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# **Pembrokeshire Coast National Park Settlement Capacity Study: Tenby, Dale and Dinas Cross**

Final Report  
Prepared by LUC  
March 2014



**Project Title:** Pembrokeshire Coast National Park Settlement Capacity Study: Tenby, Dale and Dinas Cross

**Client:** Pembrokeshire Coast National Park Authority

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# Pembrokeshire Coast National Park Settlement Capacity Study: Tenby, Dale and Dinas Cross

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# 1 Introduction and summary of approach

- 1.1 LUC was commissioned in January 2014 to undertake an assessment of three settlements within Pembrokeshire Coast National Park, in relation to their sensitivity and capacity to accommodate new housing developments. This study updates and builds on earlier work published by Pembrokeshire Coast National Park Authority (PCNPA) in 2007<sup>1</sup>. The 2007 study helped support the site selection process for the Local Development Plan (LDP, 2010). This assessment forms part of preparatory work for the Local Development Plan review.
- 1.2 The 2014 assessment focuses on three settlements within the National Park: Tenby, in Carmarthen Bay on the south-east Pembrokeshire coast; Dale, in an enclosed bay west of Milford Haven; and Dinas Cross, inland from Newport Bay on the north coast. In Tenby five sub-areas were examined: Ritec Valley & the Marshes; Scotsborough, Cornish Down & Knightson; Tenby New Town; Tenby Old Town; and Waterwynch. The approach complements the assessments completed through the 2007 study.

## Summary of approach

- 1.3 The brief requested that field survey sheets in the 2007 study for Tenby, Dale and Dinas Cross were updated, following Welsh Government advice that land which had been allocated for housing for more than 5 years should be taken out of the housing land supply and alternatives explored. This assessment builds on the information provided in the 2007 study, taking account of the

specific nature of the three settlements as well as best practice in landscape sensitivity/capacity assessment approaches since 2007. This assessment identifies potential housing sites within each settlement, based on the Joint Housing Land Availability Study<sup>2</sup> which presents the housing land supply for the area. Other potential housing sites were also identified through the desk- and fieldwork process.

## Key definitions and assumptions

### *Sensitivity/capacity*

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

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

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<sup>2</sup> Pembrokeshire Coast National Park Authority (2012) Joint Housing Land Availability Study

<sup>3</sup> 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.

have a broad understanding on levels of relative sensitivity between settlements / sub-areas.

**Table 1.1 Sensitivity ratings used by the assessment**

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

### Study outputs

- 1.8 The 2007 study sets out the method in detail and should be referred to for more detailed information on the origins of the approach developed for the National Park. For the 2014 study, the assessment again focused on the compilation of desk- and field-based information into a consistent format per settlement or settlement sub-area. Each settlement / sub-area assessment sheet is structured as follows:

#### Context

- Summary of settlement location and overall character
- 1:25,000-scale map of the settlement showing (as applicable):
  - Existing settlement boundary
  - Conservation Areas
  - Listed Buildings
  - Existing vegetation (main areas of woodland, significant hedgebanks etc)
  - Proposed hedgebank (where identified as appropriate for mitigation)
  - Proposed screen planting (where identified as appropriate for mitigation)
  - Ridgelines
  - Important views
  - Proposed development boundary
- Representative photographs of the settlement and its landscape setting, along with photographs of some of the potential development sites.

#### Settlement assessment

- 1.9 Further contextual information, as follows:
- Date and name of surveyor(s)



- Component Landscape / Seascape Character Areas (from the National Park's 2011 and 2013 assessments respectively)
  - Summary key characteristics of the wider landscape – distilling relevant information from the above character assessments and adding any further settlement-specific points
  - Settlement type
- 1.10 Information on the key attributes of the existing settlement, using descriptive text as well as key words, under the following headers:
- Settlement form
  - Settlement landmark or focal point
  - Settlement edge condition
  - Views to and from settlement edge
  - Settlement landform
  - Surrounding landform
- 1.11 A description of overall settlement sensitivity (using the five-point scale presented at Table 1.1 above), along with a description of overall capacity and development constraints.
- 1.12 Any identified 'development opportunities' are assessed for their approximate capacity (number of dwellings).
- 1.13 The potential development sites are then described in terms of their positive or negative attributes (in relation to accommodating new development). Suggestions for landscape mitigation schemes, should development proceed, are also included. This includes the use of existing vegetation or new screen planting (as indicated on the map at the start of each settlement assessment sheet), where required, and information on locations within the parcel which may be more or less sensitive.
- 1.14 The seven assessment sheets for Tenby (five sub-areas), Dale and Dinas Cross follow in the next chapter.

## 2 Settlement assessments

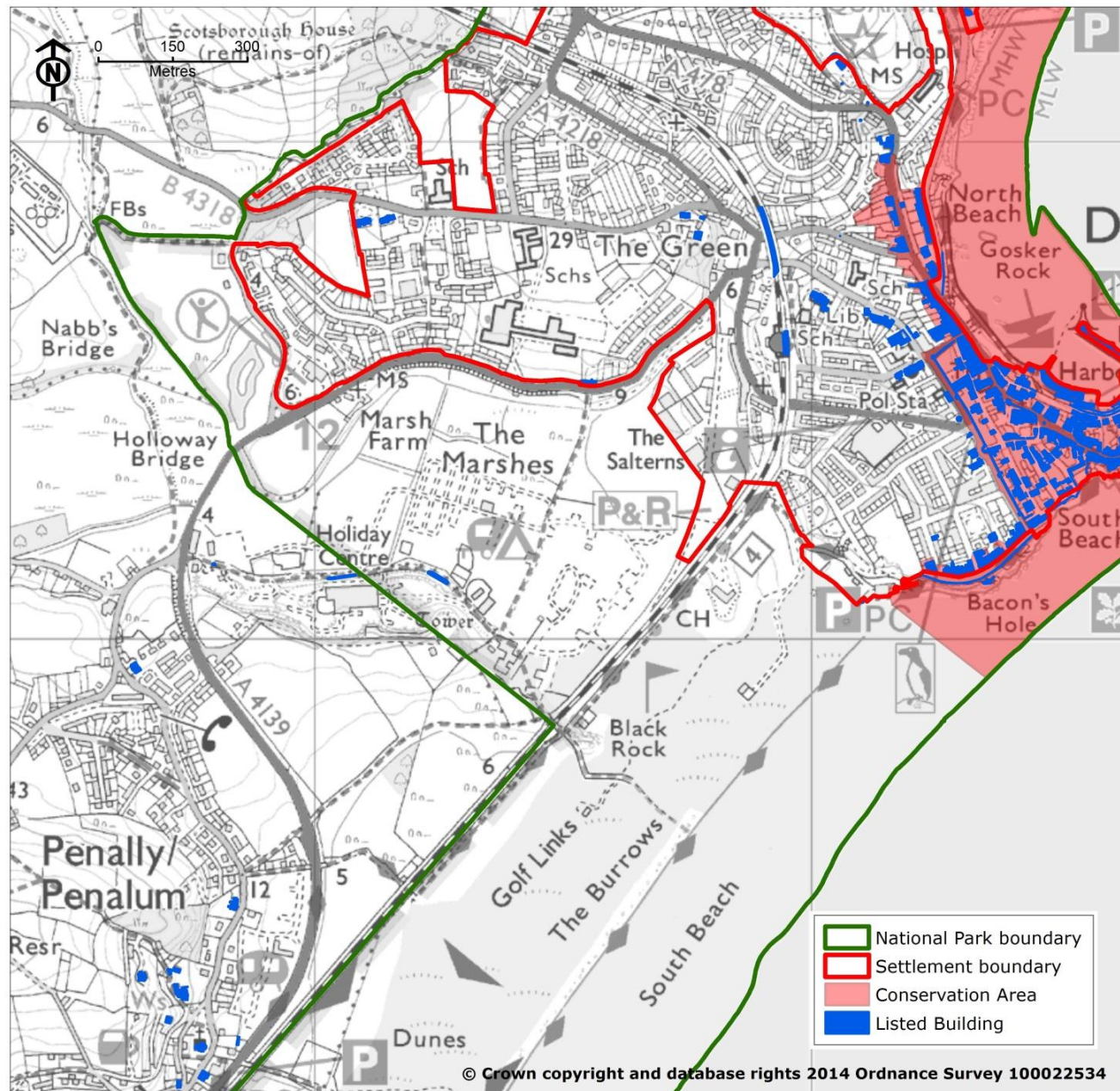
2.1 The settlement assessments are included in this chapter in the following sequence:

- Tenby (Ritec Valley & the Marshes)
- Tenby (Scotsborough, Cornish Down & Knightson)
- Tenby (New Town)
- Tenby (Old Town)
- Tenby (Waterwynch)
- Dale
- Dinas Cross



**Tenby** – The largest settlement within the National Park, set on a prominent headland overlooking beaches to the north and south. This town features an attractive Georgian architectural seafront overlooking the adjacent beach and harbour, and a traditional medieval stone-walled town and castle remains at its core, which is a Conservation Area. These are surrounded by a compact spread of modern buildings and infrastructure. The church spire is a prominent local landmark which can be seen from long distances across Saundersfoot Bay.

The **Ritec Valley and the Marshes** sub area lies to the south west of Tenby, and the majority falls within a flood plain. There are varied land uses, including a golf course, caravan park, beach, cycle way and railway, and the area is of ecological and historic interest.



