



Pembrokeshire Coast National Park Settlement Capacity Study Update Candidate Site Assessments (Newport and Lawrenny)

Final report
Prepared by LUC
March 2017

Project Title: Pembrokeshire Coast National Park Settlement Capacity Study Update: Candidate Site Assessments (Newport and Lawrenny)

Client: Pembrokeshire Coast National Park Authority

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1 Introduction and summary of approach

- 1.1 LUC was commissioned in January 2017 to undertake an assessment of two rural centres within Pembrokeshire Coast National Park – Newport and Lawrenny - in relation to their sensitivity and capacity to accommodate a range of development types including housing, car parking and mixed tourism and leisure schemes. The assessment also includes more detailed assessment of 12 candidate sites within the two settlements, identified by Pembrokeshire Coast National Park Authority (11 sites are located within and on/near the settlement of Newport, with one site located to the west of Lawrenny). This study builds on earlier work published by Pembrokeshire Coast National Park Authority (PCNPA) in 2007¹, and subsequent updates undertaken by LUC for a selection of settlements in 2014 and 2016. 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 This report provides updates to previous settlement-scale assessments undertaken for Newport and Lawrenny in 2007, following the updated methodology applied to Lydstep, Stackpole, Rosebush and Nevern in 2016². Please refer to the 2016 report for an overview of the method and key definitions used for the Newport and Lawrenny settlement capacity assessments.
- 1.3 A summary of the approach taken for the 12 candidate site assessments is included below.

Summary of approach: candidate site assessments

- 1.4 The approach taken for the candidate site assessments is described below.

Key definitions and assumptions

Sensitivity/capacity

- 1.5 These assessments focus on the potential landscape and visual impacts of new development on *existing settlement character*, based on a set of clear assessment criteria and playing close attention to the key attributes of each settlement, the individual sites and wider landscape context. It is important to note that this assessment is 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, cumulative impacts, Open Space requirements, ecology, archaeology, access etc. which are beyond the scope of this study).
- 1.6 Sensitivity and capacity judgements made in the candidate site assessments have been considered in the context of the National Park’s statutory purpose ‘*to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park*’³. The PCNP is a sensitive and nationally protected landscape, therefore all development must contribute to the conservation and enhancement of the Park’s special qualities and local distinctiveness in line with the above statutory purpose.

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

² LUC (July 2016) Pembrokeshire Coast National Park Settlement Capacity Study: Lydstep, Stackpole, Rosebush and Nevern. Prepared for Pembrokeshire Coast National Park Authority

³ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=161>

- 1.7 Residential developments should also adhere to the Park’s Conservation Area Proposals for Newport⁴ and the Welsh Government’s Technical Advice Note (TAN) 12⁵. Design of new buildings should aspire to be of a high standard to reflect the high landscape quality of the area.
- 1.8 Sensitivity is defined for the purposes of this strategic study as:
The extent to which the character and quality of the settlement/site and its landscape setting is susceptible to change as a result of new developments (housing, car parking etc.).
- 1.9 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 guidance⁶ and the third edition of the *Guidelines for Landscape and Visual Impact Assessment* (GLVIA 3, 2013).
- 1.10 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 candidate site level. This will allow PCNPA to have a broad understanding on levels of relative sensitivity both between settlements and within them.

Table 1.1: Sensitivity ratings used by the assessment

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

⁴ Pembrokeshire Coast National Park Authority, 2011. Newport and Newport Parrog – Conservation Areas Proposals Supplementary Planning Guidance.

⁵ <http://gov.wales/docs/desh/publications/160504-technical-advice-note-12-en.pdf>

⁶ 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.

Study outputs

1.11 The 2016 report (see footnote 2 above) explains the structure of the settlement-scale assessments, which has been applied to Newport and Lawrenny.

1.12 Each candidate site assessment sheet is structured as follows:

Context

- 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
 - Important views
 - Potential development opportunities
- Component Landscape / Seascape Character Areas (from the National Park's 2011 and 2013 assessments respectively)
- Summary of key characteristics of the candidate site and relationship with settlement
- Representative photographs of the candidate site

1.13 Further contextual information, as follows:

- Candidate site boundary description
- Views to and from candidate site

Development constraints, landscape sensitivity and further considerations

1.14 An overview of the key constraints to development, in landscape and visual terms, is provided in summary text. This is then followed by a description and rating of the site's overall landscape

sensitivity (using the five-point scale presented at Table 1.1 above).

1.15 The candidate site is then described in terms of its positive or negative attributes in relation to accommodating new development. Suggestions for landscape mitigation schemes, should development proceed, are also included, regardless of the site's level of sensitivity. 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. The landscape sensitivity judgements and suggested mitigation is then drawn together to provide an approximate capacity for each site for the type of development proposed.

1.16 The settlement-scale assessment proformas for Newport and Lawrenny are included in the next chapter, along with the 12 candidate site assessments.

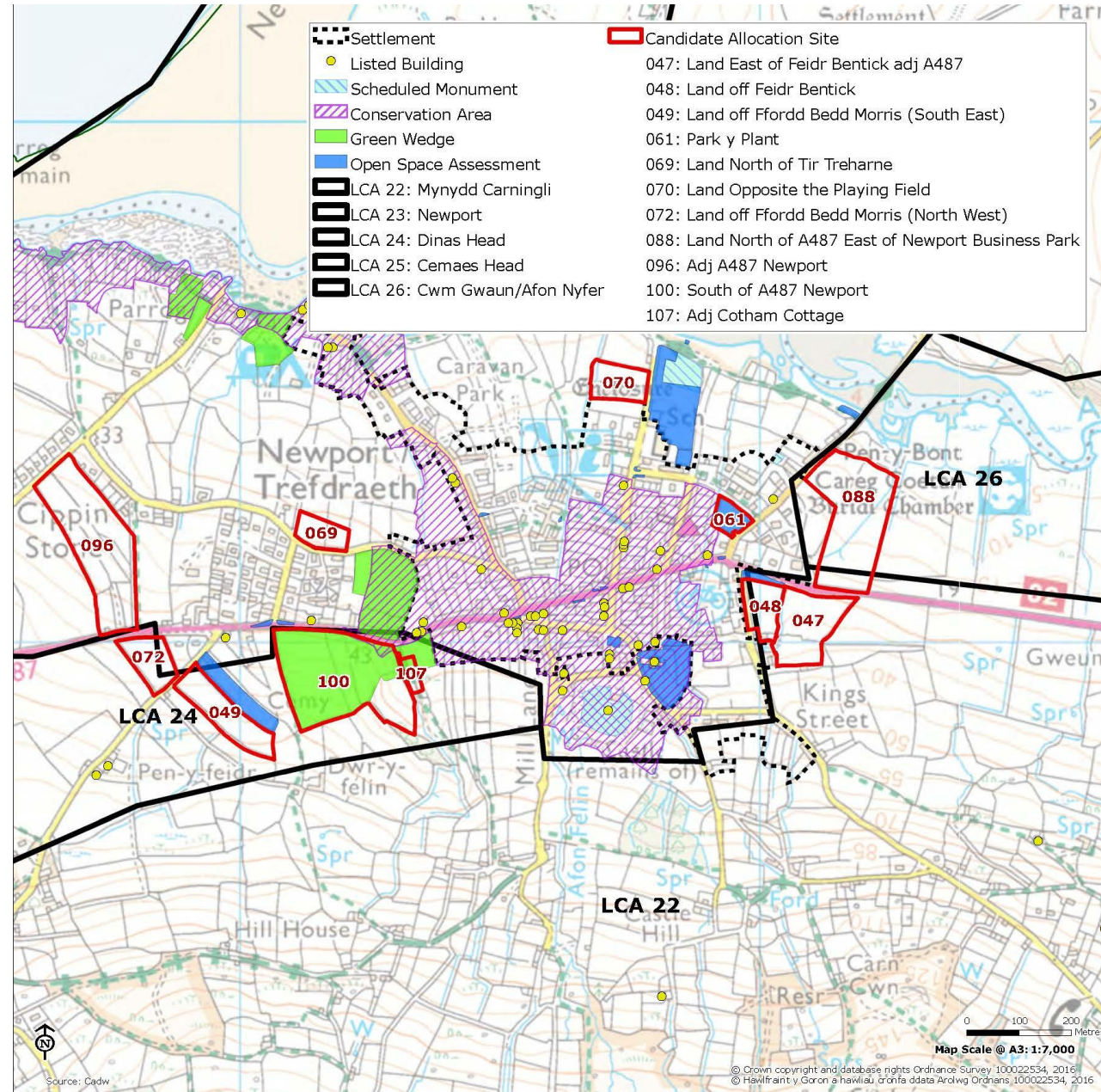
2 Settlement and candidate site assessments

2.1 The assessments are included in this chapter in the following sequence in order of Candidate Site reference number and settlements:

- Newport (settlement-scale assessment)
- 047 – Land East of Feidr Bentick adj A487 - Housing
- 048 - Land off Feidr Bentick – Housing and car parking
- 049 - Land off Ffordd Bedd Morris (South East) - Housing
- 061 - Park y Plant - Housing
- 069 - Land North of Tir Treharne - Housing
- 070 - Land Opposite the Playing Field - Open Space, Parking, Allotments
- 072 - Land off Ffordd Bedd Morris (North West) - Housing
- 088 – Land North and East of Newport Business Park -Housing
- 096 – Cippin Stone – Housing
- 100 – Cotham Fields adj A487 - Housing
- 107 – Land West of Cotham Cottage – Car Park
- Lawrenny (settlement-scale assessment)
- 046 – Former Mansion Site - Mixed Tourism and Leisure

Pembrokeshire Coast National Park Settlements Capacity Study Update (March 2017)

Newport – a medium-sized, compact, nucleated village settlement, with a minor linear extension north-west to The Parrog. This is an old village with elements of the Anglo-Norman medieval planned layout which are readily discernible within the old core, with traditional built forms dominating, and the church tower and castle being prominent local landmarks. There are two Conservation Areas, in the old village core and at The Parrog. There is a strong coastal association with attractive views over Newport Sands. The village lies wholly within the Newport and Carningli Registered Landscape of Special Historic Interest in Wales.



View looking south towards Newport and the upper slopes of Mynydd Carningli from Newport Sands (205161, 239940).



View looking south along Market Street of shops and cafes (205709, 239034).



View from Preseli Hills looking north towards Newport.



View from St Mary's Church looking north-west over Newport.



View looking south along Long Street of traditional terrace cottages (205717, 239125).



View looking south of Newport from access road to Newport Sands (205826, 240826).

Newport

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

Settlement Name: Newport			
<i>Date:</i>	1 March 2017	<i>Surveyor:</i>	AK
Landscape Character Areas (LCAs) and Seascape Character Areas (SCAs) in Local Context	LCA 22 – Mynydd Carningli LCA 23 – Newport LCA 24 – Dinas Head, LCA 25 – Cemaes Head, LCA 26 – Cwm Gwaun/Afon Nyfer Historical importance of the Anglo-Norman landscape is noted SCA 4 – Newport Bay		
Key landscape characteristics of the wider landscape taken from LCA.	LCA 23 - Newport <ul style="list-style-type: none"> Newport LCA was identified as being distinct from the adjacent coastal LCAs and meriting designation in its own right. This was based upon its strong sense of place and long history of settlement. It has an attractive coastal character, with older buildings along the shore with maritime industrial and commercial references – especially at The Parrog – and the core of the town has many traditional built features and a pleasant setting, with a generally sympathetic level of development. There are attractive unspoilt coastal views along shoreline, especially to the north along the beach to the headland, and to the west along the foreshore of Newport Bay towards Dinas Head. The appearance of a town set within a woodland and trees is a particularly strong perception when viewed from the north across the river estuary, with the church tower and castle as prominent landmarks in the scene. There is a strong sense of history and the feel of a long-established settlement within the old core of the town, dating from around 1197 AD. Newport is a good example of a planned medieval settlement. The Anglo-Norman layout is preserved in the locations of the church and castle at the head of the town, and a single street running down to the Old Castle (earthwork) at the estuary shore, probably the original seat of control prior to the construction of the stone castle. The post-Medieval turnpike road cuts through the original street plan but burgage plots are still visible in the present property plots. The notable Neolithic chambered tomb of Carreg Coetan Arthur lies at the north eastern edge of the town close to the Afon Nyfer. 		

	<ul style="list-style-type: none"> Newport forms the focus of the Newport and Carningli Registered Landscape of Special Historic Interest in Wales, which has the notable features of the Carreg Coetan Arthur, The Parrog, with its relict warehouses and limekilns, and the two castle sites. There are extensive Conservation Areas at Newport and Newport Parrog (designated in July 1999) with only a narrow separation between them. The special character of Newport has been fashioned by generations who lived and worked in the town and its surroundings which should be assumed in all management guidance. 					
Settlement Type:			<i>Notes:</i>			
	<i>Urban</i>		Nucleated urban form for the most part, with a minor linear extension north westwards to The Parrog, which is a harbour settlement along the estuary shore.			
	<i>Village</i>	•				
	<i>Harbour</i>	•				
	<i>Hamlet</i>					
Settlement Attributes:						
Settlement Form:	Nucleated, medieval village with characteristic grid-plan layout, which has development organically, set back from the Afon Nyfer estuary. Strong street pattern where buildings are situated immediately adjacent to roads creating street fronts. Some large buildings are set within bigger plots with forecourts or gardens.					
	<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		
Relevant Settlement Landmark or Focal Point (highlighted)	Dominant features include the castle remains, church and Pottery Kiln. Focal points include Newport' East Street which is a busy road with several pubs, restaurants, B&Bs and shops including a post office, and Market Street with its shops and Cafes. The Careg Coetan Burial Chamber is a point of interest.					
	Church	Castle	Monument (Burial mound)	Cross	Disused railway line	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Inn/ pub	Green	Hill S to north

