

Llansypddid Village Plan

Shaping the future of our village

Consultation draft Supplementary
Planning Guidance



Autumn 2020

Foreword to this consultation draft

This Village Plan has been produced by the residents of Llanspyddid.

It forms one of a range of guidance notes produced by communities within the National Park collectively known as Place Plans. Place Plans form part of the planning policy framework, acting as supplementary planning guidance on matters relating to planning and influencing future iterations of the Local Development Plan.

This document is being produced for wider consultation with the aim of eventual adoption as Supplementary Planning Guidance.

The consultation will run from 10th December for 10 weeks and you can provide any comments you may have by emailing <mailto:placeplans@beacons-npa.gov.uk>


Details of the relationship between this plan and the LDP is provided at appendix one to this document. This is the only section of the plan that has been prepared by the NPA.

The aspirations herein are entirely those of the community developed through extensive consultation and engagement.

Background

This plan is written by Robert Griffiths and Chris Hyde who are both residents of the village of Llanspyddid. This plan is owned by the community. The village plan is currently not adopted as a supplementary planning guide (SPG), but it is our intent to have it adopted as SPG by the Brecon Beacons National Park Authority. The plan is as a result of consultation and is for every person living in the village. It is designed to promote a sense of community well-being for existing residents and future generations.

It will help in obtaining assistance, influence the future development of the village and any future needs of any expansion of the village. Any funding as a result of the plan would be put towards the community realising this plan.



FRIENDS OF LLANSPYDDID NEWSLETTER

October 2007 Issue 38

Feasibility Study for the Church Door-to-door survey

Over the course of the last year or so, we have had discussions with the Church, Congregation, Community Council and other villagers regarding possible renovations to Llanspyddid Church to make it more amenable to the needs of the congregation and the village. In principle, everyone is supportive of the idea of a more usable space.

Local architects have had a look at the church and the Church Field, and they have given us a quote of £1200 for completing a feasibility study. We have asked the Glyn Tarell Community Council for funding to complete this feasibility study. However the Community Council would like us to ask you if the Community Council should be spending money on this study.


Consequently, the Friends of Llanspyddid will be going door-to-door asking your opinion on whether or not you would support the Community Council spending money on a feasibility study to better understand what the possibilities are for the church and how much they might cost. Some ideas include: better seating, better heating and electric, running water, kitchen facilities, toilets, a central usable space for activities, a separate building, etc. This information will allow us to develop a plan to present to the Church and to seek sources of funding to support the work if it all goes ahead. Everyone will be consulted along the way.

Bonfire Night Celebrations Saturday, 4th November 5.00 PM, Church

Donations for this year's Bonfire Night are £5.00 per adult, children free. Price includes soups, sausages, hot dogs, sparklers and fireworks. Fireworks will be approx. 8.00 PM. (Time may vary with the weather.) We need numbers early for catering purposes, so please return the slip below before Wednesday, 1st November to let us know how many will be attending. Soups and food will go ahead on 4th November no matter the weather.

Anyone willing to make a pot of soup, cass or curry for Bonfire Night festivities, please ring Brad (011776) to confirm.

Family and friends are always welcome!

