



## **Defining Settlement Clusters Report May 2019**

### ***Supplementary Paper to the Strategic Housing Options***

Development Plans  
May 2019

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## 1. Introduction

1.1 This paper has been prepared to assist the review of the Local Development Plan and specifically relates to the potential approach to Settlement Clusters discussed within the 'Strategic Housing Options Paper' consultation draft July 2018, and set out in the Preferred Strategy Draft for Consultation, December 2018. It has been updated to take account of changes to the Settlement Hierarchy following an update of settlement facilities and weighting attached to specific services in April 2019.

1.2 The purpose of this supplementary paper is to set out the approach to settlement clusters at the lower end of the settlement hierarchy. Settlements at the lower end of the settlement hierarchy are called Local Villages (formerly Small Local Villages and Large Local Villages within the Local Development Plan<sup>1</sup> hierarchy). A draft of this Clusters Paper was consulted on during Summer 2018. No comments were received however the concept of Cluster Settlements has been supported through consultation on Strategic Housing Options.

1.3 This paper is not intended to set out locations where development can take place, but to identify a clear methodology for Cluster Settlements, and taking account of the settlement hierarchy established as part of the LDP2 Review and published within the Rural Facilities Background Paper April 2019 .

## 2. Planning Policy National Context

### **Sustainable Development and Settlement Clusters**

21. The planning system has a central role to play in achieving sustainable development in Wales. Planning Policy Wales , Edition 9 provides a definition of sustainable development

#### **Figure 4.2 A definition of sustainable development in Wales**

"Sustainable development" means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.2 Planning Policy Wales Edition 9 (paragraph 4.7.7) also states 'For most rural areas the opportunities for reducing car use and increasing the use of walking, cycling and public transport are more limited than in urban areas. In rural areas the majority of new development should be located in those settlements which have

relatively good accessibility by non-car modes when compared to the rural area as a whole. Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated should be designated by local authorities and be identified as the preferred locations for most new development including housing and employment provision.’<sup>1</sup>

2.3 Welsh Government priorities for rural areas are to secure

- Sustainable rural communities with access to affordable housing and high quality public services;
- A thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside; and
- An attractive, ecologically rich and accessible countryside in which the environment and biodiversity are conserved and enhanced. (4.6.3)

### 3. Pembrokeshire Context

3.1 The population density of Pembrokeshire<sup>2</sup> is 76.8 persons per sq km, and reflects its largely rural nature. Whilst there are rural villages and settlements that are generally self-sufficient in meeting the day to day needs of the community, smaller settlements generally lack a range of services to meet these needs. When considered as a cluster however, along with nearby higher order settlements, together they can help to provide a range of services for the local community.

#### Rural Settlement Clusters

3.2 Whilst it is likely that settlements higher in the settlement hierarchy (Towns, Service Centres and Service Villages) will tend to perform key functions in relation to links to key transport infrastructure, services, employment, and existing infrastructure, it is important to note that rural areas and the villages within them make up a considerable area of the County. As mentioned above, national planning policy advises that development in rural areas should be directed towards local service centres or clusters of smaller settlements where sustainable functional linkages can be demonstrated.

3.3 This approach is key to addressing rurality, sustaining communities and creating strong and distinctive communities.

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<sup>1</sup> Para 2.60 PPWales Edition 10 consultation draft also maintains this text.

<sup>2</sup> Stats Wales 2016 <https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Density/populationdensity-by-localauthority-year>

### Smaller Settlement Function and Development Opportunities

3.4 Smaller settlements in this context are **Local Villages** (formerly Large Local Villages and Small Local Villages within the LDP1). In order to assess the facilities available to each settlement, the Rural Facilities Survey 2017, updated April 2019 collected information on a range of services available to the community. This information has been used to inform a points ranking system for where rural settlements should lie within the settlement hierarchy. Settlements where services achieve a score of 10 points or above are considered to be at least Service Centres within the hierarchy.

3.5 Those settlements falling within the 'Local Villages' category are characterised by their lack of wide ranging services and infrastructure provision and do not have sufficient points to achieve Service Village status (i.e. they have a score of 9 or below). There is however the potential to consider clusters of settlements which would, when settlements are considered together, have a functional link with a higher order centre and achieve a sustainable level of services. Higher order centres within or close to Pembrokeshire County Council area were considered.

3.6 This approach can give an initial indication of settlements which can form part of a cluster before constraints and characteristics are considered. The level of growth cannot be prescribed for each settlement within a cluster prior to consideration of distinct settlement characteristics and constraints to development. It is likely that no allocations for housing (5 units or more) will be made within Local Villages forming part of a cluster.

## 4. Defining Settlement Clusters

4.1 The following section sets out the broad issues against which settlements are considered for inclusion within a cluster.

### a. Service Provision

4.2 The level of services available within each settlement is established via the Rural Facilities paper 2017, updated April 2019. Individual settlements, with a service level affording them a score of 10 points or more have the potential to provide for development as a sustainable location. These settlements do not need to be considered as cluster settlements but can contribute to the provision of services available to cluster settlements where there is a functional travel link.

## b. Sustainable travel links

4.3 Access to sustainable transport reduces the need to travel by private car and enables access to a wider range of services. Walking and cycling opportunities can also help to reduce short journeys by car.

4.4 Acceptable walking distances can vary according to the nature of the route and the service being accessed.

4.5 The Active Travel Act encourages people to rely less on their cars when making short journeys. The planning system has a clear role to play in implementing this legislation, by ensuring that new development is located in places which support active travel and minimise car use.

## Planning Policy Wales, Edition 10

- 3.35 'For most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable place-making outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.
- 3.36 Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers'.

## 5.Cluster Criteria

5.1 There are several criteria which are considered appropriate to identify settlements with the potential to form a cluster

1. Identified as a Local Village within the Rural Facilities paper 2017, updated 2019 but with too few services to be considered a Service Centre or Service Village (scores less than 10); and
2. Has a functional link with a higher order centre<sup>3</sup> (Service Village or above) via a bus route<sup>4</sup> into or adjacent to the settlement; or

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<sup>3</sup> Local Centres within the Pembrokeshire Coast National Park were also considered including Tenby, Newport Saundersfoot, St Davids and Crymch.

<sup>4</sup> Bus route services in Pembrokeshire continue to operate a hail and ride service provided it is safe to stop.

