

# Communities of Hay, Talgarth and district

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*Table H1. Allocation of dwelling units to the Communities of Hay, Talgarth and District*

		Hay on Wye	Llanigon	Gwernyfed	Talgarth	Llangorse	Total Hay and district
H1 Sites	Commenced or built (a)				10		10
	Permitted but not started (b)	50			31	8	89
	Without consent (c)				3	16	19
Unallocated sites	Commenced or built (d)	41	5	4	5	2	57
	Permitted but not started (e)	16	6	5	8	13	48
Community guidance figure (calculated from Structure Plan total)		49	11	7	57	22	146
Less commenced or built 1991-98 (a+d above)		41	5	4	15	2	67
Required 1998-2006		8	6	3	42	20	79
Plus contingency 20%		2	1	0	8	4	15
Total required 1998-2006		10	7	3	50	24	94
Less those committed: extant consents plus H1 without consent (b+c+e above)		66	6	5	42	37	156
Land and locations required		none	1	none	8	none	9*

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

# 1 Hay-on-Wye Community

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## Introduction

- 1.1 Hay-on-Wye lies at the north eastern tip of the National Park, on the boundary between England and Wales. The community comprises little more than the town itself, bounded by the River Wye to the north and the English border to the east.
- 1.2 The town derives its name from the Norman French La Haie, meaning an enclosure or forest clearing. The settlement itself dates from Norman times, having grown up around the castle and St Mary's church. There are many other notable historic buildings including St. John's Chapel, the Cheese Market and the Butter Market, and many listed buildings, some dating back to the 16th century, in a maze of narrow streets.
- 1.3 Hay has achieved more recent fame as the 'Town of Books', with second-hand book shops of all kinds attracting visitors throughout the year. It is also a local shopping and business centre with a cattle market and a wide range of facilities.

## PROPOSALS

- 1.4 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

- *Stop the expansion of the town westwards, away from the town centre.*
  - *Town should grow a little, by re-using central area properties, and land in South Herefordshire.*
  - *Small family housing is most needed.*
  - *Provide several small sites suitable for local builders rather than big sites for larger firms.*
- 1.5 Hay's population within the Park at the 1991 census was 1407, in 616 households. This was 7% 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 Hay is therefore 49.
  - 1.6 Table H1 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.

- 1.7 The response of residents at the local plan meeting was that the town should not continue to expand, particularly in a westward direction. For these reasons, apart from a small site opposite Forest Road industrial estate, no further expansion of the town by the allocation of housing land is made for Hay in this Local Plan.
- 1.8 It has been agreed with Herefordshire Council that a joint housing study be undertaken during the next two years to investigate any opportunities for housing land on the Herefordshire side of the town.

### *Hay 1*

**Within the area shown white on the proposals map for Hay, applications for housing will be considered against policies H2, H3, H6, H7 and H14. The white area outlined in red and labelled H1 is a site with outline planning permission for 50 dwellings, and is indicated on the map to show the scale of the development. Detailed permission will be considered against policy H1.**

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

### *Hay 2*

**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.**

## Redevelopment

- 1.10 During the lifetime of this Plan, an important town centre site is likely to become available for redevelopment. This is the health clinic on Oxford Road, which is moving to Forest Road, the community centre, and the field between the two. Powys County Council presently owns most of this area. If satisfactory access arrangements can be made, this site could accommodate a range of land uses; possibly a combination of several. These include high density town housing, central area parking, community use, and access to land to the south.

### *Hay 3*

**Land for redevelopment purposes is identified on the proposals map for Hay.**

## Traffic

- *Circulation and parking of traffic in the central area is difficult, made worse by deliveries to shops.*
  - *Partial segregation of traffic and pedestrians in the central area is needed.*
- 1.11 There are four main elements to the problem of traffic in Hay. They are: parking for residents, parking for visitors, deliveries to shops and the circulation of vehicles mostly trying to do one of the above. A report into these matters and possible solutions has been prepared by Powys Highways Department, and an experimental one-way system has been tried with some success.
- 1.12 The problem of parking has not been resolved, and has been the focus of much heated debate. Policy R9 of this Local Plan supports the allocation of car parking in Hay where this is proven to be necessary as part of an integrated traffic strategy. This could be on land presently within the light green area of open countryside adjacent to the town, if this was the right site to solve the problem and it could be appropriately landscaped.

