

VALE OF GRWYNEY COMMUNITY COUNCIL

LOCAL DEVELOPMENT PLAN

In response to the BBNPA's request for public consultation, the Vale of Grwyney Community Council have held a series of public meetings in each of the 3 villages in the Vale of Grwyney. Public involvement at these meetings was high and the feedback is as follows:

GENERAL

Settlement Levels

The Community and Community Council are at pains to understand the scoring system and question the reasoning and validity of these scores. We have viewed the Sustainability Index Scores for towns and villages within the near vicinity and compared them with our villages and they just do not tie up.

Glangrwyney has a Sustainability Index Score of 19 (a chapel, a village hall and a pub), Llanbedr has a Sustainability Index Score of 15 (a church, a school, a village hall and a pub). In comparison Gilwern is 21 - with many shops (grocers, fish and chip shop, hairdressers, chemist), Post Office, School, Village Hall, Chapels, Public Houses, Garage combined with a shop. Llangynidr is 20 - with a shop, Post Office, School, Village Hall, Church, a number of public houses, Tennis Courts, Garage etc. We could quote many more examples to prove that these Scores do not add up.

GLANGRWYNEY

Is Glangrwyney a Level 3 Settlement?

Level 3 Settlement states: "There are a number of large villages and small towns which have a limited range of facilities which are able to meet the day to day needs of residents." Glangrwyney has 1 x Public House, 1 x Chapel, 1 x Village Hall. How are these facilities able to meet the day to day needs of residents. There are no basic facilities, ie shops, no post office, no schools, no health centre.

Glangrwyney is not a large village and in view of the absence of facilities required to meet the day to day needs of the community, our response to the BBNPA is that Glangrwyney cannot possibly be considered a Level 3 Settlement.

Candidate Site CS66, Cwrt y Gollen

Why has the whole of Cwrt y Gollen been put forward and accepted as a Candidate Site, ie 25 hectares? If the whole of this site was approved by the BBNPA it would mean that all of the site could be considered as a brownfield site and be developed on a large scale. It is totally separate from Glangrwyney and would in effect become a large village/small town, without facilities, ie Level 4 Settlement, ie affordable housing only. The Community have expressed grave concerns over the acceptance by the BBNPA of the whole of this site.

The Community Council would like to remind the BBNPA that an outline planning application has been submitted for part of the Cwrt y Gollen site and no mention has been made of this on any of the LDP documentation/its effect on the LDP.

BBNPA Report - Constraints

The report details the only constraints as:

- Large number of mature trees with TPO's
- Still many of the disused buildings from the MoD

Whereas the reality is that there are obvious constraints as follows:

- To build an extra 200 houses in a small village would completely destroy the character of the village irrevocably
- Flooding from the River Usk and River Grwyne. Approximately one third of this site is on a flood plain - See TAN 15

- There is only one access on this site and this is on a flood plain. The River Usk floods regularly and with the acceleration of global warming this could be more frequent in winter months
- Active MoD Training Camp, not only adjacent but surrounding the whole of the site. The MoD have recently built a 500 unit accommodation block and use the woods adjacent to the north of the site as a training area, plus open firing range. This wood also has a public right of way which is not enclosed which means that the public can actually access any part of the training area. They also have an Army Recruitment Centre located on this Training Camp.
- Sewage capacity is full
- There are no facilities in Glangrwyney
- It is an isolated site with no facilities and would generate thousands of extra unnecessary car journeys per day.

Why are the above not considered as constraints?

Other Candidate Sites within the vicinity have been turned down for illogical reasons whilst stating that Cwrt y Gollen has no constraints:

- Crickhowell, CS141 – unsuitable because of “important prominent open space”
- Crickhowell, CS53 and CS54 – unsuitable because of “illogical extension at prominent location”
- Llangynidr, CS62 – unsuitable because of “scale and location”. This candidate site could have accommodated 112 houses. Llangynidr is larger than Glangrwyney and it is acceptable to the BBNPA to be quite happy for Cwrt y Gollen to hold 200 houses but turn down a site for “scale and location” for 112 houses.

BBNPA’s Report - Impact on settlement if development were to proceed

The report states:

- Extremely large site would have **substantial impact on highways/service/infrastructure** etc – is this not a constraint?
- Could be considered as detached from the main settlement of Glangrwyney. If this site was developed this would be a large, new and separate community. Is this not a constraint?
- This area of the A40 corridor (Crickhowell to Gilwern) is fairly densely populated. Crickhowell and Gilwern are densely populated – the area in between is not!

A development of this size in an isolated area would have a devastating effect on the carbon footprint.

Currently an outline planning application has been submitted to the BBNPA for a development at the Cwrt y Gollen site. Both the Brecon Beacons Society and the Campaign for National Parks have objected to a large scale development on this site because National Parks are statutorily designed for the conservation and enhancement of their natural beauty.