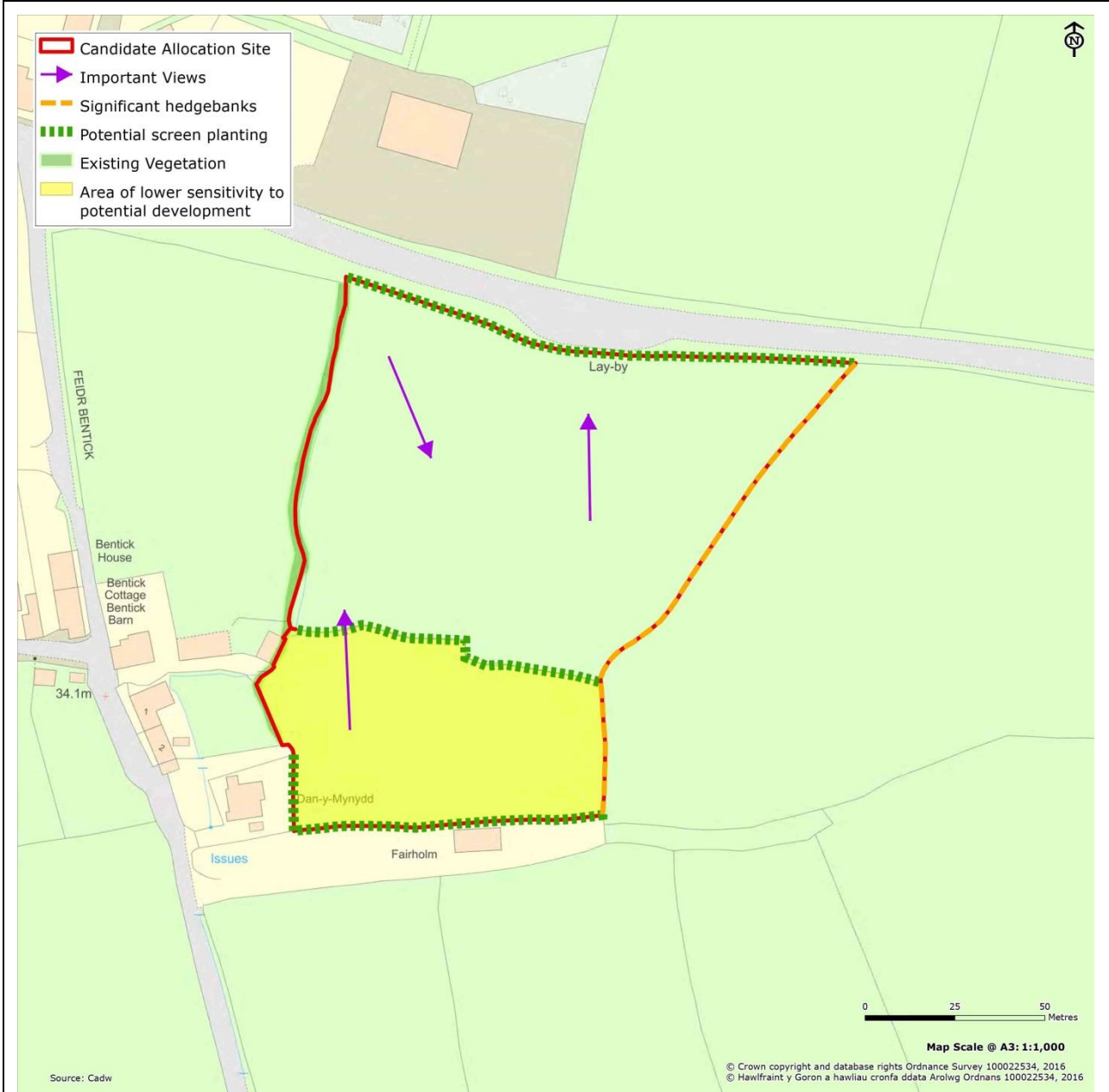
	Wood S north	Caravan park	Cliff	Rock Shore	Shingle Shore	Sand shore
	Bay	Cove		<i>Note Skyline features and direction of view</i>		
	Conservation Area?	Yes/No		<i>Insert Name(s) Newport and Newport Parrog</i>		
	Listed Buildings?	Yes/No		<i>Insert Number of buildings outside Conservation Area(s):2</i>		
Settlement Edge Condition:	The backdrop to Newport is the peak of Mynydd Carningli and its steep slopes on which the Castle remains are situated partly forming the settlements southern boundary, residential gardens soften this edge with boundary vegetation. Soft settlement edges are also present to the north along the wooded Nyfer Valley, west and east with neighbouring well enclosed farmland.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Further information</i>	
<i>Hard</i>					Abrupt transition to surrounding landscape with little or no cover	
<i>Muted</i>	•			•	Smoother transition to surrounding landscape with some vegetation cover	
<i>Soft</i>		•	•		Edge well integrated into surrounding landscape by vegetation cover	
<i>Woodland</i>	• D	• D			<i>Note Deciduous, Evergreen or Mixed</i>	
<i>Hedgebank</i>			• U	• U	<i>Note Managed or Unmanaged</i>	
<i>Wall</i>						
Views to and from Settlement Edge:	Views to the settlement can be gained from the Afon Nyfer Valley/Estuary, Newport Sand, Newport Bay and its northern headlands. The settlement is also overlooked by the upper slopes of Mynydd Carningli. Views to the east and west are often restricted by strong tree hedge boundaries. Views out from the settlement can be gained to the north over the estuary, Newport Sands and Newport Bay. To the west of the settlement views can also be gained along the Nyfer Valley.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Further information</i>	
<i>Views out from within settlement</i>	•				Views across Newport Bay, and the river valley/estuary to the north. Views from within Newport are limited by buildings and vegetation. Middle distance views south to Mynydd Carningli.	

<i>Views in from surrounding land and sea</i>	•	•		•	Views into the settlement from the north across the estuary and Newport Sands at The Bennet. Views into the western edge of the settlement from the west on part of the main A487 road near Cnwcau Farm. Views north from elevated ground of Mynydd Carningli.	
Settlement Landform:	Undulating landform sloping north towards the river, becoming flatter near to the north.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
Surrounding Landform	Sloping landform south to north forming the foothills of Mynydd Carningli, flat sandy estuary to the north and wooded valley sided to the east.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
Landscape Sensitivity and Capacity for Development (settlement as a whole)	This small nucleated village on the sloping foothills of Mynydd Carningli, with intervisibility with Newport Sands, Afon Nyfer and estuary and combination of rural and coastal setting with high levels of tranquillity, result in a moderate to high sensitivity to development. The settlement's core is also designated as a Conservation Area (Newport and Newport Parrog) with outlying areas forming its setting. Therefore, capacity for new housing and car parking is limited to sites within or adjacent to the settlement boundary, or in well selected sites (see individual candidate sites for further information).					
Development Constraints (settlement as a whole)	The settlement's Conservation Area designation, proliferation of woodland, trees and tall hedgebank vegetation is locally distinctive and unique in this coastal context. This dense and almost continuous vegetation has the effect of assimilating the lower residential built form, whilst the prominent tall built features – the church tower and the castle on its mound – emerge above the vegetation, which contributes greatly to their setting. The retention and enhancement of trees, woodland and tall hedgebank vegetation is an important constraint upon development. The whole settlement lies within the Newport area included on the Register of Special Historic Importance in Wales.					

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 047 – Land east of Feidr Bentick adjacent A487

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 22 – Mynydd Carningli SCA 4 – Newport Bay
Key landscape characteristics of candidate site and relationship with settlement	<ul style="list-style-type: none"> • Site is located on gently sloping landform forming the foothills of the peaks of Mynydd Carningli to the south, sloping down to the Afon Nyfer and estuary to the north, typical of the surrounding topography. • The site formed of two fields set within a small to medium field pattern with mature hedgebank field boundaries which are in part tree lined. • Unimproved grassland land cover. • Fast flowing stream and wooded corridor runs along western boundary. • Isolated residential dwellings and remnant/dilapidated agricultural buildings adjacent to the site's southern and western boundary. • Reduced tranquillity due to proximity with the light industrial units, A487, main road into the village which runs along the northern boundary. • Open character due to sloping landform with good intervisibility with the surrounding landscape, especially to the north and south. • Extensive views south across the Afon Nyfer valley and estuary from the site, and is overlooked from Carningli Common from the opposite direction. • Detached from the settlement by neighbouring field to the west, with limited visual connection. Light industrial unit, with associated lighting is visible on the northern boundary so that the site does not appear wholly rural.



Open view north of northern part of the site from within the site (206041, 239006).



Restricted view east of the southern part of the site from within the site (206041, 239006).

<p>Candidate site boundary edge description:</p>	<p>The northern boundary comprises a well-trimmed hedgebank raised above the adjacent A487 main road, with mature trees within the hedge-line. There are two large road signs adjacent to the field boundary.</p> <p>The eastern boundary consists of a mature tree lined hedge with post and wire fencing and field gate to neighbouring field in the middle of the boundary.</p> <p>Its southern boundary is made up of a tall hedgebank with mature trees on its western side. It also has a post and wire fence. There is a residential property adjacent to the boundary line.</p> <p>The western boundary is formed by a fast flowing stream which is tree lined along its length. In the southern part of the site there are some dilapidated agricultural outbuildings and a residential property along the boundary.</p> <p>The site is subdivided east to west by a broken hedgerow with some mature tree and overgrown shrubs.</p>
<p>Views to and from candidate site:</p>	<p>The site is located on the prominent southern slopes of the Nyfer Valley/Estuary making it visible in distant views from the north and from near views from the same direction along the main A487 road. Boundary vegetation screens views from the east and west with partial views gained in winter months. The two residential properties have clear near views into the site. The upper slopes of Mynydd Carningli which is located approximately 1km to the south overlooks the northern part of the site.</p> <p>From within the site extensive open views can be gained looking north, north-west and north-east across the Afon Nyfer valley and estuary. Glimpsed views can be gained through the western and eastern boundaries, especially in winter months, with views of the peaks of Mynydd Carningli to the south being gained from the northern part of the site. From the southern part of the site this type of view is restricted by the southern boundary vegetation and the residential property.</p>
<p>Development Constraints:</p>	<p>The prominent location on sloping valley sides to the east of Newport and close proximity to the A487 make the site visually sensitive to residential development.</p> <p>The site is separated from the settlement boundary by the neighbouring field to the west meaning any development here would feel isolated and separate to the main settlement.</p> <p>The site falls within the setting of the Newport and Newport Parrog Conservation Area and is overlooked by the Carningli Common open access land to the south and is visible in views from the opposite valley slopes to the north.</p>

<p>Landscape Sensitivity⁷:</p>	<p>The Newport and Newport Parrog Conservation Area, existing hedgebanks, mature trees and internal hedgerow, combined with its sloping landform, overlooked from Carningli Common and open outlook across the Nyfer Valley all contribute to the site’s sensitivity, as does its relatively detached locations to the east of Newport. The southern part of the site has a lower sensitivity as a result of the mature internal boundary which helps to screen views from the north and provides higher levels of enclosure. However, it is unlikely that this part of the site could be development on its own as access would need to be gained from the north, off the A487.</p> <p>Score: Moderate – High overall with lower sensitivity to the southern area</p>	
<p>Considerations:</p>	<p>Positive:</p> <p>Potential to create a ‘gateway’ to the settlement - redefining the eastern settlement boundary, strong existing field pattern and boundary vegetation which could be enhanced.</p>	<p>Negative:</p> <p>Would result in development within the Conservation Area, the loss of pasture farmland and expansion of the settlement into the surrounding countryside, open prospect to the north and would impact of views from Carningli Common and opposite valley sides.</p>
<p>Landscape Mitigation and development design guidance:</p>	<p>If this site is to be developed, the layout of the development should reflect the site’s varying levels of sensitivity with the southern part of the site less sensitive due to its more enclosed character.</p> <p>Retain all existing boundary hedgebanks and mature trees along with the internal hedgerow. Strengthen vegetated boundaries with additional planting particularly along the northern boundary to help screen new development from the north and along the internal boundary to create a strong green corridor across the site. Maintain areas of open green space within the site and create a robust green buffer between any new development and the stream on the western boundary.</p> <p>Break up blocks of development and restrict building density in the northern part of the site where it is open to create varied character across the site. Limit earthworks for road access and building plots to maintain naturalistic landform. Consider how the proposed development would extend the settlement to the east and how this new edge will be redefined. Consider this site’s relationship with neighbouring field to the west and, if this field was also developed, how these sites are sensitively designed to improve connectivity and create strongly cohesive interlinking developments.</p> <p>Design of new buildings should aspire to be innovative, of a high quality, use local materials and adhere to suitable local architectural vernacular. The layout, scale and massing of housing should reflect local character and respect views in from the north and south as well as how the development will create a ‘gateway’ entrance to the settlement.</p>	

<p>Conclusion:</p>	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>This is a moderate – highly sensitive site, with an area of reduced sensitivity to the south, which is unlikely to be able to accommodate residential development without some residual adverse landscape and visual impacts, particularly relating to its elevated, sloping landform and open aspect which is overlooked from the north and south.</p> <p>In the context of Newport the whole site is a fairly large at 1.5 ha - development would only be appropriate if it was brought forward subsequently or in combination with the neighbouring site to the west. If in the event of the western site becoming developed and a suitable proposal came forward for this site it could potentially accommodate 15-20 dwellings, in addition to the adjoining site.</p>
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⁷ In relation to impacts upon the existing character of the settlement and the candidate site.

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 048 – Land off Feidr Bentick

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 22 – Mynydd Carningli SCA 4 – Newport Bay
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Key landscape characteristics of candidate site and relationship with settlement

- Site is located on gently sloping landform forming the foothills of the peaks of Mynydd Carningli to the south, sloping down to the Afon Nyfer and estuary to the north, typical of the surrounding topography.
- The site is formed of one field set within a small to medium field pattern with mature hedgebank field boundaries which include mature trees.
- Improved grassland land cover.
- Fast flowing stream and wooded corridor runs along the eastern boundary.
- Residential dwellings in substantial gardens form the eastern edge of Newport are located adjacent to the northern, western and southern boundaries.
- Remnant/dilapidated agricultural buildings within the site, located in its south-east corner, including a Dutch barn.
- Reduced tranquillity due to proximity to the light industrial units and A487, main road into the village which runs along the northern boundary.
- Open character due to sloping landform with good intervisibility with the surrounding landscape, especially to the north and south.
- Extensive views north across the Afon Nyfer valley and estuary into the site, and is overlooked from Carningli Common from the south.
- Visually and physically connected with existing development on Newport's eastern boundary.



View north from within the site (206018, 239027) towards the Afon Nyfer estuary.



View west from within the site (206018, 239027) towards residential development on the edge of Newport.

Candidate site boundary edge description:	<p>A strong northern boundary comprising intact hedgebank with several mature trees, which is well maintained to an approximate height of 2m. The hedgebank forms a steep grassed bank separating the site from the adjacent A487.</p> <p>The eastern boundary is formed by a fast flowing stream which is tree lined along its length.</p> <p>Two residential properties are situated along the site's southern boundary, separated partly by a low gappy hedgebank (west) and partly by a disused track and tall hedgebank on its eastern side.</p> <p>The western boundary comprises a well maintained hedgebank with several trees to its northern corner. The site is separated by a deeply sunken lane from neighbouring residential properties forming Newport's eastern settlement boundary.</p>
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Views to and from candidate site:	<p>The site is located on the prominent southern slopes of the Nyfer Valley/Estuary making it visible in distant views from the north. No views can be gained from the adjacent A487 due to the tall bank and mature vegetation. Boundary vegetation screens views from the east with partial views gained in winter months. Near views can be gained from residential properties along the western and southern boundaries, however these buildings screen more distant views. The upper slopes of Mynydd Carningli which is located approximately 1km to the south have views over the northern part of the site.</p> <p>From within the site extensive open views can be gained looking north, north-west and -east across the Afon Nyfer valley and estuary. Glimpsed views can be gained through the eastern boundary, especially in winter months to the surrounding open countryside, with views south of Mynydd Carningli to the northern part of the site, only. From the southern part of the site views south are restricted by the southern boundary vegetation, residential properties and the Dutch barn.</p>	
Development Constraints:	<p>The sloping landform means the site is prominent in distant views from the north. However, it is well contained on all other sides by strong boundaries and existing built form to the south and west, apart from some views to the northern part of the site from Carningli Common open access land. It forms part of the setting to the settlement's Conservation Area.</p> <p>Access is restricted and can only be gained through a field gate located in the south-east corner which connects the site to the neighbouring field. There is also a narrow and now disused track along the southern boundary.</p>	
Landscape Sensitivity⁸:	<p>Difficult and restricted access due to sunken narrow lanes and high mounded hedgebanks, existing intact hedgebanks and mature trees combined with its sloping landform, overlooked from Carningli Common, open outlook across the Nyfer Valley and location within the setting of Newport's Conservation Area all contribute to the sensitivity. However, the site is situated close to the settlement boundary and has some visual relationship with the existing residential dwellings.</p> <p>Score: Moderate</p>	
Considerations:	<p>Positive:</p> <p>Close proximity to the existing settlement boundary of Newport, presence of existing residential dwellings adjacent to the site and disused agricultural buildings. Well contained by strong boundaries.</p>	<p>Negative:</p> <p>Would result in development within the setting of the Conservation Area, the loss of pasture farmland and expansion of the settlement into the surrounding countryside, open prospect to the north and would be visible in views from Carningli Common. Limited opportunities to create access without significant alterations to the existing intact hedgebanks.</p>