3. Has an active travel route option, either a dedicated walking or cycle route to a higher order settlement, which would amount to a maximum of 25 minutes travel time. (Generally 2 km or 1.24 miles at easy walking pace, or 15 minutes / 3kms or 1.86 miles by bike at beginners pace of 12 km per hour); and
4. The Local Village has a weighted score of 5 or more for the facilities available; and

### Cluster Settlements

5.2 Using the above criteria the following are identified as Cluster Settlements.

The Cluster Settlement assessment is provided at Appendix 1.

Barnlake	Broadmoor	Burton
Burton Ferry	Camrose	Castlemorris
Cresselly	Deerland	Little Newcastle
Lower Freystrop	Maddox Moor	Maidenwells
Masclle Bridge	Milton	Pen-y-Bryn
Pleasant Valley	Postgwyn	Sardis
Thornton	Waterston	

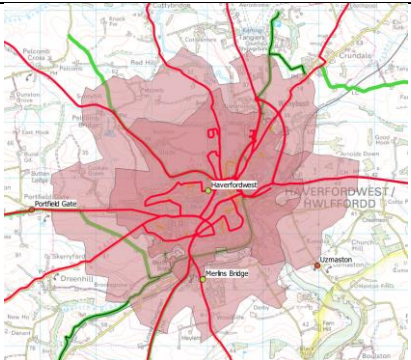
## Appendix 1


### Identifying Clusters Methodology

Isochrones are mapped to show real distances along roads from the 'centroid' of a Hub Town, Rural Town, Service Centre or Service Village. Active travel routes and public transport routes are overlaid to establish a functional link with Local Villages within the maximum 2km or 3km distance. The weighted score of facilities in Local Villages is considered.

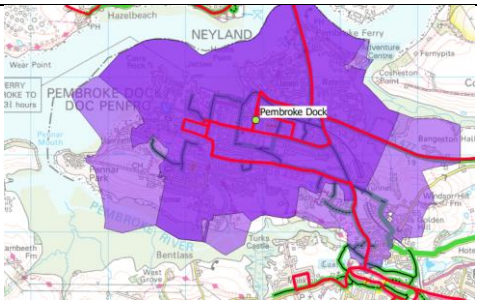
### Cluster Settlement Maps


#### Urban Settlements – Main towns

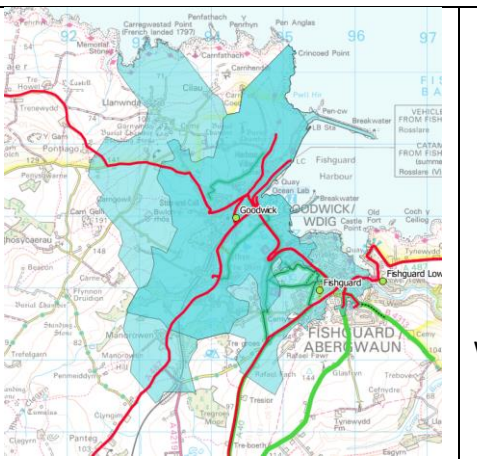
Cluster Main Settlement: Haverfordwest				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Uzmaston	5	None	Not a cluster settlement

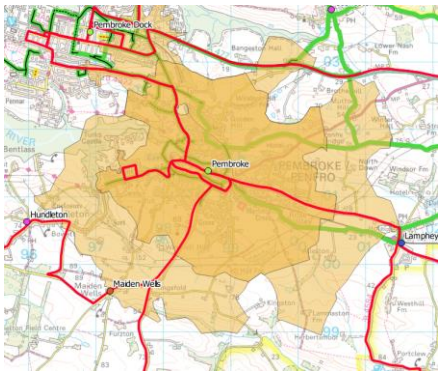
Cluster Main Settlement: Milford Haven				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Thornton	7	Bus route	Cluster settlement

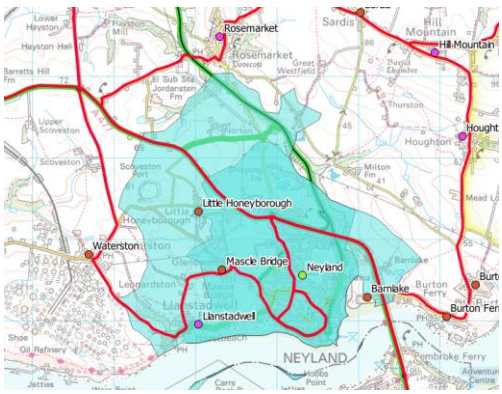


Cluster Main Settlement: Pembroke Dock				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

Cluster Main Settlement: Fishguard				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

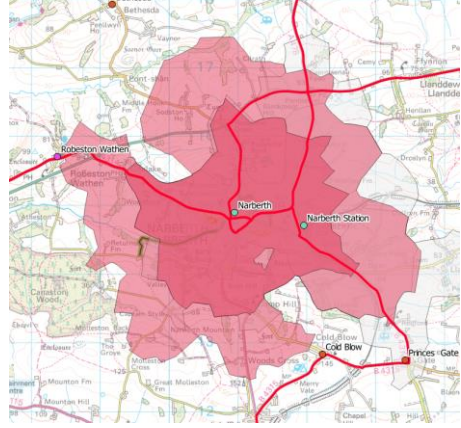
Cluster Main Settlement: Goodwick				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

Cluster Main Settlement: Pembroke				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Maiden Wells	7	Bus route	Cluster Settlement

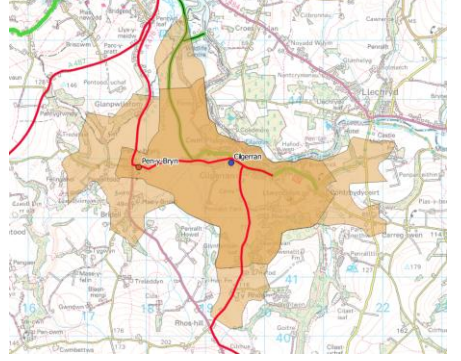
Cluster Main Settlement: Neyland				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Little Honeyborough	6	none	Not a cluster settlement
	Maske Bridge	8	Bus route	Cluster Settlement
	Barnlake	5	Bus & active travel route	Cluster Settlement