## Employment

- *Small industrial estates on the edge of town should have start-up units; buildings in the central area should be converted for employment uses.*
- 1.13 Recent building on the Wye Valley Business Park at the western entrance to Hay has completed the employment development to the west of the town. The green buffer of important open space will be kept between the estate and the National Park boundary, and the NPA will resist any attempts to expand employment land further west.
- 1.14 The Forest Road Industrial Estate has been extended southwards. It must not be forgotten that there is also industrial land on the Herefordshire side of the town.

### Hay 4

**Land allocated for industrial use is identified on the proposals map for Hay for the purposes of policy EM2.**

## Shopping

- 1.15 The central shopping area of Hay is important to the vitality of the town. The gradual change of many general stores to book shops does not require planning permission and in many ways has been the making of the town's revival. However, change to a use other than a shop will be resisted.

- 1.16 A prime retail core with defined frontage lengths has been designated, to protect the shopping centre from inappropriate changes of use (see policies document chapter 6 paras. 6.17-19).

### Hay 5

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

- **Castle Street North no. 9 to junction with The Pavement**
- **Castle Street South no. 21 to no. 30**
- **The Pavement South**
- **The Pavement Island**
- **Lion Street North no. 39 to the Granary inclusive**
- **High Town/Lion Street island complete**
- **High Town South no. 10 to the Market**
- **Market Street nos. 3-8 excluding The Club**

## Conservation of buildings and settlements

- 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 There are 113 buildings in Hay-on-Wye which have been listed for their architectural or historic interest. These are protected by law, alterations or demolition of these requires listed building consent before work can start. The full list of these buildings can be inspected at the National Park Office.

### Hay 6

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

- 1.19 In addition, the town has numerous other buildings of local interest. In order to protect this rich heritage it has a Conservation Area, a review of which is to be undertaken with full public consultation. The NPA wishes to protect this area further by extending the Area of Special Control for advertisements to it (see policy document chapter 4 para. 4.15).

### Hay 7

**The boundary of the Hay Conservation Area is shown on the proposals map for the purposes of policies CB5-CB7.**

- 1.20 Around the built up areas of Hay important open spaces have been identified. These have the effect

of protecting the integrity of the settlement, and in places providing wildlife corridors. They are:

- the southern bank and meadows of the River Wye
- the western bank and meadows of the Dulais Brook
- the fields adjacent to the Park boundary at Gypsy Castle Farm
- the open spaces surrounding the Login Brook
- the area north of the cattle market motte.

*Hay 8*

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

- 1.21 There are many historic parks and gardens in the National Park. Amongst these is the garden at Hay Castle.

*Hay 9*

**The historic garden at Hay Castle is identified on the proposals map for the purposes of policy CB11.**

## Conservation of landscape, wildlife and archaeology

The NPA has a duty to use its planning powers to protect statutorily designated sites such as Sites of Special Scientific Interest and Scheduled Ancient Monuments. Part of the River Wye SSSI is in Hay Community.

*Hay 10*

**The SSSI in Hay Community will be protected by policy CL4.**

- 1.23 There are two Scheduled Ancient Monuments in Hay, Hay Castle and the castle mound near the Swan Hotel.

*Hay 11*

**The Scheduled Ancient Monuments in Hay are identified on the proposals map in support of policy CL8.**

- 1.24 There are 11 areas of archaeological investigation in Hay, all within the Conservation Area. These are areas that have not been fully investigated by archaeologists, but which are likely to contain important archaeological features.

*Hay 12*

**Areas of archaeological investigation Hay Community are identified on the proposals map for the purposes of policy CL10.**

## Hay Festival Site

- 1.25 After the initial Planning for Real meeting in 1993 and much heated debate, reference was made to

this issue in the Consultation Draft Local Plan, requesting further discussion and comment. No such comments have been received. It may be that the new theatre in Brecon has overshadowed this project. No allocation has been made in this Local Plan to cater for a permanent festival site in Hay.

## Community

- 1.26 Land allocated for community use at Forest Road on the proposals map for the purposes of policy C2 has been granted planning permission for use as playing fields, with one pitch now in use.

