

Pembrokeshire County Council
Local Development Plan*

**Planning Pembrokeshire's
Future**

(up to 2021)



Adopted 28th February 2013



*For the County excluding the area of Pembrokeshire Coast National Park

Chapter 6: General Policies

GN.1 General Development Policy

Development will be permitted where the following criteria are met:

1. The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located;
2. It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels;
3. It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park⁶³ and neighbouring authorities;
4. It respects and protects the natural environment including protected habitats and species;
5. It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network;
6. Necessary and appropriate service infrastructure⁶⁴, access and parking can be provided;
7. It would not cause or result in unacceptable harm to health and safety;

8. It would not have a significant adverse impact on water quality; and
9. It would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development.

- 6.1 The purpose of this policy is to provide a framework for evaluation of potential development impacts. This will be used in conjunction with other plan policies to determine whether the proposed development is appropriate.
- 6.2 The policy will operate as a mechanism to ensure that all development is appropriate for the immediate location in which it is proposed and its wider setting/context. Proposals must respect the capacity of individual settlements to accommodate growth in terms of both scale and rate of development, and in relation to the settlement's position within the hierarchy. In the countryside proposals must demonstrate that such a location is necessary for the development and that the nature of the proposal is appropriate within a rural area. The scale, nature and siting of a proposal must be appropriate to the location proposed and must not undermine the character of either the site or the locality.

⁶³ In accordance with section 62(2) of the Environment Act 1995, as amended

⁶⁴ Infrastructure includes power supplies, water, foul and surface water drainage and disposal and telecommunications

- 6.3 The amenity enjoyed by people in their homes, workspaces and recreational areas will be protected from harmful, inappropriate development. Amenity is defined as those elements in the appearance and layout of settlements and the countryside which make for a pleasant life.
- 6.4 Pembrokeshire's natural and built environment will be protected from inappropriate development and, where possible, enhanced. Various designations, including nature designations, geological and geomorphological designations, Town and Village Greens, Common Land and Green Wedges⁶⁵ contribute to conserving the character of Pembrokeshire's green spaces and their surrounding environs. Furthermore the Plan area has many attractive functional landscapes which are dependent on sound land management and conservation practices and has a close physical and functional interrelationship with the neighbouring Pembrokeshire Coast National Park. Any development proposal must therefore demonstrate that it respects the natural environment, the landscape character, coherence and integrity, native species, soils, and ground and surface waters. Sensitive landscaping and planting, and the creation, maintenance and management of landscape features important to wildlife will be encouraged. Where a development proposal would result in the loss of a local landscape feature it must demonstrate that this would be outweighed by its positive impact on the overall distinctive character of the area.
- 6.5 Urban and rural woodland, tree cover and hedgerows contribute to the visual quality and diversity of the landscape, to recreational and educational opportunities and to substantive environmental benefits such as additional or enhanced priority habitats and feeding grounds, shelter, shade, improved carbon capture, ameliorating microclimates and improving air quality. Development proposals should utilise the natural features of a site. Development that would impact upon trees, woodland and/or hedgerows will require an arboricultural survey and should aim to retain and adequately protect these features prior to, during and after development. Prospective developers of schemes that may impact upon Ancient or Semi-Natural Woodland should consult the Ancient Woodland Inventory⁶⁶ prior to any disturbance of a site. The Local Planning Authority will consult with CCW prior to authorising development on sites affecting

⁶⁵ See Policy GN 36 Green Wedges for further details

⁶⁶ see Forestry Commission Wales website: <http://www.forestry.gov.uk/forestry/INFD-8VPJFD>

Ancient or Semi-Natural Woodland. In exceptional circumstances, where the need for a development exceeds the wildlife and/or amenity value, a good standard of replacement must be agreed prior to their removal. Pembrokeshire has a full set of quality assured LANDMAP⁶⁷ layers which evaluate the visual and sensory landscape, cultural landscape, landscape habitats, the geological landscape, and the historic landscape and, along with national planning policy, applicants are encouraged to use this information to inform their proposals as it will be used in development decision making⁶⁸.