## Tenby (Ritec Valley & the Marshes)



South Beach from Esplanade



Golf Links, with Tenby beyond



Large scale caravan park, with Tenby beyond



View into Ritec flood plain from school above Marsh Road



View from cycle path overlooking railway



View west from Battery Road



**PEMBROKESHIRE COAST NATIONAL PARK  
SETTLEMENTS CAPACITY STUDY UPDATE - FIELD SURVEY SHEET**

Settlement Name: <b>Tenby</b>						
<i>Date:</i>	5 <sup>th</sup> March, 2014	<i>Surveyor:</i>	LW			
<b>Landscape Character Areas (LCAs) and Seascap Character Areas (SCAs) in Local Context</b>	LCA 1 – Saundersfoot Settled Coast LCA 2 – Tenby					
	SCA 39 - Tenby and Caldey Island SCA 40 - Carmarthen Bay west					
<b>Sub LCA</b>	Sub LCA A - Tenby Old Town Sub LCA B – Tenby New Town Sub LCA C - Ritec Valley & the Marshes Sub LCA D - Scotsborough, Cornish Down & Knightson Sub LCA E – Waterwynch					
<b>Sub LCA Key Characteristics</b>	<ul style="list-style-type: none"> <li>The Ritec Valley &amp; the Marshes Sub LCA borders Tenby on its southern and south western edges, and lies below the level of the adjacent residential areas. The majority of the flood plain lies within the National Park boundary;</li> <li>The Sub LCA includes South Beach, which contributes greatly to the setting of Tenby, but is visually separated from the Marshes by the Burrows sand dunes;</li> <li>The area contains historical built features of national importance, including the lime kilns at Kiln Park;</li> <li>The Sub LCA is visible from the edge of Tenby, where elevated views across the flood plain are available, and from rising land beyond Penally to the south west;</li> <li>The area contains a variety of habitat types, including dunes, marshes, woodland and small fields enclosed by shelterbelts.</li> </ul>					
<b>Settlement Type:</b>	<i>Urban</i>	•	<i>Notes:</i> <ul style="list-style-type: none"> <li>On the south western boundary of Tenby;</li> <li>Varied land uses including the extensive Kiln Park holiday centre and a golf links course.</li> </ul>			
	<i>Village</i>					
	<i>Harbour</i>					
	<i>Hamlet</i>					
<b>Settlement Attributes:</b>						
<b>Settlement Form:</b>	The southern edge of Tenby, along Marsh Road, is characterised by medium density residential development. The south western edge, beyond Battery Road, is higher density terraced housing.					
	<i>General:</i>	Linear	Nucleated	Dispersed	Planned	Organic
	<i>Scale:</i>	Large	Medium	Small		
	<i>Density:</i>	High	Medium	Low		
	<i>Pattern:</i>	Linear	Grid	Organic		

<b>Settlement Landmark or Focal Point</b>	The area comprises low lying marshes, dunes and a beach, with some important historical features present.					
	Church	Castle	Monument	Cross	Earthwork	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Pound	Green	Hill
	Wood	Sand Shore	Cliff	Rock Shore	Shingle Shore	Estuary
	Bay	Cove		<i>Note Skyline features and direction of view</i>		
	<i>Conservation Area?</i>		Yes/No	<i>Insert Name(s) Tenby</i>		
	<i>Listed Buildings?</i>		Yes/No	<i>Insert Number of buildings outside Conservation Area(s) 41</i>		
<b>Settlement Edge Condition:</b>	The northern boundary of the Sub LCA is formed by an embankment above the Ritec stream, overlooked by mainly 2 storey terraced and semi-detached housing along the north side of Marsh Road, with hedges and occasional groups of trees filtering otherwise open views. There is some small scale industrial development west of the A4139 Lower Park Road, and two car parks in the vicinity of the station, at the north eastern end of the Sub LCA. Below Queens Parade / Battery Road there is a steep vegetated ridge, with houses both above the ridge and at its foot, on the edges of the golf course.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Insert refinements, e.g. NE, SW as appropriate</i>	
<i>Hard Muted</i>	•		•		Steep but vegetated ridge above the golf course to the north east.  Embankment to the north, above which sits Marsh Road. The edge is softened by hedgerows and occasional groups of trees along Marsh Road.	
<i>Soft</i>						
<i>Woodland</i>					<i>Note Deciduous or Evergreen</i>	
<i>Hedgebank</i>					<i>Note Managed or Unmanaged</i>	
<i>Wall</i>					<i>Note height and materials</i>	
<b>Views to and from Settlement Edge:</b>	Due to its low-lying and flat nature, the Ritec Valley is overlooked by houses on the southern and western fringes of Tenby, as well as housing on the rising valley sides in the west of the town. The Ritec Valley is also intervisible with Penally and the elevated ridge above the settlement to the south west. The undulating dune system along the eastern boundary of the Sub LCA screens views from South Beach and the sea, although more distant views from St Catherine's Island are likely to be available.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Insert refinements, e.g. NE, SW as appropriate</i>	
<i>Views out from within</i>	•		•		Views to the urban edge of Tenby to the north and east.	

Other Notes:

<i>settlement</i>		•		•	Views to Penally and the Penally ridge.
<i>Views in from Tenby and surrounding land and sea</i>		•		•	Views in from Marsh Road and Queens Parade / Battery Road, and more distant views from the more elevated north western part of Tenby.
	•		•		Views in from Penally and the Penally ridge.
<b>Settlement Landform:</b>	The Ritec Valley is low lying and flat to gently undulating, and is contained to the north and east by embankment and cliff face respectively.				
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex Concave
<b>Surrounding Landform</b>	To the north the landform rises gradually through Tenby, to the east it rises steeply then plateaus out in the centre of Tenby.				
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex Concave
<b>Landscape Capacity for Development</b>	The Ritec Valley is overlooked from the north, east and south west, which heightens sensitivity to development. The area is also of ecological and historical importance, and overall sensitivity to residential development is assessed as <b>high</b> . The area is however flat, and field boundary vegetation and pockets of woodland filter and screen available views, particularly in the north of the Sub LCA.				
<b>Development Opportunities</b>	<p>The area south of Marsh Road and west of the station car parks is most suitable for development, being in close proximity to the existing urban edge, and with the potential to be screened by the rising landform to the north and existing vegetation cover.</p> <p>However, potential opportunities are limited by the majority of the Sub LCA being within a flood plain. The area is also of high value in terms of biodiversity, landscape and historic features, and is an important recreational resource.</p>				
<b>Development Constraints</b>	The majority of the Sub LCA is within a Tan 15 flood zone, and is therefore not suitable for residential development. The lime kilns are of national historic importance and their setting should be preserved.				



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The **Scotsborough, Cornish Down & Knightson** sub area lies on the western fringe of Tenby, and comprises wooded stream valleys and rolling pastoral hills, extending west away from the boundary of the National Park.



A478 Narberth Road, on approach to Tenby



Bells Wood from the A478



Scotsborough from Oakridge Acres



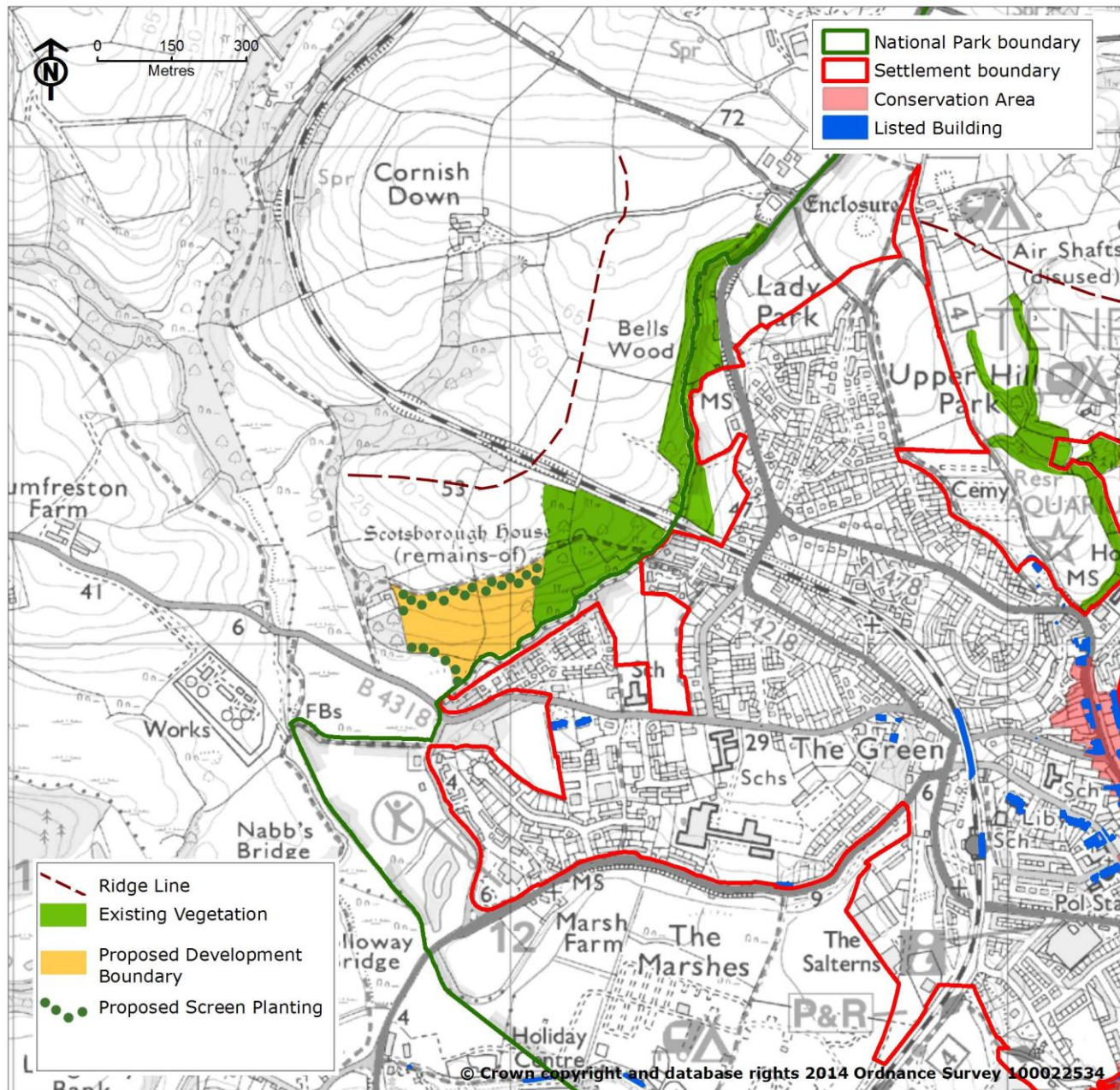
Oakridge Acres from the edge of Scotsborough Wood



