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Pembrokeshire Coast National Park Settlement Capacity Study: Lydstep, Stackpole, Rosebush and Nevern

Final report
Prepared by LUC
July 2016

Project Title: Pembrokeshire Coast National Park Settlement Capacity Study: Lydstep, Stackpole, Rosebush and Nevern

Client: Pembrokeshire Coast National Park Authority

Version	Date	Version Details	Prepared by	Checked by	Approved by Director
0.1	18.7.16	Draft report and settlement assessments	Sally Parker Alan Kerr	Sally Parker	Kate Ahern
1.0	28.7.16	Final report addressing PCNPA comments	Sally Parker	Kate Ahern	Kate Ahern



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1 Introduction and summary of approach

- 1.1 LUC was commissioned in July 2016 to undertake an assessment of four rural centres within Pembrokeshire Coast National Park, in relation to their sensitivity and capacity to accommodate new housing developments. This study builds on earlier work published by Pembrokeshire Coast National Park Authority (PCNPA) in 2007¹, and a subsequent update undertaken by LUC for a selection of settlements in 2014. This suite of work helps support the site selection process for the Local Development Plan (LDP, 2010) and its replacement LDP – currently being prepared by PCNPA.
- 1.2 The 2016 assessment focuses on four small rural centres within the National Park; two to the north on the fringes of the Preseli Mountains (Rosebush and Nevern), and two inland from the Park’s southern coastline (Lydstep and Stackpole). The approach complements the assessments completed through the 2007 and 2014 studies.

Summary of approach

- 1.3 As noted above, this assessment builds on the two earlier studies, taking account of the specific nature of the four settlements (very small villages with likely limited scope for significant new housing) as well as best practice in landscape sensitivity/capacity assessment approaches since 2007. Unlike the 2014 study which assessed pre-identified potential sites for new housing from the LDP, this assessment sought to identify potential housing sites as part of the desk- and fieldwork process.

Key definitions and assumptions

Sensitivity/capacity

- 1.4 This assessment focuses on the potential landscape and visual impacts of new housing development on *existing settlement character*, based on a set of clear assessment criteria and paying close attention to the key attributes of each settlement and its landscape context. It is important to note that this is a strategic-scale assessment focused on landscape and visual issues– any site taken forward would be subject to more detailed assessments as part of the planning process (considering other aspects such as housing need, ecology, archaeology, access etc which are beyond the scope of this study).
- 1.5 Sensitivity is defined for the purposes of this strategic study as:
The extent to which the character and quality of the settlement and its landscape setting is susceptible to change as a result of new housing developments.
- 1.6 The above definition is in line with national best practice in assessing landscape capacity/sensitivity, including Topic Paper 6 of the 2002 Landscape Character Assessment guidance² and the third edition of the *Guidelines for Landscape and Visual Impact Assessment* (GLVIA 3, 2013).
- 1.7 The assessment considered levels of sensitivity on a five-point scale (see **Table 1.1** below) – both in terms of the settlement as a whole, and at the individual ‘potential development site’ level. This will allow PCNPA to have a broad understanding on levels of relative sensitivity both between settlements and within them.

¹ John Campion Associates (2007) Pembrokeshire Coast National Park Settlements Capacity Study. Available at <http://www.pcnpa.co.uk/default.asp?PID=444>

² The Countryside Agency and Scottish Natural Heritage (2004) Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.

Table 1.1: Sensitivity ratings used by the assessment

Sensitivity Level	Definition
High	The key (landscape/visual) attributes of the settlement and its landscape framework are highly sensitive to change from new housing development.
Moderate-High	The key (landscape/visual) attributes of the settlement and its landscape framework are sensitive to change from new housing development.
Moderate	Some of the key (landscape/visual) attributes of the settlement and its landscape framework are sensitive to change from new housing development.
Moderate-low	Few of the key (landscape/visual) attributes of the settlement and its landscape framework are sensitive to change from new housing development.
Low	The key (landscape/visual) attributes of the settlement and its landscape framework are robust and are less likely to be adversely affected by new housing development.

Considering cumulative impacts

- 1.8 The cumulative landscape and visual impacts arising from developing on multiple sites within the same settlement also needs strong consideration, particularly in terms of the overall impact on settlement size and form. In most cases, the development of only one additional site would be appropriate. In addition, the current character of the settlement should also be borne in mind at a site-specific level– e.g. some land parcels identified could in theory accommodate a much larger number of dwellings than this assessment has indicated, but this may not be appropriate in the context of existing settlement scale and form.
- 1.9 The 'Potential Development Opportunities' identified for each settlement are therefore accompanied by a sensitivity rating and guidance to assist in prioritising locations within them which would be most appropriate for development in a landscape/visual context.

Study outputs

- 1.10 The 2007 study sets out the method in detail and should be referred to for more detailed information on the origins of the approach developed for the National Park. For the 2016 study, the assessment again focused on the compilation of desk- and field-based information into a consistent format per settlement. Each settlement assessment sheet is structured as follows:

Context

- Summary of settlement location and overall character
- 1:25,000-scale map of the settlement showing (as applicable):
 - Existing settlement boundary
 - Scheduled Monuments
 - Listed Buildings
 - Existing vegetation (main areas of woodland, significant hedgebanks etc)
 - Potential screen planting

- Ridgelines
- Important views
- Potential development opportunities
- Representative photographs of the settlement and its landscape setting, along with photographs of potential development sites.

Settlement assessment

1.11 Further contextual information, as follows:

- Date and name of surveyor(s)
- Component Landscape / Seascape Character Areas (from the National Park's 2011 and 2013 assessments respectively)
- Summary key characteristics of the wider landscape – distilling relevant information from the above character assessments and adding any further settlement-specific points
- Settlement type

1.12 Information on the key attributes of the existing settlement, using descriptive text as well as key words, under the following headers:

- Settlement form
- Settlement landmark or focal point
- Settlement edge condition
- Views to and from settlement edge
- Settlement landform
- Surrounding landform

1.13 A description of overall settlement sensitivity (using the five-point scale presented at Table 1.1 above), along with a description of overall capacity and development constraints.

1.14 Any identified 'potential development sites' are then assessed as follows:

- Sensitivity in the context of the settlement as a whole (using the same five-point scale as above).

- Capacity (number of dwellings), using the following broad categories:

- Single or two dwellings
- Up to three dwellings
- Up to five dwellings
- Five to 10 dwellings

1.15 The potential development sites are then described in terms of their positive or negative attributes (in relation to accommodating new development). Suggestions for landscape mitigation schemes, should development proceed, are also included. This includes the use of existing vegetation or new screen planting (as indicated on the map at the start of each settlement assessment sheet), where required, and information on locations within the parcel which may be more or less sensitive.