6.6 Developments must be of a scale which the adjacent road network has the capacity to serve, without detriment to the highway network or the environmental characteristics of the road. Where necessary developers will fund improvements which are required to make development proposals acceptable. All new development should be highly accessible although settlement dispersal means that access by car will continue to play an important role in many parts of

Pembrokeshire. Walking and cycling have an important role, particularly within settlements, to reduce the number of short trips taken by car. Developers will be required to give careful consideration to location, design and access arrangements. Transport Assessments will be required for proposals likely to generate significant additional journeys, to demonstrate that sustainable transport and accessibility principles have been built into the development, including provision of cycle parking and 'set-down' areas for buses. SPG setting out Parking Guidelines will advise on appropriate levels of provision for various types of development in different locations depending on existing service provision.

6.7 Service Infrastructure includes parking, power supplies, water, means of sewage disposal, surface water disposal and telecommunications. In some instances it may be necessary for a developer to contribute to the cost of increasing service infrastructure in an area where there is a shortage.

⁶⁷ See LDP Background Paper 'LANDMAP Summary Report' January 2009

⁶⁸ See Policies on the Natural Environment, Planning Policy Wales (Edition 5, November 2012) Chapter 5 and Technical Advice Notes (TAN) 5 and 10

- 6.8 Where there are concerns that a proposal would cause harm to health and safety through contamination, adverse impact on air quality, land instability, flooding or erosion, professional advice will be sought from the relevant authority. Where such concerns relate to fluvial or coastal flooding and / or erosion, the provisions of the relevant Shoreline Management Plan and / or Catchment Flood Management Plan will inform consideration of the health and safety issues. In some instances, anticipated on-site or off-site problems may render development inappropriate; in other cases, development may be possible if mitigation is available, to make the proposal resilient to the identified problems. No housing allocations have been identified within C1 or C2 flood zones in the Plan. A small number of other allocations are located within C1 or C2 flood zones. Where allocations are at risk of fluvial or surface water flooding, this is identified within the SPG Development Sites, with requirements establishing the level of information to be provided at application stage.
- 6.9 Decisions on proposals made within the safeguarding zone of an existing installation or for new hazardous installation(s) (including airfields) will be informed by guidance from the relevant safeguarding bodies on the health and safety implications of the proposal, including compatibility with adjacent and nearby land uses and the implications for approach routes in the vicinity. A separate advisory note will be prepared on which hazardous installations have safeguarding zones and how further information relating to these zones can be obtained.
- 6.10 Part of protecting Pembrokeshire's distinctiveness, both in terms of landscape and culture involves protecting the distinctive nature of its settlements. Therefore proposals which would contribute to the coalescence of settlements or to ribbon development which encroaches into the countryside will not be permitted.

GN.2 Sustainable Design

Development will be permitted where relevant criteria are met:

1. It is of a good design which pays due regard to local distinctiveness and contributes positively to the local context;
2. It is appropriate to the local character and landscape/townscape context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials, landscaping and access arrangements / layout;
3. It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste management solutions;
4. It achieves a flexible and adaptable design;
5. It creates an inclusive and accessible environment for users that addresses community safety;
6. It provides a good quality, vibrant public realm that integrates well with adjoining streets and spaces and
7. It contributes to delivering well-designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure.

6.11 Delivering sustainable development underpins the Planning system in Wales. As part of the overall sustainable development agenda for Wales and for Pembrokeshire this policy seeks to deliver more sustainable buildings and places by ensuring that all new development is designed and constructed to meet all relevant policy criteria and with low maintenance implications. As well as being of significant importance for all new buildings, the policy criteria will also apply to alterations and extensions to existing buildings. For small scale proposals policy criteria considerations will be proportionate to the type of development proposed.

6.12 Good design is reliant on proposals emerging from an understanding of the site and its context, rather than relying on the unimaginative use of standard site layouts and building types. This policy aims to raise the standard of design for all new development across the County in order to create attractive and functional buildings and spaces and to improve areas of poor design and layout.

