



Background Paper for Local Development Plan 2: Green Wedges

NB. Updates shown in **red text** and ~~strike through~~. Appendices 1 and 2 are new additions

Development Plans

September 2019 (Updated to January 2026)

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Introduction

- 1.1 The review of the Local Development Plan 'Planning Pembrokeshire's Future' (adopted February 2013) commenced 5th May 2017. This background paper ~~has been~~ **was initially** prepared to help inform the Green Wedges policy of LDP 2 **Deposit Plan** and is part of a number of background documents which will update the evidence base for the Local Development Plan Review.
- 1.2 The adopted Local Development Plan does not define ~~gGreen bBelts~~ but does designate a number of ~~gGreen wWedges~~. This ~~paper~~ **updated Background Paper** ~~discusses~~ **reviews** whether or not it **is** ~~would be~~ appropriate to identify ~~gGreen bBelts~~ through ~~in~~ LDP 2 and also reviews the sites ~~currently~~ designated as ~~gGreen wWedges in LDP1~~. ~~Each of the green wedge designations under the adopted LDP are reviewed in this paper, to ascertain whether they should be retained for LDP 2 (either in their current or an amended form) or whether the designation should be removed.~~ The paper also considers whether any new ~~gGreen wWedges~~ should be designated.
- 1.3 This ~~bBackground pPaper~~ has been prepared **within the context of** ~~provided by the LDP2 Preferred Strategy~~ **Deposit Plan** and the amended settlement hierarchy ~~that followed this,~~ which is based on the Wales Spatial Plan and the Council's Rural Facilities Survey Report (~~April 2019~~ **December 2020**) and the Urban and Rural Settlements Report (~~in development~~ September 2019).

National planning policy

- 2.1 Planning policy on the designation of **gGreen bBelts** and **gGreen wWedges** is contained in the Welsh Assembly Government's Planning Policy Wales (Section 3.640, Edition 120, December 2018 **February 2024**) where it outlines the expectation that they will be defined on the **LDP Proposals** which requires that they are shown on the **LDP Proposals Map**. **Planning Policy Wales (PPW)** provides advice on the purpose and requirements of **gGreen bBelts** and **gGreen wWedges**, in order to prevent urban sprawl, and states:

“Around towns and cities there may be a need to protect open land from development. This can be achieved through the identification of Green Belts and/or local designations, such as Green Wedges. Proposals for both Green Belts and Green Wedges must be soundly based and should only be employed where there is a demonstrable need to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust. The essential difference between them is that land within a Green Belt should be protected for a longer period than the relevant current development plan period, whereas Green Wedge policies should be reviewed as part of the development plan review process.” (Section 3.640 PPW 2018-**2024**)

- 2.2 PPW states that due to their strategic nature **gGreen bBelts** will have significance beyond a single local authority **area** and they should only be proposed as part of either a Joint LDP, SDP or NDF, and therefore would not be appropriate for Pembrokeshire's LDP2. **Green wWedges** conversely are local designations, which essentially have the same **use role** as a **gGreen bBelt**. ~~in terms of buffering settlements, t~~They should follow physical features and boundaries and must be reviewed at **pPlan review stage**. ~~PPW paragraph 3.63 (WG 2018) sets out t~~The common purpose of a **gGreen wWedges** is to:

- *prevent the coalescence of large towns and cities with other settlements;*
- *manage urban form through controlled expansion of urban areas;*
- *assist in safeguarding the countryside from encroachment;*
- *protect the setting of an urban area; and*
- *assist in urban regeneration by encouraging the recycling of derelict and other urban land.*

- 2.3 There is a presumption against inappropriate development in **gGreen wWedge** areas, and PPW advises that **proposals for inappropriate development would not be in accord with the Plan and would therefore be treated as departures from the Plan**. The construction of new buildings in a Green Wedge is inappropriate unless justified for the following purposes:

- Justified rural enterprise needs;
- Essential facilities for outdoor sport and recreation, cemeteries, and other uses of land which maintain the openness of the Green Wedge and which do not conflict with the purpose of including land within it;
- Limited extension, alteration or replacement of existing dwellings; or
- Small scale diversification within farm complexes where this is run as part of the farm business.

(Paragraph 3.75, PPW 12, February 2024)

~~2.4 only in very exceptional circumstances will departures from the plan be acceptable — for example for a rural enterprise need or if it is essential for outdoor recreation, a limited extension to a dwelling or small scale diversification (para 3.71 PPW 2018).~~

2.5 The re-use of buildings and certain forms of development may be appropriate and these are explained in Paragraphs 3.762 and 3.773 (PPW 2018 2024). Similarly, some forms of other development, such as the use of land for certain renewable energy schemes, mineral extraction, transport or engineering operations may be appropriate – see Paragraph 3.778 (PPW 2018 2024).

Future Wales – The National Plan 2040 (February 2021)

2.6 Future Wales was published on 24th February 2021 but does not refer specifically to Green Belts or Green Wedges. It does however reference the importance of green infrastructure, in ensuring the resilience of ecological networks, a quality environment, and access to green open spaces, something which Green Belts and Green Wedges significantly contribute to as they buffer larger, more urban areas. There is a separate Green Infrastructure study, which informs the Policy of the Deposit Plan on this subject.

Green Wedges in Pembrokeshire County Council's LDP 2 area

- 3.1 ~~Green w~~Wedges play an important role in ensuring that the landscape setting of urban areas ~~are is~~ protected from inappropriate development, ~~protecting open land around the main towns and tourist areas of Pembrokeshire. Taking into account PPW advice on Green Wedges, the 7-Seven g~~Green ~~w~~Wedges ~~were~~ designated under LDP 1 ~~and they~~ have been re-assessed, ~~taking into account any updates to Planning Policy Wales (PPW), to establish their suitability for continued designation by the in~~ LDP2. The main towns are ~~defined by the Preferred Strategy of the LDP 2 as 6 Main Towns and a Rural Town. The Each g~~Green ~~w~~Wedges ~~has been~~ protecting land adjacent to these towns ~~will be assessed for in terms of~~ their size and suitability, ~~based on taking into consideration~~ the characteristics of the land at each location, to ensure that they ~~remain relevant and necessary and~~ boundaries comply with the requirements of PPW. ~~The main towns are defined in LDP2 Deposit Plan 2¹. One of the Green Wedges, at Penally/Tenby, links to a Green Wedge defined in the LDP of the neighbouring Pembrokeshire Coast National Park Authority.~~
- 3.2 Appendix 1 lists each of the 7 LDP 1 ~~g~~Green ~~w~~Wedges, recording whether they a) protect open land around a town and b) help to prevent the coalescence of two or more nearby settlements. ~~The re-assessed Green Wedges are at the following locations:~~
- ~~Between Tenby and Penally;~~
 - ~~Between Fishguard and Lower Town Fishguard;~~
 - ~~Between Fishguard and Goodwick;~~
 - ~~Between Neyland and Llanstadwell;~~
 - ~~Between Haverfordwest and Portfield Gate;~~
 - ~~Between Haverfordwest and Merlin's Bridge (East)~~
 - ~~Between Haverfordwest and Merlin's Bridge (West)~~
- 3.3 ~~All of the Green Wedges were considered to remain necessary and appropriate and have therefore been carried forward into LDP2. A detailed assessment of each is set out in Appendix 1 to this paper, including their importance to the landscape setting and reasons why additional means of providing protection from inappropriate development are needed.~~
- 3.4 ~~If a green wedge does not meet the first of these requirements, it should not be taken forward into LDP 2 as it will not fit with the requirements of PPW, even if it does meet the second requirement. The penultimate column of the table records other relevant matters relating to Green Wedge designations at the listed locations, while the final column records a recommendation on whether or not each Green Wedge should be taken forward into LDP 2.~~

¹ Policy SP 6 Settlement Hierarchy defines the urban settlements as Haverfordwest, Milford Haven, Fishguard, Goodwick, Pembroke, Pembroke Dock and Neyland and Narberth.

