

# Communities in former Gwent

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*Table G1 Allocation of dwelling units to the communities of former Gwent*

		Llanelli, Brynmawr, Nantyglo and Blaina, Tredegar	Llanfoist Fawr and Blaenavon	Crucorney	Abergavenny, Llantilio Pertholey and Grosmont	Llanover, Goetre Fawr, Pontypool and Abersychan	Gwent total
H1 Sites	Commenced or built (a)						
	Permitted but not started (b)	20					20
	Without consent (c)	61	6				67
Unallocated sites	Commenced or built (d)	27		4	1	2	34
	Permitted but not started (e)	38	8	11		2	59
Community guidance figure (calculated from Structure Plan total)		94	44	15	21	6	180
Less those commenced or built 1991-98 (a+d above)		27		4	1	2	34
Required 1998-2006		67	44	11	20	4	146
Plus contingency 20%		14	9	2	4		29
Total required 1998-2006		81	52	13	24	4	175
Less those committed: extant consents plus H1 without consent (b+c+e above)		109	14	11		2	136
Land and locations required		none	38	2	24	2	66*

\* this total includes only those communities with positive allocations remaining

# 1 Llanelly, Brynmawr, Nantyglo and Blaina and Tredegar Communities

## Llanelly

1.1 The community of Llanelly is centred on the Clydach Gorge. It includes the limestone scarp of Gilwern Hill and the south east flank of Mynydd Llangattock, and runs northwards to the River Usk. The area has a rich industrial history. The remains of early iron works, limestone quarrying and coal mining, and the construction of canals, tramroads and railways all contribute to its present character. The A465T Heads of the Valleys Road, the strategic east-west route in the area, runs up through the gorge, bisecting the village of Clydach.

1.2 Gilwern is the main village in the community and the largest settlement in the Park after Brecon. It has developed at the mouth of the Clydach Gorge, where tramroads came down to a wharf on the Monmouthshire and Brecon Canal from the quarries and ironworks. Today the village consists of four separate clusters. In the oldest part, along the former main road, there are shops, a doctor's surgery, library, chapel, three pubs and the former school, now a community centre. This part has expanded considerably eastwards on both sides of the A4077, including a large local authority-built estate.

1.3 North of the recreation ground lies the new school and community centre, and the most recent developments at Upper and Lower Common. West of the Afon Clydach is the other part of the original village, with a former woollen mill by the stream, a pub and garage on the A4077, and much estate development on both sides of the Canal. South of the canal is a smaller cluster of houses, and a pub on the Heads of the Valleys Road.

1.4 Gilwern Park Industrial Site, east of the village, is a recent Welsh Development Agency estate of large industrial units. Adjoining it is a HGV training school in converted army Nissen huts.

1.5 Along the old main road through the gorge are the linear settlements of Maesygwartha, Clydach North and Blackrock. Above these is the small hamlet of Llanelly, dominated by its church. On the southern side of the gorge is the village of Clydach South, and above it, between limestone quarries and former coal workings, is Llanelly Hill. There are shops, chapels and pubs in these settlements, and a primary school in Clydach North.

1.6 The community also has many hamlets and short terraces of houses, built to house workers in past

industries. Among these, just below the open hill, are many part-time smallholdings.

1.7 No mines or quarries are working at present, but one is used for tipping inert waste. Tourism is increasingly important in the Clydach Gorge, with its wealth of industrial history.

## Brynmawr

1.8 The community of Brynmawr is divided by the National Park boundary, with the town itself lying outside the Park. It includes the southern corner of Mynydd Llangattock, and is crossed by the Afon Clydach and the Heads of the Valleys Road. Coal and iron ore patchworkings are evident in the area and a small private coal mine operated recently. Brynmawr Comprehensive School and a computer factory are located in the Park. The hamlets of Clydach Terrace and Cwm Nant-gam are more closely connected to Llanelly Hill than to Brynmawr.

## Nantyglo and Blaina and Tredegar

1.9 Boundary changes have brought very small parts of these communities into the National Park. There is no development in either area, both of which are designated as open countryside. They are therefore not mentioned further below.

## PROPOSALS

1.10 The deposit version of this Local Plan, published in June 1995, listed those issues identified by previous consultation that the Local Plan needed to tackle. These issues are set out under the relevant headings below.

## Housing

- *New housing should be limited to meet the needs of the local community.*
- *In the Clydach Gorge, new housing developments should be in the style of traditional terraced patterns.*
- *Derelict properties should be restored.*

1.11 The population of Llanelly Community at the time of the 1991 census was 3,858 in 1,459 households,

the second highest population of any community in the National Park. This was 53% of the population in the Park in Gwent. The Gwent Structure Plan indicates that a maximum of 180 new dwellings are likely to be needed in the National Park in the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Llanelly is therefore 94.

1.12 Table G1 covers the period from 1 July 1991 to 7 July 1998. It shows allocations made, permissions granted and dwellings built during the period, including those completed from a prior commitment.

1.13 The population of Brynmawr Community is very small, and that of the other communities is nil, so no housing allocation has been made for them.

1.14 The village maps indicate white areas within which housing development will be considered. These are based on the comments made at public meetings and survey work.

