types of Low development Static: large Static: medium Static: small Seasonal: large Seasonal: medium Seasonal: small **Key sensitivities** The following characteristics make the area sensitive to development: Undulating landscape of rounded hills and ridges with open skylines in places. Upper open slopes on hills. Incised, steep sided valleys. Broadleaf wooded slopes. Semi-natural areas such as Redberth Common. Small-scale irregular field systems in places eg around East Williamston and Kilgetty Two small areas to the west lie within the Milford Haven Waterway Landscape of Outstanding Historic Interest. The setting of various conservation areas including Carew, Carew Cheriton and St Florence. The setting of the National Park to the east (the coast) and west (the Daugleddau). Tranquil areas especially to the north west. On main approaches to coastal resorts- the potential for cumulative development or ribbon development spoiling the essentially rural landscape. Development in area Along the A478 in particular including clusters around Pentlepoir and New Hedges to the south east close to the National Park, along the A477 (T) including a cluster around Broadmoor, clusters at Heatherton Sports Park and Reynalton, and a scattering of sites elsewhere. CAPACITY Substantial/ Substantial Capacity of LCA for **Moderate** Limited development or moderate further development/units As an extensive area, there is capacity for further development. However, parts have already reached Summary of capacity capacity including the area around New Hedges close to the National Park, and around Broadmoor. The capacity of the area lies away from the coast in flatter areas either in gentle valleys or on gentle plateau with existing outgrown hedges and trees to integrate the development and avoid overlooking. New sites or the extended sites are likely to be near main road corridors through the area but development should not be apparent from the roads, apart from discreet signage. Capacity for new sites The capacity of the area lies away from the coast in flatter areas either in gentle valleys or on gentle plateau with existing outgrown hedges and trees to integrate the development and avoid overlooking. New sites are likely to be near main road corridors through the area but development should not be apparent from the roads, apart from discreet signage. Any new sites should be implemented in line with the guidance below. Capacity for There is limited capacity to extend small sites further along the A478 and A477 provided these extensions to existing extensions follow the guidelines and are not apparent from the roads or overtop skylines or locate on sites (increasing exposed or steeper slopes visible to the wider landscape. The larger sites, eg at New Hedges and accommodation) Broadmoor, appear to be already at their limits, potentially causing significant adverse effects if extended. There may be potential for expanding sites elsewhere but not where new development would overtop skylines or locate on exposed or steeper slopes visible to the wider landscape. Capacity for Some static caravan parks are in prominent locations with dense layouts and very limited mitigation. extensions to existing The most noticeable is Rumbleway Caravan Park at New Hedges. Here, additional tree and hedge sites (to improve sites planting to break up the caravans on the sloping site would be highly desirable combined with without increase in screening tree planting from the A478 and reduction of unsightly clutter relating to signage for the accommodation) adjacent bar/eatery which may form part of the site. A carefully designed small extension to make up for the lost caravan spaces with native tree and hedge mitigation may be possible to the west but with no overall addition in unit numbers. Elsewhere, it is more important that existing sites are limited in extent and do not expand beyond existing boundaries. Capacity for changes There is room for improvements on sites. Pods or glamping tents may be considered instead of static within existing sites caravans where improvements in layout in line with this document's guidelines and a reduction in

	visual impact can be demonstrated.
GUIDANCE	
Siting guidance	 Site in areas enclosed by landform, trees or mature hedges both within and adjacent to a site.
	Site within field boundaries, not spilling into adjacent fields.
	 Site on plateau or flat land, away from the coast and skylines, and provided there is enclosure.
	 Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.
	Associate with farm complexes if possible, especially small sites.
	 If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting. Site adjacent to modern development.
	Avoid national or locally designated nature conservation sites or reserves.
	Avoid unimproved pasture and semi-natural habitats including ancient woodland.
	Avoid siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.
Mitigation guidance	 Reduce density of static caravan development or lodges creating green space with native tree planting between caravans/lodges, especially where units 'stack up' slopes.
	 Avoid placing static caravans very close to boundaries so planting can help to buffer effects. Restrict static and touring caravans to the edge of fields.
	 Consider static unit layouts which are less rectilinear with curving access roads and spaces. In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking.
	 Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
	 Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
	 Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting.
	 Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
	 Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
	Replace fences with native hedges or hedgebanks.
	Soften hard edges such as walls along roads with trees.
	Replace conifer hedges with native hedges.
	Replace conifers with deciduous native trees.
	 Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-
	natural habitats, watercourses and field boundaries etc.
	 Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours, painted render, annual bedding and over-large areas of hard standing.



Related Seascape Character Area

LCA21: Penally SCA 38: Lydstep Haven coastal waters SCA 39: Tenby and Caldey Island

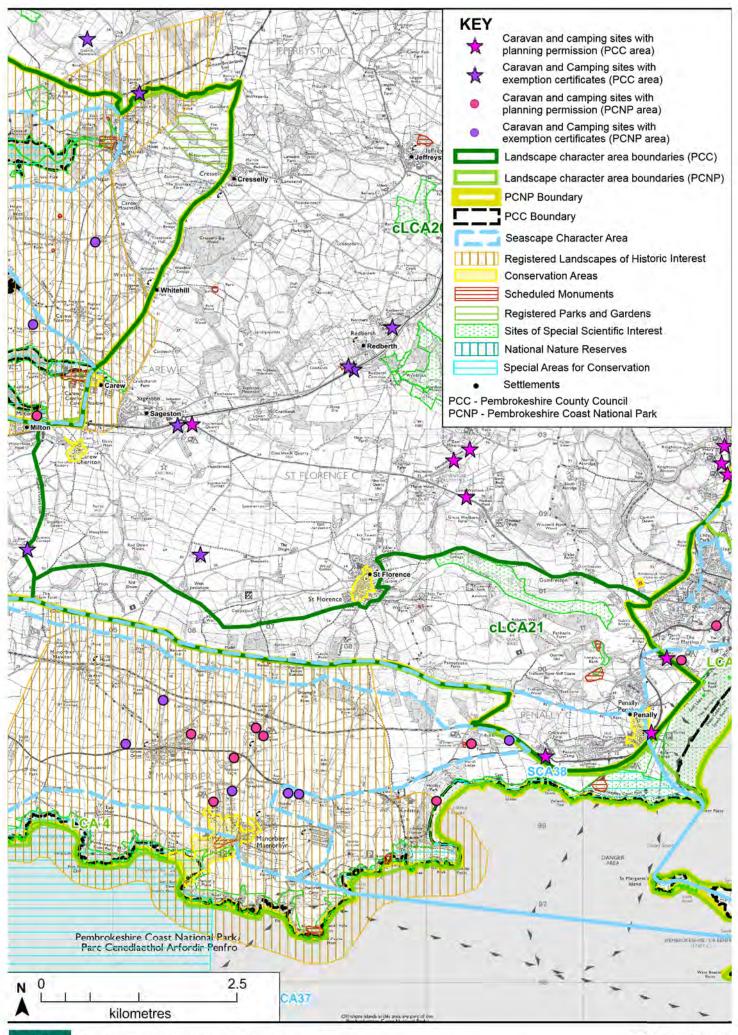
	S	SCA 39: Tenby and	Caldey Island			
SENSITIVITY						
Summary of sensitivity	The susceptibility the area lies in the prominent ridge with its narrow top and relatively open skyline, its prominent slopes to the north and south, the steep valley sides of the Ritec, the flat marshland and reedbeds of the Ritec and south of Penally, the burrows and related coastal strip separating Tenby from Penally, small-scale strip field systems and small broadleaf woodland blocks. The value of the area lies in its role as part of the setting for the National Park especially on the ridge, Penally Conservation area, the setting of Florence Conservation Area, various SAMs and their settings, the Ritec Fen SSSI and the Wales Coast Path and Ritec Walk. The LANDMAP value is high for the main Historic Landscape and Cultural Landscape aspect areas and moderate for all other main aspect areas.					
Sensitivity to types of development	Low	Medium/low	Medium	High/medium	High	
Static: large						
Static: medium						
Static: small						
Seasonal: large Seasonal: medium						
Seasonal: small						
Key sensitivities	The following char	acteristics make the	area sensitive to deve	lonment:		
		nt ridge slopes to the		юрители.		
		• .				
		dge top and skyline r	•			
		lley sides of the Ritec			11	
			lley floor of the Ritec	-	•	
		on the coast and relat om Penally.	ted coastal strip adjac	ent to the National Pa	ark and separating	
		f woodland on ridge a	ind valley sides.			
		ale field systems.				
			nally Conservation Are	ea.		
D	The Rited					
Development in area	Static and season	al caravan sites to the	south and west of Po	enally, and part of the	Kiln Park site.	
CAPACITY					T	
Capacity of LCA for development or further development/units	Substantial	Substantial/ moderate	Moderate	Limited		
Summary of capacity	topography and la sites with more pla	ndcover elsewhere. Tanting to soften and so		oportunity to improve	the Penally caravan	
Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	There is no capacity for large or medium sites within the area, or for further static sites. They may be very limited opportunities for smaller seasonal sites inland away from the ridge and Ritec. There is no capacity for extending existing sites as they already form an intensive land use south and west of Penally, close to the National Park.					
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There may be limited opportunity to improve the existing sites near Penally. Here, additional tree and hedge planting to break up the caravans would be highly desirable combined with screening tree planting from the coast road and wider landscape. Carefully designed small extensions to make up for the lost caravan spaces with native tree and hedge mitigation may be possible (but not to the west of Crackwell Holiday Park) but with no overall addition in unit numbers. The setting of Penally Conservation Area should be protected.					
Capacity for changes within existing sites	Elsewhere, it is more important that existing sites are limited in extent and do not expand beyond existing boundaries. There may be opportunity to improve the existing sites near Penally. Here, additional tree and hedge planting to break up the caravans would be highly desirable combined with screening tree planting from the coast road and wider landscape. The setting of Penally Conservation Area should be protected.					
GUIDANCE	•					
Siting guidance	site. Site withi Site on pi enclosure Site units	n field boundaries, no lateau or flat land, aw e.	form, trees or mature of spilling into adjacen ay from the coast and f enclosing elements of	t fields. I skylines, and provide	ed there is	
White Consultants	rautei ina		os or spaces.			

• Associate with farm complexes if possible, especially small sites.

- Avoid national or locally designated nature conservation sites or reserves.
- Avoid unimproved pasture and semi-natural habitats including ancient woodland.

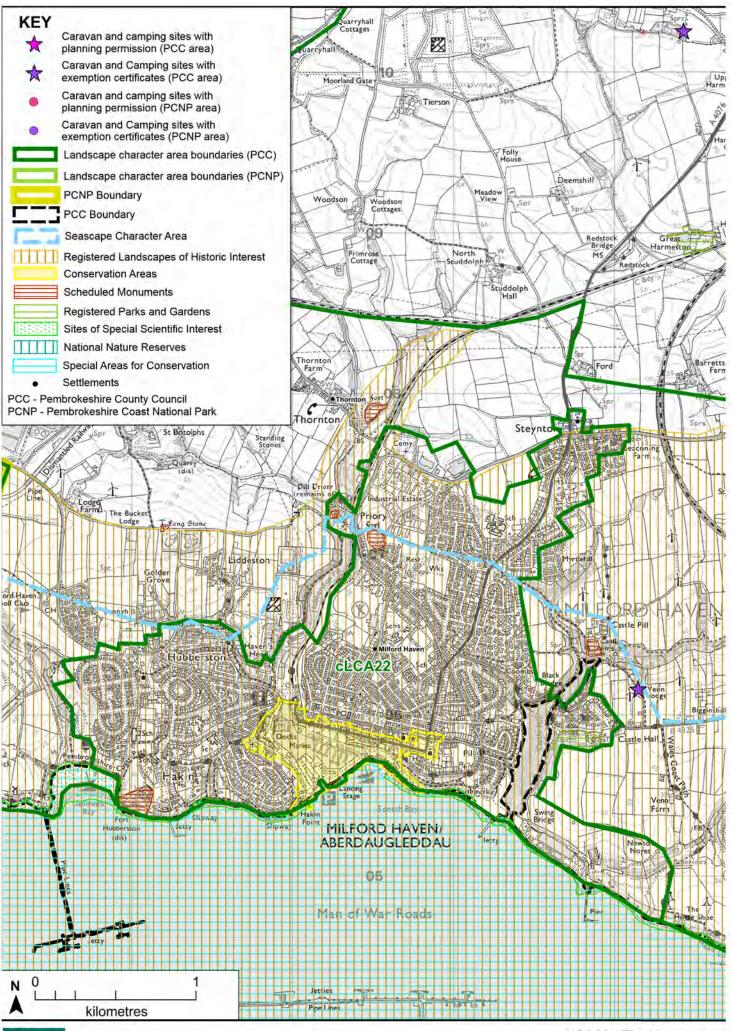
Mitigation guidance

- Reduce density of static caravan development or lodges creating green space with native tree planting between caravans/lodges, especially where units 'stack up' slopes.
- Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
- Restrict static and touring caravans to the edge of fields.
- Consider static unit layouts which are less rectilinear with curving access roads and spaces.
- In more prominent locations/fields and those directly by the coast consider removing static units and using the space for amenity eg open space recreation, play, dog walking.
- Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
- Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
- Enhance the appearance of site facilities eg to give a rural farm complex appearance where appropriate, and mitigate effects with planting.
- Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
- Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- Replace fences with native hedges or hedgebanks.
- Soften hard edges such as walls along roads with trees.
- · Replace conifer hedges with native hedges.
- Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
- Improve site entrances to have a rural character, using rural detailing, materials and planting
 reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours,
 painted render, annual bedding and over-large areas of hard standing.