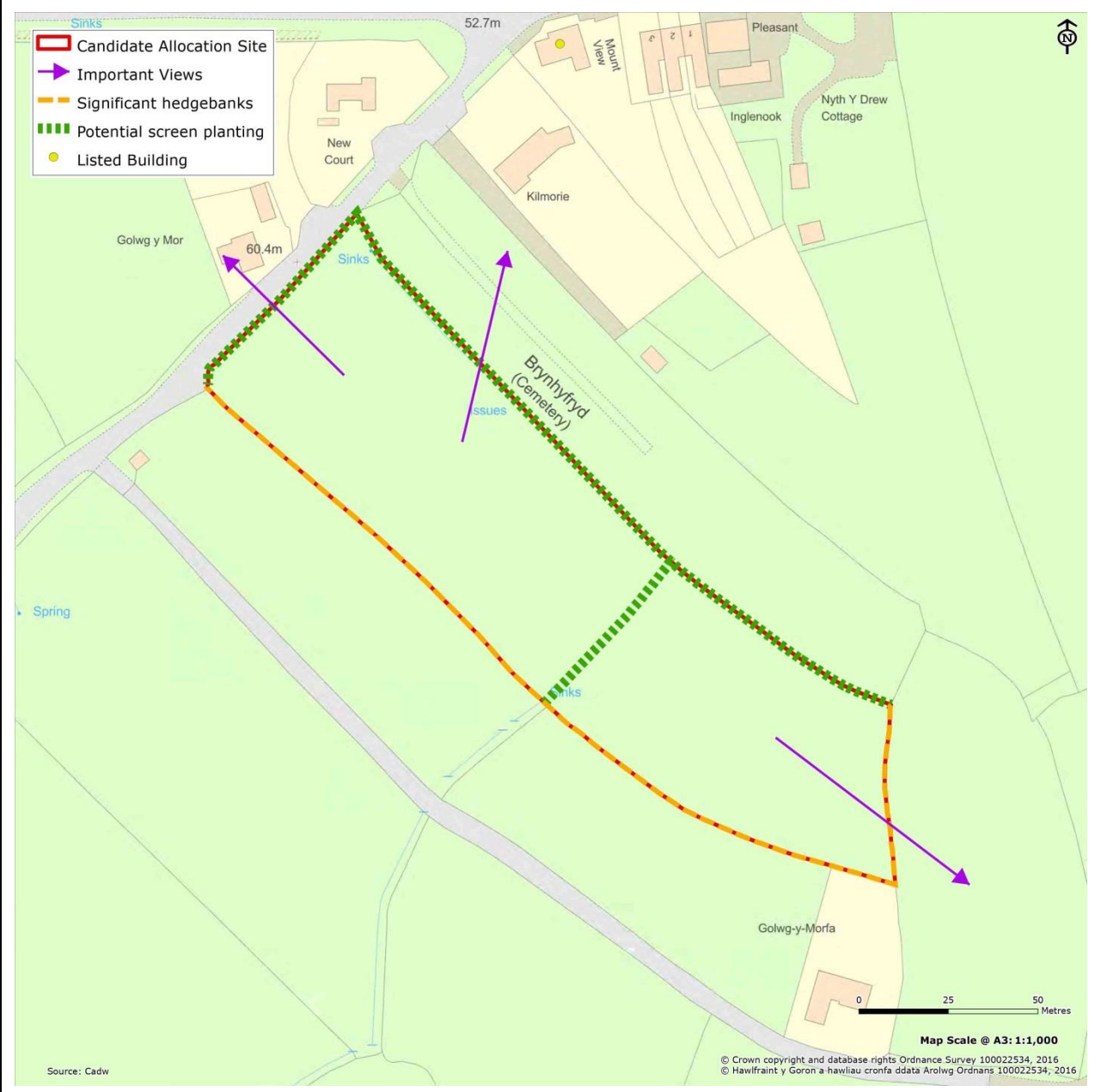
⁸ In relation to impacts upon the existing character of the settlement and the candidate site.

<p>Landscape Mitigation and development design guidance:</p>	<p>Carefully consider access into the site and how to reduce removal of existing hedgerows. Retain all other existing boundary hedgebanks and mature trees. Strengthen vegetated boundaries with additional planting particularly along the northern boundary to help screen new development from the north. Maintain areas of open green space within the site and create a robust green buffer between any new development and the stream on the eastern boundary.</p> <p>Break up blocks of development and restrict building density in the southern part of the site where it is elevated to create varied character across the site. Limit earthworks for road access and building plots to maintain naturalistic landform. Consider how the proposed development would extend the settlement to the east and how this new edge will be redefined. Consider this site's relationship with neighbouring field to the east and, if this field was also developed, how these sites are sensitively designed to improve connectivity and create strongly cohesive interlinking developments.</p> <p>Design of new buildings should aspire to be innovative, of a high quality, use local materials and adhere to suitable local architectural vernacular. The layout, scale and massing of housing should reflect local character and respect views in from the north and south as well as how the development will create a 'gateway' entrance to the settlement.</p> <p>Car park should be sensitively designed taking into account the site's rural setting on the edge of the existing settlement, providing additional tree planting to break up areas of potential hardstanding. Use a permeable gravel surface instead of Tarmacadam to help integrate the development into the site's rural context and manage supplementary features including lighting, security fencing and any built form.</p>
<p>Conclusion:</p>	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>This moderately sensitive site has some capacity to accommodate mixed development of housing and car parking. If this type of development was proposed, and the suggested mitigation and guidance was taken into account, this moderately sized site at 0.7 ha could potentially accommodate approximately 10 dwellings and a small car park.</p>

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 049 – Land off Ffordd Bedd Morris (south-east)

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 23 - Newport LCA 24 – Dinas Head SCA 4 – Newport Bay
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Key landscape characteristics of candidate site and relationship with settlement	<ul style="list-style-type: none"> • Site is located on gently sloping landform south-east to north-west forming the foothills of the Mynydd Carningli to the south, sloping down to the Afon Nyfer to the north. • The site is formed by one long narrow field set within a small to medium field pattern, it is currently under improved pasture and is bound by a combination of mature hedgerows and hedgebanks - hedgebanks tend to be well-trimmed. • It has a rural and tranquil character away from the settlements of Cippin Stone and Newport, and the A487 main road. • Quiet sunken lanes flanked by hedgebanks with mature trees form boundaries to the west and south of the site. • The site and the surrounding landscape are enclosed in character due to the strong field pattern and intact field boundaries, however where views can be gained there is good intervisibility with Newport Bay and the northern slopes of the Nyfer valley, to the north. • Isolated residential dwellings on edge of large settlements, situated adjacent but outside the site's boundaries.
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View south east from within the site inside field gate off Ffordd Bedd Morris (204892, 238918).



View north from within the site (204955, 238855) to the Afon Nyfer estuary and upper valley slopes.

<p>Candidate site boundary edge description:</p>	<p>The short northern boundary consists of a well-established hedgebank which is approximately 3m tall. A sunken rural lane (Ffordd Bedd Morris) and a residential dwelling are adjacent to the field boundary.</p> <p>The eastern boundary is shared with the neighbouring cemetery and comprises a low intermittent hedgerow with some mature trees including a number of ornamental species.</p> <p>The southern boundary is made up of a well maintained hedgerow approximately 2m tall.</p> <p>A tall overgrown hedgerow with mature trees forms the western boundary. There is an isolated residential property to the south-east corner of the field, outside the site.</p>
<p>Views to and from candidate site:</p>	<p>The site is fairly well contained visually from elevated ground to the south, although glimpsed views can be gained from the upper slopes of Mynydd Carningli, approximately 2km to the south-east. It is also possible to gain long distant partial views of the site from the opposite valley slopes to the north. Views from the east are restricted by local landform and the strong field boundary. However, from the west views into the site can be gained from the surrounding landscape, coastline and Newport Bay.</p> <p>From within the site open views can be gained looking west to the coastline and Newport Bay. Glimpsed views north across the Afon Nyfer valley and estuary can be gained between the tree cover associated with the cemetery and field boundary. Views to the south and east are restricted by local landform and boundary vegetation. However, long distance views can be gained to the south-east of the craggy slopes and peak of Mynydd Carningli.</p>

<p>Development Constraints:</p>	<p>Isolated rural location away from the settlements of Cippin Stone and Newport, restricted access via a single field gate off the narrow rural lane, neighbouring cemetery and open aspect to the west.</p> <p>The site is partially overlooked by the Carningli Common open access land to the south.</p> <p>Within the setting of Newport’s Conservation Area, in close proximity to the one of Newport’s Green Wedge designations, protecting the setting of Newport and safeguarding the countryside.</p>	
<p>Landscape Sensitivity⁹:</p>	<p>The rural location, detached from Cippin Stone and Newport, poor access, existing mature hedgebanks and trees, sloping landform and visual relationship with Carningli Common, the coastline and Newport Bay.</p> <p>Within the setting of Newport’s Conservation Area, in close proximity to Green Wedge local designation blocking connectivity between the green wedge and the wider countryside.</p> <p>Score: High</p>	
<p>Considerations:</p>	<p>Positive:</p> <p>Well contained site, with strong field boundaries.</p>	<p>Negative:</p> <p>Within the setting of the Conservation Area, rural and remote character with limited access, loss of pasture, open prospect to the north and would impact of views from Carningli Common and opposite valley sides. It would also block connectivity between the green wedge and the wider countryside.</p>
<p>Landscape Mitigation and development design guidance:</p>	<p>Boundary hedgebanks and matures trees which make up the site boundaries should be retained and strengthened with additional planting, particularly along the site’s northern and eastern boundaries. Maintain areas of open green space within the site by providing a new hedgebank or green corridor across the site, south to north, and create a strong green buffer between any new development and the cemetery on the north-eastern boundary. This new green infrastructure will allow some continuity of Newport’s Green Wedge designation and maintain connectivity between Newport and the open countryside beyond.</p> <p>Any new buildings should aspire to be innovative, of an exceptional design quality, positively contribute to local landscape character and consider sensitive views into and out from the site, particularly to the north and how to reduce effects on the setting of the Conservation Area, wider countryside, sensitive coastline and Newport Bay.</p>	

⁹ In relation to impacts upon the existing character of the settlement and the candidate site.

Conclusion:	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>This is a highly sensitive site to residential development as a result of its isolated, rural located detached from the main settlement, large size (1.1 ha) and relationship with Newport's Green Wedge designation. If development of housing on this highly sensitive site was proposed it would likely result in adverse landscape and visual effects which cannot be mitigated.</p>
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**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 061 – Park y Plant

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 23 – Newport SCA 4 – Newport Bay
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- Key landscape characteristics of candidate site and relationship with settlement**
- Site is located within Newport’s settlement boundary.
 - It is a small-scale plot at 0.3 ha and is situated on a fairly level site.
 - The site is designated as Open Space and is formed of a single rectangular shaped field.
 - It has an enclosed character being surrounded by residential development on all sides, with modern dwellings to the north and more typical terrace houses with long gardens to the west which are situated within the Newport and Newport Parrog Conservation Area.
 - Currently used as recreation area, with no formal play equipment.
 - Land cover is amenity grass and bound by tall wire mesh fencing, mature trees and an overgrown hedge.
 - A fast flowing stream and wooded corridor runs adjacent to the site’s western boundary.
 - The site has open aspects to the north over the existing development with views of the Afon Nyfer valley and estuary.



View west of the site from gate entrance off Feidr Pen-Y-Bont road (205949, 239216).



View north of the site from gate entrance off Feidr Pen-Y-Bont road (205949, 239216).

<p>Candidate site boundary edge description:</p>	<p>The northern boundary comprises an overgrown hedge. A Public Right of Way (PROW) footpath is situated between the site boundary and the neighbouring residential development.</p> <p>The eastern and western boundaries are formed by tall wire mesh fencing and are lined by mature trees. The eastern boundary runs along the Feidr Pen-Y-Bont road, to the west is a fast flowing stream corridor.</p> <p>The southern boundary consists of a tall tree lined hedgebank.</p>
<p>Views to and from candidate site:</p>	<p>Views into the site are restricted by the site's boundary vegetation and surrounding built development and can only be gained from the north and the road to the east.</p> <p>Glimpsed and partial views out of the site can be gained through the boundary vegetation to the east, south and west. Open views can be gained to the north over the existing development to the green slopes of the Nyfer Valley.</p>
<p>Development Constraints:</p>	<p>The site has limited opportunities to accommodate a housing development due to its small size (0.3 ha), being designated as Open Space and situated within the setting of the Newport and Newport Parrog Conservation Area protects the special quality and character town and its historic, architectural and aesthetic value.</p>

<p>Landscape Sensitivity¹⁰:</p>	<p>The site is designated as an area of Open Space, it is located on the edge of the Newport and Newport Parrog Conservation Area. The site also has some limited intervisibility with the north slopes of the Nyfer Valley. However, the site is well enclosed with tall tree'd boundaries, it is located within the settlement boundary and has good access off Feidr Pen-Y-Bont road.</p> <p>Score: Moderate - low (in landscape and visual terms but higher sensitivities relating to open space function)</p>	
<p>Considerations:</p>	<p>Positive:</p> <p>Enclosed by trees on three boundaries limiting visibility with the wider settlement, situated within the settlement boundary and has good access.</p>	<p>Negative:</p> <p>Designated as Open Space, close proximity to the Newport and Newport Parrog Conservation Area, has some intervisibility with the Nyfer Valley.</p>
<p>Landscape Mitigation and development design guidance:</p>	<p>Existing boundary vegetation to be retained and strengthened particularly along the northern boundary with additional tree planting. Create a strong green buffer between any new development and the stream on the western boundary.</p> <p>A sensitively designed scheme would need to carefully consider the layout and siting of individual houses to help integrate the development into the existing settlement pattern. Consider the site's relationship with neighbouring properties to create a cohesive, interconnected development and strong street scene, especially that within the context of the Conservation Area. Housing should reflect local character and respect views in from the north.</p> <p>New buildings should adhere to suitable local architectural vernacular, and be built from local materials as set out in the Park's Conservation Area Proposals for Newport¹¹.</p>	
<p>Conclusion:</p>	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>This site is allocated as a local Open Space, it is therefore considered that any development would not be suitable unless like-for-like or improved Open Space provision was provided for elsewhere within Newport.</p> <p>If this requirement was met, this small site (0.3ha) located within the settlement boundary which has a positive relationship with existing development is considered to be low to moderately sensitive in relation to housing development and could potentially accommodate up to 5 dwellings, if all of the above mitigation and guidance is implemented.</p>	