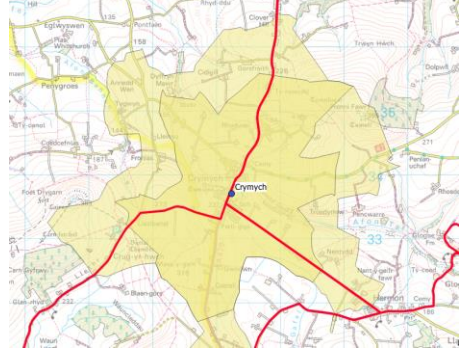
## Rural Settlements -

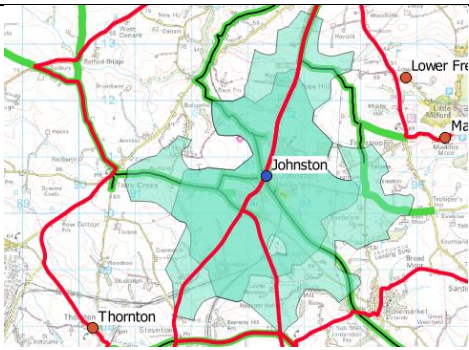
### Rural town

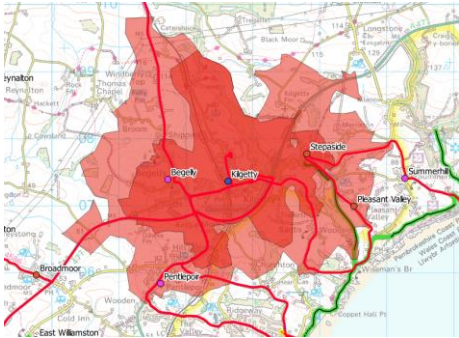
Cluster Main Settlement: Narberth				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	none			No cluster settlement

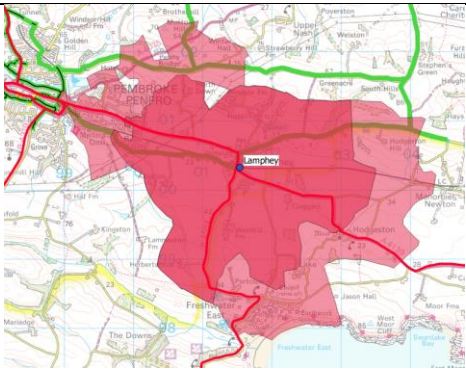
### Service Centres

Cluster Main Settlement: Cilgerran				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Pen-y-Bryn	8	Bus route	Cluster Settlement


Cluster Main Settlement: Crymych				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

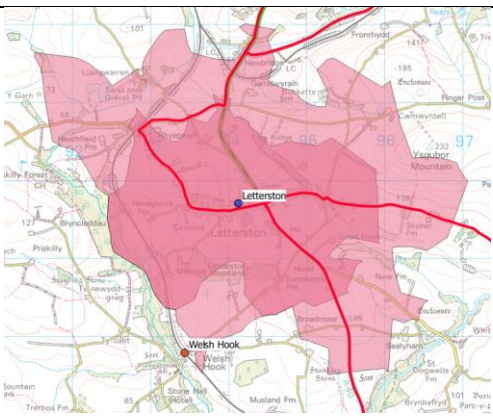
Cluster Main Settlement: Johnston				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

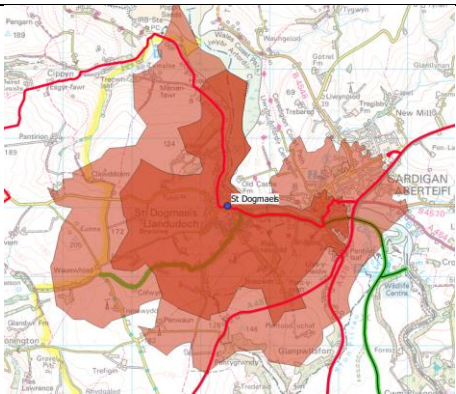
Cluster Main Settlement: Kilgetty				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Stepaside	4	Bus Route	Not a cluster settlement
	Pleasant Valley	5	Bus route	Cluster Settlement

Cluster Main Settlement: Lamphey				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

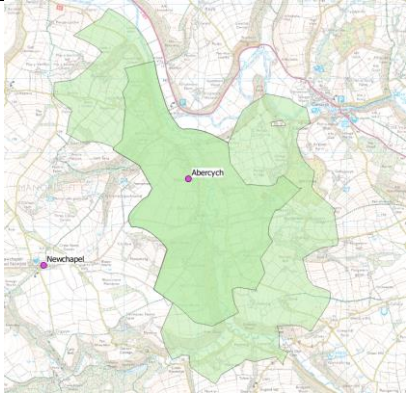


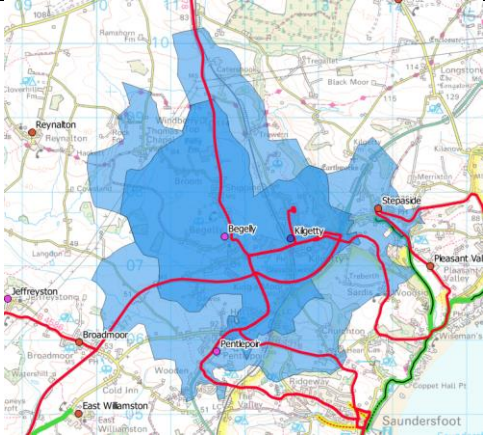
Cluster Main Settlement: Llangwm				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Deerland	5	Bus route	Cluster Settlement
	Sards	6	Bus Route	Cluster Settlement

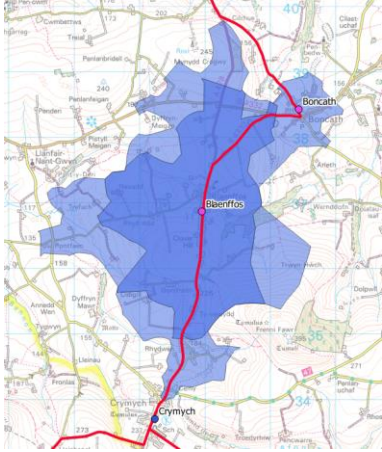
Cluster Main Settlement: Letterston				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster Settlement