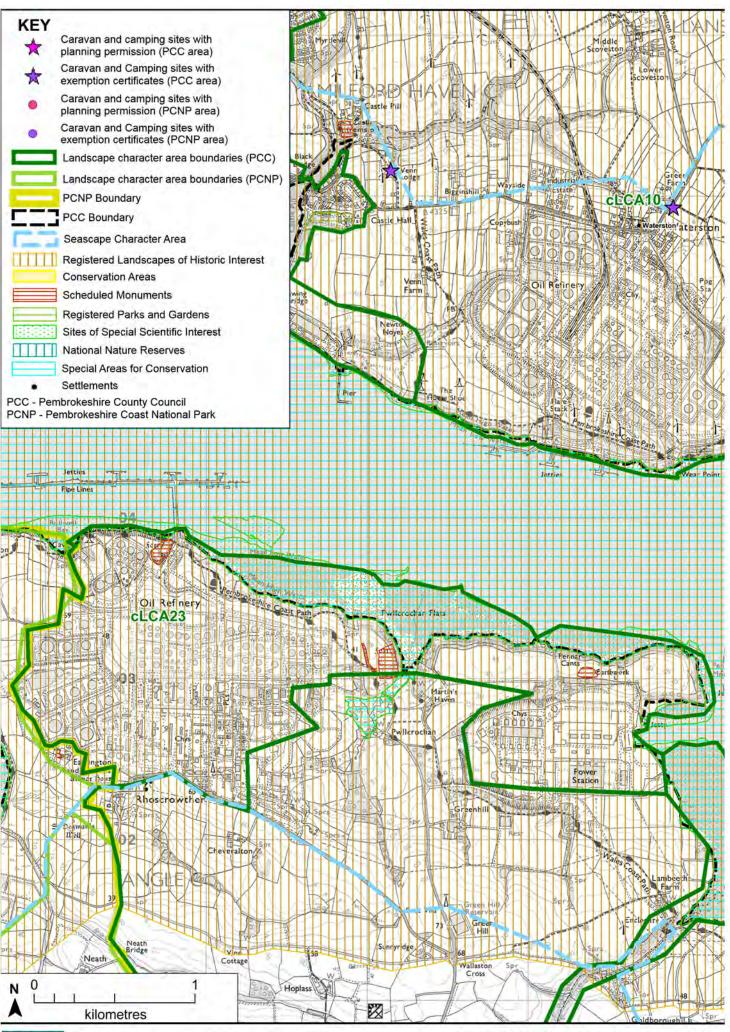
Landscape Character Area
Related Seascape Character Area
Related Seascape Character Area
SCA32: Inner Milford Haven

Related Seascape Char SENSITIVITY	aciei Alea C	CA32: Inner Milfo	iu naveii			
Summary of sensitivity	The susceptibility of the area lies in the Conservation Area and its setting, Hubberston Fort and Prior Fort and their setting, Milford Haven and its setting, the public open spaces and corridors. The value lies in the scheduled monuments, Conservation Area, Registered Landscape of Outstanding Historic Interest, the SAC of Milford Haven and scenic views along Milford Haven. The LANDMAP value is outstanding for the main Historic Landscape aspect area and low for the other main aspect areas.					
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High	
development						
Static: large						
Static: medium						
Static: small						
Seasonal: large						
Seasonal: medium						
Seasonal: small Key sensitivities			area sensitive to deve			
	HubberstOpen sloPublic op	pes and scrub slopes en spaces and corrid	onument and its settir falling down to Milfor ors, some of which so	rd Haven to the south eparate urban form.		
Development in area	None	s mappropriate for de	velopment due to the	existing built form.		
CAPACITY	None					
	Cubatantial	Cubetential/	Madarata	l imita d		
Capacity of LCA for development or further development/units	Substantial	Substantial/ moderate	Moderate	Limited		
Summary of capacity	described above, i	ncluding the Milford I		blic open space, and the may be opportunitied the Haven.		
Capacity for new sites	There may be very	/ limited capacity for s	small new sites assoc	ciated in enclosed loca	ations.	
Capacity for extensions to existing sites (increasing accommodation)	N/A					
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	N/A					
Capacity for changes within existing sites	N/A					
GUIDANCE						
Siting guidance	Site where	r from Milford Haven re enclosed by vegeta en slopes and skyline	ation or buildings.			
Mitigation guidance			• •	cluding hedgerows an wth to help filter or sci		



LCA23: Southern Haven Industrial Fringe SCA32: Inner Milford Haven

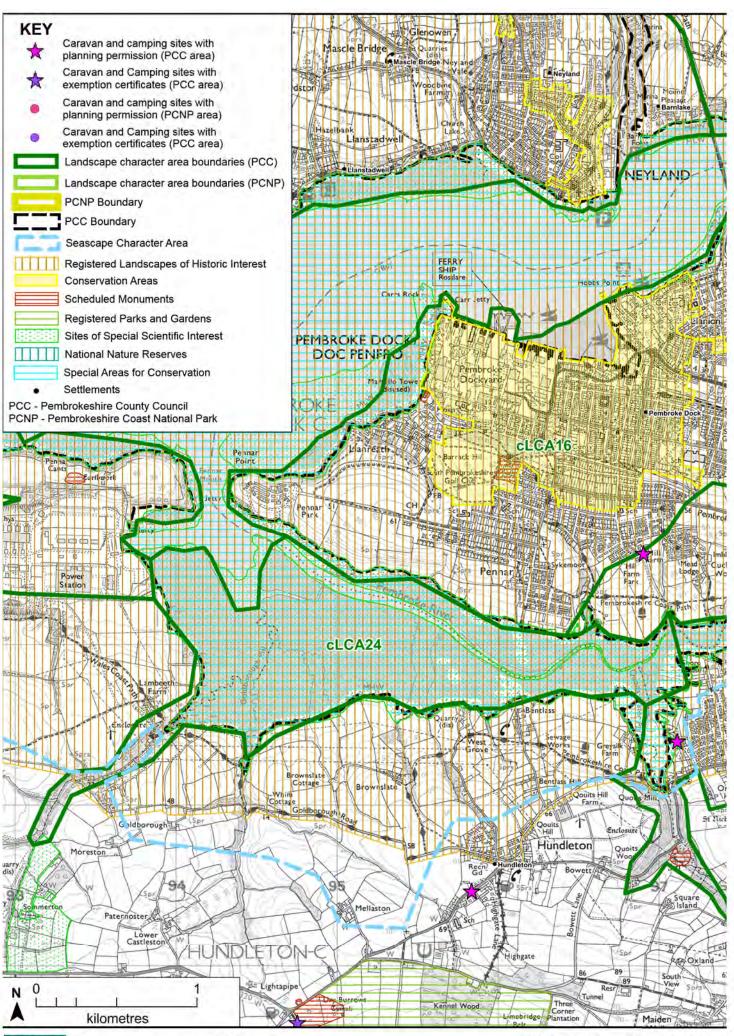
Related Seascape Char	acter Area	SCA32: Inner Milfo	rd Haven		
SENSITIVITY					
Summary of sensitivity	The susceptibility of the area lies in its open domed landform of semi-natural grassland and very steep wooded slopes of the narrow coastal belt adjacent to Milford Haven, the mudflats at Pwllcrochan, the setting of the Coast Path. The oil refinery and power station dominate the landscape and their curtilages are inappropriate for camping and caravan development. The value lies in the SAC/SSSI of Milford Haven, West Popton Camp enclosure and earthworks, and West Pennar Camp scheduled monuments, Registered Landscape of Outstanding Historic Interest and scenic views along Milford Haven. LANDMAP value is high for the main Cultural Landscape aspect area, moderate for main Historic Landscape aspect area and low for the other main aspect areas.				
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High
development	LOW	Medianijiow	Mediani	mgn/mediam	· · · · · · ·
Static: large					
Static: medium					
Static: small					
Seasonal: large					
Seasonal: medium					
Seasonal: small					
Key sensitivities	The following show	rantariation make the	area consitive to d	avalanment.	
	 The following characteristics make the area sensitive to development: Open domed landform of pasture/open land of the narrow coastal belt. Very steep wooded and scrub slopes adjacent to Milford Haven. The mudflats at Pwllcrochan. West Popton Camp enclosure and earthworks, and West Pennar Camp scheduled monuments and their setting. Wales Coast Path and its setting along the narrow coastal strip. The scenic character of the Milford Haven and its direct setting which the undeveloped part 				
	The scer	nic character of the N		· ·	e undeveloped part
Development in area	The scer of the are			· ·	e undeveloped part
Development in area	The scer	nic character of the N		· ·	e undeveloped part
CAPACITY	The scer of the are None	nic character of the Nea contributes to.	Ailford Haven and its	s direct setting which th	
CAPACITY Capacity of LCA for development or further development/units	The scer of the are None Substantial	sic character of the Nea contributes to. Substantial/ moderate	Milford Haven and its Moderate	s direct setting which th	No capacity/ At capacity
CAPACITY Capacity of LCA for development or further development/units Summary of capacity	The scer of the are None Substantial The area has no conatural setting or in th	sic character of the Nea contributes to. Substantial/ moderate capacity for developred is developed as an	Moderate Moderate ment as it is either soli refinery or power	Limited ensitive as part of Milfoer station.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units	The scer of the are None Substantial The area has no conatural setting or in the ar	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites	The scer of the are None Substantial The area has no conatural setting or in the ar	sic character of the Nea contributes to. Substantial/ moderate capacity for developred is developed as an	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	The scen of the are None Substantial The area has no conatural setting or in The area has no conatural setting or in N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for	The scen of the are None Substantial The area has no conatural setting or in the ar	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing	The scen of the are None Substantial The area has no conatural setting or in The area has no conatural setting or in N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites	The scen of the are None Substantial The area has no conatural setting or in The area has no conatural setting or in N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	The scen of the are None Substantial The area has no conatural setting or in The area has no conatural setting or in N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	The scen of the are None Substantial The area has no conatural setting or in The area has no conatural setting or in N/A N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	The scen of the are None Substantial The area has no conatural setting or in The area has no conatural setting or in N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	The scen of the are None Substantial The area has no conatural setting or in The area has no conatural setting or in N/A N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The scen of the are None Substantial The area has no conatural setting or in the area has no conatural setting or in N/A N/A N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	The scen of the are None Substantial The area has no conatural setting or in The area has no conatural setting or in N/A N/A	Substantial/ moderate capacity for developred is developed as an expacity for developed as an expacity for developred as an expacit for developred as an expact for	Moderate Moderate ment as it is either soil refinery or power and it is either something.	Limited ensitive as part of Milforstation. ensitive as part of Milforstation.	No capacity/ At capacity rd Haven's semi-



LCA24: Southern Haven mudflats

SCA32: Inner Milford Haven

SENSITIVITY	4010171104	OAGE. ITHICI WIIIO	- Carlavon		
SENSITIVITY Summary of sensitivity Sensitivity to types of development Static: large Static: medium Static: small Seasonal: large	The susceptibility intertidal mudflats, be reclaimed to ac incised valley to the its slopes, woodlar SSSI, and location main Visual and S	of the area on the Perpatches of shingle accommodate developing south west should and and very small so within the Registers ensory, Landscape I	embroke River lies and some marginal oment. This would b not be included in ale. The value of the ed Historic Landsca Habitats and Cultur	in its physical character saltmarsh at low tide wooe highly inappropriate. this area, but is also higher mudflats lies in their ape. The LANDMAP valual Landscape aspect at Landscape is not asses High/medium	thich would need to The small steep ghly sensitive due to designation as SAC, ue is high for the reas, and the main
Seasonal: medium					_
Seasonal: small Key sensitivities				and inappropriate for, d	
Dave language in according	 Watercourse of the Pembroke River, and mudflats at low tide, often with feeding birds evident and a pleasant sheet of water at high tide. Saltmarsh. Incised very small scale valley with steep slopes, and woodland. The value of the area lies in its designation of the mudflats and saltmarsh as SAC, SSSI, and the location within the Registered Historic Landscape. 				
Development in area	None				
CAPACITY					
Capacity of LCA for development or further development/units	Substantial	Substantial/ moderate	Moderate	Limited	No capacity/ At capacity
Summary of capacity		y and inappropriater	ness for developme	nt results in no capacity	<i>1</i> .
Capacity for new sites	None				
Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing	N/A				
sites (to improve sites without increase in accommodation) Capacity for changes	N/A				
within existing sites					
GUIDANCE					
Siting guidance	N/A				
Mitigation guidance	N/A				



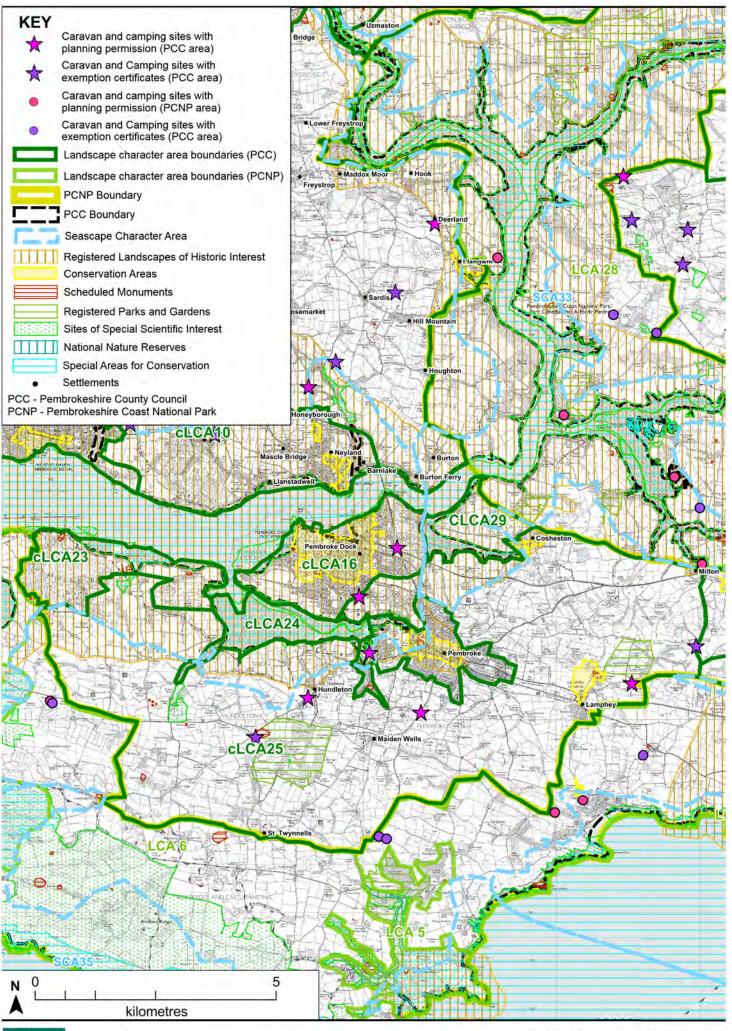
Related Seascape Character Area

LCA25: Hundleton and Lamphey

SCA32: Inner Milford Haven SCA33: Daugleddau

CENCITIVITY	3	CA33: Daugleddai	<u>, </u>		
SENSITIVITY					
Summary of sensitivity	The susceptibility of the area lies in the slopes down to the Daugleddau and Milford Haven, the open slopes of the ridges to the south, particularly open valley north of St Twynells, and the setting of the registered parks and gardens and Lamphey and Cosheton villages. The value of the area lies in Orielton Estate and Lamphey Historic Parks and Gardens, Lamphey and Cosheston Conservation Areas, Milford Haven Waterway Landscape of Outstanding Historic Interest, the relationship with the National Park which borders the area on several sides, the Wales Coast Path and an SSSI east of Wallaston Green. LANDMAP value is high for the main Cultural Landscape aspect area and moderate for the other main aspect areas.				
Sensitivity to types of development	Low	Medium/low	Medium	High/medium	High
Static: large Static: medium Static: small Seasonal: large					
Seasonal: medium					
Seasonal: small					
Key sensitivities	T1 (11 : 1			1 1	
Rey sensitivities	 Open slo Haven. Series of Park to the Open color Intervisibe Green and Milford Hedges of 	pes to the north falling ridges with open slop ne south. The nerent valley with very lility with the National ea/gap between Pemaven Waterway Land the area.	area sensitive to deve g down to the Daugler pes and skylines inclu- y low hedges/hedgeba Park to the south, nor broke and Pembroke scape of Outstanding Registered Parks and	ddau eg Cosheston P ding on the boundary anks and few trees no th east, east and wes Dock Historic Interest on th	with the National orth of St Twynells. it.
			Registered Farks and	daluelis aliu lileli si	aung.
Development in area	Wales Co Touring and camp Speculation Inn.		Hill, St Petrox, Dews L	_ake and Hundleton, a	also at the
CAPACITY			I		
Capacity of LCA for development or further development/units Summary of capacity	National Park and subject to the guid this area. Two site views which is not associated with a	its role contributing to elines below. All exis is have expanded bey desirable. Other sites pub, is in a poor state	o the area's openness o its setting. Only sma ting sites are seasona yond established hedg s are well contained w e of repair and could b	aller-scale sites may be al which are preferable gerows which open th vithin existing hedgero e improved. There is	e appropriate e to static sites in em up to wider ows. One site, very limited
Capacity for new sites	potential for further expansion of existing sites without becoming more visible within the landscape. There are limited opportunities for new sites especially in the northern part of the area and on steeper slopes to the south. Any new sites should be small scale, preferably be associated with mature outgrown hedgerows, trees or new development and follow the guidelines set out below.				rea and on steeper I with mature
Capacity for extensions to existing sites (increasing accommodation)	outgrown hedgerows, trees or new development and follow the guidelines set out below. There is very limited potential for further expansion of existing sites without becoming more visible within the landscape.				
Capacity for extensions to existing sites (to improve sites without increase in accommodation)	There is no overriding reason to undertake this as the most important factor is limiting the size and spread of the existing sites in order to optimise screening.				
Capacity for changes within existing sites	with trees planted	on the edges of the e	d established hedgero expanded areas to hel proved with hedge pla	p integrate them into	the landscape. One
GUIDANCE					
Siting guidance	site. • Site withi	n field boundaries, no	form, trees or mature ot spilling into adjacen ovided there is enclosi	t fields.	nd adjacent to a