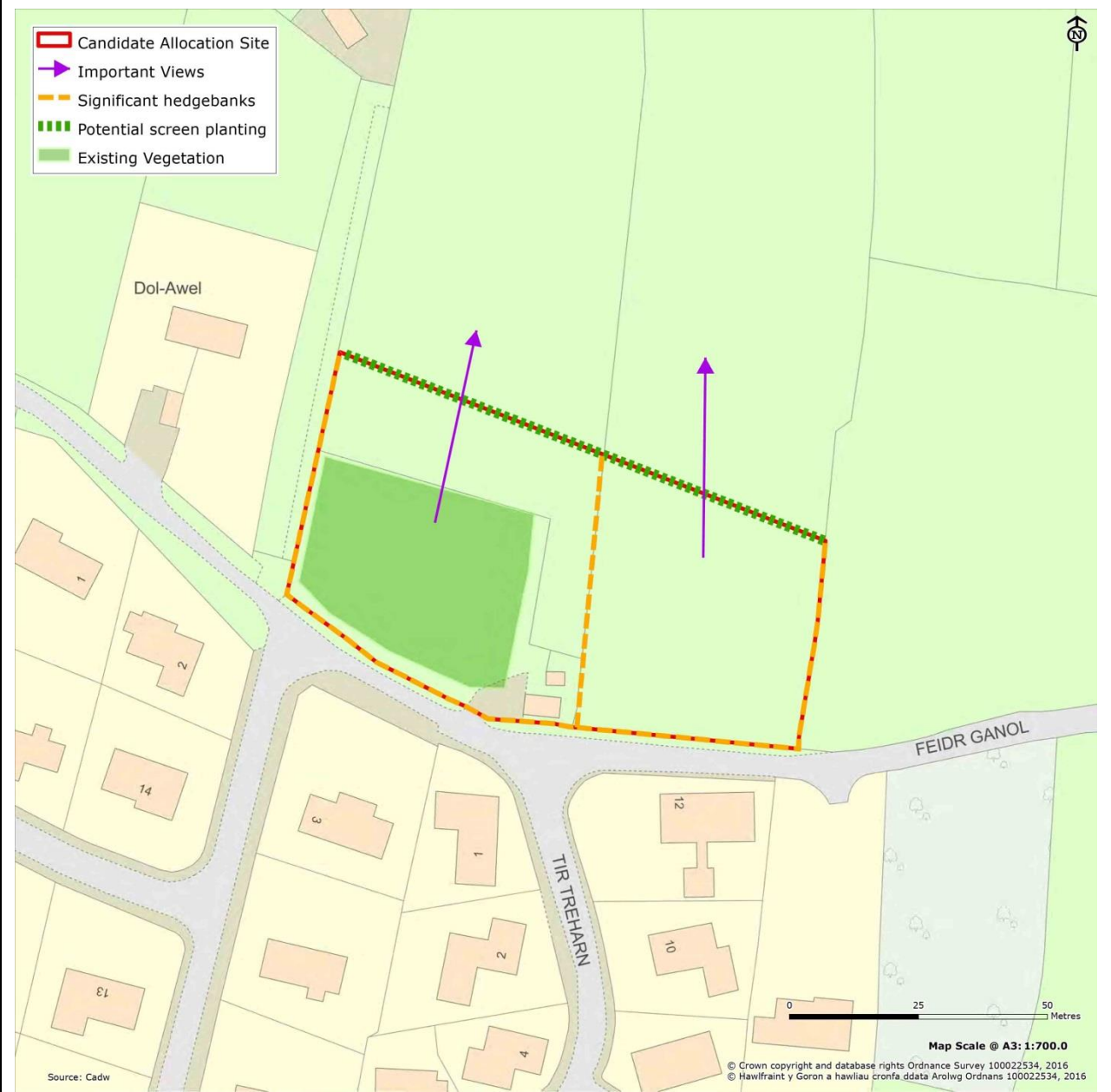
¹⁰ In relation to impacts upon the existing character of the settlement and the candidate site.

¹¹ Pembrokeshire Coast National Park Authority, 2011. Newport and Newport Parrog – Conservation Areas Proposals Supplementary Planning Guidance.

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 069 – Land north of Tir Treharne

Date visited:	1 March 2017	Surveyor:	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 23 – Newport SCA 4 – Newport Bay
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Key landscape characteristics of candidate site and relationship with settlement

- The site extends to the north of the western extent of Newport and slopes gently north toward the Nyfer estuary, from the road on its southern boundary.
- Site is situated north of Feidr Ganol with large detached properties to the south of road.
- Formed of three fields; two long narrow fields and a smaller rectangular field, set within a general pattern of small to medium field pattern.
- A combination of well-trimmed and overgrown mature hedgebanks form the site’s external boundaries, internal boundaries comprise of post and wire fencing and scrubby broken hedges.
- Parts of the site are covered by areas of scrub and patches of brambles.
- Few trees in field boundaries.
- Land uses include informal agricultural/equestrian storage and pony paddocks.
- Rough pasture land cover.
- Tranquil and relatively remote setting on northern edge of settlement, close to Newport Sand and the Afon Nyfer Estuary.
- Open character due to sloping landform with good intervisibility with the surrounding landscape, especially to the north with extensive open views north across the Afon Nyfer estuary, Newport Sands and Newport Bay.
- Intervisibility with the Wales Coast Path on the opposite side of the Bay approximately 1km away.



View north of site from western entrance on Feidr Ganol (205152, 239182)



View north of site from eastern entrance on Feidr Ganol (205152, 239182).

<p>Candidate site boundary edge description:</p>	<p>There is no physical feature demarking the site’s northern boundary. It subdivides two larger fields east to west.</p> <p>The western boundary consists of a tall overgrown hedgerow with some trees within the hedge line.</p> <p>A strong well maintained hedgebank forms the curving southern boundary, following the alignment of Feidr Ganol rural lane.</p> <p>The eastern boundary follows a narrow farm track and comprises a low gappy broken hedgebank.</p>
<p>Views to and from candidate site:</p>	<p>The site has good intervisibility with the Afon Nyfer estuary, Newport Sands, Newport Bay and the Wales Coast Path.</p> <p>Views out of the site are restricted to the east and west, but extensive open and distance views to the north can be gained over the Afon Nyfer estuary, Newport Sands and out to Newport Bay. Distant views to the upper slopes of Mynydd Carningli, approximately 1.8km to the south, can be gained over the southern boundary and neighbouring residential development.</p>
<p>Development Constraints:</p>	<p>Within the setting of Newport’s Conservation Area, it’s rural and isolated location on northern edge of Cippin Stone, gently sloping landform, exposed open aspect north (no northern boundary) strong existing field boundaries and small-scale field make the site sensitive to housing development as does the intervisibility with Newport Sands and wider Newport Bay.</p>

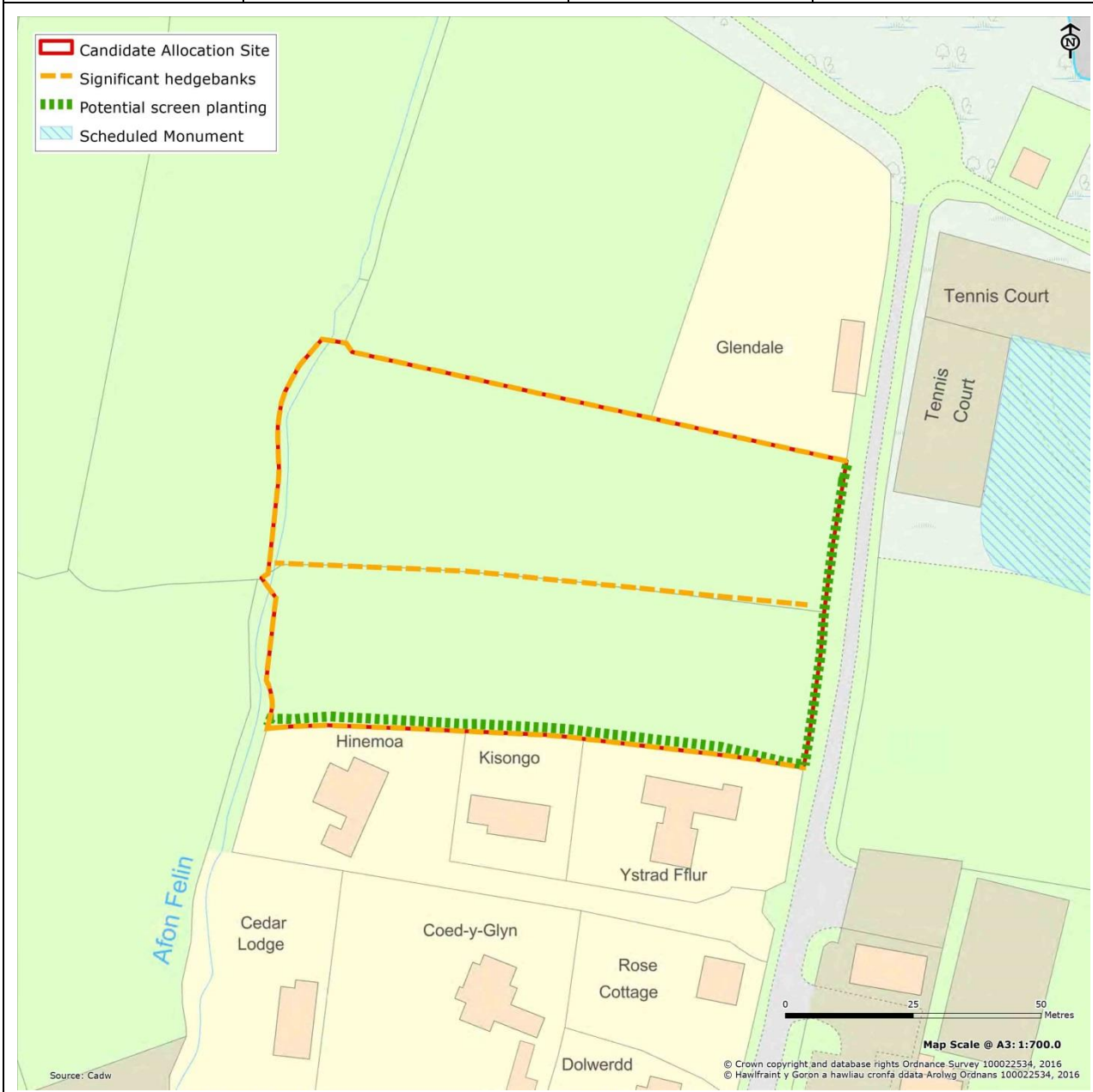
<p>Landscape Sensitivity¹²:</p>	<p>The site’s sensitivity is judged to be moderate-high due to its location within the setting of the Newport and Newport Parrog Conservation Area, exposed open character, remote rural location, divorced from existing settlement and strong intervisibility with the Afon Nyfer estuary, Newport Sands and Newport Bay. Existing mature hedgebanks and internal hedgerows are important landscape features.</p> <p>Score: Moderate - High</p>	
<p>Considerations:</p>	<p>Positive:</p> <p>Relatively level landform, good access off Feidr Ganol, some visual containment provided by existing hedgerows/banks to the east and west, and close proximity of existing development.</p>	<p>Negative:</p> <p>Would extend the settlement in an uncharacteristic form into the wider countryside unrelated to the existing settlement of Newport, replacing small pasture fields with housing, within the setting of Newport’s Conservation Area. Lack of northern boundary, gently sloping landform and open aspect to the north allow extensive distant and strong intervisibility with Newport Sands, Newport Bays, Afon Nyfer estuary and the Wales Coast Path.</p>
<p>Landscape Mitigation and development design guidance:</p>	<p>Protect and retain all existing external and internal boundary vegetation and introduce suitable management practices. Enhance existing hedgebanks with supplementary planting and create a strong northern boundary (new hedgebank) to help integrate the development into the surrounding landscape. Layout, scale and massing should be carefully considered to effectively reduce impacts on the wider countryside and positively contribute to the local landscape character. Remove scrubby vegetation in south-western corner along with outbuildings and stored materials.</p> <p>Mitigate impacts on sensitive views, particularly to and from the existing settlement edge to the south and from the north including from Newport Bay/Sands and the Wales Coast Path.</p> <p>Any new buildings should be innovative and of exceptional design quality, constructed using local materials, given the site’s prominent location on the northern sloping edge of this detached part of Newport.</p>	
<p>Conclusion:</p>	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>If development of housing on this moderate – highly sensitive site was proposed and the all of the above guidance and mitigation was taken into account, this relatively small site at 0.5 ha could potentially accommodate approximately 5-8 dwellings. However, given the site’s prominent location on the northern edge of settlement it is unlikely that all the adverse landscape and visual impacts could be mitigated for.</p>	

¹² In relation to impacts upon the existing character of the settlement and the candidate site.

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

**Candidate Site Reference: 070 –
Land opposite the Playing Field**

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 23 – Newport SCA 4 – Newport Bay
Key landscape characteristics of candidate site and relationship with settlement	<ul style="list-style-type: none"> • Site is located on flat landform close to the Afon Nyfer and estuary which lies approximately 100m to the north. • Situated outside the settlement boundary with limited visibility with the neighbouring residential properties on the northern edge of Newport. • Formed of two small-scale strip fields set within mature, overgrown hedgebank and trees which make strong field boundaries. • Unimproved grassland land cover. • Fast flowing stream and wooded corridor runs adjacent to the western boundary (not in the site). • Adjacent to existing residential properties to the south, along the settlement’s northern edge but extending out into the wider rural landscape. • School playing fields located across the road to the east. • Tranquil and enclosed character. • Mature vegetation restricts visibility into and out from the site.



View west from within southern area of the site (205771, 239487).



View west from within the northern area of site (205743, 239507).

Candidate site boundary edge description:	All site boundaries comprise of overgrown hedgebanks with trees. Long Street runs adjacent to the eastern boundary. Residential development comprising detached houses in large gardens is present to the south of the site.
Views to and from candidate site:	Views into and out from the site are restricted by existing field boundaries. Glimpsed views can be gained to the north, east and south through the boundary vegetation, especially in winter months. Partial views can be gained from the road, east of the site and the residential properties to the south.
Development Constraints:	Falls within the setting of Newport's Conservation Area. Narrow strip field pattern, existing field boundary vegetation and current unimproved pasture land cover.
Landscape Sensitivity¹³:	The setting of the Conservation Area and location extending development out to the north of the settlement making it isolated, with a strong sense of tranquillity, except when neighbouring playing fields are in use. The small scale field pattern, the unimproved pasture and hedgebanks are sensitive to a change in land use to potential car parking, allotments and Open Space development. However, the existing field boundaries provide opportunities to screen development from the road. Score: Low to allotment and Open Space development, but Low - Moderate to car parking development

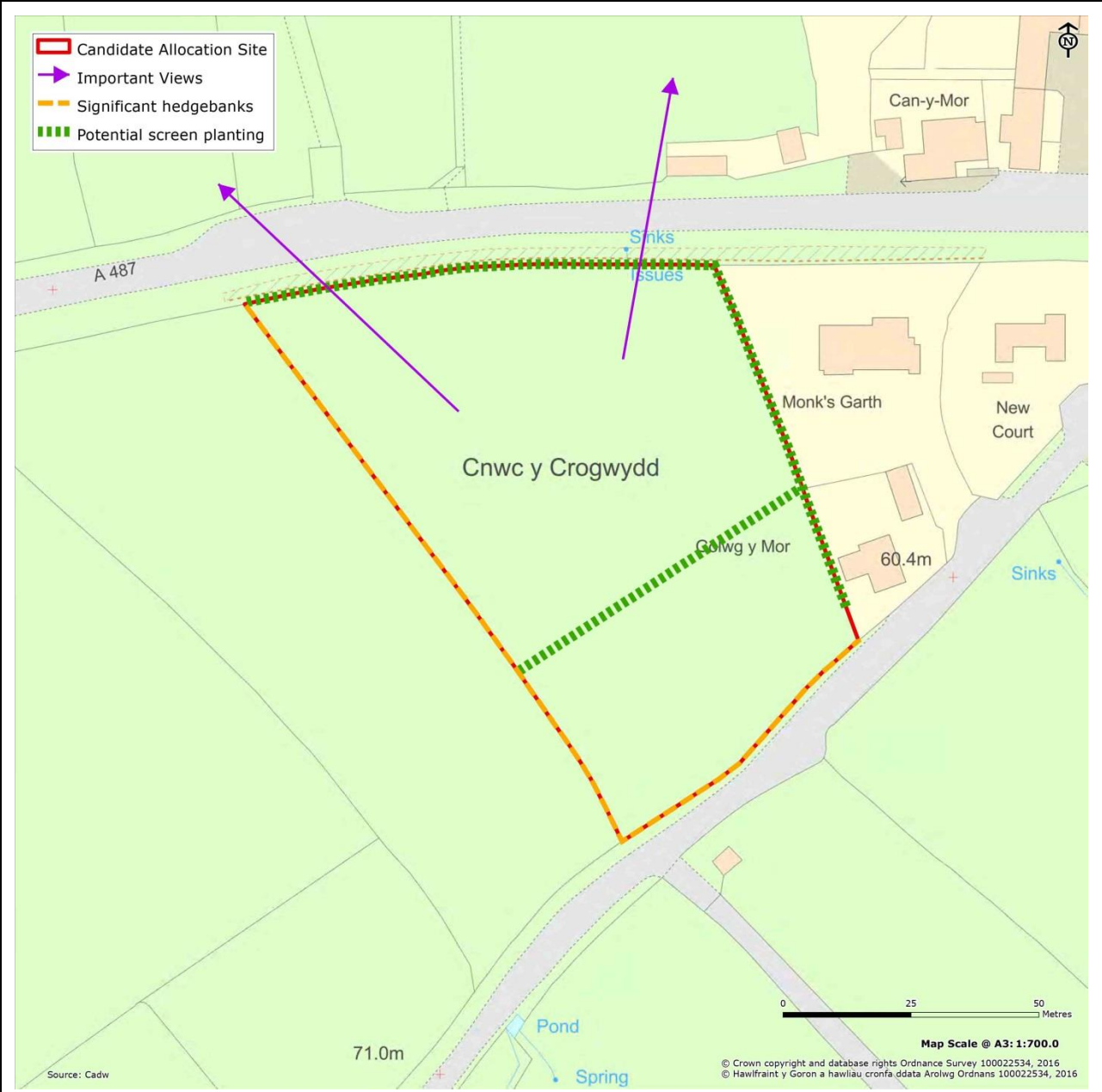
Considerations:	Positive: Well screened by boundary vegetation and flat land form.	Negative: Location outside the settlement boundary, within the setting of the Conservation Area, relatively high levels of tranquillity, areas of unimproved pasture land cover and existing mature hedgebanks.
Landscape Mitigation and development design guidance:	Retain the majority of existing boundary hedgebanks, and mature trees especially along the site's outer boundaries. Maintain a green corridor along the site's western boundary, adjacent to the stream. Allotments and Open Space should be located to the northern area to maintain a soft settlement boundary edge, with the Open Space positioned adjacent to the existing playing fields (to the east) to allow good connectivity between both sites. Car park should be located to the southern half of the site to retain a softer settlement edge to the north. The car park should be sensitively design taking into account the site's rural and tranquil setting, providing additional tree planting to break up areas of potential hardstanding. Use a permeable gravel surface instead of Tarmacadam to help integrate the development into the rural context and manage supplementary features including lighting, security fencing and any built form including allotment sheds.	
Conclusion:	Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance: Given the site's rural location on the existing edge of the settlement it is considered to have a low sensitivity to allotment and Open Space development but a higher sensitivity (low to moderate) to car parking development. If the above suggested mitigation and guidance is adhered to this fairly small site at 0.7 ha could potentially accommodate a small well designed car park, allotments and area of Open Space.	