- 3.3 ~~Any land that is proposed to lose its green wedge designation will still be protected from inappropriate development through the application of the general policies of the LDP protecting countryside locations beyond settlements. However it will no longer benefit from the added protection of a green wedge designation.~~
- 3.4 ~~It is also appropriate to consider~~ **Consideration was also given to** whether any new ~~g~~**Green w**~~Wedges~~ should be designated through LDP 2. ~~For this reason, a~~**All** land immediately surrounding the towns of the ~~p~~**Plan** area ~~has been~~ **was** re-assessed with a view to identifying any further land on which a Green Wedge designation would be appropriate —~~see~~ **and an additional two designations included in LDP2. Detailed assessment of these new Green Wedges can be found in Appendix 2 to this Paper.**

Conclusions

- 4.1 Nine Green Wedges have been recommended for inclusion in the Council's revised LDP2. ~~Six~~ **Seven** of these were carried forward from the JUDP, ~~one relates to an area identified for the first time in LDP 1~~ and there are two new recommendations. Each of the recommended LDP Green Wedges play an important role in protecting the setting and landscape surrounding the main urban areas of the Plan, ensuring their character and sense of place are maintained along with their often unique identities by protecting open land on their peripheries. Each of the Green Wedge proposal complies with the criteria for Green Wedge designation set out in PPW and each has a strong and defensible boundary.
- 4.2 Only in exceptional circumstances will development be permitted in an area that has been designated as Green Wedge – these exceptions are listed in PPW and in section 2.3 **and 2.5** of this pPaper.
- 4.3 Any land not designated as being part of the Green Wedge policy of LDP 2 will continue to be protected from inappropriate development through the LDP policies that protect countryside locations beyond settlements.

Appendix 1: Appraisal of LDP 1 Green Wedges

Name of Green Wedge	Area of LDP 1 Green Wedge	Does it protect open land around a town?	Does it help to prevent the coalescence of two or more nearby settlements	Other relevant matters	Should the Green Wedge designation be taken forward into the LDP 2?
Haverfordwest / Merlins Bridge (east)	23.63	Yes	Yes	---	Yes
Haverfordwest / Merlins Bridge (west)	5.54	Yes	Yes	---	Yes
Haverfordwest / Portfield Gate	6.88	Yes	Yes	---	Yes
Neyland / Llanstadwell	4.12	Yes	Yes	This Green Wedge links to a significant belt of open land (designated as Common) at Neyland Vale.	Yes
Fishguard / Goodwick	35.20	Yes	Yes	This Green Wedge incorporates parts of the Goodwick Moor Nature Reserve.	Yes
Tenby / Penally	11.09 (in PCC planning area)	Yes	Yes	This Green Wedge extends from Tenby to Penally. As there are separate LDPs for National Park and non-National Park locations in Pembrokeshire, a Green Wedge is required in each plan to achieve the aim of protecting the open land around Tenby and preventing settlement coalescence. The National Park Authority's adopted LDP includes a complementary Green Wedge.	Yes

Fishguard / Lower Town	9.81 hectares	Yes	Yes	This Green Wedge protects Lower Town Fishguard (largely within a Conservation Area) from the main town of Fishguard.	Yes
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Appendix 2 – Appraisal of new Green Wedges proposed for LDP 2

Name of proposed new Green Wedge	Area of proposed new Green Wedge	Does it protect open land around a town?	Does it help to prevent the coalescence of two or more nearby settlements	Other relevant matters	Should a Green Wedge designation be included in the LDP?
Haverfordwest / Crundale	22.62Ha	Yes	Yes		Yes
Pembroke	135.7Ha	Yes	Yes	Grade 1 Listed Pembroke Castle	Yes

Appendices (New)

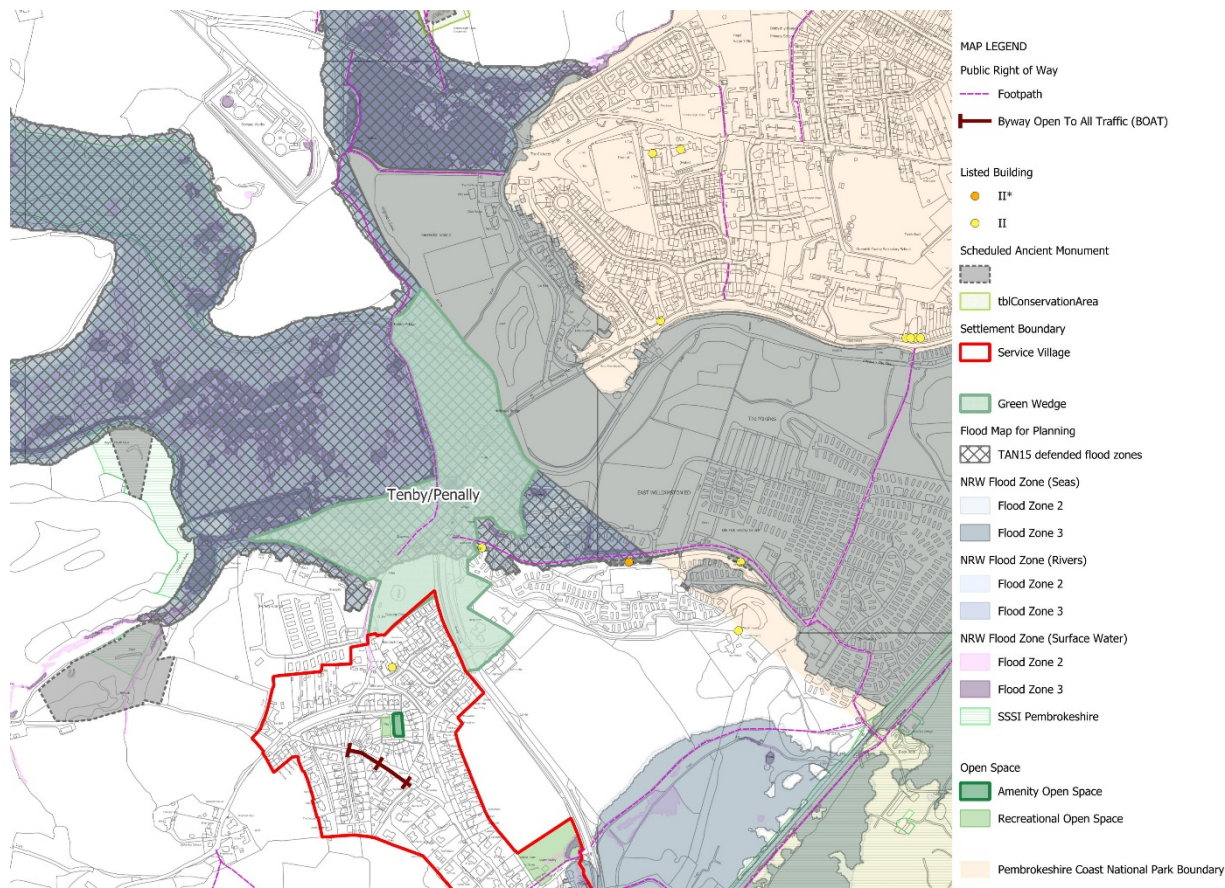
Appendix 1 and 2 to the Green Wedge Background Paper original September 2019 (updated December 2025)

NEW: Appendix 1: Reassessment of Green Wedges lists each of the seven existing Green Wedges (taken forward from LDP 1), recording whether they a) protect open land around a town and b) help to prevent the coalescence of two or more nearby settlements.

NEW: Appendix 2: Assessment of New Green Wedges lists the two additional Green Wedges proposed to be included in LDP 2.

