



Bannau  
Brycheiniog



# Llangattock Place Plan

Supplementary Planning Guidance to Brecon Beacons National  
Park Local Development Plan 2007 – 2022



Body





# Forward

## **Chairs of Llangattock Community Council Place Plan and Bannau Brycheiniog National Park Authority.**

[TBC - Based on precis of information in first draft and feeling of chairs towards the Statutory Planning Guidance]

### **Llangattock Place Plan Lead, Councillor Tim Jones**

This Statutory Planning Guidance was compiled after extensive consultation led by Llangattock Community Council and supported by residents and other stakeholders. It has been co-authored by the National Park Authority to ensure that it meets all the requirements of the relevant planning legislation, and we are grateful for officers' expertise and diligence in this matter.

While it is exciting to see the inclusion of ideas put forward by the community of Llangattock, some will feel their ambitions are constrained by the 2007-2022 Local Development Plan, to which the Statutory Planning Guidance relates. It is frustrating that so many of the pressures identified in the Bannau Brycheiniog Management Plan Y Bannau: The Future, are not reflected in this Statutory Planning Guidance because the overarching development plan has been so overtaken. This is particularly true in the areas of the environment, biodiversity, water quality, affordable housing for local people, pressure from tourism, second homes and holiday lets and traffic. The willingness of Bannau Brycheiniog National Park Authority to incorporate Llangattock's ideas where they can and its openness in attempting to find routes to achieve community desires is, however, welcomed.

Llangattock Residents have made clear that there's is a special place, and they want it to stay that way. This is why existing planning policies must be rigorously enforced. But 'no-change' is a poor option when the world is changing around us. Llangattock Community Council therefore urges the National Park Authority to continue its work to create new planning policy for Bannau Brycheiniog at pace. Llangattock Community Council will support this process with local insights and feedback from our community. We look forward to working with members and officers to develop Llangattock in a sustainable way.



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# 1. Introduction

## The role of placemaking in Llangattock

Place Plans are a powerful tool to promote collaborative action to improve well being and placemaking. They should support the delivery of Local Development Plan policies and are adopted as supplementary planning guidance [1].

The relevant Local Development Plan is with the Brecon Beacons National Park Local Development Plan 2007 – 2022 [2].

Whilst the community has expressed the desire for more parking, affordable housing, a community hub/shop and controls on second homes it may be difficult to achieve some of these things under the existing Local Development Plan. The plan is a key part of the decision-making framework for the acceptability of new development proposals and is informed by the wider considerations such as the level of infrastructure serving the area and other information, for example on flooding. It also sets out policies and is shaped by the landscape and landscape features and environmental designations in the area, all of which reflect aspects of the environment which make Llangattock special and contribute positively to its character. Project development and implementation is also affected by property rights and covenants.

Equally, if the Bannau Brycheiniog National Park Authority is going to achieve some of the ambitions set out in the 2023 Management Plan, it is going to have to be brave in its application of the existing Local Development Plan and certainly in the creation of future planning policy i.e., the First Replacement Local Development Plan.

1.Planning Policy Wales Edition 12 2024 section 1.28

2.[Bannau Brycheiniog National Park Local Development Plan](#) | [Bannau Brycheiniog National Park Authority \(beacons-npa.gov.uk\)](#)



## Llangattock Community Council's 5 Year Vision and links with Dyfodol y Bannau

There are clear synergies between the vision and priorities of Llangattock Community Council [3] and the 5 missions of Dyfodol Y Bannau [4]:

Climate: Reach net-zero greenhouse gas emissions across Bannau Brycheiniog National Park by 2035.

Water: Clean, safe, resilient, plentiful, water resources and water environments by 2030.

Nature: A Nature Positive Bannau Brycheiniog National Park by 2030.

People: Living, working, visiting - safely, equitably, and sustainably for Bannau Brycheiniog.

Place: Thriving, beautiful, prosperous and sustainable places, celebrated for their cultural and natural heritage, now and forever.

Both the Community Council and the National Park Authority share a commitment to work in partnership to plan for the future to use our respective powers towards shared aims.

## The relationship between the Statutory Planning Guidance and the Community Plan

This place plan and design guidance is written in a form which can be endorsed by the National Park Authority as supplementary planning guidance. The consultation was based upon the whole community council area, including the hamlets of Legar, Ffawyddog, Dardy and Hillside. The plan is for the whole community, while recognising the unique characteristics of each part.

The Community Plan contains with evidence of consultations led by Llangattock Community Council, lasting 11 months from May 2023 to April 2024.

Where the community has expressed a desire for change, but which do not involve land use, planning permission, or development control these actions are retained in the Llangattock Community Plan and Report of Consultation 2024 [5].

This follows the principle of non-duplication; the planning system should not be used to secure objectives which are more appropriately achieved under other legislation.

3. [5-Year Vision - Llangattock Community Council \(gov.wales\)](#)

4. [Future Bannau - Dyfodol y Bannau](#)

5. [Draft Llangattock Place Plan for Consultation 24.2.2023 \(gov.wales\)](#)

## The contribution of the Supplementary Planning Guidance to placemaking and how it will be used

As supplementary planning guidance, this Plan is a relevant consideration to be taken into account by the National Park Authority when taking planning decisions in the community council area.

## The process by which the SPG has been prepared (incl. statutory assessments) and approved

This Plan has been prepared in accordance with the process set out in ‘Shape My Brecon Beacons’.

Applying the decision-making framework for the soundness of a Development Plan (Fit, Appropriate and Deliver), care has been taken to ensure that the Plan fits and is entirely consistent with the provisions of the development plan, acting to supplement existing rather than introduce new policy.

The Plan has undergone screening in accordance with The Conservation of Habitats and Species Regulations 2017.

Following detailed involvement in its initial preparation, this Place Plan has been informed by a six-week period of consultation undertaken between [Day Month and Day Month 2024.] Responses to the consultation were considered by the National Park Authority before approving the Place Plan as Supplementary Planning Guidance on [Day Month 2024] [6].





## The presumption ‘in favour’ of sustainable development

Planning Policy Wales Edition 12 2024 explains that legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated. (Paragraph 1.18).

The meaning of this is that the Development Plan (currently Future Wales and the Local Development Plan) are the expression of what sustainable development is and isn't. Development which accords with the Local Development Plan and this Supplementary Planning Guidance may therefore be considered ‘sustainable’ for the purpose of the presumption.

More broadly in Wales, Local Planning Authorities including the National Park Authority must exercise its planning function, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 (anaw 2), for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

## The role of the planning system

Planning Policy Wales Edition 12 2024 explains that ‘the planning system should be efficient, effective and simple in operation. It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land. It should not discriminate against or favour any particular group or members of society.’ (Paragraph 1.19).

Successful placemaking depends upon well considered development proposals implemented through project development and management processes.

Effective decision making relies upon good information. The better the local information fed into decisions made at all stages of the planning process by the Community Council, local residents and visitors, the better the community outcomes should be. For larger ‘major’ developments, statutory procedures enable this early in the process at pre-application consultation stage.

Underpinning the efficient and equitable operation of environmental decision making and planning of public service provision is planning enforcement, and here the National Park Authority, predominantly relies upon the support and assistance of community councils, residents and visitors to identify suspected breaches of planning control. The way in which the National Park Authority deals with planning enforcement cases is set out in its Enforcement Charter available here: <https://www.beacons-npa.gov.uk/planning/enforcement-monitoring/>



## The relevance of designations to planning decisions

When taking planning decisions, the National Park Authority is obliged to follow the statutory decision-making framework [7].

For example, when determining planning applications, the decision must be made in accordance with the development plan unless material considerations indicate otherwise.

Furthermore, Section 11A (2) of the National Parks and Access to the Countryside Act 1949 requires the National Park Authority to have regard to the National Park purposes when taking planning decisions and, if it appears that there is a conflict between those purposes, to attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park.

Requirements within the Planning (Listed Buildings and Conservation Areas) Act 1990 which are also relevant to development proposals in the Community Council area. For instance, in considering whether to grant planning permission for development which affects a listed building or its setting, the National Park Authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, with respect to any buildings or other land in the Conservation Area, Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the area.