¹³ In relation to impacts upon the existing character of the settlement and the candidate site.

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 072 – Land off Ffordd Bedd Morris (north-west)

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 23 - Newport LCA 24 – Dinas Head SCA 4 – Newport Bay
Key landscape characteristics of candidate site and relationship with settlement	<ul style="list-style-type: none"> • The site is located to the west of Newport, south of the A487 in an area which currently forms part of a rural approach to Newport. • Landform slopes south-east to north-west forming the foothills of the Mynydd Carningli, sloping down to the Afon Nyfer Estuary to the north. • The site is formed by one medium, roughly rectangular field set within a small to medium field pattern, it is currently under improved pasture and is bound by a combination of mature gappy hedgerows and robust tall hedgebanks. • It has a rural and tranquil character away from the settlements of Cippin Stone and Newport, however this is reduced next to the A487. • Enclosed by a quiet sunken lane flanked by hedgebanks with mature trees to the south and the busy main road to the north. • The site and the surrounding landscape are open in character due sloping landform and weak northern field boundary providing extensive distant views north over the Afon Nyfer estuary, Newport Sands and Newport Bay. • Isolated residential dwellings on edge of large settlements, situated adjacent to the east but outside the site's boundaries.



View north from within the site from inside the field gate off Ffordd Bedd Morris (204860, 238935).



View looking south-east of site from A487 (204801, 239031).

Candidate site boundary edge description:	<p>A weak and gappy hedgerow with isolated trees forms the northern boundary to the site, adjacent to the A487.</p> <p>The eastern boundary comprises of a shared hedgerow, trees and garden vegetation with the neighbouring residential property.</p> <p>The southern boundary is formed by a strong intact hedgerow which follows the route of Ffordd Bedd Morris, a rural lane.</p> <p>A solid overgrown hedgebanks forms the site's western boundary.</p>
Views to and from candidate site:	<p>Long distant views to the site can be gained from the northern headland forming Newport Bay and from within the Bay, to the north. Near views can also be gained from the surrounding farmland and caravan site, to the north of the site. Views from the east, south and west are all restricted by existing boundary vegetation, local landform or development.</p> <p>Views out of the site are focused to the north, where extensive open and distant views can be gained over Afon Nyfer estuary and Newport Bay, including its northern headland.</p>
Development Constraints:	<p>Sloping landform, isolated rural location away from the settlements of Cippin Stone and Newport, within the setting of Newport's Conservation Area, with open aspect to the north and good intervisibility with Afon Nyfer estuary, Newport Bay and the Bay's northern headland.</p>

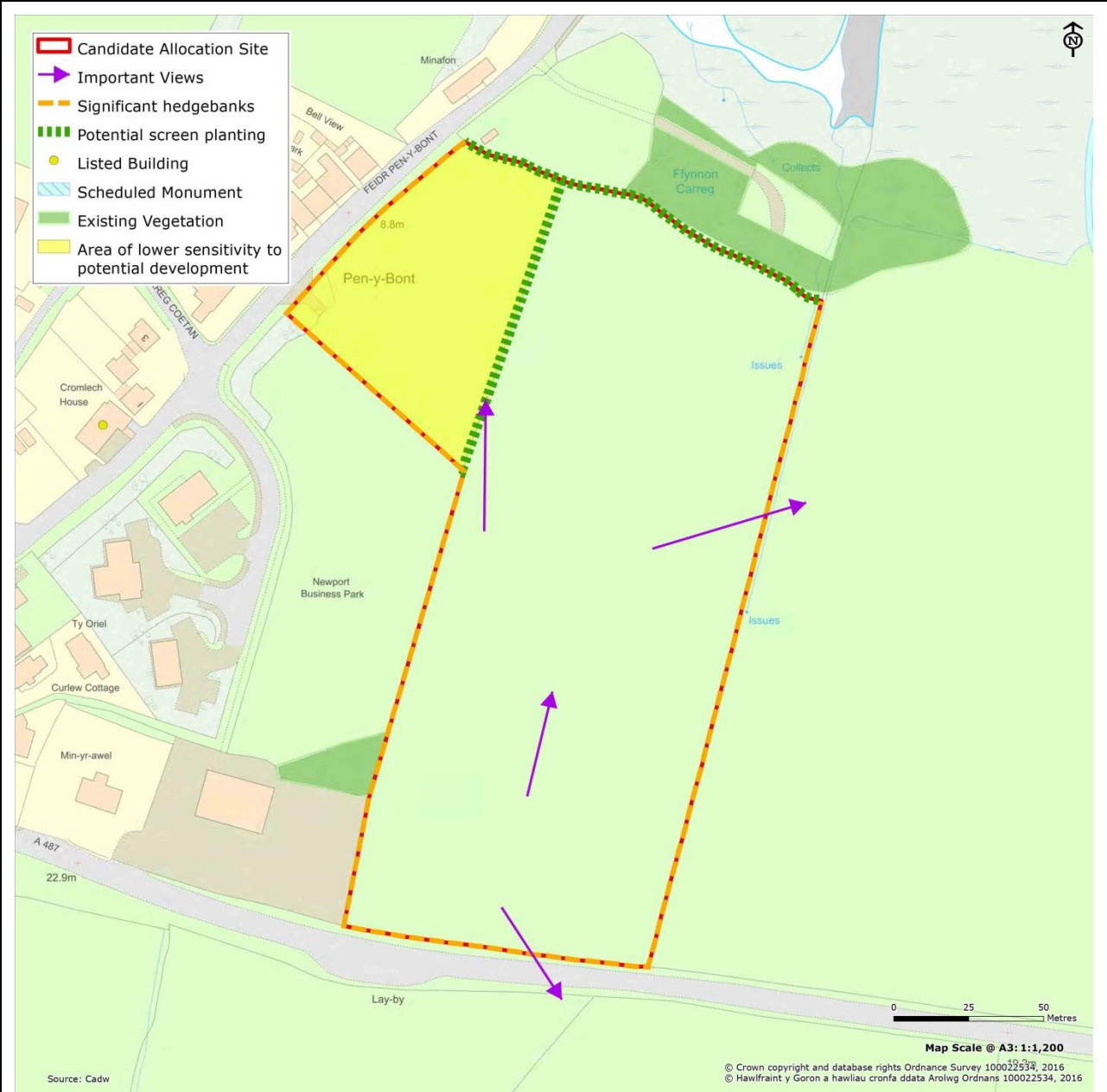
Landscape Sensitivity¹⁴:	<p>The site's rural location, role as part of the rural approach and setting to Newport's Conservation Area, moderate levels of tranquillity, sloping landform combined with its weak northern boundary allowing long distant views in to and out from the site all contribute to its sensitivity. Robust hedgerow/banks to the site's other boundaries provide the site with some enclosure.</p> <p>Score: High</p>	
Considerations:	Positive: Strong, intact field boundaries form three of the four boundaries.	Negative: Sloping landform, weak northern boundary, open aspect overlooking the Afon Nyfer estuary, Newport Bay and its northern headland. Its isolated location detached from the settlement and role as rural approach and setting to the Conservation Area and potential for development of this area to create an extended linear development along the A487 to the west of the town.
Landscape Mitigation and development design guidance:	<p>Boundary hedgebanks and mature trees should be retained and enhanced with additional planting, particularly along the northern boundary, to help screen new development from the neighbouring farmland and Newport Bay and maintain the rural approach to Newport. Limiting any hedge removal to field entrances only. Maintain areas of open green space within the site by providing a new hedgebank or green corridor across the site, west to east.</p> <p>Any new buildings should be of high design quality, positively contribute to local landscape character and consider sensitive views into and out from the site, particularly to the north and how to reduce visual effects on the wider countryside, sensitive coastline and Newport Bay.</p>	
Conclusion:	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>If development of housing on this highly sensitive site was proposed it would likely result in adverse landscape and visual effects which cannot be mitigated - due to its rural location, elevated sloping position with open aspects to the north and intervisibility with the surrounding landscape, coastline and Newport Bay.</p>	

¹⁴ In relation to impacts upon the existing character of the settlement and the candidate site.

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Sites Reference: 088 – Land north of Newport Business Park

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 22 – Mynydd Carningli LCA 26 – Cwm Gwaun/Afon Nyfer SCA 4 – Newport Bay
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Key landscape characteristics of candidate site and relationship with settlement	<ul style="list-style-type: none"> • Site is located on flat to gently sloping landform situated south of the Afon Nyfer. • It is formed of one large, L-shaped field set within a medium to large field pattern with mature hedgebank/tree lined field boundaries. • The field is under arable cultivation (crop stubble grazing). • Light industry units are situated outside the site to the west along the A487 road. • Roads run along two of the site's boundaries – north-west and southern. • Reduced tranquillity due to proximity with the light industrial units, A487, main road into the village which runs along the southern boundary and close proximity to the bridge road over the river to the north. • Open character, despite boundary vegetation, due to sloping landform with good intervisibility with the surrounding landscape. • Extensive distant views north across the Afon Nyfer valley and estuary into the site, and is overlooked from Carningli Common from the opposite direction, approximately 1km to the south. • Glimpsed views through boundary vegetation to the east along the Nyfer Valley.
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View of site from A487 to the south (206169, 239103).



View east of the site from just inside entrance gate off Feidr Pen-Y-Bont (206153, 239103).

<p>Candidate site boundary edge description:</p>	<p>The northern boundary is formed by a tall mature hedgerow and area of woodland, adjacent to the Afon Nyfer.</p> <p>The eastern boundary comprises of a broken overgrown hedge line with mature trees.</p> <p>Its southern boundary consists of a strong hedgebank and tall hedgerow adjacent to the A487.</p> <p>A relatively new hedgebank forms the southern part of the western boundary, running south to north before turning west to link with the roadside boundary along Feidr Pen-Y-Bont. Here the boundary comprises a high mounded bank with post and wire fence and hedgerow.</p>
<p>Views to and from candidate site:</p>	<p>Distant views into the site can be gained from the upper slopes of the northern Nyfer Valley and from the Carningli Common, located approximately 1km to the south.</p> <p>Views north out of the site can be gained over the Afon Nyfer Valley/Estuary to its upper slopes, with glimpsed views gained along the Nyfer Valley to the east, although these are restricted by mature tree lined hedgerow. Distant views of the upper slopes and peak of Mynydd Carningli can be obtained looking south from within the site. Existing development including the light industry estate and residential properties prevent distant views west.</p>

<p>Development Constraints:</p>	<p>Location within the setting of Newport’s Conservation Area, open character, visible from views across the Afon Nyfer to the north and Mynydd Carningli to the south, as well as its rural location outside the settlement boundary are all development constraints. However it is in close proximity to existing development including the light industrial estate and the future Newport Business Park.</p>	
<p>Landscape Sensitivity¹⁵:</p>	<p>Located within the setting of Newport’s Conservation Area, with strong tree lined field boundaries and hedgebanks which are important landscape features. The site’s sloping landform, open character and intervisibility with Carningli Common and open outlook across the Nyfer Valley all contribute to the site’s sensitivity. However, tranquillity is reduced locally by the A487 main road to the south and adjacent light industrial estate to the west.</p> <p>The southern and north-eastern parts of the site are more sensitive to development as a result of their open character. The southern part is also elevated making it more prominent in views from the north and the valley/estuary.</p> <p>The north-west corner is of lower sensitivity due to its proximity to the existing houses along Feidr Pen-Y-Bont, its more enclosed character with restricted views north and south.</p> <p>Score: Moderate – High, with an area of lower sensitivity to the north-west</p>	
<p>Considerations:</p>	<p>Positive:</p> <p>Large site allows for the possibility to reinstate lost boundaries and subdivision open field improving the settlement’s eastern boundary edge.</p>	<p>Negative:</p> <p>Large, open site with intervisibility north to the Nyfer Valley and south from Carningli Common. Development would result in the loss of farmland and expansion of the settlement into the surrounding countryside, within the setting of Newport’s Conservation Area. Not well related to existing settlement edge.</p>