## Tourism and recreation

- *There is support for expanding the footpath system along the disused railway line.*
- 1.27 Hay is an attractive market town with a unique character. Located on the border of England and Wales, it forms the northern gateway to the National Park. The economy of Hay depends heavily on a thriving tourist industry, largely for the second hand book trade. Craft workshops attract further visitors, while the annual Hay Literary Festival has become a popular event and draws even more tourists to the town during May and June.
- 1.28 Further small-scale tourism enterprises that support the purposes of policy T1 will be permitted.
- 1.29 The long-term aim of the NPA is to make more use of the disused railway lines in the Park for cycle tracks and rights of way, in accordance with policies T14 and R12. This idea was supported by those attending the Hay Local Plan meeting.
- 1.30 The Welsh National Cycle Route (Route 42) passes through Hay-on-Wye. This route when established could bring substantial economic return to local businesses, and help towards reduction in car journeys, which the NPA would welcome.

# 2 Llanigon Community

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## Introduction

- 2.1 Llanigon Community lies just south of Hay-on-Wye. It extends from the River Wye southwards, over the scarp of the Black Mountains and down into the head of the Llanthony Valley. A small part of its area is outside the National Park.
- 2.2 The main settlement is Llanigon village, 3 km south of Hay. This has several clusters of houses along the Dgedi Brook, on both sides of the road which forms the Park boundary. One of the older parts lies above this road, around St Eigon's Church, while further towards Hay there is a garage and a recently built small estate. Outside the Park is the Primary School and newly-built Llanigon and Hay Rural Village Hall.
- 2.3 The small hamlet of Fforddlas lies south west of Llanigon on the Talgarth road. There are many scattered farms and houses, some of considerable historic interest, along the minor roads leading up towards the Black Mountains.
- 2.4 Over the Gospel Pass in the Llanthony Valley is the hamlet of Capel y ffin. Here there are a church, a chapel and the remains of a monastery, along with a farm and a pony trekking centre.

## 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

- *New housing should reflect the needs of the community and provide suitable accommodation for the elderly.*
- 2.6 Llanigon's population within the Park at the 1991 census was 322, in 114 households. This was 1% 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 Llanigon is therefore 11.
- 2.7 Table H1 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.

- 2.8 In recent years there has been considerable growth in the National Park part of Llanigon. Powys County Council has allocated land for housing on its side of the village. It is therefore considered inappropriate to allocate more land for housing. The white areas on the proposals map include small areas where planning permission has already been granted for housing.

### *Llanigon 1*

**Within the white areas on the proposals map for Llanigon, applications for housing will be considered against policies H2, H3 H6 and H14.**

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

### *Llanigon 2*

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

## Traffic

- *There is a lack of parking for residents in Llanigon and traffic goes too fast on the main road.*
- 2.10 The NPA will support improvements made by Powys County Council that reduce traffic speed and increase safety (see policies document chapter 9 para. 9.28).
- 2.11 If a suitable site for car parking can be identified the NPA support will be found for this purpose in policy R10.

## Employment

- 2.12 The garage at Llanigon provides some local employment, but most residents must commute to larger centres for work. The NPA is concerned about the vitality and viability of rural settlements, many of which are becoming dormitory villages. To counteract this trend, support is given for the provision of small scale workshops in suitable locations in the rural areas. This would reduce the need to travel to work and strengthen village communities.
- 2.13 Residents wishing to start up small businesses from home, or in converted buildings, will be supported in line with policies EM5, EM6, EM7 and EM8.

## Community

- 2.14 Any development that expands the range of community facilities, such as a play area or a shop will be supported under policies T15, EM13 and C2.

## Conservation of buildings and settlements

- *New development should be in keeping with the character of the local area.*
- 2.15 All new building should be in keeping with the character of the area and reflect guidance outlined in the National Park publication, 'Building Design. A guide for developers'.
- 2.16 There are 15 buildings in the community in the Park which have been listed for their architectural or historic interest.

### Llanigon 3

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

- 2.17 There is an undeveloped area below the older part of Llanigon village which is important in forming the setting for the attractive buildings around the church.

### Llanigon 4

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

## Conservation of landscape, wildlife and archaeology

- *The river valleys should be protected.*
- 2.18 The NPA has a duty to use its planning powers to protect statutorily designated sites such as Sites of Special Scientific Interest (SSSIs) and Scheduled Ancient Monuments. There are three SSSIs in Llanigon Community.
- 2.19 A part of the Black Mountains SSSI falls within the community. This represents the most south-easterly area of upland moorland habitat in Britain. Tarren yr Esgob is of particular importance as it supports a rare whitebeam.
- 2.20 Henallt Common SSSI has probably the largest population of meadow saffron in Wales. Caeau Cwmcoynant comprises two traditionally managed hay meadows.

