

Communities of Crickhowell and district

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Table C1 Allocation of dwelling units to the communities of Crickhowell and district

		Crickhowell	Llanfihangel Cwmdu with Bwlch and Cathedine	Llangynidr	Llangattock	Vale of Grwyne	Total Crickhowell and district
H1 Sites	Commenced or built (a)	57		11			68
	Permitted but not started (b)		14		10		24
	Without consent (c)			10	10		20
Unallocated sites	Commenced or built (d)	24	4	7	2	4	41
	Permitted but not started (e)	2	12	14	5	4	37
Community guidance figure (calculated from Structure Plan total)		75	31	34	38	20	198
Less those commenced or built 1991-98 (a+d above)		81	4	18	2	4	109
Required 1998-2006		none	27	16	36	16	95
Plus contingency 20%		0	5	3	7	3	18
Total required 1998-2006		none	32	19	43	19	113
Less those committed: extant consents plus H1 without consent (b+c+e above)		2	26	24	25	4	81
Land and locations required		none	6	none	18	15	39*

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

1 Crickhowell Community

Introduction

- 1.1 Crickhowell Community is one of the smallest in the National Park but has the third largest population (2,166 in 1991). Centred on the town of Crickhowell, it stretches from the River Usk up to Pen Cerrig Calch, including one side of Crug Hywel, the Iron Age hillfort that commands the town and gives it its name. Archaeological remains such as the Neolithic burial chamber at Gwernvale point to the area being inhabited from early times.
- 1.2 The town grew up around a mediaeval castle, its position at a crossing point of the Usk making it strategically important. Rapid expansion has taken place in the past thirty years, with the building of large housing estates to the west and north of the town centre.
- 1.3 Crickhowell acts as a centre for the adjoining communities. It has thriving primary and secondary schools, a range of services, specialist shops, and shops selling both convenience and durable goods. There is a small industrial estate just outside the town (actually in the Vale of Grwyney Community). Wales's first televillage is under construction. This seeks to combine working from home with access to state of the art communications.
- 1.4 An important visitor centre within the National Park, Crickhowell is well served by hotels, pubs and restaurants which provide some local jobs. However, the environment of the town suffers from the relatively heavy flow of through traffic on the A40 which passes through the centre of the town.

PROPOSALS

- 1.5 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

- *Allow for gradual, small scale growth and change within the community.*
- *Limit further rapid expansion of development into the countryside.*
- *Widen the choice of housing to provide for the needs of newly formed households.*

- 1.6 Crickhowell's population at the 1991 census was 2166, in 844 households. This was 10% of the population in the Park in Powys. The Powys Structure Plan allocates 750 new dwellings to the National Park for the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Crickhowell is therefore 75.
- 1.7 Table C1 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.

Crickhowell 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 where applications for 6 or more dwellings will be considered against policy H1. These are:

- **Upper House Farm**
This site has been granted planning permission for a televillage, and construction has started.
 - **Council yard, Standard Street**
Adjoining Upper House Farm, this site has planning permission for low cost houses for Wales and the West Housing Association. They are under construction.
- 1.8 Land adjacent to the River Usk in Crickhowell may be liable to flooding. Further details can be obtained from the Environment Agency.

Crickhowell 2

Applications for development within the area liable to flooding in Crickhowell will be considered against policies G10 and G11.

- 1.9 For the purposes of this Local Plan the shaded light green area is countryside.

Crickhowell 3

Within the shaded light green area on the proposals map applications for housing will be considered against policies H5, H8, H10, H11, H12, H13, H14 and H15.

Traffic

- *Resolve the conflict between pedestrians and traffic in the town.*

- *Improve the system of footpaths and cycleways in the community.*
- 1.10 The Welsh Office proposal to solve traffic conflicts in Crickhowell with a bypass has now been abandoned. Construction of a new walkway at the Cambrian Arms has improved pedestrian safety here. Further traffic calming proposals are being drawn up by the highway authority in consultation with the Welsh Office. The experimental road humps on New Road are in place for a temporary period only.
- 1.11 The NPA proposes to work jointly with the Welsh Office, Powys County Council and the community to set up an integrated traffic management scheme for the whole of Crickhowell, including parking, in accordance with policies R7 and R8. This will attempt to resolve these matters with the minimum of damage to the town's fabric (see policies document chapter 9 paras. 9.28-30).

Employment and shopping

- *Retain existing employment land and enable alternative workplaces to be set up.*
 - *Retain existing and add further to the range of shopping.*
- 1.12 There are two small industrial estates close to Crickhowell, but they are in the neighbouring communities of Vale of Grwyney and Llangatock. Within the village itself, employment is mainly in the service industries, notably shops, restaurants and hotels. New ways of working at the televillage will support home-based self employment and community business. This will help maintain Crickhowell as a thriving, working community. Individuals wishing to start up new businesses from home will be supported by policies EM5, EM6, and EM7.
- 1.13 The existing shopping area in Crickhowell is popular with residents from a large surrounding catchment area, and with tourists. There is a range of specialist and high quality shops which, when combined with the scale and character of the buildings, makes Crickhowell a particularly attractive place to shop.
- 1.14 A prime retail core with defined frontage lengths has been designated, to protect the shopping centre from inappropriate changes of use. This will have the effect of retaining the existing number of shops (see policies document chapter 6 paras. 6.19-21). Offices of financial, professional and public services should also be located centrally, where they can be easily reached on foot.