Designations, for instance Tree Preservation Orders or the listing of buildings, are undertaken through relevant processes rather than the act of development / place planning which is concerned with development proposals. Individuals, or the Community Council can engage with relevant designating Authorities directly (including the National Park Authority for Tree Preservation Orders) should they seek additional designations to be made in their area.



## 2. Landscape Context

Llangattock Community Council area sits within two landscape character areas identified within the Brecon Beacons Landscape Character Assessment (2012) [8]

- Landscape Character Area 9 MYNYDDOEDD LLANGATWG
- Landscape Character Area 11 EASTERN USK VALLEY

The settlements in the Community Council Area are within Landscape Character Area 11 where the overall strategy is:

To retain and enhance the special qualities of the landscape, ensuring that demands for development and infrastructure do not adversely affect its composition. Any new development, infrastructure and recreation facilities sit comfortably within the landscape. Agricultural changes are undertaken sensitively, with traditional features and grazing regimes maintained. Archaeological and historic sites are protected and managed, and built heritage is in a good state of repair. The biodiversity of the area is retained and enhanced, and appropriate recreation - including appreciation of cultural sites - is encouraged and well managed.

Llangattock is a historic village clustered around a substantial church of Medieval origins. The layout of its historic core has been influenced by the Nant Onneu brook which winds past clusters of houses, gardens and service yards on its way to the River Usk.





The landscape surrounding Llangattock is closely associated with a number of historic gentry houses which reflect the settlement's strategic location in the Usk Valley. Their planned landscapes and gardens along with defining walls, gates and wooded enclosures are a strong feature of the village, and its rural context.

The majority of the buildings in the conservation area date from the early 19th century onwards. Their location, scale, and layout reflect the importance of the village as a service and housing location for those working on the Monmouthshire and Brecon Canal or for the landed Estates referred to above. Many buildings are clustered as intimate housing groups, served only by informal footpaths and service yards.

The village of Llangattock benefits from recreational spaces including the Recreation Ground, the allotment field and the Glebe Field next to Llangattock/Crickhowell Bridge and links with recreational routes including the Monmouthshire and Brecon Canal.

The proximity of Crickhowell has forged strong pedestrian links throughout the village and into surrounding farm or parkland. They offer attractive glimpses of historic houses and buildings, which make the village popular for tourists and walkers alike which, in turn, has increased pressure from visitor parking, second homes and holiday lets.

More recently, the strategic location of the village close to the Heads of the Valleys road (A465) has led to its expansion as a commuter settlement and through-route to and from this important trunk road.

Above the agricultural hinterland, are natural and historic features of national significance, which help annotate the time depth of place, notably the Limestone crags and former industrial heritage sites, e.g. The Lime Kilns and the incline and Waun Ddu raised bog [9].

## Map 1 (Appendix...).

- Community Council Area

## Map 2

- Development Plan Settlement Boundaries
- Llangattock Conservation Area
- Historic Park and Garden
- Scheduled Ancient Monuments
- Listed Buildings

## Resources:

Welsh Government Data Map Wales: [Home](#) | [DataMapWales \(gov.wales\)](#)

Natural Resources Wales: [Wales Environmental Information Portal \(arcgis.com\)](#)

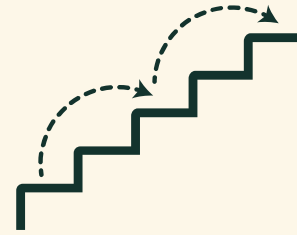
Wales-wide database of archaeological and historical information: [Archwilio](#)

Cadw records: [Search Cadw records](#) | [Cadw \(gov.wales\)](#)

NRW Flood Map for Planning: [Flood Map for Planning \(naturalresources.wales\)](#)



# 3. Development Plan



Future Wales: The National Plan 2040

Brecon Beacons National Park Local Development Plan 2007 - 2022

Within the Local Development Plan, Llangattock is defined as a level 4A limited growth settlement by Policy LGS LP1 Definition of Limited Growth Settlements. Nearby Crickhowell is identified as a key settlement (level 2).

Local Development Plan Policy LGS LP2 Limited Growth Settlements Appropriate Development defines appropriate forms of development for which planning permission would be granted whilst Local Development Plan Policy LGS LP3 Mitigating Impact identifies the following localised issues which require mitigation:

- D - Highways Capacity
- E - Water and Sewerage Infrastructure
- F - Land Release
- G - Historic Landscape Significance
- J - Flood Risk
- I - Community Vitality and Viability

Local Development Plan Policy E LP1 Community Sustainability Edge of Settlement Exceptions enables development proposals which are essential to community sustainability and/or have limited environmental impact at edge of Llangattock.

## Design Statement

Legar, Ffawyddog, Dardy and Hillside are within the countryside, as defined by the Local Development Plan, where Policy CYD LP1 Enabling Appropriate Development in the Countryside defines the forms of development which will be permitted subject to all other relevant Local Development Plan policies.

To inform consideration of development proposals against LDP Policy 1 Appropriate Development in the National Park and to help inform the development of proposals in accordance with the design process set out in Technical advice note (TAN) 12: Design (2016), this design statement records the special qualities and features in Llangattock which are particularly valued, and which contribute positively to the community's character.



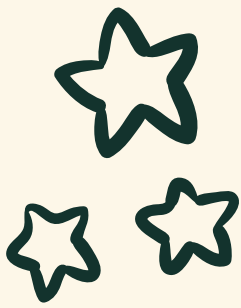
Using this design statement will help ensure that future changes and new developments or modifications to existing properties, however small, are based on an understanding of traditional design and protect and enhance the special character of Llangattock as a whole.

The aim is to avoid proposals inappropriate to their context, or which fail to grasp opportunities to enhance the character, quality and function of the area. Furthermore, the design statement embraces the concept of inclusive design which must be considered as an integral part of the overall design for a new development. The planning stage is crucial to make sure that a new development will not create obstacles or limitations on anyone's ability to access any part of the built environment

The design statement is not exhaustive and there are many helpful (more general) guidance notes on specific design matters, for example renewable energy and heritage assets: [Installing Micro-Generation Systems: A Guide to Best Practice \(gov.wales\)](#) and [Windows and Doors | Cadw \(gov.wales\)](#).

This work builds upon the Llangattock Design Statement, prepared in 1995 and adopted as supplementary planning guidance to now abandoned Brecon Beacons National Park Local Plan, and the Llangattock Conservation Areas Appraisal 2019. Being a statutory consultee, the Community Council is consulted on all planning applications by the National Park Authority and may object to applications not considered to accord with this design statement.

Development proposals should include full landscaping plans to maintain the character the village and enhance the setting of Llangattock.



## 4. Character Statement

In the oldest parts of Llangattock, like Swan Lane and Owens Row, the streets are narrow, and the buildings terraced or close together.

True terraces are the estate-built houses of the mid-19th century. Many of the other houses are non-detached individual houses built to create the appearance of terraces. They give an intimate and enclosed feel to the street. The line of buildings has a variety; buildings that face the street or have gables to the road are mixed.

Many of the oldest houses are in terraces with roof pitching that are steep with low ground to eaves height, window openings are characteristically small and often high up the walls at eaves level.



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Dwellings in Llangattock were originally built from local stone and were of rubble construction with a rendered finish. In Victorian times when the village expanded relatively quickly, new buildings were built with dressed stone and windows had contrasting lintels and surrounds which were painted in some cases. Later, imported bricks were used to build houses however this is not considered appropriate for future development. Front gardens are generally very narrow, and many houses open directly onto the pavement or street.

Within the Conservation Area Appraisal there is a full character appraisal [10]

Similar variety should be apparent in new development, mixing large and small houses of different tenures with both affordable and more expensive housing.

The development of estates in the village in the 1950s and 60s did not follow the traditional building forms of the village core. Development was of more open estate form and not in keeping with the original style of the village.

The Recreation Ground has a number of specimen trees, one covered by a Tree Protection Order, and the silver birches along the Southern border were planted as a memorial to men of the village who died during the World Wars are protected within the Conservation Area.

The approach to the village and the street enclosure is characterised by solid stone walls and gardens are often surrounded by walls made from local stone, sometimes surmounted by ironwork railings or hedging of native species.





Although the main village and hamlets, which form the whole community of Llangattock, cover an area which encompasses large areas of countryside, the number of open spaces within the main village is limited. This countryside setting and other open spaces in the village centre are important elements of the character of the area.