Cornish Down from A478



View towards Tenby from Gumfreston Farm



## Tenby (Scotsborough, Cornish Down & Knightson)



**PEMBROKESHIRE COAST NATIONAL PARK  
SETTLEMENTS CAPACITY STUDY UPDATE - FIELD SURVEY SHEET**

Settlement Name: <b>Tenby</b>						
<i>Date:</i>	5 <sup>th</sup> March, 2014	<i>Surveyor:</i>	LW			
<b>Landscape Character Areas (LCAs) and Seascap Character Areas (SCAs) in Local Context</b>	LCA 1 – Saundersfoot Settled Coast LCA 2 – Tenby					
	SCA 39 - Tenby and Caldey Island SCA 40 - Carmarthen Bay west					
<b>Sub LCA</b>	Sub LCA A - Tenby Old Town Sub LCA B – Tenby New Town Sub LCA C - Ritec Valley & the Marshes Sub LCA D - Scotsborough, Cornish Down & Knightson Sub LCA E – Waterwynch					
<b>Sub LCA Key Characteristics</b>	<ul style="list-style-type: none"> <li>The Scotsborough, Cornish Down and Knightson Sub LCA borders Tenby at its western edge, along a wooded stream valley. The majority of the Sub LCA lies outside of the National Park boundary, extending inland away from Tenby;</li> <li>The Sub LCA comprises rolling pasture and wooded stream valleys on the settlement fringe with occasional farmsteads, and is bordered by the lower lying Ritec valley to the south;</li> <li>Woodland is a key characteristic of the landscape, and includes Scotsborough Wood and Bells Wood;</li> <li>The area is contained to the west by a ridge running above Scotsborough and Bells Wood;</li> <li>The railway line runs north west to south east through the area, in cutting;</li> <li>There are long distance views from hill tops and ridges west of Tenby.</li> </ul>					
<b>Settlement Type:</b>			<i>Notes:</i>			
	<i>Urban</i>	•	• On the western boundary of suburban Tenby;			
	<i>Village</i>		• Occasional farmsteads in the wider area.			
	<i>Harbour</i>					
	<i>Hamlet</i>					
<b>Settlement Attributes:</b>						
<b>Settlement Form:</b>	The western edge of Tenby is characterised by medium density suburban residential development. There are occasional farmsteads in the adjoining rural area.					
	<i>General:</i>	Linear	Nucleated	Dispersed	Planned	Organic
	<i>Scale:</i>	Large	Medium	Small		
	<i>Density:</i>	High	Medium	Low		
	<i>Pattern:</i>	Linear	Grid	Organic		

<b>Settlement Landmark or Focal Point</b>	The ridge above Scotsborough and Bells Wood contains views from Tenby to the west. Woodland is a characteristic landscape feature, containing the western edge of Tenby.						
	Church	Castle	Monument	Cross	Earthwork	Standing Stone	
	Large House	High Walls	River	Stream	Pond	Lake/Pool	
	Bridge	Ford	Mill	Pound	Green	Hill S W	
	Wood	Sand Shore	Cliff	Rock Shore	Shingle Shore	Estuary	
	Bay	Cove		Note Skyline features and direction of view			
	<i>Conservation Area?</i>		Yes/No		Insert Name(s) Tenby		
	<i>Listed Buildings?</i>		Yes/No		Insert Number of buildings outside Conservation Area(s) 41		
<b>Settlement Edge Condition:</b>	The eastern boundary of the Sub LCA is formed by the transition to suburban residential development on the edges of Tenby, with mature woodland softening the boundary. Houses on the western fringes are typically detached bungalows (e.g. at Oakridge Acres) or 2 storey semi-detached houses (e.g. along the A478 Narbreth Road).						
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	Insert refinements, e.g. NE, SW as appropriate		
	<i>Hard</i>						
	<i>Muted</i>		•		Wooded belt softens boundary with suburban edge of Tenby to east.		
	<i>Soft</i>						
	<i>Woodland</i>		•D		Note Deciduous or Evergreen		
	<i>Hedgebank</i>				Note Managed or Unmanaged		
	<i>Wall</i>				Note height and materials		
	<b>Views to and from Settlement Edge:</b>	From the wooded lower valley slopes, views into and out of the Sub LCA are limited. The upper slopes and ridge above Scotsborough are intervisible with the Penally Ridge to the west, and with parts of Tenby and Penally to the south.					
		<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	Insert refinements, e.g. NE, SW as appropriate	
<i>Views out from within settlement</i>			•	•	Views to the Penally ridge.		
<i>Views in from Tenby and surrounding land and sea</i>		•			Views to the western side of Tenby and to Penally.		
			•	Views in from the Penally ridge and east facing slopes.			
				Views in from the western side of Tenby and Penally.			
<b>Settlement Landform:</b>	The western fringes of Tenby are characterised by rolling hills with narrow and wooded stream valleys, contained to the west by a ridge above Scotsborough and Bells Wood.						
	Flat	Rolling/Undulating	Hill & Scarp	Rocky	Convex	Concave	

Other Notes:

<b>Surrounding Landform</b>	To the east the landform falls into the bowl containing Tenby. To the south the landform drops down into the flat to gently undulating flood plain along the Ritec Valley.				
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex Concave
<b>Landscape Capacity for Development</b>	The lower slopes of the Sub LCA face onto Tenby and are visually contained by woodland and by the ridge to the west, therefore these areas have a moderate capacity for development. The upper valley slopes and ridge form a rural backdrop to some views from Tenby and Penally, and are therefore less suitable for development. Overall sensitivity to development is <b>medium-high</b> .				
<b>Development Opportunities</b>	<b>Site</b>	<b>+</b>	<b>-</b>	<b>Landscape Mitigation</b>	
	Scotsborough -capacity for <b>30-35 houses</b>	Visually contained by woodland and landform to north, east and south.	Steep, visible from Ritec Valley to the south west, proximity to Scotsborough Wood and the remains of Scotsborough House	Develop the lower parts of the slopes to reduce visibility. Retain existing woodland and create new woodland linkages. Development to be small-scale and in keeping with the existing, in terms of form, bulk and general design.	
<b>Development Constraints</b>	The east facing valley slopes are relatively steep in parts which may pose a constraint to development. Wooded areas enhance the landscape setting of Tenby and should be retained and where possible extended/linked. Stream valleys will be unsuitable for development. Development should try and integrate with the landscape setting of the former Scotsborough House.				



**Tenby** – The largest settlement within the National Park, set on a prominent headland overlooking beaches to the north and south. This town features an attractive Georgian architectural seafront overlooking the adjacent beach and harbour, and a traditional medieval stone-walled town and castle remains at its core, which is a Conservation Area. These are surrounded by a compact spread of modern buildings and infrastructure. The church spire is a prominent local landmark which can be seen from long distances across Saundersfoot Bay.

**Tenby New Town** comprises the medium density urban area outside of the historic core, characterised by suburban development on the valley sides enclosing the town centre.



A478 Narbreth Road



Houses on Marsh Road



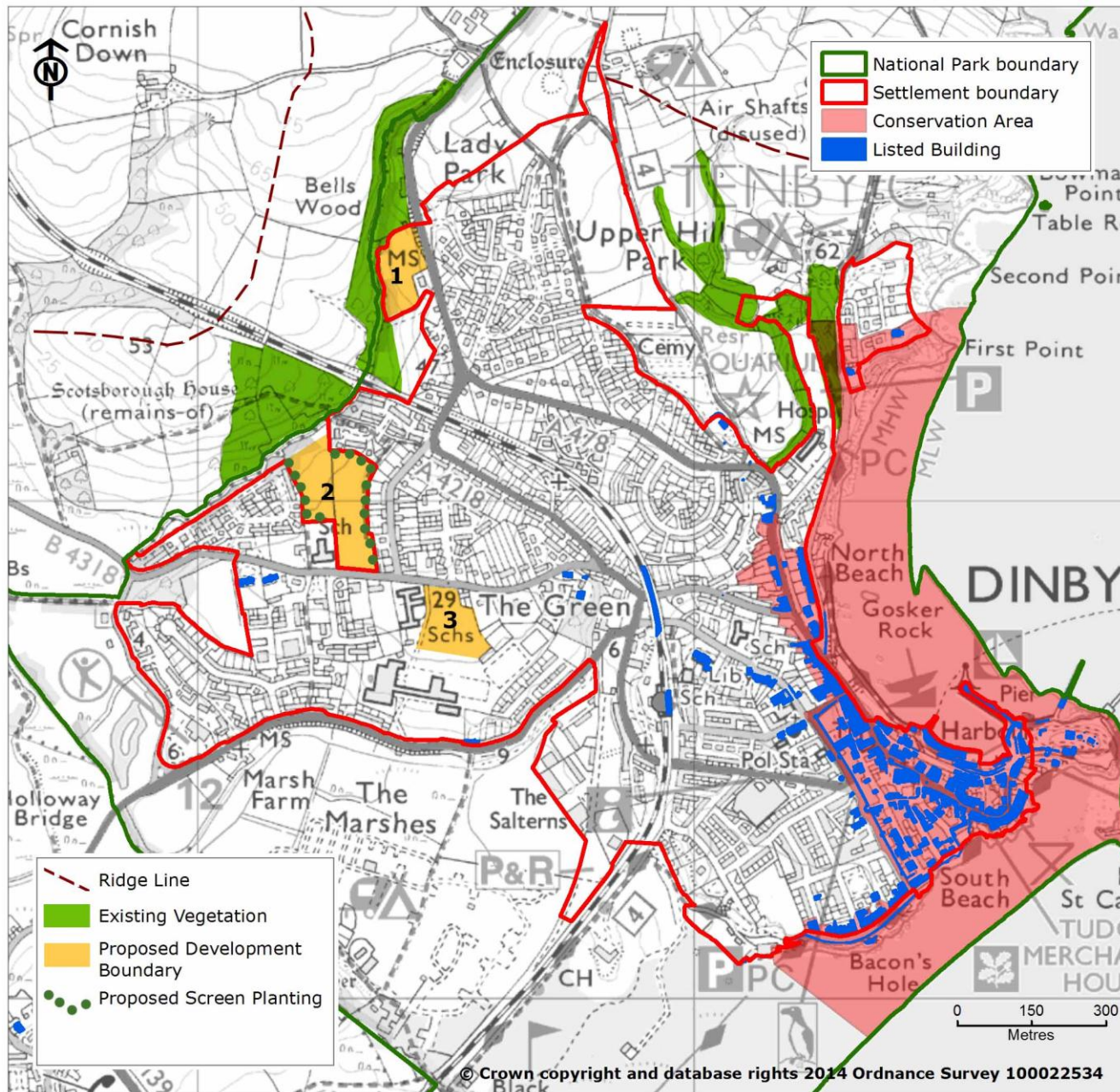
Primary School playing field off Heywood Lane



