



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

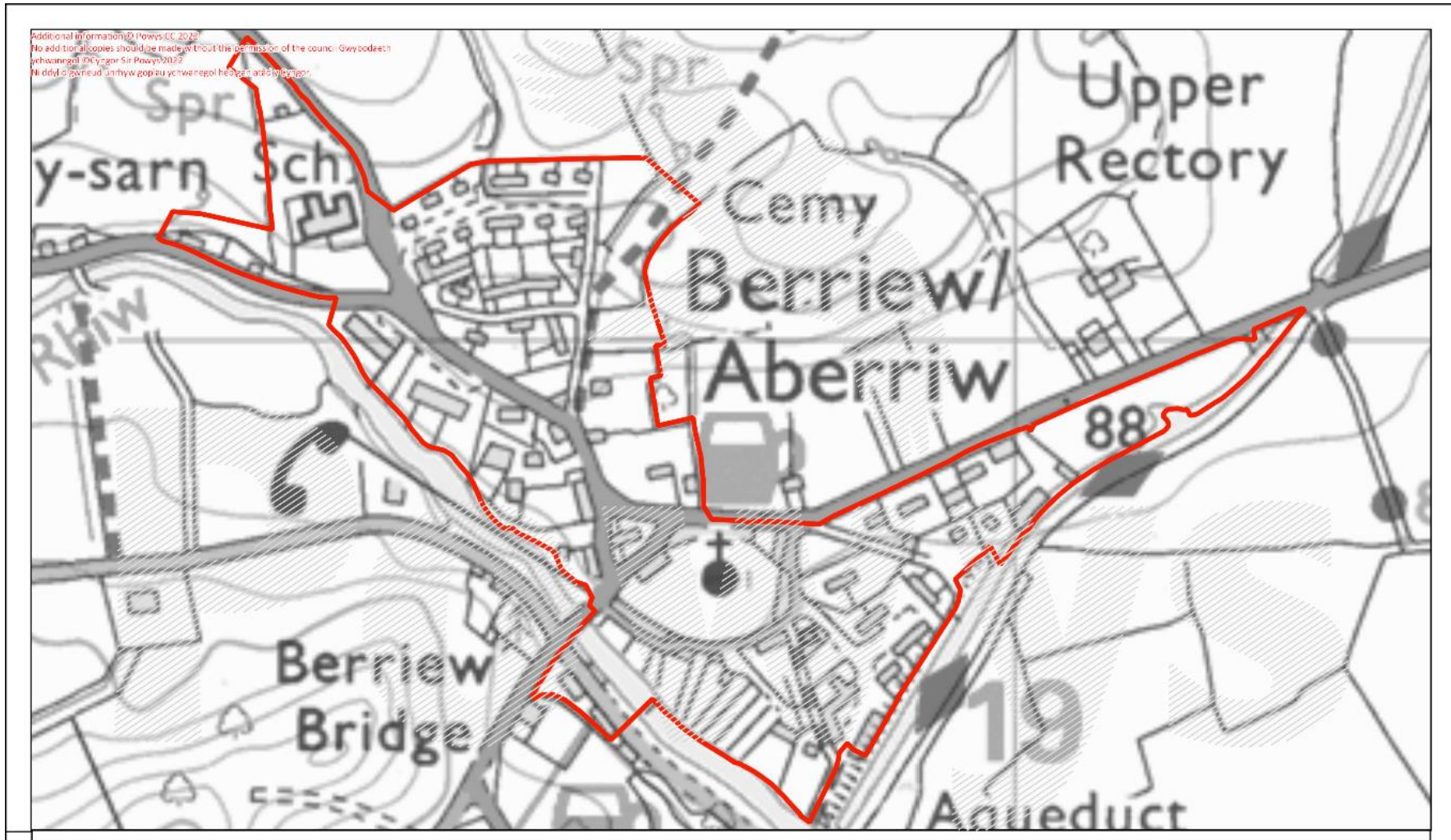
Settlement Profile:

Berriew

Prepared by Powys County Council in partnership with Cadnant Planning



Berriew Settlement Profile



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1. Introduction

The settlement of Berriew, classified as a Large Village in the adopted Powys LDP (2011-2026), is one of the smallest settlements designated as a “Large Village” within the Powys LDP. The settlement lies to the west of the main road A483, approximately four miles to the south-west of Welshpool.

A large portion of the settlement is a designated conservation area. The Montgomery Canal runs along the south-east boundary of the settlement and the Afon Rhiw runs through along the south-west. Indeed, one of the most notable features of Berriew is the Grade II listed aqueduct, which carries the Montgomery Canal over the river.

The settlement is rich in historical features, with a large number of listed buildings and a portion of the settlement designated as a conservation area. Local facilities within the village include a primary school, nursery, post office, church and a museum. There are also a number of local eateries, including public houses, most likely associated with the tourist industry within the settlement. Additionally, the wider range of facilities, services and employment opportunities within the larger settlement of Welshpool are within easy access via the A483.

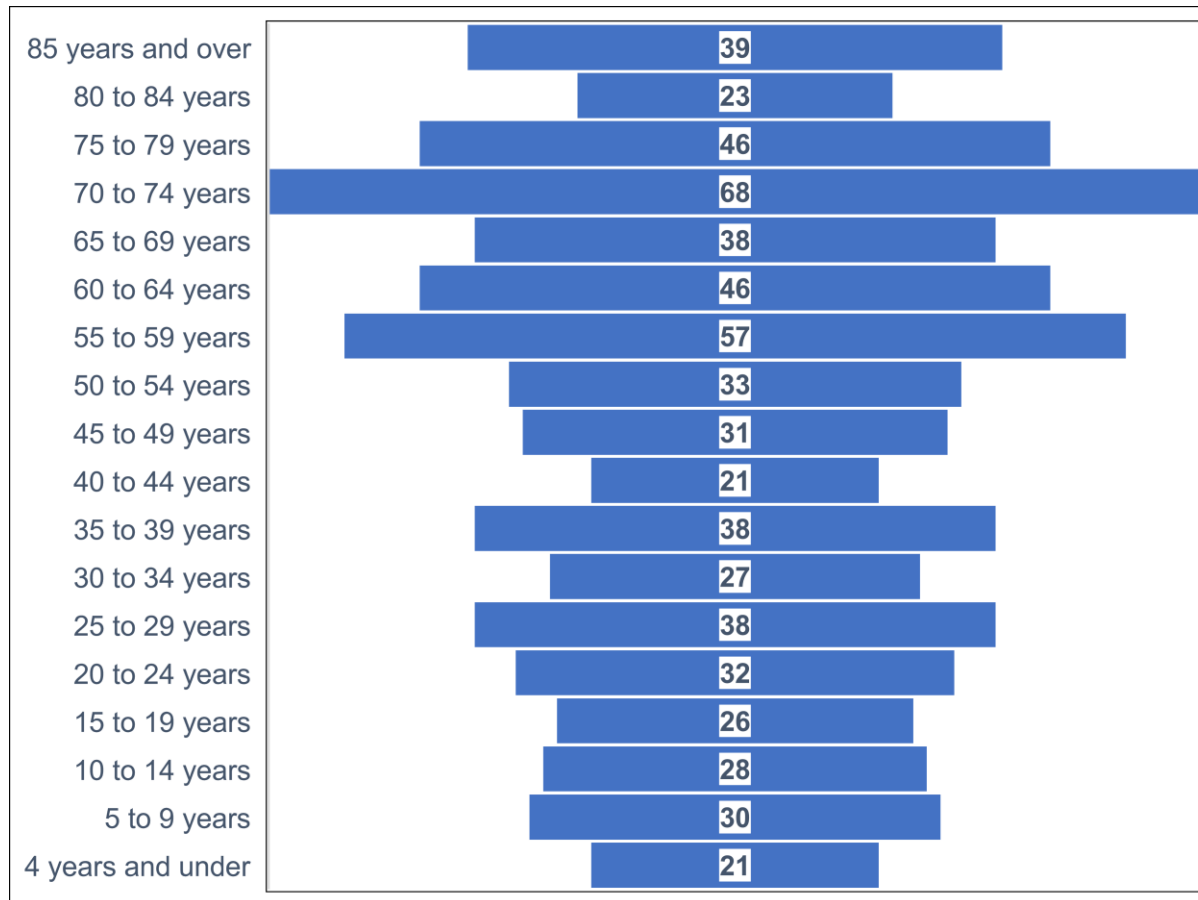
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Regional Growth Area Cluster Settlement
Housing Market Area / Locality:	Welshpool and Montgomery
Size of Settlement based on Adopted LDP (2011-2026) boundary:	13.89 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	296

Site Survey Date: July 2022

Berriew Settlement Profile

Figure 1. Population by Age Band within the Output Areas that overlap Settlement (Census 2021)



2. Services and Facilities

Table 1. Educational Facilities within Settlement

Type	Number
College / Further education	0
Secondary school	0
Primary school	1
Nursery / pre-school provision	1
Total number of education facilities	2

There are also other forms of nursery / pre-school provision nearby (within 5 miles)

There are no health facilities within the settlement.

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	1
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	1
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	4

Berriew Settlement Profile

Table 3. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	0
Other food outlet	1
Take away food	0
Café	1
Restaurant	0
Petrol station	0
Farm shop	0
Other non-food shops	0
Total number of retail facilities	2

3. Employment Provision

Table 4. Key Employment Opportunities within Settlement

Type	Presence in Settlement (Yes / No)
Public Sector Offices	No
LDP Retail centre	No
Care home	No
Safeguarded / Identified - Industrial Estate / Business Park	No
Other Employment Opportunity (B1/B2/B8) in settlement	No

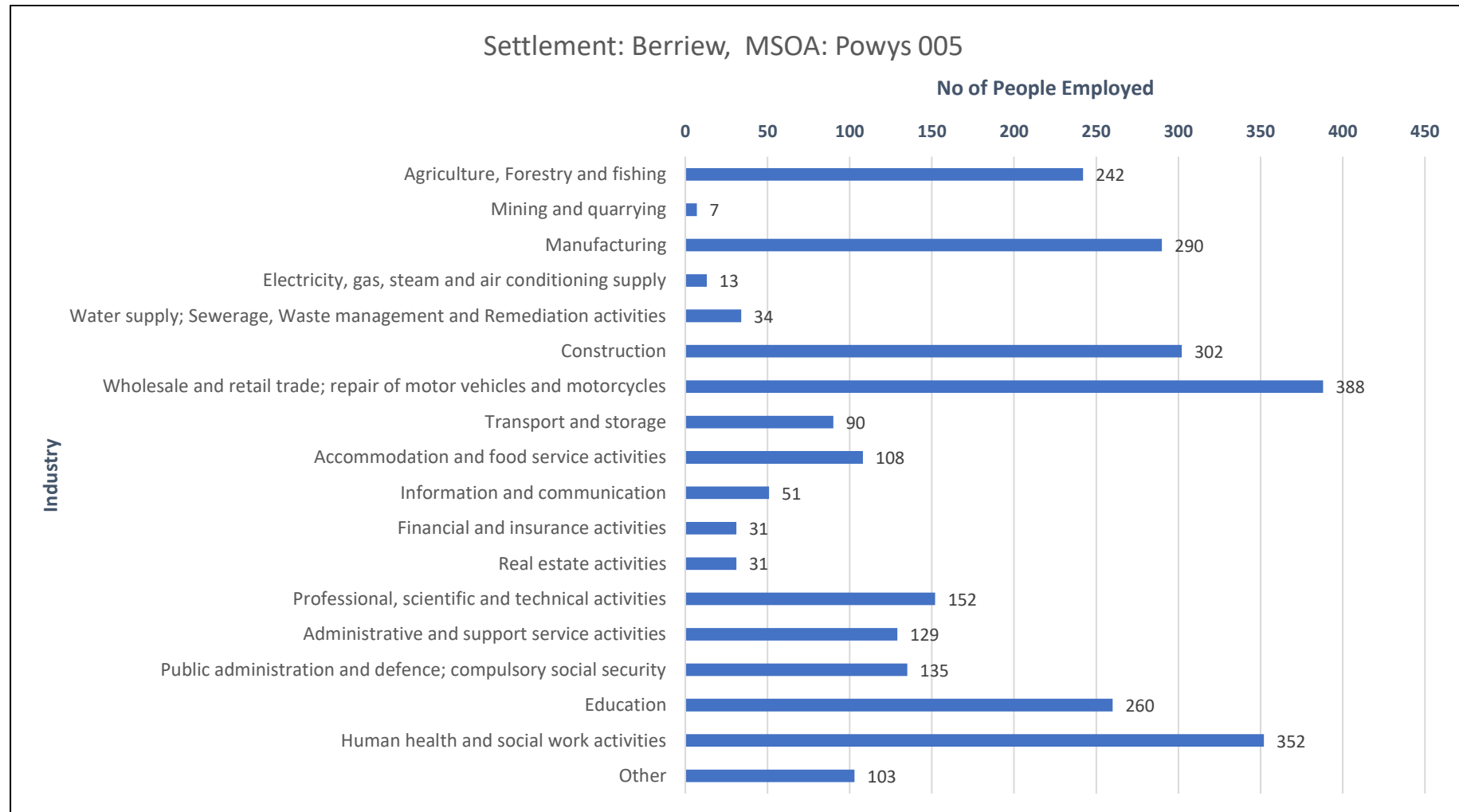
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement: 5.6 miles to Severn Farm Industrial Estate, Welshpool