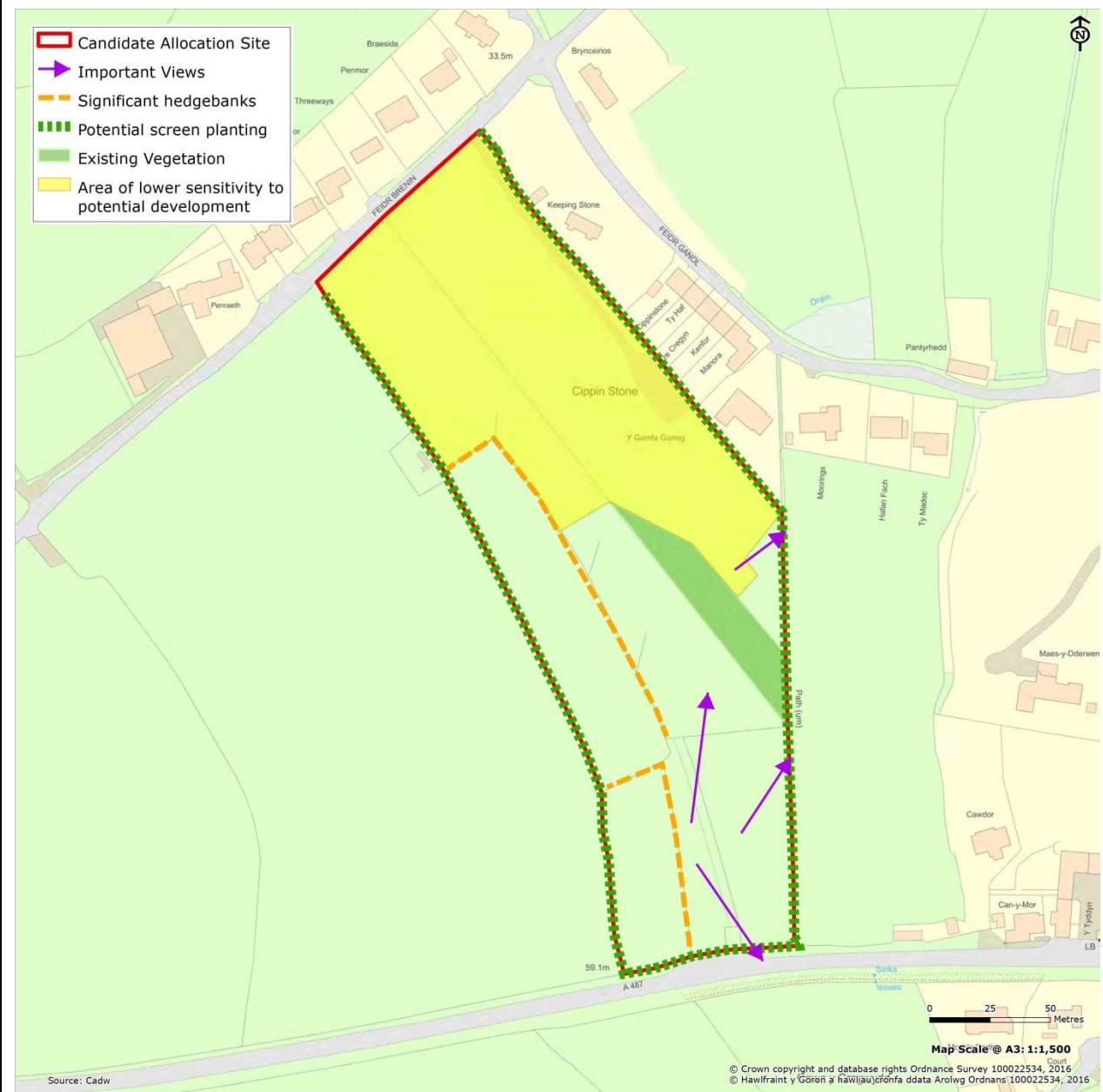
¹⁵ In relation to impacts upon the existing character of the settlement and the candidate site.

<p>Landscape Mitigation and development design guidance:</p>	<p>If this site is to be developed, the layout of the development should reflect the site’s varying levels of sensitivity with any development being focused in the north-west corner of the site, where it is less sensitive due to its relationship with the existing houses.</p> <p>If development was proposed in the north-west corner, it should carefully consider its relationship with the existing linear housing along the road and seek to create strong connects with the settlement’s eastern edge.</p> <p>Housing layout and massing should consider the future development of Newport’s Business Park site to the west and how the two sites will integrate with the neighbouring light industrial estate. Any new buildings should be of high design quality, positively contribute to local landscape character and consider sensitive views into and out from the site, particularly to the north and how to reduce effects on the wider countryside to the east and sensitive estuarine landscape to the north.</p> <p>Boundary hedgebanks and matures trees which make up the site boundaries should be retained and strengthened with additional planting, particularly along the site’s northern boundary to create a broad green corridor along the river. Subdivide the field into smaller parcels by reinstating/creating new hedgebanks or linear tree belts linking to existing field boundaries. This improved landscape structure would help integrate new development into the predominately rural landscape setting. Maintain areas of open green space within the site to break up built form and areas of hardstanding (including roads and pavements) with planting. Restrict built form in southern part of the site where it is more open and elevated. Carefully design access routes and entrances limiting earthworks to maintain natural landform and the loss of existing hedgebanks and boundary vegetation.</p>
<p>Conclusion:</p>	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>This is a large site totalling over 3ha in the context of Newport which is moderate – highly sensitive to residential development. Currently, it is unlikely to be able to accommodate development of this type without some residual adverse landscape and visual impacts, particularly relating to its southern sloping landform and open aspect which is overlooked from the north. However, if the above recommended mitigation and guidance was applied to the north-west corner, this smaller area could potentially accommodate 10-15 dwellings.</p> <p>The larger eastern area’s sensitivity might change in time as and when the neighbouring Newport Business Park site (to the west) is developed. If this development takes place and all of the above suggested mitigation and guidance was adhered to the eastern area could potentially accommodate up to 30 additional dwellings, at this later date.</p>

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 096 – Cippin Stone

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.

LCA 23 - Newport
SCA 4 - Newport Bay

Key landscape characteristics of candidate site and relationship with settlement

- A long site extending to the south of the small hamlet of Cippin Stone to the A487.
- Cippin Stone consists of linear residential development along rural roads with large houses.
- Located on gently sloping landform south to north forming the coastal slopes above Newport Sands, sloping down to the outer extent of the Afon Nyfer Estuary.
- Formed of five narrow strip fields, set within a small to medium field pattern.
- The fields are currently grassed and are bound by a combination of mature gappy hedgebanks and post and wire mesh fencing.
- Field boundaries have a range of species including gorse, indicating the site's coastal position.
- The long middle field is seasonally used as a caravan site with track access off the A487, with associated areas of ornamental planting and a small pond, as well as a bar gate and signage associated with the caravan site.
- A thin belt of young woodland, within the site, runs north-west from the eastern boundary.
- A rural and tranquil character away from the settlements of Cippin Stone and Newport, reducing near the A487.
- Enclosed by a quiet sunken lane to the north, busy main road to the south and PROW to east.
- The site and the surrounding landscape are open in character due sloping landform, low well-maintained hedgebanks and visually permeable fencing along the eastern boundary, providing extensive distant views north, north-east over the Afon Nyfer estuary, Newport Sands and Newport Bay.
- Small storage area and track within the northern part of the site.



View north of site from A487 (204773, 239028), towards caravan site and Newport Bay.



View west of the site from PROW (204773, 239028).

<p>Candidate site boundary edge description:</p>	<p>The northern boundary is formed by a steeply sloping hedgebank, part of which has recently been replanted to accommodate an access track into the site. The northern boundary adjoins the Feidr Brenin road with a line of residential properties of Cippin Stone to the north of the road.</p> <p>The north-west section shared with the gardens of residential properties along Feidr Ganol comprises a gappy gorse hedgebank with some trees.</p> <p>A double post and wire mesh fencing forms the eastern boundary, with the PROW running along the site boundary.</p> <p>A well-maintained gorse hedgebank encloses the site to the west and south, forming its boundaries, the A487 runs adjacent to the site's southern boundary.</p>
<p>Views to and from candidate site:</p>	<p>Views into the site can be gained from all directions, however the greatest intervisibility is from the north, from the Afon Nyfer estuary, Newport Sands, Newport Bay and its northern headland, and more locally from the PROW along the eastern boundary.</p> <p>Extensive distant views out of the site are focused to the north, north-east and north-west across the sloping coastal landscape towards Afon Nyfer estuary, Newport Sands, Newport Bay and its northern headland. Views south to Mynydd Carningli are also possible but these are restricted in places by existing vegetation and landform.</p>
<p>Development Constraints:</p>	<p>Sloping landform, predominately rural character, within the setting of Newport's Conservation Area, with open aspect to the north and good intervisibility with Afon Nyfer estuary, Newport Sands, Newport Bay and the Bay's northern headland.</p>

<p>Landscape Sensitivity¹⁶:</p>	<p>The rural location within the setting of Newport's Conservation Area, moderate levels of tranquillity, sloping landform combined with its weak eastern boundary allow long distant views in to and out from the elevated southern part of the site and contribute to its sensitivity. The thin strip of woodland, and robust hedgebanks to the site's other boundaries provide some enclosure, especially adjacent to the existing development in the north of the site.</p> <p>Score: High in southern area, Moderate - High in northern area next to existing development</p>	
<p>Considerations:</p>	<p>Positive:</p> <p>Mixed land uses including caravan park, storage area and pasture farmland. The site has a strong field pattern with some intact field boundaries and an area of woodland which provides some enclosure, particularly to the north of the site. Northern part of the site is in close proximity to existing development where a new street scene could be created along Feidr Brenin.</p>	<p>Negative:</p> <p>Rural location within the setting of Newport's Conservation Area, partly detached from the surrounding settlements (southern area), sloping landform and open aspect to the north over coastline, estuary and surrounding landscape.</p>
<p>Landscape Mitigation and development design guidance:</p>	<p>Limit development to a small block in the northern part of the site, well related to existing residential development at Cippin Stone along Feidr Brenin and Feidr Ganol roads.</p> <p>Retain all hedgebanks along the site boundaries, as well as the area of woodland. Strengthen all boundaries with additional planting particularly along the site's eastern boundary to create a robust tree'd hedgeline which would help screen new development from the neighbouring farmland and Newport Bay. Create a strong green corridor along the site's western boundary. Maintain some open space to create green links through the site particularly around the area of existing woodland.</p> <p>Any new buildings should be of high design standards, positively contribute to local landscape character and consider sensitive views into and out from the site, particularly to the north and how to reduce visual effects on the wider countryside, Newport Bay and Newport Sands. It should seek to create an integrated development with the settlement of Cippin Stone, with opportunities to create a new street scene along Feidr Brenin. New development should be limited to the northern extent of the site, avoiding the most open and exposed southern areas. This will also help to respect views in from the north.</p> <p>Consideration should also be given as to how to reduce impacts on the wider countryside in this rural location.</p>	

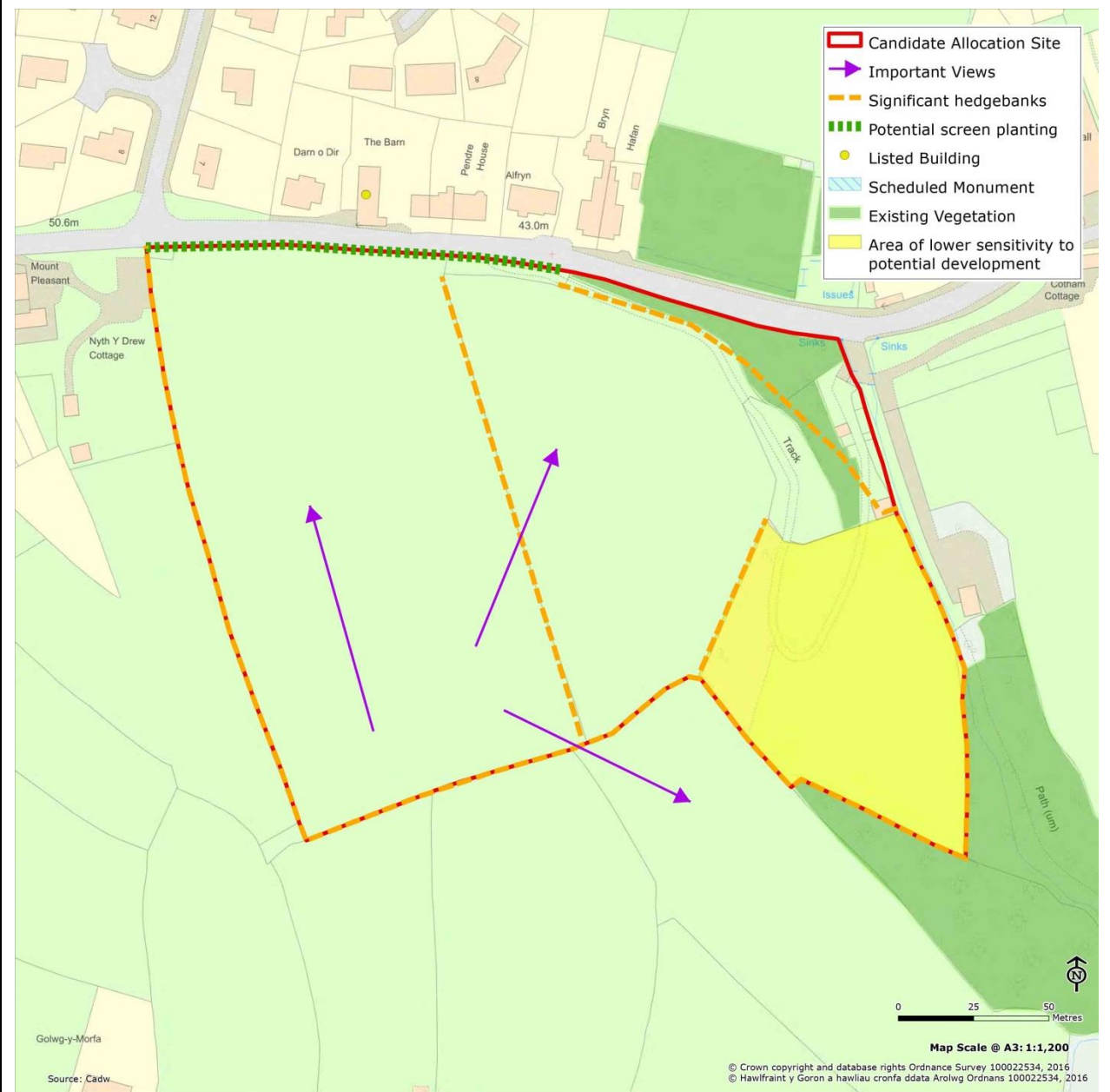
¹⁶ In relation to impacts upon the existing character of the settlement and the candidate site.

Conclusion:	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>Given the site's high sensitivity, large scale (totalling 3.2 ha) in the context of Cippin Stone, partially detached location away from Newport, sloping landform, open aspect and strong intervisibility with Newport Sands/Bay to the north, development should be restricted to the less sensitive northern area where it can be better integrated with the existing houses and field pattern.</p> <p>The southern part of the site is not suitable for housing as any development here is likely to result in adverse landscape and visual effects which cannot be mitigated. By reducing the site's overall area by approximately half, the northern portion could potentially accommodate approximately 10-15 dwellings if the developer implements all the suggested landscape mitigation and adheres to the relevant design guidance as set out above. Although it is unlikely to be able to accommodate development of this type without some residual adverse landscape and visual impacts.</p>
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**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 100 – Cotham Fields adjacent A487

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 24 – Dinas Head SCA 4 – Newport Bay
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Key landscape characteristics of candidate site and relationship with settlement

- Steeply sloping and undulating landform south to north forming the foothills of the Mynydd Carningli to the south, sloping down to Newport’s southern settlement edge.
- The site is formed by three large rectangular fields in contrast to the surrounding small to medium strip field pattern.
- Land cover is a combination of improved and unimproved pasture.
- The two western fields are bound by a robust well maintained hedgebanks and isolated trees. The eastern field is partially bounded by scrub and woodland.
- Rural and tranquil character, however tranquillity is reduced along the site’s northern boundary shared with the A487 and the settlement edge.
- The western extent of the site is exposed with open aspects to the north, with good intervisibility with Newport Bay and the northern slopes of the Nyfer valley.
- More restricted views can be gained to Mynydd Carningli, to the south. The eastern field is sunken and enclosed by vegetation on all sides screening views to the surrounding landscape.
- Site forms a major part of a Green Wedge forming a rural landscape context and western approach to Newport along the A487.



View south, south-east of the eastern site area (205213, 238999).



View north over the site from the western site area (205140, 238870).