Crickhowell 4

A prime retail core for Crickhowell is identified on the proposals map for the purposes of policies EM10-EM11. The defined frontages are:

- Webb's to 22 High Street
- Beaufort Street to 1 Tower Street
- Keith Miles Estate Agents to 1 Standard Street

Community

- *Retain existing and add further to the community's facilities.*
- 1.15 Crickhowell's community facilities are well used and valued by the population. Support for their retention is provided by policy C2.

Crickhowell 5

Land in existing community use is identified on the inset proposal map for the purposes of policy C1.

- 1.16 Proposals for new community facilities such as the swimming pool requested by many residents are supported by policy C2

Conservation of buildings and settlements

- *Protect the heritage of the community and nation.*
 - *Protect the natural environment of the community and in particular the setting of the town in the Usk valley.*
- 1.17 All new buildings should be in keeping with the existing character of the area and follow criteria set out in the National Park publication. 'Building design. A guide for developers'.
- 1.18 Crickhowell has 105 buildings listed for their architectural or historic interest. The law protects these from demolition or alteration without consent. A register of these is available at the National Park Office.

Crickhowell 6

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

- 1.19 In addition, there are many other buildings of local interest and in order to give some protection to this rich heritage the town has a Conservation Area. Its boundary will be reviewed during the Plan period, and there will be full consultation to agree a more appropriate line. The NPA wishes to extend the Area of Special Control for advertisements to the Conservation Area (see policy document chapter 4 para. 4.15).

Crickhowell 7

The boundary of the Conservation Area in Crickhowell community is identified on the proposals map for the purposes of policies CB5-CB7.

- 1.20 The character and the quality of life in Crickhowell is made richer not only by its buildings but by the spaces between and around them. There are undeveloped spaces within and on the edge of the town. Some of these could usefully be infilled, adding to the stock of housing or other uses in ways that will improve the town. Others are precious to the local population as important open spaces that protect the integrity of the town.
- 1.21 The most important of these are the banks of the River Usk, an important wildlife corridor and setting for the mediaeval bridge; and the fields north east of the televillage below Greystone Road. Here the steeper, more visible sections have been planted with trees to mature into a backdrop for the lower development.

Crickhowell 8

Land is identified on the proposals map as important open space for the purposes of policy CB10.

Conservation of landscape, wildlife and archaeology

- *Protect the natural environment of the community and in particular the setting of the town in the Usk valley.*
- 1.22 Part of the Black Mountains Site of Special Scientific Interest covers the northern section of the community. It is of particular importance for nature conservation as it represents the most south easterly extent of upland habitat in Britain.

Crickhowell 9

The Site of Special Scientific Interest in Crickhowell is shown on the proposals map for the purposes of policy CL4.

- 1.23 Evidence of Crickhowell's long history as a settlement can be found in archaeological features. The more important and visible of these are protected as Scheduled Ancient Monuments. These are Gwernvale burial chamber, Porthmawr Gatehouse, Crickhowell (Alisby's) Castle, Maescelyn castle mound and Crickhowell Bridge.

Crickhowell 10

The Scheduled Ancient Monuments in Crickhowell are identified on the proposals map for the purposes of policy CL8.

- 1.24 In addition, there are sites associated with historic features where documents or other evidence suggest that important archaeological features are likely to be found below the surface. They are:

around St. Edmund's Church, between Church Land and the A40, south of Castle Road, and around and south-east of Alisby's Castle. A Park-wide register of these sites (areas of evaluation) is held at the National Park Office.

Crickhowell 11

Areas for archaeological evaluation are identified on the proposals map for the purposes of policy CL10.

Tourism and recreation

- *Cater for more visitors to the community.*
- 1.25 Crickhowell is a popular tourist centre. It has many interesting features which might be better interpreted for visitors. Crickhowell Weavers, Spinners and Dyers, an art gallery and a shop selling outdoor equipment all provide an attraction. There is a caravan site and numerous guesthouses and hotels.
- 1.26 Residents agree that further tourism should be encouraged to Crickhowell. They would prefer to harness it in ways which will not harm the environment, but would bring greater investment to the local community. Small-scale tourist enterprises and recreational activities that promote the enjoyment of the Park's special qualities will be supported provided they conform to policy T1.

Minerals

- 1.26 An Old Red Sandstone quarry at Llanfair, west of Crickhowell, has an Interim Development Order permission but is inactive. It may not be reopened before a scheme of conditions is agreed with the NPA.