Local employers (employing five or more) in overlapping output areas ¹= 70

¹ Nomis Data (2021)

Berriew Settlement Profile

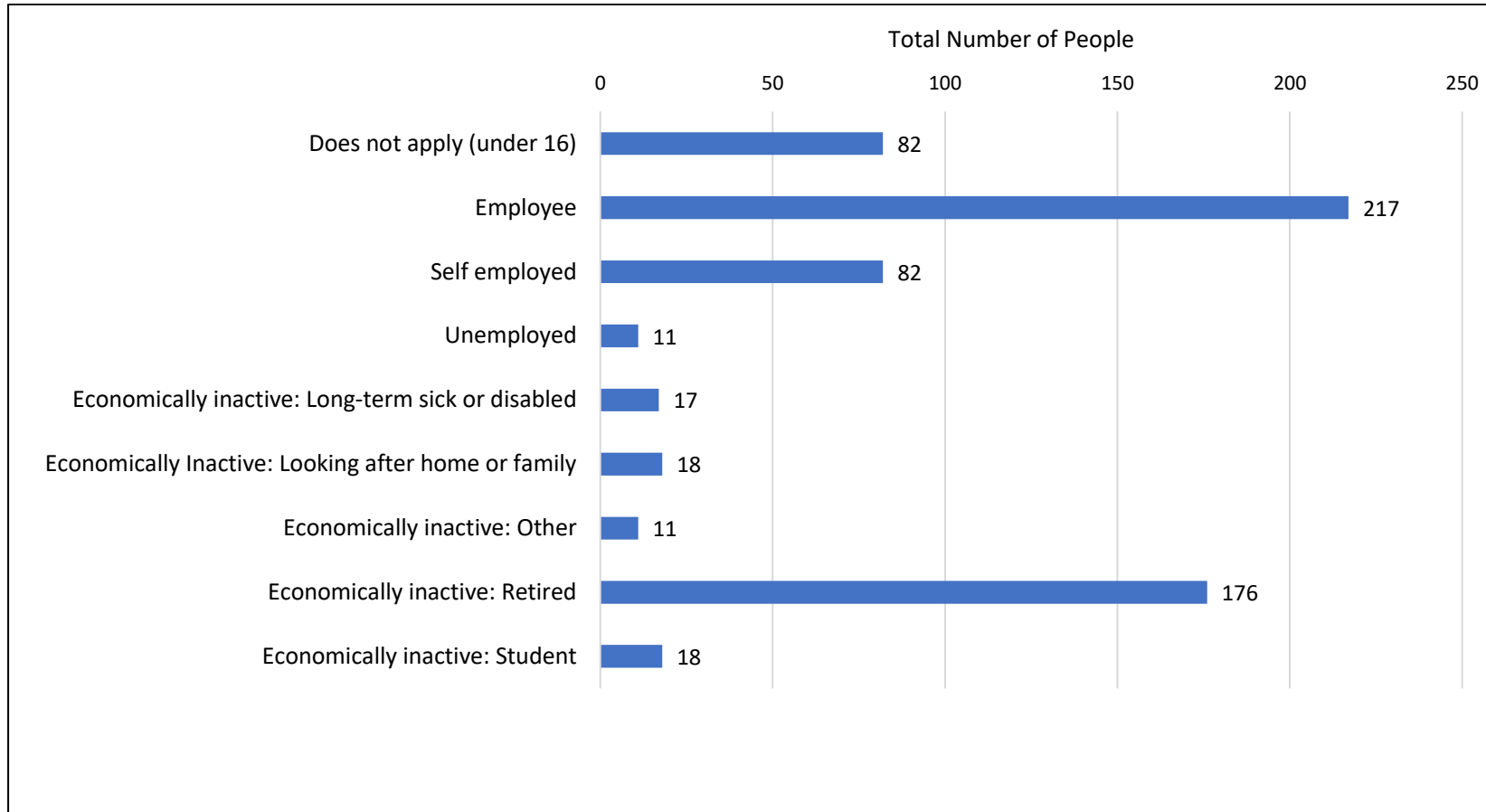
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census

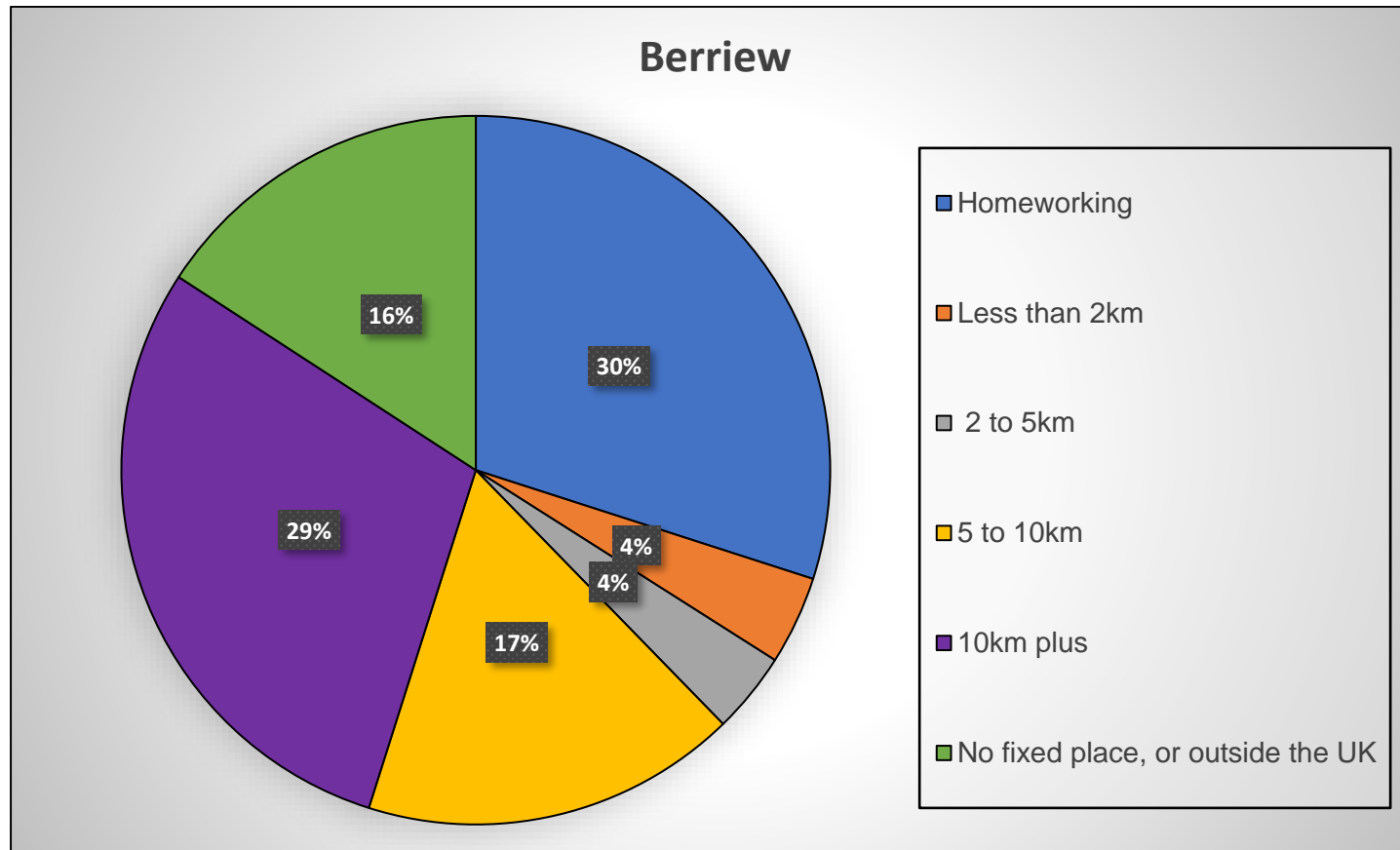
Berriew Settlement Profile

Figure 3. Economic Activity Status of Population within the Output Areas that overlap Settlement (Census 2021)



Berriew Settlement Profile

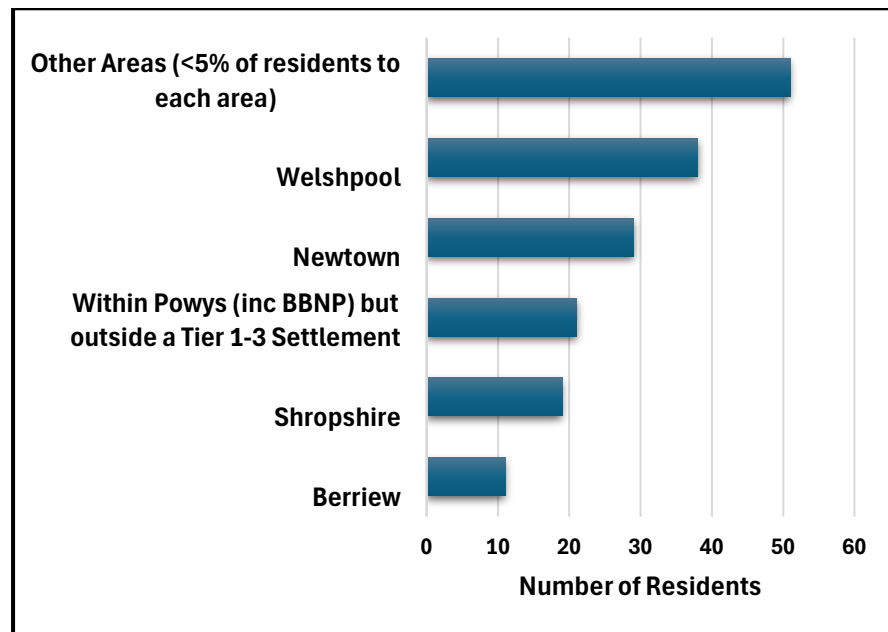
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



It is important to note that the 2021 Census was undertaken at a time when Covid 19 restrictions encouraged working from homing.

Berriew Settlement Profile

Figure 5. Where Residents Living in Berriew Travel to Work (Census 2021)



Data has been categorised by which settlements in the Powys (LDP area) residents travelled to or which Authority area they travelled to. Where less than 5% of the residents of a settlement travel to a place, data has been collated into the 'Other Areas' category.

Table 5. Where Residents Living in Berriew Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Berriew	11	7%
Newtown	29	17%
Other Areas (<5% of residents to each area)	51	30%
Shropshire	19	11%
Welshpool	38	22%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	21	12%
Grand Total	169	100%

4. Environmental Capacity

Table 6. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium – along rivers. High – surface water outside

Table 7. Built Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No
World Heritage Site	No
Listed Buildings (including setting)	Yes
Conservation Area	Yes
Scheduled Monument	No
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	No

Berriew Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No
Special Area of Conservation (SAC)	No
Site of Special Scientific Interest (SSSI)	No
National Nature Reserve	No
Local Nature reserve	No

Table 9. Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No	Comments
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	3a
Topography	No	
Land Ownership (e.g. charitable organisations)	No	

5. Infrastructure Capacity

Water Supply

Water provider: Hafren Dyfrdwy

For water resource planning purposes, Hafren Dyfrdwy subdivide their regions into ‘Water Resources Zones’ (WRZs). A WRZ is defined as the largest area in which all resources can be shared such that all customers, with some limitations, experience the same risk of supply failure. To ensure that water is available to their customers when it is needed, and in the quantity required, Hafren Dyfrdwy prepares and maintains a Water Resources Management Plan (WRMP) every 5 years which forecasts the long-term supply and demand balance across their water supply area. Hafren Dyfrdwy’s current Plan (WRMP19) for the period 2020 - 2025 and work is underway to develop their next Plan (WRMP24) for the period 2025 – 2085. Berriew lies within the Llandinam and Llanwrin Water Resource Zone (WRZ). This zone is supplied by groundwater abstraction. WRMP19 concluded that Llandinam and Llanwrin WRZ is expected to retain surplus across the 25-year planning period. Hafren Dyfrdwy’s WRMP24 looks ahead to 2085 and takes into account updated guidance and guiding principles from Government and their Regulators as well as operational learning from the 2018 dry weather period.

Wastewater treatment works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 10. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Berriew	Berriew	Probable issue	Medium headroom available.