- 6.13 The natural and built environment of Pembrokeshire contributes significantly to the quality of life for both residents of, and visitors to, the area. The Wales Spatial Plan⁶⁹ seeks to reverse a trend for Wales to become more uniform with standard building types often failing to reflect traditional local building styles, through the promotion of local distinctiveness. Different design characteristics exist in different areas of the County therefore it is important that developers adopt a design led approach that ensures all new development responds positively to the characteristics of the site and its surroundings. This policy aims to ensure that all new development makes a positive contribution to the local character and distinctiveness of the built and natural environment and the communities within Pembrokeshire. Where no strong local characteristics exist then good, contemporary, sustainable design will be appropriate.
- 6.14 Whilst place making is about ensuring that an area retains its unique character, this principle is not contrary to good, contemporary design. As acknowledged in Planning Policy Wales (Edition 5, November 2012)⁷⁰, ‘design’ goes beyond traditional aesthetic considerations and concerns the relationship between all elements of the natural and built environment. This policy promotes a more considered approach to the design of buildings in Pembrokeshire rather than a uniform design solution for all areas and encourages the use of appropriate aspects of local design traditions and characteristics to produce contemporary buildings.
- 6.15 Climate change is a key long-term environmental challenge and the need to reduce emissions and use resources more efficiently is essential. New development will be expected to conform to the recognised national sustainable building standards of the Code for Sustainable Homes (CfSH) and/ or the Building Research Establishment Environmental Assessment Method (BREEAM). These are set out in national planning policy⁷¹. Developers will be required to address energy efficient and climate responsive design at an early stage in the design process through sustainable densities and patterns of development and the incorporation of sustainable building design. Consideration should be given to location, layout, orientation, density, land use, materials, construction techniques, landscaping, water conservation and the use of

⁶⁹ People, Places, Futures: Wales Spatial Plan, Welsh Assembly Government 2008

⁷⁰ Chapter 4.11.1

⁷¹ Planning Policy Wales (Edition 5, November 2012) Section 4.12 Planning for Sustainable Buildings

- sustainable drainage systems (SuDS) and waste management solutions. New development proposals will be expected to incorporate sustainable drainage systems and, where appropriate, the use of recycled construction materials, including secondary aggregates.
- 6.16 Designs will need to incorporate responses to the likely impact of climate change in relation to increased temperatures via natural shading, cooling and ventilation and the implications of storms and flooding. Buildings and related infrastructure should be designed to be flexible not only to climatic change but also to accommodate a variety of uses and changing needs over their lifetime.
- 6.17 The public realm should be considered as an integral element of the design process. Development proposals should be designed, constructed and maintained to create a good quality, accessible and vibrant public realm that relates well to adjoining streets and spaces. Proposals should integrate into existing movement networks, maximising connectivity, whilst providing a sense of continuity and enclosure to support the creation of locally distinctive and legible streets and spaces.
- 6.18 The principle of inclusive design should be applied to all new development in order to create accessible environments for all users that encourage walking, cycling and the use of public transport. Proposals should encourage streets and spaces as multi functional places with the pedestrian taking priority, as advised in the 'Manual for Streets'⁷².
- 6.19 Developers will be required to improve community safety through the design of new development, by introducing appropriate security measures and enabling communities to foster a sense of ownership and responsibility for local space. This will, in turn, make communities more desirable places to live and visit.
- 6.20 Supplementary Planning Guidance (SPG) will be prepared on design.

⁷² 'Manual for Streets' (DfT/CLG, 2007)

6.25 This policy allows for the relocation of critical infrastructure, such as roads, electricity substations, pumping stations and waste water treatment facilities, as an exception, where this is either adversely affected by fluvial or coastal flooding and / or erosion or identified as extremely vulnerable in the relevant plan.

6.26 General resource efficiency of energy, heat and water is an important element of good design. Minimising resource demand has huge benefits, including assisting meeting UK targets to tackle climate change, reducing pressure on local resources such as water reserves and reducing long term running costs to individual householders.