Crickhowell 12

The future working of Llanfair Quarry as identified on the proposals map will be subject to policies M2-M3 and M8.

2 Llanfihangel Cwmdu with Bwlch and Cathedine Community

Introduction

- 2.1 The River Usk forms the southern boundary of the community of Llanfihangel Cwmdu with Bwlch and Cathedine, and most of its area comprises the valley of the Usk's tributary, the Rhiangoll, with parts of the Black Mountains on one side and Mynydd Llangors on the other. However, the eastern tip of the community is in the catchment area of the Afon Llynfi, a tributary of the Wye.
- 2.2 Cairns on the mountain ridges give evidence of prehistoric habitation, while a large Iron Age hillfort overlooks the Usk and the Roman fort at Pen-y-gaer. There was a Norman castle at Blaenllynfi, but the best preserved historic site in the community is at Tretower, where a Tudor fortified manor house was built in the shadow of another Norman castle.
- 2.3 The economy of the community is based mainly around agriculture, with some tourism. Bwlch is the largest settlement. It lies on the A40T where this crosses a narrow ridge, on the route of a Roman road. It has two shops including a post office, a chapel, three pubs and a garage. Nearby is Cathedine (Blaen Llynfi), around the ruins of the castle.
- 2.4 The other settlements, Cwmdu, Felindre and Tretower, lie in the Rhiangoll valley, historically an important route over the Black Mountains. Cwmdu has St Michael's church, a pub and a public transport business. Tretower Court and Castle are important attractions, while the small country hotel at Gliffaes has its own fishing rights on the Usk.

PROPOSALS

- 2.5 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

- *There is a shortage of housing for local people particularly small family units and sheltered accommodation.*

- *Single plot development is more in keeping than estates.*
 - *In Cwmdu and Felindre the private water supply cannot take any more customers.*
 - *The policy for refurbishing former dwellings needs to be reviewed.*
- 2.6 The community's population at the 1991 census was 904, in 349 households. This was 4% of the population in the Park in Powys. The Powys Structure Plan allocates 750 new dwellings to the National Park for the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Llanfihangel Cwmdu with Bwlch and Cathedine is therefore 31.
- 2.7 Table C1 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.

Llanfihangel Cwmdu 1

Within the white area identified on the proposals map for Bwlch, housing development will be considered against policies H2, H3, H6 and H14. The white area outlined in red and labelled H1 is a site where applications for 6 or more dwellings will be considered against policy H1.

- 2.8 It is difficult to find suitable building plots in the village of Bwlch. The steep slopes, the extremely narrow country roads and the busy trunk road restrict options to: the Sawmills site, which is the H1 site and already has planning permission; the land behind the sawmills, if access can be found; and the rest of Springbank Close.
- 2.9 Elsewhere in the community, the settlements of Cwmdu, Tretower and Blaen Llynfi are considered to have limited potential for growth. In the case of Cwmdu, further development is restricted by water supply and at Tretower by the existence of important archaeological sites.

Llanfihangel Cwmdu 2

Cwmdu, Tretower, and Blaen Llynfi are identified as minor settlements, where some growth will be allowed during the Plan period for the purposes of policies H4 and H6.

- 2.10 For the purposes of this Local Plan the area shown as light green is considered to be countryside.

Llanfihangel Cwmdu 3

Within the light green shaded areas on the proposals map applications for housing will be considered against policies H5, H8, H10, H11, H12, H13, H14 and H15.

Traffic

- *Traffic on the A40T and A479T travels too fast through the villages. There is conflict between pedestrians and traffic.*
- 2.11 The villages of Bwlch, Cwmdu and Tretower are all troubled by the traffic that pass through them. It is hoped that improvements to the A40T at Bwlch cutting will increase pedestrian safety. Whether the speed of traffic is kept down remains to be seen. Cwmdu and Tretower are on the A479T where the creation of a speed limit is the responsibility of the Welsh Office.
- 2.12 The NPA will strongly campaign on behalf of the Park's residents for the use of traffic management schemes in all the villages whether they are on a trunk or county road.
- 2.13 If a suitable site for visitors car parking can be identified in Bwlch and Cwmdu after negotiation with Powys County Council, support will be found in policy R10.

Employment

- *Small scale employment should be encouraged.*
- 2.14 Much of the employment in the community is related to agriculture. There are also two garages, several pubs and self-employed individuals involved in craft-based industries. Within settlements or in the curtilages of existing dwellings, proposals to start up small businesses from dwellings or in converted buildings will be supported subject to policies EM5, EM6, and EM7.

Community

- *Children's play areas and formal recreation space is limited*
- 2.15 Better play facilities were requested at the Bwlch Local Plan meeting. A flat area of the quarry fields between Llyssderi and Arfryn is allocated as a safe play area. The implementation of this will be the responsibility of the Community Council and Powys County Council.