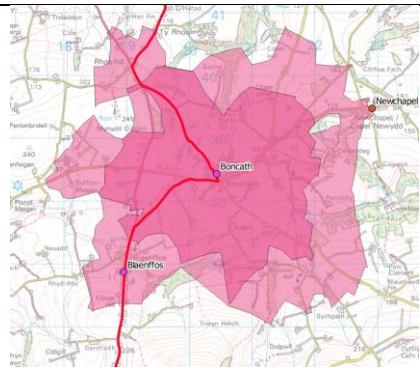
Cluster Main Settlement: St Dogmaels				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

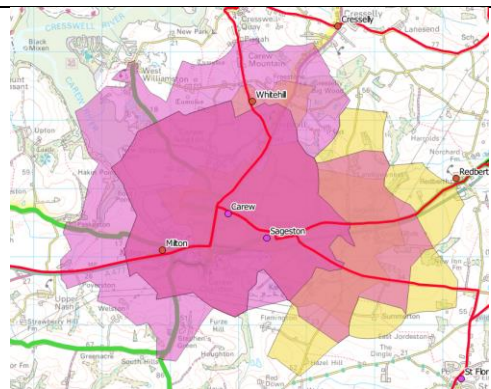
## Service Villages

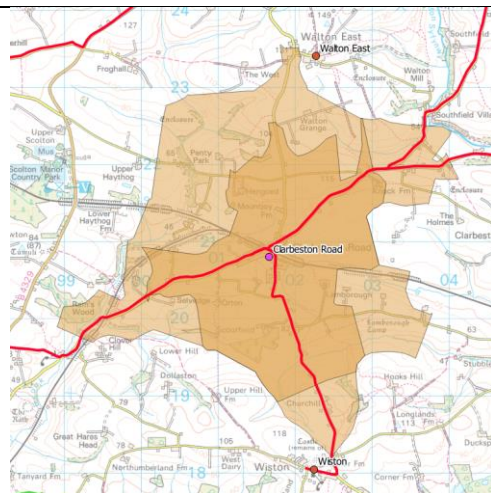
Cluster Main Settlement: Abercych				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

Cluster Main Settlement: Begelly				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Stepaside	4	Bus route	Not a cluster settlement

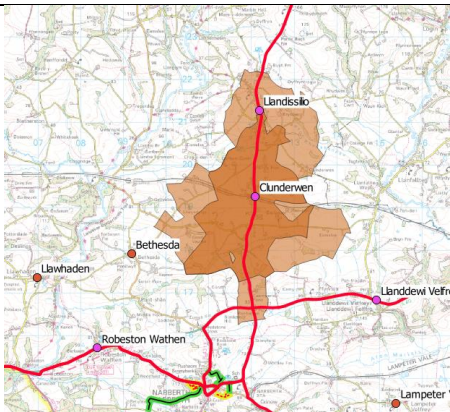
Cluster Main Settlement: Blaenffos				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster Settlement

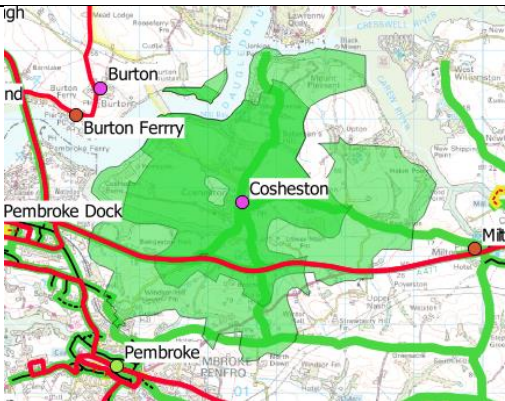
Cluster Main Settlement: Boncath				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Newchapel	9	None	Not a cluster village

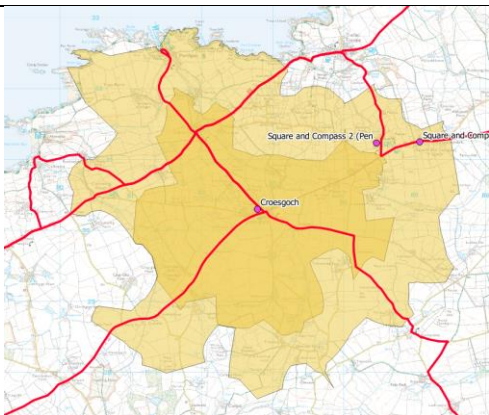
Cluster Main Settlement: Carew / Sageston				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Milton	10	Bus & active travel route	Cluster settlement
	Whitehill	4	Bus Route	Not a cluster settlement

Cluster Main Settlement: Clarbeston Road				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

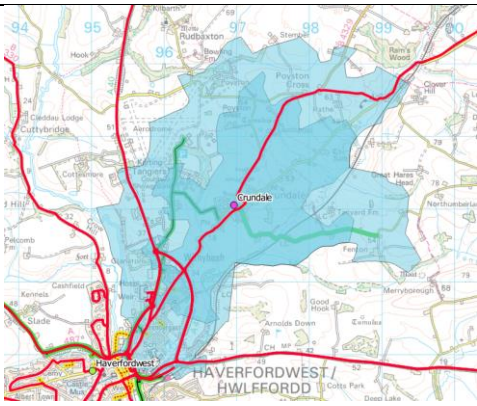


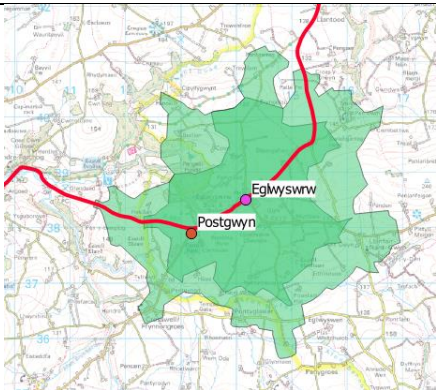
Cluster Main Settlement: Clunderwen				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

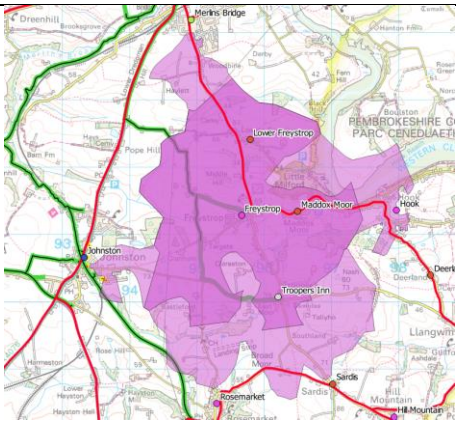
Cluster Main Settlement: Cosheston				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

