

Pembrokeshire County Council

**Caravan, Camping and Chalet
Landscape Capacity Assessment**



Final Report
for
Pembrokeshire County Council

November 2019

Tel: 029 2236 2416

Email: sw@whiteconsultants.co.uk
Web: www.whiteconsultants.co.uk



CONTENT

1. Introduction.....	2
PART 1	4
2. Method	5
3. Overview of issues and sensitivities	12
4. Summary of recommendations for LCAs	16
5. Landscape Character Areas Sensitivity and Capacity Assessments	20
PART 2	21
6. Trends	22
7. Existing policy context	26
8. Strategy and policy approach recommendations	30
APPENDICES	34
Appendix A Glossary and abbreviations	35
Appendix B Guidance.....	43
Appendix C Definition of a Caravan.....	46

FIGURES

after page

Figure 1	Study area and location of existing permitted sites	3
Figure 2	Landscape sensitivity for static large scale development.....	17
Figure 3	Landscape sensitivity for static medium scale development.....	17
Figure 4	Landscape sensitivity for static small scale development.....	17
Figure 5	Landscape sensitivity for seasonal large scale development.....	17
Figure 6	Landscape sensitivity for seasonal medium scale development.....	17
Figure 7	Landscape sensitivity for seasonal small scale development.....	17
Figure 8	Landscape capacity for caravan and camping development.....	17

Individual maps for each Landscape Character Area

1. Introduction

- 1.1. White Consultants were appointed in July 2019 by Pembrokeshire County Council (PCC) to undertake a landscape sensitivity and capacity study for caravan, camping and chalet development in the county outside the Pembrokeshire Coast National Park.
- 1.2. The brief states the scope of the study as the systematic assessment of the capacity of existing Landscape Character Areas (LCAs) to accommodate a range of different types of caravan, camping and chalet developments including emerging types of accommodation. It requires advice on an LCA basis as to whether existing sites can be upgraded, extended to increase accommodation, extended to improve appearance and/or whether new sites can be accommodated. This forms Part 1 of this report.
- 1.3. The brief further requires industry trends to be explored and strategic guidance set out on how to improve the appearance of sites. Based on these and the LCA findings recommendations on changes to the development plan strategy and an approach to policy are required. This forms Part 2 of this report.
- 1.4. Very small scale development such as a single caravans in a curtilage and matters relating to licensing of sites are outside the scope of this study.
- 1.5. Pembrokeshire's landscapes are varied in character. This study seeks to define the extent of their ability to accommodate this type of development without significant change in character or adverse effects. The county landscapes are a seamless continuation of the landscapes and seascapes of the National Park which cover the large majority of the coast, as well as the Preselis and the Daugleddau. Whilst in some places, there is a clear topographical division or change in character, often there is intervisibility, and the county's landscapes form an important backcloth and context to the designated coastal landscape. The National Park attracts many visitors. People travelling to it pass through the county.
- 1.6. The attractiveness of the coast has led to significant development of caravans, camping and chalet developments in places which in turn have detrimentally affected the qualities of the National Park visitors seek to enjoy. It is also led to a spread of development into the hinterland of the County causing a clustering of leisure development in places, particularly the south east coast centred on Tenby and Saundersfoot. This development has supported the economy of the area, especially in the summer months.
- 1.7. PCC has a statutory duty to take into account the effect of development within its area on the setting of the National Park and the effect on its prime purpose of conserving and enhancing its landscape. This has to be balanced with the second purpose of the National Park seeking to foster the economic and social wellbeing of local communities. The potentially less sensitive landscapes of the County have a role in accommodating appropriately located and designed development which support the main purpose and special qualities of the National Park whilst supporting demand and the local economy. This study seeks to assist PCC in guiding existing, and possibly new, caravan, camping and chalet development to achieve this balance for the National Park setting and for the landscapes of the County in their own right.
- 1.8. The report is structured to explain the method used (2.0), give an overview of the issues encountered in the assessment (3.0), summarise the sensitivity and capacity of the LCAs (4.0), and then to assess each LCA in turn (5.0).

- 1.9. The appendices deal with a glossary of terms (**Appendix A**), generic guidance for siting, design and mitigation (**Appendix B**) and the definition of a caravan (**Appendix C**).
- 1.10. The study area with the pattern of existing camping and caravan development is indicated on **Figure 1**.

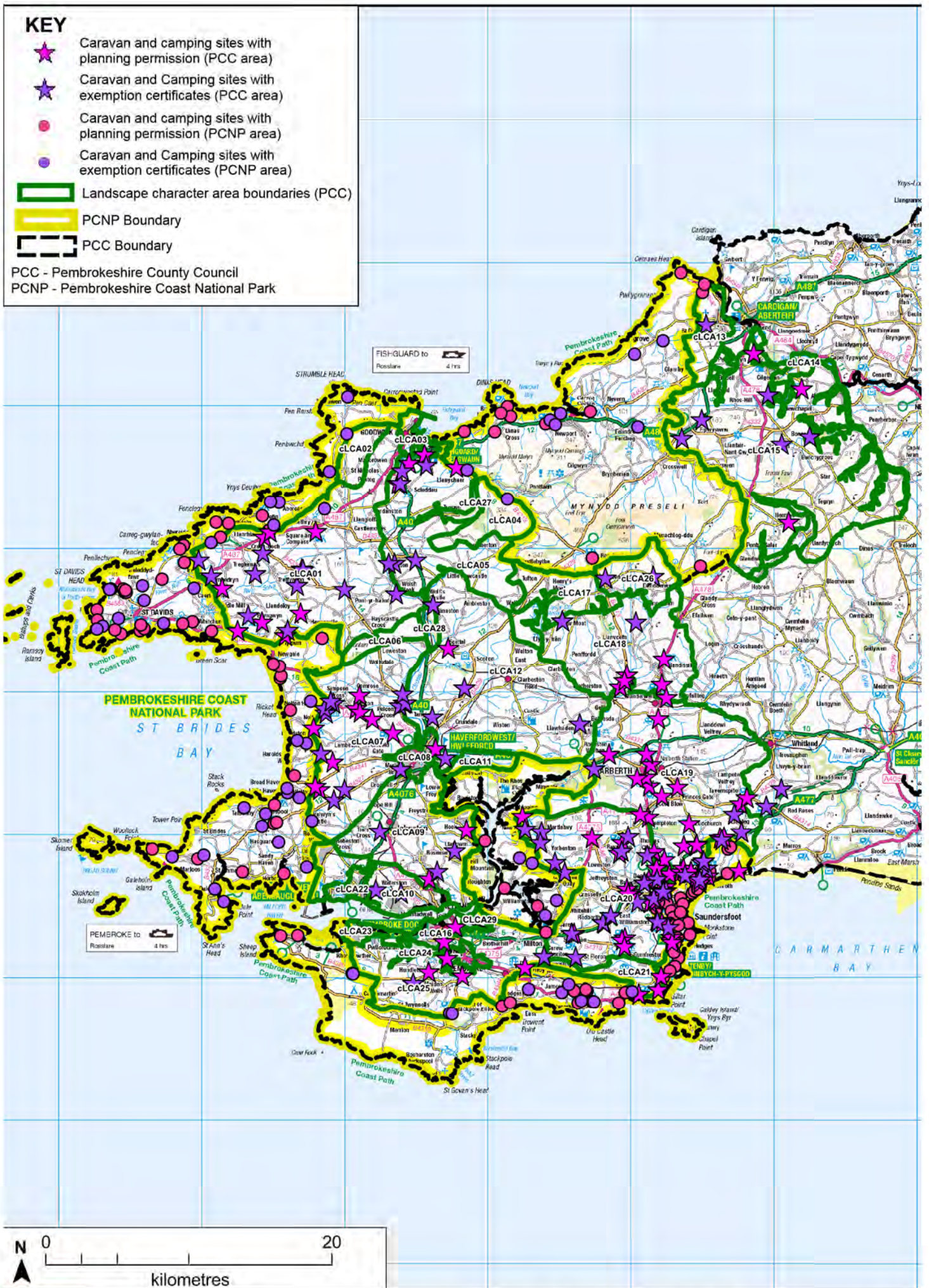


Figure 1 - Existing permitted caravan and camping sites
PCC caravan, camping and chalet landscape capacity assessment