1.16 The four assessment sheets for Rosebush, Nevern, Lydstep and Stackpole follow in the next chapter.

2 Settlement assessments

2.1 The settlement assessments are included in this chapter in the following sequence:

- Rosebush
- Nevern
- Lydstep
- Stackpole

Rosebush – a small village in the north of Pembrokeshire Coast National Park, nestled below the Preseli Mountains. It comprises a range of dwellings including 19th century workers’ terraces (serving the former slate quarry north-east of the village), former farmhouses to 20th century bungalows and more recent detached dwellings. The village sits within a dip in the landform, centred on the wetlands and woodlands of a caravan site, the village pub and a disused railway line (part now a recreational route). All of the settlement lies within the wider Preseli Landscape of Outstanding Historic Interest in Wales.



Rosebush



Rosebush as viewed from the south



The Listed former post office and 19th century workers’ terraces behind



Meadow adjacent to caravan park



Central village plot



Field west of village centre, adjacent to B4313



Field along eastern entry road into village

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – SETTLEMENT ASSESSMENT**

Settlement Name: Rosebush						
Date:	11 July 2016	Surveyor:	SP/AK			
Landscape Character Areas (LCAs) and Seascapes Character Areas (SCAs) in Local Context	LCA 27 – Mynydd Preseli					
	SCA 4 – Newport Bay					
Summary key characteristics of the wider landscape	<ul style="list-style-type: none"> Rosebush sits within a dip in the landform in a dramatic setting – encircled by the Preseli Mountains to the north. Distinctive rock formations at the summits provide visual punctuation points – the profile of Cerrig Lladron forms an imposing backdrop to the north of Rosebush. Pervading sense of remoteness and wildness, especially on the summits and the upper slopes of the surrounding hills. Within the Preseli Registered Landscape of Outstanding Historic Interest in Wales, representing the best surviving and most complete, typical historic cross-section across the Preseli Hills. 					
Settlement Type:	Urban		Notes: The settlement comprises an overall cluster of development comprising a merger of separate linear developments along three roads. The 19 th century origins of the village are evidenced in the north-east of the settlement, including former post office and workers' terraces relating to the now disused Rosebush Slate Quarry. .			
	Village	•				
	Harbour					
	Hamlet					
Settlement Attributes:						
Settlement Form:	A U-shaped nucleated settlement strung out along a triangulation of three roads, including the B4313 to the west. Forming the focal points of the village is a disused railway line and the landscaped grounds of a caravan park, with ponds, wetlands and woodland.					
	General:	Linear	Nucleated	Dispersed	Planned	Organic
	Scale:	Large	Medium	Medium-small	Small	
	Density:	High	Medium	Low		
Pattern:	Linear	Grid	Organic			
Settlement Landmark or Focal Point	The village is now centred around the landscaped ponds, wetlands and woodland of a caravan park, along with the vegetated course of a disused railway line (sections now used as a recreational trail).					
	Church	Castle	Monument	Cross	Disused railway line	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool

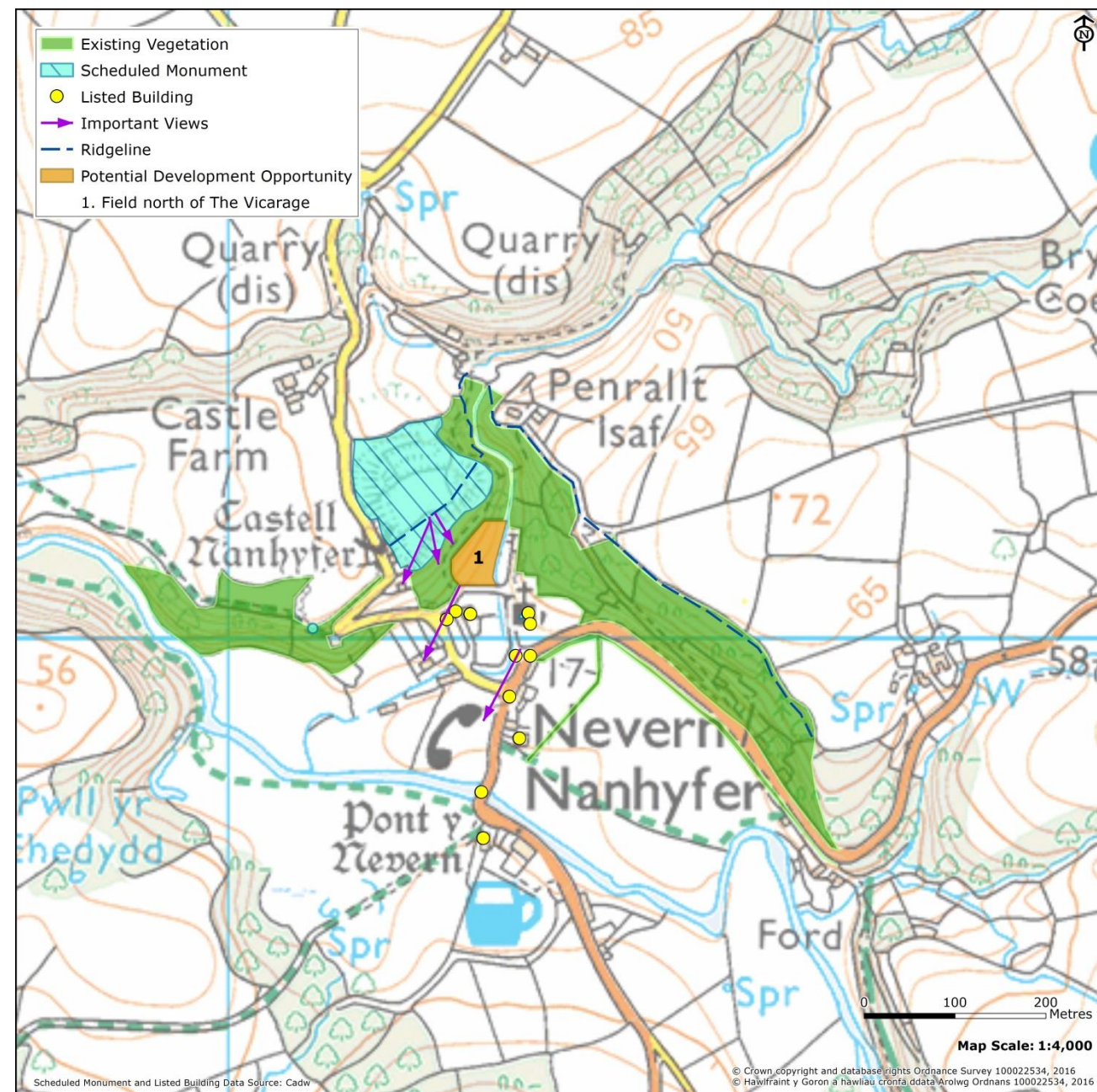
	Bridge	Ford	Mill	Inn/ pub	Green	Hill <u>S</u> to north
	Wood <u>S</u> north	Caravan park	Cliff	Rock Shore	Shingle Shore	
	Note <u>S</u> kyline features and direction of view					
	Conservation Area?	Yes/No	Insert Name(s)			
	Listed Buildings?	Yes/No	Insert Number of buildings outside Conservation Area(s):2			
Settlement Edge Condition:	Settlement edges are generally formed by the roads which are the focus of development. The northern settlement edge is softened by the woodlands/wetlands of the caravan park and disused railway line, grading to the extensive plantation woodland of Pantmaenog Forest. Settlement edges to the west and south merge into the surrounding open pastoral fields with mature hedgebanks with frequent trees providing a naturalistic edge. The eastern edge is contained by farmland rising to a prominent ridgeline.					
		North	South	East	West	Further information
Hard			•		Strong edge formed by road and rising ridgeline.	
Muted				•	Western edge defined by the B4313 and open fields.	
Soft	•	•			Soft edges owing to woodland, plantation and fields grading from settlement edge.	
Woodland	• <u>M</u>	• <u>D</u>			Note <u>D</u> eciduous, <u>E</u> vergreen or <u>M</u> ixed	
Hedgebank Wall	• <u>M</u>	• <u>M</u>	• <u>M</u>	• <u>M</u>	Note <u>M</u> anaged or <u>U</u> nmanaged	
Views to and from Settlement Edge:	Whilst Rosebush is located within a 'bowl' reducing its visual prominence, dramatic views are afforded through gaps in tree cover to the Preseli Mountains to the north and north-west, including the distinctive profile of Cerrig Lladron (468m). In turn these mountains overlook the settlement, its rooftops visible through the surrounding woodland. Views south and south-west from the B4313 approach are open and expansive, the oil refinery stacks at Milford Haven visible in clear conditions. The ridgeline to the east contains views out from the settlement, as does Goety Mountain to the west, whilst their elevation affords views over Rosebush.					
		North	South	East	West	Further information
Views out from within settlement	•	•	•	•	North: views to the mountains (including Cerrig Lladron) filtered through tree/forestry cover. South and south-west: Long open views across farmed countryside to the oil refinery stacks on the distant skyline. West and east: Limited by land rising to Goety Mountain (W) and farmed ridgeline (E).	
Views in from surrounding land and sea		•	•		Rosebush's location within a dip in the landform, surrounded and penetrated by woodland, means views in from surrounding land are generally limited to rooftops, distinctive coloured houses and trees.	