Oakridge Acres from Scotsborough Hill



High School playing fields off Heywood Lane



## Tenby (Tenby New Town)



**PEMBROKESHIRE COAST NATIONAL PARK  
SETTLEMENTS CAPACITY STUDY UPDATE - FIELD SURVEY SHEET**

Settlement Name: <b>Tenby</b>						
<i>Date:</i>	5 <sup>th</sup> March, 2014	<i>Surveyor:</i>	LW			
<b>Landscape Character Areas (LCAs) and Seascap Character Areas (SCAs) in Local Context</b>	LCA 1 – Saundersfoot Settled Coast LCA 2 – Tenby					
	SCA 39 - Tenby and Caldey Island SCA 40 - Carmarthen Bay west					
<b>Sub LCA</b>	Sub LCA A - Tenby Old Town Sub LCA B – Tenby New Town Sub LCA C - Ritec Valley & the Marshes Sub LCA D - Scotsborough, Cornish Down & Knightson Sub LCA E – Waterwynch					
<b>Sub LCA Key Characteristics</b>	<ul style="list-style-type: none"> <li>The Tenby New Town Sub LCA comprises the medium density urban area outside of the historic core, north of St John’s Hill, and west of the railway line;</li> <li>The area is characterised by medium density urban and suburban development comprising detached bungalows or 2 storey terraced, semi-detached or detached housing along the main roads or on cul-de-sacs off the main routes;</li> <li>The area is located on the south east facing sides of the bowl within which Tenby sits, and as such long views are occasionally afforded across the older part of town to the coast;</li> <li>There are few open spaces, with the exception of school playing fields and the Tenby FC ground;</li> <li>Mature street trees, hedgerows and garden vegetation soften the urban development, and the area is contained by belts of mature trees on the outer edges of the town.</li> </ul>					
<b>Settlement Type:</b>			<i>Notes:</i>			
	<i>Urban</i>	•	• Comprising the main residential areas of Tenby, outside of the historic core;			
	<i>Village</i>		• Other buildings include schools and small scale industrial and commercial development.			
	<i>Harbour</i>					
	<i>Hamlet</i>					
<b>Settlement Attributes:</b>						
<b>Settlement Form:</b>	The area is characterised by medium density residential development along main roads and side streets or cul-de-sacs.					
	<i>General:</i>	Linear	Nucleated	Dispersed	Planned	Organic
	<i>Scale:</i>	Large	Medium	Small		
	<i>Density:</i>	High	Medium	Low		
	<i>Pattern:</i>	Linear	Grid	Organic		

<b>Settlement Landmark or Focal Point</b>	The area is located on south east facing slopes, with occasional framed views towards the historic centre and church spire, with more distant views to the coast beyond.					
	Church	Castle	Monument	Cross	Earthwork	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Pound	Green	Hill
	Wood	Sand Shore	Cliff	Rock Shore	Shingle Shore	Estuary
	Bay	Cove		<i>Note Skyline features and direction of view</i>		
	<i>Conservation Area?</i>		Yes/No		<i>Insert Name(s) Tenby</i>	
	<i>Listed Buildings?</i>		Yes/No		<i>Insert Number of buildings outside Conservation Area(s) 41</i>	
<b>Settlement Edge Condition:</b>	The eastern boundary, along the railway line, borders the adjacent higher density town centre development. The southern boundary is elevated above the Ritec Valley below, softened by hedges and trees along Marsh Road and in the flood plain below. The northern and western edges of the settlement are contained by deciduous woodland or belts of roadside tree planting.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Insert refinements, e.g. NE, SW as appropriate</i>	
<i>Hard</i>			•		Urban edge with historic core of Tenby.	
<i>Muted</i>	•	•		•	Woodland and roadside trees soften edge to surrounding countryside to north and west. Elevated views to south, except where filtered by vegetation.	
<i>Soft</i>						
<i>Woodland</i>	• <b>D</b>			• <b>D</b>		<i>Note Deciduous or Evergreen</i>
<i>Hedgebank</i>	<i>Note Managed or Unmanaged</i>					
<i>Wall</i>	<i>Note height and materials</i>					
<b>Views to and from Settlement Edge:</b>	Generally well contained by the ridgelines enclosing the town, particularly in views from the north and west. Elevated above the Ritec Valley to the south, and historic core to the south east, and therefore views across these areas are available. There is visibility from the Ritec Valley to the Sub Area, however views from the historic core are generally contained by the intervening built development.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Insert refinements, e.g. NE, SW as appropriate</i>	
<i>Views out from within settlement</i>		•	•		Views south and south-east across central Tenby and the Ritec Valley.	
<i>Views in from Tenby and surrounding</i>	•		•		Views in from the open parts of the Ritec Valley to the north east.	

<i>land and sea</i>						
<b>Settlement Landform:</b>	Located on the south east facing sides of a valley, with some properties on the north west facing slopes.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
<b>Surrounding Landform</b>	To the north and west the land rises to a ridge above the town. To the south and east the land falls into the lower lying slopes of the valley and flatter coastal flood plain.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
<b>Landscape Capacity for Development</b>	The Sub LCA contains medium density residential development, and is therefore suitable for further development of a similar nature. However, there is little space for infilling, with the exception of school playing fields which provide valuable open space in an otherwise urban area. The Sub LCA is of <b>medium</b> sensitivity to residential development.					
<b>Development Opportunities</b>	<b>Site</b>	<b>+</b>	<b>-</b>	<b>Landscape Mitigation</b>		
	1. Fields west of the A478, east of Bells Wood – capacity for <b>20-25 houses</b>	Visually contained valley side, enclosed by landform and mature trees.	Currently pasture on the rural fringes of the settlement.	Retain existing vegetation to maintain a landscape structure and visual screen.		
	2. Primary School playing fields – capacity for <b>25-30 houses</b>	Infill development, flat and well contained by housing to the east and west, and woodland to the north.	On the rural fringe of the town, loss of open space would increase the urbanisation of the settlement edge.	Retain existing woodland to north. Additional planting to soften boundaries with existing properties to the east and west.		
	3. High School playing fields – capacity for <b>30-35 houses</b>	Infill development, contained by school buildings and neighbouring residential development.	Elevated, would be visible from the south and would interrupt existing views from Heywood Lane across Tenby to the coast.	Structure planting to integrate with surrounding development.		
Note: Developments to be small-scale and in keeping with the						

	existing, in terms of form, bulk and general design.
<b>Development Constraints</b>	Development will be limited by available space. There are strong arguments for retention of school playing fields.
<i>Other Notes:</i>	



**Tenby** – The largest settlement within the National Park, set on a prominent headland overlooking beaches to the north and south. This town features an attractive Georgian architectural seafront overlooking the adjacent beach and harbour, and a traditional medieval stone-walled town and castle remains at its core, which is a Conservation Area. These are surrounded by a compact spread of modern buildings and infrastructure. The church spire is a prominent local landmark which can be seen from long distances across Saundersfoot Bay.

**Tenby Old Town** comprises the long established historical centre of Tenby, including the Medieval castle and town walls, church spire and Georgian urban architecture. Part of the old town is designated as a Conservation Area.