GN.4 Resource Efficiency and Renewable and Low-carbon Energy Proposals

Development proposals should seek to minimise resource demand, improve resource efficiency and seek power generated from renewable resources, where appropriate. They will be expected to be well designed in terms of energy use^{77 78}.

Developments which enable the supply of renewable energy through environmentally acceptable solutions will be supported.

6.27 The UK has signed up to the EU Renewable Energy Directive which includes a UK target of 10% (2010) rising to 15% (2020) of energy from renewable sources by 2020. The Planning and Energy Act 2008 enables Local Planning Authorities in Wales to set reasonable requirements in this Plan for “the generation of energy from local renewable sources and low carbon energy and for energy efficiency”⁷⁹. Work undertaken on behalf of the Welsh Government⁸⁰ has demonstrated the potential for renewable energy to contribute to the energy needs of major developments in Pembrokeshire.

⁷⁷ See Planning Policy Wales (PPW), section 4.12 and Technical Advice Note (Wales) 22 (TAN22) – Planning for Sustainable Buildings

⁷⁸ Proposed revisions to Part L of the Building Regulations have been subject to consultation. If agreed, the changes would result in many matters relating to achievement of zero carbon / low carbon / improved energy standards becoming a matter for consideration under the Building Regulations. To avoid duplication, a consequential partial phasing out of the sustainable buildings policy currently in TAN22 and associated revisions to PPW are under consideration by Welsh Government.

⁷⁹ Welsh Assembly Government Technical Advice Note 22: Sustainable Buildings (2010)

⁸⁰ Research undertaken by Aecom for Welsh Assembly Government – Renewable Energy Toolkit, Pilot study Pembrokeshire 2010

- 6.28 Pembrokeshire has significant potential to provide further energy from all renewable sources, building on its existing role as an energy centre. However, it lies outside the Strategic Search Areas for wind energy⁸¹. This policy aims to encourage further use of renewables to produce energy, which will help to meet Government targets for generating power from renewable sources.
- 6.29 Renewable energy technologies are found at a variety of scales, from micro-generation through to large-scale. There are also a range of different technologies available, with offshore facilities dependent on landfall infrastructure sites. These include:
- a) Generation of power from biomass
 - b) Hydro-power
 - c) Generation of power from landfill gas
 - d) Generation of power from municipal and industrial waste
 - e) Solar water heating and photovoltaics, also passive solar design
 - f) Generation of power from sewage gas
 - g) Tidal and tidal stream energy
 - h) Wave energy
 - i) Offshore wind energy
 - j) Onshore wind energy
 - k) Various micro-generation technologies, including micro-turbines and small-scale solar power, coupled with insulation and rainwater recycling
 - l) Ground sources (accessed via heat pumps)
- 6.30 The sites for these proposals do not necessarily have to be directly linked to new development proposals, but major schemes will often require a functional link between the source of power and a user for the end product and / or the National Grid. Larger settlements or employment developments can provide a heat anchor for such proposals.
- 6.31 Landscape impact, alone and in-combination, will be a material consideration in the evaluation of renewable energy proposals, with LANDMAP providing a valuable landscape analysis tool.
- 6.32 Development proposals will be expected to show that energy use has been taken into consideration at the design stage. This is a matter which is currently controlled through planning policy, but regulation may switch to Part L of the Building Regulations during the Plan period.

⁸¹ Identified in Planning Policy Wales (Edition 5, November 2012) 2010 Update Technical Advice Note 8

- 6.33 Offshore renewable energy developments are normally outside the jurisdiction of the planning system, but such developments may require a landfall site for energy infrastructure. This policy supplements Government policy and guidance⁸² to provide further basis for determination of renewable and low-carbon energy proposals. Information on allocations identified as having potential to re-use heat and power, for instance through District Heating Networks, is included in the Development Sites Supplementary Planning Guidance⁸³.
- 6.34 For major Development Sites, proposals will be expected to consider the potential for re-use of waste heat and power in, for example District Heating Networks in line with the conclusion of Background Paper E8 “Renewable Energy Study”.