NEW: Appendix 1: Reassessment of Green Wedges Designated in LDP1

Tenby/Penally

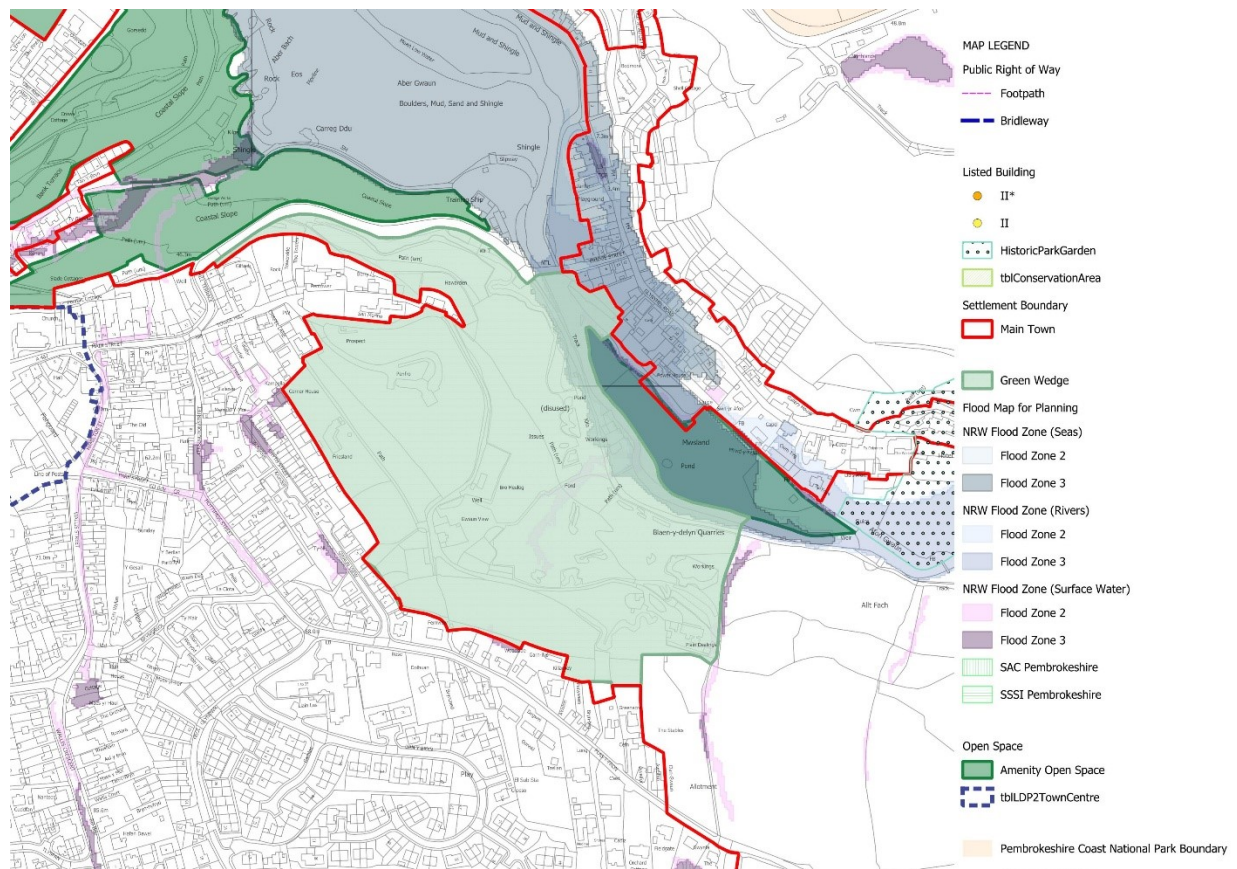


Area (hectares)	11.2Ha in PCC planning area (21.51Ha including area within the National Park Authority’s planning area)
Current use	Fen and carr with some open water, marshland; playing fields, agricultural land, overflow car park for leisure centre. The main coast road, A1439, between Tenby and Lydstep travels through the area. Western boundary of Kiln Park Holiday Park.
Adjacent land use	<p>This Green Wedge extends from Tenby (in the National Park) to Penally. The Green Wedge within Pembrokeshire County Council’s planning area extends from the National Park boundary to Penally and complements the Green Wedge in the National Park LDP2 to achieve the aim of protecting the open land around Tenby and preventing settlement coalescence with Penally.</p> <p>Kiln Park Holiday Park and Tenby Leisure Centre are to the east. The Pembrokeshire Coast National Park boundary forms the majority of the north-eastern</p>

	boundary. The north-eastern settlement boundary of Penally is adjacent to the south-west of the Green Wedge with a row of houses to the west. The land to the north extends to wider, open countryside.
Environmental Designations /Constraints	There are no specific environmental designations within the defined Green Wedge area. The majority of the site sits within a TAN 15 Flood Zone 3/ Defended Flood Zone.
Development Pressures	The town of Tenby and village of Penally are just half kilometre apart. The majority of pressure for developments in this location has come from the changing needs of Kiln Park Holiday Park, the entrance to which is within the defined Green Wedge. Developments that have occurred since the designation of the Green Wedge in LDP1 have related to changes to existing buildings and dwellings within the Green Wedge area, such as the renovation of a house and construction of an extension and a change of use of an existing building from a nightclub to a nursing home. The designation has been effective, to date, in safeguarding the countryside between Tenby and Penally.
Does the Green Wedge contribute to the setting of the settlement?	Yes, emphasising the 'natural' status of the Ritec Marsh with the hard urban edge of the Clicketts to the northeast and the edge of Penally to the south.
Does the Green Wedge prevent coalescence of settlements?	Yes, it maintains the separate identities of Penally and Tenby, particularly as Kiln Park Holiday Park is situated between the two settlements, to the east of the Green Wedge.
Will the Green Wedge help to safeguard the countryside from encroachment?	Yes, with potential pressures from Kiln Park caravan park to extend.
Can other policies help to achieve these objectives?	No. Potential pressure from development from adjacent uses may not ensure that openness is maintained and the coalescence of Tenby and Penally is avoided over such a large area. An 'Open Space' designation would not prevent development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement. The majority of the Green Wedge is low-lying marshland at or below sea level, meaning it is at risk of flooding from both the River Ritec and extreme sea levels pushing inland. A large part of the Green Wedge is designated as Flood Zone 3 for fluvial and tidal flooding. The same areas are located within a

	<p>TAN15 defended flood zone.</p> <p>As a general principle TAN15 advises that LDPs should seek to avoid intensification of uses in Defended Zones and replacement buildings or redevelopment schemes should be broadly the same scale as existing uses. New development on Greenfield sites is not appropriate in these zones. Certain types of development are, however, permitted within Defended Flood Zones. The southern-most tip of the Green Wedge is outside of the flood risk area and coincides with where greatest pressure for development has occurred in the past and is likely to occur in the future, due to the presence of the Holiday Park in very close proximity to the Settlement Boundary for Penally.</p> <p>Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing.</p> <p>Whilst much of the Green Wedge is within an area of flood risk, the potential remains for development outside of the settlement boundaries of Penally and Tenby which may be permissible under other policies, such as those listed above. The presence of a Green Wedge in this location will support protection of the narrow gap between two Settlements and a major Holiday Park and provide a consistent approach with the neighbouring planning authority.</p>
Conclusion: designate Green Wedge?	Yes
If YES does the Green Wedge follow physical boundaries?	Pembrokeshire Coast National Park boundary to the east. Knightston Brook to the north and east; Trefloyne Lane to the north-west and Penally Settlement Boundary to the south-west.
Overall Recommendation	Designate as a Green Wedge to prevent coalescence of Tenby and Penally.