Berriew Settlement Profile

Electricity Provision

Electricity supply provider: SP Energy Networks

Capacity issues: SPEN Distributed Generation Heat Map² identifies the network to be in a red category³.

Electricity network planned improvements

Network area: Legacy Local: GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1 **Driver:** Voltage

Table 11. Electricity Supply capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Keeping the lights on	Newtown-Morda 33kV reinforcement. Additional 10MVAr STATCOM at Newton Grid substation, 33/11 kV step up transformer and outdoor circuit breaker. Additional 33kV, 5MVAr MSC and outdoor circuit breaker at Morda Substation.	-	15.0	2027/28	Planned ED2
Modernising to improve flexibility within the network	Newtown-Morda 33kV Flexibility services to manage the network risk during delivery of reinforcement.	24.4	-	2023/24 to 2026/27	Planned ED2

² [SPM Heat Map - SP Energy Networks](#)

³ Category: Red – At least one factor is close to its operational limit and so installation of most levels of Distributed Generation and a local connection is highly unlikely. It may also require extensive reinforcement works or given the lack of a local connection, require an extensive amount of sole user assets to facilitate such a connection.

Berriew Settlement Profile

Network area: Legacy Local GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1 / Oswestry GT5 / Whitchurch GT1 **Driver:** Fault Level

Table 12. Electricity Supply capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Keeping the lights on	Fault Level Monitoring and Management Installation of Real Time Fault Level Monitoring equipment and Active Fault Level Monitoring at Oswestry Grid	-	*	2024/25	Planned ED2

Network area: Legacy Local GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1 **Driver:** Asset Modification

Table 13. Electricity Supply capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Replacement/modernisation of existing apparatus	33kV CB Modernisation 33kV circuit breaker replacements at Milford.	-	*	2027/28	Planned ED2

Gas Supply

Table 14. Gas Supply Capacity and Planned Improvements

Gas supply provider	Capacity comments
Wales and West Utilities	<p>Wales and West Utilities (WWU) has sufficient capacity to maintain network pressures at all times and reinforce for general growth. However, specific reinforcement of the network to support larger loads would be undertaken on a project-by-project basis, as the need arises. This work may involve upsizing local mains, pressure control equipment and higher-pressure feeder mains. Costs will be apportioned between what WWU will fund and the charges to the customer via the use of WWU’s Economic Test model.</p> <p>The following considerations would be relevant when considering development of particular sites:</p> <ul style="list-style-type: none"> • If reinforcement would be required to supply new development • Which pressure tier or main would be appropriate to supply the new development • Would any WWU mains need to be diverted within the development • Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course <p>WWU have an approved Reinforcement Investment Plan currently until 2026. Before this comes to an end, WWU will be working on a new investment plan to see them into the future beyond this point. WWU invest reinforcement in the network to ensure reliability for current and future loads when required.</p>

Berriew Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 15. Broadband Provision and Planned Improvements

Broadband performance	% of properties within Settlement
Broadband speed of >30 Mb/s	100%
Broadband speed of <30 Mb/s	0%

Education Provision

Table 16. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Berriew C.P	106	100	94%	6	6%

⁴ Data correct from Welsh Government OMR, June 2022

Berriew Settlement Profile

Health Care Provision

There is no GP surgery in Berriew. The nearest GP surgery would be at Llanfair Caereinion, Welshpool or Montgomery.

Table 17. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Caereinion Medical Practice	5,942	Yes	5,402	5,402	Yes
Welshpool Medical Practice	11,191	Yes	5,240	5,240	Yes
Montgomery Medical Practice	7,434	Yes	5,915	5,915	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age.
- The proximity of Welshpool and Montgomery to the Wales/England border could present challenges in terms of recruiting GPs as GPs would need to be registered on the Welsh Performers List to work in Wales. Some GPs choose not to register in Wales.

A modern primary care service is proposed to be developed on land near Watergate Street on the edge of the town, which would replace the existing Caereinion Medical Practice.

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Development opportunities to the south are severely restricted by highway access. Future development could only be accommodated to north of B4385.

6. Transport Opportunities

Active Travel

Active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 19. Bus Services within Settlement

Service Provision	Yes / No	Comments
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	Yes	Services to Shrewsbury, Llangurig, Rhayader, Oswestry, Machynlleth X75, T12

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

Train Services

Train station located within or close to the settlement: No

Table 20. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	4.5 miles to Welshpool station. Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

Table 21. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A483

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: Yes

Spaces to be added to Open Space Assessment: 0 + PROW data

Spaces to be deleted from Open Space Assessment: No

Total Number of Open Spaces: 6

Table 22. Informal Open Spaces (All over 0.2 hectares)

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	2
Amenity greenspace	0
Green corridors	0
Natural and semi-natural green spaces	0
Public parks and gardens	6

Table 23. Provision for Children and Young People

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	0
Local Equipped Areas of Plan (LEAP)	0
Unequipped Local Areas of Plan (LAPs)	0

Table 24. Outdoor Sports Facilities

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	1
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	2

Berriew Settlement Profile

Table 25. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	2	Montgomery Canal, Berriew Aqueduct
Riparian Access	Yes	River Severn
PROW	Yes	Limited PROW including PROW from settlement along River Rhiw to the east
Walkways	Yes	

8. Character

Berriew lies in the Severn Farmlands Landscape Character Area (LCA) which incorporates the valleys of the Severn and Vyrnwy rivers, with settlements of various sizes including Newtown and Welshpool as the largest settlements, as well as the smaller settlements of Llanfyllin, Montgomery, Llandrinio, Llanfechain and Meifod. The Severn Farmlands LCA wraps around the rolling hills of the Guilsfield LCA to the south and west. It borders the Llanfyllin Farmlands LCA to the north, Pont Llogel LCA and Tregynon LCA to the west, Long Mountain / Breidden Hills LCA to the east and Llandinam to Llandyssil Hillside LCA to the south. A small unit of the LCA in the south is bordered by the Llandinam to Llandyssil Hillside LCA to the west, Corndon Hill LCA to the north and Kerry Hills LCA to the south, as well as parts of Shropshire to the north and east.

The LCA is within the Severn Valley National Landscape Character Area (NLCA), Montgomeryshire Hills and Vales NLCA and Shropshire Hills NLCA.

Severn Farmlands LCA is an extensive open valley landscape along the Severn and Vyrnwy rivers and their tributaries. The LCA is low-lying, with a wide floodplain. The River Severn is a notable landscape feature with its well-developed meanders and oxbow lakes. The Montgomery Canal, which runs to the east of the village and is designated as a Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI) for its aquatic emergent and marginal plant communities.

Berriew has a Conservation Area which contains numerous listed buildings and Vaynor Park is a Grade I listed Registered Historic Park and Garden which lies directly to the south-west of the village.

Berriew lies to the west of the A483, which is an important transport route in the area and there are a well-developed network of PROWs and long-distance walking and cycling routes including parts of the Severn Way long distance trail and NCN Route 81.

9. Community Aspirations

Berriew Community Council were contacted to understand their aspirations for the local community at an early stage whilst gathering baseline information to inform the Replacement Powys Local Development Plan.

No response was received from Berriew Community Council specifically in relation to community aspirations as part of the Settlement Audit.

10. Previously Developed Land Opportunities

No Previously Developed Land Opportunities were identified.

11. Housing Need and Supply

Table 26. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	0
2	6
3	1
4	0
TOTAL	7

Total number of new dwellings (net) built between 2011 and 2024 = 5

Median house price paid data 01/04/2020 to 01/04/2023 = £263,500 (Average = £287,143)

Average Household Income (by Locality) = £34,731 (CACI Paycheck GROSS household income 2021)

Replacement LDP Housing Commitments at April 2024 = None



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

Settlement Profile:

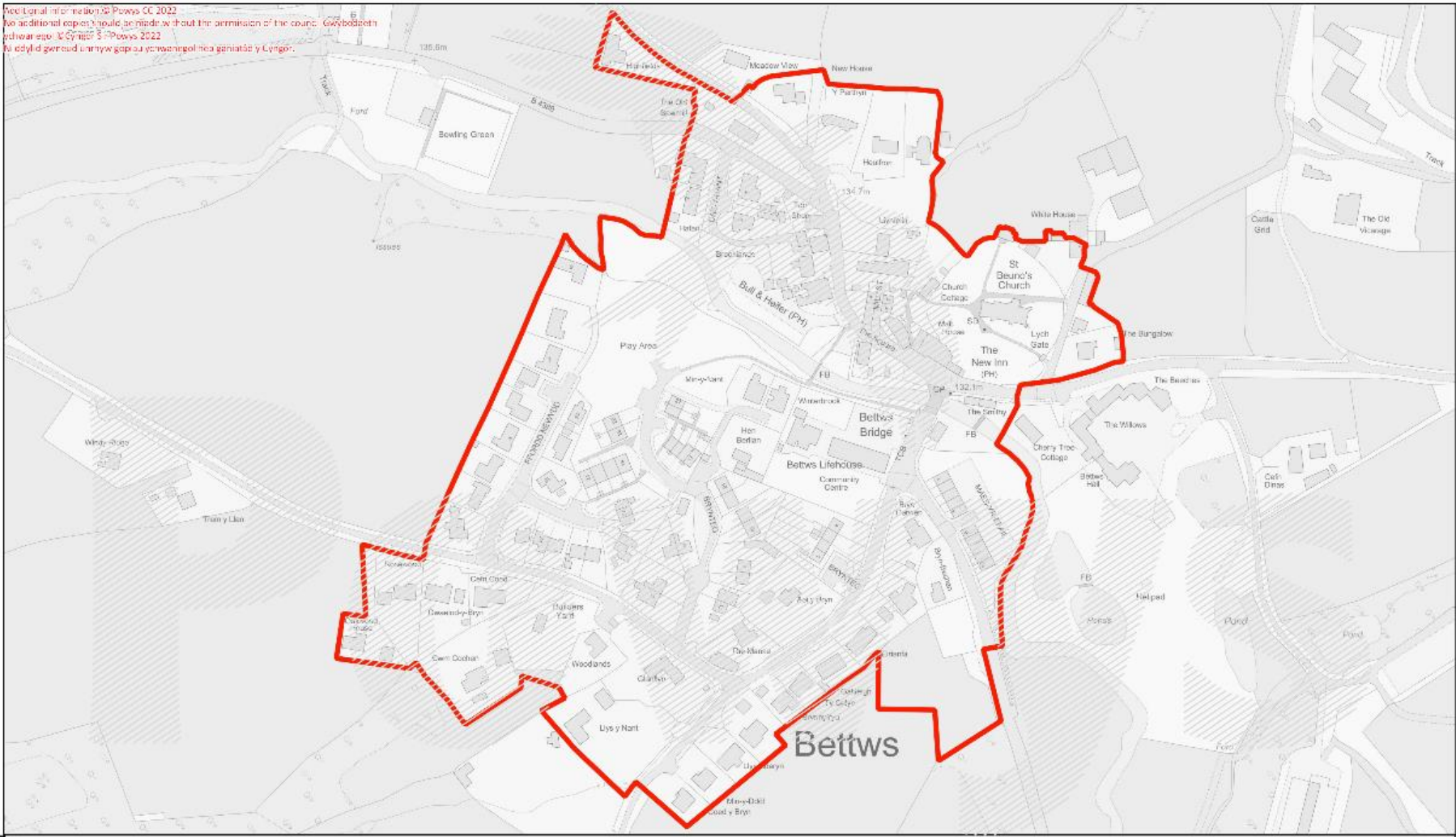
Bettws Cedewain

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Bettws Cedewain Settlement Profile

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1. Introduction

The settlement of Bettws Cedewain, classified as a Large Village in the adopted Powys LDP (2011-2026), is located centrally within the Powys and around five miles to the north of Newtown, which is the largest town in Powys.

Bettws Cedewain is served by several facilities, which include a convenience store, café and a public house. Newtown is located to the south of Bettws Cedewain and provides a wide range of facilities. Bettws Lifehouse School, an independent special school lies on the outskirts of the settlement.