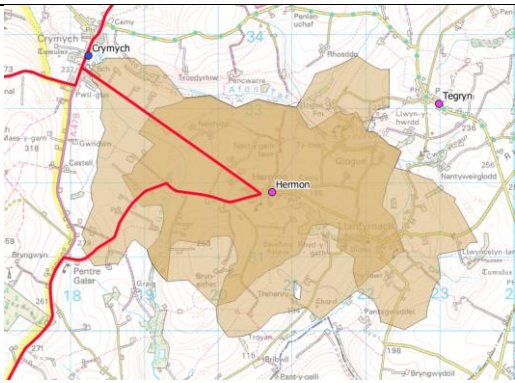
Cluster Main Settlement: Croesgoch				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

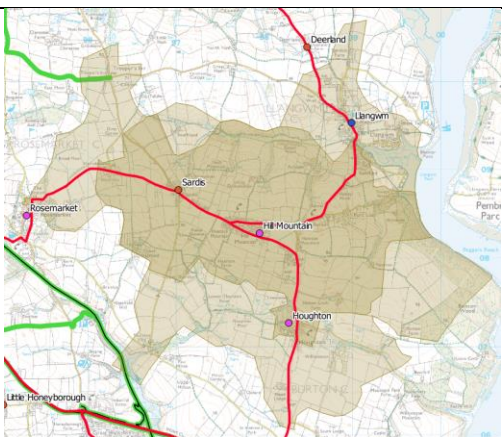


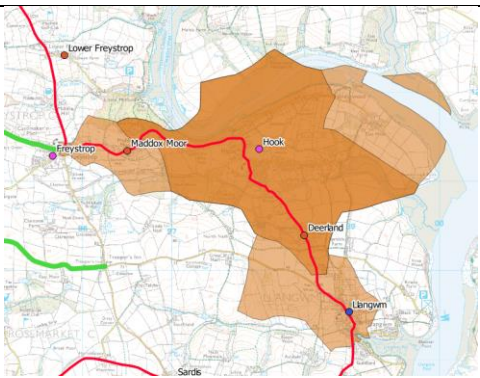
Cluster Main Settlement: Crundale				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster settlement

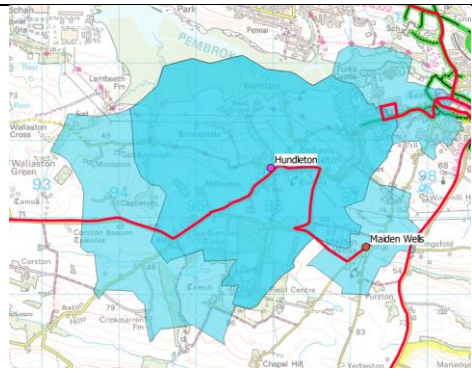
Cluster Main Settlement: Eglwysrwr				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Postgwyn	8	Bus route	Cluster settlement

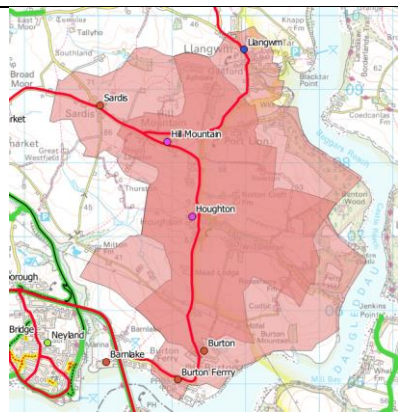
Cluster Main Settlement: Freystrop				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Lower Freystrop	6	Adj Bus Route	Cluster settlement
	Maddox Moor	5	Bus Route	Cluster Settlement

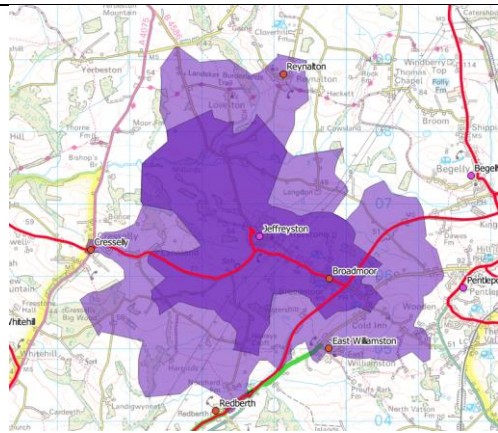
Cluster Main Settlement: Hermon				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

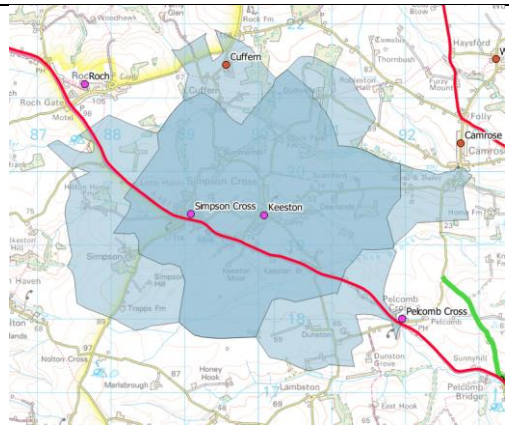
Cluster Main Settlement: Hill Mountain				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Sardis	6	Bus route	Cluster Settlement

Cluster Main Settlement: Hook				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Maddox Moor	5	Bus route	Cluster settlement
	Deerland	5	Bus Route	Cluster settlement

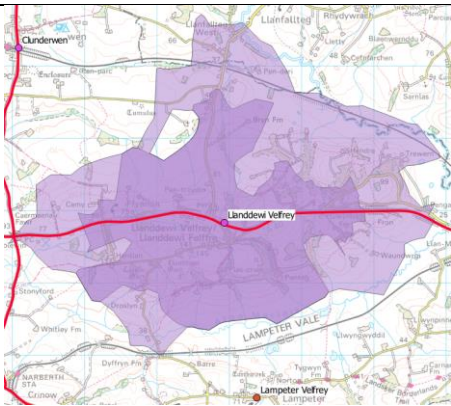
Cluster Main Settlement: Hundleton				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Maiden Wells	7	Bus route	Cluster settlement