The Hillside above Llangattock village developed due to the quarrying industry. As employment in quarrying declined, old quarryman's cottages fell into ruins, though some have now been sympathetically restored.

The Dardy is a small outlying settlement of stone-faced houses raised above road level and following the contours of the lower slopes for the Ffawyddog. The Dardy is a unified and compact hamlet centred around the old workhouse and its associated cottages and buildings.

The Legar is a small group of buildings along the A 4077. Many of the buildings here are stone and lime washed. Infill development has unified the settlement over time but produced a great diversity of buildings. The Nant Onneu Fach tributary of the Usk runs through the centre of Legar.



The Ffawyddog is an area of low-density scattered houses on the sometimes steep and low wooded slopes to the Northwest of Llangattock. The slopes above the settlement are common land with traditional grazing rights. Properties around the common are characterised by slate roofs, natural stone and rendered walls.

(Llangattock is an area where Beech trees are common. The name Ffawyddog refers to the local Beech tree).

Many traditional buildings in the Brecon Beacons are built to withstand severe winter and weather driving winds and high rainfall. This is particularly true in the upland areas of Hillside and Ffawyddog. Houses and cottages there are solid and sturdy; a quality that should be reflected in any new development. This is particularly relevant in the robust form of chimneys many modern examples being far too small and lightweight in comparison.





## Overarching design principles

All development in Llangattock must:

- Be of high design quality, respectful the traditional character of Llangattock village, and the hamlets of Legar, Ffawyddog, Dardy and Hillside.
- Enable people within the built environment or ‘place’ to contribute through design which respects the positive aspects of the village aesthetics.
- Be appropriately located in accordance with the spatial strategy of the Local Development Plan.
- Be informed by the capacity of local infrastructure and services and ensure unnecessary strain is not placed on them e.g. sewerage, traffic and parking.
- Incorporate well considered boundary features. Walls and hedges are a key feature of the village and contribute positively to its character.



- New walls must be of a traditional construction with unobtrusive pointing or joints and imported stone or reconstituted stone is only acceptable if it is of a similar colour tone and texture to the local stone. For clarity, Cotswold limestone or Pennant sandstone should not be used.
- Incorporate planting of hedges and trees of appropriate native broadleaf species where a further sense of enclosure would contribute to the design quality of both existing and proposed development.
- Conserve and, where possible, enhance opportunities for access to the surrounding countryside.
- Conserve views in and out of the village from the open spaces.

## Design principles for new housing development

All development involving the creation on new housing units must:

- Provide a range of housing types and sizes which reflect assessed housing needs.
- Be in small groupings, with a maximum of 20 dwellings in any group, rather than in larger estates.
- Demonstrate consideration of a communal energy or heat system as part of the development.
- Privacy and security should instead be achieved by careful positioning of the buildings and window openings rather than increased plot size or the use of coniferous hedging or weatherboard fencing.
- Edge-of-village development around Llangattock should be well integrated into the settlement and landscape and not be obvious when viewed from the higher ground above Crickhowell.
- Whenever there is development on the village edge and for all edge-of settlement development, it is essential that design shows not only that it is similar in style to the existing built form of the village core but also uses the natural shape and form of the surrounding countryside to create a visually attractive new boundary to the village.

## Design detailing

Where incorporated in development proposals, careful consideration must be given to design detailing, having regard to the following:

- Building extensions must be in scale with the original building and respect the surrounding spaces and buildings, patterns of development and avoid introducing continuous frontages.
- A traditional feature in Llangattock village, Ffawyddog and Legar, dormer windows are generally flush with the face of the building, are usually pitched and do not protrude above the roof ridgeline.
- Most frequently, windows are of sash construction and are recessed into openings giving distinctive shadow lines and have strong sills.
- Window frames are traditionally painted or not stained.
- Windows and doorways have robust lintel details, often in subtle tones contrasting from the colour of the stonework.
- Window units using UPVC or aluminium construction must ensure that their style matches that set out above. This is particularly important in the conservation area and in terraces where there is a unity of design to the buildings over time.
- Solid hardwood doors are traditionally in some of the oldest houses. Solid wooden painted doors are preferable to doors constructed from imported hardwood and stained.
- The contribution to character made by traditional roof patterns. More unusual features, such as solar lanterns, could be used occasionally to great effect rather than relying solely on proprietary or standard roof lights. If regular roof lights are used, they should be fitted flush with the roof surface.
- Dwellinghouse roofs, including any extensions, should always be darker in colour than walls.

- Decorated fascia boards and finials are not appropriate for single buildings or conversions but could be used where new development is closely related to existing decorated buildings.
- If brick or concrete block or render extensions are added to existing stone buildings, the design and exterior finish must consider the best way of unifying the building.
- Red brick of the tone and texture of the 1970 bricks may be acceptable only to match existing detailing.
- Roofs were traditionally covered in slate, although some houses dating from before 1800 were sometimes thatched. Many of the oldest buildings were roofed with stone tiles. Old stone tiles are not easily accessible, but reproduction stone tiles dyed to Old Brechan could be used good effect. These may be more appropriate than imported or the wrong-coloured 1.tiles. Slate or slate substitute tiles should be a dark blue-grey colour.



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## Design principles within the Conservation Area and for older buildings or development in this setting

Within the Conservation Area and where development involves the adaptation of old buildings or is located within in the setting of older buildings, proposals must:

- Integrate with the prevailing character through appropriate scale, massing, set-back and the incorporation of sympathetic design detailing and use of materials, surface treatments and colour schemes. Render and stone are the dominant walling materials, along with slate roof coverings and stone chimneys.
- The traditional intricate layouts of streets, courtyards and alleyways between terraces and cottages should be reflected in the arrangement of new buildings.
- New buildings and extensions or alterations should acknowledge the Llangattock context, reflect the character of the village core and/or neighbouring properties, and avoid standardised or suburban designs.
- New developments should have regard to the local patterns of building scale and layout, with courtyards and alleyways and the characteristics and spatial aspect of the immediate houses, location in the village, garden format and enclosure.

- In-fill development of spaces between old buildings should incorporate discrete variation in designs and avoid monotonous repetition of the same house type.
- Mixing historic features and styles in the same building should be avoided.
- Maintaining existing roof lines, building lines, facades and street frontages and the pattern of windows and doors as used in nearby buildings is desirable.
- New roadways and footpaths in new developments should link with and sustain the complex and intricate patterns of paths and alleyways.
- The design of all new housing should blend with the local pattern and form, not just the street frontage, furniture, or the facades of buildings.
- New housing should be in small groups linked to the surrounding street patterns and not developed into segregated housing estates.
- Within Victorian parts of the village yellow-brown or grey stone-coloured brick should not be used, however renders of subtle, soft greys and creams are most frequently used. Brilliant white is not common and is very conspicuous. Traditionally, the lime wash was covered with raddle and weathered over time to the soft tone.

### Park Drive, Beaufort Avenue, Lime Trees and Beechwood Road

All development in Park Drive, Beaufort Avenue, Lime Trees and Beechwood Road must:

- Be single storey or have sufficient separation (gardens, pathways, open areas) to ensure important panoramas and vistas from these areas are maintained.
- The layout and massing of new development in these areas must respect the prevailing character of the area and avoid creating continuous frontages by protecting the layout of existing properties and the important spacing between them which contribute positively to the character of this part of Llangattock

## The Dardy, Legar and Ffawyddog

All development in Dardy, Legar and Ffawyddog must:

Take reference from neighbouring properties as well as the village core.

## Countryside development

Where relevant, all development in the rural area must:

- Maintain the traditional form of the building in instances of conversion. Where a barn is converted from its agricultural use, the building form should be maintained, and locally appropriate detailing for windows and doors used.
- Use dark non-reflective roof sheeting on new agricultural buildings and sheds.

## Public realm

The character of the streets and enjoyment of the environment can be enhanced and made more attractive by the use of appropriate street furniture and lighting designed to fit into the character the village. Enhancements to the built environment must:

- Use a common pallet of complementary materials for surfacing and resurfacing throughout the village.
- Incorporated stone setts and cobbles laid in the traditional manner whilst ensuring access for all.
- The re-use of existing sets and cobbles should be promoted.
- Modern concrete and coloured brick blockwork replacement is unlikely to be acceptable.
- Street furniture, seats, street light standards and litter bins should be constructed in appropriate materials and colours and considerately sited.
- Street lighting should be muted in keeping with the rural area.
- When old buildings become derelict or buildings or walls are demolished, traditional materials should be salvaged and reused.