PART 1

2. Method

- 2.1. The method for this study has built on the principles of sensitivity and capacity assessment of the landscape to accommodate various types of development without detrimental impact. It is essentially the same method as used for the Pembrokeshire Coast National Park study carried out in 2015 which is considered to be robust. This approach is intended to make sure that there is consistency between the assessments which is essential particularly in adjoining areas.
- 2.2. The terms used in the study are to be found in the Glossary in **Appendix A**. This uses terms primarily defined by the latest landscape and seascape character guidance. Other sources include the European Landscape Convention, and LANDMAP .
- 2.3. The relevant guidance and references taken into account by this study are as follows, in date order:
 - Topic Paper 6 Techniques and criteria for judging Capacity and Sensitivity, Countryside Agency, Carys Swanwick and LUC, 2004.
 - Guidelines for Landscape and Visual Impact Assessment Edition 3, 2013 (GLVIA3).
 - Draft landscape character assessment for Pembrokeshire County Council, 2019.
 - The LANDMAP Information System, Countryside Council for Wales, March 2012.
 - Landscape character assessment for Pembrokeshire Coast National Park, adopted as SPG in June 2011.
 - Seascape character assessment for Pembrokeshire Coast National Park, adopted as SPG in December 2013.
 - An approach to landscape character assessment, Natural England, 2014.
 - Our own landscape and seascape sensitivity studies in Wales and England.
 - An approach to landscape sensitivity assessment, Natural England, 2019. (This emerged during the study period).

Study process and method

- 2.4. A flow diagram of the process is shown in **Box 1**. This shows the series of tasks and reporting undertaken for the whole project.
- 2.5. A desk study was carried out bringing together all relevant landscape, seascape and constraints mapping data. Using this context, the County was visited by an experienced landscape and seascape assessor with another landscape architect with similar knowledge of the area acting as a sounding board. Every landscape character area was visited and assessed. All site visits were carried out in August in order to ensure that the peak season for seasonal camping was covered, and tents and touring caravans would be most apparent.

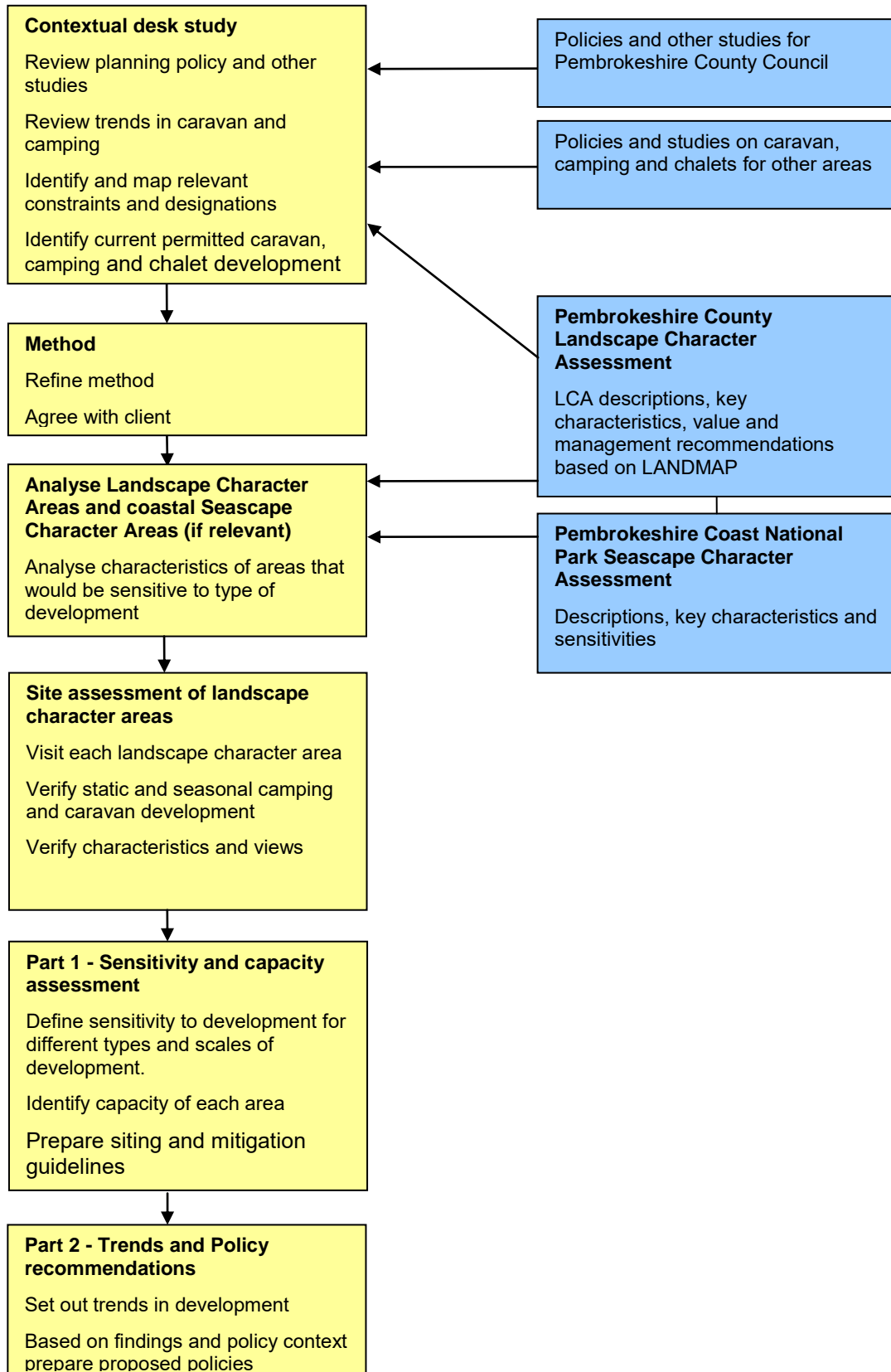
Definitions

- 2.6. **Sensitivity** is taken to mean the extent to which a landscape character area (LCA) can accommodate a particular type and scale of change without adverse effects on its character. Sensitivity is derived from an appraisal of its landscape character susceptibility (a term now commonly used since the PCNP assessment) and visual susceptibility to development and its intrinsic value.

Box 1: Summary of study process

**LANDSCAPE SENSITIVITY
& CAPACITY ASSESSMENT**

SEPARATE CONTEXTUAL ASSESSMENTS



- 2.7. **Capacity** is taken to mean the amount of change that an LCA can accommodate without adverse changes to character or key characteristics or undue consequences for the achievement of landscape policies in the area. It takes into account existing development within the area as well as the sensitivity and deals with the issue of potential cumulative effects at a strategic level. Therefore an area which has a substantial amount of existing development may be considered to be at capacity even though its characteristics may be able to accommodate certain types of development. In contrast, an area which has no existing development with characteristics which are highly sensitive would also have no capacity for development.

