

Report

[Deposit] Local Development Plan 2011 to 2022 To Brecon Beacons National Park

Llanelly Community Council Comments

Public meetings, facilitated by Llanelly Community Council on the 7th December 2010 at 6.pm Llanelly Hill Welfare Hall Llanelly Hill and 13th December 2010 from 3.30pm till 6.30pm at the Old School Community Centre, Gilwern were held to seek feedback on the [Deposit] Local Development Plan (LDP) submitted by the Brecon Beacons National Park (BBNP). Around Thirty Two residents returned questionnaires and 26 residents attended the meetings in both communities with Councillors and provided feedback through questionnaires and verbal comments. No Members from BBNP and Monmouthshire County Council (MCC) Officers were in attendance to listen to observations.

After considering the comments residents have made and reviewing the Deposit proposals, Llanelly Community Council would like to make the following comments within the settlements. Where no comment is made the Council is indicating that those of BBNP cover the issues.

BLACKROCK SETTLEMENT

Community Council's main concerns are with future dualling of the A465 and the observations made in the Compulsory Purchase Orders of the late 1990s. Consideration will need to be given to this community when the deposit (LDP) is submitted for the inspector's considerations. With regard to development, sustainability of this community is paramount. There are also a number of old structures from the Iron works and the lime kilns times.

MAES-Y-GWARTHA

The BBNP Authority and Monmouthshire County Council will need to consider creating better services and road network, as the access into and out of this community is unique. The main access road into this community is a former tram road, which has only a tarmacadam top coat and a substandard base to cope with the increasing traffic loading. If any development under the proposed deposit (LDP) plan is granted, more emphasis will need to be considered in this area would need to incorporate parking facilities.

The Community Council concluded after considering all the comments and the submissions made relating to the development **DBR-MSY-D** in the draft document, the community of Maes-y-gwartha would be under undue stress and over development in such a small area. The Community Council has concerns over this community not being given any opportunity to maintain provision to sustain local people's needs in the community by the level in which the community will be restricted as a category 5 (open countryside). The Community Council is not against development on a small-scale, such as infill or back land development, incorporating similar styles of development to match and compliment existing properties.

CLYDACH (North & South)

DBR-CL-D Land adjacent to Dan Y Coed - Concern with future dualling of the A465 and close proximity of development to Heads of the Valley Road as well as access problems.

LLANELLY HILL

The Community of Llanelly Hill lends itself to small scale sites and sporadic development, on a similar style as Beacon Cottages for example, and infill is sufficient development for this area.

Development should be considered in outlying areas where thriving communities have died over the years such as Gelli-Y-Felin. After the Community Council held the public consultation meeting in the Welfare Hall, all the residents had concerns over the category level (open countryside) the Community has been placed in, and all had reservations that placing the community under such restrictions as a level 5 category, will prevent the community from growing in the next decade and being sustainable.

GILWERN

Land at Lancaster Drive (formerly known as GW2 and extension to GW2)

MCC Highways Dept has already identified problems with access because of the steepness of the site onto Abergavenny Road. The increase in traffic will be overwhelming due to the proposed development at GW2 and from villages near by such as Cwrt y Gollen. Llanelly Community Council believes the infrastructure and road network will need a substantial amount of expenditure due to people commuting west and east on the A465 road.

Welsh Water has also expressed concerns over the infrastructure in this community and the number of properties expected to be constructed which have already received approval under the existing UDP document, with a further 117 properties proposed under the Deposit (LDP).

Residents are already subject to foul drainage overflowing due to the poor drainage infrastructure in the area; this is without any further demand on the system.

General observations we would like answers to:

Where do we stand with extraction of minerals? Are they staying in the LDP.

Development plan within Gwent as a whole states that developments should be near to work locations, transport links etc. Welsh spatial plan would also seem to be in conflict with this as it identifies rural areas are unsuitable for creating commuter villages.

This Community is the second largest community in the Brecon Beacons National Park area, but we fail to have any type of commercial employment development land identified in this document. How does a community like ours become sustainable?

Need to build sympathetically so that developments do not stand out.

The Community Council will support infill only if the development maintains a sympathetic village character.