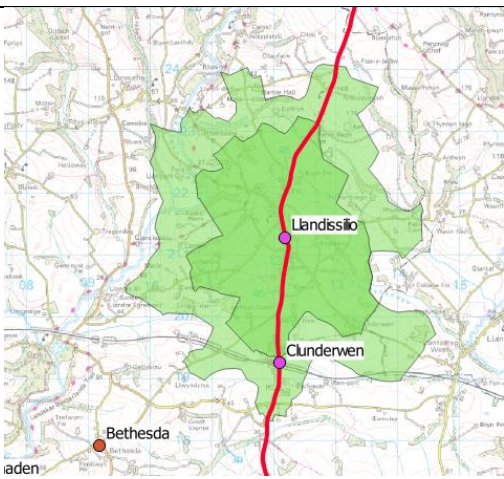
Cluster Main Settlement: Houghton				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Sardis	6	Bus route	Cluster settlement
	Burton	8	Bus route	Cluster settlement
	Burton Ferry	10	Bus route	Cluster settlement

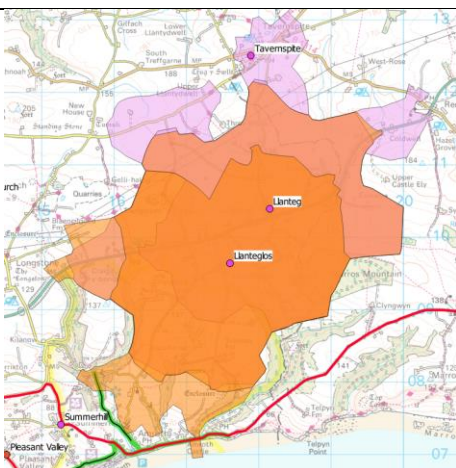
Cluster Main Settlement: Jeffreyston				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Cresselly	10	Bus route	Cluster settlement
	Broadmoor	9	Bus route	Cluster settlement
	Reynalton	8	None	Not a cluster settlement
	East Williamston	10	Outside active travel zone (dark purple)	Not a cluster settlement

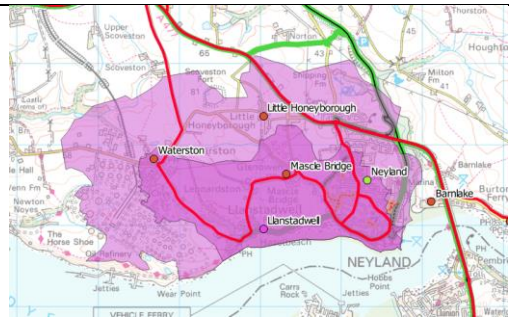
Cluster Main Settlement: Keeston				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Cuffern	2	none	Not a cluster settlement

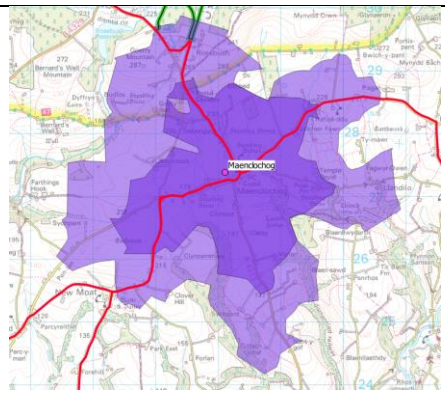



Cluster Main Settlement: Llanddewi Velfrey				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster settlement

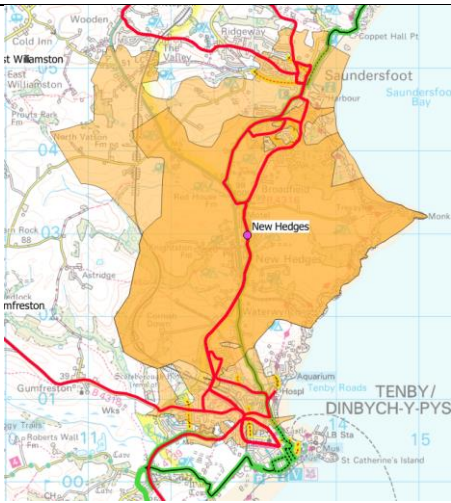
Cluster Main Settlement: Llandissilio				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster settlement

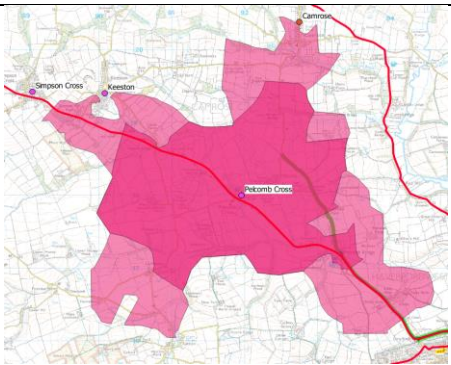
Cluster Main Settlement: Llanteg / Llanteglos				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster settlement

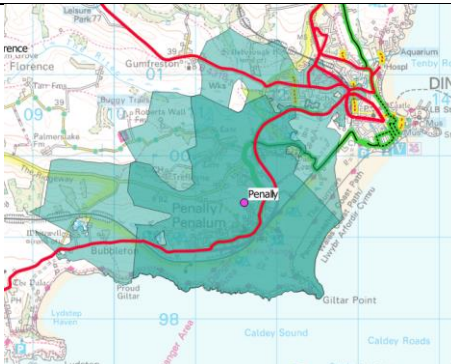
Cluster Main Settlement: Llanstadwell				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Little Honeyborough	6	None	Not a cluster settlement
	Masclle Bridge	8	Bus Route	Cluster Settlement
	Waterston	8	Bus route	Cluster Settlement

Cluster Main Settlement: Maenclochog				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			

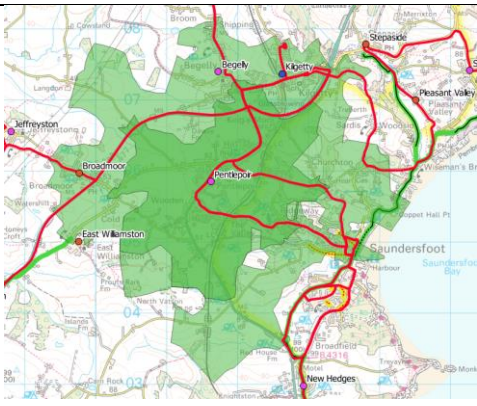
Cluster Main Settlement: Mathry				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Castlemorris	7	Bus route	Cluster Settlement