Fishguard/Lower Town

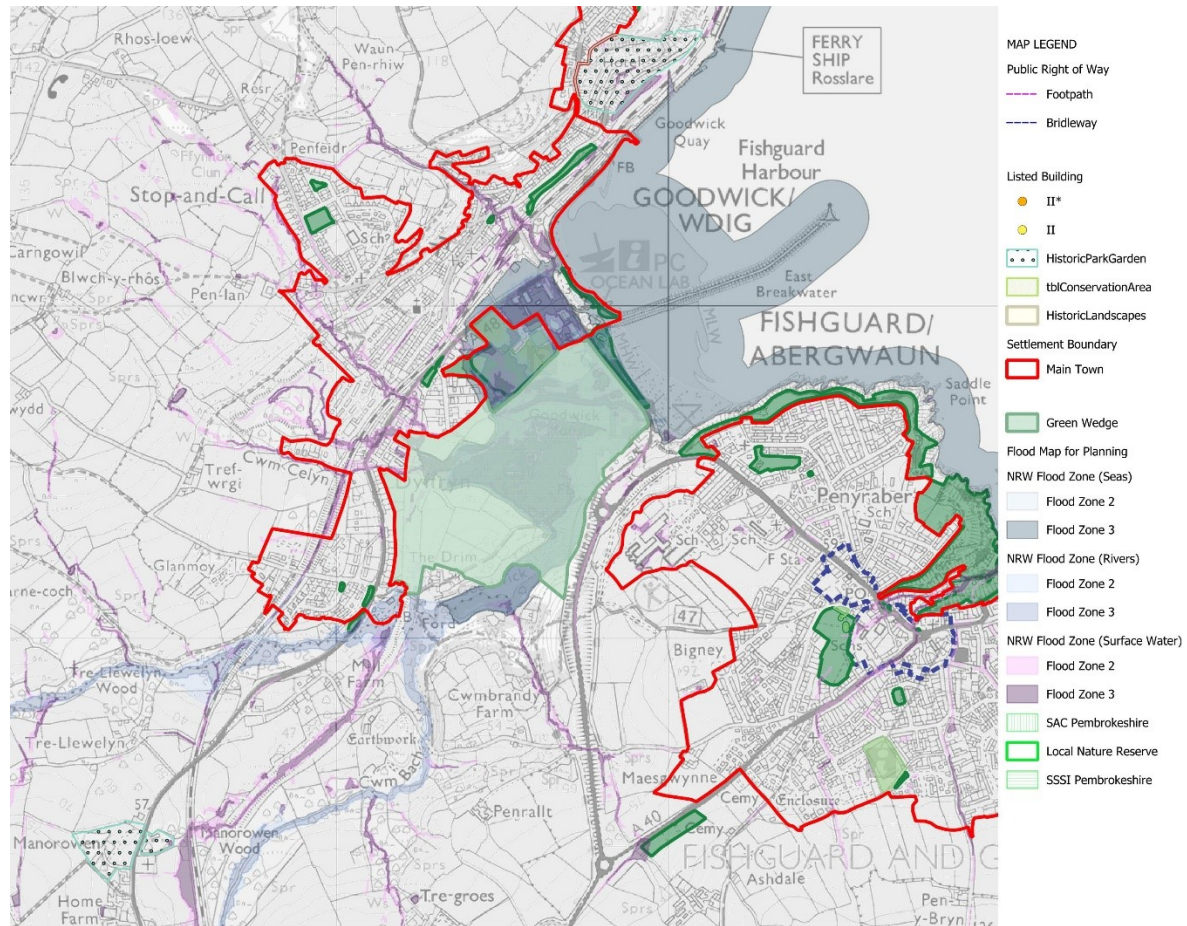


Area (hectares)	9.81Ha
Current use	Woodland, landscaped gardens, open space, mouth of the Gwaun Valley, floodplain. Blaen-y-Delyn Quarries. A number of Public Rights of Way criss-cross the area.
Adjacent land use	This Green Wedge extends from Lower Town Fishguard to Fishguard Town. The eastern boundary is formed by the banks of the River Gwaun with the edge of Lower Town beyond. Lower Town is largely within a Conservation Area. The northern edge is bounded by coastal slope, designated as amenity open space, with the Lower Town slipway and harbour beyond. The hard edge of Fishguard Town forms the western boundary, with the built form of the town extending beyond.
Environmental Designations /Constraints	There are no specific environmental designations within the defined Green Wedge area. The northeastern edges of the area fall within TAN 15 Flood Zones 2 and 3.
Development Pressures	Fishguard Town and Lower Town are just 300m apart at the widest point, and less than 100m apart at the narrowest point. The majority of

	<p>pressures for development in this location has come from minor extensions and alterations to existing residential dwellings within and surrounding the Green Wedge area. The designation of the Green Wedge in LDP1 has been effective in safeguarding the countryside between Fishguard and Lower Town and the wooded slopes providing a green backdrop to Lower Town.</p>
<p>Does the Green Wedge contribute to the setting of the settlement?</p>	<p>Yes. The built form of Lower Town Fishguard is to the north and east of the banks of the Afon Gwaun and is situated just above sea level. The landscape to the west rises steeply up to the main town of Fishguard. The Green Wedge defines the largely undeveloped area between the two parts of the Settlement and helps to create the distinctive character of Lower Town.</p>
<p>Does the Green Wedge prevent coalescence of settlements?</p>	<p>Yes, it maintains the separate identities of Fishguard and Lower Town, particularly as future development options are constrained by the sea to the north and the town of Goodwick and the A40 to the west.</p>
<p>Will the Green Wedge help to safeguard the countryside from encroachment?</p>	<p>Piecemeal development at the edge of the Fishguard settlement boundary (off Smyth Street, Gwaun View and Plas-y-fron) could encroach into the open countryside without the Green Wedge designation.</p>
<p>Can other policies help to achieve these objectives?</p>	<p>No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Fishguard and Lower Town is avoided over such a large area.</p> <p>Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing.</p> <p>An 'Open Space' designation would not prohibit development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement.</p>
<p>Conclusion: designate Green Wedge?</p>	<p>Yes</p>
<p>If YES does the Green Wedge</p>	<p>Settlement boundary of Lower Town to west and</p>

follow physical boundaries?	Fishguard to east. Northern boundary formed by the main A487 Fishguard to Cardigan road.
Overall Recommendation	Designate as a Green Wedge to prevent coalescence of Fishguard and Lower Town.

Fishguard/Goodwick (Existing)

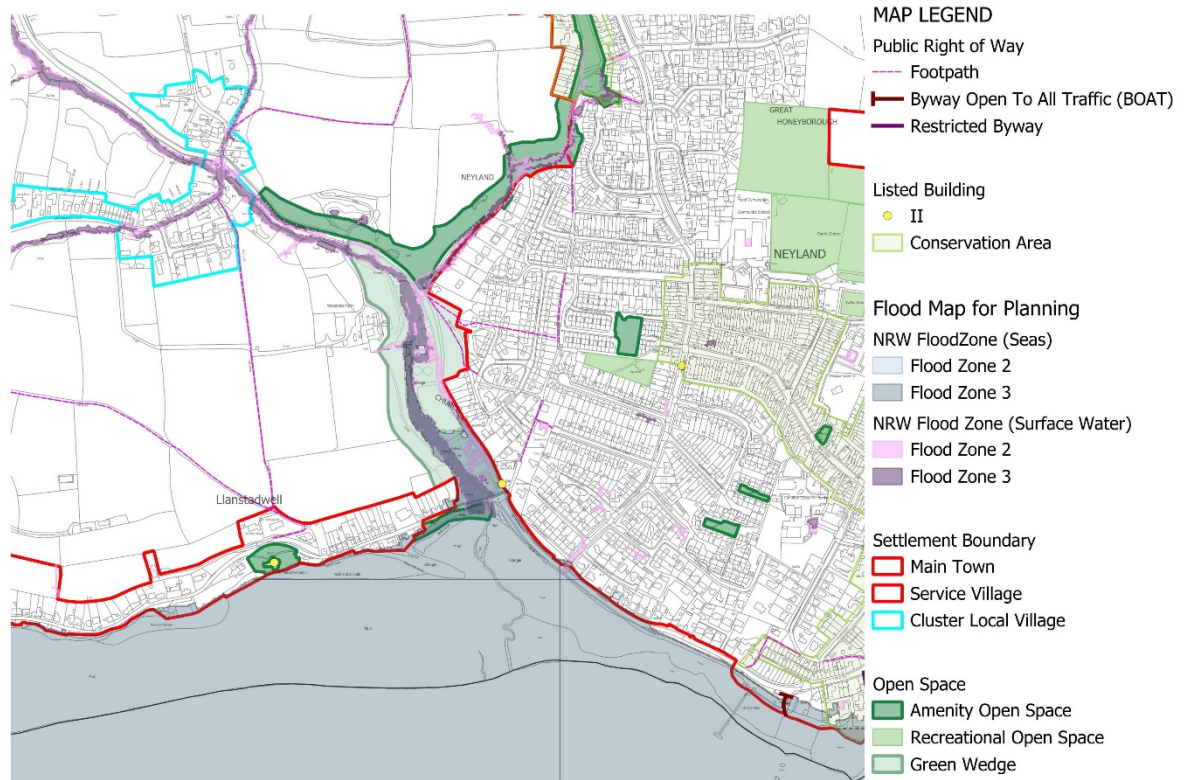


Area (hectares)	35.20Ha
Current use	Moor and scrubland, playing fields, agricultural fields, floodplain. A public bridleway cuts through the southern part of the area.
Adjacent land use	This Green Wedge area extends the 500m between Goodwick to the west and Fishguard to the east. To the north lies a small area of recreational open space with Fishguard harbour beyond and associated employment and port development. The main A40 Fishguard to Haverfordwest road forms the eastern and southern boundaries with Fishguard Town beyond.
Environmental Designations /Constraints	This Green Wedge incorporates parts of the Goodwick Moor Nature Reserve. TAN 15 Flood Zones 2 and 3 also make up a large part of the Green Wedge area.
Development Pressures?	The majority of pressures for development in this location have come from the northern boundary (outside) of the Green Wedge and are primarily related to the industrial and port development associated with Fishguard Harbour. There are also applications from Goodwick AFC to improve facilities in the recreational open space and to extend playing pitches into the Goodwick Moor Nature Reserve. Within the Green Wedge area, the only

