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5<sup>th</sup> December 2025

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Dear Emma,

**RE: Pembrokeshire Coast Supplementary Planning Guidance**

Thank you for consulting the Design Commission for Wales on the draft Supplementary Planning Guidance documents being prepared by Pembrokeshire Coast National Park Authority. We provide the following comments to support the development of the guidance.

Affordable Housing

We welcome that the draft Supplementary Planning Guidance sets out that the National Park Authority will require a high standard of design for affordable housing. As the national advisory body for the promotion of design excellence across the built environment in Wales, we encourage including reference to how

the Design Commission for Wales can support the high quality design of affordable housing.

We encourage the National Park Authority to promote the use of our [Design Review](#) service. Our independent, multi-disciplinary panel of practising professional experts can provide constructive feedback on emerging affordable housing schemes to support the National Park Authority deliver the aspiration for a high standard of design. We can also provide support for affordable housing developers at the very earliest stages through our [Client Support](#) service.

### Conversions and Replacement Dwellings in the Countryside

The Design Commission supports the National Park Authority's focus on channelling development towards towns and villages. We are currently working with planning authorities through our [Strategic Placemaking Project](#) to identify opportunities for infill, densification and redevelopment within existing settlements in order to make the most of existing infrastructure and facilities.

We support the principle of carefully managing development in the countryside. It is however also important that the control is not so strict that it prevents the National Park from evolving and being a living place. We encourage ensuring the Supplementary Planning Guidance supports good design that is appropriate for the 21<sup>st</sup> Century, including innovative and contemporary design, and the use of materials that respond to our climate and nature emergencies.

The guidance should be clear on the National Park Authority's purpose and expectations for conversions and replacement dwellings in the countryside. We encourage reflecting that conversions and replacement dwellings that are of a high-quality design can positively contribute to the landscape.

We draw your attention to our [Landmarks](#) publication, including the essay 'Looking in Context' (page 14) by DCFW Commissioner Mike Biddulph, which encourages thinking beyond hiding and mitigating development in the landscape and instead promotes interventions that will add lasting value to our landscapes. In the publication we encourage understanding and interpreting the contexts and places

in which we are working and to think about how interventions in the landscape can positively contribute to experience and memory.

With good design, it may therefore not necessarily always be the case that replacement dwellings should be limited to the footprint, scale, size, appearance and materials of the existing dwelling. We suggest instead that the guidance promote a design process that explores how best dwellings can be integrated in response to the site and its context, as well as the housing need.

We encourage the planning authority to require a robust design process be undertaken and explained in a Design and Access Statement. We suggest drawing from and linking to our [Site and Context Analysis Guide](#) and [Design and Access Statement Guidance](#), as well as promoting early engagement with the Design Commission to support good quality design through our [Design Review](#) service.

Overall, we encourage the development of the Supplementary Planning Guidance to promote sustainable development that is of a high quality design and supports the long-term future of Pembrokeshire Coast National Park. The Design Commission would be happy to engage further with the National Park Authority to support the delivery of high quality design.

Yours sincerely,



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