



North Pembrokeshire Transport Forum

Fforwm Trafnidiaeth Gogledd Penfro

Response To Pembrokeshire County Council Consultation Draft

Maintenance Policy and Management Plan Goodwick Conservation Area, April 2000

Introduction

The North Pembrokeshire Transport Forum endorses the policy context for the Goodwick Conservation Area [Section 1] and Pembrokeshire County Council's proposals for the improvement and enhancement of the Conservation Area [Sections 4-6].

Goodwick Station and surrounding land

The Forum is particularly concerned about the future development of Goodwick Station and the surrounding land. The following points are of particular significance with regard to the development of a management plan for the Conservation Area:

- At the end of 1999 Rail Property Ltd announced its intention to sell the Goodwick Station Site. The conditions of sale stipulate a transport use for the property.
- Pembrokeshire County Council asked Rail Property to put a hold on the sale because of feasibility studies undertaken into the development of rail freight facilities at the site.
- The Rail Passengers Committee for Wales and the South Wales Branch of the Railway Development Society also asked for the sale to be put on hold.
- The Shadow Strategic Rail Authority is currently holding the Goodwick file while it determines whether or not the site has a strategic transport interest that might prevent the disposal of the site.
- The SSRA is supporting the extension of rail transport (freight and passenger) throughout Wales. When the Transport Bill becomes law in the autumn it will take on the responsibility of disposal of properties such as the Goodwick site.
- The SSRA may make a case to the Secretary of State to retain a site from the disposal process assuming there is an eventual strategic transport purpose.

Government Guidance for Wales

The Forum takes note of the fact that 'the duties with which local planning authorities are charged by national legislation is further supported by Planning Guidance Wales (First Revision) April 1999' [paragraph 3.1]. The Forum believes that the following points in Section 3 are of particular relevance with regard to the preservation, management and development of Goodwick Station and the surrounding land:

- 'In exercise of their planning functions, local authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area ...this should be a material consideration in the planning authority's handling of development proposals which are outside the Conservation Area but would affect its setting' [paragraph 3.2].
- 'This wording ...enables local authorities to hold legitimate concerns over development proposals which may affect the land surrounding the Conservation Area. With such a regard the local authority may better ensure that neighbouring development seeks to address the similar issues of quality and relevance as development within the area' [paragraph 3.3].

Possible Preservation/Enhancement Opportunities

Goodwick Railway Station and Surrounding Land

The Forum endorses the proposal that 'all efforts to renovate the building should be made to ensure that an appropriate, commercially viable use is found. Funding sources for renovation of this building will be explored' [paragraph 6.1.2.6].

<p><u>Recommendation:</u> The Forum recommends that Pembrokeshire County Council should look into sources of funding to purchase the Goodwick property station and surrounding land in order to safeguard the site and allow for future development of the transport potential of the entire property.</p>
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Conclusion

The historical character of the Goodwick Conservation Area is intimately linked with transport. The development of the port and the coming of the railway played an important part in the development of the community. Buildings that are of significance in the transport history of the area should not only be preserved and but should also be brought into active use for the economic benefit of the community and the entire North Pembrokeshire region.

- The North Pembrokeshire Transport Forum believes that Pembrokeshire County Council should take the lead role in safeguarding the entire Goodwick Railway Station and the surrounding property and in the development of plans for its future development.

- The Forum believes that the management plan for the preservation of the Goodwick Station building and surrounding land should take into consideration plans for the acquisition and development of the site for transport use.
- The Forum believes that serious consideration should be given to the proposals for the site that have been proposed in the consultation response of the Fishguard, Goodwick and Lower Town Civic Society.
- The County Council should work closely with the Goodwick Station Restoration Campaign, Fishguard and Goodwick Town Council, the Fishguard, Goodwick and Lower Town Civic Society and other interested groups in the process of developing plans for the conservation and development of the Goodwick Station property.

This could harmonise the conservation process with government transport policies which identify local authorities as major players in bringing together the various interest groups and identifying practical and realistic proposals for delivering the benefits of integrated transport in their area [Introduction, *Guidance on Local Transport Plans in Wales*, National Assembly for Wales].