South Beach Car Park



View of harbour and North Beach from Castle Hill



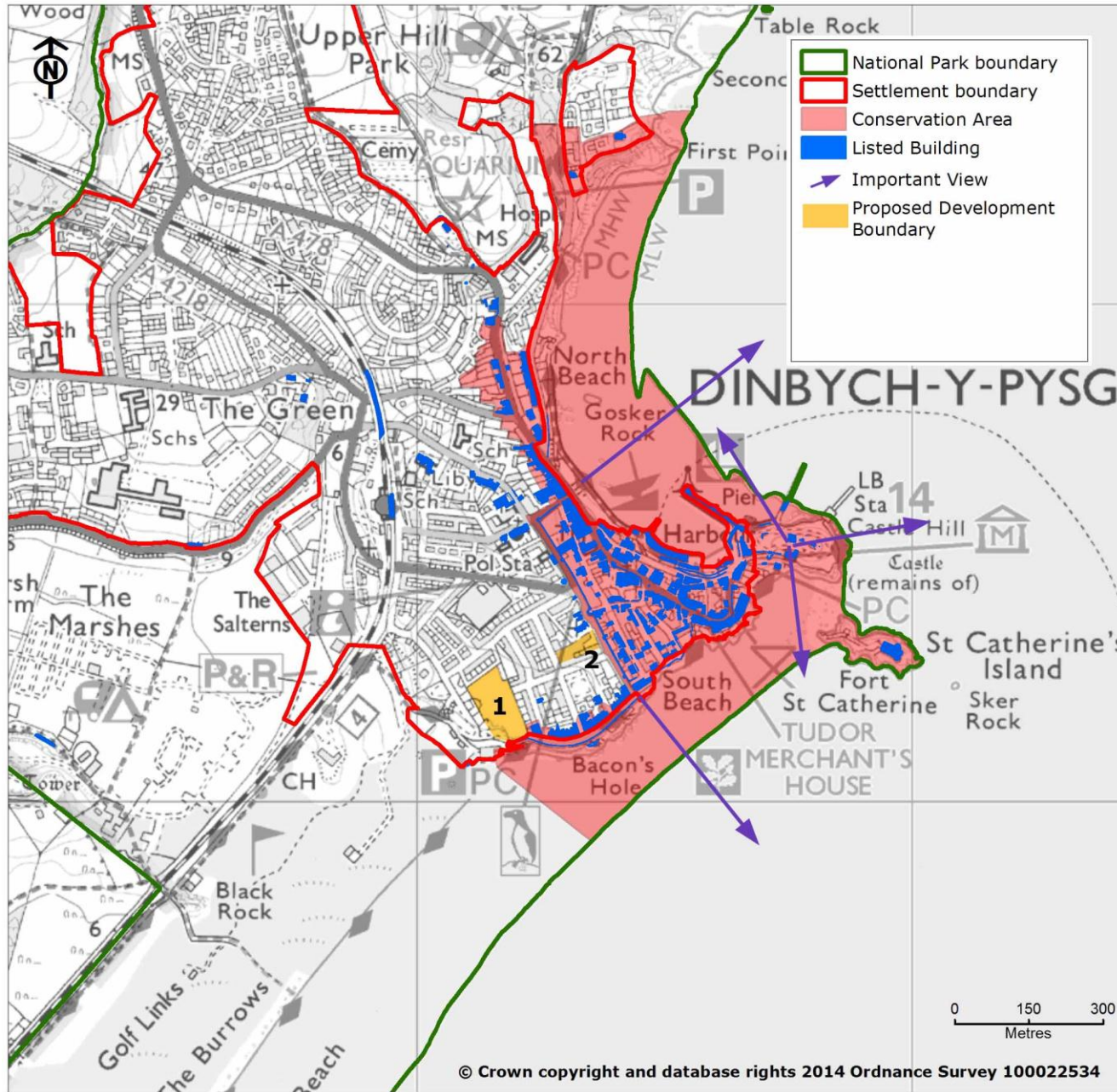
Harbour area



Medieval walls



Terraced Georgian buildings with church spire



**Tenby (Tenby Old Town)**



**PEMBROKESHIRE COAST NATIONAL PARK  
SETTLEMENTS CAPACITY STUDY UPDATE - FIELD SURVEY SHEET**

<b>Settlement Name: Tenby</b>						
<i>Date:</i>	4 <sup>th</sup> March, 2014	<i>Surveyor:</i>	LW			
<b>Landscape Character Areas (LCAs) and Seascap Character Areas (SCAs) in Local Context</b>	LCA 1 – Saundersfoot Settled Coast LCA 2 – Tenby					
	SCA 39 - Tenby and Caldey Island SCA 40 - Carmarthen Bay west					
<b>Sub LCA</b>	Sub LCA A - Tenby Old Town Sub LCA B – Tenby New Town Sub LCA C - Ritec Valley & the Marshes Sub LCA D - Scotsborough, Cornish Down & Knightson Sub LCA E – Waterwynch					
<b>Sub LCA Key Characteristics</b>	<ul style="list-style-type: none"> <li>• Long established historical centre (Conservation Area), including Medieval castle and town walls, church spire and Georgian urban architecture;</li> <li>• Close relationship between town and shore;</li> <li>• Flanked to north and south by popular beaches.</li> </ul>					
<b>Settlement Type:</b>			<i>Notes:</i>			
	<i>Urban</i>	•	• Traditional urban character – Georgian buildings, old town walls and castle; and			
	<i>Village</i>		• Harbour area at southern end of North Beach.			
	<i>Harbour</i>	•				
<i>Hamlet</i>						
<b>Settlement Attributes:</b>						
<b>Settlement Form:</b>	The historical centre of Tenby comprises high density urban development, including housing, hotels and b & bs, car parks, a harbour area, and commercial development (mainly along the high street). There is little open space, and the beaches are the main recreational areas.					
	<i>General:</i>	Linear	Nucleated	Dispersed	Planned	Organic
	<i>Scale:</i>	Large	Medium	Small		
	<i>Density:</i>	High	Medium	Low		
	<i>Pattern:</i>	Linear	Grid	Organic		
<b>Settlement Landmark or Focal Point</b>	The church spire is a visible landmark in both close and distant views. Castle Hill is a notable and elevated landmark between North Beach and South Beach. There are views from Tenby to St Catherine’s Island, by Castle Hill, and the larger and more distant Caldey Island. The medieval town walls and Georgian buildings are characteristic features of the old town.					
	Church	Castle	Monumen	Cross	Earthwork	Standing

	<b>S</b>	<b>SE and N</b>	<b>t</b>			Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Pound	Green	Hill
	Wood	Sand Shore	Cliff	Rock Shore	Shingle Shore	Estuary
	Bay	Cove		<i>Note Skyline features and direction of view</i>		
	<i>Conservation Area?</i>	Yes/No		<i>Insert Name(s) Tenby</i>		
	<i>Listed Buildings?</i>	Yes/No		<i>Insert Number of buildings outside Conservation Area(s) 41</i>		
<b>Settlement Edge Condition:</b>	Abrupt transition to seascape at cliff edges to east, and the Ritec Valley to the south. Continuous with adjacent 20 <sup>th</sup> C urban development to the north and west.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Insert refinements, e.g. NE, SW as appropriate</i>	
<i>Hard</i>	•	•	•	•	Buildings front onto the shore to the north east and south east, above North Beach and South Beach respectively.	
<i>Muted</i>		•		•	Elevated above the Ritec Valley to the south west.	
<i>Soft</i>						
<i>Woodland</i>					<i>Note Deciduous or Evergreen</i>	
<i>Hedgebank</i>					<i>Note Managed or Unmanaged</i>	
<i>Wall</i>					<i>Note height and materials</i>	
<b>Views to and from Settlement Edge:</b>	Tenby is very visible from the sea to the east, and is intervisible with Caldey Island. The old town is also visible from the more elevated parts of the newer town to the north west. The south western edge of the old town, along Battery Road, is visible from the Ritec Valley. The settlement occupies an elevated position and views are available out to sea to the east, and south across the Ritec Valley, from the settlement edges. Elsewhere distant views are generally screened by the high density built form within the old town.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	<i>Insert refinements, e.g. NE, SW as appropriate</i>	
<i>Views out from within settlement</i>	•	•	•	•	Panoramic views from Castle Hill.	
			•		Long views out to sea from settlement edge, across to Caldey Island and St Catherine’s Island, and beyond to the Gower peninsula.	
		•		•	Views south west across the Ritec Valley to Penally, from the edge only.	
<i>Views in from Tenby and surrounding</i>				•	Views from the sea and Caldey Island back to Tenby, including the harbour area and church spire.	

Other Notes:

<i>land and sea</i>						
<b>Settlement Landform:</b>	The old town has developed on the predominantly flat peninsula, with steep cliffs dropping down to the beaches to the north east and south east.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
<b>Surrounding Landform</b>	Flat or gently undulating dune system to the south; rising hills and valleys to the west and north; rocky cliffs to the east.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
<b>Landscape Capacity for Development</b>	The old town is of <b>high</b> sensitivity to new development, due in part to its designated conservation area and listed buildings, including the medieval castle and town walls, church spire and Georgian architecture and tight urban form. The old town, including the harbour area and Castle Hill, are visible from North Cliff and also from the sea to the east, including Caldey Island. There is limited capacity for development.					
<b>Development Opportunities</b>	<b>Site</b>	<b>+</b>	<b>-</b>	<b>Landscape Mitigation</b>		
	1. South Beach Car Park (HA724) – capacity for <b>35-40 houses.</b>	Large, flat infill development.	On the edge of the old town, and visible from the Ritec Valley, South Beach and wider seascape.	New buildings to be in keeping with the scale and character of the traditional built form. Preserve the setting of historic features.		
	2. Former Ford Garage – capacity for <b>10-15 houses.</b>	Flat, visually contained infill development.	Close proximity to the medieval walls, on the edge of the Conservation Area.	New buildings to be in keeping with the scale and character of the traditional built form. Preserve the setting of historic features.		
<b>Development Constraints</b>	Extensive Conservation Area within the old town, a high concentration of Listed Buildings within that area, and the distinctive skyline of the old town area.  Elsewhere, development opportunities are limited by the high density urban form and a lack of open space.					



**Tenby** – The largest settlement within the National Park, set on a prominent headland overlooking beaches to the north and south. This town features an attractive Georgian architectural seafront overlooking the adjacent beach and harbour, and a traditional medieval stone-walled town and castle remains at its core, which is a Conservation Area. These are surrounded by a compact spread of modern buildings and infrastructure. The church spire is a prominent local landmark which can be seen from long distances across Saundersfoot Bay.

The **Waterwynch** sub area borders the urban edge of Tenby to the north east, and is a south east facing slope with varied land uses including pasture contained by shelterbelts, a cemetery, small caravan parks and pockets of residential development.