*Llanelly 1*  
**Within the white areas on the proposals map, applications for housing will be considered against policies H2, H3, H6, H7 and H14. Those white areas outlined in red and labelled H1 are sites for 6 or more dwellings where applications will be considered against policy H1. These are:**

- **Gilwern: between Broadmead and Lancaster Drive**  
This site was previously allocated in the Gilwern Local Plan. On gradually rising ground, it could accommodate a range of housing types and densities. These should be in small groups, broken up by landscaping and areas of open space. Access could be from Lancaster Drive on the higher ground, and from Dan y Bryn on the lower ground.
- **Maesygwartha: opposite Old Rectory Close**  
Site with detailed planning permission for 10 houses. Any subsequent applications for this site would require an element of phasing.
- **Clydach: Dan y Coed**  
A windfall site available due to the closure of a haulage yard located between groups of semi-detached houses. As building land is scarce in Clydach, it is suggested that this site be developed at a reasonably high density in the form of a courtyard of short terraces. Suitable for small households or possibly a sheltered housing complex.
- **Llanelly Hill: between Fairview, The Bungalow and Pen-ffyddlwn**  
Rising land that has a particularly steep gradient to the south-east. Development should follow the traditional terraced pattern typical of Llanelly Hill.

• **Llanelly Hill: east of Pen-ffyddlwn**  
This site is bisected by a small stream which should be retained as a feature in the development if possible. Consideration should also be given to the relationship new development will have with the terrace below this site.

• **Llanelly Hill: west of Waunllapria Estate**  
This site forms a natural extension to the existing estate. New housing should relate well to existing dwellings. Care should be taken with treatment of the western boundary to ensure the edge is in sympathy with the surrounding countryside.

1.15 Areas shaded light green are, for the purposes of this Local Plan, considered to be countryside.

*Llanelly 2*  
**New housing development in light green areas will be considered against policies H5, H8, H10, H11, H12, H13 and H14.**

## Traffic

- *Heavy lorries should be banned from villages.*
- *Car parking and speeding problems need resolving throughout the area.*

1.16 The Welsh Office proposes to dual the A465T Heads of the Valleys Road, and this will require some land acquisition. The NPA supports this proposal, and is working closely with the Welsh Office on the details to ensure minimal adverse environmental effect. The effects on the nearby Sites of Special Scientific Interest and the National Nature Reserve must be considered.

1.17 There is already great disadvantage to residents living in Clydach as the A465T cuts the community in half. It is the intention of the NPA to ensure that the design of any roadworks overcomes this severance to the advantage of the residents. (See policies document chapter 9, paras. 9.13-14).

*Llanelly 3*  
**Any improvements to the A465T should benefit the residents by providing improved vehicle, cycle and pedestrian links in Llanelly Community.**

*Llanelly 4*  
**The NPA will protect the line published by the Welsh Office for the upgrading of the A465T.**

1.18 The NPA will support any improvements made by Monmouthshire County Council to reduce traffic speeds and generally increase traffic safety in the

area (see policies document chapter 9, para. 9.28). If a suitable site for residents' car parking can be identified the proposal will be considered against Policy R10.

## Employment and shopping

- *More local jobs are needed in Gilwern. Gilwern Park does not provide employment for local people.*
- *Residents in the Clydach Gorge felt that employment was better suited to larger settlements.*
- *More shops are required within Gilwern and Clydach.*

1.19 3.48 hectares of land is available for employment use at Gilwern Industrial Park and Ty Mawr Farm, as shown on the proposals map. This will be adequate for the needs of this and adjacent communities during the Plan period.

*Llanelly 5*

**Applications for employment use on Gilwern Industrial Park and Ty Mawr Farm will be considered against policies EM2 and EM3.**

1.20 Individuals wishing to start up small businesses from home or in converted buildings will be supported, in line with policies EM5, EM6, and EM7.

1.21 As in many rural areas, Llanelly Community has little local shopping provision with the exception of a limited range in Gilwern and the recently opened Clydach Post Office and Llanelly Hill shop. Proposals for new village shops will be considered against policy EM13.

## Community

- *Ty Mawr Farm could be used as a leisure centre for Gilwern.*
- *A play area is needed in Clydach.*

1.22 The provision of leisure facilities is the responsibility of other agencies and individuals. The Llanelly Hill Action Group has ideas for developing and enhancing the community. There is funding for a new community centre adjacent to the football field in Clydach South.

*Llanelly 6*

**The conversion of the old gym at Ty Mawr School will be considered against policy C2.**

1.23 There is a perceived need for a play area in Clydach North.

*Llanelly 7*

**Land to the south of the school in Clydach North is allocated for a play area for the purposes of policy T15.**

1.24 Since the publication of the Draft Local Plan, the Village Action Group has prepared a Village Action Plan for Llanelly, with the support of the NPA. This aims to carry forward some of the ideas raised at the Local Plan meeting. Wherever possible, or where action requires planning permission, the recommendations in the Action Plan will be used in conjunction with the text and policies in this Local Plan. The NPA will continue to work closely with the community to achieve action for an improved future.

## Conservation of buildings and settlements

- *Open spaces in the centre of Gilwern are important green wedges for the different parts of the village.*
- 1.25 All new buildings should be in keeping with the character of the area, and conform to guidance in the National Park publication 'Building design. A guide for developers.'
- 1.26 There are 7 buildings in Llanelly Community which are listed for their architectural or historic interest.