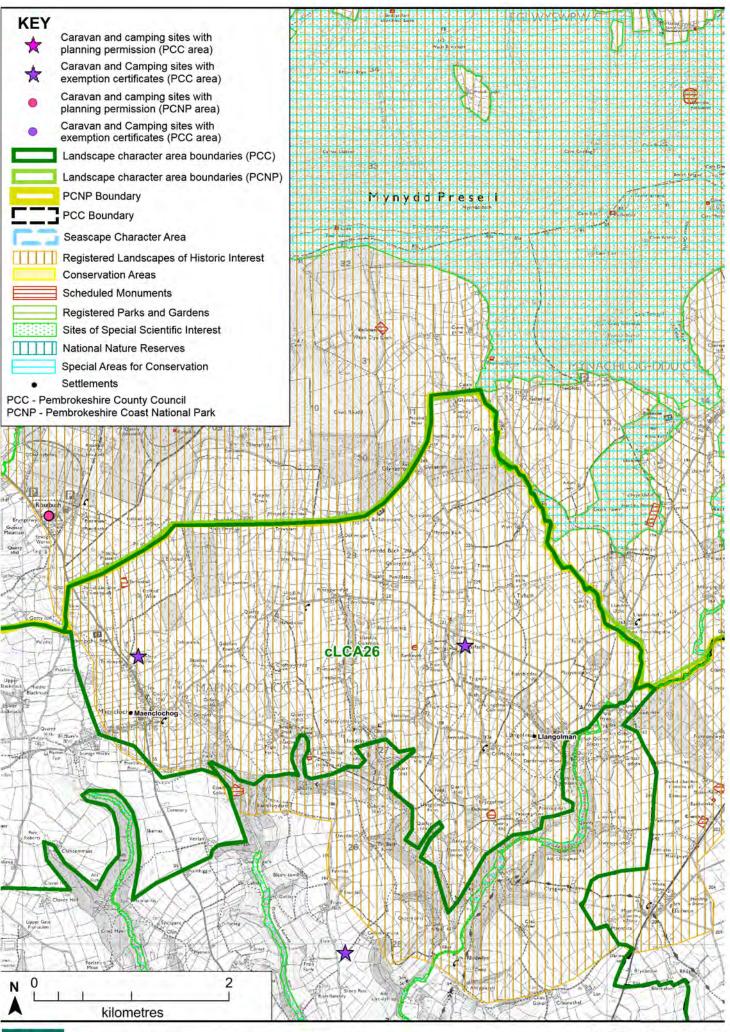
	 Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces. Associate with adjacent to modern development or farm complexes away from settlement if possible. Avoid unimproved pasture and semi-natural habitats.
Mitigation guidance	 Restrict units to the edge of fields. Avoid lighting or provide downward facing and low level lighting to minimum areas where necessary. Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate. Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites. Increase native tree and shrub planting within sites to break up the development and mitigate visual impact but ensure this is in character with the landscape character. Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc. Ensure site entrances have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting, bright colours and over-large areas of hard standing.



LCA26: Maenclochog

SENSITIVITY Summary of	The succeptibility	of the area lies in the	open hill landscape :	with low hadaahanka	and local skylines	
sensitivity			open hill landscape v			
•	which is overlooked by the Preseli Hills, the small scale incised valleys with associated woodland and scrub vegetation, small-scale field pattern, and dispersed rural settlement pattern. The value lies in its relationship with the National Park to the north, location within the Landscape of Outstanding Historic Interest with associated scheduled monuments and in its tranquillity. LANDMAP value is outstanding for the main Cultural Landscape aspect area, high for the main Visual and Sensory and Historic					
	Landscape aspect		e for the other main a		- -	
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High	
development						
Static: large						
Static: medium						
Static: small						
Seasonal: large Seasonal: medium						
Seasonal: small						
Key sensitivities	The fellowing a short	4:-4: 41		.1		
ney sensitivities	_		area sensitive to deve	•		
	 Hills with 	open upper slopes a	nd rounded summits	forming local skylines	S.	
	 Incised v 	alleys draining into th	e eastern Cleddau wi	th semi-natural veget	tation including	
	woodland	d and scrub.				
	 Fields wi 	th low hedgebanks of	ten with gorse, creati	ng a relatively open la	andscape in parts.	
	Small-sca	ale field patterns inclu	uding strip fields west	of Maenclochog.		
		•	reselis- the area form	•	settina to the	
		ills and has a strong		,		
			ely a dispersed rural s	settlement nattern of t	farmsteads and	
	isolated h		ory a aroperseu rural s	odiomoni padem on	amoloado and	
		area away from main	roads			
		-				
	 Within Mynydd Preseli Landscape of Outstanding Historic Interest and associated scheduled monuments including prehistoric, medieval and post-medieval sites. 					
Dovolonment in area			ric, medievai and pos	t-medievai sites.		
Development in area CAPACITY	Site north of Maer	iclochog.				
			T			
Capacity of LCA for	Substantial	Cubetontial/				
		Substantial/	Moderate	Limited		
development or		moderate	Moderate	Limited		
development or further			Moderate	Limited		
development or further development/units		moderate			ith the Preselis and	
development or further development/units	The capacity of the	moderate e area is limited due t	to the area's opennes	s and intervisibility wi		
development or further development/units	The capacity of thits role contributing	moderate e area is limited due to to its setting. Only s		s and intervisibility wi sites may be appropri	iate. The existing sit	
development or further development/units	The capacity of the its role contributing just north of Maen	moderate e area is limited due to g to its setting. Only sclochog is discreet, a	to the area's opennes	s and intervisibility wi sites may be appropri ening conifer plantati	iate. The existing si on. This has limited	
development or further development/units Summary of capacity	The capacity of the its role contributing just north of Maen potential for expar	moderate e area is limited due t g to its setting. Only s clochog is discreet, a nsion without becomir	to the area's opennes mall-scale seasonal s ssociated with a scre	s and intervisibility wi sites may be appropri ening conifer plantation the landscape. Over	iate. The existing si on. This has limited time the conifers	
development or further development/units Summary of capacity	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed r	moderate e area is limited due to g to its setting. Only so clochog is discreet, ansion without becoming replaced on a phased pative planting.	to the area's opennes small-scale seasonal s ssociated with a scre ng more visible within d basis, maintaining s	s and intervisibility wi sites may be appropri ening conifer plantation the landscape. Over creening, with more a	iate. The existing sit on. This has limited time the conifers appropriate broadlea	
development or further development/units	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed roll. There are very limits.	moderate e area is limited due to get to its setting. Only section clochog is discreet, and ansion without becoming replaced on a phase continuative planting.	to the area's openness mall-scale seasonal seasociated with a screing more visible within a basis, maintaining seasocially in	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more and the northern part of	iate. The existing sit on. This has limited time the conifers appropriate broadlea f the area and on	
development or further development/units Summary of capacity	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed route are very lime steeper slopes to	e area is limited due to g to its setting. Only so clochog is discreet, ansion without becoming replaced on a phased native planting. ited opportunities for the south. Any new si	to the area's opennes small-scale seasonal s ssociated with a scre ng more visible within d basis, maintaining s	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more and the northern part of	iate. The existing sit on. This has limited time the conifers appropriate broadlea	
development or further development/units Summary of capacity Capacity for new sites	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed roll. There are very limits steeper slopes to guidelines set out	moderate e area is limited due to get to its setting. Only so clochog is discreet, and its insign without becoming replaced on a phase continuous planting. ited opportunities for the south. Any new sidelow.	to the area's openness mall-scale seasonal seasociated with a screing more visible within a basis, maintaining seasociates should be small seasocially in the seasocial seasocia	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more another northern part of cale and seasonal ar	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the	
development or further development/units Summary of capacity Capacity for new sites Capacity for	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed rough There are very limits steeper slopes to guidelines set out.	e area is limited due to go to its setting. Only so clochog is discreet, and is in without becoming replaced on a phase of partive planting. Ited opportunities for the south. Any new sidelow.	to the area's openness mall-scale seasonal subspection in the scale seasonal subspection is seasonal subspection in the scale seasonal subspection in the scale season	s and intervisibility wisites may be appropriate ening conifer plantation the landscape. Over creening, with more and the northern part of cale and seasonal arciated with a screening.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed rough There are very limits steeper slopes to guidelines set out. The existing site just This has limited points.	e area is limited due to get to its setting. Only so clochog is discreet, a nision without becoming replaced on a phased native planting. In the south. Any new sidelow. Just north of Maencloch tential for expansion	to the area's openness mall-scale seasonal seasociated with a screing more visible within a basis, maintaining seasociates should be small seasociated without becoming more stream of the seasociate of the seaso	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more and the northern part of cale and seasonal arciated with a screening re visible within the l	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed in the are very limited per storage of the existing site just the conifers would the conifers would its role of the conies of	e area is limited due to get to its setting. Only seclochog is discreet, and is in without becoming replaced on a phased native planting. In the south. Any new side below. Just north of Maencloch tential for expansion in need to be replaced.	to the area's openness mall-scale seasonal substitute in the seasonal subst	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more and the northern part of cale and seasonal arciated with a screening re visible within the l	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed rough There are very limus steeper slopes to guidelines set out. The existing site just This has limited pot the conifers would appropriate broad	moderate e area is limited due to get to its setting. Only sectochog is discreet, and is in without becoming replaced on a phase of the south. Any new set below. Just north of Maencloch tential for expansion in need to be replaced leaf or at least mixed.	to the area's openness mall-scale seasonal seasociated with a screing more visible within a basis, maintaining seasociated seasocially interest should be small seasociated without becoming more on a phased basis, mative planting.	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more as in the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time, with more	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very limus steeper slopes to guidelines set out The existing site just has limited pot the conifers would appropriate broad There is no overries.	e area is limited due to go to its setting. Only so clochog is discreet, a nation without becoming replaced on a phased native planting. Ited opportunities for the south. Any new so below. Just north of Maenclocotential for expansion need to be replaced leaf or at least mixed ding reason to undertive ground in the second to the second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ground second se	to the area's openness mall-scale seasonal sussociated with a screing more visible within a basis, maintaining suspensive should be small small should be small suspensive should be small suspensive should be small suspensive should be small suspensive should be small small small should be small small small should be small	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time, with more	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (increasing accommodation)	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very limus steeper slopes to guidelines set out The existing site just has limited pot the conifers would appropriate broad There is no overries.	e area is limited due to go to its setting. Only so clochog is discreet, a nation without becoming replaced on a phased native planting. Ited opportunities for the south. Any new so below. Just north of Maenclocotential for expansion need to be replaced leaf or at least mixed ding reason to undertive ground in the second to the second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ground second se	to the area's openness mall-scale seasonal seasociated with a screing more visible within a basis, maintaining seasociated seasocially interest should be small seasociated without becoming more on a phased basis, mative planting.	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time, with more	
development or further development/units Summary of capacity	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very limus steeper slopes to guidelines set out The existing site just has limited pot the conifers would appropriate broad There is no overries.	e area is limited due to go to its setting. Only so clochog is discreet, a nation without becoming replaced on a phased native planting. Ited opportunities for the south. Any new so below. Just north of Maenclocotential for expansion need to be replaced leaf or at least mixed ding reason to undertive ground in the second to the second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ground second se	to the area's openness mall-scale seasonal sussociated with a screing more visible within a basis, maintaining suspensive should be small small should be small suspensive should be small suspensive should be small suspensive should be small suspensive should be small small small should be small small small should be small	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time, with more	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very limus steeper slopes to guidelines set out The existing site just has limited pot the conifers would appropriate broad There is no overries.	e area is limited due to go to its setting. Only so clochog is discreet, a nation without becoming replaced on a phased native planting. Ited opportunities for the south. Any new so below. Just north of Maenclocotential for expansion need to be replaced leaf or at least mixed ding reason to undertive ground in the second to the second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ding reason to undertive ground second leaf or at least mixed ground second se	to the area's openness mall-scale seasonal sussociated with a screing more visible within a basis, maintaining suspensively in the scale of the scal	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time, with more	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very liming steeper slopes to guidelines set out. The existing site just This has limited pot the conifers would appropriate broad. There is no overries spread of the existing site potentials.	e area is limited due to go to its setting. Only so clochog is discreet, and its in without becoming replaced on a phase of the south. Any new side below. In a to the south of Maencloch otential for expansion in need to be replaced deaf or at least mixed ding reason to under the side in order to make t	to the area's openness mall-scale seasonal sussociated with a screing more visible within a basis, maintaining suspensively in the scale of the scal	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening.	iate. The existing si on. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very limits teeper slopes to guidelines set out. The existing site juthe conifers would appropriate broad. There is no overris spread of the existing site is.	e area is limited due to go to its setting. Only so clochog is discreet, and its in without becoming replaced on a phase of the south. Any new side below. In a to the south of Maencloch otential for expansion in need to be replaced deaf or at least mixed ding reason to under the side in order to make t	to the area's openness mall-scale seasonal sussociated with a screing more visible within a basis, maintaining suspensive should be small suspensive planting. The planting matter planting is a screen without becoming matter planting. The planting is a screen without second planting is a screening and contain screening and screen	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very limits teeper slopes to guidelines set out. The existing site juthe conifers would appropriate broad. There is no overris spread of the existing site is.	e area is limited due to go to its setting. Only so clochog is discreet, a nation without becoming replaced on a phase of native planting. Ited opportunities for the south. Any new site below. Ites that ites the south of Maencloc otential for expansion and need to be replaced leaf or at least mixed ding reason to undertating site in order to make a discreet and no specific specification.	to the area's openness mall-scale seasonal sussociated with a screing more visible within a basis, maintaining suspensive should be small suspensive planting. The planting matter planting is a screen without becoming matter planting. The planting is a screen without second planting is a screening and contain screening and screen	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the g conifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very lime steeper slopes to guidelines set out. The existing site just This has limited pot the conifers would appropriate broad. There is no overries spread of the existing site is improve integration.	e area is limited due to go to its setting. Only so clochog is discreet, and is in without becoming replaced on a phase of the south. Any new signification below. In a to the south of Maencloc otential for expansion of the exp	to the area's openness mall-scale seasonal seaso	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening emportant factor is liminal a discreet presence	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very lime steeper slopes to guidelines set out. The existing site just This has limited pot the conifers would appropriate broad. There is no overries spread of the existing site is improve integration.	e area is limited due to go to its setting. Only so clochog is discreet, and is in without becoming replaced on a phase of the south. Any new signification below. In a to the south of Maencloc otential for expansion of the exp	to the area's openness mall-scale seasonal sussociated with a screing more visible within a basis, maintaining suspensive should be small suspensive planting. The planting matter planting is a screen without becoming matter planting. The planting is a screen without second planting is a screening and contain screening and	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening emportant factor is liminal a discreet presence	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very lime steeper slopes to guidelines set out. The existing site just This has limited pot the conifers would appropriate broad. There is no overries spread of the existing site is improve integration.	e area is limited due to go to its setting. Only so clochog is discreet, and is in without becoming replaced on a phase of the south. Any new signification below. In a to the south of Maencloc otential for expansion of the exp	to the area's openness mall-scale seasonal seaso	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening emportant factor is liminal a discreet presence	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very lime steeper slopes to guidelines set out. The existing site just the conifers would appropriate broad. There is no overries spread of the existing site is improve integration.	e area is limited due to g to its setting. Only so clochog is discreet, and ansion without becoming replaced on a phase of the south. Any new simple below. In the south and the south are to be replaced to be replaced leaf or at least mixed ding reason to undertating site in order to make a discreet and no spen and screening the leas enclosed by land	to the area's openness mall-scale seasonal seaso	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more at an the northern part of cale and seasonal articated with a screening pre visible within the landintaining screening. Important factor is liminal a discreet presence discreet presence	iate. The existing sicon. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed row there are very lime steeper slopes to guidelines set out. The existing site just the conifers would appropriate broad. There is no overries spread of the existing site is improve integration. Site in an site. Site within	e area is limited due to g to its setting. Only so clochog is discreet, a sision without becoming replaced on a phase of lative planting. Ited opportunities for the south. Any new sisted below. Just north of Maencloco otential for expansion in need to be replaced leaf or at least mixed ding reason to undertating site in order to make a discreet and no spen and screening the leas enclosed by land in field boundaries, no	to the area's opennessimall-scale seasonal seasociated with a screeng more visible within a basis, maintaining seasociated with a screeng more visible within a basis, maintaining seasociated without be small seasociated without becoming more on a phased basis, mative planting. The area of the	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more as an the northern part of cale and seasonal articiated with a screening pre visible within the landintaining screening. Important factor is liminary a discreet presence discreet presence discreet presence discreet within a still fields.	iate. The existing sicon. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed row there are very lime steeper slopes to guidelines set out. The existing site just the conifers would appropriate broad. There is no overries spread of the existing site is improve integration. Site in an site. Site within	e area is limited due to get to its setting. Only sectochog is discreet, and is in without becoming replaced on a phase of the south. Any new sectochologies is discreet and no specific placed of the south. Any new sectochologies is discreet and no specific placed in greason to undertaing site in order to make a discreet and no specific placed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on field boundaries, no lateau or flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land, products of the sectochologies is discreed by land on flat land on flat land on flat land on flat la	to the area's openness mall-scale seasonal seasociated with a screen genore visible within a basis, maintaining seasociated with a screen genore visible within a basis, maintaining seasociated without seasociated without becoming more on a phased basis, mative planting. The area's openness seasocially in the seasocial seasocially in the seasocial seasoc	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more as an the northern part of cale and seasonal articiated with a screening pre visible within the landintaining screening. Important factor is liminary a discreet presence discreet presence discreet presence discreet within a still fields.	iate. The existing sition. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed row the case of the existing site just the conifers would appropriate broad. There is no overries pread of the existing site is improve integration. Site in an site. Site on p minimise.	e area is limited due to get to its setting. Only sectochog is discreet, and is in without becoming replaced on a phase of the south. Any new sectochologies is discreet and no specific placed to be replaced ding reason to undertaing site in order to make a discreet and no specific placed by land on field boundaries, not lateau or flat land, produced.	to the area's openness mall-scale seasonal sesociated with a screen general within a basis, maintaining sense should be small sense	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more as in the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening important factor is liminal a discreet presence discreet discreet presence discreet discree	iate. The existing sicon. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very limits steeper slopes to guidelines set out. The existing site just This has limited pot the conifers would appropriate broad. There is no overries spread of the existing site is improve integration. Site in an site. Site on position in the interval of the existing site is improve integration. Site in an site. Site on position in the interval of the existing site is improve integration.	e area is limited due to go to its setting. Only so clochog is discreet, and is in without becoming replaced on a phase of native planting. Ited opportunities for the south. Any new simplement of Maenclocotential for expansional need to be replaced leaf or at least mixed ding reason to undertating site in order to make a discreet and no spen and screening the leas eas enclosed by land in field boundaries, not lateau or flat land, produced.	to the area's openness mall-scale seasonal seasociated with a screen more visible within a basis, maintaining seasociated with a screen more visible within a basis, maintaining seasociated without be small seasociated without becoming more on a phased basis, notive planting. The planting and consider the seasociate without screening and consider the seasociate without becoming more planting. The seasociate works are needed ong-term benefit.	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more as in the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening important factor is liminal a discreet presence discreet discreet presence discreet discree	iate. The existing sicon. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed or There are very lim steeper slopes to guidelines set out. The existing site just the conifers would appropriate broad. There is no overries spread of the existing site is improve integration. Site in an site. Site withing site on pushing minimise. Site units rather that	e area is limited due to g to its setting. Only sectochog is discreet, and ansion without becoming replaced on a phase of the south. Any new simple below. In the south of Maenclocotential for expansional need to be replaced leaf or at least mixed ding reason to undertaing site in order to make a discreet and no spen and screening the least enclosed by land on field boundaries, no lateau or flat land, productions of the edges of the edges of the edges of the edges of the middle of field.	to the area's opennessimall-scale seasonal seasociated with a screeng more visible withing the basis, maintaining seasociated with a screeng more visible withing the basis, maintaining seasociated without becoming more on a phased basis, mative planting. The area of the basis	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more as in the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening important factor is liminal a discreet presence discreet discreet presence discreet discree	iate. The existing sicon. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation andscape. Over time, with more iting the size and in the landscape.	
development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	The capacity of the its role contributing just north of Maen potential for expar would need to be or at least mixed rows transfer are very lime steeper slopes to guidelines set out. The existing site just the conifers would appropriate broad. There is no overries spread of the existing site is improve integration. Site in an site. Site withing site in an site. Site on push minimise. Site units rather that a Associate.	e area is limited due to go to its setting. Only so clochog is discreet, and is in without becoming replaced on a phase of native planting. Ited opportunities for the south. Any new simplement of Maenclocotential for expansional need to be replaced leaf or at least mixed ding reason to undertating site in order to make a discreet and no spen and screening the leas eas enclosed by land in field boundaries, not lateau or flat land, produced.	to the area's opennessimall-scale seasonal sesociated with a screeng more visible within a basis, maintaining senew sites especially ites should be small senew sites should be small senew sites should be small senew sites sites as the most item and consideration screening and consideration screening and sites sites as the sites senew sites sites are needed to spilling into adjacer solded there is enclosed from spaces. It is spossible.	s and intervisibility wisites may be appropriening conifer plantation the landscape. Over creening, with more as in the northern part of cale and seasonal arciated with a screening re visible within the landintaining screening important factor is liminal a discreet presence discreet discreet presence discreet discree	iate. The existing site on. This has limited time the conifers appropriate broadles of the area and on and follow the gronifer plantation and scape. Over time, with more iting the size and in the landscape.	