North Beach car and coach park



View towards Tenby from northern end of Slippy Back



Fields east of Slippy Back, looking towards North Cliff



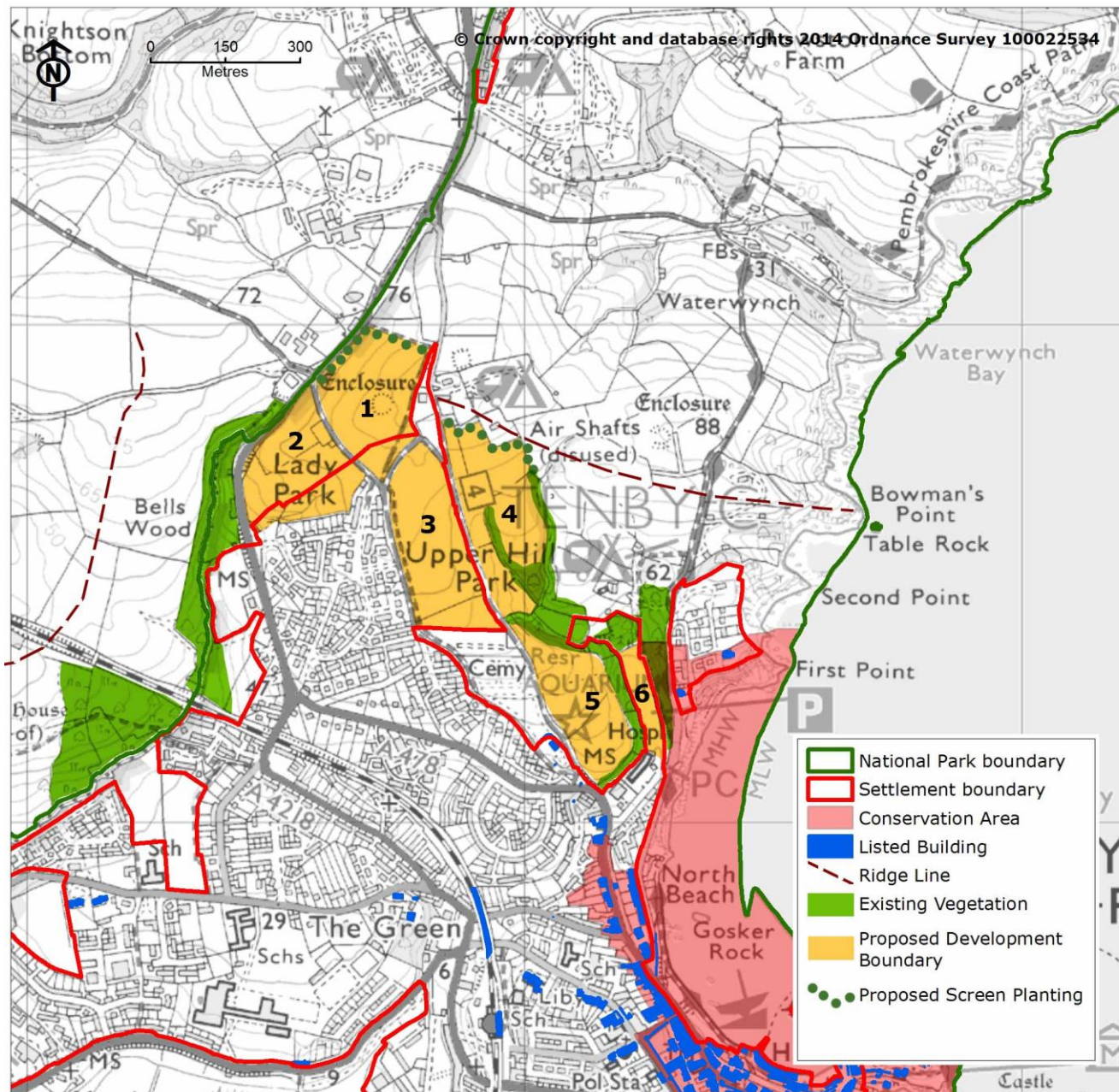
Waterwynch from Castle Hill



Upper Hill Park



View west from Brynhir Cottages



**Tenby (Waterwynch)**



**PEMBROKESHIRE COAST NATIONAL PARK  
SETTLEMENTS CAPACITY STUDY UPDATE - FIELD SURVEY SHEET**

Settlement Name: <b>Tenby (Waterwynch)</b>						
<i>Date:</i>	5 <sup>th</sup> March, 2014	<i>Surveyor:</i>	LW			
<b>Landscape Character Areas (LCAs) and Seascape Character Areas (SCAs) in Local Context</b>	LCA 1 – Saundersfoot Settled Coast LCA 2 – Tenby  SCA 39 - Tenby and Caldey Island SCA 40 - Carmarthen Bay west					
<b>Sub LCA</b>	Sub LCA A - Tenby Old Town Sub LCA B – Tenby New Town Sub LCA C - Ritec Valley & the Marshes Sub LCA D - Scotsborough, Cornish Down & Knightson Sub LCA E - Waterwynch					
<b>Sub LCA Key Characteristics</b>	<ul style="list-style-type: none"> <li>Waterwynch covers the area to the north east of the urban edge of Tenby, bounded by the cliff coastline in the east and contained by the A478 Narberth Road to the west, which also forms the boundary of the Pembrokeshire Coast National Park;</li> <li>Predominantly south east facing rolling landform with small river valleys running to the coast;</li> <li>Mixed land uses including farmland, a cemetery, caravan parks, small pockets of residential development and public footpaths including the Pembrokeshire Coast Path;</li> <li>Strong field boundary structure of woodland and scrub providing enclosure;</li> <li>Coastal views contribute to sense of place;</li> <li>Contained to the north by a ridgeline running east to west, broadly between Brynhir Cottages and Bowman’s Point.</li> </ul>					
<b>Settlement Type:</b>	Urban	•	<i>Notes:</i>			
	Village		<ul style="list-style-type: none"> <li>North eastern boundary with suburban Tenby.</li> <li>Small pockets of residential development with occasional farmsteads to north of Tenby.</li> </ul>			
	Harbour					
	Hamlet					
<b>Settlement Attributes:</b>						
<b>Settlement Form:</b>	Medium density suburban development on the north east fringes of Tenby. Small clusters of properties to the north of Tenby e.g. at North Cliff and along Old Narberth Road, with some small caravan parks.					
<i>General:</i>	Linear	Nucleated	Dispersed	Planned	Organic	
<i>Scale:</i>	Large	Medium	Small			
<i>Density:</i>	High	Medium	Low			
<i>Pattern:</i>	Linear	Grid	Organic			

<b>Settlement Landmark or Focal Point</b>	Woodland and hedgerows provides a strong landscape structure, and there are a series of bays along the coast.					
	Church	Castle	Monument	Cross	Earthwork	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Pound	Green	Hill
	Wood	Sand Shore	Cliff	Rock Shore	Shingle Shore	Estuary
	Bay	Cove		Note <u>S</u> kyline features and direction of view		
	<i>Conservation Area?</i>		Yes/No		Insert Name(s) Tenby	
<i>Listed Buildings?</i>		Yes/No		Insert Number of buildings outside Conservation Area(s) 41		
<b>Settlement Edge Condition:</b>	The southern boundary of the Waterwynch Sub LCA is formed by a belt of mature, mainly deciduous trees along the fringes of residential properties on the urban edge of Tenby. These properties are typically modern detached bungalows in a series of cul-de-sacs off the A478 Narberth Road, on the valley sides overlooking the central and lower part of Tenby. The eastern boundary of the Sub LCA has a hard edge with the coast, and the western boundary is formed by the tree lined A478 Narberth Road, which forms the edge of the National Park.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	Insert refinements, e.g. NE, SW as appropriate	
<i>Hard</i>						
<i>Muted</i>		•			Mature tree belt softens boundary with suburban development on the edge of Tenby to the south.	
<i>Soft</i>						
<i>Woodland</i>		• <u>D</u>			Note <u>D</u> eciduous or <u>E</u> vergreen	
<i>Hedgebank</i>					Note <u>M</u> anaged or <u>U</u> nmanaged	
<i>Wall</i>					Note height and materials	
<b>Views to and from Settlement Edge:</b>	There are some views east and south east to Tenby from the upper slopes of the Sub LCA, and north east from the highest ground across the wooded valley. There are long views out to sea from the coastal edge, including the Pembrokeshire Coast Path. The south east facing slopes are visible from North Beach and Castle Hill in Tenby and provide a semi-rural backdrop to the town, contained by the ridgeline to the north. Generally Waterwynch is screened from the rural hinterland of Cornish Down to the west by the intervening woodland and shelterbelts, except for the west facing slopes below Brynhir Cottages, which are visible from long distances.					
	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>	Insert refinements, e.g. NE, SW as appropriate	
<i>Views out</i>		•	•		Views to Tenby, including church spire.	
			•		Long sea views east from coastal edge, including Pembrokeshire	



					Coast Path.
				•	Distant views west across the Knightson Valley, from the fields west of the Old Narberth Road.
Views in from Tenby and surrounding land and sea		•	•		Views from Castle Hill and North Beach to south east facing slopes.
				•	Views to Tenby from the sea.
			•		Views from the east facing slopes of the Knightson Valley to Lady Park and fields west of the Old Narberth Road.
<b>Settlement Landform:</b>	Waterwynch is located on rolling slopes with small wooded river valleys running through. The eastern edge is formed by steep cliffs dropping down to a series of bays.				
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex Concave
<b>Surrounding Landform</b>	Undulating to north, dropping down into a wooded valley. Gently rolling to west and dropping into Tenby to the south.				
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex Concave
<b>Landscape Capacity for Development</b>	Waterwynch has a strong landscape structure which makes it less visible from the surrounding area, except from the south east where the slopes would be visible from Tenby and development in this location would appear to join the gap between Tenby and North Cliff, which forms a small, separate development to the east. Similarly, Tenby is visible from these slopes, including the iconic church spire. The south east slopes are not visible from the north or west, due to the ridge running between Brynhir Cottages and Bowman's Point. This rural ridge contains views out from Tenby and would be very sensitive to residential development. The west facing slopes, below Brynhir Cottages, are intervisible with much of the surrounding landscape, in a broad arc between Penally and Saundersfoot. These slopes would be very sensitive to residential development as they would extend development on the far side of the ridge which contains the existing settlement. Overall sensitivity to residential development is <b>high</b> .				
<b>Development Opportunities</b>	<b>Site</b>	<b>+</b>	<b>-</b>	<b>Landscape Mitigation</b>	
	1. Fields east of the A478, west of Old Narberth Road – capacity for <b>40-45 houses</b>	Located between main road and existing residential development on the ridge, not visible from the east (Tenby).	Very visible from a large area to the north and west, would bring development onto the near side of the valley, would	Retain and enhance existing landscape structure. Reinforce planting along northern and western boundaries.	

			encroach on open space between Tenby and New Hedges to the north.	
	2. Lady Park – capacity for <b>20 - 25 houses</b>	Better landscape structure than fields to the north, infill development between existing residential development to the south, the A847 to the west and Sperricombe Lane to the north east, not visible from the east (Tenby).	Visible in distant views from the west.	Locate development on south side of the ridge. Retain existing landscape structure, particularly to screen views from the north and west.
	3. Fields east of Slippery Back, south of Windmills and Greenways – capacity for <b>30-35 houses</b>	Could be seen as an extension to Brynhir Cottages, well contained by vegetation and screened from most directions except south east.	Separate from the main settlement in Tenby (without infill at Upper Hill Park), visible from the coast and coastal islands.	Retain and enhance existing landscape structure. Reinforce planting along north eastern boundaries.
	4. Upper Hill Park (including HA377) – capacity for <b>55-60 houses</b>	Well contained by a shelterbelt to the north, east (Slippery Back) and west, views to Tenby church spire and the coast to the south, screened from lower lying parts of Tenby.	Visible from the coast and coastal islands.	Retain and enhance existing landscape structure.
	5. Fields east of Slippery	Infill between the cemetery	Upper fields are visible	Retain and enhance

	Back, north of Hospital site – capacity for <b>25-30 houses</b>	and car park, well contained by surrounding valley landforms and vegetation, so only visible from the south east. The lower field is in particular well screened from Tenby by a mature deciduous shelterbelt.	from the coast, including Castle Hill. Steep landform.	existing landscape structure.
	6. North Beach car and coach park (HA752) – capacity for <b>20-25 houses</b>	Well contained by valley landform and woodland which screens from the surrounding area, views to church spire.		Retain and enhance existing landscape structure.
Note: Developments to be small to medium in scale, and in keeping with the existing, in terms of form, bulk and general design.				
<b>Development Constraints</b>	Tenby is contained within a 'bowl' by ridges to the north west and north, and extending development beyond these would increase visibility of the town from the wider landscape. Some parts of the Waterwynch area are steep and visible from central Tenby, including parts of the Conservation Area.			
<i>Other Notes:</i>				

**Dale** – a small linear coastal settlement occupying a broad east-west orientated fold in the headland which forms the western side of the entrance to Milford Haven. It consists primarily of two parallel streets with an integral open area of land between them which maintains views and strongly contributes to the sense of place. The older parts of the village are along the northern street and at the southern end of the foreshore. It has an open coastal aspect to the east, overlooking part of the Haven, with a small beach and is popular for sailing and windsurfing. The church and castle are primary landmark features. The village lies within the Milford Haven Waterway Registered Landscape of Outstanding Historic Interest in Wales.