*Llanelly 8*

**The listed buildings in Llanelly Community will be protected for the purposes of policies CB1-CB4.**

1.27 Some areas of the villages are particularly valuable to residents. In Gilwern these are: green fields between the three main clusters of housing development, the banks of the River Clydach and the two commons. In Llanelly Hill, they are the area between Llanmarch and Waunllapria, and land behind Llanelly Hill Community Centre.

*Llanelly 9*

**Areas of important open space are identified on the proposals map, and will be protected for the purposes of policy CB10.**

## Conservation of landscape, wildlife and archaeology

1.28 The proposals map indicates where Sites of Special Scientific Interest (SSSIs), Scheduled Ancient Monuments and areas for archaeological evaluation are located within the community.

1.29 Cwm Clydach SSSI, also a National Nature Reserve, is a stand of self-regenerating beech in the Clydach Gorge, believed to be the only remaining natural beech wood in South Wales. There are also nationally and locally rare species within the site.

1.30 Llanmarch Dingle SSSI was designated for its geological importance, with good exposures of

important Coal Measures strata and well-preserved plant remains.

1.31 Part of the Mynydd Llangattwg SSSI extends into Llanelly and Brynmawr Communities. Beneath the plateau are caves which drain from the northern escarpment to resurgences in the Clydach Gorge.

1.32 In Brynmawr Community, Brynmawr Sections SSSI contains the best exposure in the area of the base of the Coal Measures, showing the condensed sequence found in this part of the coalfield.

*Llanelly 10*

**The SSSIs in Llanelly and Brynmawr Communities are identified on the proposals map and will be protected against development for the purposes of policy CL4.**

1.33 There are three Scheduled Ancient Monuments in the area, all in Llanelly Community. They are Battle Tump, a castle mound; and two remains from the 18th century, an iron furnace south west of Clydach and Clydach Ironworks, including Smarts Bridge.

*Llanelly 11*

**The Scheduled Ancient Monuments in Llanelly Community are shown on the proposals maps and will be protected against development for the purposes of policy CL8.**

1.34 Areas for archaeological evaluation have not been fully investigate but may contain important archaeological features. There is such an area close to the Canal Wharf complex and aqueduct in Gilwern.

*Llanelly 12*

**An area for archaeological evaluation is identified on the proposals map for the purposes of policy CL10.**

## Tourism and recreation

- *The existing footpath network should be expanded and more cycle tracks provided.*

1.35 With its rich heritage and spectacular scenery the community is well placed to take advantage of the considerable passing tourist trade, especially through enterprises which are seen to make full use of the industrial archaeology of the area, for example Clydach Ironworks.

1.36 Further small scale tourism enterprises that meet the requirements of policy T1 will be supported. However, development should not be encouraged where it would cause harm to the 'vulnerable area' at Cwm Clydach as shown on the proposals map (see policies document chapter 11 para. 11.7).

1.37 Opportunities to improve rights of way and create cycleways are supported in policies R12 and T14.

1.38 The NPA will, as part of its cycling strategy, work with interested parties to find cycle routes as alternatives to using the canal towpath. Where the towpath is the only viable option for a cycleway, the National Park Authority will ask for a planning application for a change of use to ensure adequate regard is given to all other interests.

## Minerals

1.39 Three limestone quarries, Craig-y-gaer, Darren Felen Crossing and Clydach Station quarries in the Clydach Gorge, have Interim Development Order planning permissions, but are inactive. They may not be reopened before a scheme of operations is agreed with the NPA.

1.40 The private coal mine at Coedcae-mawr in Brynmawr has a valid planning permission but is not active.

*Llanelly 13*

**The future working of quarries and mines in Llanelly and Brynmawr Communities as identified on the proposals map will be subject to policies M2-M4 and M8.**

# 2 Llanfoist Fawr and Blaenavon Communities

## Introduction

2.1 The community of Llanfoist Fawr lies west of Abergavenny on the Park's eastern boundary. It includes several very different areas. The northern tip runs from the summit of the Sugar Loaf down to the River Usk. South of the Usk is the busy corridor of the A465T Heads of the Valleys Road. South again is Cwm Llanwenarth between Pwll Du and the Blorenge mountain, with their rich industrial history and evidence of limestone and coal workings. At the southern tip a quiet valley runs down to the Monmouthshire and Brecon Canal.

2.2 The canal forms the National Park boundary in the southern half of the community, so that the villages of Llanfoist and Llanellen are outside the Park. In the west, the community boundary coincides with the Park boundary, except where recent changes have brought a very small part of Blaenavon Community into the Park. There is no development in this area, which is designated as open countryside. It is therefore not mentioned further below.

2.3 The only settlement in the Park is the village of Govilon, south of the A465T where the canal crosses Cwm Shenkin Brook. The oldest part of the village is here. More recent development, including several estates, has grown up around the school and south of the canal around the former Merthyr to Abergavenny railway, now a cycleway. The village has a church, chapel, village hall, three shops, one of which is also a village information agency and two pubs. British Waterways has its local office at the canal wharf.

## PROPOSALS

2.4 The deposit version of this Local Plan, published in June 1995, listed those issues identified by previous consultation that the Local Plan needed to tackle. These issues are set out under the relevant headings below.