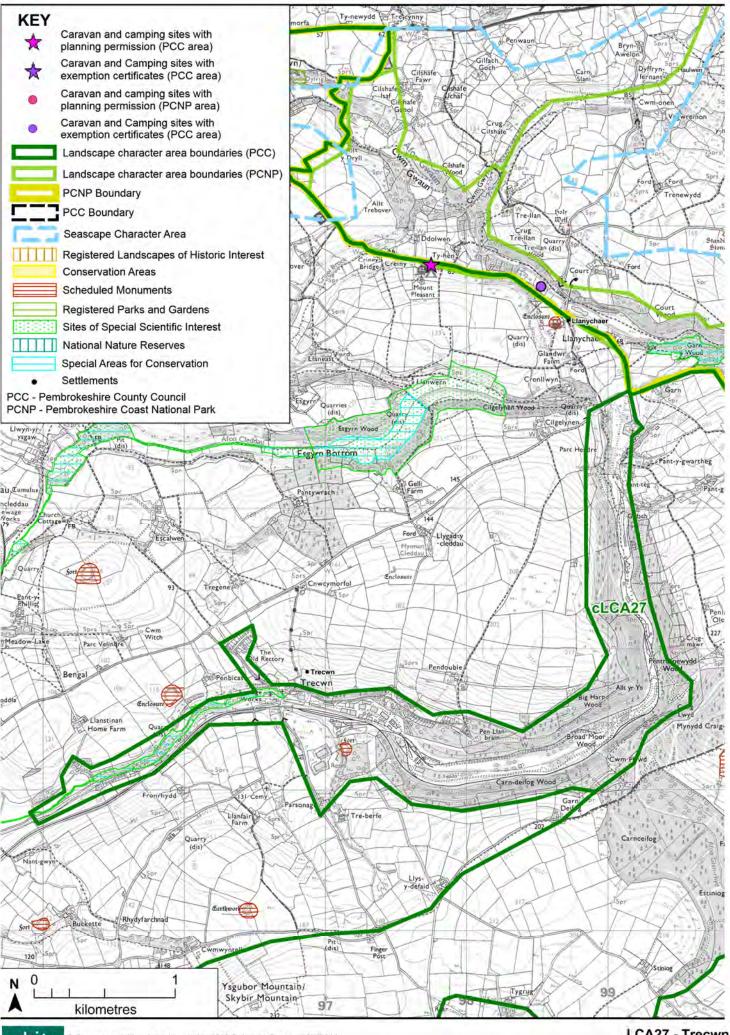
	Avoid unimproved pasture and semi-natural habitats.
Mitigation guidance	 Restrict units to the edge of fields. Avoid lighting or provide downward facing and low level lighting to minimum areas where necessary. Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate. Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites. Increase native tree and shrub planting within sites to break up the development and mitigate visual impact but ensure this is in character with the landscape character. Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc.
	 Ensure site entrances have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, painted render, bright lighting, bright colours and over-large areas of hard standing.



Landscape Character Area Related Seascape Character Area

related ocasoape onal	dotoi 7 ti ca					
SENSITIVITY						
Summary of	The augeoptibility	of the area lies in its r	arrow atoon aided a	ad aubatantially wood	ad alanas and ita	
sensitivity	The susceptibility of the area lies in its narrow, steep sided and substantially wooded slopes and its					
Sensitivity	primary use on the valley floor as a former armaments depot with associated security features. These characteristics are incompatible with camping and caravan development. The value of the area lies in					
		the SAC, the heritage assets and the tranquillity of the valley especially to the north/east. LANDMAP				
	value is outstanding for the main Geological Landscape aspect area, high for the main Historic					
	Landscape and La	indscape Habitats as	pect areas, and mode	rate for the other mai	n aspect areas.	
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High	
development						
Static: large						
Static: medium						
Static: small						
Seasonal: large						
Seasonal: medium						
Seasonal: small						
Key sensitivities	The following char	acteristics make the	area sensitive to deve	lopment:		
	Steen wo	nded forested and o	pen slopes of small so	rale incised valley		
	-			•		
			overed by former Roy			
			th large industrial she			
	security f	encing and barriers to	limit access to the m	ajority of the valley to	the west.	
	 Prehistor 	ic fort on southern slo	pes and early mediev	al monument and list	ed buildings are	
	present		,			
		10D - 1 - 1 i			l	
			on upper valley side a	nd to the west and ot	ner scattered	
	houses in	n lower valley				
	 Private ro 	ad from the south				
	Piver cor	ridor forms part of Cle	Adau Valley SAC			
	• INVELCO	ndor lornis part or Cit	duau valley OAO.			
Development in area	There is no existin	a camping and caray	an developed in the a	rea		
•	THERE IS THE CAISUIT	g camping and carav	an acveloped in the a	ica.		
CAPACITY	THERE IS THE CAISIII	g camping and carav	an acveloped in the a	ica.		
CAPACITY	Substantial	Substantial/	Moderate	Limited	No capacity/	
CAPACITY Capacity of LCA for		Substantial/			No capacity/	
CAPACITY Capacity of LCA for development or					No capacity/ At capacity	
CAPACITY Capacity of LCA for development or further		Substantial/				
CAPACITY Capacity of LCA for development or further development/units	Substantial	Substantial/ moderate	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further	Substantial The area has no c	Substantial/ moderate apacity because of its		Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity	Substantial The area has no cand steep sided w	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units	Substantial The area has no c	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites	Substantial The area has no cand steep sided was the capacity of the capacity	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for	Substantial The area has no cand steep sided w	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing	Substantial The area has no cand steep sided was the capacity of the capacity	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing	Substantial The area has no cand steep sided was the capacity of the capacity	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	Substantial The area has no cand steep sided watere is no capacion.	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for	Substantial The area has no cand steep sided was the capacity of the capacity	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation)	Substantial The area has no cand steep sided watere is no capacion.	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (increasing accommodation)	Substantial The area has no cand steep sided watere is no capacion.	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for	Substantial The area has no cand steep sided watere is no capacion.	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in	Substantial The area has no cand steep sided watere is no capacion.	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	Substantial The area has no cand steep sided water is no capacity. N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	Substantial The area has no cand steep sided watere is no capacion.	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation)	Substantial The area has no cand steep sided water is no capacity. N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes	Substantial The area has no cand steep sided water is no capacity. N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	Substantial The area has no cand steep sided water is no capacity. N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	Substantial The area has no cand steep sided wathere is no capacital N/A N/A N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites	Substantial The area has no cand steep sided water is no capacity. N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	Substantial The area has no cand steep sided wathere is no capacital N/A N/A N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	Substantial The area has no cand steep sided wathere is no capacital N/A N/A N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE Siting guidance	Substantial The area has no cand steep sided wathere is no capacital. N/A N/A N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE	Substantial The area has no cand steep sided wathere is no capacital N/A N/A N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE Siting guidance	Substantial The area has no cand steep sided wathere is no capacital. N/A N/A N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	
CAPACITY Capacity of LCA for development or further development/units Summary of capacity Capacity for new sites Capacity for extensions to existing sites (increasing accommodation) Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes within existing sites GUIDANCE Siting guidance	Substantial The area has no cand steep sided wathere is no capacital. N/A N/A N/A	Substantial/ moderate apacity because of its ooded character.	Moderate	Limited	At capacity	