Dale Castle



Houses on Blue Anchor Way



St James the Great Church



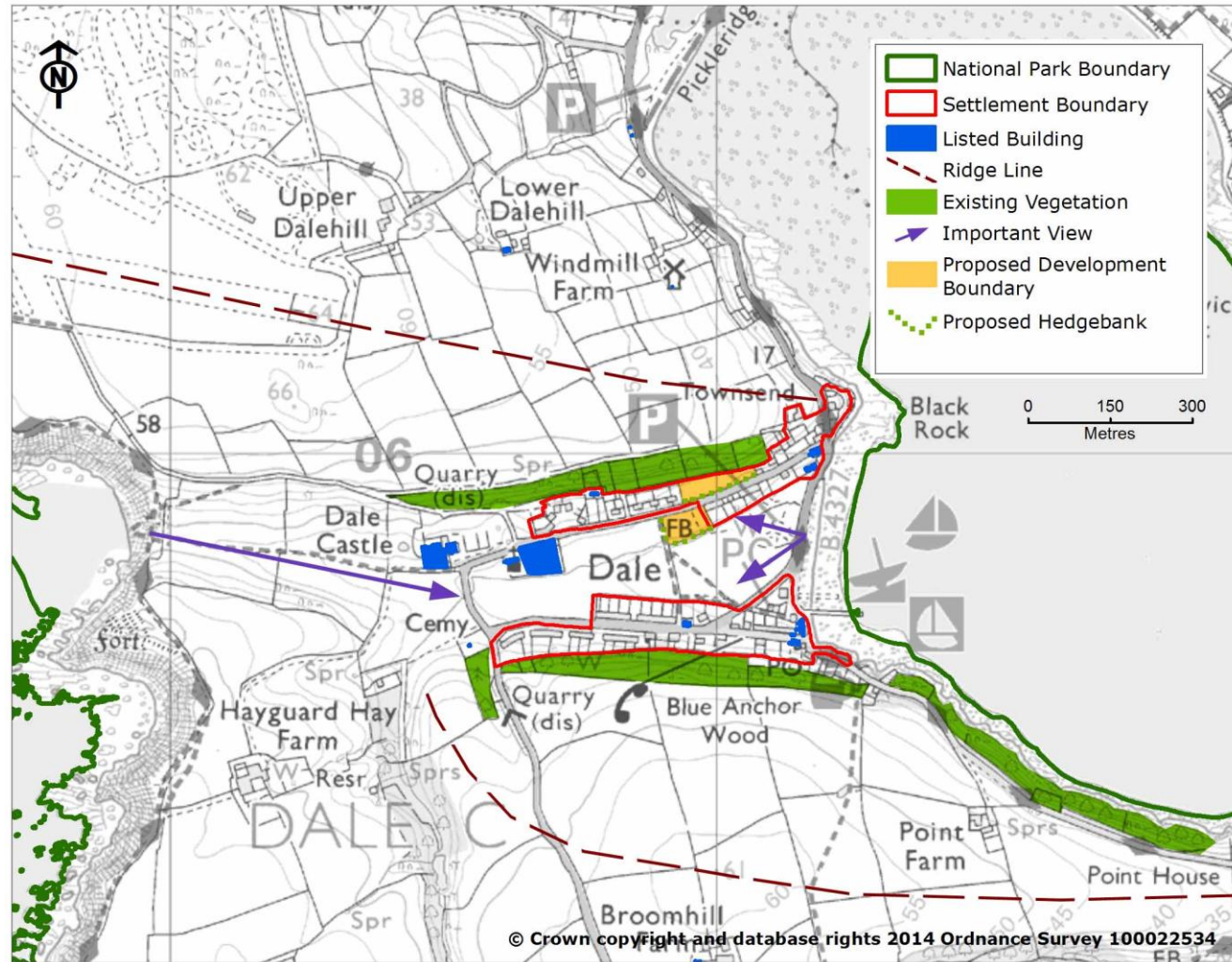
Dale from Blue Anchor Wood



Rolling hills to west



Dale Meadow



**Dale**



**PEMBROKESHIRE COAST NATIONAL PARK  
SETTLEMENTS CAPACITY STUDY UPDATE - FIELD SURVEY SHEET**

Settlement Name: <b>Dale</b>						
Date:	6 <sup>th</sup> March, 2014	Surveyor:	LW			
<b>Landscape Character Areas (LCAs) and Seascape Character Areas (SCAs) in Local Context</b>	LCA 9 - Marloes					
	SCA 25 - Skomer Island and Marloes Peninsula SCA 26 - Skokholm and Gateholm coastal waters SCA 31 - Outer Milford Haven					
<b>Key Characteristics</b>	<ul style="list-style-type: none"> <li>Dale is located within a sheltered valley, between wooded slopes, contrasting with open rolling farmland beyond;</li> <li>The settlement comprises rows of predominantly two storey post war housing with some older traditional housing, to the north and south of a central meadow, with an older harbour area at the eastern end, where there is a pub, café and yacht club;</li> <li>Landcover to the west of Dale is predominantly arable fields with a rectilinear field pattern, to the east is Dale harbour and foreshore;</li> <li>Coastal views contribute greatly to the sense of place;</li> <li>Part of the Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales, designated for its recorded historical and archaeological features of national importance;</li> <li>Popular for recreation and sailing.</li> </ul>					
<b>Settlement Type:</b>	Urban		<i>Notes:</i> <ul style="list-style-type: none"> <li>Small linear coastal settlement.</li> <li>Small harbour to the east of the village.</li> </ul>			
	Village	•				
	Harbour	•				
	Hamlet					
<b>Settlement Attributes:</b>						
<b>Settlement Form:</b>	Small scale, linear village lining the northern and southern edges of Dale Meadows, along Castle Way to the north, and Blue Anchor Way to the south. Predominantly post war housing along Blue Anchor Way, with older housing and modern infill along Castle Way, both backing onto the central open space. There is a harbour at the eastern end and a 13 <sup>th</sup> century castle (rebuilt in 1910) in the west of the village.					
	General:	Linear	Nucleated	Dispersed	Planned	Organic
	Scale:	Large	Medium	Small		
	Density:	High	Medium	Low		
Pattern:	Linear	Grid	Organic			

<b>Settlement Landmark or Focal Point</b>	Steep wooded valley slopes contain the village to the north and south, both physically and visually. The village is centred on Dale Meadows, an area of open pasture. Dale Castle and St James The Great Church form focal points in the west of the village.					
	Church	Castle	Monument	Cross	Earthwork	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Pound	Green	Hill
	Wood to N & S	Sand Shore	Cliff	Rock Shore	Shingle Shore	Estuary
	Bay	Cove		Note <b>S</b> kyline features and direction of view		
	Conservation Area?		Yes/No		Insert Name(s)	
	Listed Buildings?		Yes/No		Insert Number of buildings outside Conservation Area(s) 9	
<b>Settlement Edge Condition:</b>	The settlement is contained by wooded slopes to the north and south, and the harbour to the east. To the west there is a narrow but open boundary with the rolling farmland slopes beyond.					
		North	South	East	West	Insert refinements, e.g. NE, SW as appropriate
	Hard			•		Abrupt transition to seascape with little or no cover.
	Muted				•	Smoother transition to surrounding landscape with some vegetation cover.
	Soft	•	•			Edge well integrated into surrounding landscape by vegetation cover and slope.
	Woodland	• <b>D</b>	• <b>D</b>			Note <b>D</b> eciduous or <b>E</b> vergreen
	Hedgebank				• <b>M</b>	Note <b>M</b> anaged or <b>U</b> nmanaged
	Wall					Note height and materials
<b>Views to and from Settlement Edge:</b>	Steep wooded slopes to the north and south restrict views into and out of the village in these directions. The village is intervisible with parts of the Marloes peninsula to the east, in views out across the Milford Haven bay. Views of Dale from Westdale Bay and the Pembrokeshire Coast Path to the west are generally screened by the intervening landform, except in views along the Dale valley.					
		North	South	East	West	Insert refinements, e.g. NE, SW as appropriate
	Views out from within settlement			•	•	Contained to the west by a minor ridge and open to the east over the bay into Milford Haven.
	Views in from surrounding land and sea			•	•	From the raised beach to the east and the higher ground to the west.

<b>Settlement Landform:</b>	The village is located in a sheltered valley, with properties mainly located on the lower valley slopes, elevated above the central meadow.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
<b>Surrounding Landform</b>	Gently undulating farmland rising to the west; steep wooded valleys to the north and south; coast to the east.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
<b>Landscape Capacity for Development</b>	Dale is situated in a small scale valley, and is contained to the north, south and east. Dale Meadows is a key characteristic contributing to the setting of the village, and also forms the setting of Dale Castle and St James The Great Church in the west of the village. The village is within a Registered Landscape of Outstanding Historic Interest, and is a popular holiday location. Dale is therefore of <b>high</b> sensitivity to residential development, and has limited capacity for additional housing.					
<b>Development Opportunities</b>	<b>Site</b>	<b>+</b>	<b>-</b>	<b>Landscape Mitigation</b>		
	1. HA382 (identified in the adopted Local Development Plan) – capacity for <b>6-8 houses</b> .	Infill development, contained by existing housing, slope and woodland.	On rural edge of the settlement.	Retain existing vegetation. Proposed hedgebank to soften southern boundary. Small scale development in keeping with the existing, in terms of form, bulk and general design.		
	2. South of Castle Way – capacity for <b>5-6 houses</b> .	Would extend existing housing along Castle Way.	Part of a Green Wedge. Open boundaries to west and south, visible to the majority of the settlement and coastal area. Public footpaths to east and west.	Reinforce existing boundary planting to create more substantial hedgebanks with occasional trees. Small scale development in keeping with the existing, in terms of form, bulk and general design.		

<b>Development Constraints</b>	<p>The central open area between the northern and southern linear arms of the village is a wide and shallow small stream valley. It is integral to the settlement and makes a unique contribution to the sense of place, allowing views across to the old church and the castle from the residential areas and the foreshore and forming their setting. This space also contributes to the setting of nearby Listed Buildings. The village lies within the Milford Haven Waterway area, included on the Register of Landscapes of Outstanding Historic Interest in Wales.</p> <p>Development on the settlement edges is physically constrained by the enclosing valley landform and wooded valley slopes to the north and south, and by the foreshore to the east. Development on the rising ridge to the west would be visually prominent.</p>
<i>Other Notes:</i>	
The southern line of housing is relatively new, dating from the 1940's – 50's, the northern line is a mix of older traditional houses and modern infill.	



**Dinas Cross** – a medium-sized linear settlement composed of a western section (Bwlchmawr) and a northern section situated on the coastal plateau. The village is situated along the A487 road and a minor road leading off to the north (Feidr Fawr). The main road is characterised by predominantly 19th century residential developments, often in long terraces punctuated by stretches of open land, flanking a wide street. The landform rises steeply to the south towards Mynydd Carningli, providing a strong visual backdrop.