### Housing

- *There is a need for some more housing, especially to meet the needs of the elderly.*
- *Renovating derelict houses should be encouraged.*

2.5 Llanfoist Fawr's population within the Park at the 1991 census was 1,774, in 660 households. This was 24% of the population in the Park in Gwent. The

Gwent Structure Plan indicates that a maximum of 180 new dwellings are likely to be needed in the National Park in the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Llanfoist Fawr is therefore 44.

2.6 Table G1 covers the period from 1 July 1991 to 7 July 1998. It shows allocations made, permissions granted and dwellings built during the period, including those completed from a prior commitment.

2.7 The part of the Park in Blaenavon has no population, so no housing allocation has been made.

2.8 The village map indicates white areas within which applications for development will be considered. Because of recent levels of development at such high density, there is limited new housing land available.

#### *Llanfoist Fawr 1*

**Within the white areas applications for housing will be considered against policies H2, H3, H6 and H14. The white area outlined in red and labelled H1 is a site for 6 or more dwellings, where applications will be considered against policy H1. This is:**

- **Eastward extension of Ty-clyd Close**

This is an area of flat land capable of absorbing up to 6 dwellings. New development should be screened from the A465T with appropriate landscaping. The eastern edge should be treated sympathetically with the surrounding countryside.

2.9 Areas shaded light green are, for the purposes of this Local Plan, considered to be countryside.

#### *Llanfoist Fawr 2*

**New housing in green areas will be considered against policies H5, H8, H10, H11, H12, H14 and H15.**

### Traffic

- *Speeding occurs through Govilon village.*
- *Parking is a problem, especially in the summer.*

2.10 Residents complained of traffic travelling too fast through Govilon village. Monmouthshire County Council is undertaking studies of the area. As a result of the Local Plan meeting, priorities have been changed at the junction of Dragon Lane and The Avenue. Further proposals by Monmouthshire that reduce traffic speed and increase safety will be

supported by the NPA (see policies document chapter 9 para. 9.28).

2.11 If a suitable site for car parking can be identified this will be supported in line with policy R10.

## Employment

- *Small scale employment facilities in existing buildings should be encouraged.*

2.12 The Business Park at Gilwern, and industrial estates at Abergavenny are close to the settlements in Llanfoist Community. However, residents agreed that there is also a place for small scale business development in Govilon.

2.13 Individuals wishing to start up small businesses from home or in converted buildings will be supported in line with policies EM5, EM6, and EM7.

## Community

- *The range of community facilities needs to be increased, including public conveniences, recycling schemes and activities for the young.*

2.14 Expansion of the range of community facilities is the responsibility of other agencies. Any proposal will be considered against policy C2.

## Conservation of buildings and settlements

- *The historic centre around the Bridge Inn in Govilon should be protected.*

2.15 All new buildings should reflect the traditional character to the area, and follow guidance in the National Park publication, 'Building design. A guide for developers.'

2.16 There are eight buildings in Llanfoist Fawr Community listed for their architectural or historic interest.

### *Llanfoist Fawr 3*

**The listed buildings in Llanfoist Fawr will be protected for the purposes of policies CB1-CB4.**

2.17 Residents particularly value some areas of Govilon village, particularly around the canal at Cwm Shenkin Brook, to the rear of Penybont, below Usk View and the orchard adjacent to Rosedene. These areas are shown on the proposals map.

### *Llanfoist Fawr 4*

**Areas of important open space are identified on the proposals map for the purposes of policy CB10.**

## Conservation of landscape, wildlife and archaeology

- *The landscape, especially around the canal and the River Usk needs protecting.*

2.18 The proposals map indicates where Sites of Special Scientific Interest (SSSIs), Scheduled Ancient Monuments and areas for archaeological evaluation are located within the communities.

2.19 Blorenge SSSI is an extensive upland moorland with limestone grassland on the south facing slopes. Gilwern Hill SSSI is an area of limestone grassland and old quarries, with characteristic flora including several notable species.

2.20 Cwm Llanwenarth meadows SSSI comprises two fen meadows on the slopes of a small mountain stream. Coed y Person SSSI is a large semi-natural woodland with oak, ash and elm. It runs down from the north-facing lower slopes of the Blorenge to the Monmouthshire and Brecon Canal.

2.21 Siambre Ddu SSSI is at the head of Cwm Llanwenarth. A cave has formed at the junction of the Millstone Grit and Carboniferous Limestone, revealing interesting geological processes. It is also the third largest site in Gwent for the Lesser Horseshoe bat.

2.22 Part of the Sugar Loaf Woodlands SSSI is also within the community. This is an ancient coppice woodland.

*Llanfoist Fawr 5*  
**The SSSIs in Llanfoist Fawr Community are identified on the proposals map and will be protected against development for the purposes of policy CL4**

2.23 There are four Scheduled Ancient Monuments in the area. Carn-y-defaid Bronze Age round cairns straddle the boundary between the two communities, and the Park boundary. Llanwenarth churchyard cross-base probably dates from the 13th century (and is also a listed building).

2.24 The industrial heritage is also given protection. The site of Garnddyrys Ironworks is scheduled, with an adjacent tramway, as is the tramroad bridge on Bailey's tramroad in Govilon.