GN.5 Employment Allocations

The following sites are allocated for employment use:

| Site Reference | Site Name | Area (ha) | Use Classes |
|------------------------------|--|-----------|-------------|
| EMP/040/00003 | Merlins Bridge Creamery Extension | 5.13 | B1, B2, B8 |
| EMP/040/00005 | Withybush North of Business Park | 6.09 | B1, B2, B8 |
| EMP/040/00004 and /040/00009 | Withybush East of Business Park | 15.38 | B1, B2, B8 |
| EMP/086/00001 | Haven Head Business Park Northern Extension, Milford Haven | 3.82 | B1, B8 |
| EMP/086/LDP/01 | Adjacent to Marble Hall Road, Milford Haven | 6.86 | B1, B8 |
| EMP/086/LDP/02 | Milford Haven Gas Storage Site | 0.68 | B1, B8 |
| EMP/093/00001 | North of Honeyborough Industrial Estate | 8.55 | B1, B8 |
| EMP/034/LDP/01 | Goodwick - Former Dewhirst Factory | 0.99 | B1, B8 |
| EMP/034/LDP/02 | Goodwick - Parrog | 0.6 | B1, B8 |
| EMP/030/00001 | Crymych - adjacent to Riverlea / opposite Llygad-yr-Haul | 5.2 | B1, B8 |
| EMP/034/00006 | Celtic Link Business Park, near Scleddau | 13.47 | B1, B2, B8 |
| EMP/132/00001 | A4115, Templeton | 2.88 | B1, B8 |
| EMP/053/00001 | Old Station Yard, Letterston | 1.23 | B1, B8 |
| EMP/000/LDP/01 | Carew Airfield | 5.6 | B1, B8 |
| EMP/088/LDP/01 | Rushacre Enterprise Park Extension | 1.32 | B1, B8 |

The specified uses are those that will be permitted on the listed sites. Where appropriate, other classes of employment use or compatible sui generis uses may also be permitted (or combinations of such uses).

⁸² sections 12.8 and 12.9 of Planning Policy Wales (Edition 5, November 2012) and Technical Advice Note (Wales) 8 on Renewable Energy (2005)

⁸³ See the LDP Renewable Energy Study, paragraph 5.9 and 5.10

for their conservation value. Such proposals will be acceptable where it is demonstrated that they will not undermine the vitality and viability of facilities in the existing centres. Good quality road access is also required for landward servicing.

- 6.93 Policy GN.37 Protection and Enhancement of Biodiversity, will be particularly relevant to any marina proposals with potential to impact on internationally or nationally important sites, in particular the Pembrokeshire Marine SAC, Cardigan Bay SAC and Carmarthen Bay and Estuaries European Marine Site.
- 6.94 Marina proposals are sometimes outside planning jurisdiction, which normally finishes at the Mean Low Water Mark. However, most, proposals will have landward implications for access and service provision, which will fall within Local Planning Authority jurisdiction. These aspects of development proposals will frequently require Environmental Impact Assessment. Many aspects of marina proposals will also require consideration under other consenting regimes.
- 6.95 At Fishguard Harbour there is consent for a marina development. The landward extent of this is shown on the Proposals Map. At Pembroke Dock (West Llanion Pill) there is a consented marina development known as Martello Quays, also shown on

the Proposals Map. Additionally this policy provides criteria for evaluation of proposals for new and extended marinas at other locations.

- 6.96 In evaluating marina proposals, account should also be taken of the policies and proposals of the relevant Shoreline Management Plan.

GN.22 Prior Extraction of the Mineral Resource

Where new development is permitted in an area of mineral resource, prior extraction of any economic reserves of the mineral must be achieved, wherever appropriate in terms of economic feasibility and environmental and other planning considerations, prior to the commencement of the development.