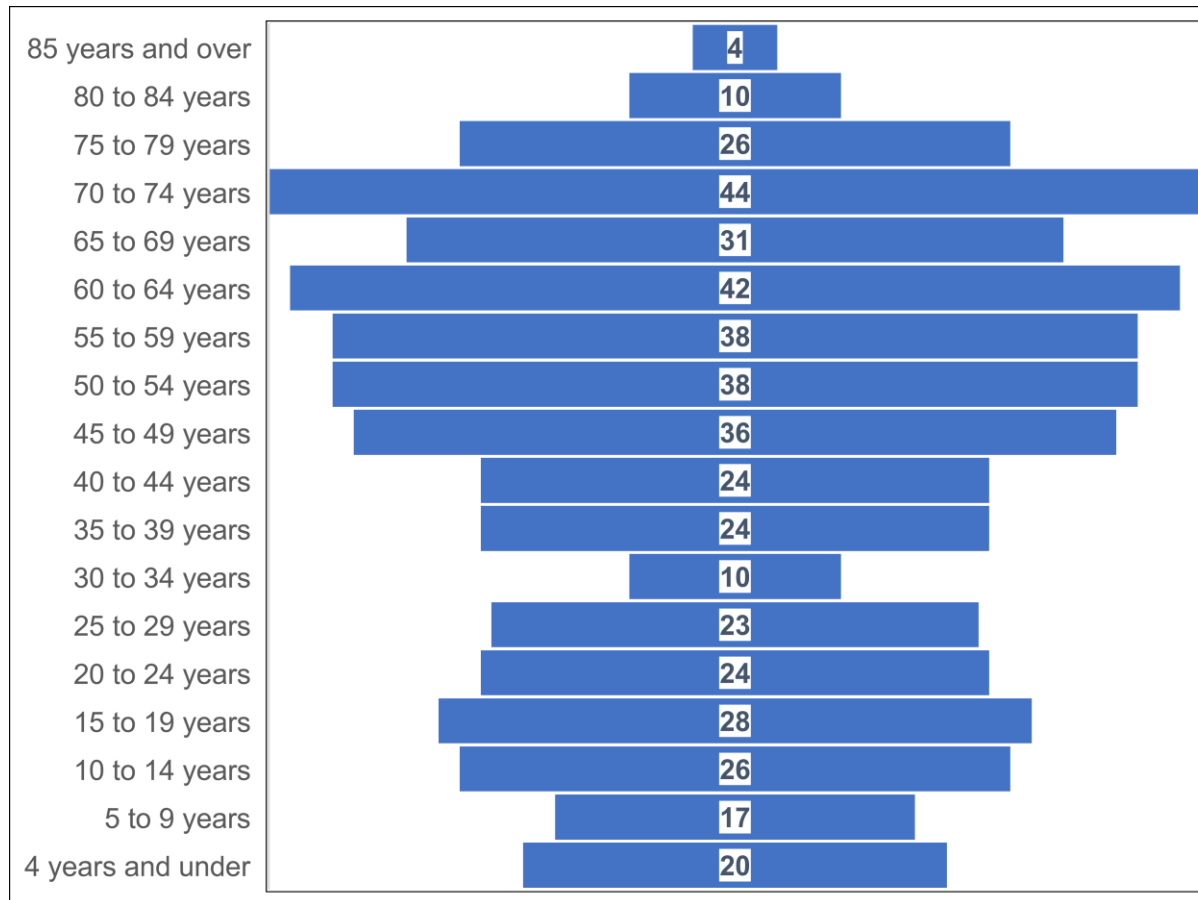
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Regional Growth Area Cluster Settlement
Housing Market Area / Locality:	Newtown
Size of Settlement based on Adopted LDP (2011-2026) boundary:	10.64 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	276

Site Survey Date: July 2022

Bettws Cedewain Settlement Profile

Figure 1. Population by Age Band within the Output Areas that overlap Settlement (Census 2021)



2. Services and Facilities

Table 1. Educational Facilities within Settlement

Type	Number
College / Further education	0
Secondary school	0
Primary school	0
Nursery / pre-school provision	0
Other: Independent Special School	1
Total number of education facilities	1

There are also other forms of nursery / pre-school provision nearby (within 5 miles)

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	1
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	1
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	4

Bettws Cedewain Settlement Profile

Table 3. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	1
Other food outlet	0
Take away food	0
Café	1
Restaurant	0

Type	Number
Petrol station	0
Farm shop	0
Other non-food shops	0
Total number of retail facilities	2

There are no health facilities within the settlement.

3. Employment Provision

Table 4. Key Employment Opportunities within Settlement

Type	Presence in Settlement (Yes / No)
Public Sector Offices	No
LDP Retail centre	No
Care home	No
Safeguarded / Identified - Industrial Estate / Business Park	No
Other Employment Opportunity (B1/B2/B8) in settlement	No

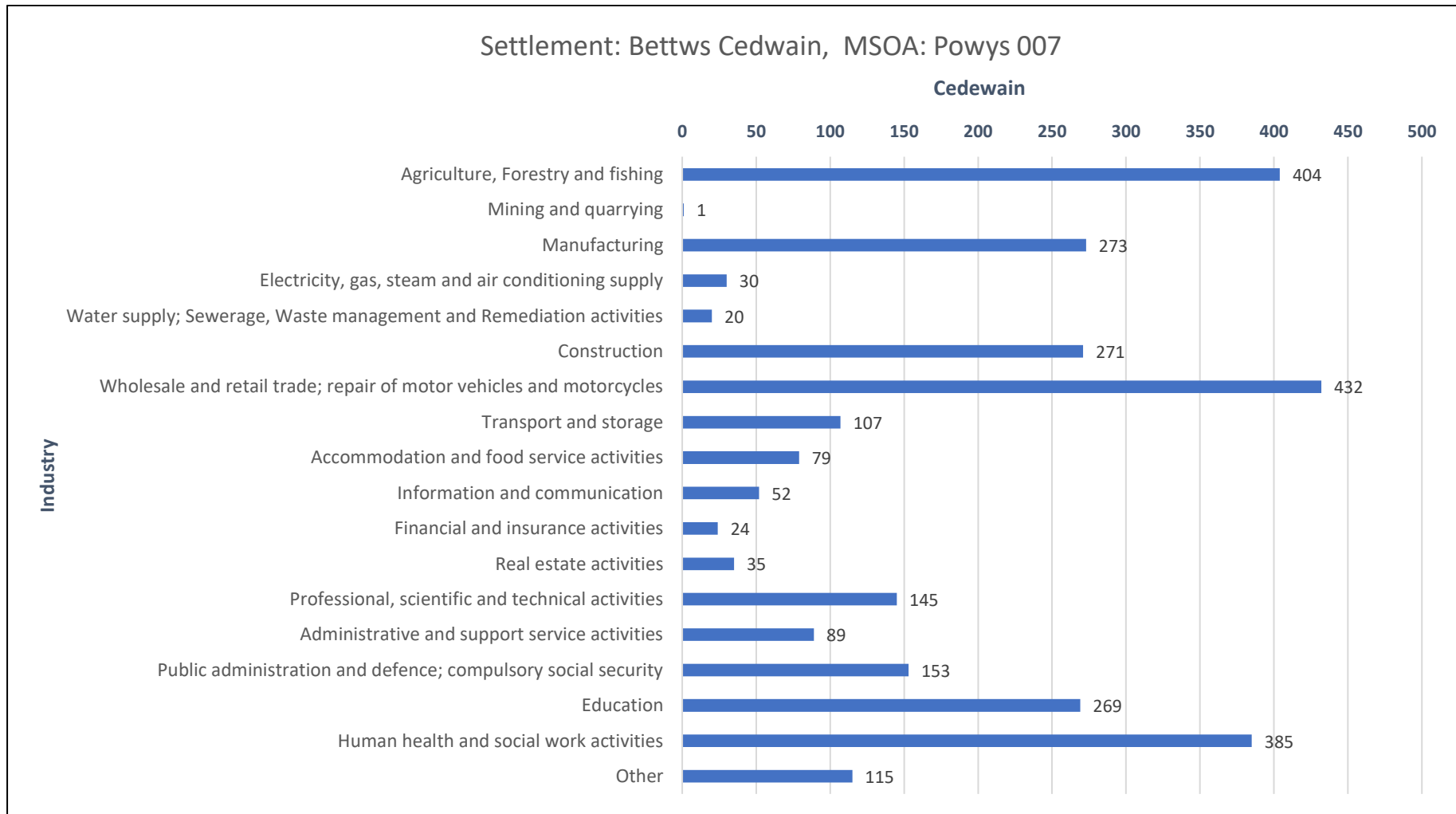
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement Less than 5 miles to Vastre and Dyffryn Industrial Estates / Business Parks

Local employers (employing five or more) in overlapping output areas ¹= 55

¹ Nomis Data (2021)

Bettws Cedewain Settlement Profile

Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

Figure 3. Economic Activity Status of Population within the Output Areas that overlap Settlement (Census 2021)

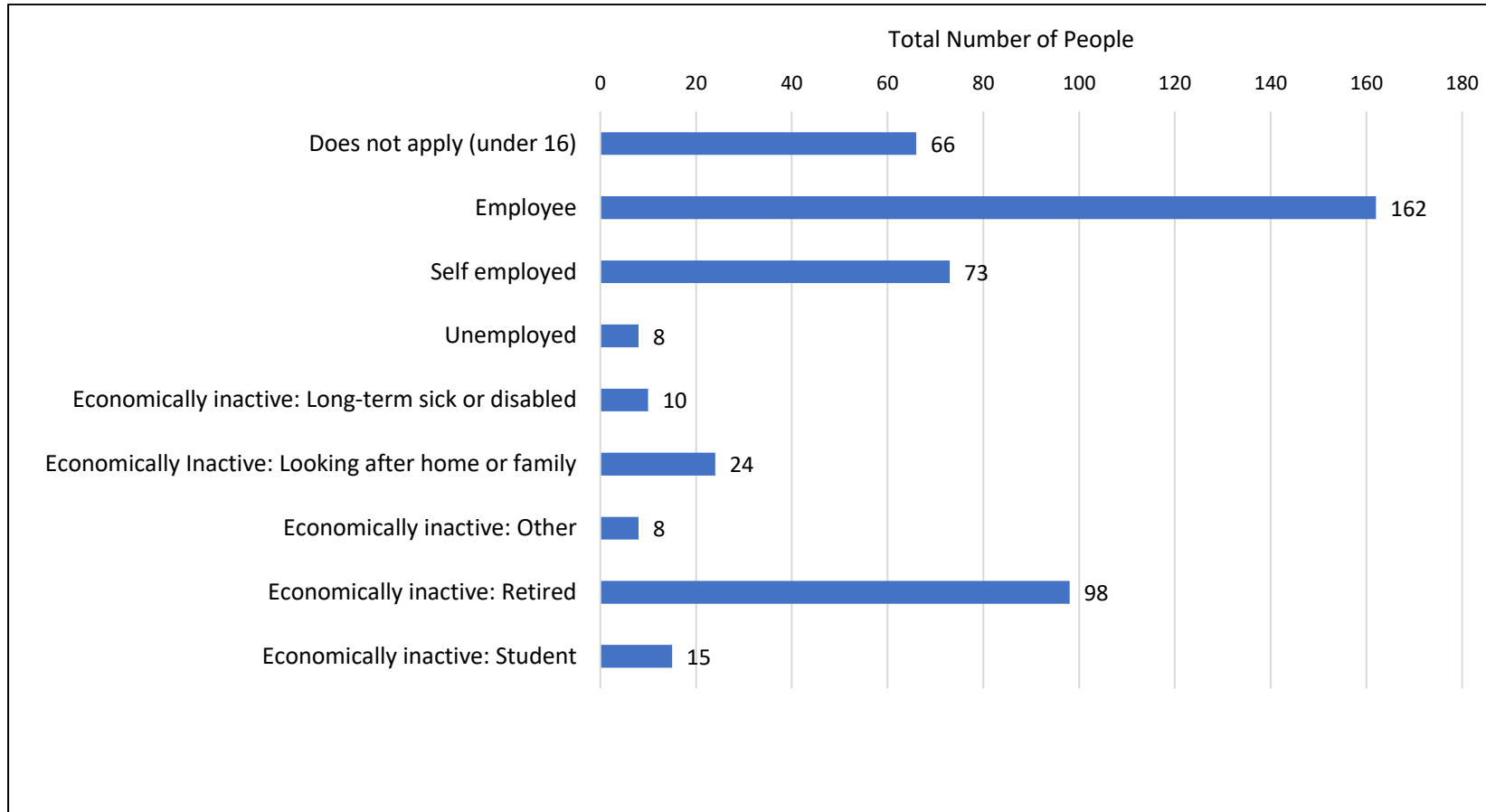
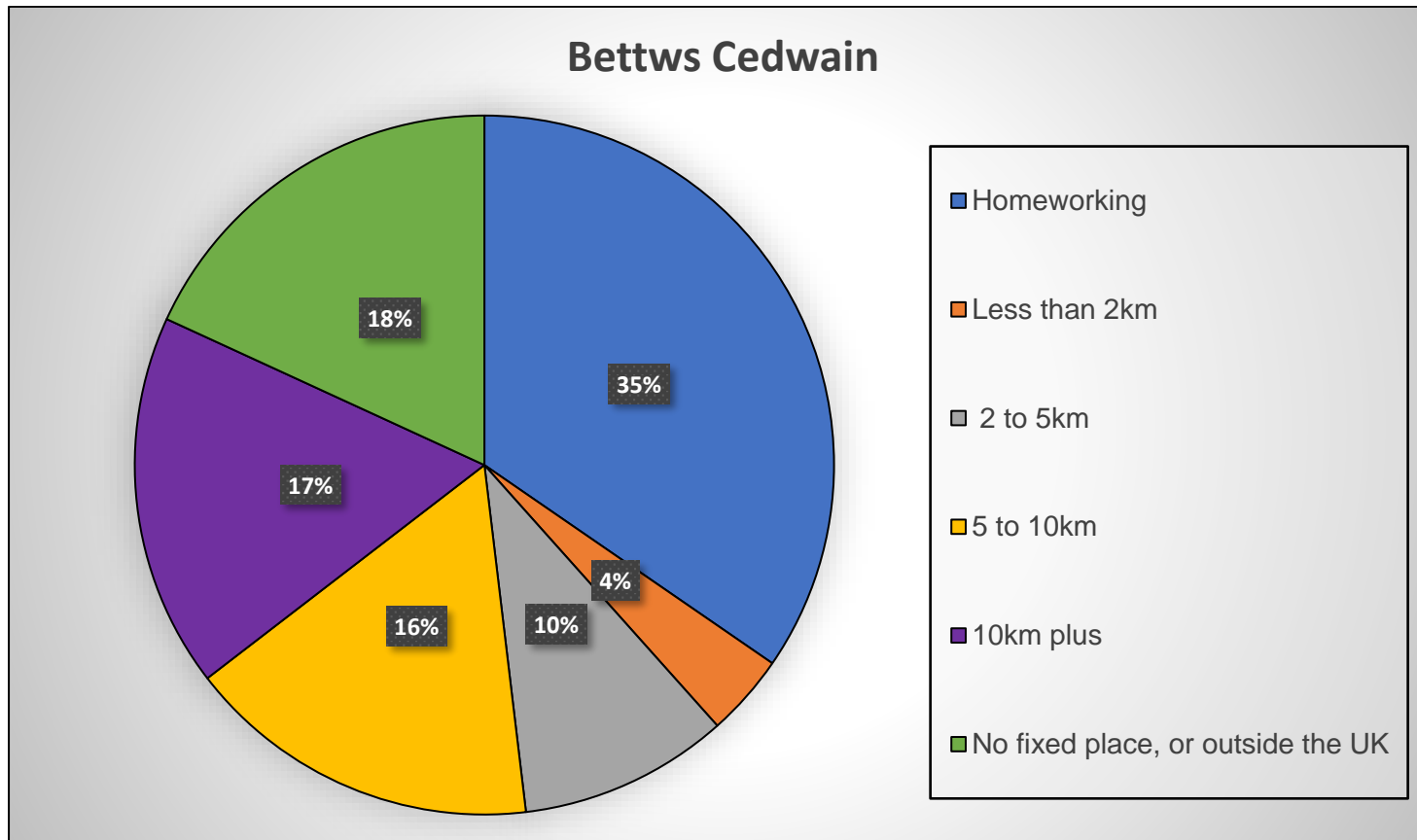