## Open Spaces

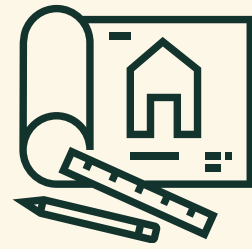
The planning and design of new development should respond positively to existing open spaces and seek to create new open spaces. New development must:

- Celebrate local cultural heritage, conserving and enhancing local landmarks, artefacts, and stands of trees.
- Be integrated into the existing spatial pattern of the village and create links and green corridors to the surrounding countryside.
- The retention and creation of new woodland, particularly along riparian borders, has been demonstrated to have a significant impact in terms of flood management and tree-planting schemes which 'Slow the Flow' are supported.
- Be supported by clear arrangements for management.
- Commercial forestry of single, non-native species is not appropriate and will be resisted.





# 5. Involvement with Planning Applications



A 28-day pre-application consultation [11] with community and specialist consultees is a requirement for any one or more of the following types of development—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwellinghouses where—
  - the number of dwellinghouses to be provided is 10 or more; or
  - the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c.i))
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (e) development carried out on a site having an area of 1 hectare or more.

The National Park Authority keeps the planning register up to date and compiles a weekly list of newly valid planning applications in the area: [Applications Online | Bannau Brycheiniog National Park Authority](#)

This is available for everyone and tailored alerts can be set up via the National Park Authority's website if you would like to be kept informed of planning applications in the Community Council area.

Throughout the process of determining a planning application, an online casefile detailing the application forms, plans drawings and supporting information is also available on the National Park Authority website.

The National Park Authority goes beyond the minimum requirements for publicising planning applications by putting up site notices and writing to immediate neighbours.

To ensure the timely determination of applications, once made, the consultation on each application runs for 21 days.

[11. The Town and Country Planning \(Development Management Procedure\) \(Wales\) \(Amendment\) Order 2016 \(legislation.gov.uk\)](#)

## 6. Energy efficiency in new buildings and energy efficiency in improvements, renovations and extensions



Building regulations already set specific challenging requirements; these are only minimum standards and can still be improved upon with further reductions in heating costs. The “gold standard” remains certification to Passive House standard, and though this may incur a small increase in build costs it is well proven that there are savings to be achieved in both maintenance and energy costs over time.

Home improvements are subject to energy efficiency requirements under Building Regulations, but such modifications should also respect the integrity of the original building; a challenge within the conservation area. For houses finished with a cement render it may be possible to use external wall insulation, which is usually finished with a cement render layer, without changing the external finish of the building. In other cases, internal wall insulations are available. Professional advice is essential for existing buildings to ensure materials compatible with the original fabric are used.

When considering improvements, consideration should be given to developing an energy efficiency plan for the whole building so that further compatible enhancements can be carried out over a period of time.

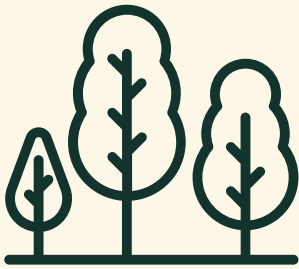
Where practicable, solar panels should be installed on rearward elevations, where they will not negatively impact the historic street scenes, in particular in the conservation area.

Further guidance may be found in [planning-sustainable-buildings.pdf \(gov.wales\)](#) and [Installing Micro-Generation Systems: A Guide to Best Practice \(gov.wales\)](#).

The National Park Authority has also published Supplementary Planning Guidance to LDP Policy SP9 Small Scale Renewable Energy [SP9-Small-Scale-Renewable-Energy-SPG-Adopted.pdf](#) ([beacons-npa.gov.uk](http://beacons-npa.gov.uk)).

**It remains to be seen whether building regulations and planning guidance are revised in the light of the new BBNP management plan which sets a target of net zero greenhouse gas emissions in the Park by 2035.**





## 7. Statements on key issues and supplementary proposals to address them:

Conservation Area Enhancements [Local Development Plan Policy 19 and Conservation Area Appraisal]

The National Park Authority and Community Council will work together and with other statutory undertakers to address the management recommendations set out in the Conservation Area Appraisal [Llangattock-Character-Appraisal-Final-ENG.pdf](#) ([beacons-npa.gov.uk](http://beacons-npa.gov.uk)).

In the short term, one specific action will be to work with Powys County Council (as Local Highways Authority) to use narrow, pale yellow ‘heritage’ lines wherever highway restrictions are necessary in the Conservation Area.

Environmental improvements [Local Development Plan Policy SPI and I]

All interventions in the public realm will be carefully considered and care will be taken to ensure that designs enhance spaces so that they are beautiful and interesting, can be widely used and enjoyed, are accessible and navigable, and support increased biological diversity.

One such example is the use of physical edge of settlement markers to warn drivers of more populated areas, such as those found in Llangattock Village. There has been a similar call for these on the Fawyddog and such enhancements are supported throughout the community.





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## Biodiversity and Trees [Local Development Plan Policies 6 Biodiversity and development, 8 Trees and development and 9 Ancient Woodland and veteran trees]

All development must enhance biodiversity, have due regard to existing trees and seek appropriate opportunities to increase the number of trees in the built environment.

Trees are protected in Llangattock by Order (Tree Preservation Order) or by their contribution to the Conservation Area. These are shown on Map 2 along with areas of Ancient Woodland and 'Section 3' areas of woodland, whose natural beauty it is, in the opinion of the National Park Authority, particularly important to conserve.

Within the National Park, Natural Resources Wales is responsible for determining Forestry Environmental Impact Assessment Consent and felling licences: [Natural Resources Wales / Environmental impact assessment for forestry activity](#). In Welsh National Parks, planting schemes of 2 Ha. or more (either individually or, where part of a wider programme, cumulatively) are likely to need such consent.

The National Park Authority has a volunteer 'Tree Warden' programme which helps record, protect and enhance treescapes across the National Park. For further details [Volunteering Opportunities | Bannau Brycheiniog National Park Authority](#)

## Climate change adaptation - flooding [Future Wales, Local Development Plan Policies SP3 Environmental Protection and SP4 Climate Change and Technical Advice Note 15.

The National Park Authority supports evidenced nature based solutions which help adapt to the future predicted climate and will mitigate the effects of flood events, which are a key climate risk.

All development proposals must be informed by the Welsh Government's Technical Advice Note 15: Development, flooding and coastal erosion (due to be released in 2024) and Natural Resources Wales' detailed flood map for planning [Flood Map for Planning \(naturalresources.wales\)](#).

Natural Resources Wales has developed the Communities at Risk Register (CaRR) to provide an objective means of identifying risk and prioritising flood risk management activities at a Wales-wide, community level.

[https://datamap.gov.wales/layergroups/geonode:nrw\\_communities\\_at\\_risk\\_register](https://datamap.gov.wales/layergroups/geonode:nrw_communities_at_risk_register)

This has informed the [Natural Resources Wales / Flood risk management plan 2023 to 2029](#) which identifies Crickhowell as a place Natural Resources Wales is planning to take action to manage the risk of flooding. Actions include improve existing flood warning service, upgrade the hydraulic model and undertake initial assessment and feasibility work for reducing flood risk.

Furthermore, local projects like the Wye and Usk Foundation project on the Onnaeu contribute to 'slowing the flow' (<https://www.llangattock-cc.gov.wales/environment-slow-the-flow-nfm/>) and can contribute positively where environmental permissions and consents, including in some instances planning permission, are secured and demonstrate the potential flood, biodiversity and geomorphological consequences of the are understood and are acceptable.





## Protected sites and water quality Local Development Plan Policies 3 Sites of European Importance, 4 Sites of National Importance and 10 Water Quality.

The Crickhowell Wastewater Treatment Work Environmental Permit has recently been reviewed by Natural Resources Wales and was published on 31 January 2024. The permit imposes a phosphate limit of 5mg/litre effective from 07 February 2025. The Crickhowell Wastewater Treatment Work is currently compliant from a flow passed forward (FPF) perspective.