LCA27: Trecwn

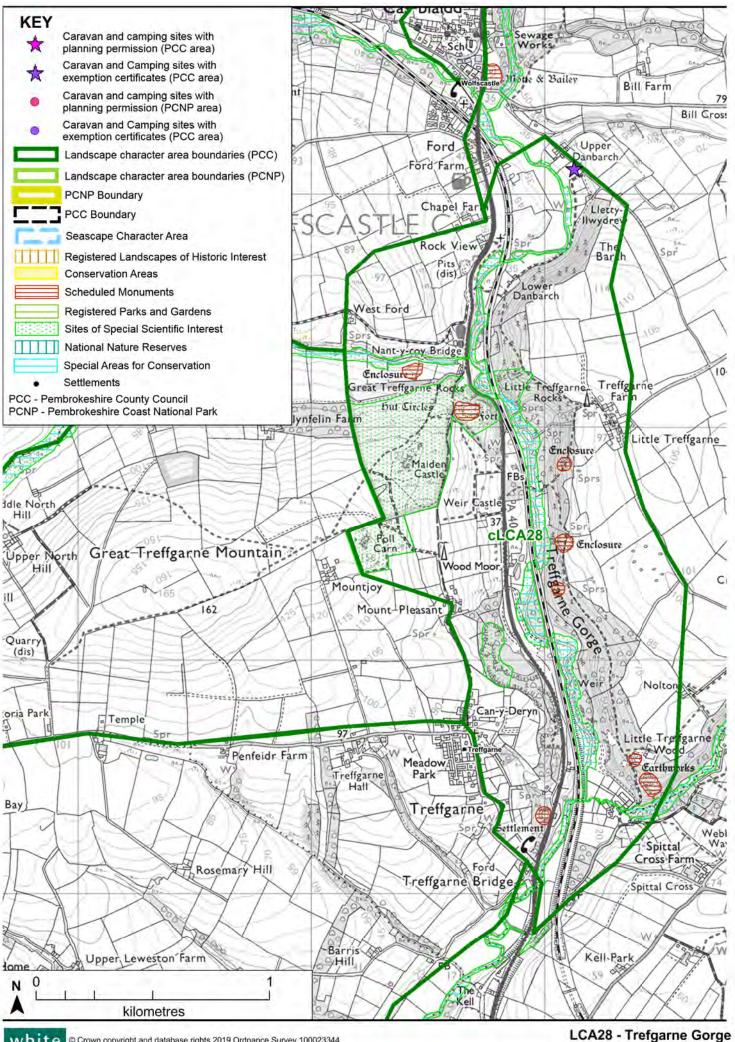


Landscape Character Area

LCA28: Treffgarne Gorge

Related Seascape Character Area **SENSITIVITY** Summary of The susceptibility of the area lies in the topography of dramatic rock outcrops and cliffs and very steep sensitivity sides of the gorge, the related skyline, the upper slopes and hilltops with wider visibility, the narrow valley bottom with riparian corridor, woodland and semi-natural habitats, and the great concentration of historic features including the promontory fort at Great Treffgarne. The value lies in the scheduled monuments, the Cleddau SAC and SSSI at Great Treffgarne, and the scenic quality of the gorge with its framed views. LANDMAP value is outstanding for the main Geological Landscape aspect area, high for the main Visual and Sensory, Historic Landscape and Landscape Habitats aspect areas, and moderate for the main Cultural Landscape aspect area. Sensitivity to types of Medium/low Medium High/medium High development Static: large Static: medium Static: small Seasonal: large Seasonal: medium Seasonal: small Key sensitivities The following characteristics make the area sensitive to development: Dramatic rock outcrops and cliffs and very steep sides of the gorge. Skyline of the gorge either at the top of rocks or slopes. Upper slopes and hilltops with wider visibility. Broadleaf woodland, trees and forestry which contribute to enclosure and character. Heathland around Great Treffgarne Rocks. Narrow valley bottom with small-scale field pattern and river and riparian corridor and associated semi-natural and other habitats. Concentration of scheduled monuments including the promontory fort at Great Treffgarne Rocks and numerous prehistoric defended enclosures possibly indicating the strategic importance of the gorge. Cleddau SAC on the valley floor and SSSI at Great Treffgarne and Treffgarne Gorge. Scenic quality of the gorge with framed views. Intermittent roadside development on A40 which should not be reinforced into ribbon development. Development in area None CAPACITY Capacity of LCA for Substantial Substantial/ Moderate Limited development or moderate further development/units Summary of capacity The area has very limited capacity for any development due to its topography and vegetation, size and small-scale, historic interest and scenic quality. Only small scale seasonal development might be accommodated in highly enclosed locations which do not adversely affect the setting of historic features or contribute to ribbon development along the A40. Capacity for new sites Only small scale seasonal development might be accommodated in highly enclosed locations which do not adversely affect the setting of those historic features or contribute to ribbon development along the A40. Capacity for N/A extensions to existing sites (increasing accommodation) N/A Capacity for extensions to existing sites (to improve sites without increase in accommodation) Capacity for changes N/A within existing sites **GUIDANCE** Siting guidance There is very limited potential with no sites identified. Site away and not visible from the scheduled monuments. Site in areas enclosed by landform, trees or mature hedges. Site within field boundaries, not spilling into adjacent fields. Site on flat land, provided there is enclosure. Site units close to the edges of enclosing elements such as field boundaries or woodland

	rather than in the middle of fields or spaces. Associate with farm complexes if possible. Site on improved pasture. Avoid unimproved pasture and semi-natural habitats including ancient woodland.
Mitigation guidance	 Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites. Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc



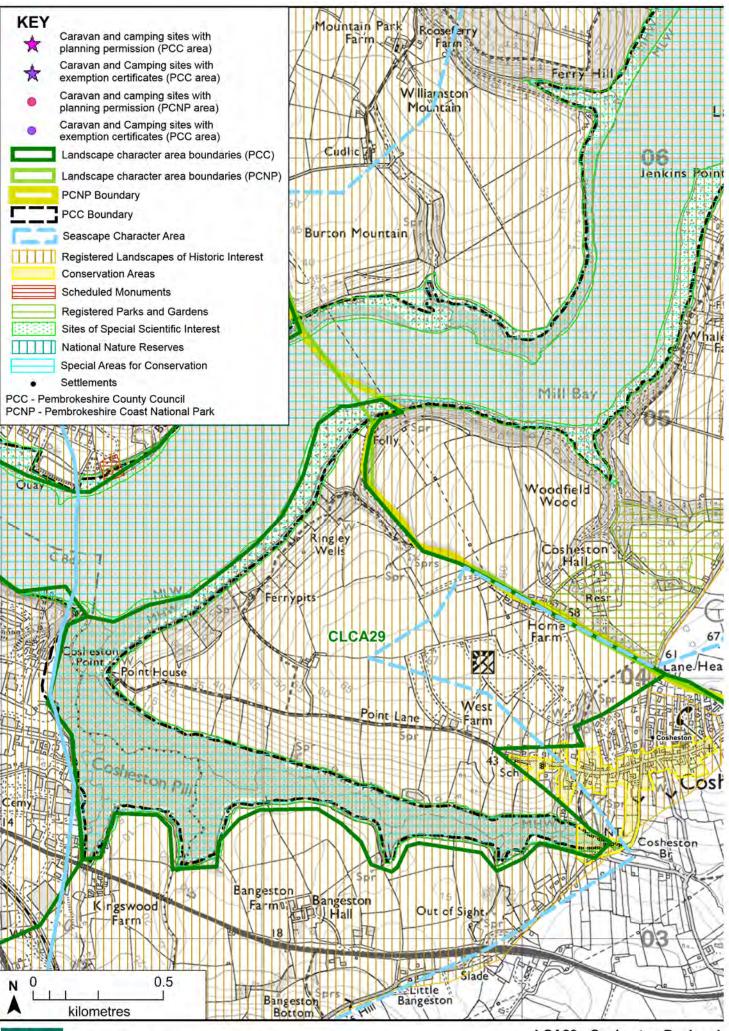
Landscape Character Area

LCA29: Cosheston Peninsula

Related Seascape Character Area SCA33: Daugleddau

Related Seascape Char	acter Area S	SCA33: Daugleddau	Į.		
SENSITIVITY					
Summary of sensitivity	The susceptibility of the area lies in the domed, sloping landform contributing to the highly distinctive character of the drowned ria with its scenic framed views, sloping wooded and open pastoral valley sides, sparse settlement with limited access and contribution to the setting of the National Park to the north. The value lies in the latter plus the location within the Registered Landscape of Outstanding Historic Interest, valued estuarine habitats, and the tranquillity associated with the Daugleddau. The LANDMAP value is outstanding for the main Historic Landscape aspect area, high for the main Visual and Sensory and Cultural Landscape aspect areas, and moderate for the other main aspect areas.				
Sensitivity to types of	Low	Medium/low	Medium	High/medium	High
development					
Static: large					
Static: medium					
Static: small					
Seasonal: large					
Seasonal: medium Seasonal: small					
Key sensitivities	Domed to places to Directly a cobbles a Low trime Broadlea Very spa Intertida internatio Integral primportan Setting to The tidal intimate a	Cosheston Conserva river and mudflats an and tranquil landscape	side of the Cleddau evest. a estuary and river symmeted enclosure. art of the setting of the tered farmsteads and sand with areas of sapecies- SAC and SSS en Water way historication Area. d associated riparian e with scenic framed v	stuary with exposed setuary with saltmarsh as a ria to the west. houses. alt marsh and includings. I landscape of outstandareas and inlet provinces.	along with intertidal g habitats of ding historic
Daniela marant in anna		cy to and contribution	to the setting to Natio	nal Park to the north.	
Development in area	None				
CAPACITY					
Capacity of LCA for development or further	Substantial	Substantial/ moderate	Moderate	Limited	
development/units	-				
Summary of capacity Capacity for new sites	the water body an this quality and the with the water and there may be limit There is no capac	ed capacity due to its d adjacent slopes to the area's character and the water's edge or the deducation of the water's edge or the deducation of the water's ear small/medium sized	he south and west. Do d would be inappropria rails which are screen scale seasonal develo edge or within the view	evelopment in these a ate There may be are ned by trees and high opment. v shared of the ria. Th	areas would affect as not intervisible hedges where ere may be very
Capacity for	N/A				
extensions to existing	. 3// 1				
sites (increasing					
accommodation)					
Capacity for	N/A				
extensions to existing					
sites (to improve sites without increase in					
accommodation)					
accommodation) Capacity for changes	N/A				
Capacity for changes within existing sites	N/A				
Capacity for changes within existing sites GUIDANCE					
Capacity for changes within existing sites	There is	very limited potential v	with no sites being ap	propriate on the south	nern or western
Capacity for changes within existing sites GUIDANCE	There is slopes.				nern or western
Capacity for changes within existing sites GUIDANCE	There is slopes.	very limited potential v			nern or western
Capacity for changes within existing sites GUIDANCE	There is slopes. Site away		the water's edge and	the National Park.	nern or western
Capacity for changes within existing sites GUIDANCE	There is slopes. Site awa Site in ar	y and not visible from	the water's edge and form, trees or mature	the National Park. hedges.	nern or western
Capacity for changes within existing sites GUIDANCE	 There is slopes. Site awa Site in ar Site withing 	y and not visible from eas enclosed by land	the water's edge and form, trees or mature t spilling into adjacen	the National Park. hedges. t fields.	nern or western
Capacity for changes within existing sites GUIDANCE	There is slopes. Site awa Site in ar Site withi Site on p	y and not visible from eas enclosed by land in field boundaries, no lateau or flat land, pro	the water's edge and form, trees or mature of spilling into adjacent ovided there is enclosi	the National Park. hedges. t fields. ure.	
Capacity for changes within existing sites GUIDANCE	There is slopes. Site away Site in ar Site withi Site on p Site units	y and not visible from eas enclosed by land in field boundaries, no	the water's edge and form, trees or mature it spilling into adjacen ovided there is enclosi f enclosing elements	the National Park. hedges. t fields. ure.	

	 Associate with farm complexes if possible, especially small sites. Site on improved pasture, arable or brownfield land. Avoid unimproved pasture and semi-natural habitats including ancient woodland. Avoid siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages. Avoid siting static units in Registered Historic landscapes.
Mitigation guidance	 Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites. Conserve woodland planting in and adjacent to sites to maintain and enhance screening. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. seminatural habitats, watercourses and field boundaries etc



PART 2

6. Trends

6.1. The trends in the camping, caravan and chalet industry can be considered under what is happening nationally and what is occurring in Pembrokeshire itself.

Broad trends

- 6.2. Exploration of statistical studies and websites promoting caravan and camping indicate a slightly confused picture, with sometimes contradictory trends reported. Whilst industry operators generally indicate a growing marketplace for camping and caravanning, national datasets paint a less optimistic picture.
- 6.3. However, most indicate that there is continued interest in glamping and more luxurious provision such as upmarket yurts and pods, and a rise in the number of motorhomes sold.