Settlement Landform:	Located within a 'bowl', contained by Goety Mountain to the west and a prominent ridgeline to the east.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
Surrounding Landform	Land slopes up to Goety Mountain to the west, ridgeline to the east, and is undulating to the south and north, rising to the main Preseli Mountain range in the north.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
Landscape Sensitivity and Capacity for Development (settlement as a whole)	The small scale of the village – with sense of containment provided by both landform and surrounding woodland, results in a moderate sensitivity to development. Capacity for new housing development is limited to small sites within or immediately adjacent to the current settlement boundary to retain its clustered form and orientation along the village's main access roads.					
Development Constraints (settlement as a whole)	Overall – the contained form of the village nestled within a dip in the landform, reducing its visibility in the wider landscape, should be retained – therefore only sites within or connected to the existing settlement should be considered. Existing hedgebanks, woodland and trees should be used to screen any new development to integrate it into current settlement character.					
Potential Development Opportunities (based on the landscape sensitivity assessment)						
Potential Development Site	Considerations		Landscape Mitigation			
1: Meadow adjacent to caravan park Sensitivity¹: Moderate-low Capacity: Single or two dwellings	<p>Positive: Within the centre of the village, well screened to the north by a dense hedge/woodland separating the adjacent caravan park. Located along the road, consistent with existing settlement orientation.</p> <p>Negative: Would result in the loss of an open space and valued habitat (wetland meadow) within the village, overlooked by housing immediately to the south and east.</p>		Retain the existing tall hedgerow and woodland forming the site boundary with the adjacent caravan park, to integrate development into its naturalistic landscape setting. Areas of meadow could be retained as part of the landscaping around any new dwellings.			
2: Central village plot Sensitivity: Moderate-low Capacity: Up to five	<p>Positive: Surrounded by existing housing to the north and west, the site would not result in any expansion or overall change to current settlement form. The land is currently unmanaged.</p>		Utilise existing vegetation (hedges and trees) to screen any new development, particularly from the open fields at higher elevation to the east.			

dwellings	Negative: Will impact on current space available behind (and between) existing dwellings.	
3. Field west of village centre, adjacent to B4313 Sensitivity: Moderate-high Capacity: Up to five dwellings	<p>Positive: Opposite existing housing north-west of the settlement along the B4313. Screened to the west (limiting views in and out) by a man-made vegetated bank.</p> <p>Negative: The north of the site enjoys open, uninterrupted views towards the Preseli Mountains and would therefore be visible in views back to the village. It may also be overlooked from the higher slopes of Goety Mountain to the west, and the elevated ridgeline to the east of the village.</p>	Retain the vegetated bank to the west (considering new woodland planting) to minimise visibility from the west and integrate development into the landscape. Favour locations at the south of the site which are of lower visual prominence (particularly from the Preseli Mountains) and can connect to existing development immediately to the south. Strengthen hedgebank field boundaries to integrate development into the surrounding farmland setting.
4. Field along eastern entry road into village Sensitivity: Moderate-high Capacity: Up to five dwellings	<p>Positive: Links to existing development immediately adjacent to the north and west, which would result in little change to the overall form of the village which is contained by open fields to the south and higher ground rising to the east.</p> <p>Negative: Overlooked by rising land and ridgeline to the east; new development would extend the settlement limits in the east of the village further south (although would align with developed extent to the west).</p>	Replace existing post-and-wire fences on banks along the eastern and southern site boundaries with new hedgerow planting to help screen any new development. Utilise existing woodland associated with the former railway line to the west as further screening.