*Llanfoist Fawr 6*  
**The Scheduled Ancient Monuments in Llanfoist Fawr and Blaenavon are shown on the proposals map and will be protected against development for the purposes of policy CL8.**

2.25 There is an area for archaeological evaluation on land surrounding Llanwenarth Church. This has not been fully investigated, but is likely to contain important archaeological features.

*Llanfoist Fawr 7*

**The area for archaeological evaluation is shown on the proposals map for the purposes of policy CL10.**

## **Tourism and recreation**

- *There is a need for more basic visitor accommodation such a camping barns.*
- *More footpaths are needed, and the canal towpath needs upgrading.*

2.26 The proximity to large centres and the M4 motorway, mean that Llanfoist Fawr is a particularly busy part of the National Park.

2.27 The Sugar Loaf mountain is much visited, and while not all may reach the summit, many drive to the car park at Mynydd Llanwenarth to look at the views over the Usk valley. British Waterways has a small marina on the canal at Govilon, where there are boating facilities. A dismantled railway line at Govilon was converted by the NPA into a cycleway, which is very well used. There are camping and caravanning sites, other forms of visitor accommodation and, on Mynydd Llanwenarth, pony trekking.

2.28 Further small scale tourism enterprises will be supported in line with policy T1. Camping barns will be supported in line with policy T5. However, tourism development should not be encouraged where it would cause harm to the 'pressure' and 'vulnerable area' in the community as identified on the proposals map (see policies document chapter 11 para. 11.7). There are 'pressure areas' on the Sugar Loaf and at Keepers Pond. The latter is also a 'vulnerable area', as are the quarries on Gilwern Hill.

2.29 Opportunities to improve rights of way and create cycleways are encouraged in policies T14 and R11. The NPA will, as part of its cycling strategy, work with interested parties to find cycle routes as alternatives to using the canal towpath. Where the towpath is the only viable option for a cycleway, the NPA will ask for a planning application for a change of use to ensure adequate regard is given to all other interests.

# 3 Crucorney Community

## Introduction

3.1 Crucorney Community consists mainly of the two easternmost ridges of the Black Mountains, and between them the valley of the Afon Honddu, from the Powys boundary at Capel-y-ffin down to where the river leaves the National Park. This valley is better known as the Vale of Ewyas or Llanthony Valley. Also within the community are the Monmouthshire half of the Grwyne Fawr valley, the northern slopes of the Sugar Loaf, and Bryn Arw.

3.2 The north-eastern edge of the community follows the National Park boundary along the English border. Further south-east, a small part of the community is outside the National Park, including the settlement of Wern Gifford and the larger part of Pandy.

3.3 There are many historic monuments and buildings in the community, from the Iron Age hillforts of Twyn-y-gaer and Pentwyn to the Listed house at Trewyn. The most famous and frequently visited is the ruined Llanthony Priory, half way up the valley.

3.4 Llanfihangel Crucorney is the main village within the Park. It stands above the Honddu at the southern entrance to the Llanthony Valley, and has been by-passed by the A465T. There is a church, a shop, a garage, a newly opened post office and one of the oldest pubs in Wales, the Skirrid Mountain Inn. Nearby Llanfihangel Court is a 16th century gabled house with fine gardens.

3.5 Further north, the A465T bisects the village of Pandy, also split by the National Park boundary. It lies on the Cardiff-Crewe railway line, the only one in the Park, but there is no station. There are chapels, pubs and caravan sites. The hamlets of Blaengavenny, Bettws and Forest Coal Pit lie around Bryn Arw; Stanton and Cwmyoy, with its crooked church, are situated in the Llanthony Valley. The village of Llanthony itself is close to the Priory. There are two pubs, one being a hotel built into the walls of the Priory. Residents see all the settlements as beads, linked together to form a necklace which is the whole community.

3.6 The Llanthony Valley suffers for its beauty and historical interest. Not only does the Priory attract cars and coaches; the single-track road on through the valley is used as a scenic drive between Hay-on-Wye and Abergavenny. The area is popular with walkers, and there are several pony trekking

centres. The resultant traffic causes problems for valley residents.

## PROPOSALS

3.7 The deposit version of this Local Plan, published in June 1995, listed those issues identified by previous consultation that the Local Plan needed to tackle. These issues are set out under the relevant headings below.

**Housing**

- There is a need for a limited number of new houses to increase the range of types available in Pandy, Blaengavenny, Five Ways and Brynarw.*
- The scattered pattern of housing development should be continued in the Llanthony Valley, and there should be no more houses in Cwmyoy.*
- Old houses and barns should be redeveloped.*

3.8 Crucorney's population within the Park at the 1991 census was 630, in 232 households. This was 9% of the population in the Park in Gwent. The Gwent Structure Plan indicates that a maximum of 180 new dwellings are likely to be needed in the National Park in the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Crucorney is therefore 15.

3.9 Table G1 covers the period from 1 July 1991 to 7 July 1998. It shows allocations made, permissions granted and dwellings built during the period, including those completed from a prior commitment.

3.10 The village map indicates white areas. These are based on the comments made at the public meeting and survey work. Land is allocated opposite St Michael's Church and next to the vicarage.

*Crucorney 1*  
**Within the white areas applications for housing will be considered against policies H2, H3 H6 and H14.**

3.11 Also within the allocation is Crossways, a small settlement that is considered to have a limited potential for growth.