Definition of Different Types of Development

- 2.8. In order to establish the sensitivity and capacity of the landscape to accommodate different types of camping and caravan development it is necessary to categorize different types of development. There are static caravans, chalets, touring caravans, camping and glamping units such as pods. Some sites have a combination of these. The layout, density, unit colour and other factors can also influence the impact any given site. Whilst there are an increasing number of different types of accommodation it is not clear how successful the new types will be in the long term. The glamping market is moving swiftly with some creative options being pursued to capture the imagination of visitors. These include gypsy caravans, vintage camper vans and more exotic options such as grounded aircraft and upturned boats. It is therefore necessary to simplify the assessment focusing on the basic principles of whether a site/development is permanent throughout the year, ie static or seasonal, and its size/scale. These are set out below. The other factors that influence how a site should look and fit into the landscape are dealt with in the general guidelines in **Appendix B** and guidelines for each LCA. The size thresholds were derived from a preliminary assessment of a sample of different developments in the Pembrokeshire landscape taking into account the scale and pattern of the landscape.

Table 1 Definition of Different Types of Development

<i>Type of development and site size</i>	<i>Definition</i>
Static: large	Static units including caravans, chalets and pods/hard structure glamping options on a site above 3Ha.
Static: medium	Static units including caravans, chalets and pods/ hard structure glamping options on a site >0.5Ha- 3Ha.
Static: small	Static units including caravans, chalets and pods/hard structure glamping options on a site 0- 0.5Ha.
Seasonal: large	Seasonal units including touring caravans, tents, soft structure glamping options such as yurts, tepees and safari tents above 3Ha.
Seasonal: medium	Seasonal units including touring caravans, tents, soft structure glamping options such as yurts, tepees and safari tents >0.5Ha- 3Ha.
Seasonal: small	Seasonal units including touring caravans, tents, soft structure glamping options such as yurts, tepees and safari tents 0- 0.5Ha.

- 2.9. There are some important provisos to be made to the above development definitions:

- Touring caravans left on site for the majority of the summer season or stored in situ over winter are generally considered to be the equivalent of static caravans in terms of this assessment of sensitivity.
- Soft structure glamping options such as yurts, tepees and safari tents are assumed to be seasonal, being removed from the site for the majority of the year. They are also assumed to be free standing without hard features such as timber decks or fences. Where the latter apply, they may generally be considered to be the equivalent of static caravans.
- Hard structure glamping options such as camping pods or converted coaches are generally considered to be the equivalent of static caravans especially if permanent, on foundations, with decking, connected to electrics or water or plumbed in. There may be particular situations where the structures are freestanding and are removed from the site for the majority of the year. These may be considered as exceptions on a case by case basis.

2.10. The sizes of site above act as a broad guide to capacity as there is a spectrum of effects from different types of development on different sites. There may be cases where smaller developments have a greater effect in some locations and slightly larger sites may have less effect in others. Infrastructure associated with development will also influence landscape and visual impact. The effects of individual developments would need to be demonstrated on a case by case basis.

Deriving Sensitivity

2.11. Sensitivity is derived from combining landscape character susceptibility and visual susceptibility with value. The factors leading to a judgement of each are set out in Tables 2 and 3. Based on these, the levels of sensitivity are defined as:

Level	Definition
High	Landscape and/or visual characteristics of the landscape character area are very vulnerable to change and/or its intrinsic values are high or high/medium and the landscape character area is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.
High/medium	Landscape and/or visual characteristics of the landscape character area are vulnerable to change and/or its intrinsic values are medium through to high and the landscape character area can accommodate the relevant type of development only in defined limited situations without significant character change or adverse effects. Thresholds for significant change are low.
Medium	Landscape and/or visual characteristics of the landscape character area are susceptible to change and/or its intrinsic values are medium/low through to high/medium and/or the landscape character type <i>may</i> have some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
Medium / low	Landscape and/or visual characteristics of the landscape character area are resilient to change and/or its intrinsic values are medium/low or low and the landscape character area can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.
Low	Landscape and/or visual characteristics of the landscape character area are robust or degraded and/or its intrinsic values are low and the landscape character area can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.

Table 2 Landscape character susceptibility criteria for caravans, camping and chalet sites

The criteria below were developed for the PCNP study. Some therefore relate to elements which only occur in PCNP, not in the county (eg islands). However, these are retained to maintain consistency between the two studies.

Main criteria	Specific criteria/factors	Characteristics that are less sensitive	Characteristics that are more sensitive
PHYSICAL AND CULTURAL			
Landform scale and enclosure	Scale of landform	Larger scale landforms which may be more able to accommodate larger developments	Smaller scale well defined landforms which may be disrupted by larger development which may need cut and fill on slopes. Smaller developments may be able to be accommodated better.
	Topographic form	Plateaux or flat landscapes may be more suitable for larger developments and may be less visible (dependent on landcover)	Landforms with well defined changes in level including cliffs, coastal slopes, undulating landscapes, rounded landform, narrow ridges, steep sloping valley sides and hillsides and narrow valley floors as development could be visible unless small scale and dependent on landcover.
	Skyline	Areas/sites without skyline.	Skylines which are an important and noticeable component in the landscape/seascape eg as a backcloth to lower land or coastal margins
	Relationship with sea	Areas inland from the coast which are not intervisible with it.	Coastal edges and islands which have a strong relationship with the sea
Landcover pattern, scale and enclosure	Scale of landcover	Larger scale landcover /field pattern which is more able to accommodate larger developments	Smaller scale landcover/field pattern which is less able to accommodate developments if spread over several fields
	Type/ Pattern	Forestry plantations, large scale simple agriculture with rectilinear field patterns	Irregular or complex pattern, often pastoral farmland with hedgerows and trees or semi-natural land where the scale and rectilinear character of larger developments may dominate or conflict with the pattern
	Enclosure	Where tree or hedge enclosure limits views of developments in winter as well as summer.	Open, unenclosed landscapes/seascapes where developments may be highly visible including areas where traditional boundary banks without hedges predominate.
	Historic landscape/ Time depth	More recent landscapes such as reclaimed land, late enclosure land where developments may cause less disruption.	Older landscapes with significant time depth and associated features where developments may be seen as additional intrusive elements eg ancient woodland, historic parkland, SAMs and their setting, registered historic landscapes.
	Landscape Habitat/ Ecological character	Landscapes with little ecological diversity where development would not damage habitats eg improved pasture.	Landscapes with ecological diversity where development could conflict with the character and could damage habitats such as nationally and locally designated sites and nature reserves, permanent pasture and semi-natural habitats eg dunes, river corridors and woodland.
Settlement type and	Settlement pattern	Large scale modern urban areas where larger developments may be seen	Undeveloped areas including the coastal edge.

pattern		in scale and character	Rural villages and other clustered settlements especially with historic cores where medium and large developments may compete with the traditional character and pattern.
Main criteria	Specific criteria/factors	Characteristics that are less sensitive	Characteristics that are more sensitive
	Movement	Busy major roads and other areas of significant mechanised movement where developments may be more in character	No roads or only quiet country lanes where developments could be eye catching
Landscape features/ foci/ landmarks	Sensitive features/foci	Landscapes with no sensitive features where developments might detract from settings	Landscapes with landmarks and features such as church spires and towers, castles, follies, parks and gardens, prominent listed buildings and ancient monuments where developments might compete as landscape foci and detract from settings
PERCEPTUAL			
How the landscape is experienced	Views	Presence of detractive views with no attractive views	Presence of attractive views with no detractive views where developments may detract from, or interrupt, cherished views, such as from the Coast Path, towards the Preselis and Carningli, key viewpoints, recreational boat trip routes.
	Tranquillity	Area of lower tranquillity where the developments may be accommodated in character	Area of higher tranquillity and a sense of remoteness where developments, especially static developments, may be out of character
Context	Relationship with and intervisibility with adjacent landscapes	Limited or no visibility with seascape character areas partly indicated by the inland boundary of the seascape character area within LCA. Self-contained landscape with limited relationship with adjacent areas where the effects of developments may be limited to the character area eg large consistent character areas with subtle boundaries with adjacent landscape character areas.	Strong intervisibility with seascape character area partly indicated by the inland boundary of the seascape character area within LCA. Strong backdrop provided by this or adjacent area where the effects of developments are noticeable from or are emphasised by adjacent landform eg cliffs, scarp slopes, steep valley sides, hills adjacent to lowlands or water.