UK trends

- 6.4. The National Caravan Council (NCC) reports that the caravan industry in the UK:
 - Contributes more than £6 billion p.a. to the UK economy (from sales of products and related services, holiday bookings etc)
 - Employs about 130,000 people, including part time and seasonal staff (mainly on parks)
 - In the region of 50 million nights are spent in caravans each year
 - In 2017 there were over 14,062 new motorhome registrations up 14% from 12,332 in 2016
- 6.5. In the UK, the NCC estimate that there are in current use¹:
 - 555,000 touring caravans
 - 365,000 caravan holiday homes (compared to 330,000 in 2015²)
 - more than 225,000 motorhomes (compared to 205,000 in 2015)
- 6.6. The Caravan and Motorhome Club, with nearly a million members and 2,700 locations, saw a 12% uplift in 2018 summer bookings over 2017. There was also a 17% year-on-year increase over the May bank holiday across its sites network and a 5% growth in August bank holiday bookings.
- 6.7. More people are holidaying in the UK than in previous years- the 'staycation'. Between 2011 and 2014, 68% of consumers took a UK holiday compared to 53% who holidayed abroad^{3.}.
- 6.8. This has been exacerbated since 2016 by Brexit and the falling value of the pound. The shift towards staycations has caused industry revenue to flourish since 2016-17, when revenue was boosted by 12.2%, and this trend is expected to continue in the current year (IBIS World 2019).
- 6.9. According to Sanderson Weatherall, building surveyors with a specialism in caravan parks, caravan parks report strong revenue and many operators are benefitting from forward bookings for 2019. In 2018, they also report the

¹ NCC Fact file, website June 2019- http://www.thencc.org.uk/our_industry/statistics.aspx

² NCC Fact file, website October 2015- http://www.thencc.org.uk/our_industry/statistics.aspx

³ The Consumer Holiday Trends Report, ABTA, 2014

- average touring pitch value increase to just over £9,000, a 12.5% increase on 2017.
- 6.10. However, the **Britain Tourism Survey July 2017** reports that domestic overnight trips from July 16 July 17 are down 3%, and overall spending is down 2%.
- 6.11. The KANTAR GB Tourist 2017 Annual Report shows, nationally, an increase in tourism trips taken of +1.0% between 2016 and 2017. In the same period, nights volume increased by +2.7%, as did expenditure, by +2.6. However, more trips are in the UK; GB residents' trips in GB increased 5.8% 2016-17.
- 6.12. More than 17 million camping and caravanning trips were taken by UK adults in 2016, according to Mintel. This is expected to rise to 17.9 million this year.

Wales trends

- 6.13. Wales saw an overall decrease of trip volumes of 3.2% from 2016 to 2017. The total spend on domestic tourism in Wales was 1.6bn, down from 1.7bn in 2016. The long term trend of tourism trips in Wales, from 2011 to 2017, shows an average annual decrease in trip volume of 1 %.
- 6.14. Camping or caravanning accommodation comprises 37% of all trips in Wales and 22.6% of the spend.
- 6.15. The Wales Tourism Accommodation Occupancy Survey, 2017, shows that the seasonal average for caravan holiday homes fell considerably during 2017, down 30 percentage points on levels witnessed in 2016. However, this can be attributed in part to the non-participation of two large operators who had previously supplied data in 2016 but not in the current year in 2017.
- 6.16. In the same period touring caravan & camping parks saw occupancy rates seen 1% down on levels in 2016.
- 6.17. The 2017 seasonal averages for coastal locations fell by 10 percentage points when compared with 2016, although a smaller sample size in certain months can affect this. Seasonal averages for inland locations saw an upturn on the levels achieved the previous year, up by 3 percentage points from 37% to 40% in 2017.

Diversifying accommodation types

- 6.18. There is (anecdotally and from commercial sources) a continued growth in interest in more luxurious types of accommodation on offer including 'glamping' (glamorous camping) options such as yurts, tepees, luxury safari tents (or 'lodges'), bell tents, domes, cabin tents, shepherds huts, gypsy caravans and pods (or wooden tents). Some are semi-permanent structures which stay in place for a season- mostly those made of fabric. Others may be fixed all year round mostly those with 'hard' roofs and sides. There can be additional structures such as decks, fencing, hot tubs, showers and WCs which are associated with the individual structures. Some are located on foundations and are connected to services. There can also be additional shared facilities such as kitchens, sanitation blocks and play areas. Some sites promote an 'eco' lifestyle, low carbon footprint approach, some being off grid. The largest and most varied example is at Fforest, near Cilgerran. Other highly distinctive options being considered for accommodation include converted buses (such as south of Crymych), tree houses (such as near Narberth), upturned boats and aircraft fuselages. These tend to be single isolated structures.
- 6.19. In the 12 months to November 2018, glamping has seen huge growth, with operator **Pitchup's** bookings for cabins was up by 102%, microlodges up 114% and pods up 73%. 'Rent-a-tents' were up 151%, bell tents 77%, safari tents 73%, yurts 52% and domes 26%. However wigwams and tipis are much less popular,

- accounting for a much smaller proportion of bookings taken. Tipis have grown by just 4% while wigwams are down by 33%.
- 6.20. According to **Visit England**, static caravans and lodges made up nearly half (46%) of domestic outdoor accommodation trips in 2015. Fixed accommodation, whether that be statics, lodges, pods etc. has enjoyed significant improvements in amenity in recent years, with central heating, double glazing and hot tubs now commonplace. Camping pods fixed structures with modern conveniences are appearing in many parks.
- 6.21. Many of the 'glamping' only sites are small scale. Where these are set within trees or secondary woodland they are often successfully integrated into the landscape (eg Fforest). Some, on a larger scale set in open fields, pose similar issues to static caravan sites ie hard structures which are not necessarily in character with the surrounding landscape. Where these new forms of accommodation are placed within existing caravan sites there can be issues of integration between the development types. Structures of different design, scale and character can appear awkward next to each other where not located, designed and mitigated carefully- often being too close.
- 6.22. Research conducted by the 'Family Break Finder' website who questioned 1400 of their members revealed 50% intended to stay in a local campsite or holiday park next year, while nearly a third specifically said they wanted to try glamping.
- 6.23. The survey also revealed that 1 in 3 families expected to see their holiday budget shrink in the New Year, but as glamping is considered to be a low-cost holiday option amongst those questioned, this will in fact strengthen the glamping trend.
- 6.24. Chalet or cabin developments are being developed in Forest Commission (FC) owned locations such as in the Forest of Dean. The sites are normally set within either trees or woodland. These are developed through Forest Holidays, a joint venture between the FC and the Camping and Caravan Club of Great Britain. So far, nine sites have been developed in England and Scotland with more in the pipeline. The closest currently to Pembrokeshire in the Forest of Dean has around 120 chalets on a mixed woodland and meadow site with communal facilities. A further site has planning permission within the Brecon Beacons National Park (at Garwnant).

Trends in Pembrokeshire

- 6.25. The Pembrokeshire Visitor Survey 2011-2012, which included the whole county, carried out a qualitative and quantitative assessment. A sample of over 1,500 people questioned on their motivation for visiting the area indicated that their top three reasons, in order, were the beauty of the natural landscape, because it is peaceful, quiet and/or relaxing, and high quality beaches and/or bathing (Table F, page 43).
- 6.26. The Survey found that people stayed an average of 8.8 nights in the summer which decreased in autumn and spring but was 6.4 nights in winter. In terms of location, Tenby appeared to be losing its dominance as the most mentioned place to stay with St Davids drawing close. Narberth also rose directly as result of the Bluestone development (page 91).
- 6.27. Between 2007/8 and 2011/12 paid camping stays decreased from 11% to 5%, touring caravans/motorhomes decreased from 2% to 1% and paid static caravans stays decreased from 7% to 4% (page 92). It is also interesting to note that touring caravans/motorhomes stays were at a level of 7% in 2003/4 so the decrease appears quite significant.

All the above figures are over 7 years old and trends may have changed since.

- 6.28. Observation and the experience of Pembrokeshire indicates the following trends.
 - There is pressure for static caravans or fixed glamping units to replace touring caravan pitches and for unit pitches to replace informal space for tents.
 - Pressure appears to be most marked to the south east around Tenby, Saundersfoot, Amroth and Penally (both inside and outside the National Park) but there is also pressure inland of St Brides Bay.
 - An increase in additional features such as decking and solar panels, particularly on static caravan sites.
 - Increase in permanent hardstanding areas and gravelling of pitches as opposed to grass pitches
 - An increase in the size of static caravans with twin units used on a number of sites.
 - An increase in the use of roof pitches for static caravans.
 - Numerous Camping and Caravan Club and Caravan Club certificated sites with caravans although some are underused.
 - Domes and cabin tents, and yurts and pods are apparent on some sites, such as Fforest and Florence Springs respectively, but overall in small numbers.
 - The development of chalets, lodges or cabins is less marked with the
 exception of the very large scale holiday resort at Bluestone on the edge
 of the Daugleddau, mostly in the National Park, and some reused barns
 such as Fforest.
 - There are a number of campsites which do not benefit from planning permission but operate under the 28 day rule.
 - The installation of hard standings, lighting and signage for touring caravans and tents mean that fields used for accommodation in the summer are not used for grazing in the winter. Effectively, many sites offer permanent pitches and caravan owners are storing their vans on site all year.
 - Use of individual moveable touring caravans and campervans for rent, some on larger sites, advertised through websites such as AirBnB.
- 6.29. Overall, the picture in Pembrokeshire appears to be continuing pressure for accommodation and an increasing intensity of development moving away from seasonal touring tents to glamping options, from caravans to motorhomes and from seasonal pitches to towards static units.

Recent planning applications

- 6.30. They have been a number of planning applications in 2018. Those that have been approved include:
 - Fourteen self catering units (static caravans)at Myrtle Holiday Park (Sunny Vale), on the south eastern quadrant of Broadmoor.
 - Ten new holiday lodges at Heron's Brook Retreat and golf course, south of Narberth

- An expansion of the site at Ryelands Caravan Park, Kilgetty with no increase of units (from 58 pitches and 20 storage pitches to 78 full size pitches with landscape improvements and improved facilities)
- Five additional touring caravan pitches at Pelcomb Cross Farm, west of Haverfordwest
- 6.31. The application that has been refused is for 43 touring caravan pitches and associated facilities buildings on agricultural land adjacent to Tenby Tourers, Llanteg, on the A477.
- 6.32. An apparently outstanding application at the time of writing is for 30 additional static caravan units and ecological enhancement at New Minerton Leisure Park. This is the hillside site illustrated in Part 1 of the report as being visible from some distance in open countryside.
- 6.33. All the approved applications appear to be in areas where Part 1 of the study identified that some appropriately located and designed development may be acceptable in landscape and visual terms. The main area of concern is around Narberth where particular care is needed to maintain landscape character in the setting and environs of the town. It is noted that the approved applications are generally relatively modest in their ambitions or represent a likely significant improvement in landscape integration as with Ryelands.

7. Existing policy context

National Planning Policy context

- 7.1. National guidance relating to tourism development is contained in Planning Policy Wales (PPW) 10 and Technical Advice Note (TAN) 13: Tourism, 1997.
- 7.2. **PPW 10** states that a resilient Wales is supported by agriculture and tourism industries and through the beauty of the natural, built and historic environment. Tourism development needs careful management to ensure continued enjoyment by future generations (page 74). However, it also states that opportunities for tourism related economic development should be maximised capitalising on the existing natural and historic assets (page 76).
- 7.3. Tourism related development in rural areas is an essential element providing a diverse economy. Here, development should be sympathetic in nature and scale to the local environment (5.5.3). Planning authorities should provide a framework for maintaining and developing well located, well-designed, good quality tourism facilities (5.5.6). They should consider the scale and broad distribution of existing and proposed tourist attractions and enable complementary development such as accommodation and access to be provided in ways which limit negative environmental impacts as well as consider the opportunities to enhance biodiversity (5.5.6).
- 7.4. Planning authorities have a statutory duty to have regard to National Parks purposes. This duty applies in relation to all activities affecting National Parks, whether those activities lie within, or in the setting of, the designated areas (6.3.5). The latter applies to the study area in places.
- 7.5. In National Parks, planning authorities should give great weight to the statutory purposes of National Parks, which are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of their special qualities (6.3.6). The special qualities of designated areas should be given weight in the development

- planning and the development management process (6.3.9). These special qualities should be taken into consideration in Pembrokeshire and include
- 7.6. **Technical Advice Note (TAN) 13: Tourism, 1997,** is dated but remains relevant. It states that in preparing development plans, local planning authorities should investigate the adequacies of facilities and reconcile these needs with the protection of the environment. Holiday caravan sites can be intrusive in the landscape, particularly on the coast. Special consideration needs to be given to proposals for new sites, especially in National Parks. The demand for sites has been concentrated on the most popular holiday areas particularly on the coast, although there is increasing demand inland.
- 7.7. New and extended sites should be effectively screened and planned so as not to be visually intrusive. Sites should be set back a short distance inland where they are not visible from or along the coast. Policies for the improving the quality of sites should be included in plans.

Pembrokeshire Coast National Park (PCNP) Policies

PCNP current Local Development Plan

- 7.8. The current Local Development Plan (LDP) (end date 2021) makes it clear that any policy within PCNP must be addressed within the context of needing to achieve the National Park purposes which are:
 - Conservation and enhancement to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.
 - Understanding and enjoyment to promote opportunities for the understanding and enjoyment of the special qualities (of the Park) by the public.
- 7.9. These are underpinned by the Sandford Principle which asserts the primacy of the first purpose over the second in cases of irreconcilable conflict.
- 7.10. Reflecting that National Parks are living landscapes with a resident population, the Authority also has a duty in pursuance of the Park purposes to foster the economic and social well-being of local communities within the National Park.
- 7.11. The current LDP policies are contained within Section D on the visitor economy, employment and rural diversification. The key issues set out in chapter 2 of the LDP. These are:
 - How to find an approach to development in the countryside which helps sustain and diversify rural communities yet guards against unsustainable development in countryside locations.
 - How in land use planning terms can the National Park tackle seasonality in the visitor economy?
 - The visitor economy does over-dominate in certain locations in the Park and this needs proactive management.
 - How to maintain and enhance the visitor economy.
- 7.12. Policies 35 to 41 of the adopted Local Development Plan do not allow any additional camping, caravanning or chalet pitches. This is a result of past leisure related development being established and expanding in a period of less planning control. This has adversely affected the character of some areas. The policies recognise that a diverse holiday accommodation offer throughout the seasons is needed to help support the rural economy.