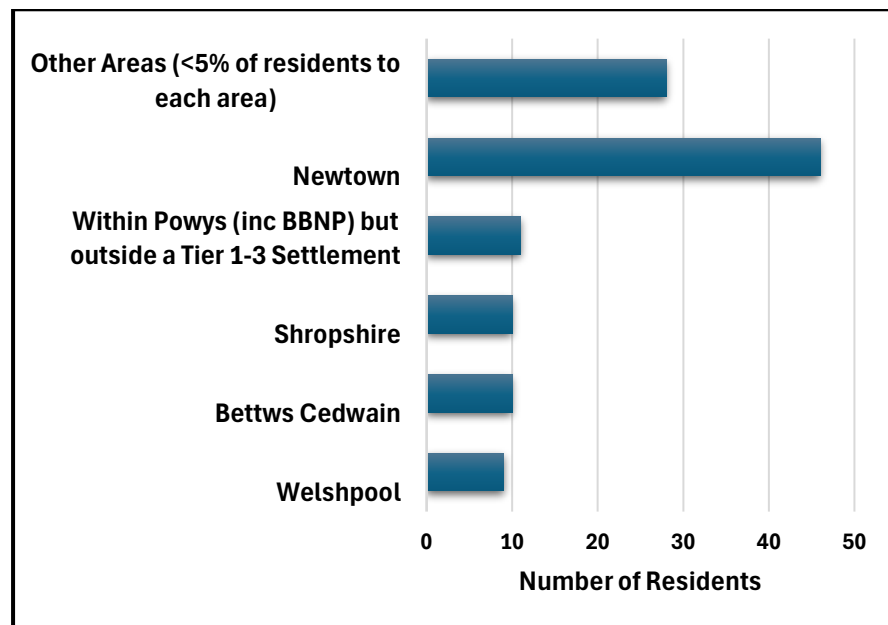
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Bettws Cedewain Settlement Profile

Figure 5. Where Residents Living in Bettws Cedewain Travel to Work (Census 2021)



Data has been categorised by which settlements in the Powys (LDP area) residents travelled to or which Authority area they travelled to. Where less than 5% of the residents of a settlement travel to a place, data has been collated into the 'Other Areas' category.

Table 5. Where Residents Living in Bettws Cedewain Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Bettws Cedewain	10	9%
Newtown	46	40%
Other Areas (<5% of residents to each area)	28	25%
Shropshire	10	9%
Welshpool	9	8%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	11	10%
Grand Total	114	100%

4. Environmental Capacity

Table 6. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium – along rivers. High- surface water outside boundary.

Table 7. Built Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No
World Heritage Site	No
Listed Buildings (including setting)	No
Conservation Area	Yes
Scheduled Monument	No
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
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Bettws Cedewain Settlement Profile

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Table 9. Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement	Comments
	Yes / No	
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	No	
Topography	Yes	Some topographical constraints along B4389, road near Bettws Hall and minor road to the north
Land Ownership (e.g. charitable organisations)	No	

5. Infrastructure Capacity

Water Supply

Water provider: Hafren Dyfrdwy

For water resource planning purposes, Hafren Dyfrdwy subdivide their regions into ‘Water Resources Zones’ (WRZs). A WRZ is defined as the largest area in which all resources can be shared such that all customers, with some limitations, experience the same risk of supply failure. To ensure that water is available to their customers when it is needed, and in the quantity required, Hafren Dyfrdwy prepares and maintains a Water Resources Management Plan (WRMP) every 5 years which forecasts the long-term supply and demand balance across their water supply area. Hafren Dyfrdwy’s current Plan (WRMP19) for the period 2020 - 2025 and work is underway to develop their next Plan (WRMP24) for the period 2025 – 2085. Bettws Cedewain lies within the Llandinam and Llanwrin Water Resource Zone (WRZ). This zone is supplied by groundwater abstraction. WRMP19 concluded that Llandinam and Llanwrin WRZ is expected to retain surplus across the 25-year planning period. Hafren Dyfrdwy’s WRMP24 looks ahead to 2085 and takes into account updated guidance and guiding principles from Government and their Regulators as well as operational learning from the 2018 dry weather period.

Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 10. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Bettws Cedewain	Bettws Cedewain	Not expected to be an issue	None.

Electricity Provision

Electricity supply provider: SP Energy Networks

Capacity issues: SPEN Distributed Generation Heat Map² identifies the network to be in a red category³.

Electricity network planned improvements

Network area: Legacy Local GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1 **Driver:** Voltage

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Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Keeping the lights on	Newtown-Morda 33kV Reinforcement. Additional 10MVAR STATCOM at Newton Grid substation, 33/11 kV step up transformer and outdoor circuit breaker. Additional 33kV, 5MVAR MSC and outdoor circuit breaker at Morda Substation.	-	15.0	2027/28	Planned ED2
Modernising to improve flexibility within the network	Newtown-Morda 33kV flexibility services to manage the network risk during delivery of reinforcement.	24.4	-	2023/24 to 2026/27	Planned ED2

² [SPM Heat Map - SP Energy Networks](#)

³ Category: Red – At least one factor is close to its operational limit and so installation of most levels of Distributed Generation and a local connection is highly unlikely. It may also require extensive reinforcement works or given the lack of a local connection, require an extensive amount of sole user assets to facilitate such a connection.

Bettws Cedewain Settlement Profile

Network area: Legacy Local: GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1 / Oswestry GT5 / Whitchurch GT1 **Driver:** Fault Level

Table 12. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Keeping the light on	Fault Level Monitoring and Management Installation of Real Time Fault Level. Monitoring equipment and Active Fault Level Monitoring at Oswestry Grid.	-	*	2024/25	Planned ED2

Network area: Legacy Local GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1 **Driver:** Asset Modification

Table 13. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Replacement/modernisation of existing apparatus	33kV CB Modernisation. circuit breaker replacements at Milford. 33kV	-	*	2027/28	Planned ED2

Gas Supply

Table 14. Gas Supply Capacity and Planned Improvements

Gas supply provider	Capacity comments
Wales and West Utilities	<p>Wales and West Utilities (WWU) has sufficient capacity to maintain network pressures at all times and reinforce for general growth. However, specific reinforcement of the network to support larger loads would be undertaken on a project-by-project basis, as the need arises. This work may involve upsizing local mains, pressure control equipment and higher-pressure feeder mains. Costs will be apportioned between what WWU will fund and the charges to the customer via the use of WWU’s Economic Test model.</p> <p>The following considerations would be relevant when considering development of particular sites:</p> <ul style="list-style-type: none"> • If reinforcement would be required to supply new development • Which pressure tier or main would be appropriate to supply the new development • Would any WWU mains need to be diverted within the development • Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course <p>WWU have an approved Reinforcement Investment Plan currently until 2026. Before this comes to an end, WWU will be working on a new investment plan to see them into the future beyond this point. WWU invest reinforcement in the network to ensure reliability for current and future loads when required.</p>

Bettws Cedewain Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 15. Broadband Provision and Planned Improvements

Broadband performance	% of properties within Settlement
Broadband speed of >30 Mb/s	100%
Broadband speed of <30 Mb/s	0%

Education Provision

Table 16. Education Capacity and Surplus

School	Capacity
Bettws Lifehouse	50

Bettws Lifehouse School is an independent school for pupils identified as needing a specialised provision.

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP surgery in Bettws Cedewain. The nearest GP surgery would be at Newtown.

Table 17. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Newtown Medical Practice	13,354	Yes	2,760	2,760	Yes

Considerations which could affect GP surgeries: Care home provision in the area and patient population age.

Plans are underway by the North Powys Wellbeing Programme to develop a new facility in Newtown which will connect to a number of community wellbeing hubs to offer more services locally, bringing the latest technology and training to mid Wales.

The multi-agency wellbeing campus would include primary education, health, social care and supported accommodation and will focus on wellbeing; promote early help and support by being able to provide technology that helps you live at home; tackle the biggest causes of ill health and poor wellbeing; and ensure joined up care involving neighbourhood teams and communities working together, ensuring a more seamless service when it's needed.

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	There are limited opportunities to the east and south-west due to restricted potential for pedestrian/cycle infrastructure to be accommodated.

6. Transport Opportunities

Active Travel

Active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 19. Bus Services within Settlement

Service Provision	Yes / No	Comments
'Turn up and go' provision, frequency of approximately every 10 minutes	No	
Medium frequency of service between 10 -30 minutes.	No	
Low frequency of service between 31-60 minutes.	No	
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	Yes	Services to Tregynon, Newtown

Train Services

Train station located within or close to the settlement: Yes/ No

Table 20. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	4.8 miles to Newtown Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

Table 21. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Less than 5 miles	Yes	3 miles to A483

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

Spaces to be added to Open Space Assessment: 1 + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 5

Table 22. Informal Open Spaces (All over 0.2 hectares)

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	2
Amenity greenspace	1
Green corridors	0
Natural and semi-natural green spaces	0
Public parks and gardens	0

Table 23. Provision for Children and Young People

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	0
Local Equipped Areas of Plan (LEAP)	1
Unequipped Local Areas of Plan (LAPs)	0

Table 24. Outdoor Sports Facilities

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	0
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	1

Bettws Cedewain Settlement Profile

Table 25. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	
Canals/Aqueduct	0	
Riparian Access	No	
PROW	Yes	Limited PROW within settlement, including PROW to the south to Huntsman's Dingle and north to wider area
Walkways	Yes	

8. Character

Bettws Cedewain lies in the Tregynon Landscape Character Area (LCA) which comprises a rolling landscape extending between the upland landscape of the Dyfnant Forest/Llanbrynmair Moors LCA in the north-west and Severn Farmlands LCA in the south-east. It also borders the Esgair Cwmowen LCA and Caersws Valleys LCA to the west, Banwy Valley LCA to the north and Guilsfield LCA to the east. Tregynon is at the centre of the southern part of the LCA, it extends northwards up to parts of the Banwy Valley around Llanerfyl and includes the Cwm Nant Yr Eira Valley to the south of Llanerfyl.

The majority of the LCA is within the Montgomeryshire Hills and Vales National Landscape Character Area (NLCA), with the western extents falling within the Cambrian Mountains NLCA and the southern extents within the Severn Valley NLCA.