Table 3: Value Criteria

The value of an LCA would be derived from the following factors:
<ul style="list-style-type: none"> • Designations in and around the site for landscape eg national or local, cultural heritage ie historic or archaeological, or for biodiversity. • LANDMAP aspects values • Indications of local or community interest or use eg country parks, area used for recreation where the landscape is important. • Culture- art and literature, tourism or promotional literature including key views • Local conservation and/or landscape objectives • Assessment of scenic quality, tranquillity, sense of place/ character, integrity/condition, rarity, representativeness and other perceptual qualities.

Deriving landscape capacity

- 2.12. Capacity is derived from consideration of an LCA's sensitivities to different levels and types of development and the existing caravan and camping development within that area, and visible from it. The capacity assessment is divided into the capacity for new sites, the extension to existing sites increasing the number of units and the extension of existing sites in order to improve the existing with no overall increase in the number of units. The latter option offers the opportunity to improve the 'offer' of a given site. The capacity for improvement of sites is also set out.
- 2.13. If an LCA lies within the setting of the National Park, its capacity to accommodate further development also has to be considered in terms of its potential effect on the primary purpose of the Park. This is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Where there are areas where existing development runs contrary to that purpose it is likely that the capacity for further development is very limited and that the existing development should be improved in order to enhance the area.
- 2.14. The definitions for capacity are as follows:

Table 4 Capacity definitions

<i>Level</i>	<i>Definition</i>
No capacity/ At capacity	The area is unable to accommodate further/any units as it has a high or high/medium sensitivity and/or it has substantial caravan/chalet/camping development which already significantly cumulatively adversely affects character.
Limited	The area is only able to accommodate very limited further units relating to existing sites as it has a high or high/medium sensitivity and/or it has caravan/chalet/camping development which already significantly cumulatively adversely affects character.
Moderate	The area may be able to accommodate some further units in some defined situations as it has between high/medium and medium/low sensitivity and/or it has some caravan/chalet/camping development which adversely affects character in parts.
Substantial/ moderate	The area is able to accommodate further units in many situations without adverse effects on character as it has between low and medium/low sensitivity and/or it has caravan/chalet/camping development which slightly adversely affects character.
Substantial	The area is able accommodate a substantial number of further units without adverse effects on as it has between low and medium/low sensitivity and/or it has caravan/chalet/camping development which does not affect character.

Guidance

- 2.15. Where there is potential for new units to be accommodated within an area guidance is given on how to minimise landscape, seascape and visual effects. A generic list of siting guidance is located in **Appendix B** which should be taken as applying throughout. The relevant guidance for each LCA is also set out in the sensitivity and capacity assessment for each. This leads to some repetition within the report but hopefully avoids doubt.
- 2.16. Guidance on mitigation indicates how to enhance existing sites and how to achieve positive designs in new sites or extensions. As with the siting guidance an overall generic list is located in **Appendix B** but the relevant factors are also listed for each LCA.

3. Overview of issues and sensitivities

3.1. The assessment has revealed a number of issues. These are:

- Static caravans are the most highly visible form of development.
- The greatest concentration of sites are to the south east of the county on the approaches to the coast.
- There is intervisibility with caravan and camping development in the Pembrokeshire Coast National Park and in Ceredigion to the north which can have adverse effects on both sides of the boundary.
- The sites that have the greatest adverse landscape effect are sites with static caravans and other hard structures located on open sloping sites facing the coast or the wider landscape.
- The stretches of landscape with no development are important in maintaining the overall positive landscape character of the County.
- Large and medium sites are often best located where they are well related to settlements of a reasonable size.
- There are many sites which have high densities of static caravans filling sites at minimum spacings to comply with regulations. They have a greater detrimental effect than sites where caravans are located around the edge of fields or surrounding defined green spaces.
- Sites without a coherent and well-designed layout and without appropriate screening are unsightly.
- There are examples of low density sites which fit into the pattern of the landscape and which are not widely visible which indicate that it is possible to fit this type of development in some situations eg Fforest.
- Static caravans which are coloured white or cream are more obtrusive generally, except where seen directly against the skyline. Those coloured light green with dark green caravans are generally less obtrusive when seen against vegetation, field banks or fields.
- Significant variation in static caravan designs or colours within a site or combined with other development types can be unsightly unless they form a rational and coherent pattern eg white/cream caravans on skylines and dark green against hedges.
- Camping options such as yurts, tepees and pods form a very small proportion of the overall number of existing units and tend to be small scale. Where they are located carefully they can fit satisfactorily but where they are mixed with other forms of hard development in particular, such as static caravans within the same field, they can appear incongruous. As they remain for the length of the season, particular care needs to be given to their location and arrangement on sites.
- The entrance treatment to sites is often out of character with the rural location through the use of highly coloured signs or suburban detailing of walls and kerbs. More sensitive design solutions are needed whilst still ensuring that visitors can find the sites.
- The use of conifers either as boundary hedges or as trees within sites conflict with local landscape character but are still being implemented in places.

3.2. The issues are illustrated by photographs taken on the site visits.

Static caravan sites can be screened by use of hedges and retained trees, both on site and in surroundings.



Static caravan sites stacking up hillsides with no mitigation are highly noticeable. Walling and planting are not in character.



Sites on rising land intervisible with the wider landscape are noticeable even at a distance.



Sites with well-designed low key but well-defined entrances and units set away from roads can be integrated well into the landscape.



Retention of native boundary hedgebanks and avoidance of hard materials at the entrance are positive although the signs could be more discreet whilst still making the entrance clear- see above and below.



Stone walling at entrances tends to be more discreet than render although the caravan at the entrance could be better screened. High quality maintenance is evident in some sites.



Conifer boundary hedges are out of character with landscape character.



Ranch fencing is out of character with landscape character and provides no mitigation.



Static caravans set against hedgebanks with no hedging and little mitigation are noticeable. Conifers can be out of character and fences give a degraded character.



4. Summary of recommendations for LCAs

- 4.1. The main recommendations of this report are generally to site any new development away from the coast, estuaries and Preselis and not intervisible with them, avoid prominent or open land, steep slopes, narrow valleys and significant historic and nature conservation constraints, so that the County's landscape character is conserved and the National Park's setting and key qualities are not adversely affected. Where there is existing noticeable development, especially close to the coast, it is recommended that the sites are enhanced by revising the layout of static caravans in particular, increasing native planting and amenity space or seasonal units in more prominent locations within the sites.
- 4.2. Some areas of LCAs which have a significant density of existing development are considered to be at capacity with some existing sites in need of enhancement. This occurs at various locations in the south east. Other areas without development are considered to be very sensitive and their character should be maintained without new development. These include ridges and wooded narrow valleys. There are other LCAs where there is potential for new sites, usually small scale, or extending existing sites. However, these need to be very carefully located and designed (in line with the guidelines) in order to minimise adverse effects.
- 4.3. A key principle is that if the study considers that a particular type of development at a particular scale is acceptable in a given LCA, for example a new site of small scale seasonal development, this does not mean that, if implemented, that it would be appropriate or acceptable to increase the size or intensify the use of the site in future. The potential for cumulative effects needs to be considered so that sites do not become a key characteristic of an area. The sensitivity and capacity of the LCAs in this study will remain unchanged as they are based on the fundamental character of the areas.
- 4.4. Whilst this assessment gives a broad context and framework it is important that individual sites are considered on a case-by-case basis with flexibility allowed and discretion given to planning officers working to a clear set of criteria. These will be explored in the Part 2 policy paper.