Candidate site boundary edge description:	<p>The northern boundary is formed by a steep bank adjacent to the A487, a strong hedgerow is situated onto the bank to the west, with the eastern section of the boundary formed by woodland.</p> <p>A well wooded stream corridor and area of woodland forms the eastern and south-eastern boundaries. A PROW is present adjacent to the site along its eastern boundary.</p> <p>The southern and western boundaries comprise of robust hedgebanks with occasional isolated trees. The site has a rural context apart from to the north with the A487 and residential development to the north of this road.</p>
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Views to and from candidate site:	<p>Views into the site can be gained only to the western fields from the neighbouring residential properties and from distant locations including Afon Nyfer estuary, Newport Sands and the wide Newport Bay. The site is partially overlooked by the Carningli Common open access land to the south. The eastern field is more enclosed with little intervisibility with the surrounding countryside.</p> <p>Panoramic views out of the site can be gained from the elevated slopes of the western fields. From here views north can be gained towards the Afon Nyfer estuary and wider valley slopes, Newport Sands and the wider Newport Bay. Some views can be gained south towards Mynydd Carningli. Views from the eastern field are restricted by surrounding woodland and steep topography, some glimpsed views can be gained out from the PROW.</p>
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Development Constraints:	The steeply sloping and undulating landform, open aspects to the north, east and south, and location partly within the Green Wedge designation and Newport and Newport Parrog Conservation Area are development constraints.	
Landscape Sensitivity¹⁷:	<p>The rural location outside Newport's settlement boundary, existing mature hedgebanks, trees and woodland, steeply sloping and undulating landform, intervisibility with Carningli Common to the south and the Afon Nyfer estuary, Newport Sands and Newport Bay, to the north all increase sensitivity.</p> <p>The wooded bank on the eastern boundary is located within the Newport and Newport Parrog Conservation Area, with part of the wider site within the Green Wedge local designation forming a rural context and western approach to Newport and development would block connectivity between the green wedge and the wider countryside.</p> <p>Score: High for the two western fields and Low - Moderate for the eastern field.</p>	
Considerations:	<p>Positive:</p> <p>Eastern field is well contained within the sloping landform and surrounding vegetation. The close proximity to the existing settlement edge and strong field boundaries.</p>	<p>Negative:</p> <p>The western field's elevated position, steeply sloping landform, strong intervisibility with surrounding landscape and estuary and open aspect to the north.</p> <p>Role of the area as rural context and approach along the A487 west of Newport and the setting of the settlement's Conservation Area.</p>
Landscape Mitigation and development design guidance:	<p>Limit development to the eastern field which does not form part of Newport's Green Wedge. Protect and enhance wooded bank on northern boundary as this falls within the Newport and Newport Parrog Conservation Area, along with the woodland to the east and south. Strengthen the western boundary with tree planting to create an enclosed wooded character to the eastern field. Maintain some open green space within the site to create a green corridor from the existing woodland and PROW (east) to the open countryside beyond (west).</p> <p>Carefully consider how any new development will extend the existing settlement to the south and how this will form a new settlement edge. New buildings should be of high design standard. Development should positively contribute to local landscape character. It should seek to create an integrated development with the existing settlement, providing connectivity and not an isolated pocket of housing.</p> <p>Any potential development in the western fields would need to demonstrate that it will not adversely affect the highly sensitive landscape character and visual amenity whilst maintaining the Green Wedge. Views into the site would need to be protected from Afon Nyfer estuary, Newport Sands and Newport Bay from the north and Mynydd Carningli from the south. Carefully consider any new developments relationship with properties along Newport's existing settlement edge and how development will extend into the open countryside.</p>	

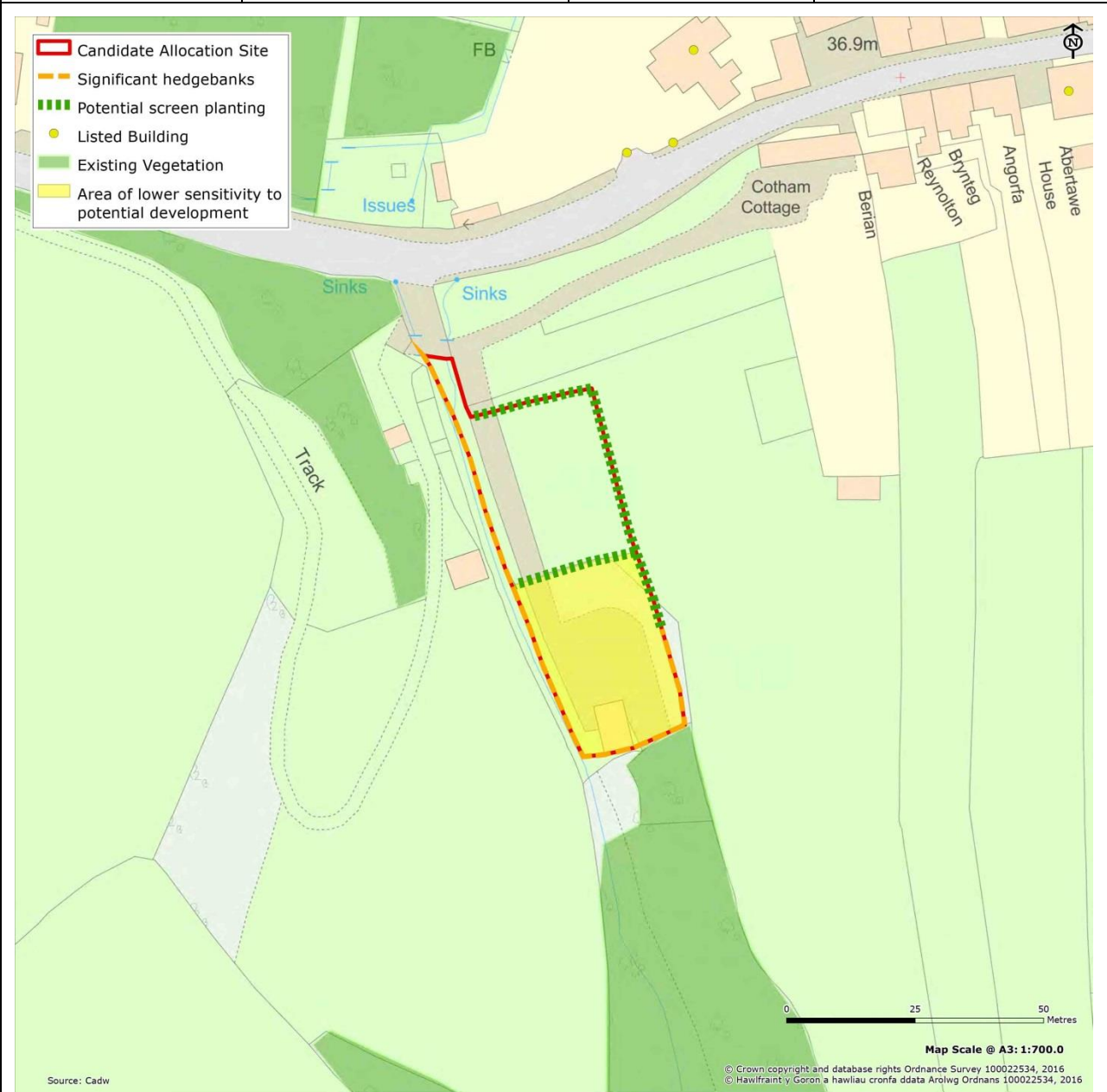
¹⁷ In relation to impacts upon the existing character of the settlement and the candidate site.

Conclusion:	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>In the context of Newport the whole site is very large, covering 3.8 ha - the western fields which make up the majority of the site are highly sensitive to residential development as a result of their large scale, elevated steeply sloping landform, open aspect to the north and intervisibility with Newport Sands and Newport Bay to the north and Mynydd Carningli to the south. This part of the site is also located within Newport's Green Wedge. Therefore, the western fields are not suitable for housing development as any development here is likely to result in adverse landscape and visual effects which cannot be mitigated. This is due to this part of the site's contribution to the Green Wedge designation, its sensitive landscape character and intervisibility with the surrounding landscape, coastline and Newport Bay.</p> <p>The enclosed eastern field has a low to moderate sensitivity to this type of development and if the above recommended mitigation and guidance was applied it could potentially accommodate approximately 15-20 dwellings.</p>
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**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 107–Land west of Cotham Cottage

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.	LCA 24 – Dinas Head SCA 4 – Newport Bay
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Key landscape characteristics of candidate site and relationship with settlement

- A small narrow site extending south of the A487 to the west of the centre of Newport detached from the main settlement area.
- Flat to gently undulating landform, adjacent to a well wooded stream corridor.
- Contains an existing access track, part of a pasture field and a disused quarry which is currently being used as a builder's storage yard, with outbuildings.
- A PROW exists along the western boundary linking into a network of rights of way to the south
- Tree and shrub boundary vegetation is limited to the western, southern and south-eastern boundaries.
- A secluded character set back off the main road (A487) and is separate from the settlement.
- Isolated residential dwellings on edge of Newport are present, east of the site.
- A rural context forming part of a Green Wedge extending south of the A487 west of Newport.



View south-east from track within the site (205329, 238921) of storage yards and buildings.



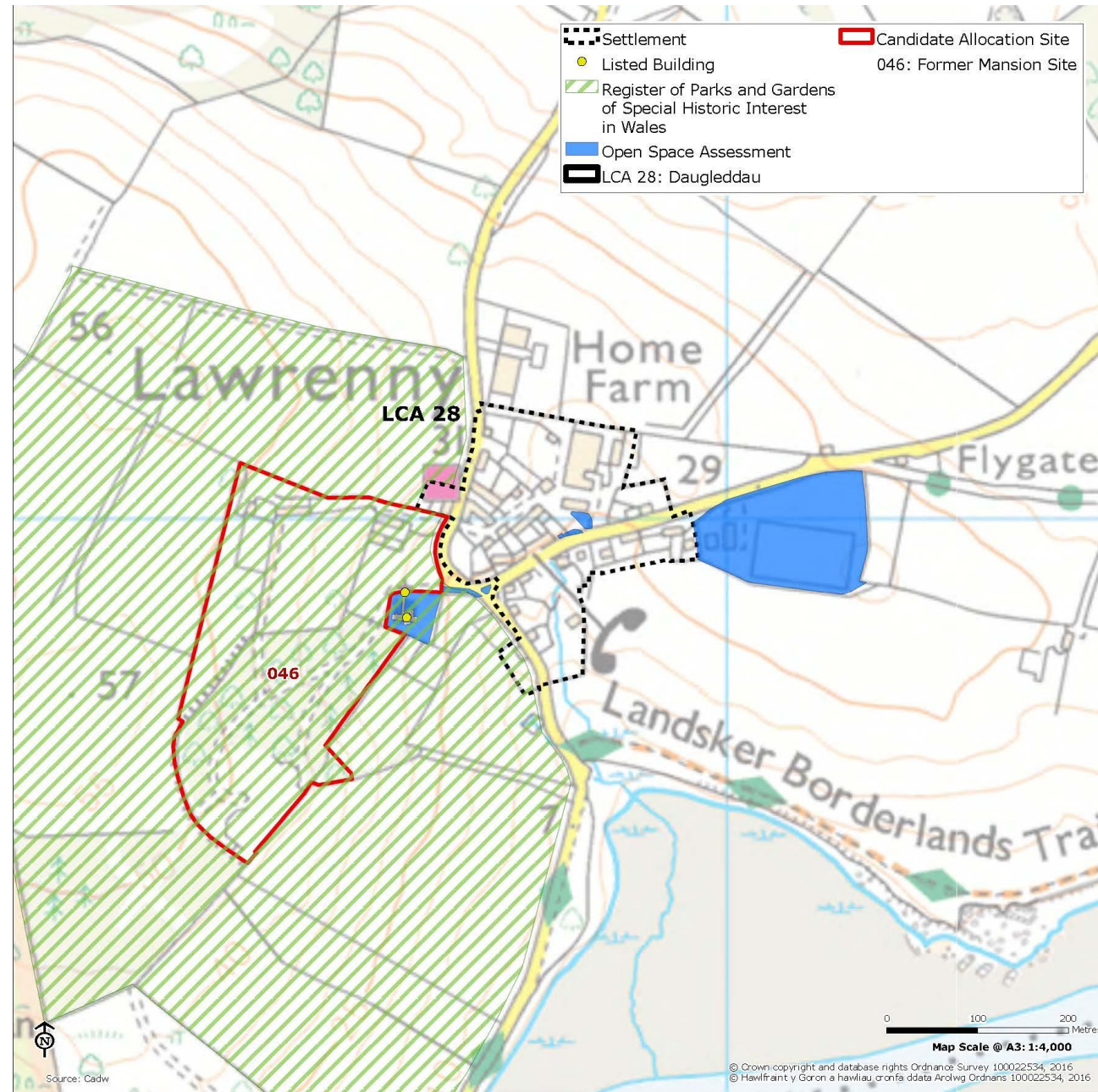
View south-east from within the site (205308, 238967) of track.

<p>Candidate site boundary edge description:</p>	<p>The northern boundary follows a residential driveway and consists of a post and wire mesh fence.</p> <p>There is no physical eastern boundary, it currently cuts across an open field, apart from to the south where it picks up the eastern exposed cliff face of the former quarry.</p> <p>Thick woodland forms the southern boundary with a well wooded stream corridor forming the site's western boundary, a PROW is present outside the site but along this boundary.</p> <p>The site is rural and separate from the existing built up area of Newport with residential development some 30-35m to the east.</p>
<p>Views to and from candidate site:</p>	<p>Views out are restricted to the northern half of the site, outside the former quarry, with only near views being gained of the nearby residential properties and glimpsed views from the A487.</p> <p>Local views into the site can be gained from the residential properties to the north-east, and from along the main road to the north and PROW to the west. Existing vegetation and landform restrict more distant views in all direction.</p>
<p>Development Constraints:</p>	<p>Isolated location away from the main settlement, partly within the locally designated Green Wedge and close to the Newport and Newport Parrog Conservation Area boundary. Close proximity to a PROW. Enclosed by river corridor woodland and exposed cliff faces, to the south.</p>

<p>Landscape Sensitivity¹⁸:</p>	<p>Partly situated within the Green Wedge designation where the rural landscape extends westwards from Newport south of the A487 maintaining landscape of interest and protecting the landscape setting of the town, close to the boundary of the Newport and Newport Parrog Conservation Area, outside the settlement boundary and is enclosed by mature woodland to the west and south.</p> <p>Score: Low - Moderate, with an area of lower sensitivity within the former quarry</p>	
<p>Considerations:</p>	<p>Positive:</p> <p>Secluded location off the A487 on a relatively level site within a disused quarry which is currently being used as a storage yard.</p>	<p>Negative:</p> <p>Partly situated within the Green Wedge designation, close to the Newport and Newport Parrog Conservation Area and outside the settlement boundary forming part of a rural approach to the town. In close proximity to the PROW.</p>
<p>Landscape Mitigation and development design guidance:</p>	<p>Limit development to the southern part of the site, outside the Green Wedge designation.</p> <p>Car parking should be sensitively designed taking into account the site's context within the Green Wedge, provide additional tree planting to break up areas of hardstanding, and use a permeable or gravel surface instead of Tarmac to help integrate the development into the site's rural context and manage supplementary features including lighting, security fencing and any built form.</p>	
<p>Conclusion:</p>	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>This low to moderately sensitive site - the whole area is very small at only 0.17 ha and is located on the western edge of Newport. It could potentially accommodate a small well designed car park if the developer implements all the suggested landscape mitigation and adheres to the relevant design guidance.</p>	

¹⁸ In relation to impacts upon the existing character of the settlement and the candidate site.

Lawrenny – a small nucleated village settlement set within rolling landform close to the shores of the Eastern Cleddau estuary. The church and high boundary walls are locally distinctive features within this old village, which lies wholly within the Milford Haven Waterway Registered Landscape of Outstanding Historic Interest in Wales. There are attractive southerly views from the higher ground over the Daugleddau estuary.



Lawrenny



View of St Caradog from settlements western boundary (201700, 206933).



View of stone wall on southern approach to settlement (201838, 206720)



View north-west from edge of settlement across pasture fields (201721, 207072).