Based on the current information available and adopting a precautionary approach, we anticipate the need to undertake an Appropriate Assessment of developments which propose new connections to the Crickhowell Wastewater Treatment Work in consultation with Natural Resources Wales and consider matters on a case-by-case basis.



The National Park Authority will also consult Dwr Cymru Welsh Water and Natural Resources Wales on new planning applications. Current advice from Dwr Cymru Welsh Water on planning applications is confirming that there is some capacity in place to accommodate additional foul drainage whilst remaining in compliance with the revised permit limits; the sewer network and associated Wastewater Treatment Work also has some hydraulic capacity for new connections without leading to an increase in the environmental impact of storm overflows.

Provided this continues to be confirmed, in the majority of cases - due to the level of improvement being introduced in terms of phosphate removal at the Wastewater Treatment Work (i.e. a phosphate limit being introduced within the lifetime of a planning permission and compliant FPF) - we envisage being able to approve development proposing new connections to this Wastewater Treatment Work prior to 7 February 2025, subject to Grampian style conditions.

## Community facilities [Local Development Plan Policy 51].

The National Park Authority supports the provision new community facilities sited within and adjoining settlement boundaries identified in the Local Development Plan and welcomes the Community Council's efforts in working to identify the need for a community hub.

The National Park Authority will work with the Community Council and other stakeholders to identify an appropriate decision-making framework that will enable a detailed consideration of alternative development options to inform proposals.

There is community support for two potential sites, the first at the southern end of the allotment field, which would be considered under Local Development Plan Policy CYDLP1 and on the recreation ground opposite the Horseshoe pub, which would be considered under Local Development Plan Policy E LP1 Community Sustainability Edge of Settlement Exceptions, criterion 8 of which provides support for proposals relating to the provision of a new/ extended community facility, where it can be proven that the facility is essential to the community and there are no suitable sites to accommodate the development within the Settlement Boundary/ Extent. General policy support for this location is also contained in Local Development Plan Policy 51 subject to criteria such as that which requires the proposal to have no unacceptable detrimental effect on the amenity and privacy of existing dwellings, nearby properties or the general public.



This site is also within the Conservation Area and close to Listed Buildings, a Scheduled Ancient Monument and would involve the loss of recreation space, necessitating careful design.

Section 8.1 of the Local Development Plan also clarifies that car parks can be considered community facilities and therefore are a type of development which benefit from Policy support in of Local Development Plan Policy 51 and CYDLP1.

The Community Council has identified four potential sites for parking each of which would require considered design to inform a planning application. Consideration would need to be given to public toileting and opportunities to deliver multiple benefits for the community, including any arising from incorporation of EV charging, and local environment through considered landscaping and design.

In particular, two of the sites are located within areas of ancient woodland (or previous ancient woodland) [Natural Resources Wales / Advice to planning authorities considering proposals affecting ancient woodland](#) and Llangattock Park Registered Historic Park and Garden [Managing registered historic parks and gardens | Cadw \(gov.wales\)](#). There is a history of development of these sites, however, during the Second World War for an army encampment. Careful consideration of these guidance notes will be needed if either are progressed to planning application stage.





**Specific proposal – Parking behind Park Drive off Beechwood Road**  
Edge of Settlement Local Development Plan Policy E LP1 Community Sustainability  
Edge of Settlement Exceptions (and within Llangattock Park Registered Historic Park and Garden and ancient woodland (soil)). This could also link with the new accessible travel route through the Beech Wood and Recreation Ground. General policy support for this location is also contained in Local Development Plan Policy 51 subject to criteria such as that which requires the proposal to have no unacceptable detrimental effect on the amenity and privacy of existing dwellings, nearby properties or the general public.

**Specific proposal – Car parking and solar panels east of Park Drive**  
Edge of Settlement Local Development Plan Policy E LP1 Community Sustainability  
Edge of Settlement Exceptions (and within Llangattock Park Registered Historic Park and Garden and ancient woodland (soil)).



## Specific proposal – Car parking and additional bus stop allotment field

Open countryside CYDLP1 - which enables under criterion 2, proposals that strengthen and enhance the provision of community facilities and services serving the area and its locality.

### Specific proposal

Car parking opposite and / or next to the Horseshoe pub either standalone or as part of the development of a community hub.



## Active travel and public transport [Local Development Plan Policies SP17 and 60].

The National Park Authority supports improvements which enable active travel and public transport services. Where practicable, these should be designed to deliver multiple benefits for biodiversity, climate adaptation and to support a range of local services and facilities.

Guidance on the Active Travel Act is provided by the Welsh Government [Active Travel Act guidance | GOV.WALES](#) and specific improvements are designed and implemented by Powys County Council [Active Travel - Powys County Council](#) and, where appropriate, are also secured by negotiation through the planning process by the National Park Authority.

Public transport services are the responsibility of Transport for Wales and Powys County Council, although the National Park Authority supports and would greatly welcome any improvements to bus services in the National Park, particularly to villages such as Llangattock which are the gateways to iconic walks of the National Park.

Improvements which promote accessibility and public transport are supported in accordance with Local Development Plan Policy SP17 Sustainable Transport.

Responsibility is delegated by each of the Unitary Authorities to the National Park Authority over rights of way. Proposals for improvement are agreed in the Rights of Way Improvement Plan [Rights of Way Improvement Plan 2019 – 2029 | Bannau Brycheiniog National Park Authority \(beacons-npa.gov.uk\)](#) and actions are informed by the Local Access Forum [Local Access Forum | Bannau Brycheiniog National Park Authority \(beacons-npa.gov.uk\)](#) which advises on the improvement of public access to the land in the National Park for the purpose of open-air recreation and enjoyment of the area.



Highways infrastructure improvements are prioritised the regional and local transport plans, which are the responsibility of the Mid Wales Corporate Joint Committee and Powys County Council respectively.

The Local Development Plan supports appropriate road improvements in accordance with Local Development Plan Policy 59 and the creation of new pedestrian and/or cycle routes or will enable the implementation of specific measures to make walking and/or cycling safer and more attractive in accordance with Local Development Plan Policy 60.

Where developed through a considered design and feasibility process, specific proposals which would be supported for further development include:

- New walking and cycling routes between Llangattock and Crickhowell.
- Improving access to public transport to and from Llangattock.
- A new footpath/cycleway between Tan Derwen and Park Drive.
- A footpath between the circular path in the Recreation Ground and the pavement North of Plas Cottages (Informal discussions with Powys County Council Highways have identified a possible crossing point between the Rec Ground and the pavement at The Plas.).
- Edge of settlement markers indicating drivers of more populated areas.
- Improvement works to the junction of the C0136 and the A4077, to consider a link road from the C0136 North of Llangattock Cemetery, or other routes across to the Dardy Road.



## Housing Development [Local Development Plan Policies LGS LP2, E LP1 and CYD LP1].

Local Development Plan Policy LGS LP2 Limited Growth Settlements Appropriate Development defines appropriate forms of development for which planning permission would be granted including 'Proposals that result in the creation of new dwellings to meet an identified and evidenced local need for affordable housing, which will be met in perpetuity.'

Local Development Plan Policy E LP1 Community Sustainability Edge of Settlement Exceptions enables development proposals which are essential to community sustainability and/or have limited environmental impact at edge of Llangattock including 'Proposals for 100% affordable housing developments' (with cross reference to Local Development Plan Policy 29).

Legar, Ffawyddog, Dardy and Hillside are within the countryside, as defined by the Local Development Plan, where Local Development Plan Policy CYD LP1 Enabling Appropriate Development in the countryside defines the forms of development which will be permitted subject to all other relevant Local Development Plan Policies including Rural Enterprise Dwellings to serve an evidence essential need and, where appropriately evidenced, for the reinstatement of redundant buildings for use as open market housing.

This recognises that traditional buildings, including barns, are best maintained in their original use and form, but when this is no longer possible, their re-instatement may be desirable for uses, including for housing where it can be demonstrated that no preferable re-use (in terms of the Local Development Plan hierarchy set out in Local Development Plan Policy CYDLP1) is practicable. In all such cases, the capacity of essential services and access is considered, and it is understood that development and reconstruction in the hillside area is currently limited by the capacity of essential services, notably the water supply.