	<p>applications approved include a boardwalk and a shared use path. Developments that have occurred since the designation of the Green Wedge in LDP1 have related to changes to existing buildings on the edge (outside) of the Green Wedge area. The designation has been effective in safeguarding the open space between Goodwick and Fishguard.</p>
<p>Does the Green Wedge contribute to the setting of the settlement?</p>	<p>Yes, emphasising the 'natural' status of the Goodwick Moor with the hard urban edge of Goodwick to the northwest and the A40 to the south.</p>
<p>Does the Green Wedge prevent coalescence of settlements?</p>	<p>Yes, it helps to maintain the separate identities of Fishguard and Goodwick.</p>
<p>Will the Green Wedge help to safeguard the countryside from encroachment?</p>	<p>Piecemeal development on the edge of the Goodwick settlement boundary (off Emlyn Terrace, Drim Terrace and the A487) as well as expansion of the industrial and recreational areas in the north could encroach into the open countryside, without the Green Wedge designation.</p>
<p>Can other policies help to achieve these objectives?</p>	<p>No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Fishguard and Goodwick avoided over such a large area.</p> <p>An 'Open Space' designation would not prohibit development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement.</p> <p>The majority of the Green Wedge is low-lying marshland at or below sea level, meaning it is at risk of flooding from both the Goodwick Brook and extreme sea levels pushing inland. A large part of the Green Wedge is designated as Flood Zone 3 for fluvial and tidal flooding. A significant part of the Green Wedge is located within Flood Zone 3 for surface water flooding,</p> <p>A fundamental principle of TAN15 is to restrict new development in Zone 3 subject to the limited exceptions such as addressing national security or energy security needs, reasons of public health or to mitigate the impacts of climate change which have a clear locational need and cannot be located elsewhere. Planning authorities must not allocate sites for highly vulnerable redevelopment unless there is a clear commitment that flood mitigation measures will be provided to protect those sites. Such measures must be set out in a LDP Infrastructure Plan.</p>

	<p>The southern third of the Green Wedge is outside of the flood risk area.</p> <p>Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing).</p> <p>Whilst much of the Green Wedge is within an area of flood risk, the potential remains for development outside of the settlement boundaries of Fishguard and Goodwick which may be permissible under other policies, such as those listed above. The presence of a Green Wedge in this location will support protection of the narrow gap between two Settlements and provide a consistent approach with the neighbouring planning authority.</p>
<p>Conclusion: designate Green Wedge?</p>	<p>Yes</p>
<p>If YES does the Green Wedge follow physical boundaries?</p>	<p>The settlement limit of Goodwick forms the northern boundary while the A40 road forms the eastern and southern boundaries. The field boundaries to the south define the southern extent.</p>
<p>Overall Recommendation</p>	<p>Designate as a Green Wedge to prevent coalescence of Fishguard and Goodwick.</p>

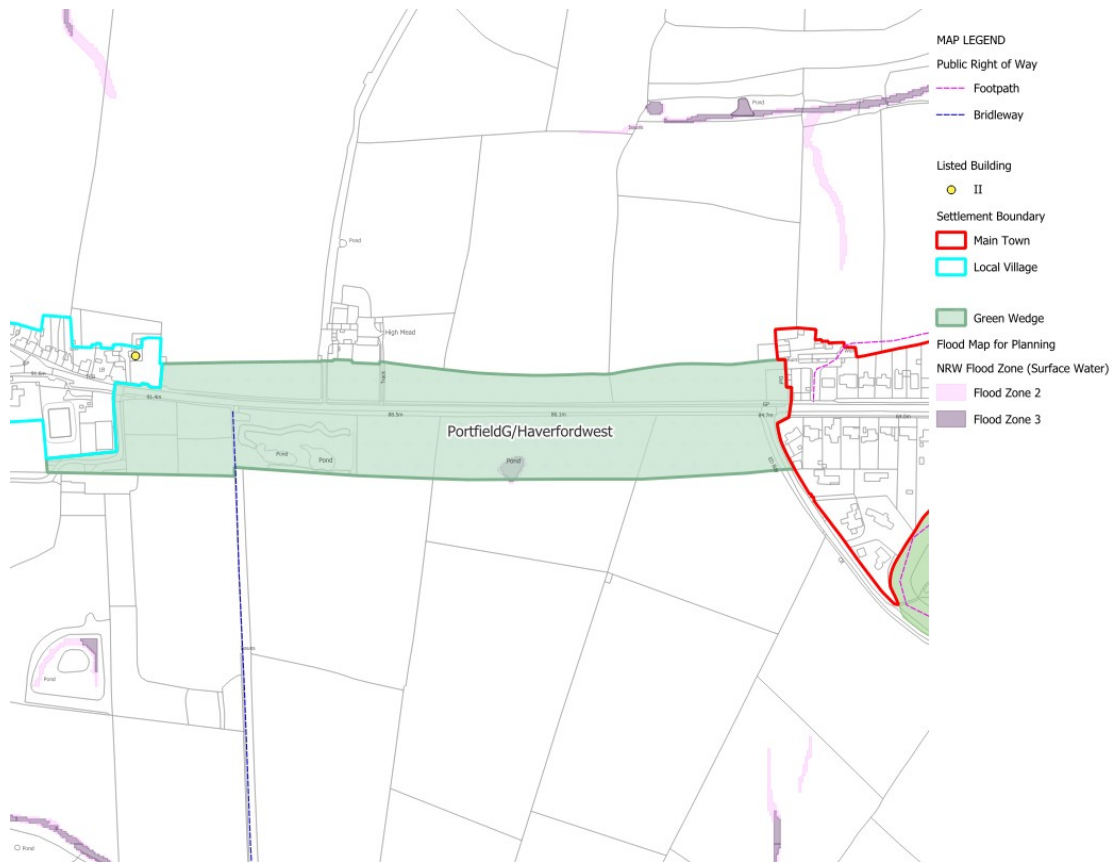
Neyland/Llanstadwell (Existing)



Area (hectares)	4.12Ha
Current use	Woodland, surface water/small watercourse
Adjacent land use	This Green Wedge area separates Llanstadwell from the western extent of Neyland. It also extends in a northern direction towards Mascle Bridge in a linear shape. There is an area of amenity open space at the northern extent in a 'Y' shape along the boundaries of Neyland and Mascle Bridge. The eastern boundary of the Green Wedge area is formed by the B-road between Llanstadwell and Mascle Bridge. Open agricultural land extends to the west while the southern limit is defined by the coast road and estuary beyond.
Environmental Designations /Constraints	This Green Wedge links to a significant belt of open land (designated as Common) at Neyland Vale. The central area is designated as Flood Zones 2 and 3 (surface water flooding) and a section in the south is designated as Flood Zone 3 from tidal flooding.
Development Pressures?	Developments that have occurred since the designation of the Green Wedge in LDP1 have related to changes to existing buildings and infill building plots on the western edge of the Neyland settlement boundary, all of which have been outside the Green Wedge. Thus, the designation has been effective in safeguarding the open

	land between Neyland and Llanstadwell.
Does the Green Wedge contribute to the setting of the settlement?	Yes, by emphasising the 'natural' status of Neyland Vale with the hard urban edge of Neyland to the east.
Does the Green Wedge prevent coalescence of settlements?	Yes, maintain the separate identities of Llanstadwell and Neyland which are separated by a narrow strip of open land of less than 100m width.
Will the Green Wedge help to safeguard the countryside from encroachment?	With such a narrow distance between the two settlements, any development on the edge of the settlement boundaries would encroach into the open countryside and would effectively merge both Llanstadwell and Neyland.
Can other policies help to achieve these objectives?	<p>No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Llanstadwell and Neyland is avoided over such a large area.</p> <p>An 'Open Space' designation would not prohibit development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement.</p> <p>Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing).</p> <p>Whilst part of the Green Wedge is within an area of flood risk, the potential remains for development outside of the settlement boundaries of Neyland and Llanstadwell which may be permissible under other policies, such as those listed above. The presence of a Green Wedge in this location will support protection of the narrow gap between two Settlements.</p>
Conclusion: designate Green Wedge?	Yes
If YES does the Green Wedge follow physical boundaries?	The Green Wedge extent follows the settlement boundary of Neyland to the east. A farm access track and field boundaries form the western and northern boundaries whilst the southern boundary is formed by Church Road.
Overall Recommendation	Designate as a Green Wedge to prevent coalescence of Neyland and Llanstadwell.