PCNP Deposit LDP

- 7.13. The Deposit LDP (to 2031) states in its overarching Visitor Economy Policy 39 that its aim is to attract visitors outside the peak season while ensuring that the National Park environment is conserved and enhanced as a landscape of national and international importance by allowing limited caravan, camping and chalet development. This is refined in Policy 42 which is supported by the Caravan, camping and chalet capacity assessment (November 2015) which is stated as a systematic assessment of the capacity of existing 28 landscape character areas to accommodate a range of different accommodation. This study suggests that there is potential for certain limited scales and types of development in some areas whilst maintaining a policy of restraint elsewhere.
- 7.14. As patterns of use continue to change policies are based on core principles that differentiate between the relative scale and permanence of development i.e. the difference between static units present all year round and touring units which are present for part of the season.
- 7.15. Policy 42 Caravan, Camping and Chalet Development states that new caravan, camping and chalet sites and changes of accommodation with existing sites will be considered away from the coast and Preselis and in locations not intervisible with them. Extensions to existing sites will be considered where the extension is in well screened location. Extensions to existing sites with no increase in pitch numbers to achieve clear environmental improvement will be permitted where existing sites have highly prominent parts, often visible from the coast and inshore waters, and where extensions allow pitches to be transferred to more discrete locations. Criteria for proposals coming forward including avoidance of sensitive locations and unacceptable adverse effect on the National Park landscape (referring to PCNP policy 16), no unacceptable adverse cumulative effects, use of existing buildings for ancillary facilities, and taking opportunities for enhancement and reducing the impact on the surrounding landscape.
- 7.16. The Capacity Assessment (2015) is cited as providing both generic and detailed advice on how to assimilate proposals into the landscape and how to mitigate and enhance. The tailored recommendations and guidance for each landscape character area takes precedence over the generic guidance in Appendix B of the assessment. Its definitions of size of area and type of development, particularly glamping, are then set out in some detail.
- 7.17. In relation to cumulative impacts, the key principle applied is that if a particular type of development at the particular scale is acceptable in a given landscape character area this does not mean that, if implemented, that it would be appropriate or acceptable to increase the size or intensify the use of the site in future.
- 7.18. Site facilities on camping, chalet and caravan sites are dealt with in Policy 43. These will be permitted if it can be demonstrated that the scale and design of the facility is in keeping with the character of the surrounding area, along with the availability of that facility in the vicinity.
- 7.19. The LDP Examination recess considered refinements to the deposit plan. Action points related to Policy 42 should included a reference to accommodation type and the need to simplify a criterion. However the majority of the policy appears to remain intact.
- 7.20. Overall, the deposit plan policies rely heavily on the wording and findings of Capacity Assessment (2015). As the same type of study has been followed in Pembrokeshire, consideration of a similar approach to policies may be appropriate for consistency, especially as the main concentration of pressure is

across the boundary between the National Park and the County in the south eastern part of the County.

Pembrokeshire County planning context

- 7.21. The large number of caravan, camping and chalet sites in coastal south-west Wales, some dating back many years, has resulted in a long-standing policy of restraint towards additional sites and pitches by planning authorities in the region. The policy of restraint was reinforced in the 1970s by a formal letter from the Queen commenting on the visual detraction of large caravan sites around the coast of Wales.
- 7.22. The PCC's planning policy is set out in the Pembrokeshire County Council's LDP to 2021⁴1. Strategic Policy 5 Visitor Economy of the LDP sets out that proposals for development relating to the visitor economy will be supported provided that they are in an sustainable locations, contribute to the diversity and quality of accommodation and attractions, respect and protect the environment and benefit local communities.
- 7.23. Policy 18 currently allows for no new touring caravan or tent sites or extensions to existing sites within the south-eastern area of the County, namely the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary-out-Liberty. It requires that any new sites outside this area must be well-related to settlements. Well-related is defined in the glossary as 'well related to the built form of a settlement in terms of proximity, physical connectivity and visual relationship'. Extensions to existing sites (even if not well related) will be permitted if an environmental improvement is achieved.
- 7.24. For static caravan sites (Policy 19) currently, no extension of existing sites or enlargement of site areas is permitted in the County. Upgrading of touring pitches to static pitches is permitted if outside the south-eastern community council areas, well related to a settlement and resulting in no increase in the total number of pitches. In exceptional circumstances site areas may be enlarged where this would achieve an overall environmental improvement. The replacement of static caravans will be permitted where screening and landscape setting is appropriate. The basis of this policy was the evidence that bed spaces in the County were in excess of demand at the time the LDP was produced. In light of this it was considered that sufficient provision existed and due to the visual intrusion it could cause, it was considered inappropriate to allow for new provision over the course of the LDP. It is understood that new evidence has been collected. This may refine this approach.
- 7.25. Policy 20 permits upgrading and improving facilities on static caravan, touring caravan and tent sites where the proposal will not undermine the viability or vitality of a facility within a nearby settlement and the proposals incorporate the best practicable environmental standards. The facilities should not harm the landscape and need to be designed and sited sensitively, using existing structures and buildings where possible, and using appropriate native species to maximise biodiversity in landscape mitigation.

_

⁴https://www.pembrokeshire.gov.uk/local-development-plan

8. Strategy and policy approach recommendations

Overview discussion

- 8.1. The main recommendations of Part 1 of this report are generally to site any new development away from the coast, estuaries and Preselis and not intervisible with them, avoid prominent or open land, steep slopes, narrow valleys and significant historic and nature conservation constraints, so that the County's landscape character is conserved and the National Park's setting and key qualities are not adversely affected. Where there is existing noticeable development, especially close to the coast, it is recommended that the sites are enhanced by revising the layout of static caravans in particular, increasing native planting and amenity space or seasonal units in more prominent locations within the sites.
- 8.2. Some parts of LCAs which have a significant density of existing development are considered to be at capacity with some existing sites in need of enhancement. This occurs at various locations in the south east. Other areas without development are considered to be very sensitive and their character should be maintained without new development. These include ridges and wooded narrow valleys. There are other LCAs where there is potential for new sites, usually small scale, or extending existing sites. However, these need to be very carefully located and designed (in line with the guidelines) in order to minimise adverse effects. Large and medium scale sites should be well related to the built form of a settlement in terms of proximity, physical connectivity and visual relationship. This means they should be within or adjacent to settlements of service village size and above.
- 8.3. Part 1 of the study finds that 10 LCAs have moderate capacity for development, some of which include potential for new sites and limited opportunities for extension. 16 LCAs are considered to have limited capacity with very limited opportunities for new sites or extensions. Three LCAs are considered to have no capacity. It is important to note that these findings do not mean a free-for-all in the LCAs with potential opportunity. Large and medium sites should be well related to suitably-sized settlements. Spatial and other guidance is also given specific to the LCA, and this combined with generic guidance criteria should be followed. These are likely to restrict the numbers of suitable sites, especially in the more open landscapes and in particular in the setting of the National Park.
- 8.4. A case in point are the several LCAs identified as having opportunities which include as part of their overall area the south-eastern community councils which were cited as areas of no or highly restricted development in existing policy. The approach is not incompatible as areas roughly coinciding with these community councils are assessed as being sensitive with limited potential for increased development. It is a matter for the Council to consider maintaining the restriction in these community council areas or whether to rely on the capacity study to set the parameters for development.
- 8.5. A key principle is that if the study considers that a particular type of development at a particular scale is acceptable in a given LCA, for example a new site of small scale seasonal development, this does not mean that, if implemented, that it would be appropriate or acceptable to increase the size or intensify the use of the site in future. The potential for cumulative effects needs to be considered so that sites do not become a key characteristic of an area. The sensitivity and capacity of the LCAs in this study will remain unchanged as they are based on the fundamental character of the areas.

- 8.6. Whilst the Part 1 assessment gives a broad context and framework it is important that individual sites are considered on a case-by-case basis with flexibility allowed and discretion given to planning officers working to a clear set of criteria provided by the guidance in Appendix B and in this paper, as well as the specific LCA guidance.
- 8.7. In relation to the setting of the National Park, particular care is needed to meet its first purpose to conserve and enhance the natural beauty of the Park. The setting of the Park will be defined by the proximity, character and intervisibility of adjacent areas on a case-by-case basis. In addition, the special qualities of the Park which have particular relevance to its setting need to be considered. These include:
 - Remoteness, tranquillity and wilderness
 - Accessing the park
 - Space to breathe
 - Coastal splendour
 - Diversity of landscape

These qualities are explored and expressed in the PCNP landscape character assessment which should be taken into account where sites are located in the Park setting.

- 8.8. The changing patterns of use from touring units to static units and the introduction of new types of leisure accommodation including 'glamping' indicate that the character of this development type is changing and is likely to continue to change. It is not possible to predict how the sector and different types of accommodation will evolve or how popular they will remain. Therefore policies should be based on core principles and differentiate between the relative scale and permanence of development i.e. the difference between static units present all year round development and touring units present for part of the season. Nevertheless, it is also important to define how new types of development such as pods will be treated as and when they arise. These can be considered to be lodges, static or touring caravans depending on their locational permanence and associated structures and services. **Appendix C** explains the statutory definition of a caravan.
- 8.9. Notwithstanding the need for revised policies a key issue is the monitoring and enforcement of policy. These are essential to ensure that the sensitive landscapes of the County are conserved and detractive measures and detailing such as poor boundary treatment is avoided.

Overarching objectives

- 8.10. The overarching objectives as they relate to landscape, seascape and visual matters are suggested as follows:
 - Take into account the statutory duties in relation to the National Park's purposes and special qualities in consideration of its setting.
 - Follow a complementary spatial policy to PCNP based on the landscape sensitivity and capacity of landscape character areas study.
 - Improve the quality of accommodation while catering for a range of budgets.
 - Seek to improve the environmental quality of sites and their integration into the landscape when considering development proposals.

White Consultants 31 Final/November 2019

8.11. The recommended strategy is to improve the quality of existing sites and their integration into the landscape and to allow a controlled expansion of sites in less sensitive areas away from the coast, the Daugleddau and Preselis, mainly focusing on seasonal/touring sites. Policies should reflect this and also deal with new forms of development.

Recommended Approach

- 8.12. Any policy wording should clearly be consistent with the overall approach taken in the replacement Local Development Plan. The approach set out below also excludes consideration of detailed planning considerations such as traffic impacts.
- 8.13. Large and medium scale sites should be well related to the built form of a settlement in terms of proximity, physical connectivity and visual relationship. This means they should be within or adjacent to settlements of service village size and above.
- 8.14. Proposed development would need to meet the siting guidance criteria set out in **Appendix B** of this report. Due to the potentially wide range in the size, nature and location of sites, each application would need to be assessed on its merit. The cumulative effects of developments would also need to be taken into account as well as potential adverse impacts on neighbouring planning authorities.
- 8.15. Where there is existing intense development close to the National Park boundary, enhancement of sites is encouraged by revising the layout of static caravans in particular, replacing them preferably with green amenity space or seasonal touring units in more prominent locations within the sites. Proposals here would need to meet the mitigation and enhancement guidance criteria set out in **Appendix B** of this report.
- 8.16. The definition of touring units includes touring caravans, tents, trailer tents and motor-caravans, motorhomes, touring vans and campervans.
- 8.17. Soft 'glamping' options such as yurts, tepees, safari tents and bell tents should be treated as touring units or seasonal development provided they are removed from site when they are not in use and/or for the majority of the year and the site allowed to grass over. Where associated fixed infrastructure such as decking, fencing or solar panels is proposed, the tents may be considered the same as static caravan development. Each proposal should be considered on a case by case basis.
- 8.18. Hard 'glamping' options such as pods or wooden tents or other hard structures may be considered to be the same as touring or static caravans or lodges in accordance with the statutory definition of a caravan in **Appendix C** of this report. This depends on whether the structure can be removed easily off site in one piece, if it has a permanent concrete base, is permanently connected to an electrical supply or to other services such as water and waste disposal, has ancillary structures such as decking, fencing or solar panels associated with it. The decision on its status should be made on a case-by-case basis.
- 8.19. Touring units should be removed from site when not in use. Storage for touring units should preferably be in suitable existing buildings, or, in some limited circumstances in well screened, unobtrusive sites not visible from publicly accessible areas.
- 8.20. The policy for the provision of site facilities should be similar to Policy 20 of the existing LDP. The facilities should not harm the landscape and will be sited, designed and mitigated sensitively in character with the landscape in which they

White Consultants 32 Final/November 2019

are situated. Existing structures and buildings which are in character will be used where possible. Any landscape mitigation will use appropriate native species to maximise biodiversity.

White Consultants 33 Final/November 2019

APPENDICES

Appendix A Glossary and abbreviations

White Consultants 35 Final/November 2019

Term	Definition
Terms associated with	landscape
Amenity (Planting)	planting to provide environmental benefit such as decorative or screen planting.
Analysis	the process of dividing up the seascape/landscape into its component parts to gain a better understanding of it.
Ancient Woodland	land continuously wooded since AD 1600. It is an extremely valuable ecological resource, usually with a high diversity of flora and fauna.
Apparent	object visible in the seascape/landscape.
Approach	the step-by-step process by which seascape/landscape assessment is undertaken.
Arable	land used for growing crops other than grass or woody species.
Aspect	in Wales, an aspect is a component of the LANDMAP information recorded, organised and evaluated into a nationally consistent spatial data set. The landscape information is divided into five aspectsgeological landscape, landscape habitats, visual and sensory, historic landscape and cultural landscape.
Aspect area	areas defined in each of the LANDMAP aspect assessments which are mutually exclusive
Assessment	term to describe all the various ways of looking at, analysing, evaluating and describing the seascape/landscape or assessing impacts on seascape/landscape and visual receptors.
Biodiversity	the variety of life including all the different habitats and species in the world.
Capacity	the amount of change that an LCA can accommodate without adverse changes to character or key characteristics or undue consequences for landscape policies in the area.
Character	see seascape character or landscape character.
Characteristics	elements, features and qualities which make a particular contribution to distinctive character. *
Characterisation	the process of identifying areas of similar character, classifying and mapping them and describing their character. *
Classification	concerned with dividing the landscape into areas of distinct, recognisable and consistent common character and grouping areas of similar character together. *
Conservation	the protection and careful management of natural and built resources and the environment.
Carr	woodland in waterlogged terrain. Characteristic species include alder, willow and sallow.
Clawdd/cloddau	earth bank or mound relating to a hedge faced with stone in some areas
Complexity	(in the context of describing a skyline)how varied or complicated the skyline is from dead flat with even vegetation at one end of the scale to mountainous with varied vegetation at the other.
Coppicing	the traditional method of woodland management in which trees are cut down near to the ground to encourage the production of long, straight shoots that can be harvested.

White Consultants 36 Final/November 2019

Term	Definition
Consistent	relatively unchanging element or pattern across a given area of seascape/landscape.
Cultural heritage asset	see heritage asset
Cultural pattern	expression of the historic pattern of enclosure and rural settlement.
Cumulative impacts/effects	either additional changes caused by a proposed development in conjunction with similar developments or the combined effect of a set of developments, taken together
Distinctiveness	see sense of place
Diversity	(in terms of the function of an area) the variety of different functions of an area.
Dominant	main defining feature or pattern.
Effects	term used in environmental impact assessment (EIA) where effects are changes arising from the action, operation or implementation of a proposed development.
Effects, direct	where development lies within a seascape/landscape and physically removes an element or feature eg rocks, cliff, coastal vegetation
Effects, indirect	effects away from the development such as perceived change of character or from associated development such as transport infrastructure
Elements	Individual components which make up the landscape, such as trees and hedges.*
Features	Particularly prominent or eye-catching elements, like tree clumps, church towers, or wooded skylines.*
Field Boundary	the defined edge of a field whether fence, hedge, bank, ditch or wall.
Field Size	Large 2 Ha Above, Medium Around 1.5 Ha, Small Less Than 1 Ha.
Geology	the study of the origin, structure, composition and history of the Earth together with the processes that have led to its present state.
Ground Type	expression of the soil forming environment and its influence in determining the surface pattern of vegetation and land use.
Hedge	fence of shrubs or low trees, living or dead, or of turf or stone. Though strictly a row of bushes forming a hedge, hedgerow has been taken to mean the same as a hedge.
Hedge bank	earth bank or mound relating to a hedge
Heritage asset	a building, monument, site, place, area or landscape positively identified as having a degree of historical significance meriting consideration in planning decisions. Designated heritage assets include world heritage sites, scheduled ancient monuments, protected wreck sites, battlefields, listed buildings and registered parks and gardens.
Horticulture	intensive form of cropping, such as vegetables or fruit.
Impact	used as part of overall term, as in EIA or LVIA, to help describe the process of assessing potentially significant effects- see effects.
Improved (in relation to soils or pasture)	addition of fertiliser and, in the case of pasture, reseeding with more productive grass species.