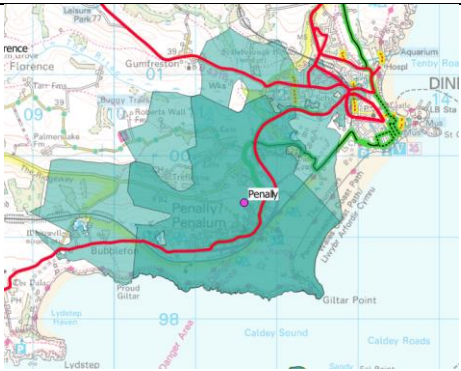
Cluster Main Settlement: New Hedges				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster Settlement

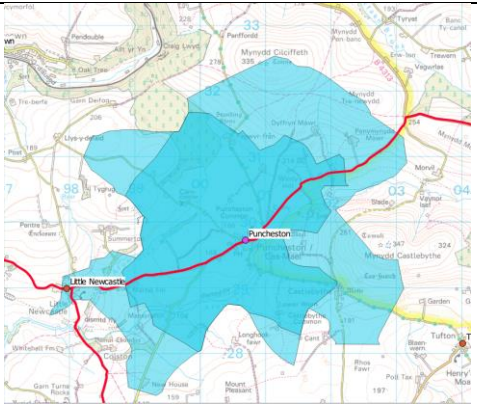
Cluster Main Settlement: Pelcomb Cross				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Camrose	6	Adj to Bus Route	Cluster Settlement

Cluster Main Settlement: Penally				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster Settlement

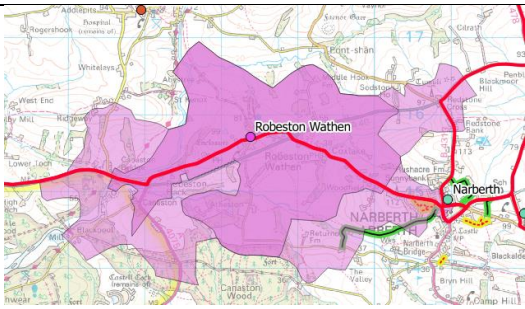


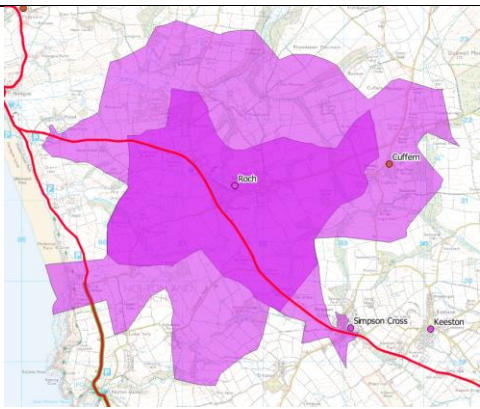
Cluster Main Settlement: Pentlepoir				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Broadmoor	9	Bus route	Cluster Settlement
	East Williamston	10	Outside active travel zone (dark green)	Not a Cluster settlement

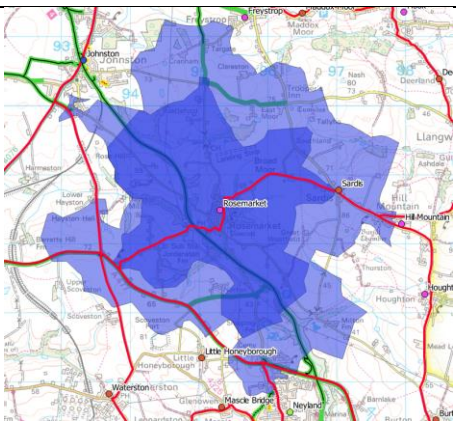
Cluster Main Settlement: Penally				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster Settlement

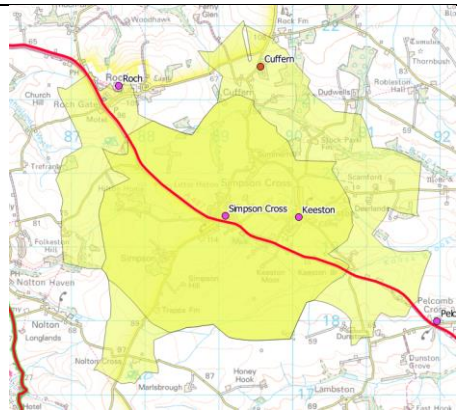
Cluster Main Settlement: Puncheston				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Little Newcastle	9	Bus route	Cluster Settlement

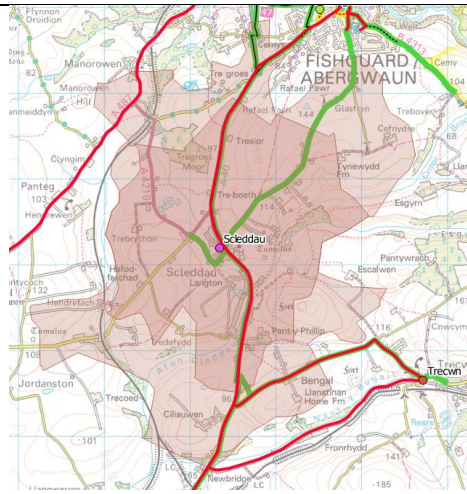


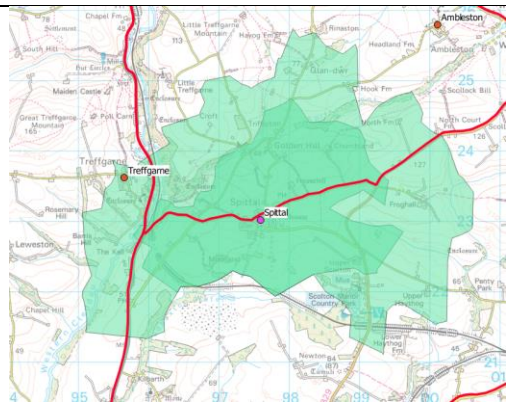
Cluster Main Settlement: Robeston Wathen				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster Settlement