Llanfihangel Cwmdu 4

Land is shown on the proposals map for proposed community use for the purposes of policies T15 and C2.

Conservation of buildings and settlements

- *There should be more varied design but of a high standard, including attention to landscaping.*
- 2.16 All new development should be in keeping with the character of the area, and follow the guidance in the National Park publication 'Building design. A guide for developers'.
- 2.17 There are 21 buildings in the community that have been listed for their architectural or historic interest.

Llanfihangel Cwmdu 5

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

- 2.18 Some areas of Bwlch are particularly valued as open space and are allocated to protect the integrity of the village. They are:
- The Wellfield. This space containing a standing stone and defined by the sweep of the A40 hairpin bend, accentuates the setting of the original village, a linear collection of houses perched above the entrance to the pass;
 - The meadow north of the former telephone exchange between Old Road and the A40.

Llanfihangel Cwmdu 6

Areas of important open space are shown on the village map shaded dark green for the purposes of policy CB10.

- 2.19 There is an historic garden identified by Cadw at the Gliffaes Hotel.

Llanfihangel Cwmdu 7

The historic garden shown on the proposals map is protected for the purposes of policy CB11.

Conservation of landscape, wildlife and archaeology

- 2.20 The NPA has a duty to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. The proposals map indicates the locations of Sites of Special Scientific Interest (SSSI), Scheduled Ancient Monuments and areas for archaeological evaluation in the community.
- 2.21 Part of the Black Mountains SSSI covers the higher ground to the east of the A479T. It is as an extensive area of upland moorland and associated habitats lying on land rising to over 2,000 feet. It is of particular importance for nature conservation as it

represents the most south easterly extent of upland habitat in Britain.

Llanfihangel Cwmdu 8

Land is identified on the proposals map as a Site of Special Scientific Interest for the purposes of policy CL4.

- 2.22 Evidence of the community's long history can be found in archaeological features. The more important and visible of these are protected as Scheduled Ancient Monuments (SAMs), of which there are more than in any other community in the Park.
- 2.23 The SAMs are: prehistoric burial cairns at Bwlch, on Mynydd Llangors and on Cefn Moel; standing stones at Llwyn-y-fedwen and Penmyarth; Iron Age camps on the Myarth and at Coed-y-gaer; a Roman fort at Pen y gaer; and an inscribed stone in Cwmdu church. At Tretower, the Castle, Court and barn are SAMs, as is Castell Blaenllynfi north of Bwlch.

Llanfihangel Cwmdu 9

The Scheduled Ancient Monuments in Llanfihangel Cwmdu Community are identified on the proposals map for the purposes of policy CL8.

- 2.24 Areas for archaeological evaluation are areas that have been fully investigated by archaeologists, but which are likely to contain important archaeological features. There are such areas around Tretower Court and around Cwmdu church.

Llanfihangel Cwmdu 10

The areas for archaeological evaluation in Llanfihangel Cwmdu are identified on the proposals map for the purposes of policy CL10.

Tourism and recreation

- *Visitors to the community particularly at Bwlch and Tretower need better car parking arrangements.*
- 2.25 Tretower is a popular tourist attraction, particularly during the summer months when Cadw organises events at the Court and gardens. This creates parking problems in the village, and Cadw is investigating possible means of resolving these. The NPA will support applications for a car park provided they are in line with policy R10.
- 2.26 Proposals for small-scale tourist enterprises that meet the requirements of policy T1 will be supported by the NPA.

3 Llangynidr Community

Introduction

- 3.1 The community of Llangynidr extends from the River Usk to the southern boundary of the National Park. It includes the deep valley of Dyffryn Cwannon, the quarried limestone scarps of Cefn yr Ystrad and Blaen Onneu, and the gritstone plateau of Mynydd Llangynidr. These uplands are rich in cairns and other archaeological features, evidence of a long history of settlement in the area.
- 3.2 Llangynidr village lies in the Usk valley where the Monmouthshire and Brecon Canal runs close to the river. There are three parts to the village. Lower Llangynidr lies between the B4558 and the historic bridge across the Usk. It has two shops, a post office which is also a village information agency, and a garage. Cwm Cwannon is centred on canal locks and the nearby pub. The oldest part is Upper Llangynidr, with the primary school, church and a pub. The village hall and recreation field lie between the three, on the B4558. In the recent past several new housing estates have been built.

PROPOSALS

- 3.3 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 more housing is needed in Llangynidr, but future growth needs to be limited.*
 - *Low cost housing for local young people is needed.*
- 3.4 Llangynidr's population within the Park at the 1991 census was 983, in 358 households. This was 5% of the population in the Park in Powys. The Powys Structure Plan allocates 750 new dwellings to the National Park for the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Llangynidr is therefore 34.
- 3.5 Table C1 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.

