

<b>Gilwern</b>	<b>Level 3 Settlement</b>
<b>Sustainability Index Score: 21</b>	
<p><b>Settlement Overview:</b> Gilwern is the main settlement of the Community of Llanelly, centred on the Clydach Gorge. Set at the foot of the Limestone scarp of Gilwern Hill. The area has a rich industrial history. The remains of early iron works, limestone quarrying and coal mining and the constructions of canals, tram roads and railways all contribute to its present character. Gilwern is one of the largest settlements in the National Park. It has developed at the mouth of the Clydach Gorge where tram roads came down to a wharf on the Monmouthshire and Brecon Canal from the quarries and ironworks. LANDMAP visual and sensory assessment for the area notes the significance of the industrial heritage to the shaping of the settlement, and notes that this form of settlement is rare within Monmouth. The main historic core associated with the canal exhibits part of the original street and has positive views towards the Sugar loaf and Usk valley. The character of the village has to a large extent been eroded by the expansion of modern housing estates to the North and East intruding on the Usk Valley. The most recent development to have impacted on the settlement is the duelling of the A465 Heads of the Valleys Road. This strategic east-west route in the area runs up through Clydach Gorge. Visual intrusion at the Aberbaiden junction caused by the road improvements will subside during the plan period as the landscape planting takes effect.</p>	
<p><b>Description of Current Housing Stock</b></p> <p>Gilwern has developed as separate clusters of housing. The oldest parts of the original village area along main road and West of the Afon Clydach near the former woollen mill. The western end of the village has seen the growth of estate development either side of the canal and Crickhowell Road. South of the canal is a smaller group of houses, clustered around the junction of Station Road and the A465. The main bulk of housing has been built north of the canal with a large local authority estate between Abergavenny Road and the recreation ground. North of the recreation ground lies the School and community centre, with the recent developments at the Shires and Halfpennies in the area around Upper and Lower Common.</p>	
<p><b>Key Constraints</b></p> <p>Gilwern Embankment SAM and area of archaeological Sensitivity Areas of important open space and Tree Preservation Orders Bat sites within settlement Ancient and Section 3 Woodland</p>	<p>Battle Tump SAM Listed Buildings River Usk SSSI and SAC Land instability and possible contamination Areas of Flood: land to the East of Ty Mawr and along Glangrwyney Road.</p>
<b>Key Issue</b>	
<p><b>Compatibility with neighbouring strategies:</b> Monmouthshire CC's Preferred Strategy has indicated that the smaller settlements surrounding Abergavenny are not a priority area for growth. Indeed growth in Gilwern will conflict with their strategy to concentrate future additional housing in Abergavenny which is identified in the Wales Spatial Plan as a Key Settlement. Compatibility with this strategy would require the BBNP LDP to allocate no land for development in Gilwern. However, Gilwern ranks as a Level 3 Settlement and is one of the largest settlements in the National Park. It does have a good level of services which provide for local residents. Community feedback as to the desire for growth in Gilwern will therefore be an essential piece of evidence required to support the Level 3 growth strategy. If necessary, it will be for the the BBNP LDP to find a balance between Monmouthshire's Preferred Strategy and our own in order to find a level of growth which is appropriate to the settlement.</p>	
<b>Summary Assessments</b>	
<p>A number of Candidate Sites were submitted to the Authority for consideration within Gilwern. Settlement assessment focused on the capacity of these suggestions to accommodate future growth and in addition land identified in the consultation draft UDP was re-assessed for potential. The Lancaster Drive Site allocated within the UDP has not come forward for development within the UDP period. This site was reassessed as was the existing development boundary. Summary assessment findings are detailed overleaf.</p>	

Code	Site Name	Suitable?	Reason
<b>CS32</b>	<b>Land at Oak Tree Lane</b>	<b>Yes</b>	<b>Completion of existing line of houses. Inclusion subject to agreement of drawing new limit in this area.</b>
CS49	Land adjacent to Dan-y-coed	No	Extension of settlement into the countryside. Area has poor access road.
CS109	Land at Lower Common	No	Extension of settlement into the countryside. Area has poor access road
CS95	Land adjacent to Glangrwny Road	No	Extension of settlement into the countryside. Area has poor access roads.
<b>CS102</b>	<b>Land at Lancaster Drive</b>	<b>Yes</b>	<b>No constraints. However, need to consider whether this scale of development is compatible with strategy.</b>
<b>CS35</b>	<b>Land adjacent to Marpela</b>	<b>Yes</b>	<b>No constraints. Amenity and access need to be investigated</b>
<b>CS22</b>	<b><i>Land at Machine House Gilwern</i></b>	<b>No</b>	<b><i>Amend UDP limits to remove this site</i></b>

**Development boundary amended at Machine House, Maesygartha Road**