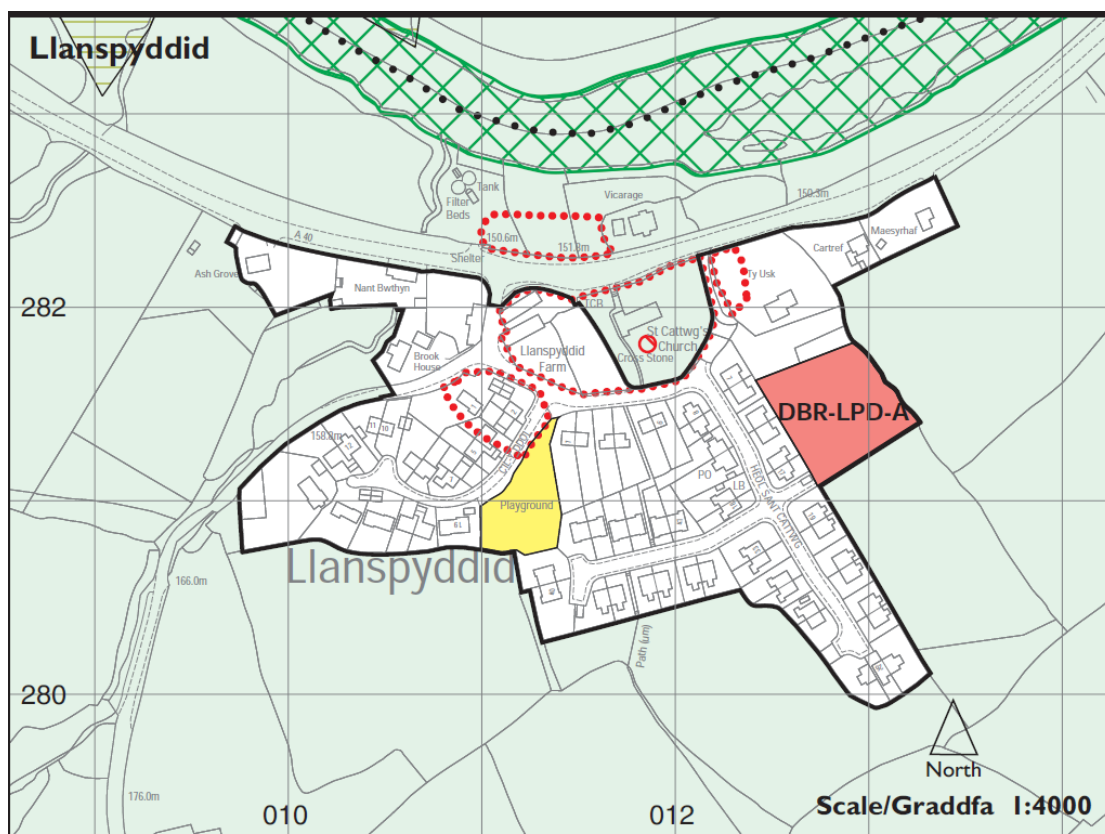




Existing Context

Llanspyddid is a small rural village just west of Brecon within the Brecon Beacons National Park. It lies within the valley of the River Usk in the community of Glyn Tarell in the county of Powys. Llanspyddid sits on the A40 trunk road between Brecon and Llandovery, 2 miles from Brecon.

The village and its surrounding households include a population of 270 people, spanning all age groups with the highest concentration of people in the 30-44 and 45-59 age groups according to the 2011 census. 51% of the population is female. The village is made up of two main streets of Heol Sant Catwg and Meadowside and other scattered farms and dwellings on the outskirts of the village. There are approximately 116 households in and around the village. 82 of them are owned outright or through mortgage. 97 of the households contain three or fewer residents. Over half of the homes are semi-detached.



The residents are made up of an eclectic mix of retired and working families; 19% are retired and 34% are employed full-time. A larger than average number of residents are self-employed—18%. 13% consider themselves Welsh speakers, which is similar to the national average. Only a very small number of the residents of Llanspyddid have been identify as being of mixed ethnicity Most people hold a

British passport, several do not have a passport and a small number hold a European or North American passport. The village has a playground serviced by the local authority, Powys County Council, and a 14th Century church with graveyard that has recently been closed for worship by the Church in Wales. 191 residents class themselves as Christian while 77 people say they have no religious affiliation or did not state it. The nearest primary school is Llanfaes Primary School, though there are a total of six primary schools within three miles of Llanspyddid. Brecon High School is the nearest secondary school and Christ College offers a private, fee-paying option. Neath Port Talbot College in Brecon offers further education (vocational) opportunities.

Village transport is provided by private car, taxi service and a 14 times a day bus service (T6) between Brecon and Swansea. The bus service runs approximately every hour between 6.40 am and 8.15 pm Monday through Saturday. There is a limited bus service on Sunday approximately every two hours between 9.30am and 5.30 pm. The nearest train service is 18 miles away in Llandovery, though there are also services in Merthyr (20 miles) and Abergavenny (24 miles).

Llanspyddid has a vibrant community with regular community events taking place from bingo nights to summer fetes. It has a residents' organisation who meet regularly to organise events and is known as the Friends of Llanspyddid. The Friends of Llanspyddid are regularly supported financially by the community council.



Llanspyddid has its own village website and Facebook presence. The village currently has no shop, public house or village hall. The community has raised funds to purchase a marquee and currently hold events in either the church or in the marquee erected on the church field. This community space—both the church and church field—are currently under threat. Alternatives such as the playground area are less desirable because of the topography of the land and any building would be to the detriment to the play space in the playground.



Consultation

In order to devise a plan for Llanspyddid it was important to form a community group. To our advantage this already existed in the form of a constituted group called Friends of Llanspyddid. The next step was to consult with the village residents to get ideas on what people required. To ensure that we got a broad spectrum of ideas from the residents, individual consultation days were held in the church whereby residents attended at their convenience and gave over their opinions.