- 3.6 In this Plan period it will be important to control expansion, and particularly to ensure that the three distinct areas remain separated by green wedges. The village map indicates white areas where new housing may be acceptable, based on comments made at the public meeting held in 1993, representations and survey work. Residents suggested that the best site would be on land already allocated for housing, opposite Groesffordd. Additional space has also been found to meet the needs of the local population.

Llangynidr 1

Within the white areas, applications for housing development will be considered against policies H2, H3, H6 and H14. The white areas outlined in red and labelled H1 are sites where applications for 6 or more dwellings will be considered against policy H1. These are:

- **Opposite Groesffordd Estate**
Now under construction by a housing association for low-cost housing, this site would still be appropriate for such development. Access would be off Groesffordd. Substantial landscaping to screen it from the B4558 would be important, to maintain the rural feel of the area.
 - **East of Glan yr Afon**
This site could take up to 10 terraced units along the road frontage, neatly rounding off the settlement boundary of Upper Llangynidr. The field between this site and the houses opposite could be converted into a village green as part of this development.
- 3.7 Areas shaded light green are, for the purposes of this Local Plan, considered to be countryside.

Llangynidr 2

New housing development in light green areas will only be considered against policies H5, H8, H10, H11, H12, H13, H14 and H15.

Traffic

- *Traffic travels too fast on the B4558.*
 - *There is a need to improve traffic flows over Llangynidr bridge.*
- 3.8 Many residents complain of traffic travelling too fast. Money is allocated by Powys County Council for traffic calming projects in Llangynidr. The NPA will work with the relevant highway authorities to ensure that traffic calming proposals in Llangynidr

are carried out according to policy R8 (see also chapter 9 para. 9.28).

Employment

- *Small businesses, cottage industries, tea shops and telecottages would help strengthen the local economy.*
- 3.9 There is a workshop assembling racing cycles in the community, and a craft workshop manufacturing jewellery and textiles. Some local employment is also created by the school, shops, garage and pubs. However, most residents of the community commute to work. This means that Llangynidr is tending to become a dormitory settlement, losing some of its original character.
- 3.10 Individuals wishing to start up small businesses from home, or in converted buildings, will be supported provided they conform to policies EM5, EM6 and EM7.

Community

- 3.11 Any development proposals that would expand the range of community facilities will be considered against policy C2.

Conservation of buildings and settlements

- *Design should reflect traditional styles of the area.*
 - *The older part of the village needs to be conserved by a Conservation Area.*
 - *The open space between Upper and Lower Llangynidr and along the canal needs to be retained.*
- 3.12 All new development should be in keeping with the character of the area, and follow the design guidance in the National Park publication 'Building design. A guide for developers'.
- 3.13 There are four buildings in Llangynidr Community which have been listed for their architectural or historic interest.
- Llangynidr 3*
The listed buildings in Llangynidr Community will be protected for the purposes of policies CB1-CB4.
- 3.14 The NPA may wish to designate a Conservation Area in Upper Llangynidr. There will be full public consultation to discuss the proposals and the most appropriate boundary (see policy document chapter 4 para. 4.11).
- 3.15 Some areas in Llangynidr are particularly valued by residents. Sites include land between the three parts of the village, the area around the hall, the

triangle of land known as the village green, and the area along the canal. There should be landscaping along a 10 metre buffer between the B4558 and the village green.

Llangynidr 4

The dark green areas shown on the village map are land to be protected against change of use in line with Policy CB10.

Conservation of landscape, wildlife and archaeology

- 3.16 The proposals map indicates where Scheduled Ancient Monuments and areas of archaeological evaluation are located within the Community. There is one Scheduled Ancient Monument in the community, the site of a deserted mediaeval village in Upper Llangynidr.

Llangynidr 5

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

- 3.17 Areas for archaeological evaluation have not been fully investigated by archaeologists, but are likely to contain important archaeological features. Such areas are found close to St Mary and St Cynidr's Church and around the Scheduled Ancient Monument in Llangynidr.

Llangynidr 6

Areas for archaeological evaluation are identified on the proposals map for the purposes of policy CL10.

Tourism and recreation

- *More tourism facilities, especially low cost accommodation such as camping barns, are needed.*
 - *The canal towpath is not suited to a cycle path. An alternative should be found.*
- 3.18 A pony trekking centre in the Dyffryn Crawnnon is the main tourism enterprise within the community. Many visitors are also attracted to the craft workshop and the village pubs, and to the canal, which has here a string of five locks and its only tunnel. There is capacity to harness the potential of canal related tourism. In the surrounding countryside walking and caving are popular activities.
- 3.19 Further small-scale enterprises in Llangynidr that meet the requirements of policy T1 will be supported by the NPA. However, tourism development should not be encouraged where it would cause harm to the 'pressure' and 'vulnerable areas' in the community, as identified on the

proposals map (see policies document chapter 11 para. 11.7).