### Llanigon 5

**The SSSIs in Llanigon Community will be protected against development for the purposes of policy CL4**

- 2.21 There are three Scheduled Ancient Monuments in the community in the Park. These are all burial mounds - Pen yr Wyrllod long barrow, Twyn y Beddau round barrow and Blaenau stone circle.

### Llanigon 6

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

- 2.22 There are areas for archaeological evaluation around St Eigon's Church in Llanigon village which have not been fully investigated by archaeologists, but which are likely to contain important archaeological features.

### Llanigon 7

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

## Tourism and recreation

- *More tourist facilities are needed to encourage visitors to spend money in the area.*
  - *Footpaths and cycleways need to be improved and increased.*
- 2.23 There are various types of visitor accommodation in the area, including a Youth Hostel at the head of the Llanthony Valley. The Offa's Dyke Path crosses the community, and the Black Mountains are popular for walking. Hay Bluff is a particularly good location for hang gliding. Illegal off-road motorcycling is sometimes a problem on the common below Hay Bluff. The road from Hay over the Gospel Pass into the Llanthony Valley is a popular tourist route. In general, residents agreed that more could be done to encourage visitors to spend money in the area.
- 2.24 Because of its location and features, a large number of visitors are attracted to Llanigon. This has led to some areas being designated as 'pressure' and 'vulnerable areas' (see policies document chapter 11 para. 11.7). The Black Mountains north scarp and Hay Common form a 'pressure area', which contains two vulnerable areas of ecological importance. Offa's Dyke Path and the Llanthony Valley are also 'pressure areas'.
- 2.25 Tourism development should not be encouraged which would cause harm to these. Otherwise, small scale tourism enterprises that meet the requirements of policy T1 will be supported.
- 2.26 Opportunities to improve rights of way and create cycleways are encouraged in policies R12 and T14.

# 3 Gwernyfed Community

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## Introduction

- 3.1 The community of Gwernyfed lies between the River Wye and the crest of the Black Mountains escarpment. It is bisected by the Hay-on-Wye to Talgarth road, which here forms the National Park boundary. The village of Velindre is on this road, and is also divided by the Park boundary.
- 3.2 Velindre has grown up along the Felindre Brook that runs down from the Black Mountains. The upper part of the village consists of two modern estates and the former primary school, which is being converted into a house. Further down along the through road is the older part of the village, with a pub, the village hall and an organic farm shop.
- 3.3 The villages of Three Cocks and Glasbury, and the comprehensive school, are outside the Park.
- 3.4 Tourism is of significance in the community. There are three pony trekking establishments and a children's holiday centre within the Park, and a country house hotel just outside it.

## PROPOSALS

- 3.5 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

- *Natural development should be allowed when required to maintain the future of the community.*
- 3.6 Gwernyfed's population within the Park at the 1991 census was 203, in 69 households. This was 1% 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 Gwernyfed is therefore 7.
- 3.7 Table H1 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.
- 3.8 The proposals map indicates areas in Velindre where new development will be considered. These

are based on the comments made at the public meeting and survey work. Residents suggested that the best site would be on land adjacent to the Three Horseshoes Pub.

### *Gwernyfed 1*

**Within the white areas on the proposals map for Velindre applications for housing will be considered against policies H2, H3, H3 and H14.**

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

### *Gwernyfed 2*

**New housing in light green areas on the proposals map for Gwernyfed will be considered against policies H5, H8, H10, H11, H12, H13, H14 and H15.**

## Traffic

- *Speeding is a problem along the country roads.*
  - *A car park is needed in Velindre.*
- 3.10 The NPA will support proposals by Powys County Council that reduce traffic speed and increase safety (see policies document chapter 9 para. 9.28). Applications for permanent car parking to provide for a proven need will find support in policy R10.

## Employment

- *Small workshops and telecottages should be encouraged in Velindre.*
- 3.11 There are already some forms of local employment within the village. This gives the village character and enables the community to become more self-sufficient. Residents wishing to start up small businesses from home or in converted buildings will find support in policies EM5, EM6, EM7 and EM8.

## Community

- 3.12 Any development that expands the range of community facilities such as a play area or a new shop will be supported by policies T15, EM13 and C2.

## Conservation of buildings and settlements

3.13 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*'.

3.14 There is one building in Gwernyfed Community in the Park which has been listed for its architectural or historic interest. This is protected by law, alterations or demolition requiring listed building consent before work can start.