White Consultants 37 Final/November 2019

Term	Definition
Inherent	dictionary definition- 'existing as an inseparable part'. In the context of sensitivity means the sensitivity of the seascape/landscape zone itself with all its component elements and features rather than its relationship with adjacent zones.
Integrity	unspoilt by large-scale, visually intrusive or other inharmonious development
Key characteristics	Those combinations of elements and features which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Landcover	combinations of natural and man-made elements including vegetation that cover the land surface.
Landform	combinations of slope and elevation which combine to give shape and form to the land.
LANDMAP	LANDMAP is the national Geographical Information System (GIS) based information system for Wales, devised by the Countryside Council for Wales, for taking landscape into account in decision-making. It is a nationally consistent dataset divided into 5 aspects- geological landscapes, landscape habitats, visual and sensory, historical landscapes and cultural landscapes.
Landscape	an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors
Landscape and Visual Impact Assessment (LVIA)	is an established methodology which is used to assess the impact of the development or other use change on landscape and visual amenity. It includes analysis of the effects during the construction, operation and decommissioning phases of the development, including any restoration or after uses. (GLVIA 2002)
Landscape Character	a distinct, recognisable and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Area (LCA)	these are single unique areas which are discrete geographical areas of a particular landscape character. Each has its own individual character and identity. These areas in Wales are primarily derived from LANDMAP aspects.
Landscape Resource	The overall stock of the landscape and its component parts. (The landscape considered as a measurable finite resource like any other eg minerals, land, water).
Landscape value	the relative value or importance that is attached to different landscapes and LANDMAP aspects. A landscape may be valued by different communities of interest for many different reasons. These can include scenic beauty, tranquillity, wildness, special cultural associations, the presence of conservation interests, rarity or the existence of a consensus about importance, either nationally or locally. Some areas will be designated to express their value. Value is also attributed to each LANDMAP aspect using a variety of criteria. An indication of how an area is valued may also be gained from observation of how it is used- eg a popular path to a hilltop viewpoint.
Magnitude of effect	degree of change
Mixed Farmland	a combination of arable and pastoral farmland
Mosaic	mix of different landcovers at a fine grain such as woodland, pasture and heath.

White Consultants 38 Final/November 2019

Term	Definition
Objective	method of assessment in which personal feelings and opinions do not influence characterisation or judgements.
Outcrop	the area where a particular rock appears at the surface.
Pastoral	land down to grass either grazed by animals or for cutting.
Physiography	expression of the shape and structure of the land surface as influenced both by the nature of the underlying geology and the effect of geomorphological processes.
Polygon	discrete digitised area in a geographic information system(GIS).
Prominent	noticeable feature or pattern in the landscape.
Protect	to keep from harm.
Qualities	aesthetic (objective visible patterns)or perceptual (subjective responses by the seascape/landscape assessor) attributes of the seascape/landscape such as those relating to scale or tranquillity respectively.
Receptor, visual	people in a variety of different situations who can experience views within an area and who may be affected by change or development. Receptors can include users of public footpaths, open access land, roads, rail or cycleways or urban or rural residents.
Receptor, seascape/landscape	seascape/landscape character areas, designations, elements or features which may be affected by development
Remoteness	physical isolation, removal from the presence of people, infrastructure (roads and railways, ferry and shipping routes) and settlement
Resource	see seascape/landscape resource.
Restore	repair or renew.
Riparian	vegetation associated with the water body, usually a river or stream.
Scenic quality	seascape/landscape with scenes of a picturesque quality with aesthetically pleasing elements in composition
Semi-natural vegetation	any type of vegetation that has been influenced by human activities, either directly or indirectly. The term is usually applied to areas which are reverting to nature due to lack of management.
Sense Of Place	the character of a place that makes it locally identifiable or distinctive ie different from other places. Some features or elements can evoke a strong sense of place eg islands, forts, vernacular architecture
Sensory	that which is received through the senses ie sight, hearing, smell, touch.
Setting, of a heritage asset	The surroundings in which the asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to an asset, may affect the ability to appreciate that significance or may be neutral.
Settlement	all dwellings/habitations, whether single or clustered in cities, towns and villages.
Settlement Pattern	the predominant pattern of settlement in an area.
Sensitivity	the extent to which an LCA can accommodate a particular type and scale of change without adverse effects on its character.
Significance	In environmental impact assessment- the importance of an effect. A significant effect needs to be taken into account in decision-making.

White Consultants 39 Final/November 2019

Term	Definition
Subjective	method of assessment in which personal views and reaction are used in the characterisation process.
Topography	term used to describe the geological features of the Earth's surface eg mountains, hills, valleys, plains.
Unity	consistency of pattern over a wide area ie the repetition of similar elements, balance and proportion, scale and enclosure.
Value	see landscape value
Vernacular	built in the local style, from local materials.
Visual Effects	the likely visual effects undergone by people that would result from a development proposal or change in land management.
Visual sensitivity	visual sensitivity or 'visibility' is a measure of the degree to which change is likely to cause a visual impact within a particular seascape/landscape.
Terms associated with	seascape
Character	see seascape character or landscape character.
Characteristics	elements, features and qualities which make a particular contribution to distinctive character. *
Characterisation	the process of identifying areas of similar character, classifying and mapping them and describing their character. *
Classification	concerned with dividing the seascape or landscape into areas of distinct, recognisable and consistent common character and grouping areas of similar character together. *
Elements	individual component parts of the seascape such as beaches, cliffs, submerged reefs, sea walls, groynes and rocky outcrops.
Features	particularly prominent or eye-catching elements such as lighthouses, rock stacks and coastal cliffs.
Key characteristics	those combination of elements which help given area its distinct sense of place. They can in many cases to be 'positive' characteristics but they may also in some cases be 'negative' features which nevertheless are important to the current character of the seascape. *
Landward limits (of a seascape character assessment)	the distance which the seascape character assessment will expand onshore and inland. Such considerations relate to the mainland, peninsulas and islands, regardless of their distance out at sea. The extent is dependent on the purpose and/or scope of the assessment being undertaken.
Perception	perception combines the sensory (that which we receive through our senses) with the cognitive (knowledge and understanding gained from many sources and experiences).
Seascape	An area of sea, coastline and land, as perceived by people, whose character results from the actions and interactions of land with sea, by natural and/or human factors.
Seascape character	Seascape character is a distinct and recognizable pattern of elements in the seascape that makes one seascape different from another, rather than better or worse.
Seascape character assessment (SCA)	SCA is the process of identifying and describing variation in the character of the seascape, and using this information to assist in managing change in the seascape. It seeks to identify and explain the unique combination of elements and features that make seascape

White Consultants 40 Final/November 2019

	distinctive.
Term	Definition
Seascape character areas	these are single unique areas which are discrete geographical areas of a particular seascape character. Each has its own individual character and identity. These areas may be made up of a number of seascape types.
Seascape character types	these are distinct types of seascape that are relatively homogenous in character. They are generic in nature in that they may occur in different locations but wherever they occur they share broadly similar combinations of bathymetry, seabed geology and wave climate characteristics.
Seascape guidelines	actions required to ensure that distinctive seascape character is maintained, enhanced or if appropriate, changed through the creation of new character.
Seascape quality	the physical state of the seascape. It includes the extent to which typical character is represented in individual areas, sometimes referred to as strength of character, the intactness of the seascape from visual, functional and ecological perspectives and the condition or state of repair of individual elements of the seascape.
Seascape sensitivity	the ability of the seascape to respond to and accommodate change. It reflecs the seascape character, the nature of change in the way both are perceived and experienced by people.
Seascape strategy	the objectives and overall vision of what the seascape should be like in the future, and what is thought to be desirable for a particular seascape character type or area, as a whole.
Seascape, Landscape and Visual Impact Assessment (SLVIA)	is an established methodology which is used to assess the impact of the development or other use change on seascape, landscape and visual amenity. It includes analysis of the effects during the construction, operation and decommissioning phases of the development, including any restoration or after uses.

^{*}Natural England, An approach to landscape character assessment, (2014).

Abbreviations used in text

AOD Above Ordnance Datum

AONB Area of Outstanding Natural Beauty

EIA Environmental impact assessment

GLVIA Guidelines for landscape and visual impact assessment

GIS Geographic information system

Km kilometres

LCA Landscape character assessment or landscape character area

LDP Local Development Plan

LVIA Landscape and visual impact assessment

LW low water

m metres

NRW Natural Resources Wales

PCC Pembrokeshire County Council

PCNP	Pembrokeshire	Coast	National	Park
DCNDA	Dombrokoshiro	Coast	National	Dark

PCNPA Pembrokeshire Coast National Park Authority

PSAC Provisional Special Area of Conservation

RHL Registered Historic Landscape (Landscapes of outstanding or special historic interest in

Wales)

SAM Scheduled Monument

SCA Seascape character assessment / seascape character area

SCT Seascape character type
SPA Special Protection Area

SPG Supplementary planning guidance

SSSI Site of Special Scientific Interest

SNH Scottish Natural Heritage

SLVIA Seascape, landscape and visual impact assessment

White Consultants 42 Final/November 2019

Appendix B Guidance

White Consultants 43 Final/November 2019

Note: The siting guidance only applies to landscape character areas where potential for sites have been identified and should be read in conjunction with the recommendations and guidance for each area which takes precedence.

Siting guidance

In siting units avoid the following:

- 1. Tranquil, undeveloped areas
- 2. Coastal edge
- 3. Coastal slopes intervisible with the sea.
- 4. Prominent sites.
- 5. Skylines, especially visible from the coastal edge.
- 6. Eroding gaps between settlements and other developments.
- 7. National or locally designated nature conservation sites or reserves.
- 8. Unimproved pasture and semi-natural habitats including heath and ancient woodland.
- 9. Siting static units in or in the setting of Conservation Areas, Registered Parks and Gardens, scheduled ancient monuments and listed buildings and their curtilages.
- 10. Siting static units in Registered Historic landscapes where possible.
- 11. Siting in areas with key views such as to and from the sea, from the Coast Path and other long distance paths and from sensitive areas of designated open access land.
- 12. Siting in distinctive landscapes or seascapes and those with a strong sense of place.

If sites that fulfil the above criteria, site as follows:

- 1. Site in areas enclosed by landform, trees or mature/outgrown hedges both within and adjacent to a site.
- 2. Site within field boundaries, not spilling into adjacent fields.
- 3. Site on plateau or flat land, provided there is enclosure.
- 4. Site units close to the edges of enclosing elements such as field boundaries or woodland rather than in the middle of fields or spaces.
- 5. Associate with farm complexes if possible, especially small sites.
- 6. Site on improved pasture, arable or brownfield land.
- 7. Avoid unimproved pasture and semi-natural habitats including heath and ancient woodland.
- 8. If siting in woodland, ensure some woodland is protected and a management strategy is in place to maintain tree cover between units over time eg phased regeneration/replanting.
- 9. Site adjacent to modern development.

Mitigation and enhancement guidance

- 1. All landscape improvements should be in character with the LCA in which they are located. For instance, trees and high hedges are not appropriate in open landscapes with low hedge banks, or in open moorland.
- 2. Reduce density of static caravan development creating green space with native tree planting between caravans, especially where caravans or chalets 'stack up' slopes.
- 3. Avoid placing static caravans very close to boundaries so planting can help to buffer effects.
- 4. In principle, restrict static, touring caravans and other 'hard' units to the edge of fields, and tents to the edge of fields in prominent locations.
- 5. Consider static unit layouts which are less rectilinear with curving access roads and spaces.
- 6. In more prominent locations/fields consider removing static units and using the space for amenity eg open space recreation, play, dog walking.
- 7. In more prominent locations/fields consider removing static units and using the space for lower impact units, preferably seasonal tents, yurts or safari tents.
- 8. Change colour of caravans to less obtrusive shades and tones, eg light green, to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
- 9. Limit the extents of decks and associated timber railings and avoid wide decks on sloping ground to avoid unsightly areas beneath.
- 10. Consider native shrub planting to soften the hard appearance of decks.
- 11. Maintain or change lighting to downward facing and low level lighting to minimum areas where necessary.
- 12. Enhance the appearance of site facilities eg to give a rural farm complex appearance, and mitigate effects with planting where appropriate.
- 13. Maintain, reinstate and enhance the field boundary pattern including traditional hedgebanks, hedgerows and trees to help filter or screen views to sites.
- 14. Increase native tree and shrub planting within sites to break up the development and mitigate visual impact.
- 15. Replace fences with native hedges or hedgebanks.
- 16. Replace conifer hedges with native hedges.
- 17. Replace conifers with deciduous native trees.
- 18. Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
- 19. Improve the biodiversity within sites to enhance habitats and wildlife corridors e.g. semi-natural habitats, watercourses and field boundaries etc.
- 20. Improve site entrances to have a rural character, using rural detailing, materials and planting reflecting the vernacular, avoiding large or obtrusive signs, bright lighting, bright colours and overlarge areas of hard standing.
- 21. Improve pedestrian access out of sites to places of interest whilst using discreet and appropriate detailing of stiles and gates.

White Consultants 45 Final/November 2019

Appendix C Definition of a Caravan

White Consultants 46 Final/November 2019

Statutory definitions of a caravan

The term 'caravan' is defined in the Caravan Sites and Control of Development Act 1960 as being:

'any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted...'

This definition was added to by Section 13 of the Caravan Sites Act 1968 and subsequently the Caravan Sites Act 1968 (Amendment) (Wales) Order 2007 to include a specific definition for so called twin-unit caravans which should be:

- (a) Composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices and;
- (b) When dis-assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer)

Provided that when assembled:

- (a) Its length (exclusive of any drawbar) does not exceed 65.616 feet (20m);
- (b) Its width does not exceed 22.309 feet (6.8m);
- (c) The overall height of the living accommodation (measured internally from the floor to the lowest level of the ceiling at the highest level) does not exceed 10.006 feet (3.05m)

Touring caravans are a form of caravan that is road legal and can be towed behind a vehicle on the public highway.

Static caravan is a term used for caravans that remain on site all year round but are nevertheless mobile and 'caravans' within the definition. These have a chassis and wheels and are sited on a surfaced pitch. Normally each caravan has on-pitch waste disposal, drainage, water and electricity connections. Some have associated decking and fencing. At the end of their life these units can be transported off site.