View of typical stone and painted housing within the settlement (201712, 207051).



View from settlements northern edge looking along rural lane (201722, 207145).



View north over the estuary (201515, 206683).

PEMBROKESHIRE COAST NATIONAL PARK

SETTLEMENTS CAPACITY STUDY UPDATE – SETTLEMENT ASSESSMENT

Settlement Name: Lawrenny											
<i>Date:</i>	1 March 2017	<i>Surveyor:</i>	AK								
Landscape Character Areas (LCAs) and Seascape Character Areas (SCAs) in Local Context	LCA 28 – Daugleddau SCA 33 – Daugleddau										
Key landscape characteristics of the wider landscape taken from LCA.	<ul style="list-style-type: none"> This large LCA is unique in the National Park in that it is physically detached from the remaining areas of the Park by some distance. There is no sense of being close to the sea, except for the movement of the tides, and the smell of salt on the air and occasional seaweed along the strand line. A great sense of tranquillity here, created by the enclosed large water body, whether at high or low tide, and the feeling of being on a quiet backwater. A strong sense of enclosure and shelter is provided by the surrounding landform, dense stands of woodland and belts of trees. There are framed views at intervals along shoreline roads and paths. The water body has a major unifying influence on the scene, whether at high or low tide. There is a prevailing sense of a sheltered, well cared-for wooded farmland and parkland landscape of long-established private estates and secluded houses, contrasting with the more open shoreline villages and hamlets with views along the branches of the estuary. This is a landscape of outstanding historical significance within Wales. This area includes traces of the county's small-scale coal mining industry as well as historic agricultural landscapes, including landed houses, farms and cottages set in distinctive field patterns. The working tide-mill at Carew is unique in Britain and contributes to the outstanding cultural value of this LCA. The Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales encompasses virtually all of this LCA. This river valley and estuary landscape has an unsurpassed concentration of remains, reflecting maritime conquest, settlement, commerce, fishing, defence and industry spanning the prehistoric to modern periods. 										
Settlement Type:	<table border="1"> <tr><td>Urban</td><td></td></tr> <tr><td>Village</td><td>•</td></tr> <tr><td>Harbour</td><td></td></tr> <tr><td>Hamlet</td><td></td></tr> </table>	Urban		Village	•	Harbour		Hamlet		<i>Notes:</i> Remote and rural village clustered around three roads, houses and buildings set close to the roads with little or no gardens.	
Urban											
Village	•										
Harbour											
Hamlet											

Settlement Attributes:					
Settlement Form:	A U-shaped nucleated settlement focused around the wedge created by the intersection of three roads with some development strung along the road to the east. Housing is randomly oriented off minor road/tracks to create an organic feel. There are two large farms to the north of the settlement.				
<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		
Relevant Settlement Landmark or Focal Point (highlighted)	Forming the focal point of the village is Broad Lane where the village shop and phone box are located. The village's landmarks include the pavilion and church.				
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 north
Wood W	Caravan park	Cliff	Rock Shore	Shingle Shore	Sand shore
Bay	Cove	Pavilion	<i>Note Skyline features and direction of view</i>		
<i>Conservation Area?</i>	Yes/No		<i>Insert Name(s)</i>		
<i>Registered Park and Garden?</i>	Yes/No		<i>Grade II Lawrenny 19th Century terrace and other garden features.</i>		
<i>Listed Buildings?</i>	Yes/No		<i>Insert Number of buildings outside Conservation Area(s):2</i>		
Settlement Edge Condition:	Settlement edges are formed by a rural road to the west, private properties and their gardens to the south and large farm complexes to the north. Garden vegetation creates a soft southern edge overlooking the river valley, compared to the western edge which is more abrupt changing straight into farmland, with some roadside vegetation to create a softer edge. A large farm creates a clear divide between the settlement and fields beyond, there is another large farm outside the settlement to the north.				
	North	South	East	West	Further information

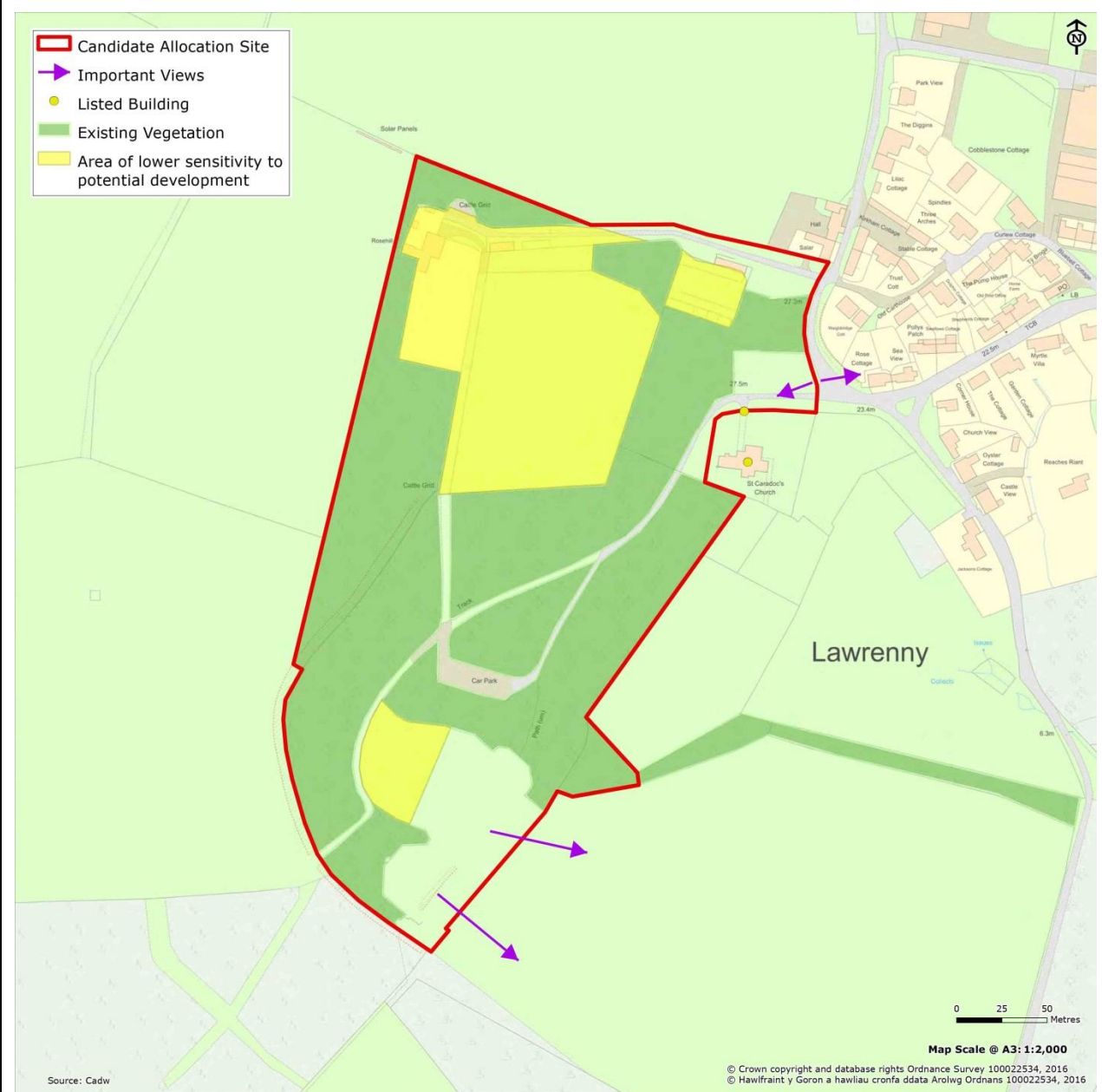
<i>Hard</i>	•				Abrupt transition to surrounding landscape with little or no cover
<i>Muted</i>			•		Smoother transition to surrounding landscape with some vegetation cover
<i>Soft</i>		•		•	Edge well integrated into surrounding landscape by vegetation cover
<i>Woodland</i>	• <u>D</u>	• <u>D</u>		• <u>D</u>	Note <u>D</u> eciduous, <u>E</u> vergreen or <u>M</u> ixed
<i>Hedgebank</i>	• <u>M</u>		• <u>M</u>		Note <u>M</u> anaged or <u>U</u> nmanaged
<i>Wall</i>		•		•	
Views to and from Settlement Edge:	Limited opportunity to gain views of the estuary due to intervening landform, buildings, high walls and mature vegetation.				
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Further information</i>
<i>Views out from within settlement</i>		•			South: From sports pitch/pavilion and between houses over the Creswell River estuary. North and east: views are restricted to local fields due to rising landform and woodland. West: views are blocked by woodland.
<i>Views in from surrounding land and sea</i>		•			Very limited by local landform – ridges along north-eastern boundary and to the west of the village. Possibility to gain views from along the river valley.
Settlement Landform:	Located on the upper valley slopes above the Creswell and Carew river confluence, contained by a local ridgeline to the north, west and east.				
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex Concave
Surrounding Landform	Land form slopes north-west to south-east down to the Creswell River. The wider area also has rivers to the west and north creating an isolated promontary of land.				
	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, and its elevated position above the river valley results in a moderate to high sensitivity. Capacity for development is limited due to the close proximity of existing buildings within the settlement, sloping landform and well wooded character, and presence of historic features.				

Development Constraints (settlement as a whole)	Very strong defensible boundary, concave landform and containing vegetation. The village lies within the Milford Haven Waterway area, included on the Register of Landscapes of Outstanding Historic Interest in Wales. The Lawrenny Grade II Listed Park and Garden is located to the west of the settlement and public Open Space to the east.
Other Notes	Walls with dense clinging vegetation have an enhanced softening effect on some of the boundaries.

**PEMBROKESHIRE COAST NATIONAL PARK
SETTLEMENTS CAPACITY STUDY UPDATE – CANDIDATE SITE ASSESSMENT**

Candidate Site Reference: 046 – Former Mansion Site

<i>Date visited:</i>	1 March 2017	<i>Surveyor:</i>	AK
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Candidate site plan

Landscape Character Areas (LCAs) and Seascape Character Area (SCAs) which the site is situated.

LCA 28 – Daugleddau
SCA 33 – Daugleddau

Key landscape characteristics of candidate site and relationship with settlement

- A large site which extends to the west of the small hamlet of Lawrenny part of a Grade II listed historic park and garden.
- Landform of the site slopes south-west to north-east forming the upper valley slopes above the confluence of Cresswell and Carew rivers.
- The site of the former Lawrenny Castle site, which was demolished in 1950, its terraces, formal and kitchen gardens and former deer park.
- A combination of open grassed areas enclosed by stone and brick walls, dense mixed woodland, coniferous plantation and mature trees form the site's structure.
- There are several tracks and paths which provide access and circulation throughout the site and to several outbuildings and a large residential property along the northern boundary.
- Site boundaries consist of stone and brick walls, post and wire fences and woodland.
- It has a rural and tranquil character and a strong sense of enclosure as a due to areas of dense woodland.
- Distant views can be gained across the Cresswell and Carew river valleys from the elevated stone faced terrace in the south-eastern corner.
- Part of the site lies in close proximity to the Listed St Caradog church, with its decorative stone entrance arch.
- Recent woodland and scrubby vegetation clearance has taken place creating large open areas.



View north-east of site from track within the site (201476, 206876).



View north of site from open area within the site (201476, 206696).

Candidate site boundary edge description:	<p>The northern boundary is formed by a post and wire fence between the site and the neighbouring pasture field. Along this boundary within the site are areas of woodland, mature trees and a narrow track.</p> <p>The eastern boundary runs along the settlement edge to the north formed here by a dressed stone wall, the wall continues around the church before changing to a low bank with a post a wire fence on top. In this area the internal boundary comprises a thin strip of deciduous woodland. The southernmost section of the eastern boundary is again formed of a highly finished dressed stone wall and bank.</p> <p>The southern and western boundaries consist of post and wire fencing between the site's mixed woodland edge and the neighbouring fields.</p>
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Views to and from candidate site:	<p>Views into the site are restricted by existing dense woodland within the site, particularly along the western and southern edges and in part along its northern and eastern edges. Views from the settlement can be gained into the north-eastern corner of the site, near the church.</p> <p>From within the site views out are screened to the west and south by dense woodland, with only partial and glimpsed views gained through the site's eastern wooded edge, in winter months. Several tall internal brick walls block views in all directions from the northern area of the site. Glimpsed views can be obtained from the northern track next to the boundary, looking north over neighbouring farmland. Near views can also be gained of the settlement from the site's north-eastern corner.</p> <p>Elevated, distant views can be gained from on top of the dressed stone retaining wall located in the south-east corner of the site. From here views of the Cresswell and Carew rivers and exposed tidal mud banks are gained looking east and south-east.</p>
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Development Constraints:	The site is a Grade II listed historic park, former gardens, terraces and deer park which now is heavily wooded, much of which is protected by a Tree Protection Order (TPO), and retains a number of built and vegetation features associated with the former castle, deer park and 19c house and garden, including the remnant kitchen garden. It also has a role as a setting of the Listed church. There is some intervisibility with the surrounding landscape and settlement, mainly to the north/south-east.	
Landscape Sensitivity¹⁹:	Sensitive location as a setting of the Listed church and within the historic Listed park and garden, former site of Lawrenny Castle and deer park, and retained built features (stone and brick walls, kitchen garden and stone faced terrace), mixed woodland, conifer stands and matures trees section of which are protected by a TPO. The site's elevated location on the upper slopes above the Cresswell and Carew confluence with some intervisibility with the river valleys, which would increase if the wooded edge was removed.	
	Score: Moderate – High, with areas of lower sensitivity	
Considerations:	<p>Positive:</p> <p>Well secluded site due to areas of dense woodland and walls.</p>	<p>Negative:</p> <p>Historic Listed Park and Garden, heavily wooded site with much of the woodland protected by TPO, elevated location above the Cresswell and Carew valleys with some intervisibility with the surrounding landscape. The site is outside the settlement boundary with existing development at Lawrenny all lying to the east of the Broad Lane.</p>

¹⁹ In relation to impacts upon the existing character of the settlement and the candidate site.

<p>Landscape Mitigation and development design guidance:</p>	<p>This site is considered to be moderately sensitive in relation to mixed tourism and leisure development. The site would be more sensitive to built development such as caravan or log cabin park or housing due to being situated within the setting of the Listed church.</p> <p>Limit areas of development to parts of the site which do not adversely affect important features relevant to the park and garden's Listing and to area outside the woodland which is protected by a TPO.</p> <p>Protect, retain and enhance features associated with historic park and garden listing including all TPO woodland and mature trees to maintain the site's strong wooded character, ensuring the wooded boundary edges are also retained. Conserve and enhance the built features of historic interest including the stone and brick walls. Maintain open views across the Cresswell and Carew river valleys from the south-east corner of the site and improve intervisibility with the settlement edge.</p> <p>Limit the number and size/scale of any new buildings and sensitively locate them within the site to protect the woodland and features of interest, particularly those recorded under the Listing.</p> <p>Carefully consider how the site will be accessed by visitors and how this additional traffic passing through Lawrenny will be managed to reduce effects on the residents and users of surrounding rural lanes that access this site.</p> <p>New buildings should adhere to suitable local architectural vernacular, and be built from local materials.</p>
<p>Conclusion:</p>	<p>Based on size of candidate site, landscape sensitivity and inclusion of suggested landscape mitigation and compliance with design guidance:</p> <p>This is a very large site (7.5 ha) in the context of Lawrenny which has a moderate to high sensitivity to mixed tourism and leisure development. It is registered as a Historic Park and Garden, with large areas of woodland protected by a TPO, however if all of the above suggested mitigation and relevant guidance was taken into consideration it could potentially accommodate a sensitively designed mixed tourism and leisure development.</p>