### *Gwernyfed 3*

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

3.15 Some areas in Velindre are particularly valued by residents, including the area around Felindre Brook.

### *Gwernyfed 4*

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

## Conservation of landscape, wildlife and archaeology

3.16 The NPA has a duty to use its planning powers to protect statutorily designated sites such as Sites of Special Scientific Interest (SSSIs). There are two SSSIs within the community, including part of the Black Mountains SSSI. This is characteristic upland moorland, representing the most south-easterly example of this habitat in Britain.

3.17 Coed Blaen-y-cwm SSSI is a semi-natural woodland with a nationally rare combination of tree species including ash, wych elm, sessile oak and field maple.

### *Gwernyfed 5*

**The SSSIs in Gwernyfed Community are identified on the proposals map for the purposes of policy CL4.**

## Tourism and recreation

- *Visitors should be encouraged to spend more money in the area.*

3.18 Because of its location and features, the community of Gwernyfed has many visitors. There are several pony trekking centres and an adventure holiday centre for young people at Tregoyd. The Black Mountains are popular with walkers. There are various forms of visitor accommodation.

3.19 This popularity has led to the Black Mountains north scarp being designated as 'pressure area' (see policies document chapter 11 para. 11.7). Tourism development should not be encouraged which would cause harm to this. Otherwise, it is generally agreed that more could be done to encourage visitors to spend money in the area, and small scale tourism enterprises that meet the requirements of policy T1 will be supported.

# 4 Talgarth Community

## Introduction

- 4.1 The community of Talgarth lies on the edge of the Black Mountains, their scarp and ridges forming the eastern third of its area. In the south-west corner is Mynydd Troed, either side of which streams run southwards to join the Usk. The farmed north-western foothills slope down to the Afon Llynfi, a tributary of the Wye. A small part of the community west of the Llynfi is outside the Park.
- 4.2 The area has been settled since earliest times. There are Neolithic and Bronze Age barrows and two Iron Age hill forts, including the impressive Castell Dinas, later crowned by a Norman castle. Other mediaeval buildings include the tower house in Talgarth and the house and tower at Great Porthamal.
- 4.3 The focus of the community is the town of Talgarth, which grew up on a Norman foundation where two important routes crossed. The older part lies around the church. A second centre later developed around the station, and further growth has taken place since the War. Talgarth is a local centre within the Park and neighbouring areas, with a cattle market, doctors' surgery, bank and shops. A major source of employment is the Mid Wales Hospital, which is scheduled for closure in 2000.
- 4.4 The community's second settlement is the village of Trefecca, famous for its Non-conformist College. There are also small or scattered groups of houses and farms at Pengefordd and Waun-fach in the Rhiangoll valley.

## 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 need for some growth in housing, particularly small family and sheltered accommodation.*
- 4.6 The community's population within the Park at the 1991 census was 1651 comprising 629 households. This represents 8% of the Powys population within the Park. 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. This gives the community an allocation of 57 houses.

- 4.7 Table H1 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.

### *Talgarth 1*

**Within the white area of the Talgarth proposals map, applications for housing will be considered with reference to 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:**

- **Westfields**

The remainder of the site either side of Bronant, with room for at least 6 more houses. Planning permission has been granted. It is shown on the map to indicate the scale of the development.

- **New House**

This site in the west of Talgarth will include the redevelopment of old farm buildings. New House farmhouse itself is within the Conservation Area and preferably will be refurbished. Outline planning permission granted. Detailed permission will be considered against policy H1.

- **East of St Gwendoline's Church**

If access problems can be resolved there maybe space for some additional housing.

- 4.8 For the purposes of this Local Plan the light green area is treated as countryside.

### *Talgarth 2*

**Within the area shaded light green on the proposals map for Talgarth Community, applications for housing will be considered with reference to policies H5, H8, H10, H11, H12, H13, H14 and H15.**

## Traffic

- *There is traffic congestion in the centre caused by the narrow streets, sharp bends and lack of street parking. The main car park is underused.*
- 4.9 The Welsh Office will consider and consult further on options to relieve the congestion experienced in

Talgarth. The NPA will work with the highway authority to ensure the needs of the Community are met whilst taking into account the requirements of policy document chapter 9, para 9.9. (See also paras, 9.12 and 9.18).