Evidence of local need for affordable housing is important, both for the amount of housing that is required but also for the size and type of affordable homes.

Powys County Council, as Local Housing Authority, prepares the Local Housing Market Assessment. Table 58 indicates a need within the Crickhowell Housing Market Area in the National Park for 56 affordable homes until 2037 (assuming the higher variant household projection), with 34 needing to be for social rent (61%) and 22 for intermediate affordable housing (39 %).

On 02 April 2024, the common housing register indicates as first preference (band 1-3): 4 one-bed, 4 two-bed and 2 three-bed homes in Llangattock, rising for all combined preferences to 28 one-bed, 19 two-bed, 11 three-bed, five 4-bed and one 5+ bed homes in Llangattock.

Housing development will need to address these needs. Given the level of first preference the community's desire for housing developments to be of a maximum size of 20 dwellings appears appropriate in line with the evidence and Local Development Plan policy in limited growth settlements.

This is subject, however, to appropriate design and infrastructure capacity being in place to accommodate the development.

Llangattock connects with Crickhowell Wastewater Treatment Works and no process or approach to decision making has been established to fairly apportion any capacity within the works to accept further development, either spatially (to different settlements) or by development type. Nevertheless, the Welsh Government's promotion of affordable housing suggests this would be a type of development that should be prioritised.

Within residential curtilage (noting that what constitutes residential curtilage needs to be considered on a case-by-case basis), the change use of outbuildings incidental to enjoyment of the dwellinghouse is not development.

Furthermore, subject to infrastructure capacity and design considerations, in accordance with Local Development Plan Policy 27 House Extensions and Ancillary Buildings, annex development within the curtilage of a property might be considered appropriate ancillary development where there is no risk of creating a new planning unit.

However, also in line with Local Development Plan Policy 27 House Extensions and Ancillary Buildings, such development will only be supported where no loss of on-site parking space will result, and adequate on-site parking provision can be provided to avoid the potential subsequent increase in on-street parking.

Short-term lets and holiday homes [Local Development Plan Policy SPI5 and Local Development Plan Policy 1 criterion iii – community sustainability].

Subject to prior written approval of the National Park Authority under The Conservation of Habitats and Species Regulations 2017 (Regulation 77), there are currently permitted development rights for development consisting of a change of use of the following Class C buildings to each other, or to a mixed use of the Class C buildings:

- Class C3 (dwellinghouses, used as sole or main residences)
- Class C5 (dwellinghouses, used otherwise than as sole or main residences)
- Class C6 (short-term lets)

[The Town and Country Planning \(General Permitted Development etc.\) \(Amendment\) \(Wales\) Order 2022 \(legislation.gov.uk\)](#)

Where prioritised, Local Planning Authority's may seek to impose an Article 4 Direction restricting these permitted development rights, or may develop an evidence base which would indicate whether it is appropriate, in the interest of community sustainability, to impose conditions on new homes restricting their use to Class C3 (dwellinghouses, used as sole or main residences).

No decision has been taken by Brecon Beacons National Park Authority in this regard, although it has been noted that the issue was raised regularly and repeatedly at all stages throughout Llangattock Community Council's place planning consultation.

Pembrokeshire Coast National Park Authority has developed a decision-making framework for helping to determine whether it is justified to impose conditions on new homes restricting their use to Class C3, and at the time of writing colleagues in Eryri are consulting on proposal for introducing a National Park wide Article 4 Direction to remove these permitted development rights. In both instances it has led to significant resource being directed towards these interventions. In Eryri for example, the consultation to date has involved sending 15,000 letters to households across the National Park.

In both instances development plan preparation has been impacted by the priority placed on this issue, a conscious decision taken by the Members of those Authorities.

Evidence is available from Powys County Council and the Welsh Government:

[Business Rates: datasets - Powys County Council](#)

[Council Tax: Datasets - Powys County Council](#)

[Land Transaction Tax | GOV.WALES](#)





## Retail [Local Development Plan Policy LGS LP2 SPI3 and 43].

Local Development Plan Policy LGS LP2 Limited Growth Settlements Appropriate Development defines appropriate forms of development for which planning permission would be enabled in Llangattock including 'Proposals to strengthen and enhance retail services within the village through the appropriate change of use and or the conversion/rehabilitation of existing buildings where a need for housing is not identified and/or the proposed scheme will address inadequacies linked to community sustainability' (see also Policy 43).

## Employment and homeworking [Local Development Plan Policies LGS LP2, CYDLP1, 27, 35 and 36].

Within Llangattock, proposals for new employment facilities or extensions to those existing, where the proposal is appropriate in scale and type to the amenity of the area and is in keeping with the Settlement's Environmental Capacity, are likely to be supported in principle

In the countryside, the sympathetic re-instatement of redundant buildings to commercial use, and development to support rural development to enterprise and is supported by Local Development Plan Policy CYD LP1.

Within the curtilage of dwellinghouses, Local Development Plan Policy 27 enables the development of appropriately designed ancillary buildings, of the form and use that could not reasonably be considered 'incidental' to the use of the dwelling house as such.

Of relevance to the community council area is that Local Development Plan Policy 35 Employment Generating Development explains B Use Class employment generating developments including new live/work proposals will be permitted where they are located on (c) Existing industrial estates or business park (Granada Park Industrial Estate), (d) Are within or adjacent to the boundaries of settlements where it has been demonstrated to the satisfaction of the National Park Authority that no suitable allocated or existing employment site is available or e) Are within the curtilages of dwellings in the countryside (subject to further criterion f), g) h) & i)).

Also relevant to Llangattock, Local Development Plan Policy 36 enables exceptions for development for B1, B2 or B8 employment uses on sites adjoining and forming a logical extension to the village to meet a proven need that cannot be met in any other way (subject to further criterion a), b) c) d) & e)).







Small Market Farms [Local Development Plan Policy ELP1  
Community Sustainability Edge of Settlement Exceptions, CYDLP1,  
Agricultural development Policy 41 and Local Development Plan  
Policy 1 Appropriate development in the National Park]

In edge of settlement locations (around Llangattock), development proposals which support the provision of local food production serving the settlement and its wider community will be supported in accordance Local Development Plan Policy ELP1.

A similar approach is taken in countryside locations where local food production of a scale and character in keeping with the countryside location is supported, including the provision of new farm buildings where agricultural need can be proven as essential.



The use of land for agriculture is not controlled by the town and country planning system. However, buildings and structures and other development necessitated by the use is, as with all other forms of development, inclusive design will be an importance consideration and is assessed under Local Development Plan Policy 1.

The conversion of semi-natural uncultivated land to agriculture requires screening and may require Agricultural Environmental Impact Assessment Consent from the Welsh Government, as would restructuring rural land holdings (over certain thresholds). Further guidance on this can be found here: [EIA Agriculture a4 document \(gov.wales\)](#).

## Farm diversification [Local Development Plan Policy 38 – Farm Diversification]

The Local Development Plan includes special consideration for developments which support the ongoing viability of existing agricultural enterprises. Where located in the countryside (as defined by the Local Development Plan), in accordance with Local Development Plan Policy CYDLP1, such proposals must contribute positively to their countryside setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.

## Renewable energy [Local Development Plan Policy SP9, Local Development Plan Policy ELP1 and CYDLP1]

Local Development Plan Policy SP9 supports renewable energy proposals where a) they are of a scale and technology appropriate to their location; and b) they do not have a significant adverse impact on the Natural Beauty, wildlife, cultural heritage and special qualities of the National Park.

Future Wales Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure states that applications for large scale wind and solar will not be permitted in National Parks i.e., all on shore wind generation of 10 or more megawatts. And other energy generation sites with generating power between 10 and 350 megawatts.

In edge of settlement locations (around Llangattock), development proposals relating to the provision of community led renewable energy generation schemes appropriate in scale and technology to the edge of settlement location will be enabled where they do not negatively impact on the landscape, biodiversity or cultural heritage of the National Park and/ or which support the provision of local fuel production serving the Settlement and its wider will be supported in accordance Local Development Plan Policy ELP1.