*Crucorney 2*  
**No more than two units will be allowed in Crossways within the Plan period in accordance with policies H4 and H6.**

3.12 All other areas shaded light green are, for the purposes of this Local Plan, considered to be countryside. This includes Five Ways and Brynarw, which are only considered appropriate for development in exceptional circumstances.

*Crucorney 3*

**New housing in light green areas will not be considered against policies H8, H10, H11, H12, H13, H14 and H15.**

## Traffic

- *There is too much through traffic, and in the summer the Llanthony Valley becomes heavily congested.*
- *Traffic speeds through Llanfihangel Crucorney and along the A465T.*

3.13 Many residents complain of the amount of traffic travelling through the Llanthony Valley. The NPA will support proposals by Monmouthshire County Council that better manages traffic in the valley

3.14 The NPA would support any proposals that the Welsh Office might make to reduce traffic speeds along the A465T.

## Employment

- *Small businesses in redundant buildings should be encouraged.*

3.15 While the area is traditionally a farming community, many will commute to their place of work at larger centres such as Abergavenny and Hereford. Individuals wishing to start up small businesses from home or in converted buildings will be supported in line with policies EM5, EM6 and EM7.

## Community

- *More play facilities are required throughout the community.*

3.16 The provision of community facilities is the responsibility of other agencies and individuals. Any development that expands the range of facilities will be supported in line with policy C2.

## Conservation of buildings and settlements

- *All new development should be of good design and sympathetically located in the landscape.*
- *The villages of Llanthony and Cwmyoy need protecting.*

3.17 All new buildings should be in keeping with the character of the area and conform to guidance in the National Park publication, 'Building design. A guide for developers.'

3.18 There are 27 buildings in Crucorney Community which have been listed for their architectural or historic interest.

*Crucorney 4*

**The listed buildings in Crucorney Community will be protected for the purposes of policies CB1-CB4.**

3.19 There are mixed feelings in the community about the NPA's proposal for a Conservation Area in Llanthony. The NPA will only proceed with this if following a consultation exercise there is complete approval (see policies document chapter 4 para. 4.11).

3.20 Some areas in Llanfihangel Crucorney are particularly valued by residents. These are between Llanfihangel Crucorney and Pen-y-bont, and opposite the Skirrid Inn, as shown on the proposals map.

*Crucorney 5*

**Areas of important open space are identified on the proposals map for the purposes of policy CB10.**

3.21 There are two sites in the community, at Llanfihangel Court and Trewyn, that are on Cadw's register of historic parks and gardens. They are shown on the proposals map.

*Crucorney 6*

**The historic parks and gardens in Crucorney Community are identified on the proposals map for the purposes of policy CB11.**

## Conservation of landscape, wildlife and archaeology

3.22 The proposals map indicates where Sites of Special Scientific Interest (SSSIs), Scheduled Ancient Monuments and areas for archaeological evaluation are located within the area.

3.23 The ridges of the Black Mountains are an SSSI for botanic reasons. They include the most south-easterly areas of upland moorland in Britain.

3.24 Coed y Cerrig SSSI and National Nature Reserve is a mixed woodland covering the valley floor and sides. Alder dominates in the valley floor, with ash and elm along the streams and oak on the slopes. The site also has geomorphological interest.

3.25 Strawberry Cottage Wood SSSI is a sessile oak woodland situated on the southern edge of the

Black Mountains. Part of the site is a nature reserve for the Gwent Wildlife Trust.

3.26 Llanfihangel Moraine SSSI marks the end point of glacial movement in the area at the end of the last Ice Age.

*Crucorney 7*  
**The SSSIs in Crucorney Community are shown on the proposals map and will be protected against development for the purposes of policy CL4.**

3.27 There are seven Scheduled Ancient Monuments within the community. These are the Augustinian Llanthony Priory, Iron Age camps of Pentwyn and Twyn y Gaer, the motte and bailey castle at Trefedw, the Pen y Clawdd castle mound, the remains of St Michael's Chapel on the summit of the Skirrid, and Cwmyoy churchyard cross.

*Crucorney 8*  
**The Scheduled Ancient Monuments in Crucorney Community are shown on the proposals map and will be protected against development for the purposes of policy CL8.**

3.28 Areas for archaeological evaluation have not been fully investigated but are likely to contain important archaeological features. There are such areas in Llanfihangel Crucorney around St Michael's Church and on the eastern side of the road from Cherry Orchard to The Cloisters. In Cwmyoy they are around St Martin's Church and the Old Vicarage, and in Llanthony in the field south-west of the Half Moon Inn.

*Crucorney 9*  
**Areas for archaeological evaluation in Crucorney Community are identified on the proposals map for the purposes of policy CL10.**

## Tourism and recreation

- *More facilities should be provided to encourage visitors to spend more money and stay in the villages.*
- *A cycleway along the old tramway between Pandy and Llanfihangel Crucorney would be useful. New footpaths along the Llanthony Valley are needed.*

3.29 The community is a busy one for tourists. At Pandy, there is a caravan site, a hotel and pubs. There is a famous inn and a trout farm in Llanfihangel Crucorney. The Priory and Abbey Hotel are the main attractions within the Llanthony Valley itself, but Cwmyoy Church and the several pony-trekking centres are much visited.

3.30 Studies to promote sustainable tourism in the Llanthony Valley resulted in the formation of the Traffic Working Party. The Black Mountains Crafts and Leisure Activities Trail includes many small businesses such as hand weavers, soft toy making, traditional furniture and pottery.