- 4.10 After consultation with Powys County Council, the NPA will support any proposals that will go further to reduce traffic speeds and generally increase safety in the Talgarth Community in line with policy R8.
- 4.11 The Regeneration Strategy for Talgarth 1995-2000 is described below. An important recommendation from this is that better use could be made of the large car park if a direct pedestrian link could be established to the town centre. Meanwhile, as a result of public consultation, improvements have been made to the pedestrian environment in the centre.

## Employment

- *The closure of Talgarth Hospital will be a serious setback for job prospects in the community.*
  - *Existing allocated employment areas should be retained for that use.*
- 4.12 The Regeneration Strategy for Talgarth 1995-2000 was the result of a study commissioned to look at the employment situation in Talgarth in light of the imminent closure of its main employer, Mid Wales Hospital. This concluded that the economic outlook for Talgarth is precarious and fundamentally bleak unless alternative job opportunities are created. Subsequently the Talgarth Trust was established to give local people an opportunity to be actively involved in the regeneration of the town.
- 4.13 Meanwhile, several parts of the strategy have been undertaken as a first step. The one with employment implications is the purchase of Great House Barn and its conversion to workshops and a business centre.
- 4.14 Two areas in Talgarth are allocated specifically for employment use.

### *Talgarth 3*

**Land allocated for employment use is identified on the proposals map for Talgarth for the purposes of policies EM1, EM2 and EM4. The sites are:**

- **Hay Road.**

This site on the north side of the town will form an extension to the existing employment area. It has good access and services.

- **Trefecca Road**

This site is owned by the Development Board for Rural Wales. It has good road access and some new services.

## Mid Wales Hospital

- 4.15 The Hospital is due to close by the end of 1999. It will be difficult to find an alternative use for all of this large campus (5ha approx.) with its many large buildings, which can overcome the problem of its poor access arrangements, whilst having a minimal adverse impact on the surrounding area.

### *Talgarth 4*

**The site of the Mid Wales Hospital is identified on the proposals map. Applications for change of use to appropriate employment uses will be determined against the policies of this Local Plan and the planning brief.**

## Community

- *Play areas are needed near King's Drive.*
- 4.16 No site has been identified for an additional play area in Talgarth at this stage. However, if a suitable site can be suggested, support will be found in policies C2 and T15.

## Conservation of buildings and settlements

- *The central area has great potential and is worthy of conservation area status. It is slightly run down at present and would benefit from regeneration.*
  - *Important open spaces including opposite South View and the Green should be protected.*
- 4.17 All new building should be in keeping with the character of the area and reflect guidance outlined in the National Park publication 'Building Design. A guide for developers.'
- 4.18 There are 17 buildings in the community listed for their architectural or historic interest. The law protects these from demolition or alteration without listed building consent. A register is available at the National Park Office.

### *Talgarth 5*

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

- 4.19 An important element of the Regeneration Strategy was the environmental enhancement of Talgarth, to reveal the great potential that the central area has in terms of buildings and town space. As a first step, a Conservation Area has been established, within which a face-lift scheme has been set up encourage

to encourage the repair, refurbishment and redecoration of commercial and public buildings. There has also been a successful scheme to refurbish the town centre with new paving and street lights.

#### *Talgarth 6*

**The boundary of the Talgarth Conservation Area is shown on the proposals map for the purposes of policies CB5 to CB7.**

- 4.20 Some open spaces in and around Talgarth are particularly valued by the residents, as shown on the proposals map. They are along the River Enig, opposite South View and below the Old Vicarage, behind the school, and the triangle in Westfields.

#### *Talgarth 7*

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

- 4.21 There is an historic park and garden worthy of protection in the community at Trefecca Fawr.

#### *Talgarth 8*

**The historic park and garden in Talgarth Community is identified on the proposals map for the purposes of policy CB11.**

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

- 4.22 The NPA has a duty to use its planning powers to protect statutorily designated sites such as Sites of Special Scientific Interest (SSSIs). There are two SSSIs within the community, including part of the Black Mountains SSSI. This is characteristic upland moorland, representing the most south-easterly example of this habitat in Britain.
- 4.23 Pwll y Wrach SSSI located 1.5 km south east of Talgarth is the best example of ash woodland in Brecknock and is one of only a few known localities for the common dormouse in the district. It is also a Brecknock Wildlife Trust reserve.