Consideration of development based on numbers of units

- 4.1. The sensitivity and capacity assessment has been carried out on the basis of area of site in order to be consistent with the PCNP study and because this is one of the main considerations in relation to fit with landscape character and pattern. However, it has been noted that some new premium types of development are at a very much lower density than the 'traditional' forms of caravan development and can have a lesser effect on landscape character in some situations.
- 4.2. A rough estimation of density of sample developments has been made using aerial photo mapping. The main premium and discreetly located 'glamping' site in the county at Fforest near Cilgerran has a very low gross density (including facilities) of around 2 units/Ha. The intensively developed caravan site at Rumbleway, New Hedges, has a gross density of around 31 static caravans/Ha and 45 touring caravans/Ha. The intermediate density caravan site at Crackwell, Penally, has a gross density of around 28 static caravans/Ha and 35 touring caravans/Ha. It would be incorrect to state that if the latter two sites were developed with traditional units to the same density of Fforest that they would have the same or lesser effect on the landscape as they would need to cover a

very large area (15-20 times the size), significantly changing character. However, for premium developments with very low density glamping units, designed in line with the guidelines in **Appendix B**, there could be some flexibility in permitting developments requiring larger areas than the relevant LCA's capacity thresholds.

- 4.3. By setting site area thresholds for LCAs it is recognised that proposals may come forward, particularly for static caravans, with a higher density of units to maximise capacity within the site threshold size. This approach is highly undesirable as it would be likely to mean that the development would have a higher landscape and visual impact and lower amenity value. It would be highly unlikely to be in line with the **Appendix B** guidelines used to judge the likely acceptability of proposals.
- 4.4. A summary of the sensitivity and overall capacity findings for each LCA is set out below in summary figures and tables indicating the pattern of sensitivity and capacity. Each LCA is considered individually in **Section 5.0**.