COMMUNITY CAFE

SERVICES

Weddings
 Christenings
 Funerals
 Church services
 Christmas
 Carol Services
 Easter

CINEMA

To ensure we reached out to as many residents as possible consultations were also bolted onto village events when most residents would be in attendance. Dates of consultation events and numbers attending are listed in Table I below. This was to ensure maximum coverage for residents to give their opinions. There is a web site promoting the village and aids in communicating with residents. Information and results have been published in village newsletters and on the website throughout the consultation process.

Table 1: Village Plan consultation events and numbers attending.

Event Type	Date	# Attending	Hours held	Location
Church feasibility study meeting	4/11/18	5	1.5	Church
Village history presentation—open to general public	30/03/19	60	2	Church
Village Plan discussion	3/4/19	17	1	Church
Village Plan and church consultation	11/5/19	25	7.5	Church
Village Plan and church consultation—Brecknock Society and Museum Friends and residents	18/5/19	20	1.5	Church
Village Plan and church consultation	11/5/19	25	7.5	Church
Summer Fete and Sports Day	29/6/19	57	5	Field
church consultation	20/11/2019	5	2	Church
church consultation	23/11/2019	9	6	Church
Christmas tree celebration	30/11/2019	58	2	Church
Church update and discussion	15/02/20	22	1.5	Church

CELEBRATIONS

SHOP

Community Shop

VENUE

Friends of Llansyddid Feasibility Study MEXICO Architecture 2013

DANCE

MULTI USE SPACE

OTHER IDEAS / USES

Public House	Breakfast Cafe/Coffee	Restaurant
Community meeting Office meeting Workshop Event space Community centre Workshop Sub-let for small play area	Community centre Office space Event space Workshop Sub-let for small play area	Community centre Office space Event space Workshop Sub-let for small play area

Friends of Llansyddid Feasibility Study

The Vision

As a result of consultation it became apparent that the community wanted 3 key things in the village:

1. A Community multi-use space/building.
2. Allotments
3. Footpath/cycle track into Brecon.

The consultation identified these key themes as being important to the future health and well-being, sense of community and quality of life for Llanspyddid residents.

A community space would provide a meeting place for residents, which could have a multitude of uses such as sports and recreation, coffee mornings, birthday parties and village events such as Christmas celebrations.

The provision of allotments would contribute to village sustainability through locally grown fruit and vegetables, contributing to the health, the environment and lowering the carbon footprint of the village.

A fully tarmac multi use footpath/cycle path into Brecon would reduce the use of cars. It would make the journey into Brecon by foot or cycle safer and more comfortable. The impact of this facility would have a reduction in vehicle use by residents, reduce pollution and increase the health of the users.



Future Development

While on the whole residents are not opposed to future development in and around Llanspyddid, they do expect that development 1) contributes proportionally to improving the environmental, social and economic well-being of the village and 2) it is completed to the highest standard of sustainability whilst addressing the issues outlined below.

Junction with the A40

- There will be an impact on the safety of the junction with the A40 with additional traffic because this is the main way in or out of Llanspyddid. The only other way from Llanspyddid is a narrow lane which joins Warren Road.
- There is no lighting at the A40 junction.
- It is opposite the bus stop where children and other residents have to cross the A40 to catch the bus to Brecon.
- During the consultations for the Outline Planning Permission, Welsh government Transport Department indicated that this junction already exceeded the 500 AADT threshold for a junction of this standard.

Emergency Vehicle Access and Safety

- There is only one route in and out of Heol Sant Cattwg. Emergency vehicles require a minimum of 3.7m carriageway width. ('Access and Facilities for the Fire Service'. Section 17, 'Vehicle Access'). The existing street is less than this width.
- Additional traffic raises concerns for children playing and cycling in the village.

Parking Provision

- Heol Sant Cattwg was designed and built in 1960s/70s so there was little or no provision for parking cars on property. Consequently cars are parked on the carriageway reducing the width and sometimes blocking it.
- Problem areas are alongside Church Field and St Cattwg's Church (1-6 HSC) and between 10-18 HSC. Also, the turning between 18 HSC and 33HSC can be restricted.
- There is a knock-on concerns of additional parking in the existing village from future developments, causing more restrictions.
- Currently 17HSC uses the spur of Heol Sant Cattwg for parking including a garage rented from Powys County Council. The front garden of 17 HSC is too small for parking any vehicle due to the difference in ground height at the house level and the spur level.

Drainage

- Heol Sant Cattwg has a history of drainage issues. While investment has resolved issues 34 – 47, 1-6 Heol Sant Cattwg and Meadowside. No resolution has been provided for the remaining section of Heol Sant Cattwg,

from St Cattwg's Church up the hill to 25-27 Heol Sant Cattwg or the proposed development land.