#### *Talgarth 9*

**The SSSIs in Talgarth Community are identified on the proposals map for the purposes of policy CL4.**

- 4.24 There are many Scheduled Ancient Monuments in the community. There are long barrows at Ty-Isaf, Cwm Fforest, Pen-yr-wylod, Mynydd Troed and Ffostill, and round cairns at Pen Trumau. There are Iron Age hillforts at Talgarth and Castell Dinas, the latter having a mediaeval castle within it. There is a castle mound at Trefecca and a ringwork at Cefn Barn. Later sites are the Trefecca-Fawr moated site and Porthamal tower.

#### *Talgarth 10*

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

- 4.25 In addition, there are areas around St Gwendoline's Church and either side of The Bank in Talgarth, and around Llanelieu church, which have not been fully investigated but are likely to contain important archaeological features. A park-wide register of these areas of evaluation is held at the National Park office.

#### *Talgarth 11*

**Where areas of evaluation occur within Talgarth Community they are identified on the proposals map for the purposes of policy CL10.**

## **Tourism and recreation**

- *The town is well located to become an important tourist centre.*
- 4.26 Talgarth Community is a popular area for walking and pony trekking, and there is a gliding club. Because of heavy use, the north scarp of the Black Mountains and the trekking route around the north side of Mynydd Troed have been designated 'pressure areas'. The Pwll y Wrach nature reserve is a 'vulnerable area' (see policies document chapter 11 para 11.7)
- 4.27 Tourism development should not be encouraged which would cause harm to these areas. Otherwise it is generally agreed that more could be done to encourage visitors to spend money in the area, and small scale tourism enterprises that meet the requirements of policy T1 will be supported.
- 4.28 It is also recognised that increased tourist information services are required. Tower House has been refurbished and a Tourist Information Centre will be run from the ground floor. Support is found in policy C3.

# 5 Llangors Community

## Introduction

- 5.1 The community is centred on Llangorse Lake (Llyn Syfaddan) and the upper Llynfi valley. On its eastern flank is Mynydd Llangorse, and in the south-west is the ridge of Allt-yr-esgair, forming the watershed between the Llynfi, a tributary of the Wye, and the Usk.
- 5.2 The largest settlement is Llangorse itself, just north of the Lake. The village is centred around St Paulinus' Church. There are several small estates and new developments, and a modern primary school. The village is unusual for its size in having two pubs and two shops, one of which is a post office. These businesses are sustained by custom from visitors to the Lake, and the nearby caravan sites and children's holiday centre.
- 5.3 The other settlements in the Park are Pennorth and the hamlets of Cathedine, Llangasty and Talyllyn. The latter grew up at a railway halt and junction on the former Brecon to Hay railway, which here forms the National Park boundary. Beyond it, a quarter of the community's area lies outside the Park.
- 5.4 The Llangorse area has been settled since prehistoric times. The most notable monument is the Bwlc, a crannog or artificial island in Llangorse Lake constructed as a high status settlement in the 9th century, which is unique in Wales.
- 5.5 The area is predominantly agricultural, but the coming of the railway opened up the lake to tourism. Today, although the railways have gone, the tourist industry remains and is a major contributor to the local economy.

## 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

- *There should be some development but not rapid growth in Llangorse. In Pennorth, limited development is needed to focus the centre of the hamlet.*
- *No new estates or extensions to existing ones.*

- *The shape of the village should be maintained - no ribbon development outwards along the roads.*
  - *Small family housing and sheltered single storey dwellings are needed at a low density.*
- 5.7 The population of Llangorse Community within the Park at the 1991 census was 623, in 204 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 Llangorse is therefore 22.
- 5.8 Table H1 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.

### *Llangorse 1*

**Within the white areas of the proposals map for Llangorse and Pennorth applications for housing 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. They are:**

- **Opposite Cefn Mably**  
Development of this site, with planning permission for 8 dwellings in a well designed courtyard scheme, has not yet been started. It is indicated on the map to show the scale of the development.
  - **Opposite Neuadd Barns**  
This site, with good access and level ground does not have planning permission. Although the residents of Llangorse did not want to see more estate development, it has to be recognised that some sites, such as this, can physically take more than 6 dwellings. Policy H1 was written to cover these (see policy document chapter 5 paras. 5.15-5.19).
- 5.9 Outside the settlement boundaries the light green shaded area is treated as countryside for the purposes of this Local Plan.