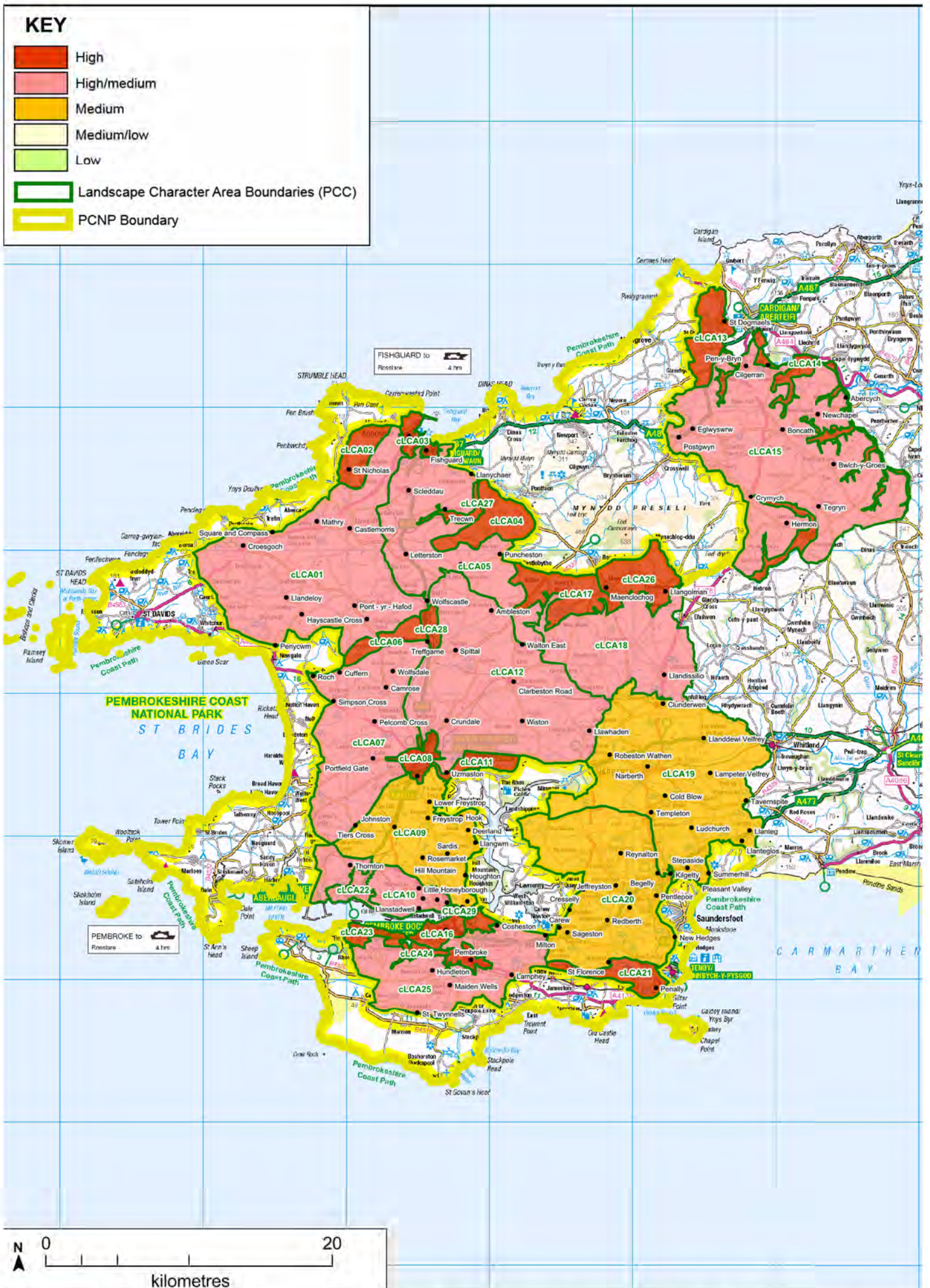


Figure 2 - Landscape sensitivity for static large scale development

PCC caravan, camping and chalet landscape capacity assessment

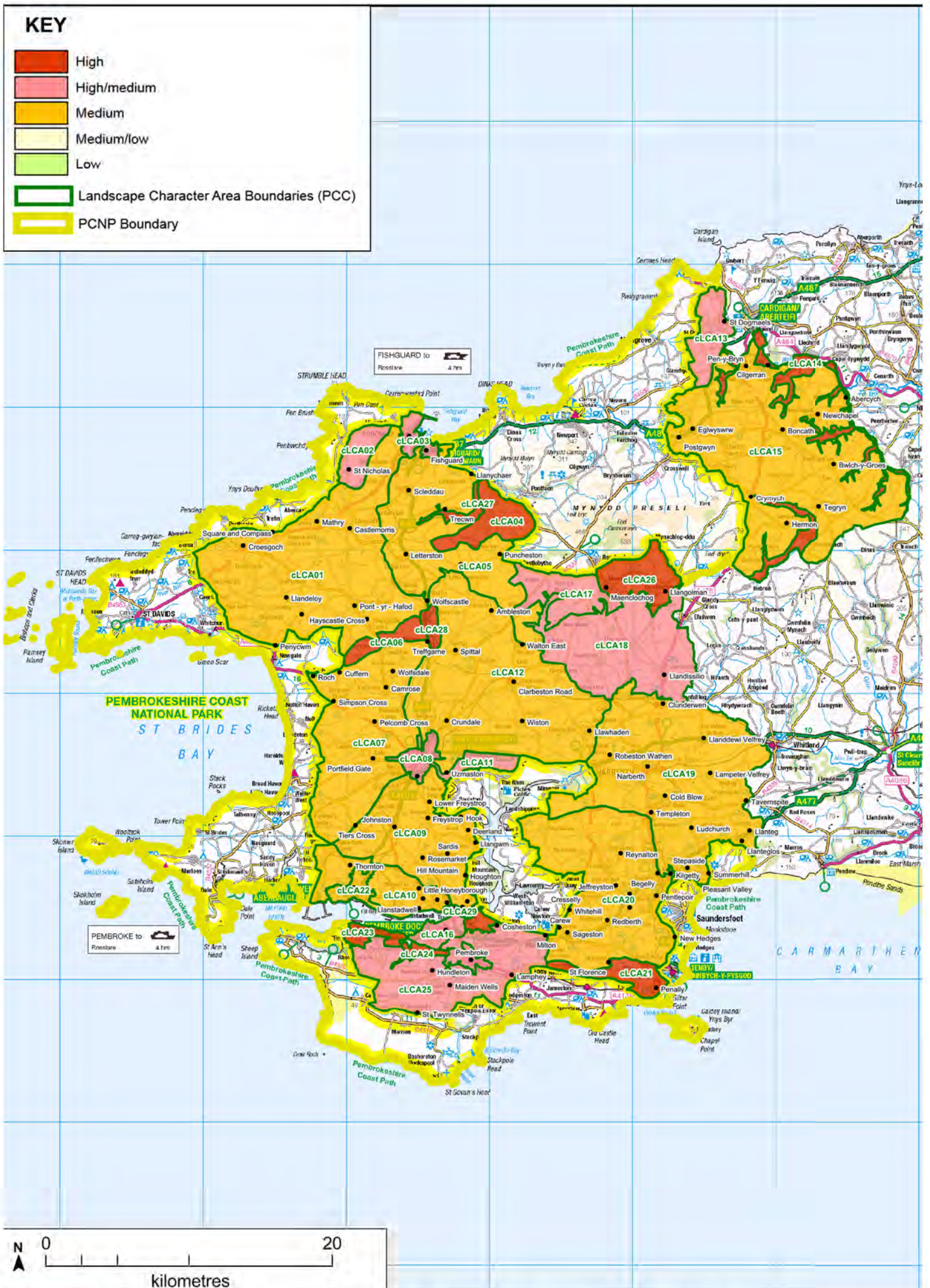


Figure 3 - Landscape sensitivity for static medium scale development
 PCC caravan, camping and chalet landscape capacity assessment

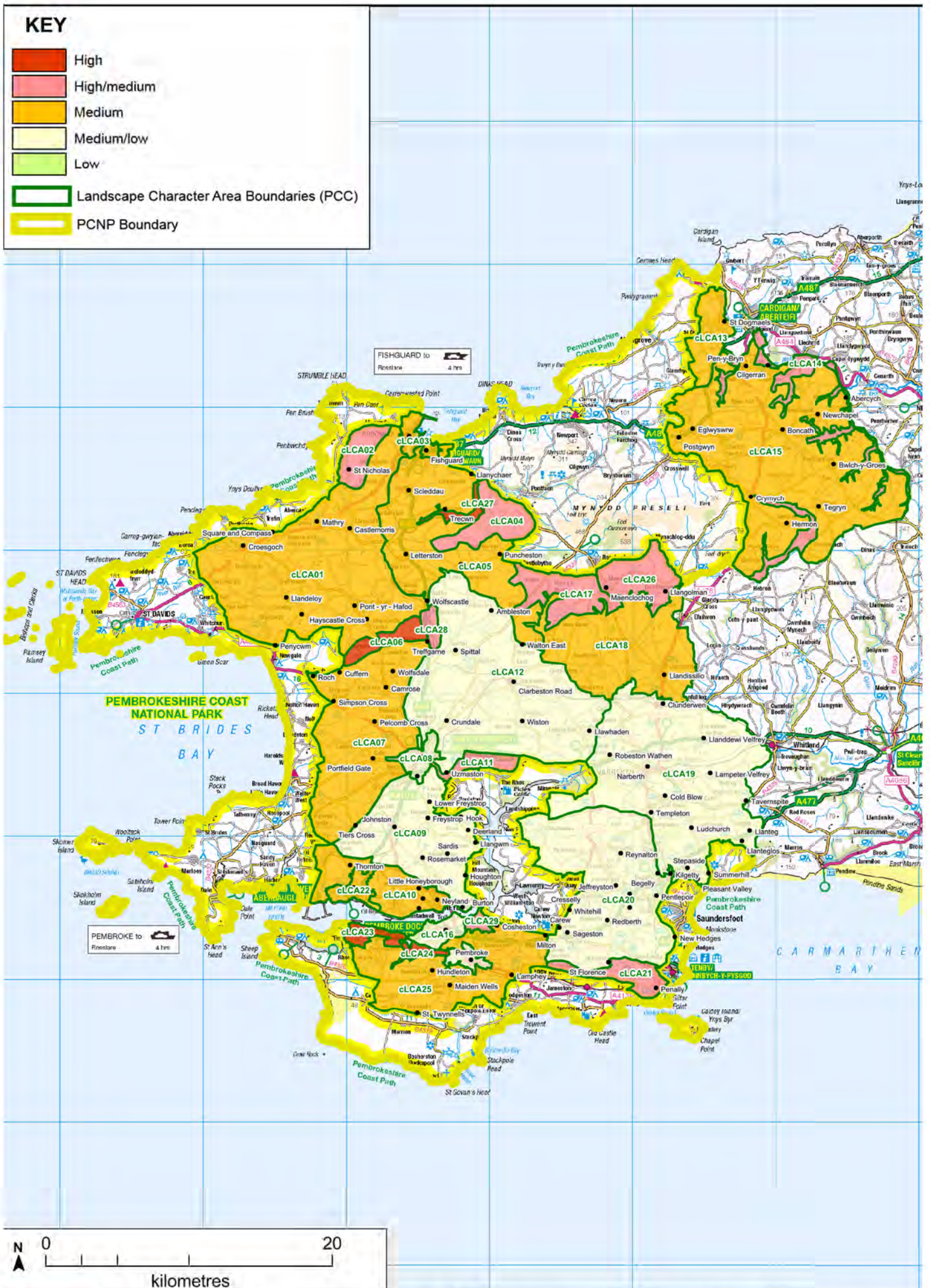


Figure 4 - Landscape sensitivity for static small scale development
 PCC caravan, camping and chalet landscape capacity assessment