Bettws Cedewain has a Conservation Area with a small number of listed buildings.

9. Community aspirations

Bettws Community Council were contacted to understand their aspirations for the local community at an early stage whilst gathering baseline information to inform the Replacement Powys Local Development Plan.

No response was received from Bettws Community Council specifically in relation to community aspirations as part of the Settlement Audit.

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

Table 26. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	0
2	1
3	0
4	2
TOTAL	3

Total number of new dwellings (net) built between 2011 and 2024 = 12

Median house price paid data 01/04/2020 to 01/04/2023 = £182,500 (Average = £221,964)

Average Household Income (by Locality) = £31,788 (CACI Paycheck GROSS household income 2021)

There are no Replacement LDP Housing Commitments in the Settlement (April 2024)



Powys Replacement Local Development Plan (2022-2037)

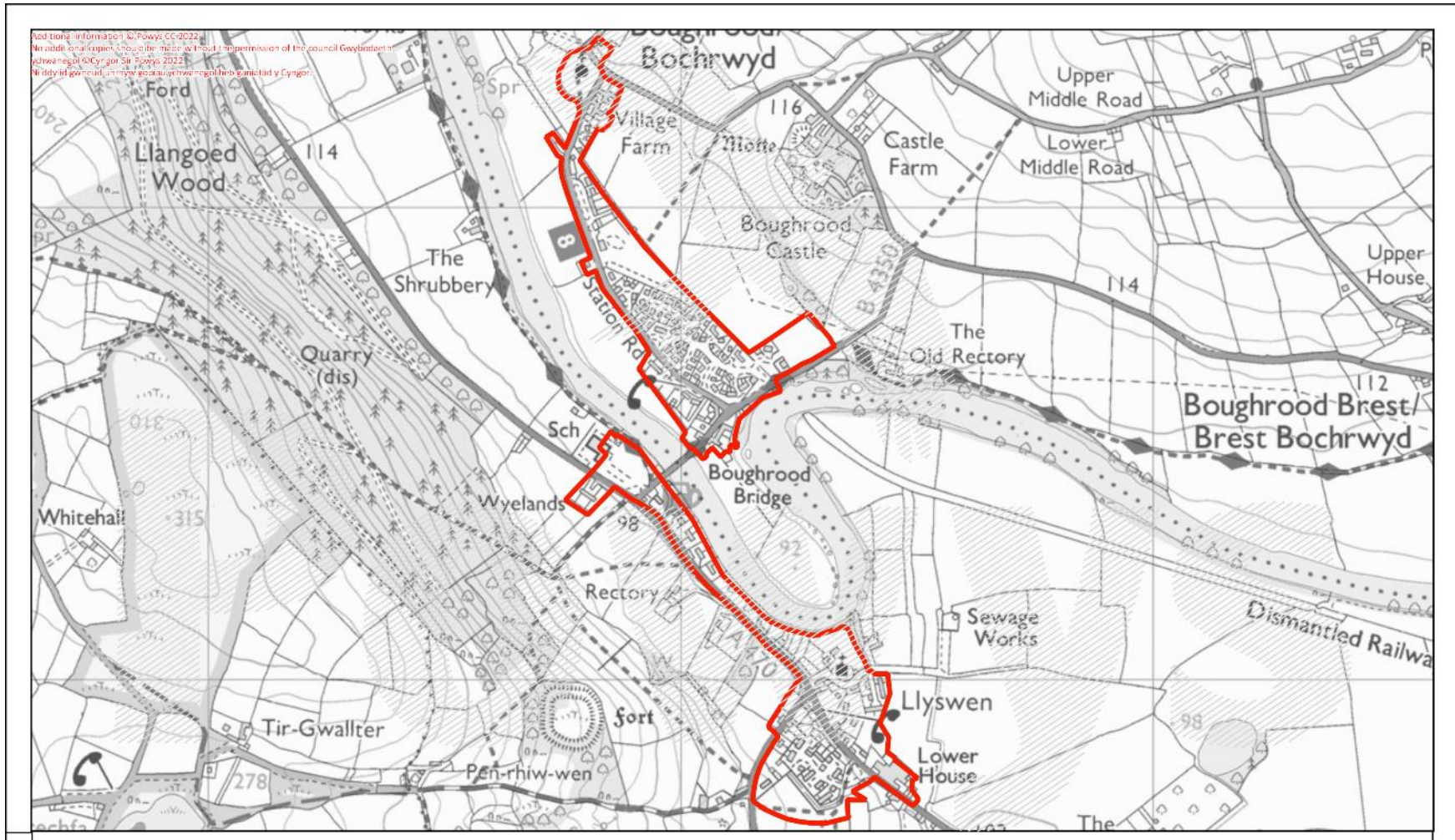
Infrastructure Provision and Settlements Profiles

Settlement Profile: Boughrood and Llyswen

Prepared by Powys County Council in partnership with Cadnant Planning



Boughrood and Llyswen Settlement Profile



1. Introduction

The settlements of Boughrood and Llyswen are classified as Large Villages in the adopted Powys LDP (2011-2026) and are located in the south east region of Powys. The settlements are connected by bridge crossing the River Wye. The settlements are well linked to larger settlements, including Builth Wells which is approximately 11.8 miles away via the A470.

The settlements are served by a local convenience store and petrol station and also have a primary school.

Llyswen almost entirely falls within the Registered Historic Landscape, with two Scheduled Ancient Monuments neighbouring the village; a hillfort dating back to the Iron Age Period and a round barrow dating back to the Bronze Age.

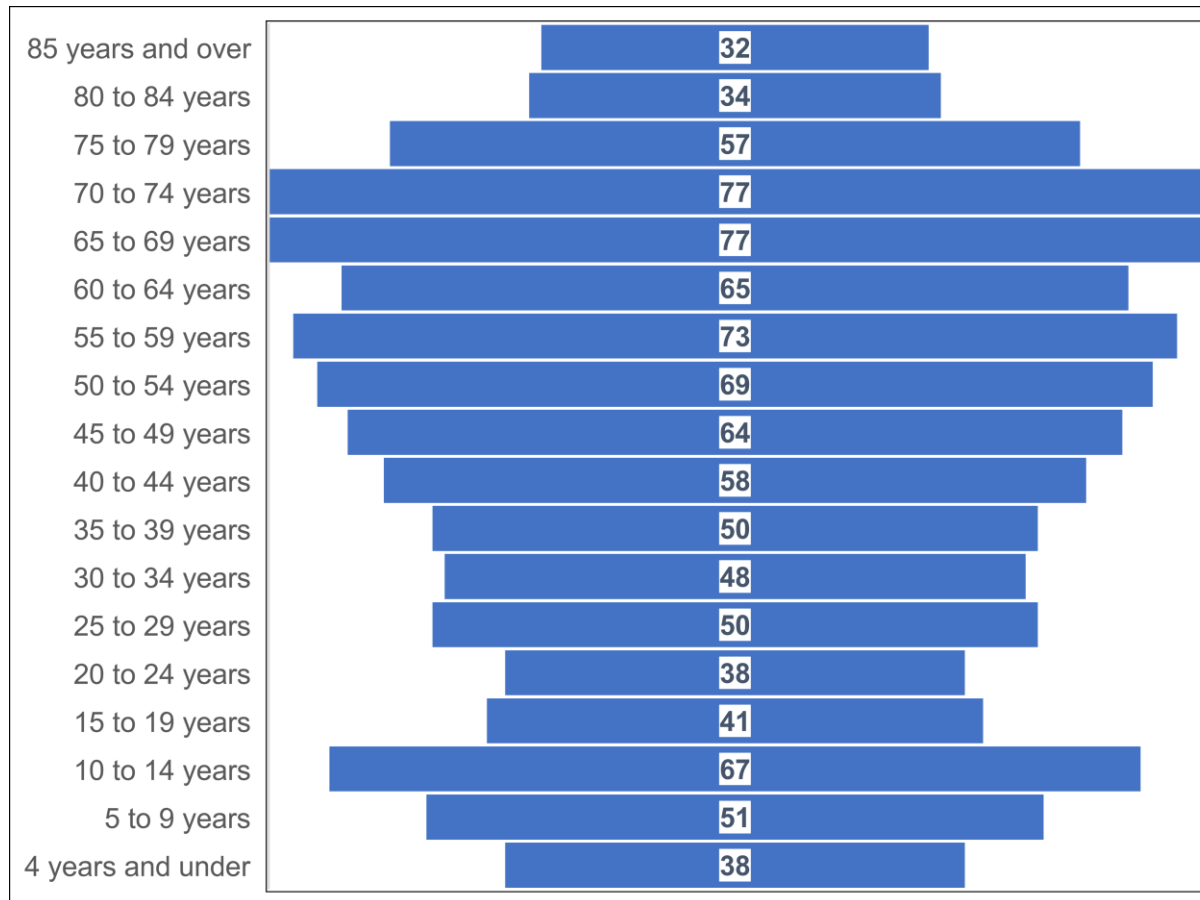
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Hay and Talgarth
Size of Settlement based on Adopted LDP (2011-2026) boundary:	25.25 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	517

Site Survey Date: July 2022

Boughrood and Llyswen Settlement Profile

Figure 1. Population by Age Band within the Output Areas that overlap Settlement (Census 2021)



2. Services and Facilities

Table 1. Educational Facilities within Settlement

Type	Number
College / Further education	0
Secondary school	0
Primary school	1
Nursery / pre-school provision	2
Total number of education facilities	3

There are no health facilities within the settlement.

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	2
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	2
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	6

Boughrood and Llyswen Settlement Profile

Table 3. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	1
Other food outlet	0
Take away food	0
Café	0
Restaurant	0
Petrol station	1
Farm shop	0
Other non-food shops	0
Total number of retail facilities	2

3. Employment Provision

Table 4. Key Employment Opportunities within Settlement

Type	Presence in Settlement (Yes / No)
Public Sector Offices	No
LDP Retail centre	No
Care home	No
Safeguarded / Identified - Industrial Estate / Business Park	No
Other Employment Opportunity (B1/B2/B8) in settlement	No

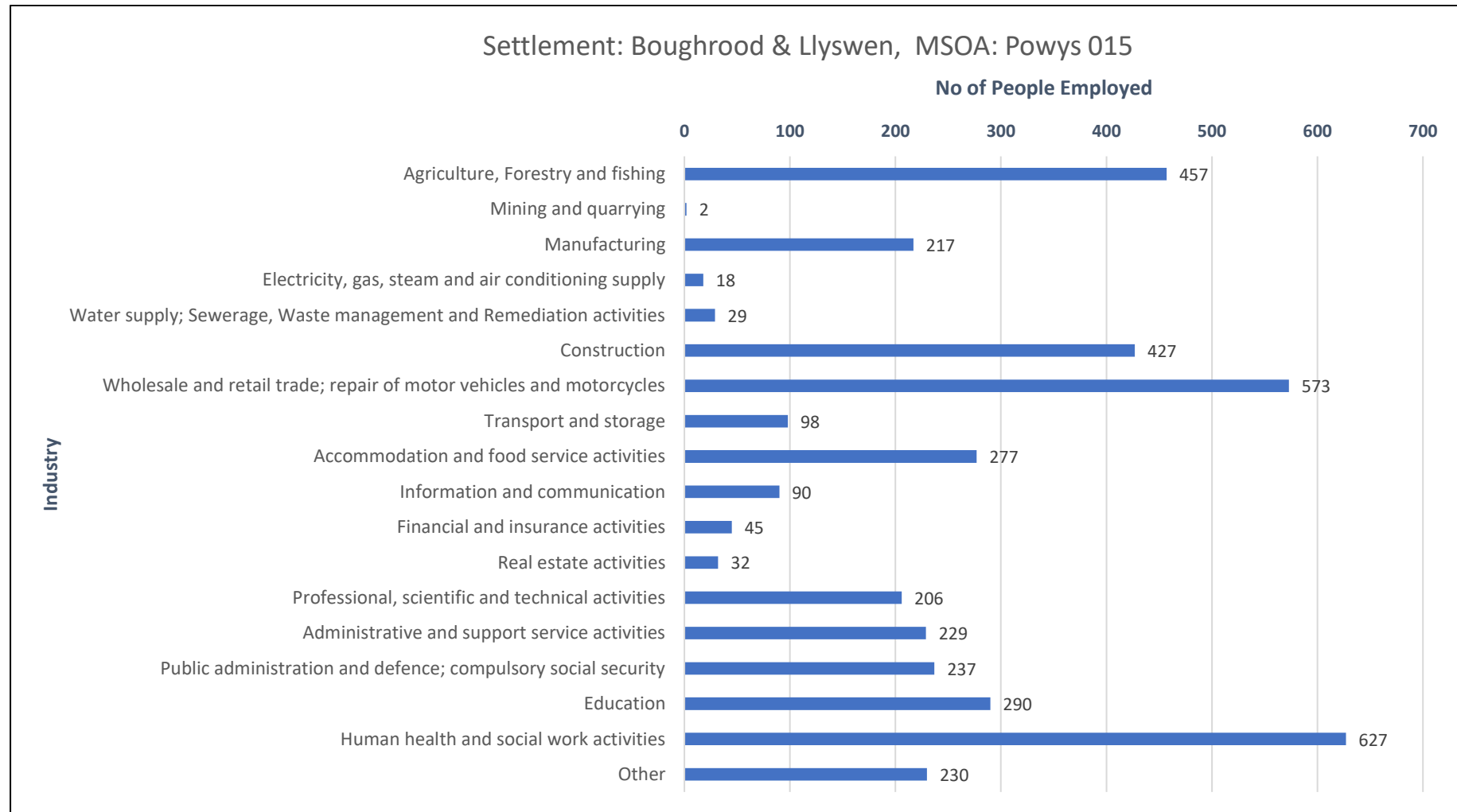
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement less than 3.5 miles to Talgarth Business Park and Three Cocks Industrial Estate