Houses along the A487



Field east of Tower Hill, Bryn-henllan



Cae Tabor, looking across to ridge



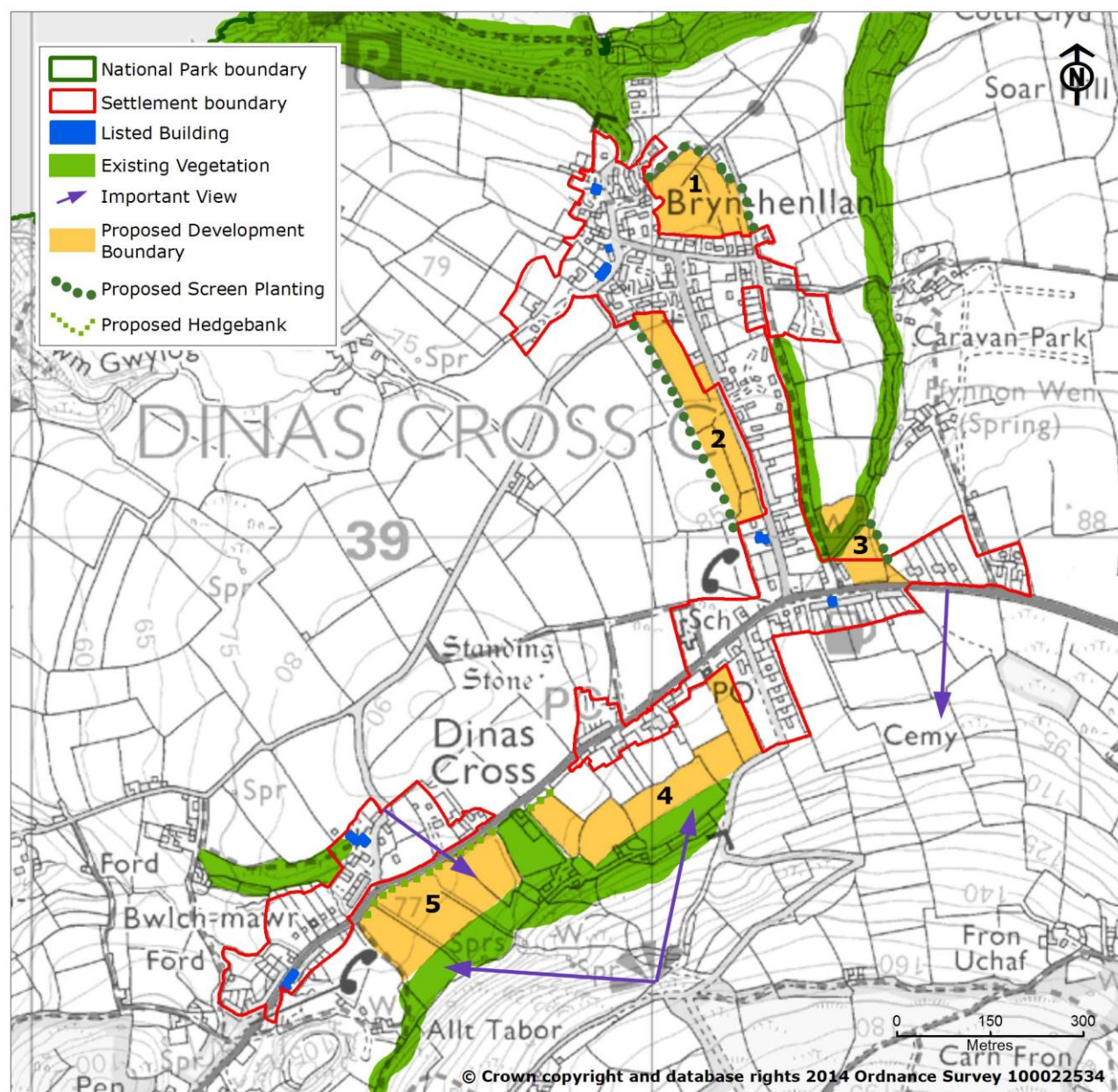
Houses on Maes y Dderwen



Dinas Cross from scenic viewpoint



Fields west of Spring Hill



## Dinas Cross



**PEMBROKESHIRE COAST NATIONAL PARK  
SETTLEMENTS CAPACITY STUDY UPDATE - FIELD SURVEY SHEET**

Settlement Name: <b>Dinas Cross</b>						
Date:	6 <sup>th</sup> March, 2014	Surveyor:	LW			
Landscape Character Areas (LCAs) and Seascapes Character Areas (SCAs) in Local Context	LCA 24 – Dinas Head LCA 22 – Mynydd Carningli					
	SCA 4 – Newport Bay SCA 5 – Dinas Island SCA 6 – Fishguard Bay East					
Key Characteristics	<ul style="list-style-type: none"> <li>Dinas Cross is located inland, and is part of the gently rolling pastoral agricultural landscape along the north Pembrokeshire coast;</li> <li>Hedgebanks as traditional field boundaries are very important local landscape elements;</li> <li>The settlement is linear, lying along the A487, with some buildings exhibiting traditional whitewashed walls and slate / grout roofs;</li> <li>Dinas Head to the north is a prominent coastal landmark mostly in National Trust Ownership, with extensive coastal views;</li> <li>Views to the south east and south are dominated by the distinctive form of Mynydd Carningli and the western summits of the Preseli Hills;</li> <li>Important prehistoric remains are found within the area.</li> </ul>					
Settlement Type:	Urban		Notes: There are two parts to this linear settlement. The western part is Bwlchmawr, along the A487, and the northern part, Bryn-henllan, straddles Feidr Fawr which runs perpendicular to the A487. A small area of farmland to either side of the A487 separates the two parts of the village.			
	Village	•				
	Harbour					
	Hamlet					
<b>Settlement Attributes:</b>						
Settlement Form:	A medium scale, linear village along the A487 running east-west, and Feidr Fawr running north-south. The northern end of Bryn-henllan has a more organic layout.					
	General:	Linear	Nucleated	Dispersed	Planned	Organic
	Scale:	Large	Medium	Small		
	Density:	High	Medium	Low		
Pattern:	Linear	Grid	Organic			

Settlement Landmark or Focal Point	A linear settlement, with no apparent village centre. The steep ridge to the south of the settlement is a dominant landscape characteristic.					
	Church	Castle	Monument	Cross	Earthwork	Standing Stone
	Large House	High Walls	River	Stream	Pond	Lake/Pool
	Bridge	Ford	Mill	Pound	Green	Hill
	Wood	Sand Shore	Cliff S to S	Rock Shore	Shingle Shore	Estuary
	Bay	Cove		Note Skyline features and direction of view		
	Conservation Area?	Yes/No		Insert Name(s)		
Listed Buildings?	Yes/No		Insert Number of buildings outside Conservation Area(s) 9			
Settlement Edge Condition:	The settlement is surrounded by a rolling pastoral landscape, rising to a steep ridge on the south side of the A487, with some smaller scale hills enclosing the settlement at its south-western end. The boundaries of the settlement to the east and north are more open, except at the northern end of Bryn-henllan where a wooded valley separates the village from the Dinas Head promontory.					
		North	South	East	West	Insert refinements, e.g. NE, SW as appropriate
	Hard					
	Muted	•	•	•	•	Smoother transition to surrounding landscape with some vegetation cover.
	Soft					
	Woodland	• D				Note Deciduous or Evergreen
	Hedgebank Wall		• M	• M	• M	Note Managed or Unmanaged
Views to and from Settlement Edge:	There are views to and from areas of higher ground surrounding the settlement, including the ridge to south and Dinas Head promontory to the north.					
		North	South	East	West	Insert refinements, e.g. NE, SW as appropriate
	Views out from within settlement	•	•			Views to higher ground, including ridge to south and Dinas Head to north.
	Views in from surrounding land and sea	•	•			Views from ridge to south and Dinas Head to north. The settlement is inland, and views from the sea are generally screened by the Dinas Head landform.
Settlement Landform:	The village is on flat to gently undulating land.					
	Flat	Rolling/Undulating	Hill & Scarp	Rocky	Convex	Concave



<b>Surrounding Landform</b>	The village is located at the foot of a steep, north west facing slope, with gently undulating farmland to the east and west, and the rising promontory of Dinas Head to the north.					
	Flat	Rolling/ Undulating	Hill & Scarp	Rocky	Convex	Concave
<b>Landscape Capacity for Development</b>	The farmland surrounding Dinas Cross has a strong landscape structure of hedgebanks and linear strips of woodland and scrub which help to contain the settlement in views from lower lying areas. The village is however visible from higher ground to the north and south, increasing its sensitivity to development. Dinas Cross is therefore of <b>medium</b> sensitivity to residential development, and has some capacity for additional housing.					
<b>Development Opportunities</b>	<b>Site</b>	<b>+</b>	<b>-</b>	<b>Landscape Mitigation</b>		
	1. Large field at northern end of Feidr Fawr – capacity for <b>15-20 houses</b>	Large, flat and contained on 3 sides by hedgebanks.	Contributes to setting of Brynhenllan, in particular to those properties backing onto it.	Retain and reinforce existing hedgebanks to northern and eastern boundaries, with additional tree planting.		
	2. Paddocks to west of Feidr Fawr, south of disused church hall and car park – capacity for <b>15-20 houses</b>	Flat, contained by mature hedgebanks and shelterbelts, logical to continue development on opposite side to existing road.	Expands settlement into surrounding farmland to west.	Retain and reinforce existing hedgebanks to east and west where practicable.		
	3. Land north of A487, at eastern end of village (including existing site HA387) – capacity for <b>6-8 houses</b>	Flat, enclosed by hedgebanks and shelterbelt planting.	Would result in the loss of some vegetation which forms the eastern boundary to Dinas Cross. Vegetated stream crossing field.	Retain existing vegetation where practicable. Reinforce eastern boundary planting to screen in views from the east.		

	4. Fields to south of A487, west of Spring Hill – capacity for <b>15-20 houses</b>	Flat, well contained by existing residential development along A487 and Spring Hill and rising landform and woodland to south.	Would affect some views towards the ridge to the south.	Retain existing vegetation to north and south. Develop on the existing side of the village, away from the more sensitive ridge.
	5. Fields to south of A487, opposite Maes y Dderwen – capacity for <b>10-15 houses</b>	Large, flat, open fields contained by ridge to south and enclosed by hedgerows and scrub.	Would affect some views towards the ridge to the south e.g. from properties at Maes y Dderwen.	Retain existing hedgebanks where practicable. Develop small clusters of properties along the road side, with some permeability to retain views towards the ridge.
Note: Developments to be small-scale and in keeping with the existing, in terms of form, bulk and general design.				
<b>Development Constraints</b>	It is desirable to maintain the open land which separates the two parts of the settlement and retain a degree of porosity along the frontage of the linear development. Therefore small clusters of development with vegetated gaps are more appropriate than a continuous row of properties. The open views from Bwlchmawr up to the scarp face to the south should be maintained where possible.			
<i>Other Notes:</i>				