A similar approach is taken in countryside locations under Local Development Plan Policy CYD LP1, where proposals relating to the provision of renewable energy of a scale, type and impact in keeping with the countryside location are enabled. Within the timescale of the Plan, the Bannau Brycheiniog National Park Authority planning context for renewable energy proposals has changed following publication of a new management plan for the Park in 2023 which set a target for net zero greenhouse gas emissions by 2035.

For this to be achieved the amount of energy generated renewably will have to be significantly greater than that envisaged in the 2020 National Park Authority energy audit as demonstrated in the Powys Local Area Energy Plan [12].

Public opinion is shifting: a recent survey for the Energy and Climate Intelligence Unit finds more than half of voters in rural seats (58 per cent) support new onshore wind in their local area, while 64 per cent back a solar farm [The Independent 31 May 2024]. In the event of such changes, proposals for larger facilities meeting guidelines consistent with the new management plan, sensitively designed and community supported and led, would be supported.

To gauge the renewable generation needed to approach the 2035 net zero target, for Llangattock alone current annual domestic energy consumption of electricity is about 1.5 GWh, of gas 2.14 GWh and of heating oil or other means 6.43 GWh  
<https://www.gov.uk/government/statistics/energy-consumption-in-the-uk-2023>

Both gas and oil are significant sources of carbon emissions so it will be necessary to supply many more GWh of renewable electricity even to begin to replace these as domestic energy sources, before adding the additional demand for electric vehicles. Furthermore, large scale generation facilities will be needed to do this at a reasonable capital outlay per GWh, rather than many small domestic installations.

As indicators of scale, a 1 MWh solar installation would produce about 0.93 GWh energy a year and require an area of approximately 2.5 Hectares. A 1 MW wind turbine (approx. 70m to hub and 101m to tip) would produce about 2.4 GWh/year and require about an acre. River based hydro is also capable of generation at the levels which would be required to meet the Bannau Brycheiniog National Park target.

Large scale generation infrastructure will also require local energy storage (BESS Battery Energy Storage System) to accommodate periods of excess generation and periods of peak demand. This balancing can be done by means of a Smart Local Energy System which will enable an appropriately scaled range of renewable technologies to supply a significant percentage of the energy requirements for the Llangattock area.

With careful site selection and detailed siting informed by a considered design process, this can often be achieved alongside other benefits, including health and wellbeing, reducing air pollution, reduced illness and better living and working conditions, biodiversity enhancement, landscape enhancements, interpretative information provision and improved access. A range of considerations needs to inform site selection including connection with grid (and any additional infrastructure / trenching needed to achieve this) and access for maintenance and ongoing land management. Whether security features are necessary and whether these can be designed without adversely affecting the landscape and site character and setting are also important considerations.





The picture is evolving, in 2020 the National Park Authority compiled community energy audits. In 2032, given a constrained grid, 2.9% of energy could be sourced locally in a Crickhowell Community Energy Zone via:

- 84no. 4kW Solar PV (Roof) installations;
- 29no. 4kW Small hydro installations
- 28no. 4kW Small wind turbines
- 84no. Solar thermal installations and
- 1,000 hectares of land managed to provide wood fuel\*

\*Woodland creation may require Environmental Impact Assessment Consent from Natural Resources Wales: [Natural Resources Wales / Environmental impact assessment for forestry activity.](#)

## Black Mountains Community Energy project.

The vision for the Llangattock Green Valleys Black Mountains Community Energy scheme is to generate renewably and locally a large proportion of the energy supplied from the Crickhowell substation throughout the year (total energy supplied May 22 to April 23 38 GWh). Optimum year-round generation will require a variety of technologies together with long- and short-term storage, distributed across the region, with the power supplied through the existing local network. The Crickhowell substation supplies the community councils of Llangattock, Llangynidr, parts of Cwmdu, Vale of Grwyney. and town council of Crickhowell. We have met with representatives of these five councils and are currently organising an update for them. Llangattock Green Valleys has also discussed the scheme with Chris Green (now retired) of National Grid (Brecon) and Llangattock Green Valleys is taking part in Powys Local Area Energy Plan workshops and contributing to the Llangattock Place Plan.

Most of the technology for the scheme is established, and the major challenges we foresee are grid availability, planning issues and community acceptance. We hope that by adopting a Smart Local Energy System to balance the local generation and demand on the Crickhowell substation we can go some way to alleviate the need for the additional grid capacity the scheme would require.

To gain acceptance in the community, the scheme must be developed with community involvement from the start, not imposed upon them. It will need to balance the benefits of local renewable energy production and a community fund for local projects against the possible intrusion of the infrastructure. The purpose of the present project is to embark on this conversation.

A specification for a professional feasibility study will be prepared to provide costed options for technologies and locations which respect the views of the community and take account of availability of grid infrastructure and possible planning considerations.

A specification for a professional feasibility study will be prepared to provide costed options for technologies and locations which respect the views of the community and take account of availability of grid infrastructure and possible planning considerations.





It then remains for the management team to develop a plan to implement the scheme over a period of time, key issues being funding and organisational models, and National Grid and planning considerations.

The plan for taking the project forward from this autumn (2024) is

- to continue to be able to fund a part-time paid project officer
- to find funding for a professional feasibility study
- to set up an embryonic community organisation/management team to commission a feasibility study. We see this evolving from the community oversight group.
- for the community management team to undertake further community discussions to arrive at the preferred option(s) to be implemented from the study. At this stage of the process specific proposals for what infrastructure is proposed, and where, will evolve.





## Communications infrastructure [Local Development Plan Policy 55 and PPW paragraph 5.2.6]

Planning Policy Wales Edition 12 acknowledges the impact from new mobile telecommunications infrastructure will be the greatest in sensitive landscapes and other designated areas and should be carefully planned; and that proactive but considered planning is therefore essential to ensure greatest coverage whilst maintaining the character of these special areas.

There is a community desire that mobile phone masts are not supported close to settlements and should be located in unobtrusive countryside locations where necessary.

When identified, in accordance with Future Wales Policy 14, the National Park Authority will engage with the Welsh Government and mobile telecommunications operators to achieve increases in mobile coverage within Mobile Action Zones.

## Quarrying [Local Development Plan Policy and PPW12]

Whilst recognising that the escarpment about Llangattock/Llangynidr is limestone, Section 5.14.35 of Planning Policy Wales Edition 12. (2024) is very clear that minerals development should not take place in National Parks and Areas of Outstanding Natural Beauty except in very exceptional circumstances.

Accordingly, the National Park is not required to contribute to regional supply (as set out in the South Wales Regional Technical Statement, prepared by the South Wales Regional Aggregates Working Party and endorsed (as appropriate) by relevant Local Planning Authorities and the Welsh Ministers: [1 \(swrap-wales.org.uk\)](https://www.swrap-wales.org.uk)).

Appendix 7 of the Local Development Plan clarifies that the Darren Hillside, Llangattock Prohibition Order was made on 22 January 2008.





# 8. Candidate Sites



During early stages of the community consultation conducted by Llangattock Community Council there was discussion about candidate sites promoted to the National Park Authority for inclusion in the first replacement local development plan 2018 – 2033, which is set to be withdrawn in the near future.

The decision-making process for acceptable candidate sites for Local Development Plan 2 (the first replacement Local Development Plan) is yet to be established but PPW Editon 12 introduces a new sequential approach across Housing Market Areas which is explained in paragraph 4.2.17 as follows:

Planning authorities, landowners and house builders must work together constructively to identify deliverable housing land in sustainable locations for development. When identifying sites to be allocated for housing in development plans, planning authorities must follow the search sequence set out in paragraphs 3.433.45, starting with the reuse of previously developed and/or underutilised land within settlements, then land on the edge of settlements and then greenfield land within or on the edge of settlements. This process should be undertaken for housing market areas and will require collaboration between planning authorities where these areas cover more than one authority. The aim should be to make the best possible use of previously developed land in preference to greenfield sites across the market area as a whole.

Llangattock is identified in Powys County Council Local Housing Market Assessment as being in the Crickhowell Housing Market Area.

Having considered the observations in Llangattock Community Council’s draft Place Plan about the candidate sites previously promoted, the following existing policy context should be noted, with all sites in the area also needing to have regard to the nearby Special Areas of Conservation (River Usk and Usk Bat Sites).