Local employers (employing five or more) in overlapping output areas¹ = 135

¹ Nomis Data (2021)

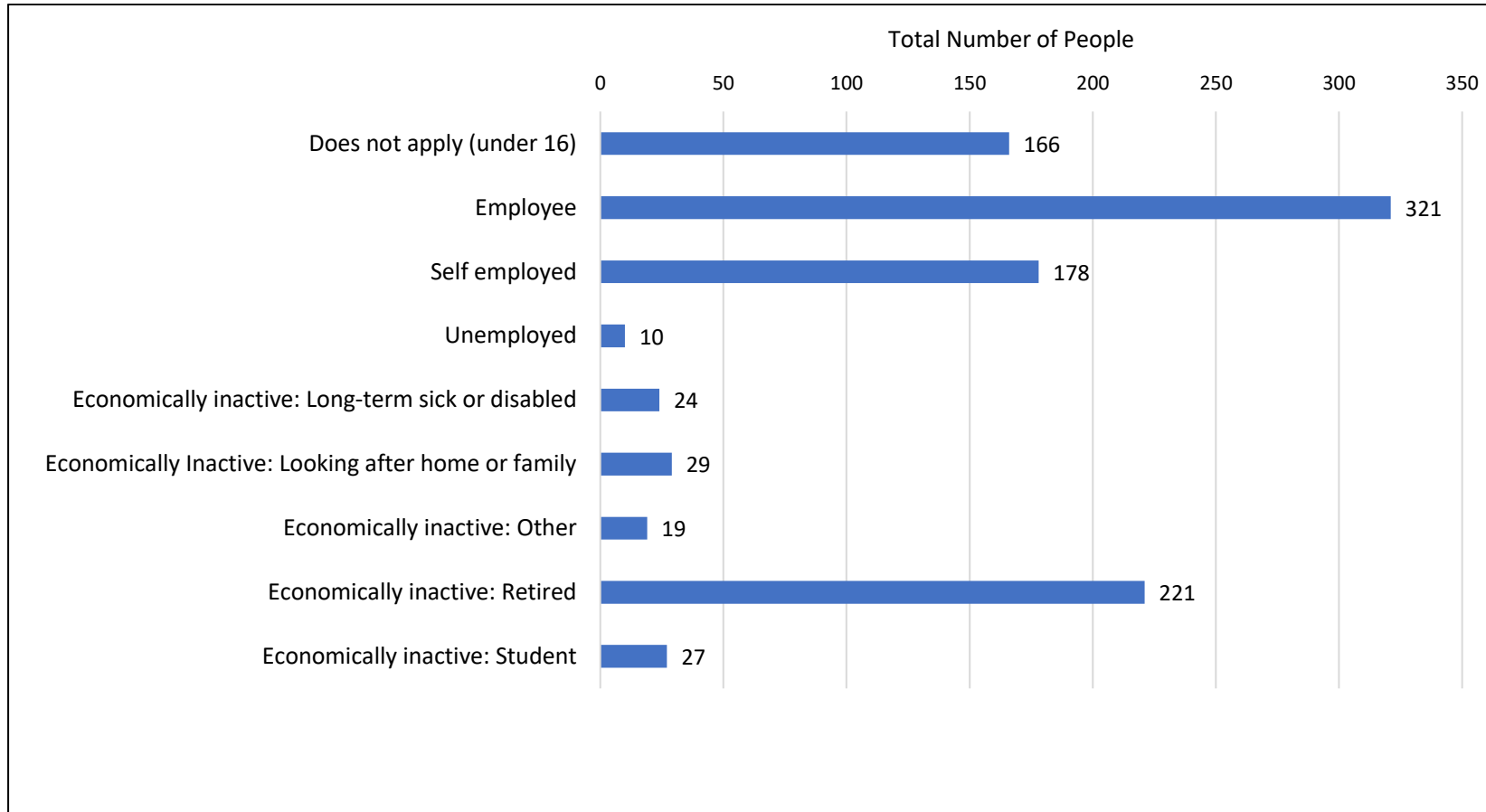
Boughrood and Llyswen Settlement Profile

Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



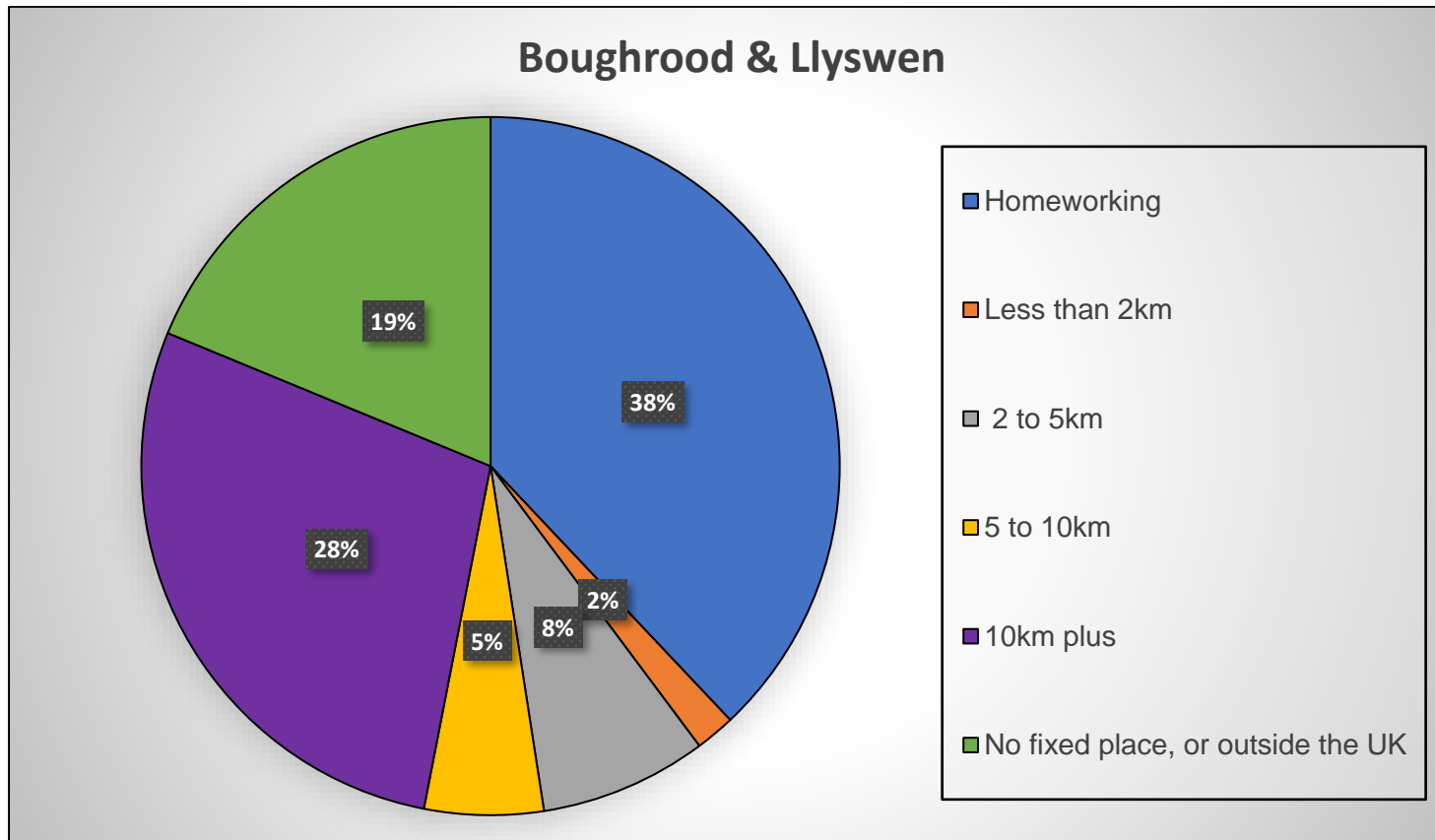
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

Figure 3. Economic Activity Status of Population within the Output Areas that overlap Settlement (Census 2021)



Boughrood and Llyswen Settlement Profile

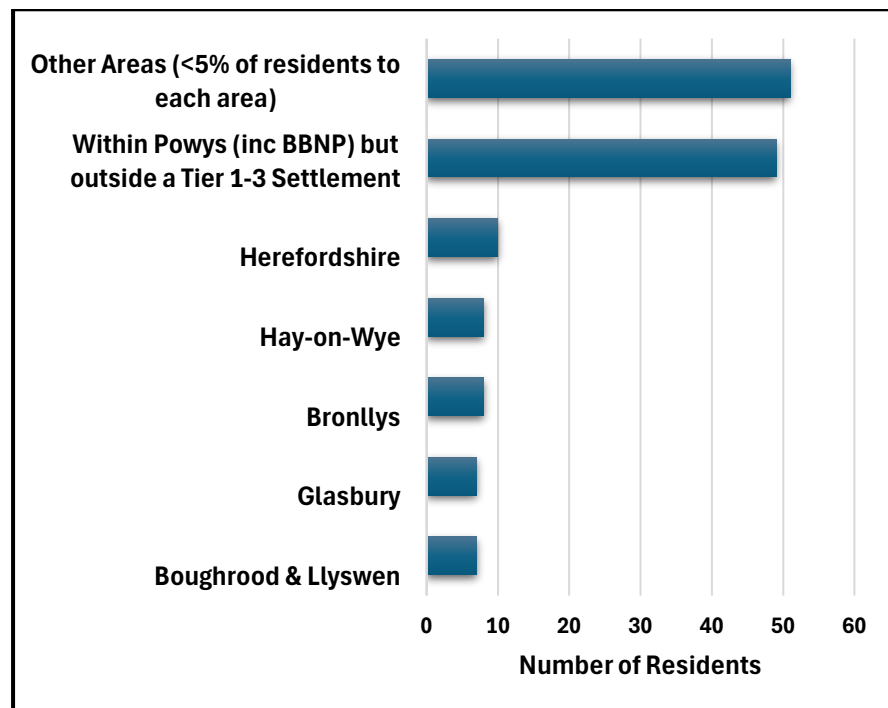
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



It is important to note that the 2021 Census was undertaken at a time when Covid 19 restrictions encouraged working from homing.

Boughrood and Llyswen Settlement Profile

Figure 5. Where Residents Living in Boughrood and Llyswen Travel to Work (Census 2021)



Data has been categorised by which settlements in the Powys (LDP area) residents travelled to or which Authority area they travelled to. Where less than 5% of the residents of a settlement travel to a place, data has been collated into the 'Other Areas' category.

Table 5. Where Residents Living in Boughrood and Llyswen Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage of Total
Boughrood & Llyswen	7	5%
Glasbury	7	5%
Bronllys	8	6%
Hay-on-Wye	8	6%
Herefordshire	10	7%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	49	35%
Other Areas (<5% of residents to each area)	51	36%
Grand Total	140	100%

4. Environmental Capacity

Table 6. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	High – along river. Medium/Low – surface water nearer to Boughrood

Table 7. Built Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No
World Heritage Site	No
Listed Buildings (including setting)	Yes
Conservation Area	No
Scheduled Monument	No
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	Yes

Boughrood and Llyswen Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement	Comments
	Yes / No	
Special Area of Conservation (SAC)	Yes	River Wye
Site of Special Scientific Interest (SSSI)	Yes	River Wye
National Nature Reserve	No	
Local Nature reserve	No	

Table 9. Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement
	Yes / No
National Park	No
AONB	No
Coal Resource Safeguarding Area	No
Agricultural Land Classification grades 3a and above	No
Topography	No
Land Ownership (e.g. charitable organisations)	No

5. Infrastructure Capacity

Water Supply

Provider: Dŵr Cymru Welsh Water (DCWW)

Statutory duties

DCWW is the statutory water and sewerage undertaker that supplies over three million people in Wales and some adjoining parts of England. Owned by Glas Cymru, a single purpose company with no shareholders, it is run solely for the benefit of customers.