- 3.20 Lower Llangynidr is a 'pressure area' because of the disturbance felt by residents from visitors to the river bank, canal and pubs. Further developments in these areas would need to be carefully planned. Blaen Dyffryn Crawnnon is a 'vulnerable area'.
- 3.21 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 change of use to ensure that adequate regard is given to all other interests. Opportunities to improve rights of way and to create cycleways are encouraged in policy R12 and T14.

Minerals

- 3.22 Blaen Onneu Quarry is a limestone quarry with planning permission, but not currently in use.

Llangynidr 7

The future working of Blaen Onneu Quarry as shown on the proposals map will be subject to Policies M2-M4 and M8.

4 Llangattock Community

Introduction

- 4.1 The community of Llangattock runs steeply up from the River Usk to include the limestone escarpments of Daren Cilau and Craig-y-cilau, and the gritstone moorland of Mynydd Llangatwg, as far as the Park boundary. The escarpment contains the entrances of one of the longest and most important cave systems in the country, and there is a National Nature Reserve designated for the richness of its limestone flora.
- 4.2 Cairns and prehistoric settlements give evidence of former habitation throughout the community. The most prominent historical features are industrial. These include the Monmouthshire and Brecon Canal, which runs the length of the community parallel to the Usk, and its wharf and limekilns; former limestone quarries on the escarpment; and tramroads linking these with each other and with former ironworks beyond Brynmawr.
- 4.3 The village of Llangattock lies south of the River Usk opposite Crickhowell. The oldest part is at the northern end, near St Catwg's Church. Further uphill are the village facilities including a post office, pub and a combined primary school and village hall. There are three housing estates. The village is bounded to the south by the canal.
- 4.4 West of Llangattock there are areas of scattered housing built on steeply sloping ground at the Dardy and Ffawyddog. The Legar is a small group of houses and a pub along the A4077.

PROPOSALS

- 4.5 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

- *There is a need for some new housing in the village, but this should be limited.*
 - *There is a particular need for low cost housing for young local families and the elderly.*
- 4.6 Llangattock's population at the 1991 census was 1078, in 393 households. This was 5% of the population in the Park in Powys. The Powys Structure Plan allocates 750 new dwellings to the

National Park for the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to Llangattock is therefore 38.

- 4.7 Table C1 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.
- 4.8 The village map indicates white areas where new development will be considered. These are based on the comments made at the public meeting, and survey work. Dardy and Ffawyddog do not have centres and would be difficult to develop to a greater density.

Llangattock 1

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

- **Between Canal Road and Hillside Road**
This site was allocated for housing development in the draft Crickhowell and District Local Plan. Development here should be phased and of a low density, providing a range of housing types and sizes in small groups, not in one large housing estate. The design should respect the character of surrounding properties and follow guidelines set out in the Llangattock Design Statement.
 - **Triangle of land opposite St Catwg's Church**
This site already has planning permission. It is a sensitive location on the edge of the Conservation Area affecting the setting the St Catwg's Church. It is also an area for archaeological evaluation. Development should follow the tradition of the neighbouring terraced street frontages that create an intimate and enclosed feel. As it will form a new boundary to the village, it is essential that the village edge development is in sympathy with the surrounding countryside. The guidelines in the Llangattock Design Statement should be closely followed.
- 4.9 Areas shaded light green are, for the purposes of this Local Plan, considered to be countryside.

Llangattock 2

New housing in light green areas will be considered against policies H5, H8, H10, H11, H12, H13, H14 and H15.

Traffic

- *Car parking and speeding problems need to be resolved together.*
 - *The proposed Crickhowell by-pass is not wanted.*
- 4.10 Many residents complain of traffic travelling too fast. Proposals by Powys County Council that reduce traffic speed and increase safety will be supported (see chapter 9 para. 9.28). Proposals should involve early consultation with the Community Council and follow guidelines in the Llangattock Design Statement.

Employment

- *Working from home, and small scale businesses would be supported.*
- 4.11 Most residents within the Community will commute to their place of work. Granada Park has industrial units which provide some employment facilities.

Llangattock 3

Applications for industrial use at Granada Park will be considered against policy EM2.

- 4.12 Within the village, residents 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 community facilities are needed, in particular another shop and a play area.*
- 4.13 Any development that expands the provision of community facilities will be considered against policy C2.

Conservation of buildings and settlements

- *All new development should be to a high design standard and careful thought should be given to sensitive landscaping.*
- 4.14 Since the publication of the draft Local Plan, the residents of Llangattock have produced a Village Design Statement. This describes the qualities and features that are particularly valued by local people and which give Llangattock its special character. The Statement has been adopted by the NPA as

supplementary planning guidance. Its recommendations will be used in conjunction with the Local Plan policies and proposals.

Llangattock 4

The Village Design Statement for Llangattock has been adopted as supplementary planning guidance.

- 4.15 There are 9 buildings in Llangattock Community which have been listed for their architectural or historic interest.

Llangattock 5

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

- 4.16 The oldest core of Llangattock village is designated as a Conservation Area to protect and where possible enhance its character.