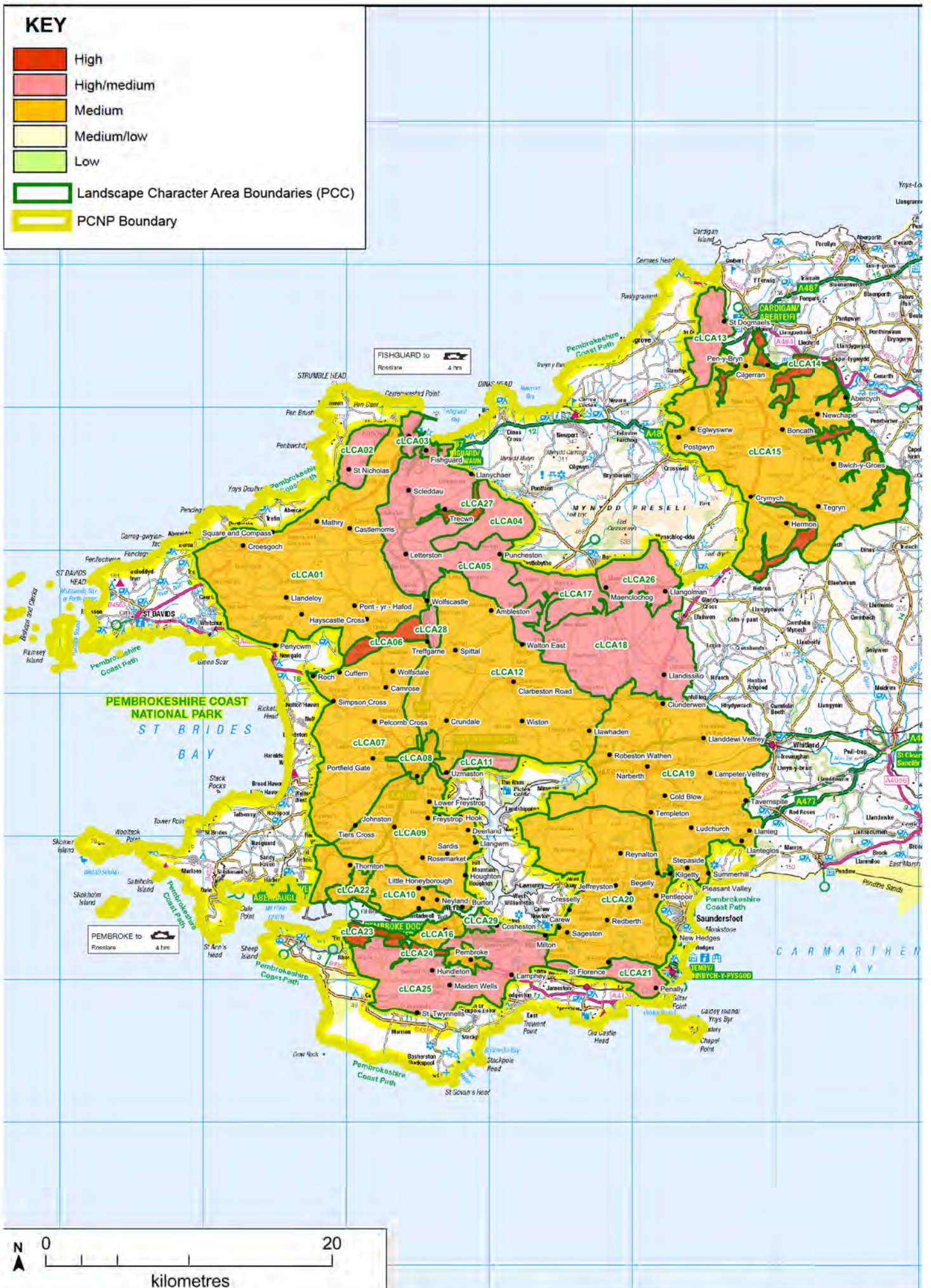


Figure 5 - Landscape sensitivity for seasonal large scale development

PCC caravan, camping and chalet landscape capacity assessment

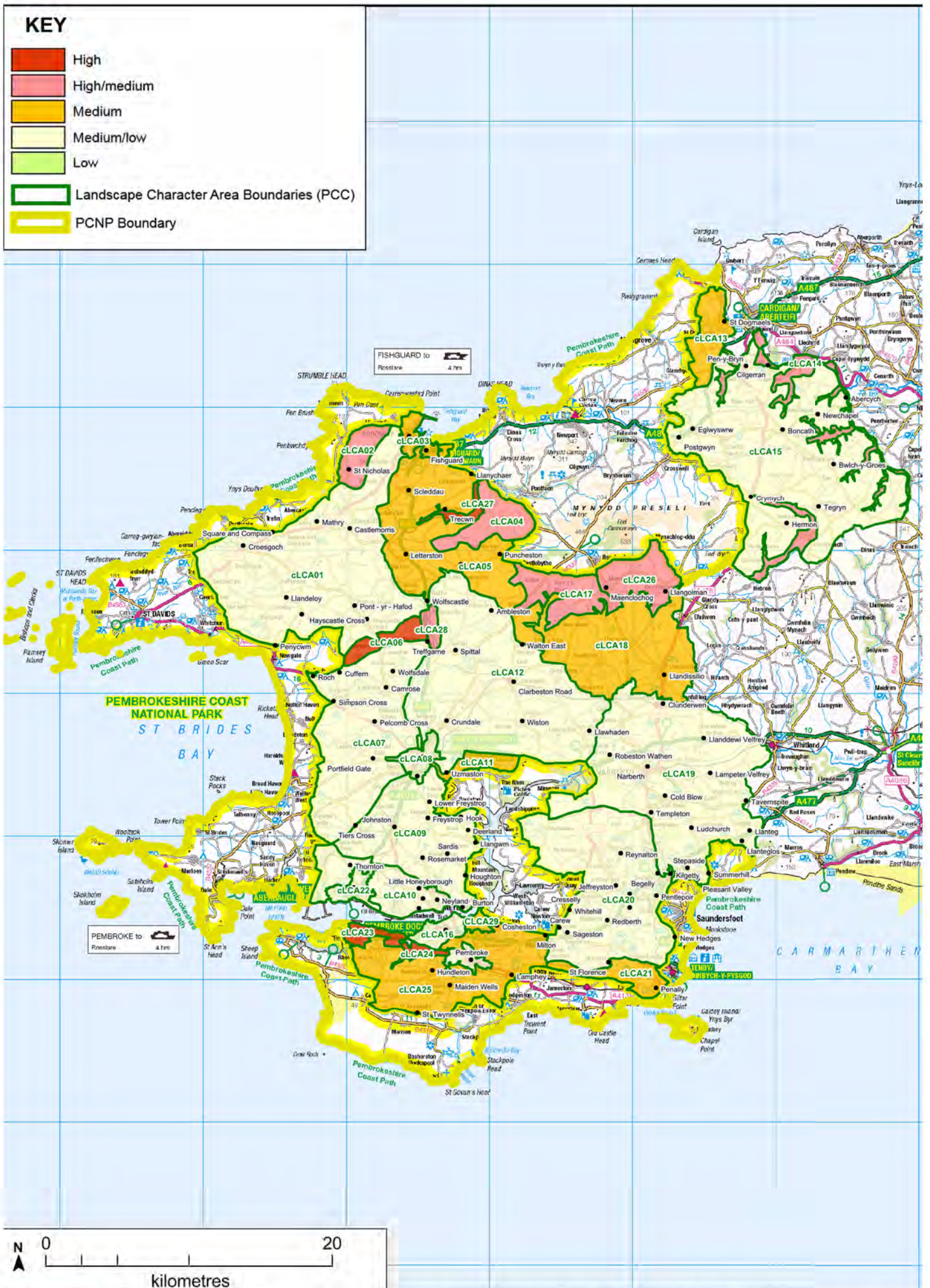


Figure 6 - Landscape sensitivity for seasonal medium scale development

PCC caravan, camping and chalet landscape capacity assessment



Figure 7 - Landscape sensitivity for seasonal small scale development

PCC caravan, camping and chalet landscape capacity assessment

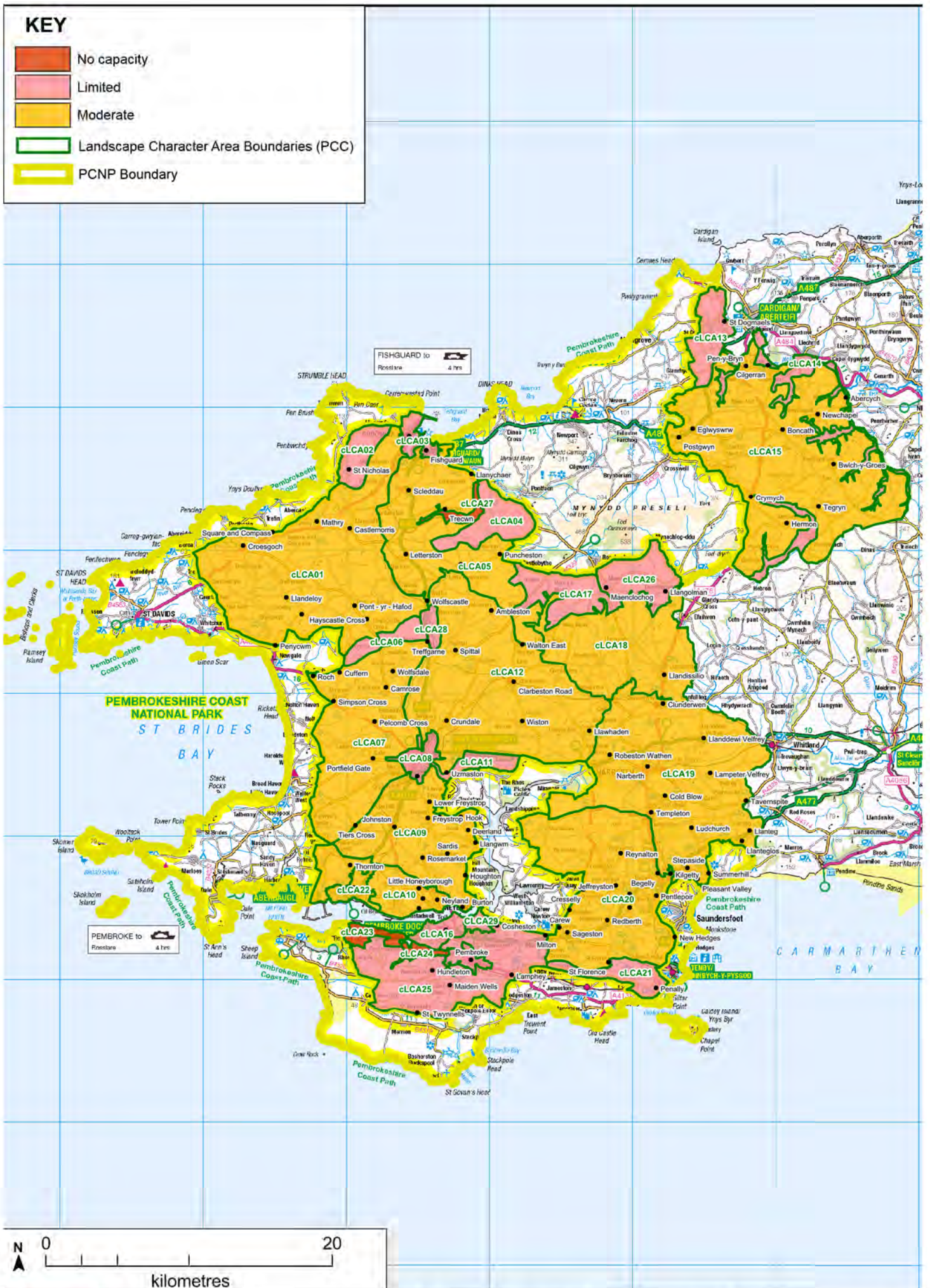


Figure 8 - Landscape capacity for caravan and camping development

PCC caravan, camping and chalet landscape capacity assessment

Table 5 Landscape Character Areas- Sensitivity

LCA		Sensitivity					
No.	Name	Static: large	Static: medium	Static: small	Seasonal: large	Seasonal: medium	Seasonal: small
1	Treffynnon	High/medium	Medium	Medium	Medium	Medium/low	Medium/low
2	St Nicholas	High	High/medium	High/medium	High/medium	High/medium	Medium
3	Fishguard Coastal	High	High/medium	Medium	High/medium	Medium	Medium/low
4	Mynydd Cilciffeth	High	High	High/medium	High/medium	High/medium	Medium
5	Sceddau Lowlands	High/medium	Medium	Medium	High/medium	Medium	Medium/low
6	Treffgarne and Plumstone Mountains	High	High	High	High	High	High/medium
7	Pelcomb and Simpsons Cross	High/medium	Medium	Medium	Medium	Medium/low	Low
8	Haverfordwest	High	High/medium	Medium/low	Medium	Medium/low	Low
9	Johnston Lowlands	Medium	Medium	Medium/low	Medium	Medium/low	Low
10	The Haven North	High/medium	Medium	Medium	Medium	Medium/low	Low
11	Western Cleddau	High	High/medium	High/medium	High/medium	Medium	Medium/low
12	Landsker Lowlands	High/medium	Medium	Medium/low	Medium	Medium/low	Low
13	St Dogmaels	High	High/medium	Medium	High/medium	Medium	Medium/low
14	Afon Cych & Afon Taf Wooded Valleys	High	High	High/medium	High	High/medium	Medium
15	Boncath	High/medium	Medium	Medium	Medium	Medium/low	Medium/low
16	Southern Haven Developed	High	High/medium	Medium/low	Medium	Medium/low	Low
17	Mynydd Preseli Uplands	High	High/medium	High/medium	High/medium	High/medium	Medium
18	Eastern Cleddau Valleys	High/medium	High/medium	Medium	High/medium	Medium	Medium/low
19	Narberth and Lampeter Vale	Medium	Medium	Medium/low	Medium	Medium/low	Low
20	Jeffreyston Lowlands	Medium	Medium	Medium/low	Medium	Medium/low	Low
21	Penally	High	High	High/medium	High/medium	Medium	Medium/low