¹ In relation to impacts upon the existing character of the settlement
LUC
July 2016

Nevern– located in the very north of the National Park just inland from Newport Bay, Nevern is a small historic village clustered around the confluence of the Gamman and Nyfer Rivers. Much of the settlement located to the north of Pont y Nevern, focused around its historic church and grounds, spreading sporadically up the wooded slopes which cloak the hill upon which the remains of the medieval Castell Nanhyfer are located.



Nevern



Pont y Nevern and village to the north



Housing to the north of Pont y Nevern



15th century St Brynach's Church



View south-west to the distinctive profile of Mynedd Carningli



Field north of The Vicarage



Existing access track to The Vicarage and views to Mynedd Carningli beyond

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE - SETTLEMENT ASSESSMENT**

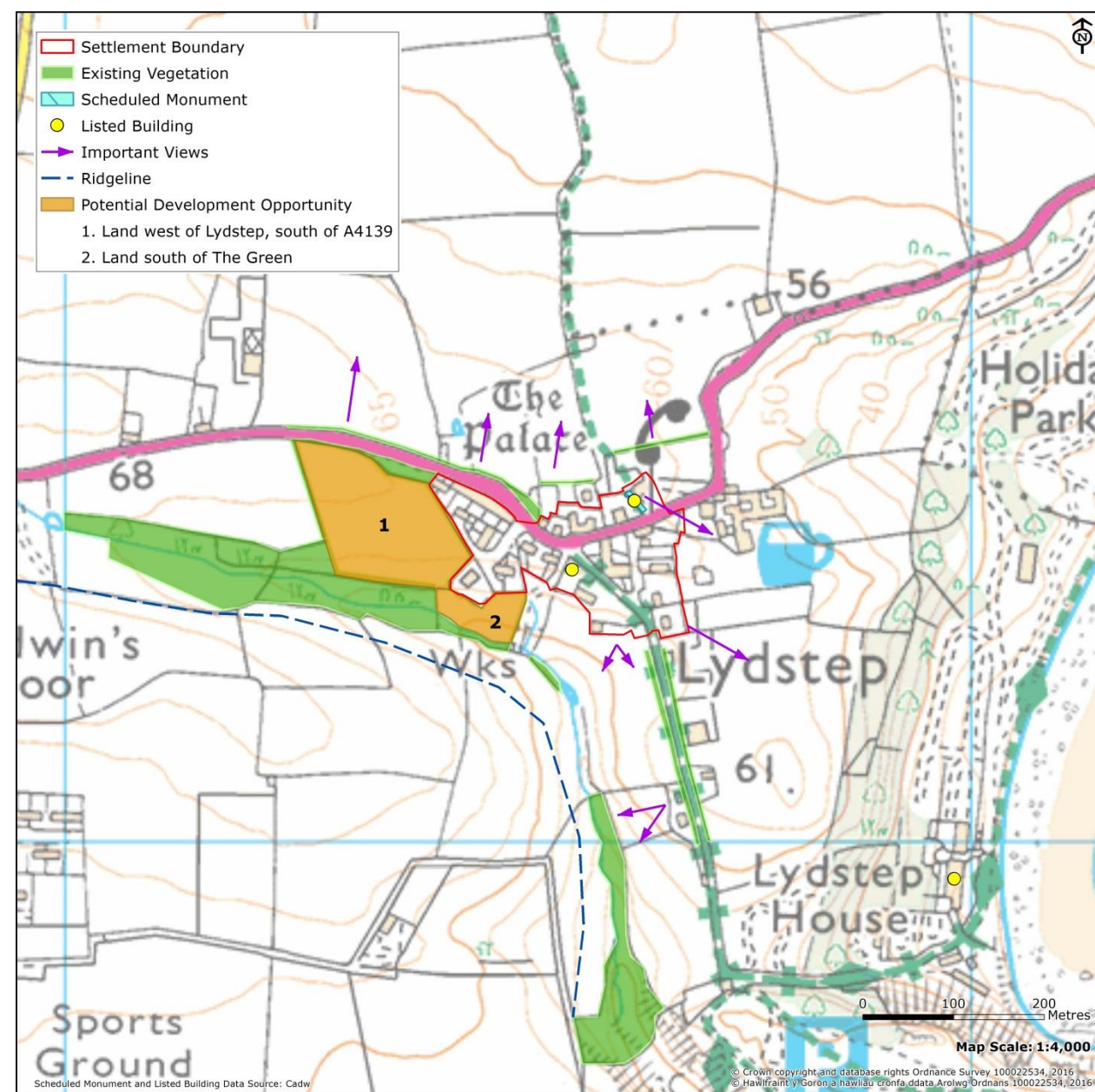
Settlement Name: Nevern						
Date:	11 July 2016	Surveyor:	SP/AK			
Landscape Character Areas (LCAs) and Seascapes Character Areas (SCAs) in Local Context	LCA 22 – Mynydd Carningli LCA 24 – Dinas Head LCA 26 – Cwm Gwaun/Afon Nyfer					
Summary key characteristics of the wider landscape	<ul style="list-style-type: none"> Scattered sparse settlement pattern dominated by traditional building types, in intimate association with the ubiquitous landscape elements of mature hedgerows enclosing small fields. A pervading sense of shelter resulting from a combination of landform, woodland and the dense mature hedgerow network bounding most of the fields. Strong sense of enclosure and intimacy, resulting in a patchwork of small fields punctuated by woodland blocks, giving the landscape a rich texture. Oak and alder woodland habitats are of local priority importance for nature conservation, and the connectivity between woodland blocks through the hedgerow network is an important supporting factor. Registered Landscapes of both Outstanding and Special Historic Interest in Wales are visible in views south (Preseli and Newport & Carningli respectively). 					
Settlement Type:	Urban		Notes:			
	Village	•				
	Harbour					
	Hamlet					
Settlement Attributes:						
Settlement Form:	A small historic village clustered around the confluence of the Gamman and Nyfer Rivers, with much of the settlement located to the north of Pont y Nevern. Nevern is focused around its historic church and grounds, spreading sporadically up the wooded slopes which cloak the hill upon which the remains of the medieval Castell Nanhyfer are located.					
	General:	Linear	Nucleated	Dispersed	Planned	Organic
	Scale:	Large	Medium	Medium-small	Small	
	Density:	High	Medium	Low		
	Pattern:	Linear	Grid	Organic		
Settlement Landmark or Focal Point	The settlement's main focus is its historic church and grounds, with housing generally clustered to the west and north of the Gamman river.					
	Church	Castle	Monument	Cross	Disused railway line	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Inn/ pub	Green	Hill S to south-west