Llangattock 6

The Conservation Area in Llangattock is identified on the proposals map for the purposes of policy CB5.

- 4.17 Some areas in the village are particularly valued by residents. These are: rear of Chestnuts Nursing Home, Lime Trees Avenue, Llangattock Primary School and Beechwood Road.

Llangattock 7

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

- 4.18 There are three historic parks and gardens in the community that are worthy of protection. They are at Dan-y-parc, Glanusk Park and Llangattock Park.

Llangattock 8

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

Conservation of landscape, wildlife and archaeology

- *Ffawyddog Common and the woodland around Pant-y-rhiw need protecting.*
- 4.19 The context map indicates where Sites of Special Scientific Interest (SSSIs) and Scheduled Ancient Monuments are located within the community.
- 4.20 Mynydd Llangatwg is an SSSI for botanic and geological reasons, but is also important for breeding birds. The limestone rock gives rise to interesting cave systems important as hibernation roosts for bats, and characteristic limestone flora, and there is also acidic bog flora. Within it is Craig y Cilau National Nature Reserve which includes notable rare plant species.

Llangattock 9

SSSIs in Llangattock Community are identified on the proposals map for the purposes of policy CL5.

- 4.21 There are five Scheduled Ancient Monuments within the community. Garn Goch cairn actually forms part of the recreation ground in Llangattock. The Iron Age hillforts of Ffawyddog Gaer and Coed Pentwyn are in the surrounding open countryside, as is the mediaeval Hen Castell. Crickhowell Bridge is partly in the community.

Llangattock 10

The Scheduled Ancient Monuments in Llangattock Community are shown on the proposals map for the purposes of policy CL8.

- 4.22 Areas for archaeological evaluation have not been fully investigated by archaeologists but are likely to contain important archaeological features. The one such site in Llangattock is the area around St Catwg's Church.

Llangattock 11

The area for archaeological evaluation in Llangattock is identified on the proposals map for purposes of policy CL10.

Tourism and recreation

- *Tourism provides additional income and should be encouraged.*
 - *The canal towpath is not suited to a cycle path. An alternative should be found.*
- 4.23 There are various forms of visitor accommodation to attract tourists into the community. More could perhaps be made of the proximity to the canal, and the surrounding countryside for walking and caving. Further small scale tourism enterprises in Llangattock village that meet the requirements of T1 will be supported by the NPA.
- 4.24 However, tourism development should not be encouraged where it would cause harm to the 'pressure area' at Pant-y-rhiw, Hillside or the 'vulnerable area' at Craig-y-cilau and Pwll Gwy-rhoc (see policies document chapter 11 para. 11.7).
- 4.25 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 change of use to ensure that adequate regard is given to all other interests. Opportunities to improve rights of way and create cycleways are encouraged in policies T14 and R12.

Minerals

- 4.26 Daren Hillside Quarry at Pant-y-rhiw is a limestone quarry with planning permission that is not currently operating.

Llangattock 12

Future working of Daren Hillside Quarry as shown on the proposals map will be subject to Policies M2-M4 and M8.

5 Vale of Grwyney Community

Introduction

- 5.1 The Vale of Grwyney community runs from the River Usk up through the heart of the Black Mountains, including their highest ridges. It comprises the valleys of the Grwyne Fechan and the Powys side of the Grwyne Fawr. The two rivers join south of Llanbedr before flowing into the Usk. The larger Grwyne Fawr valley contains large Forest Enterprise forests and a reservoir in the hills above. Its car parks and picnic sites are popular with walkers and mountain bikers.
- 5.2 There are three Bronze Age standing stones in the community, and two Iron Age hillforts, including Crug Hywel. The ancient church of Partrishow and nearby holy well is a destination for pilgrims and visitors.
- 5.3 The three main settlements are Llanbedr, Llangenny and Glangrwyney. Llanbedr is the largest, although the furthest from a main road. Small cottages surround the 11th century church in the oldest part of the village. More recent development has taken place to the south and west. The village has the only primary school in the community, a village hall for which there are various redevelopment proposals, and a lively pub.
- 5.4 Further south beside the Grwyne Fechan is Llangenny. This small village is strung out along the riverside and narrow approaching lanes, with a cluster of houses around the mediaeval church. The bridge is listed Grade II. St Ceneu's well lies in woodland on the east side of the stream. There is a pub and a small church hall.
- 5.5 Glangrwyney has grown up along the busy A40T near the confluence of the Afon Grwyne with the Usk. It has two chapels, a pub and a village hall which doubles as a pavilion for the showpiece cricket ground. West of the Grwyne is Cwrt-y-Gollen, an army training base. Crickhowell's industrial estate lies by the A40T just within the community.