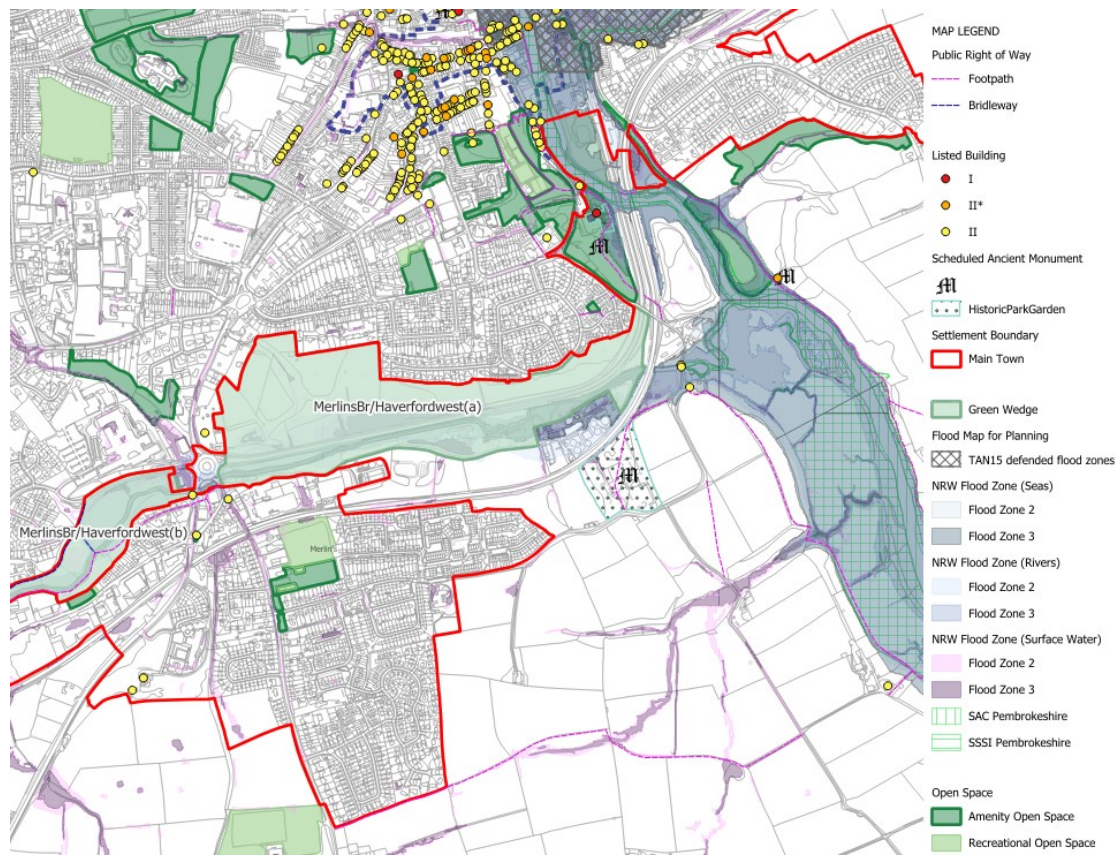
Haverfordwest/Portfield Gate (Existing)



Area (hectares)	6.88Ha
Current use	The B4341 road runs through the centre of the Green Wedge flanked by agricultural land to the north and to the south.
Adjacent land use	The Green Wedge area is bounded by agricultural fields to the north and south with open fields beyond and the hard edges of Haverfordwest and Portfield Gate to the east and west respectively.
Environmental Designations /Constraints	There are no specific environmental designations within the defined Green Wedge area.
Development Pressures?	Development pressures arise from the linear expansion – or ribbon development – of both Haverfordwest and Portfield Gate. Developments that have occurred since the designation of the Green Wedge in LDP1 have related to changes to existing structures or features and infill building plots on the edges of both settlements but outside of the Green Wedge area, with one application for a residential dwelling inside the Green Wedge area being refused.
Does the Green Wedge contribute to the setting of the settlement?	Yes. The Green Wedge is a linear shape designated to protect the just over 600m separating Haverfordwest from Portfield Gate. Development at Portfield Gate to the west and Haverfordwest to the east presents itself as ribbon development along the B4341. This Green Wedge forms an essential brake on further extensions

	to both settlements along the B4341.
Does the Green Wedge prevent coalescence of settlements?	Yes, maintain the separate identities of Haverfordwest and Portfield Gate.
Will the Green Wedge help to safeguard the countryside from encroachment?	With ribbon development extending both Portfield Gate and Haverfordwest, the Green Wedge designation ensures the open countryside between the two settlements is safeguarded from further encroachment.
Can other policies help to achieve these objectives?	<p>No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Haverfordwest and Portfield Gate is avoided over such a large area.</p> <p>An 'Open Space' designation would not prohibit development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement.</p> <p>Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing).</p> <p>The potential remains for development outside of the settlement boundaries of Haverfordwest and Portfield Gate which may be permissible under other policies, such as those listed above. The presence of a Green Wedge in this location will support protection of the narrow gap between two Settlements and provide a consistent approach with the neighbouring planning authority</p>
Conclusion: designate Green Wedge?	Yes
If YES does the Green Wedge follow physical boundaries?	The Green Wedge area follows the settlement boundary of Haverfordwest to east and Portfield Gate to the west. The northern edge follows established hedge lines.
Overall Recommendation	Designate as a Green Wedge to prevent coalescence of Haverfordwest and Portfield Gate.

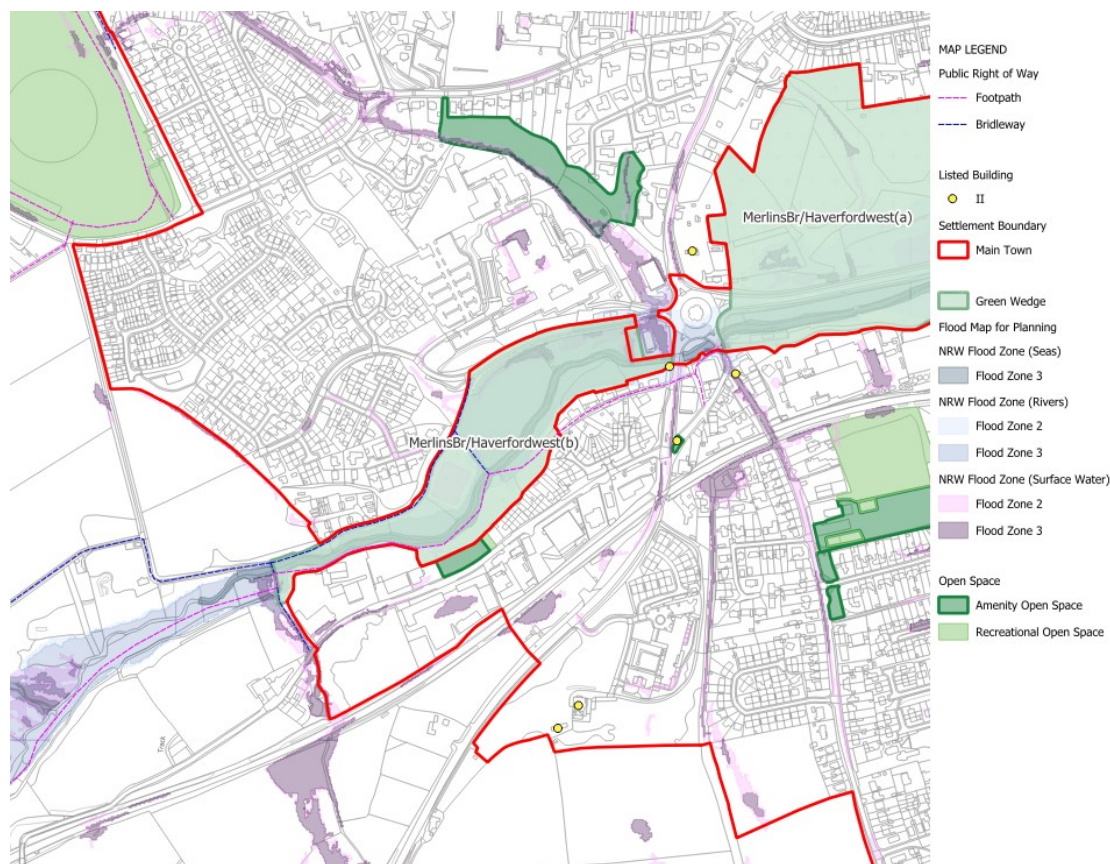
Haverfordwest/Merlin's Bridge East (Existing)



Area (hectares)	23.63Ha
Current use	Grazing fields, scrubland, Freemens Way bypass
Adjacent land use	This Green Wedge area follows the hard edge of Haverfordwest to the north. The DCWW sewage treatment works, and First Milk factory lie to the south, with the railway beyond this and Merlin's Bridge beyond again. To the northeast, beyond the Haroldston road bridge which spans Freemens Way, a large area of amenity open space is associated with the Grade 2 listed Priory, the scheduled ancient monument of Haverfordwest Priory and the Grade 1 listed remains of Priory of St Mary and St Thomas the Martyr.
Environmental Designations /Constraints	There are no specific environmental designations within the defined Green Wedge area. Much of the southern half of the Green Wedge area is designated TAN15 Flood Zones 2 and 3, associated with fluvial flooding from the Merlin's Brook.
Development Pressures?	Development pressures are largely from piecemeal development on the edge of the Haverfordwest settlement boundary along the northern edge of the Green Wedge area and into the open fields towards Freemens Way. Developments that have occurred since the designation of the Green Wedge in LDP1 have related to changes to existing residential dwellings on the edge but outside of the Green Wedge boundary. There have been no applications within the Green Wedge itself.

