Llansantffraed Conservation Area

Appraisal and Management Plan Summary for Consultation

November 2026



Cyngor Sir
CEREDIGION
County Council

This document provides a summary of the Llansantffraed Conservation Area Appraisal and Management Plan and is provided for information only. The consultation is on the full Appraisal and Management Plan, and consultation responses cannot be accepted on the basis of this summary alone. Please refer to the full Appraisal and Management Plan before submitting your response. To view the English version, scan the QR code below:

Part 1: Llansantffraed Conservation Area Appraisal - Summary

What is the Conservation Area?

The Llansantffraed Conservation Area covers approximately 29 hectares and includes the historic core of Llansantffraed, the Church of St Ffraed, and much of Morfa Esgob, a rare example of a surviving medieval open-field system. The area was designated as a Conservation Area in 1993.

The Conservation Area Appraisal identifies why the area is special, what features give the area its character, and what pressures could harm that character. Its aim is to provide information to help guide future planning decisions and management of the area.

What makes Llansantffraed special?

One of the most important features of the area is Morfa Esgob and its historic strip fields known locally as ‘slangs’ or ‘lleiniau’. This medieval field pattern is exceptionally rare in Wales and provides important evidence of historic farming practices and land ownership. Despite changes over time, much of the field system still remains.

The area’s character also comes from:

- Traditional stone and limewashed cottages;
- Slate roofs and traditional sash windows;
- The Grade II* listed Church of St Ffraed;
- Surviving field boundaries or balks;
- The open, rural and coastal setting;
- A strong network of public footpaths allowing people to experience the historic landscape.

What are the main issues?

Although much survives, the area’s special character is vulnerable. The Appraisal identifies several concerns:

- Historic ‘slangs’ being lost or combined;

- Traditional field boundaries being replaced with modern fencing;
- Changes in agricultural practices and new agricultural structures;
- Housing development extending into the historic field system;
- Coastal erosion;
- Loss of traditional stone boundary walls;
- Inappropriate modern development and alterations;
- Limited awareness of the area's significance.

What did the community say?

More than 50 people attended the 2024 public drop-in event. There was strong local pride in Llansantffraed and support for protecting its historic environment. Particular concerns included development and changing farming practices affecting the 'slangs', and the need for stronger protection and enforcement. There was also support for extending the Conservation Area.

Conclusion

Llansantffraed is special because of the rarity of its surviving medieval field system, traditional buildings, historic church, and distinctive rural and coastal setting. The priority is to ensure these features are understood and protecting whilst ensuring any change is appropriate.

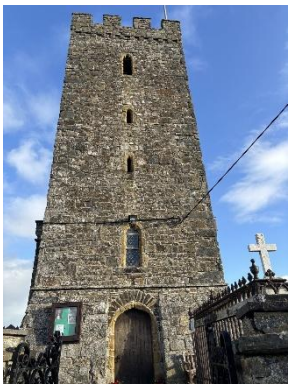


Figure 1: St Ffraed's Church Tower



Figure 2: Vernacular dwelling

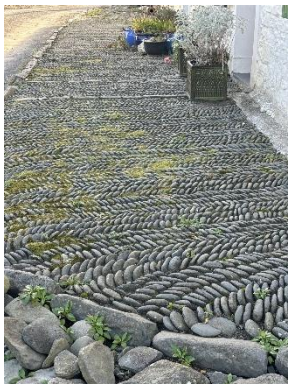


Figure 3: Cobbled path along Heol-yr-Esgob



Figure 4: Likely loss of boundary wall



Figure 5: Aeriel view of Morfa Esgob (Heneb, 2026)



Figure 6: low earth banks / balks



Figure 7: View from beach



Figure 8: Agricultural sheds



Figure 9: Wire fences and wooden posts

Part 2: Llansantffraed Conservation Area Management Plan – Summary

What is the Management Plan?

The Llansantffraed Conservation Area Management Plan responds to the issues identified in the Appraisal. It sets out practical recommendations for protecting and improving the Conservation Area.

It should be noted that these are recommendations as opposed to firm commitments and some would require further consultation or formal approval before being introduced.

What is recommended?

1. **Give the Appraisal more weight in decision making**

The Council should consider adopting the Appraisal and Management Plan as Supplementary Planning Guidance (SPG). This would provide clearer information for residents, developers and planning officers and help to support consistent decision making on planning applications.

2. **Review the Conservation Area boundary**

The Council should consider extending the boundary to include additional surviving slangs north of Morfa Esgob and east of Stryd-y-Fawr, together with historic buildings around Stryd-y-Capel and Heol Non. It is also proposed that consideration should be given to changing the boundary, so Ty Breuddwyd is not included within the Conservation Area.

3. **Consider stronger planning controls**

The Council should consider whether an Article 4 Direction could help protect the character of the area. This would mean that certain works within the Conservation Area that would not normally require planning permission would need approval from the Council before they could be undertaken.

4. **Protect locally important historic buildings and structures**

The Council should continue working on establishing a 'local list' for Ceredigion. With the help of the community, the Council could identify historic buildings and structures that are not listed buildings. A supporting policy should then be considered in the Replacement Local Development Plan which ensures that these structures are protected and any changes are appropriate.

5. Improve monitoring and enforcement

The photographic survey prepared alongside the Appraisal should provide a baseline record of the Conservation Area. This can help identify harmful or unauthorised changes in the future. The Plan also supports additional planning enforcement resources, including specialist built-heritage expertise.

6. Explore scheduling Morfa Esgob

The Council should continue discussions with Cadw about whether the medieval open-field system should become a Scheduled Monument to afford it greater protection. Its rarity, survival and vulnerability provide a strong reason to investigate further protection.

7. Improve Awareness

The Council should work with the community, education providers and organisations such as Cadw and Heneb to improve understanding of Llansantffraed's history. This could include interpretation, education projects and better signage explaining Morfa Esgob.

8. Keep the plan under review

The Council should continue to monitor the Conservation Area with the Appraisal and Management Plan reviewed at least every 10 years, with community involvement where possible.

Conclusion

The Management Plan is about giving Llansantffraed's historic environment stronger recognition and practical protection. Its focus is protecting the medieval field system, managing development sensitively, safeguarding traditional buildings and boundaries, improving awareness, and regularly monitoring change.

Figure 10: Proposed amendments to the Conservation Area Boundary