3.31 Further small scale tourism enterprises that meet the requirements of T1 will be supported by the NPA. However, the existing visitor pressures have led to the Llanthony Valley and Offa's Dyke Path along the Hatterall Ridge being designated as 'pressure areas'. The important nature conservation sites at Cwm Coed-y-cerrig and Strawberry Cottage Wood are 'vulnerable areas'. These are shown on the proposals map (see policies document chapter 11 para. 11.7).

3.32 Opportunities to improve rights of way and create cycleways are encouraged in policies T14 and R12. A branch of the National Cycle Trail between Holyhead and Chepstow runs down the Llanthony Valley.

# 4 Abergavenny, Llantilio Pertholey and Grosmont Communities

## Introduction

4.1 North of Abergavenny, parts of three communities lie within the National Park. The Park boundary cuts the community of Abergavenny in half, but almost all the population and development are in the town itself, outside the Park. The Park's half is a valley of former parkland between two richly wooded spurs of the Sugar Loaf mountain.

4.2 In Llantilio Pertholey the main population centre is outside the Park, in the Abergavenny suburb of Mardy. One of the wooded Sugar Loaf spurs, and the Skirrid mountain, with its dramatic wooded sides and long ridge crowned by the remains of St. Michael's chapel both lie within the Park. Between the mountains is the wide valley of the Afon Gafenni, through which the A465T and the railway run side by side to Hereford and beyond. The valley is settled with houses and farms, and there is a pub at Pantygelli.

4.3 Beyond the Skirrid, the Park's easternmost tip is in the community of Grosmont. Only one farm and a dozen fields of this large community lie within the Park, allocated as countryside. It is therefore not discussed further.

## PROPOSALS

4.4 The deposit version of this Local Plan, published in June 1995, listed those issues identified by previous consultation that the Local Plan needed to tackle. These issues are set out under the relevant headings below.

### Housing

4.5 At the 1991 census, the population of Llantilio Pertholey within the Park was 636 in 191 households, and of Abergavenny, 175 in 64 households. This was 9% and 2% of the population in the Park in Gwent, respectively. The Gwent Structure Plan indicates that a maximum of 180 new dwellings are likely to be needed in the National Park in the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Llantilio Pertholey is therefore 16, and to Abergavenny 5.

4.6 Table G1 covers the period from 1 July 1991 to 7 July 1998. It shows allocations made, permissions granted and dwellings built during the period,

including those completed from a prior commitment.

4.7 No housing land has been allocated in this area. All new housing will therefore be created through barn conversions, rehabilitating abandoned dwellings or for an exceptional need. The communities are shaded light green on the proposals map, and for the purposes of this Local Plan are considered to be countryside.

### Abergavenny 1

**New housing in light green areas will be considered against policies H8, H10, H11, H12, H13, H14 and H15.**

### Traffic

4.8 The NPA will support proposals by Monmouthshire County Council that reduce traffic speeds along the A465T (see policies document chapter 9 para. 9.28).

### Employment

4.9 The area is traditionally a farming community, and there are good communications to larger employment centres. Those wishing to start up small businesses from home or in converted buildings will be supported in line with policies EM5, EM6, and EM7.

### Community

4.10 Any development that expands the range of community facilities in the area will be considered against policy C2 or C3.

### Conservation of buildings and settlements

4.11 All new buildings should reflect the traditional character of the area, and have regard to the guidelines in the National Park's publication '*Building Design A guide for developers.*'

4.12 There are two buildings in Llantilio Pertholey which have been listed for their architectural or historic interest.

*Abergavenny 2*

**The listed buildings in Llantilio Pertholey Community will be protected for the purposes of policies CB1-CB4.**

4.13 The parkland between the spurs of the Sugar Loaf was formerly a deer park belonging to Abergavenny Priory. It is included in Cadw's register of historic parks and gardens.

*Abergavenny 3*

**The historic parkland in Abergavenny Community is identified on the proposals map for the purposes of policy CB11.**

## **Conservation of landscape, wildlife and archaeology**

4.14 The proposals map indicates where Sites of Special Scientific Interest (SSSIs) and Scheduled Ancient Monuments are located within the area.

4.15 The Sugar Loaf Woodlands SSSI comprises three extensive areas of ancient coppice woodland, much of it dominated by sessile oak. There is also an acid grassland community including large areas of bilberry.

*Abergavenny 4*

**The SSSI in Abergavenny and Llantilio Pertholey Communities identified on the proposals map will be protected against development for the purposes of policy CL4.**

4.16 The only Scheduled Ancient Monument in the area is the remains of St Michael's Chapel on the summit of the Skirrid mountain, in Llantilio Pertholey Community.

*Abergavenny 5*

**The Scheduled Ancient Monument in Llantilio Pertholey is shown on the proposals map and will be protected against development for the purposes of policy CL8.**

## **Tourism and recreation**

4.17 There may be potential to expand the range of visitor accommodation, through camping barns for example. Small scale tourism enterprises that meet the requirements of T1 will be supported. However, tourism development should not be encouraged if it would harm the Sugar Loaf 'pressure area', part of which is within Abergavenny Community. It is identified on the proposals map (see also policies document chapter 11 para 11.7).