Does the Green Wedge contribute to the setting of the settlement?	The Merlin's Brook and railway – and latterly the Freemans Way bypass – have kept Merlin's Bridge separate from Haverfordwest. The Green Wedge adds to this.
Does the Green Wedge prevent coalescence of settlements?	Yes, maintain the separate identities of Haverfordwest and Merlin's Bridge.
Will the Green Wedge help to safeguard the countryside from encroachment?	Yes, particularly from development pressure due to the southerly expansion of Haverfordwest.
Can other policies help to achieve these objectives?	<p>No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Haverfordwest and Merlin's Bridge is avoided over such a large area.</p> <p>An 'Open Space' designation would not prohibit development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement.</p> <p>Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing).</p> <p>The potential remains for development outside of the settlement boundaries of Haverfordwest and Merlin's Bridge which may be permissible under other policies, such as those listed above. The presence of a Green Wedge in this location will support protection of the narrow gap between two Settlements and provide a consistent approach with the neighbouring planning authority.</p>
Conclusion: designate Green Wedge?	Yes
If YES does the Green Wedge follow physical boundaries?	Settlement boundary of Haverfordwest to north. Boundary of milk factory and water treatment works to south.
Overall Recommendation	Designate as a Green Wedge to prevent coalescence of Haverfordwest and Merlin's Bridge.

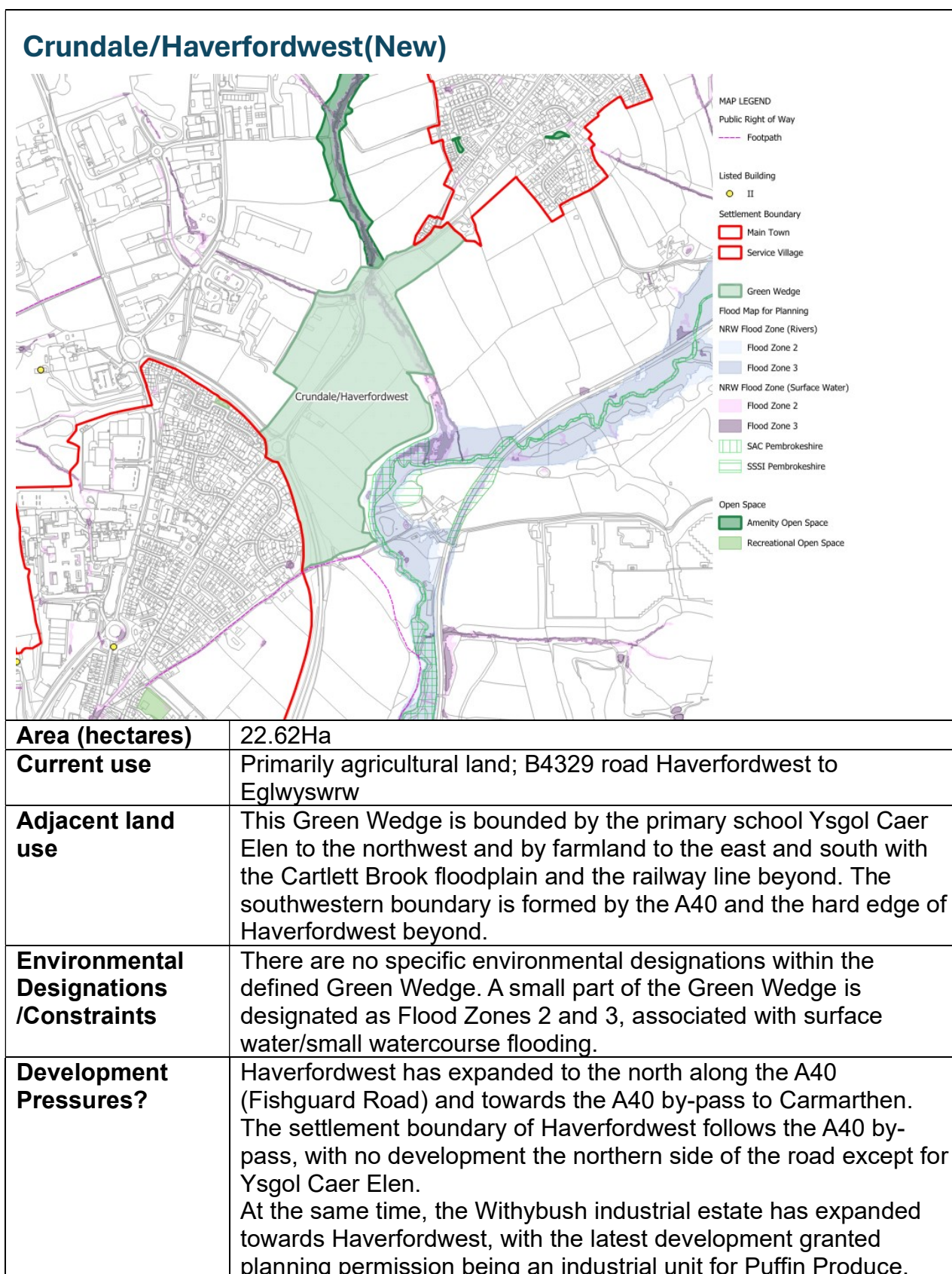
Haverfordwest/Merlin's Bridge West (Existing)



Area (hectares)	5.54Ha
Current use	Agricultural fields/grazing. The Merlin's Brook flows through the Green Wedge area.
Adjacent land use	This Green Wedge is located to the west of the Merlin's Bridge roundabout, a major route into Haverfordwest from the south of the county. The Merlin's Bridge settlement boundary extends to the edge of the Green Wedge, with both residential dwellings and industrial development off the Old Hakin Road. The northern edge of the Green Wedge follows Caradog's Well Road, with Pembrokeshire College beyond. The Haverfordwest settlement boundary includes residential properties on the newly-built Glenfields Road/Scarrowscant estate and also a caravan site, which also form the south-western edge of the Green Wedge.
Environmental Designations /Constraints	There are no specific environmental designations within the defined Green Wedge area. Much of the Green Wedge area is designated TAN15 Flood Zones 2 and 3, associated with fluvial flooding from the Merlin's Brook.
Development Pressures?	Development pressures relate to the expansion of Haverfordwest, with recent residential development on the Glenfields Road estate and off Scarrowscant Lane in a southeastern direction.
Does the Green Wedge contribute to the	The Merlin's Bridge roundabout marks the focal point for the separation of Haverfordwest and Merlin's Bridge. The Merlin's Brook is also a significant landscape feature to the west of the