	Wood S north	Sand shore	Cliff	Rock Shore	Shingle Shore	
						Note S Skyline features and direction of view
Conservation Area?	Yes/No					Insert Name(s)
Listed Buildings?	Yes/No					Insert Number of buildings outside Conservation Area(s):10, including Pont y Nevern
Settlement Edge Condition:	Soft settlement edges formed by landform and landcover; wooded valley slopes/ridges to the north, west and east, and the course of the River Nyfer to the south.					
	North	South	East	West	Further information	
Hard						
Muted						
Soft	•	•	•	•		
Woodland	• D		• D	• D	Note D Deciduous, E Evergreen or M Mixed	
Hedgebank		• M	• M		Note M Managed or U Unmanaged	
Wall						
Views to and from Settlement Edge:	The backdrop to Nevern is characterised by a dense wooded ridgeline, restricting views north. Views are channelled across and down the Nyfer valley to the south, east and west, framed by the longer views to the imposing profile of Mynydd Carningli (including its Iron Age hillfort) to the south-west.					
	North	South	East	West	Further information	
Views out from within settlement		•	•	•	South and south-west: Long open views across the Nyfer Valley and rolling wooded farmland towards the Preseli Mountains (Mynedd Carningli). West and east: Limited by woodland cover, channelled down the Nyfer Valley and floodplain. North: Restricted by wooded ridgeline, topped by Castell Nanhyfer.	
Views in from surrounding land and sea		•	•	•	Nevern's position at the base of a steep wooded slope means views in from the north are generally limited. Open views from across the floodplain and the Preselis beyond are afforded towards the hamlet from the south.	
Settlement Landform:	At the confluence of two rivers, with development spreading up the steep wooded ridgeline behind.					
	Flat	Rolling/Undulating	Hill & Scarp	Rocky	Convex	Concave
Surrounding Landform	Backed by a steep wooded ridgeline behind to the north; the centre and south of the village occupy a flat floodplain.					
	Flat	Rolling/Undulating	Hill & Scarp	Rocky	Convex	Concave
Landscape Sensitivity and Capacity for Development (settlement as a whole)	The small, clustered form of the historic village, situated just above the flood zone (although some development in the south, including village hall, is within it), and physical restrictions imposed by the steep ridge behind, provide key constraints to development. Nevern is judged to have a high sensitivity to and very limited capacity for new development. See also 'development constraints' below.					

Development Constraints (settlement as a whole)	Nationally important historic and cultural features also heighten sensitivity and present key constraints to development – particularly the medieval castle (a Scheduled Monument), the Grade II* Listed 15 th century St Brynach’s Church and grounds – including registered church yard, and a number of other listed buildings within the settlement. Large swathes of woodland immediately backing the village are subject to Tree Preservation Orders.	
Potential Development Opportunities (based on the landscape sensitivity assessment)		
Potential Development Site 1. Field north of the vicarage Sensitivity¹: Moderate-high Capacity: Single or up to three dwellings	Considerations Positive: Within the centre of the village, well screened by woodland and adjacent sloping ground. Negative: Adjacent to the Grade II Listed building of the vicarage (to the south) and visible from St Brynach’s Church (Grade II*). It is currently a secluded site providing a rural edge to the village.	Landscape Mitigation Use the shelter and sense of enclosure provided by gently sloping topography and surrounding woodland cover to conceal views of new development.

¹ In relation to impacts upon the existing character of the settlement
 LUC
 July 2016

Lydstep – a small coastal village in South Pembrokeshire situated on both sides of the A4139, occupying undulating elevated land above Lydstep Haven. The village comprises a mixture of 20th century housing (including a small housing estate of bungalows at The Green) and older properties associated with its medieval core, marked by the Scheduled Monument and Listed Building of Lydstep Palace. The southern and western parts of the village lie within the Manorbier Registered Landscape of Special Historical Interest in Wales. Whilst topography provides a sense of visual containment, important views of the cliffed coast and open sea of Lydstep Haven are afforded to the east and south-east, along with wide open views of undeveloped farmland to the north.



Lydstep



Approach to village along A4139



The nationally important remains of Lydstep Palace



20th century bungalows at The Green



Converted farmhouse resort – Celtic Haven. Ridgeline fields visible beyond to the north.



Land west of Lydstep, south of A4139



Land south of The Green, adjacent to sewage works

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE - SETTLEMENT ASSESSMENT**

Settlement Name: Lydstep						
Date:	12 July 2016	Surveyor:	SP/AK			
Landscape Character Areas (LCAs) and Seascape Character Areas (SCAs) in Local Context	LCA 4 – Manorbier/Freshwater East					
	SCA 38 – Lydstep Haven coastal waters					
Summary key characteristics of the wider landscape	<ul style="list-style-type: none"> Set within a farmed landscape with traditional built forms and a coastal feel, enhanced by attractive views of coastal cliffs to the east and open sea to the south. Hedgerows are especially important landscape elements, providing a tangible link to earlier settlement. Very strong historical and cultural sense of place, typified by the Medieval open field systems which lie either side of the Ridgeway between Lamphey and to the south of St Florence. Rich historical and cultural values – the southern and western parts of Lydstep within the wider Manorbier Registered Landscape of Special Historical Interest in Wales. The present day landscape is one almost wholly shaped by medieval territorial organisation, settlements and land use (Lydstep Palace being one such relic). It has associated historical cultural value as the home of Gerald of Wales. 					
Settlement Type:	Urban		Notes:			
	Village	•				
	Harbour					
	Hamlet					
Settlement Attributes:						
Settlement Form:	A small nucleated village with development clustered along the A4139 and the access road standing south towards Lydstep House. Individual properties strung out along the old estate road in the south provide a spread of development beyond Lydstep's clustered form. Celtic Haven Resort, comprising converted white-rendered estate farm buildings, marks the eastern edge of the village above Lydstep Haven.					
	General:	Linear	Nucleated	Dispersed	Planned	Organic
	Scale:	Large	Medium	Medium-small	Small	
	Density:	High	Medium	Low		
	Pattern:	Linear	Grid	Organic		
Settlement Landmark or Focal Point	The medieval origins of the settlement are evidenced by the nationally important remains of the 14 th /15 th century Lydstep Palace, forming the centre of the village (with associated car park) off the A4139. The Lydstep Tavern is located opposite the Palace.					