# 5 Llanover, Goetre Fawr, Pontypool and Abersychan Communities

## Introduction

- 5.1 The south-eastern finger was added to the National Park so that as much as possible of the Monmouthshire and Brecon Canal would be within the Park boundary. It comprises the east-facing side of the Mynydd Garn-wen ridge, with the Park boundary following the ridge crest on the west and the canal towpath on the east. Parts of four community areas are covered.
- 5.2 The most northerly is Llanover, a fairly small part of this large community being within the Park. Much of the area belongs to the Herbert family's Llanover Estate, its many houses distinctive with their whitewashed walls and blue-grey woodwork. The well-managed woodlands on the estate make a positive contribution to the conservation of the landscape.
- 5.3 South of Llanover is the community of Goetre Fawr. About half of this, including the largest settlement, Penperlleni, is outside the Park. Within the Park are Pencroesoped, part of the Llanover estate, part of Mamhilad and Croes y Pant. There are some very isolated farms and dwellings on the wooded slopes above the canal. Goetre Wharf is British Waterways' main visitor centre and mooring basin on the canal.
- 5.4 Only a small part of the urban and industrial community of Pontypool lies within the Park. There are a few houses but no settlements. There is a popular ridge-way footpath with far reaching views to the south and east, and a recently rebuilt stone tower, the Folly. Boundary changes have brought two hectares of Abersychan Community into the Park, on the top of Mynydd Garn-wen ridge. This is common land with no development.

## PROPOSALS

- 5.5 The deposit version of this Local Plan, published in June 1995, listed those issues identified by previous consultation that the Local Plan needed to tackle. These issues are set out under the relevant headings below.

## Housing

- *Some private development in Pencroesoped might help maintain the viability of the shop and create a*

*more stable community.*

- *There should be no new housing in open countryside.*
- *Disused building in the countryside might sensibly be rehabilitated.*
- 5.6 At the time of the 1991 census, the population of Llanover within the Park was 93 in 35 households. Goetre Fawr had a population in the Park of 151, made up of 60 households. These were 1% and 2% respectively of the population in the Park in Gwent. The Gwent Structure Plan indicates that a maximum of 180 new dwellings are likely to be needed in the National Park in the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Llanover is therefore 2, and to Goetre Fawr, 4.
- 5.7 Table G1 covers the period from 1 July 1991 to 7 July 1998. It shows allocations made, permissions granted and dwellings built during the period, including those completed from a prior commitment.
- 5.8 No land has been allocated for housing in this area. All new housing will therefore be created through barn conversions, rehabilitating abandoned dwellings or for an exceptional need. The communities are shaded light green on the proposals map, and for the purposes of this Local Plan are considered to be countryside.

### *Llanover 1*

**New housing in light green areas will be considered against policies H8, H10, H11, H12, H13, H14 and H15.**

## Traffic

- *There is a problem of speeding on the narrow country lanes.*
- 5.9 Roads in the area are narrow and winding which can be dangerous when cars are travelling very fast. Any proposals by the highway authority that reduce traffic speed and increase safety will be supported (see policies document chapter 9 para. 9.28).

## Employment

- *Small scale businesses operating from old buildings should be encouraged.*
- *Farm diversification should be encouraged to contribute to the farm economy.*

5.10 The area has no employment facilities, but places of work nearby provide jobs for residents. Those wishing to start up small businesses from home or in converted buildings will be supported in line with policies EM5, EM6, and EM7. Proposals for farm diversification will be considered against policy AG3.

## Community

5.11 Any proposals that would extend the range of community facilities in Pencroesop or Croes-y-pant will be considered against policy C2.

## Conservation of buildings and settlements

- *Any new development should not detract from the unique character created by the Llanover Estate.*

5.12 All new buildings should reflect the traditional character of the area, and follow the guidelines in the National Park publication '*Building Design. A guide for developers*'.

5.13 There are seven buildings in Goetre Fawr Community and two in Llanover Community which have been listed for their architectural or historic interest.

*Llanover 2*

**The listed buildings in Llanover and Goetre Fawr Communities will be protected for the purposes of policies CB1-CB4.**

## Conservation of landscape, wildlife and archaeology

- *The landscape, particularly the canal, hedgerows and woodlands should be protected.*

5.14 There are no Scheduled Ancient Monuments in the area, but the proposals map indicates where a Site of Special Scientific Interest (SSSI) is located. Llanover Quarry SSSI is an important source of fossil plant material, and is of international geological importance.

*Llanover 3*

**The SSSI in Llanover Community is identified on the proposals map and will be protected against development for the purposes of policy CL4.**

## Tourism and recreation

- *Visitors should be encouraged to the area, perhaps linked to farm diversification.*

5.15 Visitors are attracted to the Monmouthshire and Brecon Canal, especially Goetre Wharf, and there is a craft workshop selling goods from Shetland sheep. The ridge is popular for walking. There are various forms of visitor accommodation in the area, and it may be possible to expand the range by providing camping barns for example. Support for other small scale tourism facilities will be found in policy T1.

5.16 The NPA, will, as part of its cycling strategy, work with interested parties to find cycle routes as alternatives to using the canal towpath. Where the towpath is the only viable option for a cycleway, the National Park Authority will ask for a planning application for a change of use to ensure adequate regard is given to all other interests.