Future developments should be located where levels of facilities exist

The Community Council are concerned that the BBNPA seem to be deliberately stopping growth in Key Settlements, especially Crickhowell to push the development at Cwrt y Gollen. BBNPA’s statement on Crickhowell Site DBR-CR-A reads – “Cwrt y Gollen is relatively close by and could accommodate the majority of growth needs for Crickhowell and surrounds, therefore the need to include this site may be limited by the potential of the CYG site

Brecon is the Primary Key Settlement and the number of houses yielded from the candidate sites (excluding the queried site) might not exceed 300 – so why should it be acceptable to put 200 houses in a small village?

Should all/part/none of Candidate Site CS66, Cwrt y Gollen be included in the LDP

On behalf of the community of Glangrwyney, The Vale of Grwyney Community Council objects to the whole of Candidate Site CS66, Cwrt y Gollen (25 Hectares) being included in the Local Development Plan.

BBNPA Site, DBR-GGW-A, Land Adjacent to Dros-y-Nant

The Community Council have spoken to the landowner who has indicated their approval for the site to be included in the LDP. This site has approval from the community to be included in the LDP.

Community Land

The map relating to Glangrwyney indicates that the land at the rear of the village hall is Community Land. The Landowner has asked the Community Council to point out to the BBNPA that this land is privately owned and leased to the Cricket Club. There is no access to this land by the public as it is gated and locked.

LLANBEDR

A well-attended and boisterous public meeting was held in Llanbedr Village Hall on 13th October 2009 and the comments below are those of the residents of the village.

Sustainability Index

As detailed in the overall VoGCC comments on the index figures, the score of 15 with a ranking of Level Three does not reflect the lack of facilities in Llanbedr. Whilst there may be a public house and a primary school, there is no bus service, no shop, no Post office, nor any of the facilities which one would normally expect of a settlement which was able to be self-sustaining. The village has little in the way of employment opportunities and is, in many ways, a dormitory village for larger settlements nearby and for commuters to further destinations. The immediate road network is poor, with very narrow access from both sides, often necessitating vehicles to reverse in order to allow passing. The responses received from the residents of Llanbedr give a 100% backing to the assertion that the village should be counted as a Level Four settlement.

Candidate Sites

Following the 13th October meeting, further survey forms were distributed around the village and a display sited permanently in the village hall for a further week. Sixty one survey forms were returned to VoGCC by 26th October and the statistical outcome of these is shown below.

	For	Against	Possible
DBR-LBD-A	11%	65%	24%
DBR-LBD-B	5%	82%	13%
DBR-LBD-D	0%	99%	1%

The 'possible' column consists almost entirely of proposals for the availability of affordable housing for local residents with no desire for substantial 'open market' properties on any of the candidate sites.

The majority of comments are summarised by the following:

DBR-LBD-A: It was generally thought that this site was already subject to planning applications or similar for low cost housing via the Community Land Trust which was thought to be a good thing by those in favour and 'possible'.

DBR-LBD-B: It was widely noted that the area was known as boggy/ marshy / the Well Field and similar. One noted that machinery had a tendency to get stuck, suggesting that the area was unsuitable due to ground conditions. It was also noted on a number of responses that the flora and fauna on this site was important to the village.

DBR-LBD-D: It was noted that a large hedge, with its associated ecological impact, would need to be removed for this site to go ahead. It should also be noted that this site was rejected by virtually all respondents.

All comments entered onto the survey forms have been read and considered in the writing of this summary. Copies of survey forms have been retained by VoGCC for further analysis if required.

It is worth noting here that there was almost 100% agreement with the rejection of sites DBR-LBD-C and DBR-LBD-E as being totally unsuitable.

Summary

There is little or no interest in further development in Llanbedr apart from the possibility of limited (4-6) units of affordable housing, most probably on site DBR-LBD-A.

The key factors against development include the poor road structure, lack of employment opportunities, lack of village facilities and the general inappropriateness of the sites proposed.

LLANGENNY

Is Llangenny a Level 4 Settlement?

It has been agreed/confirmed by the Community and Community Council that Llangenny is a Level 4 Settlement.

BBNPA Site, DBR-LGY-A, Land adjacent to Tyn-Y-Coed

BBNPA Site, DBR-LGY-B, Land adjacent to Golden Grove

Public feedback from the community indicated that they would have liked some growth within the village. However, the Community Council have been in contact with the landowners of the above two sites that were put forward by the BBNPA as possible sites for development of affordable housing. The landowners do not want these sites to be put into the LDP.

The community were disappointed that the BBNPA had identified and then rejected sites at Llangenny without the opportunity for any consultation.

It is unfortunate therefore that no land would seem to be available for affordable housing within this community.