### *Llangorse 2*

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

## Traffic

- *Traffic continues to speed through Llangorse - gateway features are needed to slow traffic on the entrances to the village.*
- 5.10 Responsibility for the roads in Llangorse Community rests with Powys County Council. Several experimental solutions to traffic calming have been tried in the village of Llangorse, with varying degrees of success. The NPA will continue to campaign strongly on behalf of the residents for the use of traffic management schemes in the villages of the community (see policies document chapter 9 para. 9.28).

## Employment

- *Small scale employment in the villages and on farms should be encouraged.*
- 5.11 The community of Llangorse has a range of employment sources, agriculture and tourism being the most important. Applications for the use of land and buildings for appropriate employment uses will be determined with reference to policies EM5, EM6, EM7 and EM8.

## Community

- *There is a need for a playing field in Llangorse.*
- 5.12 The need for a village recreation ground was mentioned at the Local Plan meeting. Since then, this idea has been taken further by the Llangorse Village Hall Committee.

### Llangorse 3

**Land is identified on the proposals for community use to the west of the village school, for the purposes of policy C2.**

## Conservation of buildings and settlements

- *New houses should be varied but in keeping with the village character.*
  - *Important to protect wildlife sites, particularly Ty Canol pond.*
- 5.13 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.'
- 5.14 There are 15 buildings in Llangorse Community which have been listed for their architectural or historic interest. These are protected by law from demolition or alteration without consent. A register can be viewed at the National Park Office.

5.15

### Llangorse 4

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

- 5.16 Within the village of Llangorse two areas were identified by local people as being important to protect as wildlife corridors and to enhance the character of the settlement. They are:

- land between Ty Canol pond and Plas Farm.
- the river banks of Nant Cwy.

### Llangorse 5

**Land is identified on the proposals map as important open space for the purposes of policies CB10 and CL7.**

- 5.17 There is an historic park and garden and garden worthy of protection in the community, at Treberfydd.

### Llangorse 6

**The historic park and garden in Llangorse Community is identified on the proposals map for the purposes of policy CB11.**

## Conservation of landscape, wildlife and archaeology

- *Important to protect wildlife sites, particularly the lake.*
- 5.18 The NPA has a duty to use its planning powers to protect statutorily designated sites such as Sites of Special Scientific Interest (SSSIs). There are three SSSIs in Llangorse Community:
- 5.19 Llangorse Lake is an SSSI. It is a large, shallow nutrient-rich lake, the largest natural lowland water in Wales. The abundant and rich vegetation make it an important wildlife site. Currently attempts are being made to gain local nature reserve status for the lake shoreline.
- 5.20 Caeau Ty Mawr SSSI consists of four fields of unimproved lowland grassland to the west of Llangorse Lake. Cathedine Common Wood SSSI is the largest waterlogged woodland in the district.

### Llangorse 7

**The SSSIs in Llangorse Community are identified on the proposals map for the purposes of policy CL4.**

- 5.21 Evidence of the community's long history can be found in archaeological features. The more important and visible of them are protected as Scheduled Ancient Monuments. These are Mynydd Llangorse cairn, Allt yr Esgair camp, the crannog in Llangorse Lake and Twmpan Castle mound.

*Llangorse 8*

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

- 5.22 There are areas for archaeological evaluation around and south of St Paulinus's Church and around Penybont. These have not been fully investigated by archaeologists, but are likely to contain important archaeological features.

*Llangorse 9*

**The areas for archaeological evaluation in Llangorse Community are shown on the proposals map for the purposes of policy CL10.**

## **Tourism and recreation**

- *There is potential to promote the quiet enjoyment of the countryside.*
  - *Limited access to the lake shore and use of old railway lines for walking/cycling are supported.*
- 5.23 Llangorse Lake is one of the National Park's main visitor attractions, with its boating facilities, ornithological interest and lakeside common. There are two caravan sites near the lake, and a young people's activity holiday centre in the village. There are several pony trekking centres and a rope centre in the community. The village itself can be very busy.
- 5.24 Because of this heavy use, Llangorse Lake, the common and Llangorse village have been designated a 'pressure area'. So has the trekking route around the north side of Mynydd Troed. The lake is also a 'vulnerable area' (see policies document chapter 11 para. 11.7). Tourism development should not be encouraged which would cause harm to these areas. Otherwise, small scale tourism enterprises that meet the requirements of policy T1 will be supported.
- 5.25 A policy aim of the National Park Authority is to make more use of the disused railway lines in the Park for permissive paths. This idea was endorsed by those attending the Llangorse Local Plan meeting and is supported by policies T14 and R12.