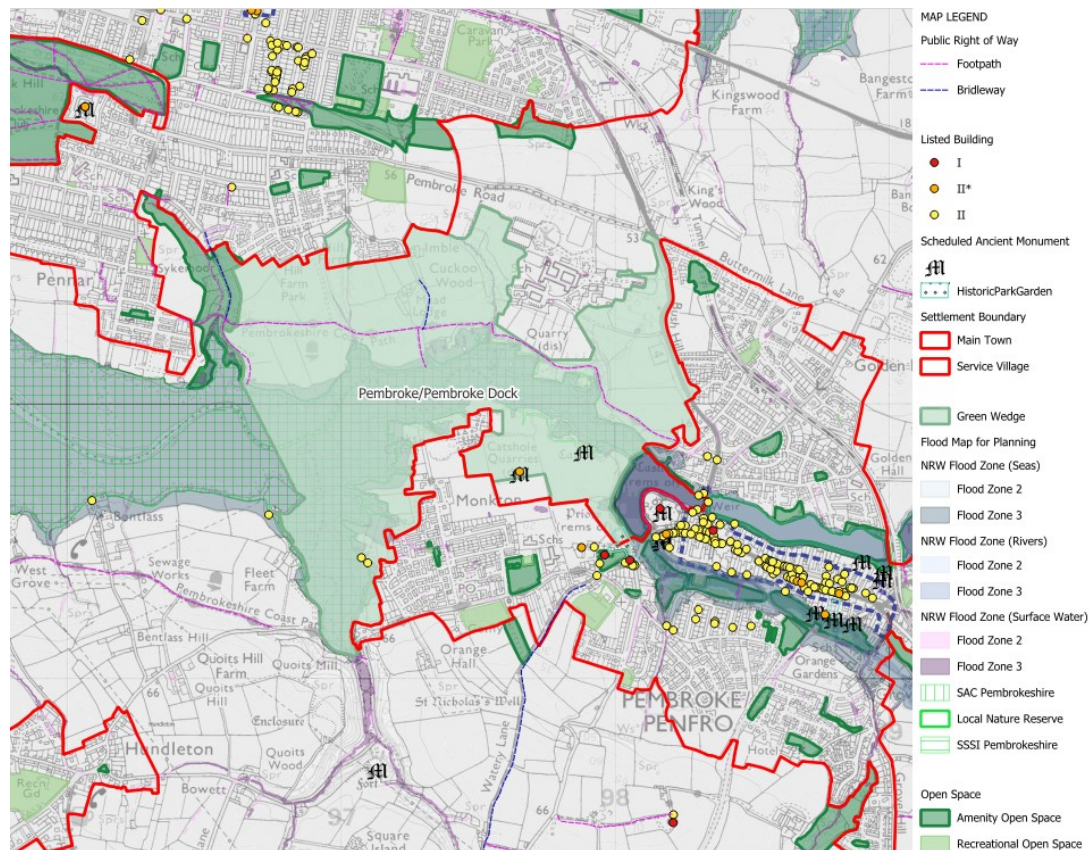
setting of the settlement?	roundabout separating the two settlements. The open area within the Green Wedge helps retain the distinct character of the two settlements.
Does the Green Wedge prevent coalescence of settlements?	Yes, maintain the separate identities of Haverfordwest and Merlin's Bridge
Will the Green Wedge help to safeguard the countryside from encroachment?	Yes, there is development pressure primarily from the southern expansion of Haverfordwest urban area.
Can other policies help to achieve these objectives?	<p>No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Haverfordwest and Merlin's Bridge is avoided in this area.</p> <p>An 'Open Space' designation would not prohibit development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement.</p> <p>Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing).</p> <p>The potential remains for development outside of the settlement boundaries of Haverfordwest and Merlin's Bridge which may be permissible under other policies, such as those listed above. The presence of a Green Wedge in this location will support protection of the narrow gap between two Settlements and provide a consistent approach with the neighbouring planning authority.</p>
Conclusion: designate Green Wedge?	Yes
If YES does the Green Wedge follow physical boundaries?	The Green Wedge follows the settlement boundary of Merlin's Bridge to the south and the settlement boundary of Haverfordwest to the north. The McDonalds restaurant and the Merlin's Bridge roundabout separate the two Green Wedges (Haverfordwest/Merlin's Bridge east and Haverfordwest/Merlin's Bridge west).
Overall Recommendation	Designate as a Green Wedge to prevent coalescence of Haverfordwest and Merlin's Bridge.

NEW: Appendix 2: Assessment of New Green Wedges



	The extent of this site reaches the B4329 road at Stephen's Ford. In Crundale itself, the settlement has expanded in a northeastern direction off the B4329 towards the Withybush Industrial Estate and in a southern direction off Chapel Road and Dingle Lane.
Does the GW contribute to the setting of the settlement?	Yes, Crundale has expanded in a linear fashion along the B4329 road as well as towards Withybush. Withybush Industrial Estate lies to the west along with sites allocated for employment use. Caer Elen school lies between the employment sites and the settlement boundary for Haverfordwest. The Green Wedge would prevent the further encroachment of the development of Crundale towards Haverfordwest.
Does the GW prevent coalescence of settlements?	Yes, maintain the separate identities of Haverfordwest and Crundale.
Will the GW help to safeguard the countryside from encroachment?	Yes, with potential pressures from Crundale to extend.
Can other policies help to achieve these objectives?	<p>No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Haverfordwest and Crundale is avoided this area.</p> <p>An 'Open Space' designation would not prohibit development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement.</p> <p>Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing).</p> <p>The potential remains for development outside of the settlement boundaries of Haverfordwest and Crundale which may be permissible under other policies, such as those listed above. The presence of a Green Wedge in this location will support protection of the narrow gap between two Settlements and provide a consistent approach with the neighbouring planning authority.</p>
Conclusion: designate Green Wedge?	Yes
If YES does the Green Wedge follow physical boundaries?	The green wedge largely follows existing field boundaries; the southwestern edge abuts the Haverfordwest settlement boundary.
Overall Recommendation	Designate as a Green Wedge to prevent coalescence of Haverfordwest and Crundale.

Pembroke/Pembroke Dock (New)



Area (hectares)	135.7Ha
Current use	Marshland, agricultural fields, woodland, disused quarries
Adjacent land use	This Green Wedge extends the 800m (at the narrowest point) between the settlement boundary of Pembroke Dock to the north and the settlement boundary of Pembroke to the south. The northeast boundary abuts the sports and playing fields of Pembroke secondary school and the A4139/Bush Hill, with residential estates beyond. The southeastern and southern boundary largely follows the settlement boundary for Pembroke which includes the historic castle and mill pond and with Monkton to the south. To the west, there is open farmland and marshland associated with the tidal extent of the Pembroke River (Cleddau) waterway.
Environmental Designations /Constraints	Part of the Green Wedge area includes the Milford Haven Waterway SSSI and the Pembrokeshire Marine SAC. It also includes the tidal extents of the Pembroke River waterway and the Pembrokeshire Coast Path cuts through the area following the coast in an east to west direction. There is a small area of woodland at Cuckoo Wood which benefits from Tree Protection Orders as well as an area of deciduous woodland along the southern bank of the Cleddau estuary to the north of Monkton. The eastern part of the area is designated as a Conservation Area

	and there are a number of Listed Buildings and Historic Park gardens located within the boundary. These are the Monkton Old Hall and Vicarage historic park garden, the Monkton Priory dovecote and the two lime kilns at Pill Farm.
Development Pressures?	The most recent development includes the residential estate called Gatehouse View off Buttermilk Lane to the north of Pembroke and infill at Rocky Park, off Castle View, along the northern boundary of the millpond. This latter development is the only development that has happened on the eastern side of the A4139/Bush Hill and it abuts the edge of the proposed Green Wedge. In Pembroke Dock, the settlement has extended south of Pembroke Road towards Pembroke, notably adjacent to the Cricket Club and an affordable housing development at Imble Lane.
Does the Green Wedge contribute to the setting of the settlement?	Yes, Pembroke is a historic town centred around the castle and mill pond. While it is separated from Pembroke Dock by the Pembroke River estuary, the urban extent of Pembroke has expanded to the north along the A4139/Bush Hill.
Does the Green Wedge prevent coalescence of settlements?	Yes, the Green Wedge would maintain the separate identities of Pembroke and Pembroke Dock.
Will the Green Wedge help to safeguard the countryside from encroachment?	Yes – due to the Pembroke River, there is limited space for Pembroke to expand towards the west. Open countryside currently separates Pembroke from Monkton (to the south) and from Pembroke Dock.
Can other policies help to achieve these objectives?	No. Adjacent uses may not ensure that openness is maintained and that the coalescence of Pembroke and Pembroke Dock is avoided over such a large area. An ‘Open Space’ designation would not prohibit development if a suitable replacement for the open space is provided, or the open space is demonstrated to be surplus to requirement. Planning Policy Wales and LDP2 allow for some types of development outside Settlement Boundaries, such as One Planet Enterprises, rural enterprise worker and affordable housing, agricultural diversification, growth of existing businesses (see Policy SP11 Countryside and GN 8 Employment Proposals and GN21 Exception Sites for Local Needs Affordable Housing). The potential remains for development outside of the settlement boundaries of Haverfordwest and Merlin’s Bridge which may be permissible under other policies, such as those listed above. The presence of a Green Wedge in this location will support protection of the narrow gap between two Settlements and provide a consistent approach with the neighbouring planning authority.

Conclusion: designate Green Wedge?	Yes
If YES does the Green Wedge follow physical boundaries?	The Green Wedges follows the settlement boundary of Pembroke Dock to the north and the boundary of Pembroke school and playing fields. The eastern boundary is formed by hard edge of Pembroke town and the castle mill pond while the southern boundary follows Pembroke settlement boundary (edge of land allocated for housing). The western boundary largely follows the tidal extent of the Pembroke River/Cleddau estuary.
Overall Recommendation	Designate as a Green Wedge to prevent coalescence of Pembroke and Pembroke Dock.