- Water collects in the ditches on the proposed development land but currently pours into the lane between St Cattwg's Church. The culvert is overwhelmed and water encroaches on to the carriageway of A40. It has also forced up the manhole cover up at Old Rectory on the other side of A40.
- There is also evidence of sewage getting mixed up with surface run off as observed by Simon Crowther, Powys County Council 29th February 2016 during a site visit. Also this had been reported by owners of Old Rectory.

Services capacity

- Sewerage treatment works for village is sufficient for current use under normal conditions. However, the land drainage is linked to sewage outflow (intended or not) and often overwhelms the treatment works. Unpredictable weather and high rainfall are likely to increase in the future. Combined with an increase in use with additional housing demands this could stress the current system beyond capacity and pollute the River Usk SSSI.
- Overhead electricity wires and transformers may not be fit for purpose. One transformer exploded in the village in 2019. Is the current system able to provide extra capacity? How will properties in any future development be supplied by electricity?

Delivery Framework

Responsibility to deliver the first two visions would fall to the community. The constituted group the Friends of Llanspyddid already exists and meets on a regular basis to organise events in the community. The group have already had success in petitioning the Welsh Assembly Government to reduce the speed limit in the village and improve the signage. They have raised funding to improve and install play equipment in the village playground.

To have the vision of a community space, options have to be identified to achieve this. As a village we have been lucky in the past to have the use of St Catwg's church and the church field which are situated in the heart of the village. The Church in Wales has closed the church for worship. This building and adjacent church field are the obvious starting points for creating a village space. It is still currently being used by the community but for how much longer the church will allow this is unknown. The danger is that the Church in Wales decides to sell the church and field for private development. The Church in Wales is currently willing to work with residents of the village to create a village space. The Friends of Llanspyddid have currently funded a feasibility study into the options that would be provided by these existing facilities, and options exist as to how this could be achieved.

The provision of allotments for the village is a more difficult task for the community as the village has limited resources to purchase land to provide this facility. Allotments are on average 250m². Identifying suitable land that should be in walking

distance of the village that could be used as an allotment is another issue. Another option to implement this vision is to include this plan in any future development of the village to incorporate allotments where land is identified as part of the development.

The need for a path/cycle way into Brecon is a more achievable option. There is an existing path into Brecon albeit not an official footpath or right of way. It is currently not fit for purpose. It is narrow, dangerous in places and is uncomfortable to ride/walk on under foot due to its construction. It is currently made from used road scalping. Responsibility for this lies with local authorities/Welsh Government, though residents can influence this option as part of current climate initiatives. This should be considered in any future planning and policies associated with reducing pollution, and other environmental protection. This would mean the village lobbying the government and requesting that developers take this need into consideration.



Ensuring Success

There are pit falls to the village plan and these could be that the church and church field are sold off to a private developer and the church is converted to a private dwelling and the field is incorporated as part of this or sold off for housing development. This would be to the detriment of the community as it would be unlikely events in the village could continue.

Allotments are the most difficult challenge within this plan. The village has limited financial resources to purchase land and identifying land that is suitable that is close enough to the village is a problem. Any future development should take into account this plan in any land that is earmarked for housing.

The footpath is the easier of the three to implement but is not without its problems. The authorities could refuse the request, there is a lack of money or desire by the authorities to implement this as part of the plan. They could also pass the buck to a future developer to fund the path as part of any permission. It may also be that physical construction of the path is not possible because of various engineering difficulties.

The success of this plan is easily measured by the successful construction of a community space that becomes self-funding and is regularly used within the

community for a variety of events. It would make the community more sustainable and thriving. This would attract people to remain in the village and entice new residents to want to live in the community instilling a sense of community.

Having allotments within the community would give a sense of well-being especially with the elderly residents who traditionally have been the stalwarts of growing. The village would have an active allotment association. It would mean local people growing local food for local consumption. The impact on the carbon footprint and food miles of the village would be reduced.

A safe smooth tarmac surface footpath into Brecon is constructed and is actively used by pedestrians and cyclists daily. The impacts on having this facility are obvious. It would reduce vehicle use, pollution, health benefits through exercise and cost savings to residents by walking and cycling into town.

Taking into consideration this plan would ensure the future of Llanspyddid for generations. It would reduce the village's carbon footprint, make it more sustainable, and give residents a sense of health and wellbeing. It would preserve the historic heart of the community and make the village a decent place to live, making it alive and vibrant.



Appendix !

Relationship of this plan to the Local Development Plan.