PROPOSALS

- 5.6 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

- *A mix of house types and sizes is required, but future growth should be limited in Llanbedr and Glangrwyney.*
 - *There is no demand for more housing in Llangenny.*
- 5.7 The population of the Vale of Grwyney Community at the 1991 census was 582, in 214 households. This was 3% of the population in the Park in Powys. The Powys Structure Plan allocates 750 new dwellings to the National Park for the period 1991-2006. This has been divided between the communities in proportion to their populations. The number allocated to the community is therefore 20.
- 5.8 Table C1 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.
- 5.9 The village maps for Llanbedr and Glangrwyney indicate white areas suitable for housing development. These are based on the comments made at the public meeting and survey work. The old distillery site in Glangrwyney would be an appropriate site for redevelopment.

Vale of Grwyney 1

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

- 5.10 For the purposes of this Local Plan, all areas shaded light green on the proposals map are considered to be countryside.

Vale of Grwyney 2

New housing in light green areas will be considered against policies H5, H8, H10, H11, H12, H13, H14 and H15.

Traffic

- *Car parking and speeding problems occur in Llanbedr, Llangenny and Glangrwyney.*

Vale of Grwyney 3

An application for a car park on the allocated site in Llanbedr will be considered against policy R10.

- 5.11 Recent increased signing on the A40T has helped to reduce speeding through Glangrwyney. Powys County Council has submitted a report to the Welsh Office detailing what further steps should be here.

Proposals by the Welsh Office that will reduce traffic speed and increase safety will be supported by the NPA (see policies document chapter 9 para. 9.28).

Employment

- *Small businesses and craft workshops should be encouraged in the villages, particularly in converted old buildings.*
- 5.12 The largest centre for employment within the community is Elvicta Industrial Estate, just outside Crickhowell.

Vale of Grwynye 4

Applications for industrial use on Elvicta Estate as identified on the proposals map will be considered against policy EM2.

- 5.13 Individuals wishing to start up a small business from home or in a converted building will be supported if they comply with policies EM5, EM6, and EM7.

Community

- *The range of community facilities needs expanding, in particular better play equipment in Glangrwyney and public conveniences in Llanbedr.*

Vale of Grwynye 5

Applications for community use on the allocated site in Llanbedr will be permitted for the purposes of policy C2.

- 5.14 Further developments to expand the range of community facilities are supported by policy C2.

Conservation of buildings and settlements

settlements

- *Design should be in keeping with the area, and in particular attention should be given to colour and roof size.*
 - *Careful consideration should be given to appropriate landscaping that is sensitive to the rural area.*
- 5.15 All new buildings should be of a high quality of design and conform to the guidelines in the National Park publication, 'Building design. A guide for developers.'
- 5.16 There are 20 buildings in the Vale of Grwynye Community that are listed for their architectural or historic interest.

Vale of Grwynye 6

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

- 5.17 The NPA may wish to designate a Conservation Area in Llangenny. There will be full public consultation to discuss the proposals and the most appropriate boundary (see policy document chapter 4 para. 4.11).

Conservation of landscape, wildlife and archaeology

- 5.18 The context map indicates where Sites of Special Scientific Interest (SSSIs) and Schedules Ancient Monuments are located within the Community.
- 5.19 The ridges of the Black Mountains are a SSSI for their upland moorland habitat, the most south-easterly of its kind in Britain.
- 5.20 Coed Ynys-faen SSSI is north of Llangenny in the valley of the Grwyne. It is a fine example of alder woodland with a high diversity of plants, including many uncommon species.

Vale of Grwynye 7

The SSSIs in the Vale of Grwynye are identified on the proposals map and will be protected against development for the purposes of policy CL4.

- 5.21 There are five Scheduled Ancient Monuments in the Community. These are Crug Hywel camp, a camp north-east of Crickhowell, standing stones at Cwrt-y-Gollen and Golden Grove, and the churchyard cross at St. Issau's church, Partrishow.

Vale of Grwynye 8

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

- 5.22 Areas for archaeological evaluation have not been fully investigated, but are likely to contain important archaeological features. Such areas are found around the churches in Llanbedr and Llangenny.

Vale of Grwynye 9

Areas for archaeological evaluation in the Vale of Grwynye will be protected for the purposes of policy CL10.

Tourism and recreation

- 5.23 There is a local authority centre for outdoor education in the Community at Pendarren House, and a private outdoor activity business based in Llanbedr. There are pony trekking centres, and small-scale crafts and leisure activities such as an

open farm displaying woodland crafts and a wool spinner. There are also various forms of visitor accommodation. Further small scale tourism enterprises that meet the requirements of policy T1 will be supported by the NPA.

- 5.24 Tourism development should not be encouraged where it would cause harm to the 'pressure' and 'vulnerable areas' in the community identified on the proposals map (see policies document chapter 11 para. 11.7). The 'pressure areas' are on the Black Mountains north scarp and at Yr Eithen at the head of the Grwyne Fawr valley. Part of the Sugar Loaf 'vulnerable area' is within the community.
- 5.25 Opportunities to improve rights of way and create cycleways are encouraged in policies T14 and R12.