DCWW, on behalf of customers and in line with the principal responsibilities as set out in the Water Industry Act 1991 (as amended), owns, operates, maintains, improves and extends the system of public sewers, water mains and associated apparatus together with treatment works and pumping stations and has corresponding statutory duties to ensure effectual drainage and for making available supplies of water.

Supporting development is one of DCWW's primary objectives, alongside the core purposes to deliver effective sanitation and safe drinking water to customers. In seeking to support growth, DCWW relies on the planning system to ensure that adequate infrastructure is in place (and in time) to serve development. This is reflected in national planning guidance and in the importance attributed to DCWW's involvement as a specific consultee in the LDP and statutory consultee in the planning application process.

Welsh Water Capital Investment for Growth and New Development

Capital investment in water and sewerage infrastructure is managed in 5-year Asset Management Plans (AMP). The current AMP7 period runs from 2020 to 2025, AMP8 will run 2025 to 2030 – subsequent AMPs will follow on in this way. The AMP delivers essential investment in infrastructure from an operational and maintenance perspective and seeks to ensure appropriate large-scale investment is undertaken to provide capacity for new development and growth.

The AMP programme is funded via the revenue received through customer bills. DCWW is required to put forward a business plan for investment for each AMP cycle and, to ensure that customer's money is invested appropriately, they rely on adopted LDPs with allocated development sites to give certainty of growth. The industry regulator, Ofwat, will not support investment for infrastructure to serve unconfirmed growth. This creates a natural tension with the level of investment that can be supported in any particular AMP period and DCWW must

Boughrood and Llyswen Settlement Profile

prioritise the funding available to ensure it is used in the most appropriate way. DCWW's operational area covers all 25 Welsh LPAs as well as the whole of Herefordshire and parts of other bordering English LPAs.

Water supply within Powys LPA

DCWW operate a variety of water sources to supply their customers. Most of DCWW's water is supplied from their impounding reservoirs although significant volumes are extracted from lowland river sources. For water resource planning purposes, DCWW subdivide their regions into 'Water Resources Zones' (WRZs). A WRZ is defined as the largest area in which all resources can be shared such that all customers, with some limitations, experience the same risk of supply failure. To ensure that water is available to their customers when it is needed, and in the quantity required, DCWW prepares and maintains a Water Resources Management Plan (WRMP) every 5 years which forecasts the long term supply and demand balance across our water supply area. DCWW's current Plan (WRMP19) was published in March 2019 for the period 2020 - 2050 and work is underway to develop their next Plan (WRMP24) for the period 2025 – 2050. The Draft WRMP24, builds on DCWW's 2019 Plan, by taking into account updated guidance and guiding principles from Government and their Regulators, as well as operational experience gained from recent periods of dry weather in 2018, 2020 and 2021.

DCWW produce a future supply demand balance for each of their WRZs and where the supply demand balance flags a potential shortfall, to resolve it, DCWW identify options that either reduce demand or increase supplies. Where the supply demand balance demonstrates that an area is in surplus, DCWW can examine options that might be taken to meet wider objectives such as maintaining good drinking water quality, meeting Government policy direction or customer's wider preferences. The investment required is then fed through into their company AMP business plan to seek the necessary funding.

Boughrood and Llyswen lie within the 8105 Llyswen WRZ. This zone covers the small rural communities in and around Hay-on-Wye. Water is abstracted from the River Wye at Llyswen where it is treated at the associated water treatment works before it enters the supply network.

The draft WRMP24 confirms that these WRZs can provide sufficient water for current and future demand, and that by 2031 they are projected to meet increased drought resilience targets for all of the DCWW WRZs.

Boughrood and Llyswen Settlement Profile

Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

Table 10. Capacity Information at Welsh Water Treatment Works

WwTW	Towns and Large villages served	Capacity at the WwTW?
Llyswen Village	Boughrood, Llyswen	No capacity available to accommodate further growth. Once compliance with phosphorus is achieved, a limited capacity will be available. Until details of the location of any sites being considered and unit numbers are available, no assurances can be provided regarding available capacity.

Development Impact Assessment (DIA) process

If there are capacity constraints at a WwTW and no capacity improvements are planned within the current AMP, it may be necessary for a feasibility study (called a Development Impact Assessment – DIA) to be undertaken on the WwTW at the developer's expense. The DIA determines any improvement works required at the WwTW to accommodate the development site. Where possible, DCWW will control the delivery of any solutions as part of the planning process and dependent on the progress of the DIA, DCWW may be able to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

Phosphates

NRWs Water Quality National Environment Programme (NEP) outlines the improvements DCWW need to make to comply with environmental legislation and identifies the WwTW where DCWW need to invest in phosphate removal, either through the tightening of existing phosphate permits or the introduction of new phosphate permits. As such, DCWW have developed a phased programme in agreement with NRW over AMP7 (2020-2025) and AMP8 (2025-2030) setting out those WwTW where phosphate removal will take place.

Boughrood and Llyswen Settlement Profile

As a result of the NRW evidence package and Planning Advice, a joint NRW / DCWW programme of modelling has been developed looking at the failing SAC rivers. This work is currently underway utilising the industry standard SAGIS (Source Apportionment Geographic Information System) tool. The purpose of the modelling work is to determine the source apportionment by modelling nutrient loads and concentrations from multiple sources which will establish and confirm our proportion of the phosphate load discharged.

The modelling work is expected to be completed in 2022 and DCWW will review the findings with NRW in order to determine whether DCWW's investment in phosphate removal in the current and next AMP is targeted at the right WwTW locations.

Once the ongoing source apportionment work is completed, DCWW will need to work with developers, LPAs, land managers and NRW to deliver a range of options including nature-based solutions (NBS). Our view is that investing in catchment NBS (such as planting buffer strips alongside rivers, creating wetlands and managing nutrient/manure addition to farmland to better manage runoff into rivers) will have a beneficial and sustainable impact for everyone. To that end, DCWW are wholly supportive of proposed Nutrient Management Boards (NMBs) that are being set up as they will play a key role in taking solutions forward.

Table 11. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Llyswen Village	Yes	Yes 5mg/l Effective from: 22/02/2025	No

The delivery of an AMP scheme to introduce or tighten a phosphate permit does not necessarily resolve any other capacity concerns that may be present at a WwTW.

Electricity Provision

Electricity supply provider: National Grid

Table 12. Electricity Supply Capacity information²

Substation name	Substation type	Upstream Demand Headroom ³	Other Towns or Large Villages served	Bulk Supply Point ⁴ (BSP) Substation	Upstream Demand Headroom ⁵	Other Towns or Large Villages served by BSP
Glasbury	Primary	2.69MVA (Red ⁶)	Bronllys, Hay-on-Wye, Glasbury, Clyro, Three Cocks	Abergavenny Primary (BSP)	26.03MVA (Red ⁷)	Builth Wells and Llanelwedd, Llandrindod Wells, Llanwrtyd Wells, Llangynog, Newbridge-on-Wye, Howey, Crossgates, Rhayader, Bronllys, Hay-on-Wye, Glasbury, Clyro, Llanyre, Newbridge on Wye, Three Cocks, New Radnor (including other settlements outside the Powys LDP boundary)

² [National Grid - Network capacity map](#)

³ The amount of power available on the circuit.

⁴ A major substation where transformers reduce the transmission network voltage to a lower level suitable for the distribution network.

⁵ The amount of power available on the circuit.

⁶ Less than 10% total site capacity available

⁷ Less than 5% total site capacity available

Gas Supply

Table 13. Gas Supply Capacity and Planned Improvements

Gas supply provider	Capacity comments
Wales and West Utilities	<p>Wales and West Utilities (WWU) has sufficient capacity to maintain network pressures at all times and reinforce for general growth. However, specific reinforcement of the network to support larger loads would be undertaken on a project-by-project basis, as the need arises. This work may involve upsizing local mains, pressure control equipment and higher-pressure feeder mains. Costs will be apportioned between what WWU will fund and the charges to the customer via the use of WWU’s Economic Test model.</p> <p>The following considerations would be relevant when considering development of particular sites:</p> <ul style="list-style-type: none"> • If reinforcement would be required to supply new development • Which pressure tier or main would be appropriate to supply the new development • Would any WWU mains need to be diverted within the development • Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course <p>WWU have an approved Reinforcement Investment Plan currently until 2026. Before this comes to an end, WWU will be working on a new investment plan to see them into the future beyond this point. WWU invest reinforcement in the network to ensure reliability for current and future loads when required.</p>

Boughrood and Llyswen Settlement Profile

Broadband Provision

Broadband connection ⁸ in Settlement: Yes

Table 14. Broadband Provision and Planned Improvements

Broadband performance	% of properties within Settlement
Broadband speed of >30 Mb/s	100%
Broadband speed of <30 Mb/s	0%

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Archdeacon Griffiths Church in Wales Primary School	148	157	106 %	-9	-6%

⁸ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP surgery in Boughrood and Llyswen. The nearest GP surgery would be at Brecon.

Table 16. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Ty Henry Vaughan	15,550	Yes	5,835	5,835	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 17. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	<p>Boughrood – Access is constrained on the B4350 over the river bridge from A470T and there are issues with pedestrian/active travel provision over the bridge. The highway network could only accommodate a moderate level of development only. There are limited opportunities to the north due to narrow road widths and lack of footway.</p> <p>Llyswen – The settlement is mainly served by the A470 Trunk Road and the A479. There are limited opportunities other than off the A479 to south-east of existing settlement.</p>

6. Transport Opportunities

Active Travel

Active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 18. Bus Services within Settlement

Service Provision	Yes / No	Comments
'Turn up and go' provision, frequency of approximately every 10 minutes	No	
Medium frequency of service between 10 -30 minutes.	No	
Low frequency of service between 31-60 minutes.	No	
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	Yes	Services to Brecon, Newtown, Hereford, Builth Wells, Abergavenny

Train Services

Table 19. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	Yes	12.9 miles to Builth Road Train Station. Services to Swansea and Shrewsbury

Road Services

Table 20. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A470, A479

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: Yes

Spaces to be added to Open Space Assessment: 0 + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 1

Table 21. Informal Open Spaces (All over 0.2 hectares)

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	1
Amenity greenspace	0
Green corridors	0
Natural and semi-natural green spaces	0
Public parks and gardens	0

Table 22. Provision for Children and Young People

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	0
Local Equipped Areas of Plan (LEAP)	0
Unequipped Local Areas of Plan (LAPs)	0

Table 23. Outdoor Sports Facilities

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	0
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	0

Boughrood and Llyswen Settlement Profile

Table 24. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Wye
PROW	Yes	Limited PROW within settlement. PROW along River Wye to north west and east
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Boughrood lies within the Painscastle Uplands Landscape Character Area (LCA), close to the southern border, which comprises a large tract of rolling upland farmland, situated on the south-eastern edge of the Powys Local Development Plan (LDP) including the settlement of Old Radnor in the north and extending to the south-east of Painscastle. The LCA is punctuated by a line of distinctive upland hills known as the Hergest Ridge. The southern, south-western and south-eastern boundary of this LCA is defined by the change of topography to the upper edge of the Wye Valley (Builth Wells to Haye-on-Wye) LCA, whilst the north-western boundary is defined by the transition in landcover and scale to the open Aberedw Uplands LCA and the eastern boundary by the England-Wales border.

This LCA is almost entirely within the Radnorshire Hills National Landscape Character Area (NLCA), although a small area following

the boundary with the Wye Valley (Builth Wells to Haye-on-Wye) LCA is in the Wye and Usk Vales NLCA.

Boughrood lies outside the Middle Wye Valley Historic Landscape, whilst Llyswen lies inside this designation. Llyswen Camp lies to the west, comprising of the remains of a hillfort, which probably dates to the Iron Age period and is a Scheduled Monument. There are clusters of listed buildings in Boughrood and Llyswen.

The River Wye runs between Boughrood and Llyswen and is designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

Boughrood and Llyswen are served by the B4350, A470 and A479 main roads as well as other minor roads. A network of PRoW cross the area as well as the NCN Route 8.

9. Community Aspirations

Bronllys Community Council were contacted to understand their aspirations for the local community at an early stage whilst gathering baseline information to inform the Replacement Powys Local Development Plan.

No response was received from Bronllys Community Council specifically in relation to community aspirations as part of the Settlement Audit.

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

Table 25. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	1
2	2
3	0
4	1
TOTAL	4

Total number of new dwellings (net) built between 2011 and 2024 = 42

Median house price paid data 01/04/2020 to 01/04/2023 = £ 233,850 (Average = £273,007)

Average Household Income (by Locality) = £36,333 (CACI Paycheck GROSS household income 2021)

Replacement LDP Housing Commitments at April 2024 = None