Llanspyddid lies within the Brecon Beacons National Park Local Planning Authority area. This means that all planning decisions are made by the National Park Authority. The National Park Authority has an adopted Local Development Plan, which sets out planning policy and defines areas of land to meet housing and employment needs up until 2022. Llanspyddid is identified as a Settlement within this Local Development Plan. This Village Plan has been prepared, in part, to provide further context to that definition for the National Park Authority, to ensure that all future planning applications within Llanspyddid, where relevant, are compliant with the community defined actions of the Village Plan.

To deliver this, it is proposed that Llanspyddid Village Plan will be endorsed as Supplementary Planning Guidance to the Local Development Plan. This is proposed in accordance with the Welsh Government's provisions for Place Plans (*Positive Planning Implementation Plan*, Welsh Government, December 2015)

What is Supplementary Planning Guidance?

Supplementary Planning Guidance is prepared in order to provide greater detail on policy than can be contained within the Local Development Plan. This additional detail provides clarity on the issues that will be considered by the NPA in the determination of a planning application. Supplementary Planning Guidance can be place or policy specific, for example it could provide further detail regarding the implementation of a specific planning policy, or provide a development brief for future development sites

In this instance the Village Plan provides supplementary planning guidance to Local Development Plan policy S LP2. It is intended that any planning application submitted within Llanspyddid, will be considered against the relevant areas of the Village Plan. Only proposals that are compliant with the relevant areas of the Llanspyddid Village Plan will be granted planning permission. Further detail regarding the policy this document supplements is set out below.

Local Development Plan Context for Llanspyddid

As set out above Llanspyddid is listed as a Settlement within the Local Development Plan. These are villages that have the environmental capacity to accommodate appropriately scaled development. Within these Settlements the focus will be on enabling residential development, small scale employment opportunities, or community facilities which would contribute to the vitality of the settlement.

The LDP sets out a vision for settlements thus

Our Settlements will be more than just a collection of houses, they will be places that offer residents a good quality of life with strong sense of community, where day to day needs can be met within the locality and the reliance on the private car can be reduced.

This vision is implemented by policy S LP2

This Village Plan provides a picture of the actions needed to realise this vision for Llanspyddid.

S LP2 Settlements Appropriate Development

Proposals for development within Settlements will be required to contribute positively to their 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.

All proposals for development within Settlements must demonstrate how they respond to Settlement Issues and Objectives³⁸ and how the scheme will contribute to achieving the Settlement 15 Year Vision.³⁹

Within defined Settlements all proposals for development or change of use of land or buildings must be located within Settlement Boundaries as shown on the Proposal Map (with the exception of those developments covered by Policies which enable development outside of limits). Within Settlement Boundaries the following forms of development will be considered acceptable:-

- 1. Proposals that strengthen and enhance the mix of dwelling types and tenure options within the Settlement, including provision of a proportion of Affordable Housing in accordance with the identified need within the community;**
- 2. Proposals that strengthen and enhance the provision of community facilities and services serving the area and its locality. Proposals that are likely to result in the loss of community services/facilities will be resisted.**
- 3. Proposals for new or an extension to existing employment facilities, where the proposal is appropriate in scale and type to the amenity of the area and is in keeping with the environmental capacity of the Settlement.**
- 4. Proposals that will capitalise on improving existing building stock including**
 - i) proposals for the appropriate extension of existing residential dwellings ;**
 - ii) proposals to re-instate redundant buildings to beneficial use;**
 - iii) proposals for the appropriate demolition and replacement of building(s), where this action would result in a replacement building with a lower environmental impact and no loss of community services and / or commercial activity within the Settlement;**
- 5. Proposals that strengthen and enhance the provision for tourism, including provision of appropriate guest accommodation in accordance with the National Park Authority Sustainable Tourism Strategy.**
- 6. Proposals for appropriately scaled and located retail provision.**

This consultation draft Supplementary Planning Guidance is intended to aid in the delivery of the 15 year vision and the above policy.

In addition it supplements the following Policies in relation to Llanspyddid

Policy 50 Retention of Existing Community Facilities

Policy 51 Development of New or Extended Community Facilities

Policy 53 Planning Obligations

Policy 6 Biodiversity and Development

Policy 8 Trees and Development

Policy 12 Light Pollution

Policy 15 Listed Buildings

Policy 16 Demolition of Listed Buildings

Policy 17 The Setting of Listed Buildings

Policy 59 Impacts of Traffic

Policy 60 Provision for Cycling and Walking

SP5 Housing

Policy 28 Affordable Housing Contributions

Policy 29 Enabling Affordable Housing Exception Sites