- 6.97 The purpose of this policy is to avoid inappropriate sterilisation of the mineral resource where development is proposed. Market demand for the material beneath the development site at the time of development will be a factor in determining whether prior extraction is feasible. There may also be circumstances where the desirability of retention of on-site features of a site (for instance existing trees and hedgebanks) might preclude prior extraction.
- 6.98 Safeguarding covers the outcrop area of the economic mineral resource but excludes settlements.

6.99 Policy GN.37 will be particularly relevant to proposals for mineral working in mineral safeguarding areas on which there are nature conservation designations. The designations are therefore likely to preclude any future working of the mineral resource beneath the protected sites, in spite of the safeguarding.

6.100 There are only a few LDP allocations within the safeguarding zones for the mineral resource and in these rare instances the allocation will take precedence over the safeguarding requirement. However, in accordance with the policy on Prior Extraction, it will be expected that the mineral resource at such sites will be extracted before development commences wherever feasible.



GN.23 Minerals Working

Proposals for mineral working and extensions to existing sites will be permitted where the following criteria are met:

1. In the case of non energy minerals the mineral is required to supply an identified need which cannot be supplied from secondary or recycled materials or existing reserves;
2. In the case of non energy minerals the scale of the development is appropriate to serve the local market and a suitable proportion of the regional market;
3. In the case of former minerals sites, there is no adverse effect on land which has been satisfactorily restored and the proposal makes a valuable contribution to the character of the local landscape and local environment; and
4. There is provision for landscaping, groundwater protection, a beneficial after-use, restoration and post-closure management of the site, including the progressive restoration of sites where appropriate.

6.101 This policy will be applied to new workings, extensions to existing workings and reworking or reopening of old workings. It will be used to consider applications for all types of minerals including hard rock, sand and gravel, coal, oil and gas, and for coal bed methane.

GN.37 Protection and Enhancement of Biodiversity

All development should demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity. Development that would disturb or otherwise harm protected species or their habitats, or the integrity of other habitats, sites or features of importance to wildlife and individual species, will only be permitted in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures.

6.151 The protection and enhancement of biodiversity is fundamental to the high environmental quality of Pembrokeshire. Planning proposals that affect internationally, nationally, regionally and locally designated sites, shown on the Proposals Map, are a material consideration when considering a development proposal and will be assessed in accordance with national planning policy and guidance¹¹⁴, working with stakeholders and statutory consultees, and using appropriate data sources¹¹⁵.

Development proposals with potential for adverse effect on internationally or nationally important sites will require detailed assessment before progressing. Specifically if any development proposal¹¹⁶ is likely to have a significant effect on a European site or species it shall be subject to an Appropriate Assessment¹¹⁷ of the implications in relation to the site's conservation objectives.

6.152 This policy aims to ensure that species and their habitats in countryside and urban environments are protected from the potentially adverse effects of development, and where possible enhanced. Potentially adverse effects may include disruption to species and habitats prior to, during and/or after construction, or the cumulative impacts of a development, for example unacceptable noise, lighting or traffic impacts. This policy aims to protect against such adverse effects and therefore mitigation and/or enhancement may be required as an integral part of a development proposal. This policy also aims to protect and maintain ecological connectivity corridors and 'stepping stone' habitats, such as road verges, gardens, rivers and green spaces, and where possible to

¹¹⁴Welsh Assembly Government: Planning Policy Wales (Edition 5, November 2012), Chapter 5 and Technical Advice Note 5 Nature Conservation and Planning 2009

¹¹⁵CCW LANDMAP and Protected Sites Maps, Core Management Plans of relevant European sites, Phase 1 Habitats Survey data, and the West Wales Biodiversity Information Centre geodatabase of species records and habitat information

¹¹⁶alone or in combination with other plans or projects

¹¹⁷Technical Advice Note 5 Nature Conservation and Planning 2009, section 5.3



extend these in order to safeguard biodiversity and habitats and prevent their fragmentation and/or species isolation.