	Church	Castle	Monument	Cross	Earthwork	Standing Stone
	Wood	Sand Shore	Cliff S to S and SE	Rock Shore	Shingle Shore	Open sea S to S and SE
				Note S kyline features and direction of view		
	Conservation Area?	Yes/No		Insert Name(s)		
	Listed Buildings?	Yes/No		Insert Number of buildings outside Conservation Area(s): 2 plus Lydstep House to SE of settlement		
Settlement Edge Condition:	Lydstep is surrounded by pastoral farmland, including expansive open fields to the north. The A4139 forms a strong edge to development, with much of the settlement extending into lower lying land to the south. A strong sense of containment to the north is provided by dense mature hedgerows, whilst other settlement edges are softer, grading into the surrounding fields and wooded valley to the south.					
	North	South	East	West	Further information	
Hard	•				Hard northern edge formed by A4139 and dense mature hedge boundaries	
Muted			•	•	Rolling topography dropping down to the east – hedged pastoral fields Transition to rolling more elevated pastoral farmland to west	
Soft		•			Mature hedges, estate walls and woodland opening out to wooded valley and coast beyond	
Woodland		• D			Note D eciduous, E vergreen or M ixed	
Hedgerow	• M	• M	• M	• M	Note M anaged or U nmanaged	
Wall		•			Estate walls of local stone, approx. 1.25m high	
Views to and from Settlement Edge:	The position of much of the settlement, nestled below the higher level of the A4139, provides a sense of visual containment. Views to/from the north are restricted by dense mature hedges, although a ridgeline in medium-range views appears above the settlement, including in views from the Celtic Haven resort. Glimpses of Lydstep Haven, including caravan park, as well as open sea and coast beyond, are afforded to the east.					
	North	South	East	West	Further information	
Views out from within settlement	•	•	•	•	North: limited by mature hedges but gaps allow expansive views of open, undeveloped countryside and ridgeline to north. South and east: Views across wooded valley (S) and glimpses across rolling pastoral farmland to cliffs and open sea. West: Limited by rising elevation; glimpses of pastoral fields.	

Views in from surrounding land and sea		•	•		North: Limited due to high, dense hedge boundaries and settlement position at lower elevation Due to landform and vegetation cover, views of the settlement are generally limited to those obtained from open land to the south and south-east; other views obtained upon approach into the village.	
Settlement Landform:	Lydstep is situated on the undulating upper flanks of land sloping down to the sea to the east and a valley draining to the south.					
	Flat	Rolling/Undulating	Hill & Scarp	Rocky	Convex	Concave
Surrounding Landform	An open, gently undulating expanse of farmland is located to the north, including a ridgeline in medium-range views. Rolling land drops down to a valley (with ridgeline beyond) to the south, and east to Lydstep Haven.					
	Flat	Rolling/Undulating	Hill & Scarp	Rocky	Convex	Concave
Landscape Sensitivity and Capacity for Development (settlement as a whole)	The small, clustered form of the village – with sense of containment provided by both landform and surrounding hedged farmland, results in a moderate sensitivity to development. Capacity for new housing development is limited to small sites within or immediately adjacent to the current settlement boundary to retain its small, nucleated form.					
Development Constraints (settlement as a whole)	<p>Overall – the compact, nucleated form of the village nestled generally below high ground, reducing its visibility in the wider landscape, should be retained – therefore only sites within or connected to the existing settlement should be considered.</p> <p>New development should protect the character and setting of Lydstep Palace, as well as features associated with Lydstep House, including estate boundary walls along its approach road south of the village, historic gateways and the Listed Building at West Lodge.</p> <p>The hard edge to the northern settlement boundary, formed by the A4139 and mature hedgerow boundaries, should be retained to protect the open countryside setting and undeveloped character of the adjacent landscape to the north, including a prominent elevated ridgeline.</p>					
Potential Development Opportunities (based on the landscape sensitivity assessment)						
Potential Development Site	Considerations		Landscape Mitigation			
1. Land west of Lydstep, south of A4139 Sensitivity¹: Moderate Capacity: Up to five	Positive: Immediately adjacent to 20 th century housing estate at The Green; sloping north-south away from the A4139 resulting in generally low visual prominence; absence of designated sites or features within or adjacent to the land parcel; existing screening provided by hedgebanks and woodland.		Retain existing mature hedgebank boundaries to the north, east and west, and valley woodland to the south. Soften eastern edge with adjacent development through the design, location and orientation of any new housing. The west of the site is of higher sensitivity due to increased elevation affording greater visual			

dwelling concentrated in the east of the site ² .	Negative: Could result in further settlement spread away from village core, diluting nucleated form and farmland edge. More visible from the A4139 to the west.	prominence from A4139. Therefore new housing should be focused to the east.
2: Land south of The Green, adjacent to sewage works Sensitivity: Moderate Capacity: Up to five dwellings	Positive: Nestled at a low elevation with existing vegetation providing effective natural screening; adjacent to existing 20 th century housing development at The Green, including a recent single dwelling development immediately adjacent to the west. Negative: Will further extend the current settlement limits south, away from the village core. Will reduce dilute the integrity of the wooded valley immediately to the south which acts as a natural boundary/buffer to development.	Retain existing screening provided by woodland to the south and east. Soften north and north-western transition and connection to adjacent development through the design, location and orientation of any new housing.

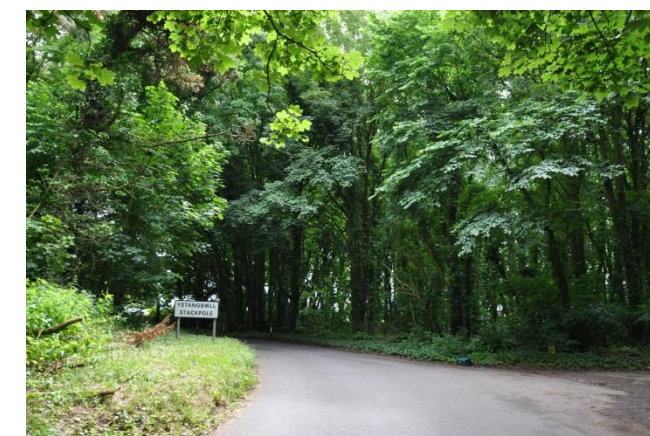
¹ In relation to impacts upon the existing character of the settlement
LUC
July 2016

² Note the land parcel as a whole would be able to accommodate up to 20 houses but this would be out of scale with the existing settlement. Therefore this figure is related to the eastern part of the site, adjacent to existing housing.