- Land at Dardy – Open countryside Local Development Plan Policy CYD LP1.
- Land next to Beechwood Road - Edge of Settlement Local Development Plan Policy E LP1 Community Sustainability Edge of Settlement Exceptions (and within Llangattock Park Registered Historic Park and Garden and ancient woodland (soil)).
- Land South of Rectory Lodge - Open countryside Local Development Plan Policy CYD LP1, relationship with Canal and Ancient woodland.
- Land off St Catwgs Close, Llangattock – Edge of Settlement but proximity to buildings of significant historic importance (Llangattock Court and St Catwg’s Church)

The candidate sites ‘land at Dardy’ and ‘land south of Rectory Lodge’ would unlikely be supported unless the ‘settlement extent’ of Llangattock is increased significantly through the process of preparing Local Development Plan 2, which may have a consequential effect as to the continued classification of the settlement as a ‘limited growth settlement’. Depending on the nature of the development proposal, other sites might also be progressed under the existing Local Development Plan .

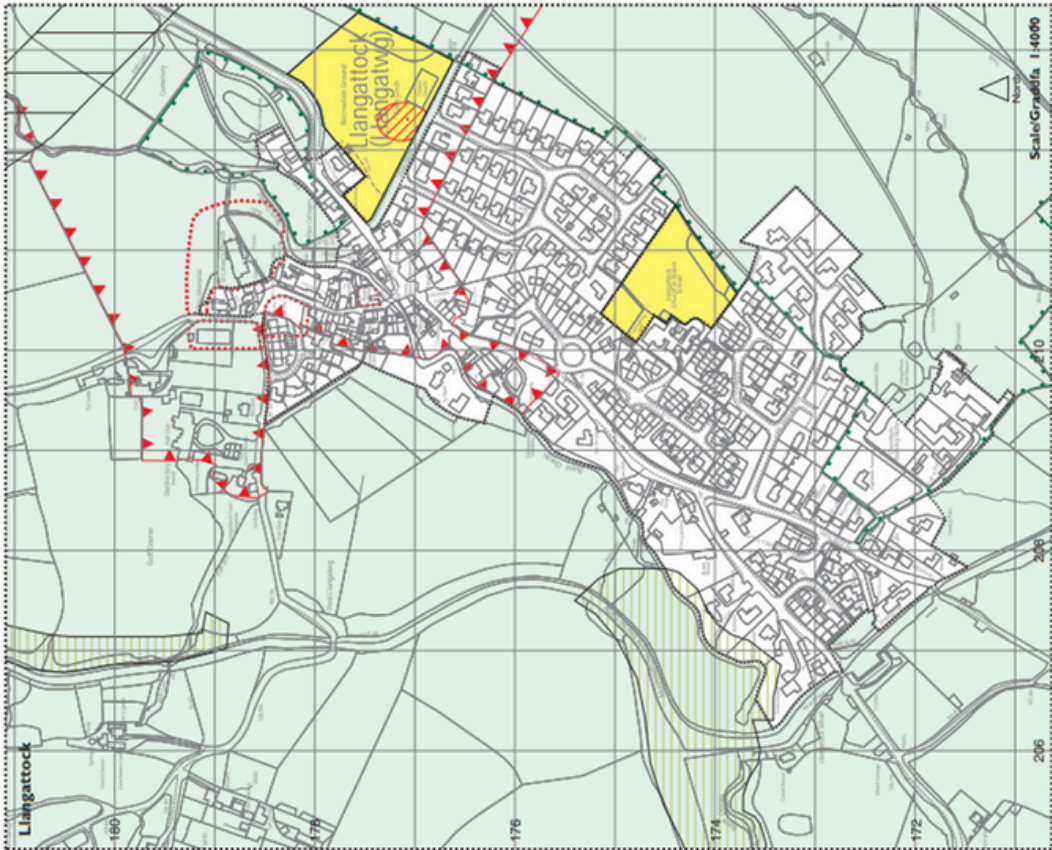


# Local Development Plan

## Extract: Llangattock Inset Map

Llangattock

Please view the Crickhowell inset map to see the full extent of the Conservation Area boundary.



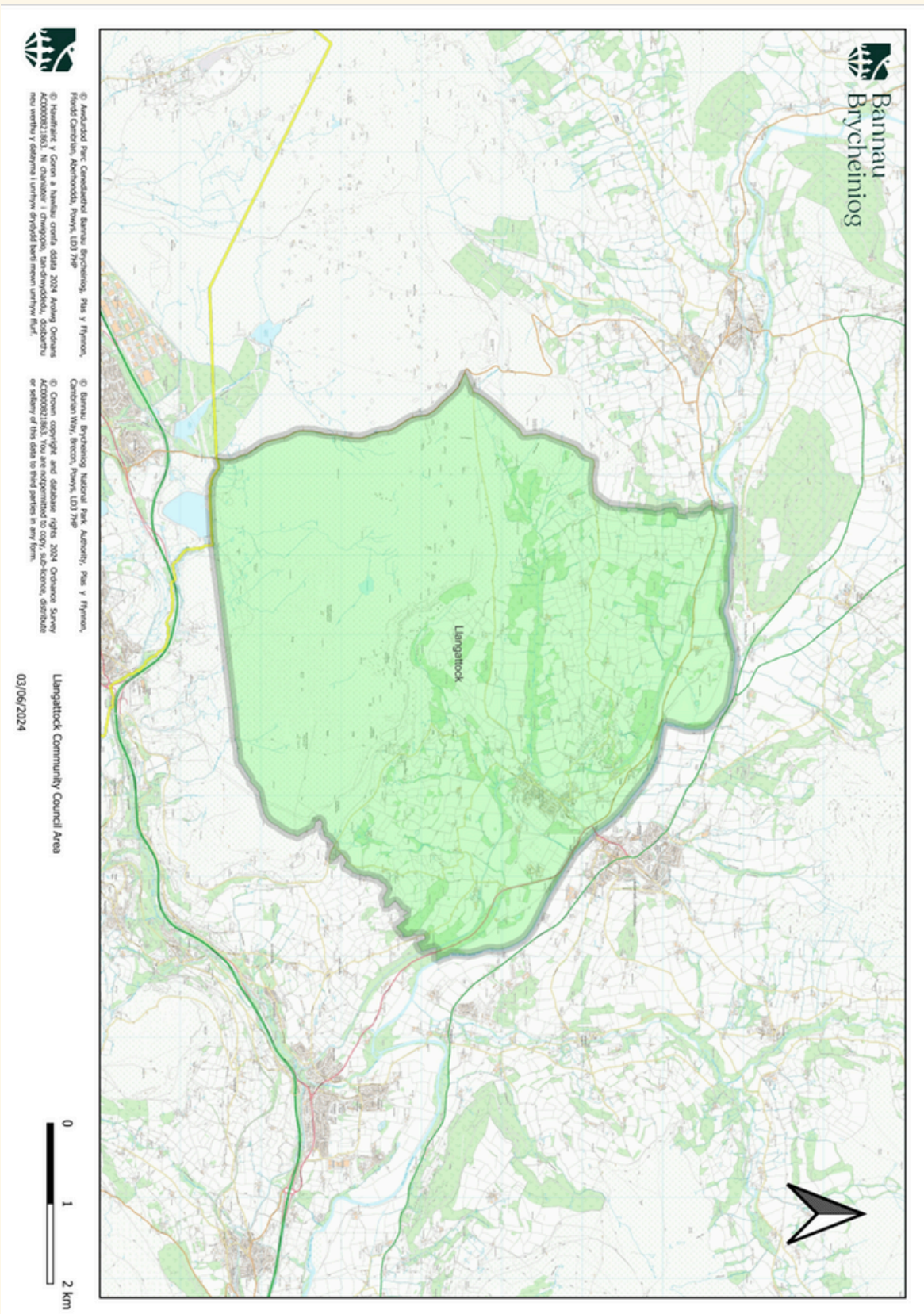
Brecon Beacons National Park Authority Local Development Plan – December 2013  
 Cynllun Datblygu Lleol Awdurdod Parc Cenedlaethol Bannau Brycheiniog – Rhagfyr 2013



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# Map 1 Llangattock Community Council Area





# Map 2 Llangattock settlement extent, Conservation Area, Historic Park and Garden, Listed Buildings and Scheduled Ancient Monuments