22	Milford Haven	High	High/medium	Medium/low	Medium	Medium/low	Low
23	Southern Haven Industrial Fringe	High	High	High	High	High	High/medium
24	Southern Haven mudflats	High	High	High	High	High	High
25	Hundleton and Lamphey	High/medium	High/medium	Medium	High/medium	Medium	Medium/low
26	Maenclochog	High	High	High/medium	High/medium	High/medium	Medium
27	Trecwn	High	High	High	High	High	High
28	Treffgarne Gorge	High	High	High/medium	High/medium	High/medium	Medium
29	Cosheston Peninsula	High	High	High/medium	High/medium	Medium	Medium/low

Table 6 Landscape Character Areas- Capacity

LCA		Capacity					
No.	Name	Overall rating	New sites	Extensions with increased accom.	Extensions with no increased accom.	Changes within sites	Landscaping/ layout improvements
1	Treffynnon	Moderate	Some	Limited	Limited	Yes	
2	St Nicholas	Limited	Very limited	N/A	N/A	N/A	
3	Fishguard Coastal	Limited	Limited	Very limited	Very limited	Limited	
4	Mynydd Cilciffeth	Limited	Very limited	N/A	N/A	N/A	
5	Scleddau Lowlands	Moderate	Limited	Very limited	Very limited	Yes	
6	Treffgarne and Plumstone Mountains	Limited	Very limited	N/A	N/A	N/A	
7	Pelcomb and Simpsons Cross	Moderate	Some	Limited	None	Yes	
8	Haverfordwest	Limited	Very limited	N/A	N/A	N/A	
9	Johnston Lowlands	Moderate	Some	None	None	Limited	
10	The Haven North	Moderate	Limited	N/A	N/A	N/A	
11	Western Cleddau	Limited	Very limited	N/A	N/A	N/A	
12	Landsker Lowlands	Moderate	Some	Very limited	None	Limited	
13	St Dogmaels	Limited	Very limited	N/A	N/A	N/A	
14	Afon Cych & Afon Taf Wooded Valleys	Limited	Very limited	Very limited	None	Limited	
15	Boncath	Moderate	Some	Limited	None	Limited	
16	Southern Haven Developed	Limited	Very limited	N/A	N/A	N/A	
17	Mynydd Preseli Uplands	Limited	Very limited	N/A	N/A	N/A	
18	Eastern Cleddau Valleys	Moderate	Some	Very limited	Very limited	Yes	
19	Narberth and Lampeter Vale	Moderate	Some	Very limited	None	Yes	
20	Jeffreyston Lowlands	Moderate	Some	Limited	Yes	Yes	
21	Penally	Limited	Very limited	None	Limited	Yes	
22	Milford Haven	Limited	Very limited	N/A	N/A	N/A	
23	Southern Haven Industrial Fringe	No capacity	None	N/A	N/A	N/A	
24	Southern Haven mudflats	No capacity	None	N/A	N/A	N/A	
25	Hundleton and Lamphey	Limited	Limited	Very limited	None	Yes	
26	Maenclochog	Limited	Very limited	Very limited	None	Limited	
27	Trecwn	No capacity	None	N/A	N/A	N/A	
28	Treffgarne Gorge	Limited	Very limited	N/A	N/A	N/A	
29	Cosheston Peninsula	Limited	Very limited	N/A	N/A	N/A	