Stackpole – a small nucleated village situated inland from Stackpole Quay in the south of the National Park. The village is nestled on gently sloping land rising up from the wooded Stackpole Estate (including Bosherton Lakes) to the west, grading to higher coastal farmland to the east. It comprises a range of buildings orientated along the road, from historic buildings tracing the planned village’s 19th century origins (e.g. the Stackpole Inn) to mid 20th century housing estates to the south-east (Deer Park View) and north (Jason’s Corner). The village is strongly contained by estate woodland framing development to the north, west and south, with views south towards Stackpole Warren, a Landscape of Special Historic Interest in Wales.



View along road through the village



Southern wooded edge and approach into settlement



Land west of Stackpole



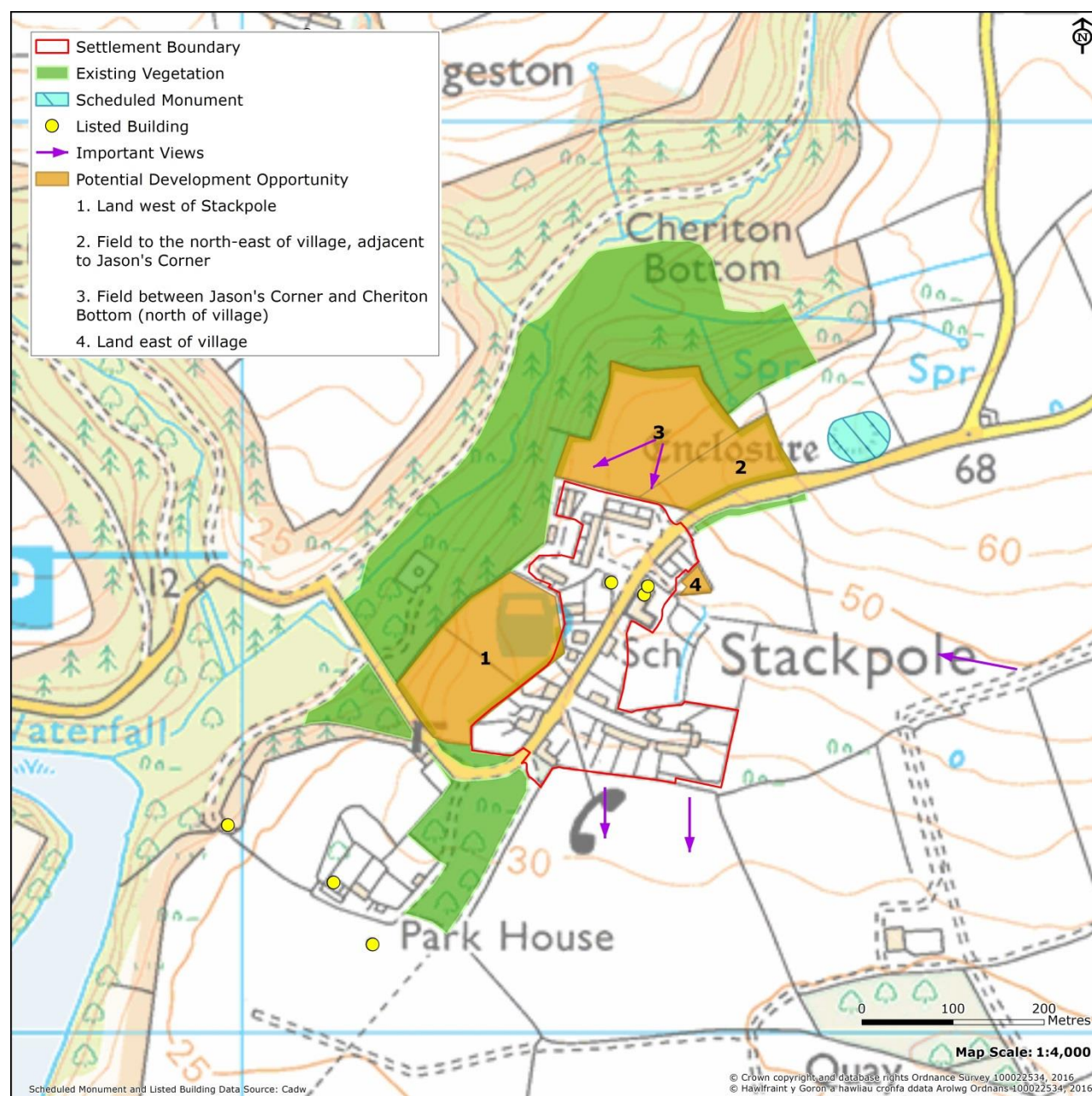
Field to north-east of village, adjacent to Jason’s Corner



Field between Jason’s Corner and Cheriton Bottom



Land east of village



Stackpole

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE - SETTLEMENT ASSESSMENT**

Settlement Name: Stackpole						
Date:	12 July 2016	Surveyor:	SP/AK			
Landscape Character Areas (LCAs) and Seascape Character Areas (SCAs) in Local Context	LCA 4 – Manorbier/Freshwater East LCA 5 - Stackpole SCA 36 – Stackpole coastal waters					
Summary key characteristics of the wider landscape	<ul style="list-style-type: none"> The wider area is made up of a naturalistic yet previously much landscaped series of wooded valleys that are generally very sheltered and pleasant. Village adjoins the wider Stackpole Estate, its historic wooded landscape character providing a distinctive sense of place to the village. There is a distinct feel of being within a long-established estate parkland and woodland landscape. Views to the wooded ridgeline of Stackpole Warren (a Landscape of Special Historic Interest) define southern skylines. The historical and archaeological value of the area is also outstanding, with evidence of long-term continuous management of landed estates since feudal times. 					
Settlement Type:	Urban		Notes:			
	Village	•				
	Harbour					
	Hamlet					
Settlement Attributes:						
Settlement Form:	A small nucleated village with development mainly orientated along the through-road, with small 20 th century housing estates extending the settlement footprint away from the road to the north-west and south-east. Housing is of mixed density with historic properties situated on large plots and more recent semi-detached properties smaller plots.					
<i>General:</i>	Linear	Nucleated	Dispersed	Planned	Organic	
<i>Scale:</i>	Large	Medium	Medium-small	Small		
<i>Density:</i>	High	Medium	Low			
<i>Pattern:</i>	Linear	Grid	Organic			
Settlement Landmark or Focal Point	The main focal points in the centre of the settlement are the Stackpole Inn, village green and primary school.					
	Church	Castle	Monument	Cross	Earthwork	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Pound	Green	Hill