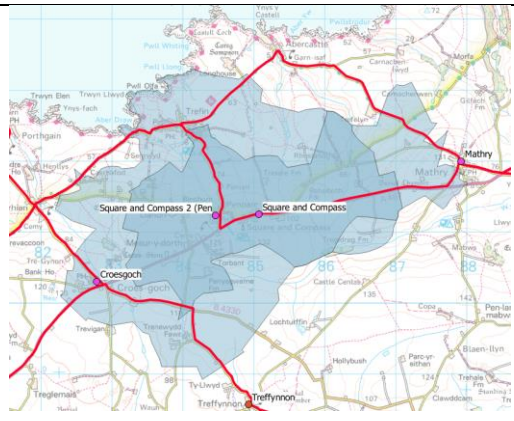
Cluster Main Settlement: Roch				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Cuffern	2	none	Not a Cluster Settlement

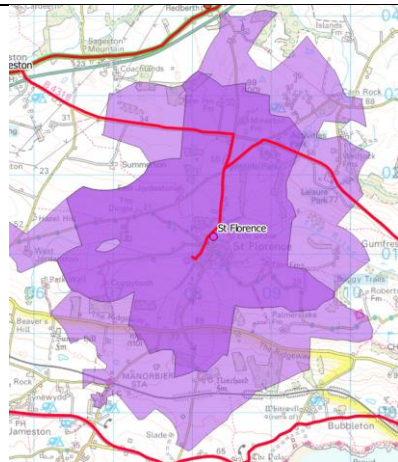
Cluster Main Settlement: Rosemarket				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Sardis	6	Bus Route	Cluster Settlement


Cluster Main Settlement: Simpson Cross				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Cuffern	2	none	Not a cluster settlement

Cluster Main Settlement: Sclledau				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

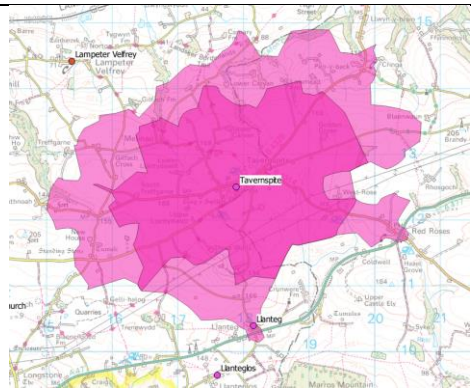
Cluster Main Settlement: Spittal				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Treffgarne	6	none	Not a cluster settlement

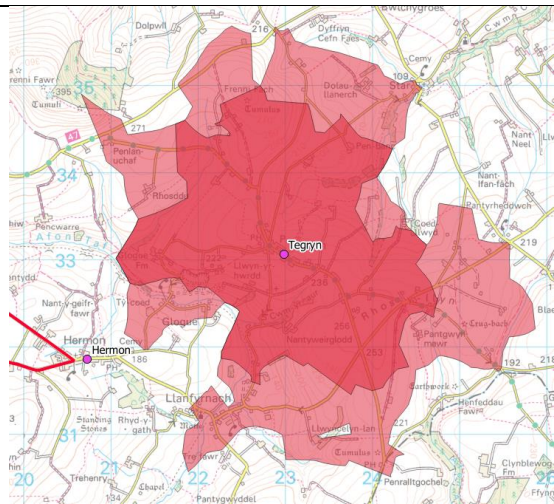
Cluster Main Settlement: Square and Compass				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster Settlement

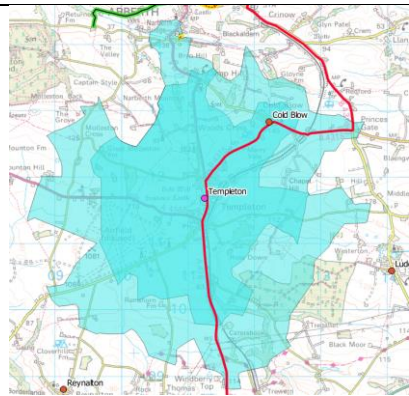
Cluster Main Settlement: St Florence				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	none			No cluster settlement

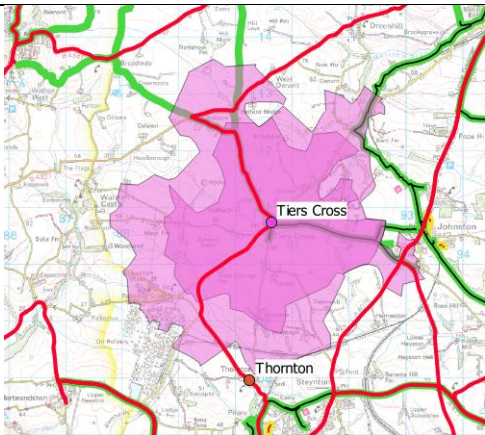
Cluster Main Settlement: Summerhill				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Stepaside	4	Bus route	Not a Cluster Settlement
	Pleasant Valley	5	Bus route	Cluster Settlement

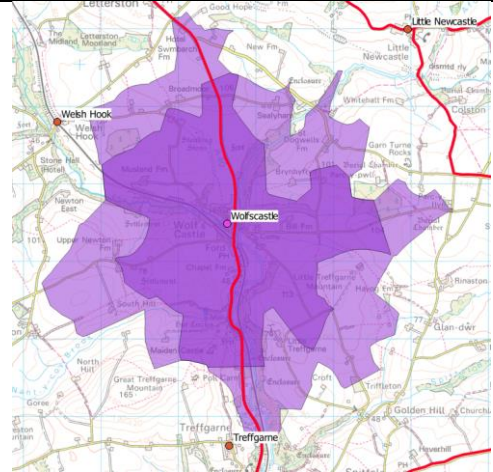


Cluster Main Settlement: Tavernspite				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

Cluster Main Settlement: Tegryn				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No cluster settlement

Cluster Main Settlement: Templeton				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	Cold Blow	3	Bus Route	Not a Cluster Settlement

Cluster Main Settlement: Tiers Cross				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			Not a Cluster settlement

Cluster Main Settlement: Wolfscastle				
		Weighted facilities score	Functional link – bus route <b>or</b> active travel required	Outcome
Local Village	None			No Cluster settlement

End