- 6.153 The principles underpinning this policy lie at the heart of the Pembrokeshire Local Biodiversity Action Plan (LBAP) and the concept of sustainable development. The LBAP identifies priority species and habitats considered to be of national, regional and local importance which this policy aims to protect. Due regard is also given to the Natural Environment and Rural Communities (NERC) Act (2006) Section 42 List of “Species and Habitats of Principal Importance for Conserving the Biological Diversity of Wales”. Only in exceptional circumstances will development proposals that detrimentally impact upon such

species and/or their habitats be permitted, and in such circumstances the effects must be mitigated through careful design or work scheduling. Translocation is seldom successful in sustaining the nature conservation interest of affected habitats and should not be used to support a proposal which would otherwise be unacceptable.

GN.38 Protection and Enhancement of the Historic Environment

Development that affects sites and landscapes of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity.

- 6.154 Pembrokeshire has a rich and varied historic environment made up of architectural, historical and archaeological features that are integral to its quality and distinctiveness. The historic environment enhances quality of life, forging cultural identity and community cohesion and is a major asset to Pembrokeshire’s visitor economy. This policy builds on national policy, to draw attention to the scale and significance of these assets within Pembrokeshire and to protect, preserve and enhance these features and designations. It ensures that Pembrokeshire’s historic environment including formally designated sites together with buildings and features of local importance and interest, and their setting, are appropriately protected and enhanced¹¹⁸. Development that may detrimentally affect the character or integrity of such areas will not be permitted.
- 6.155 The special qualities of the historic environment can be derived from numerous other factors, in addition to those listed in formal designations, such as the form, scale or grouping of buildings; vistas and visual composition of the townscape/landscape;
- architectural detailing; building materials; trees and other landscape features. Many of these features make an important contribution to the character and appearance of local communities. Pembrokeshire’s towns and villages contain many buildings that are of local importance and which make a significant contribution to the character and quality of the local area¹¹⁹. The Council will seek to ensure that necessary change is accommodated without sacrificing the essential integrity, coherence and character¹²⁰ of the landscape and will have particular regard to potential developments that, alone or in combination, would have a significant impact on landscapes included in the Register of Landscapes of Historic Interest in Wales¹²¹.
- 6.156 In assessing development that may affect archaeological remains the Council will take into account:
1. Information (including from the Historic Environment Record (HER), held by Dyfed Archaeological Trust) on the character, extent and importance of the remains,

¹¹⁸ Maintained as a separate register

¹¹⁹ See CADWs ‘Converting Historic Farm Buildings’ (2004) guide for further details.

¹²⁰ Integrity refers to how the landscape reads as a whole, while coherence relates to how the individual components of the landscape connect together. Character relates to the combination of essential historic elements which make one landscape distinct from another

¹²¹ Cadw, 1998/2001; based mainly on the degree to which historic and archaeological features have survived, the character and extent of historic interest and how this is apparent in today’s landscape, together with other factors such as associations with art, literature, religion, technology, or folklore

2. The extent to which the proposed development is likely to impact upon them,
3. The means of mitigating the effect of the proposed development by redesign to achieve physical preservation in situ.

6.157 Areas and sites of national significance are protected by national policy including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Landscapes of Historic Interest and Historic Parks and Gardens. In addition to national policy adopted Conservation Area Character Appraisals will also be a material consideration when determining planning applications.

GN.39 Transport Routes and Improvements

Improvements to the transport network (new and improved major and minor roads, rail network improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas) will be permitted where the following criteria are satisfied:

- a) The choice of route and / or site minimises the impact on the built and natural environment, landscapes and property; and
- b) Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and
- c) In the case of roads, cycleways, multi-use routes

and park and ride, the scheme will help to improve road safety; and

- d) In the case of roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and
- e) In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' needs, not impede the movement of strategic traffic and not undermine retail provision in town centres, local centres or villages'.

The following transport routes and improvements will be safeguarded from development that would be likely to prejudice their implementation.

Welsh Government Road Improvement Schemes:

1. A40 Llanddewi Velfrey to Penblewin – WG Phase 3 scheme Regional Improvement Scheme
2. Improvement to the A40 west of St. Clears¹²²

Local road improvement schemes:

3. Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross)
4. Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)

¹²² including dualling, subject to proving the business case