	Wood S to north, west and south	Sand Shore	Inn/Pub	School	Shingle Shore	Open sea S to S and SE
						Note S kyline features and direction of view
	Conservation Area?	Yes/No	Insert Name(s)			
	Listed Buildings?	Yes/No	Insert Number of buildings outside Conservation Area(s): 3 plus Park House, Park Lodge and Cross to S of settlement			
Settlement Edge Condition:	Stackpole is surrounded by extensive estate woodland associated with the Stackpole Estate (Registered Park & Garden) which provides a strong sense of enclosure, especially to the north, west and south. Medium-scale field to the north and east, on sloping land provide more muted edges. Fields to the east and south-east are bound by dense mature hedgerows furthering a sense of enclosure.					
	North	South	East	West	Further information	
Hard						
Muted			•		East: sloping topography falling to the distant coastline, characterised by hedged pastoral fields.	
Soft	•	•		•	Extensive mature deciduous woodland, associated with the Stackpole Estate to the west along the valley and south around Park House.	
Woodland	• D	• D		• D	Note D eciduous, E vergreen or M ixed	
Hedgebank		• M	• M		Note M anaged or U nmanaged	
Wall					Garden walls of local stone, approx. 1m high.	
Views to and from Settlement Edge:	Despite its elevated position above Stackpole Quay and Bosherton Lakes, views out of the village are largely restricted to immediate rural views of pastoral farmland, mature hedgerows and deciduous woodland. Mature woodland surrounds the settlement on three sides (north, west and south) containing otherwise distant views, as well as views into the village. Elevated land to the north of the village allows views to the wooded skyline of Stackpole Warren to the south.					
	North	South	East	West	Further information	
Views out from within settlement	•	•	•	•	North, south and west: limited by mature woodland, however, elevated land in the north of the village affords longer views south towards the wooded skyline of Stackpole Warren. East: glimpsed views across hedged pastoral farmland.	
Views in from surrounding land and sea		•	•		Due to low-lying elevation and dense woodland cover, views of the settlement are generally limited to those obtained on approach to the village. Rolling farmland at higher elevations to the east allows glimpses over the village, as does the elevated ridgeline of Stackpole Warren to the south.	

Settlement Landform:	Stackpole is situated on the lower slopes of a coastal tributary valley which flows north-east to south-west to the west of the village (Cheriton Bottom), feeding into Bosherton Lakes; the centre-piece of the Stackpole Estate which lies to the west. The village generally slopes in a north-east to south-west direction; the north of the settlement sitting at the highest elevation.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
Surrounding Landform	Land slopes away in a south-westerly direction towards Cheriton Bottom and Bosherton Lakes, while to the east gently undulating land rises before dropping down to the coast at Stackpole Quay. The wooded ridgeline of Stackpole Warren features on the skyline to the south.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
Landscape Sensitivity and Capacity for Development (settlement as a whole)	The compact form of the village, largely orientated along its through-road and enclosed by swathes of estate woodland – results in a moderate sensitivity to further development. Capacity for new housing is limited to small sites immediately adjacent to the current settlement limits.					
Development Constraints (settlement as a whole)	<p>Stackpole’s nucleated form and small size, as well as its distinctive estate wooded setting, present constraints to significant new development. However, the gently sloping landform and enclosure provided by woodland also provide visual containment. Only sites which maintain connectivity with the current settlement and sit within the existing landscape framework should be considered.</p> <p>New development should protect the character and setting of the adjacent Stackpole Estate, the village’s Listed Buildings (The Stackpole Inn, Schoolroom and Old School House), as well as the Stackpole Earthwork Scheduled Monument situated north-east of the village.</p>					
Potential Development Opportunities (based on the landscape sensitivity assessment¹)						
Potential Development Site 1. Land west of Stackpole	Considerations		Landscape Mitigation			
	<p>Positive: Visually well contained by woodland to south and on valley slopes to west, and existing garden hedgerows to the east and north. The landform slopes gently to the south-west.</p> <p>Negative: Could result in further settlement spread away from the village core, diluting nucleated form and transition to farmed/wooded edge on the boundary with the registered Stackpole Estate. Existing properties to the north and east of the site could overlook new development.</p>		<p>Retain existing mature woodland to the west and south, and strengthen garden boundaries to the north and east, especially where existing properties are located near the site boundary. Maintain a suitable landscape buffer between the boundary of the Registered Park and Garden. Sensitive design access route and treatment off rural lane as development could introduce a new approach to the settlement from the south.</p>			
Sensitivity²: Moderate-high Capacity: Five to ten dwellings adjacent to existing housing						

2: Land north-east of Jason’s Corner	Sensitivity: Moderate	Capacity: Up to five dwellings on land adjacent to Jason’s Corner.	<p>Positive: Adjacent to the entry road into the village, which is bounded by dense hedgebanks to provide effective screening of the site from the road. The site also lies opposite existing 20th century housing at Jason’s Corner.</p> <p>Negative: Will further extend the current settlement limits north, away from the village core. New development could impact on the setting of Stackpole Earthwork Scheduled Monument. May be visually prominent above the village due to its higher elevation.</p>	Retain existing screening provided by mature hedgebanks, and visual containment provided by woodland at Cheriton Bottom beyond the site to the north. Good design and positioning of new dwellings would allow visual and physical integration with existing development. Land adjacent to Jason’s Corner would be of lower sensitivity and reduce potential impacts on Stackpole Earthwork.
	3: Land north of Jason’s Corner	Sensitivity: Moderate	Capacity: Five to ten dwellings in southern half of site	<p>Positive: Contained visually to the north and west by adjacent estate woodland at Cheriton Bottom. The site slopes westwards, also reducing its visual prominence whilst maintaining visual and physical connectivity with existing housing development directly adjacent to the south.</p> <p>Negative: Will further extend the current settlement limits north, away from the village core and into its surrounding farmed/wooded edge. Adjacent to the Registered Park and Garden of the Stackpole Estate.</p>
4: Land east of village	Sensitivity: Moderate	Capacity: Up to three dwellings	<p>Positive: Situated behind existing car park and properties within a localised depression. Existing vegetation provides effective natural screening; adjacent to existing 20th century housing development.</p> <p>Negative: Will further extend the current settlement limits eastwards, diluting the soft edge with pastoral farmland. New development could impact on the setting of the Schoolroom and Old School House Listed Buildings. Its small-scale limits development potential.</p>	Retain existing screening provided by hedgerows and mature trees along the north, east and south boundaries. The location and orientation of any new housing to the west of the site should retain connectivity with existing settlement. Sensitive design access will be required to reduce impacts on the setting of nearby Listed Buildings.

¹ Note that for potential development sites 1-3, each parcel as a whole would theoretically be able to accommodate a larger number of houses, but this would be out of scale with existing settlement size/form.

² In relation to impacts upon the existing character of the settlement