



# **Powys Replacement Local Development Plan (2022-2037)**

## **Infrastructure Provision and Settlements Profiles**

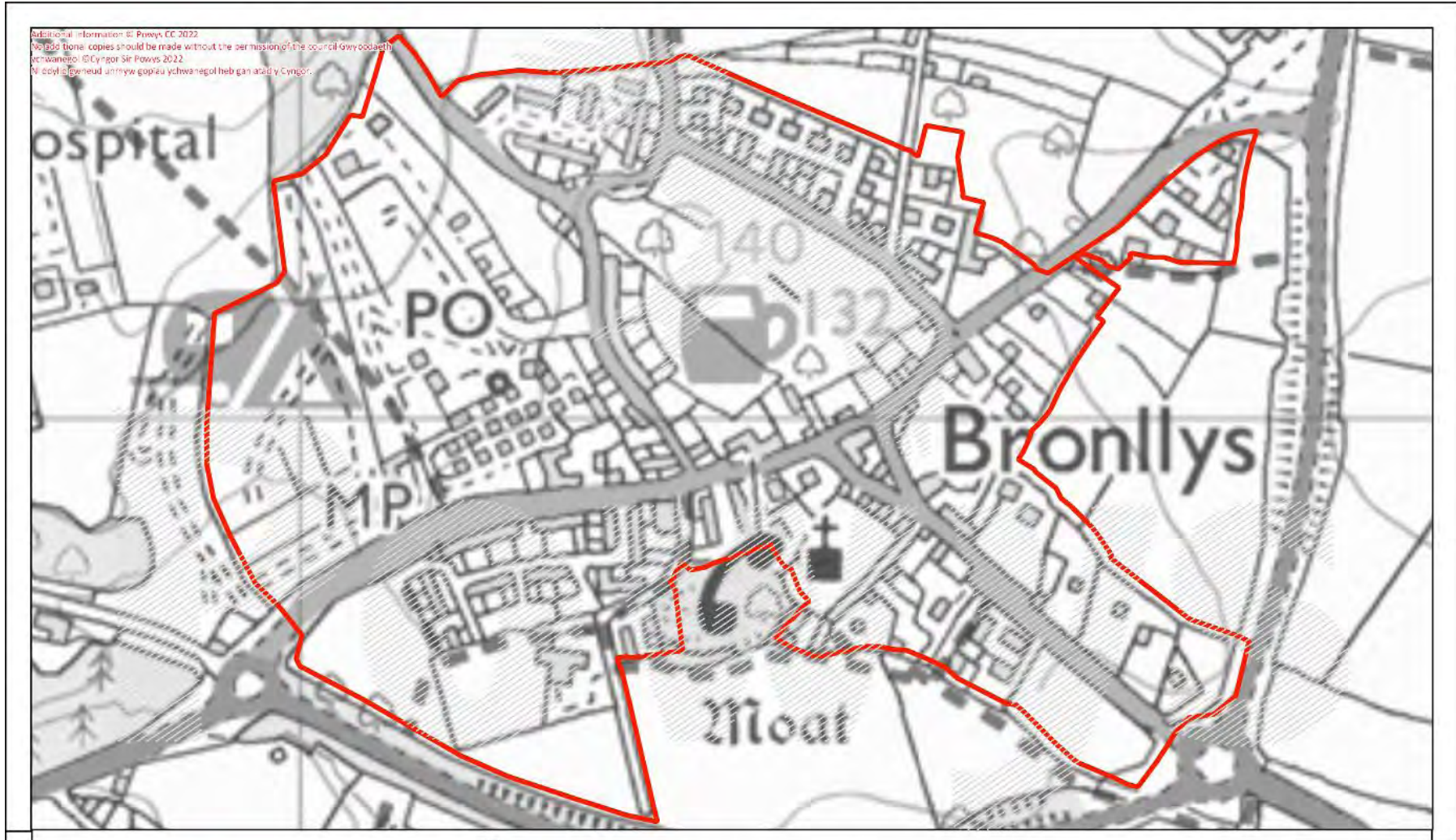
### **Settlement Profile:**

#### **Bronllys**

Prepared by Powys County Council in partnership with Cadnant Planning



# Bronllys Settlement Profile



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## 1. Introduction

The settlement of Bronllys, classified as a Large Village in the adopted Powys LDP (2011-2026), is a mostly residential settlement with two holiday caravan parks being served by a local convenience store, petrol station, café and a hospital. Bronllys is located in the south east region of Powys off the A479 and A438.

Bronllys is set within the Registered Historic Landscape, with the medieval Bronllys Castle located to the south east of the settlement and a medieval moated homestead directly adjoining the development boundary to the south. Bronllys Hospital is set within the Historic Park and Garden Park boundary. Medieval Bronllys Castle lies on the outskirts of the village and is a Scheduled Ancient Monument.

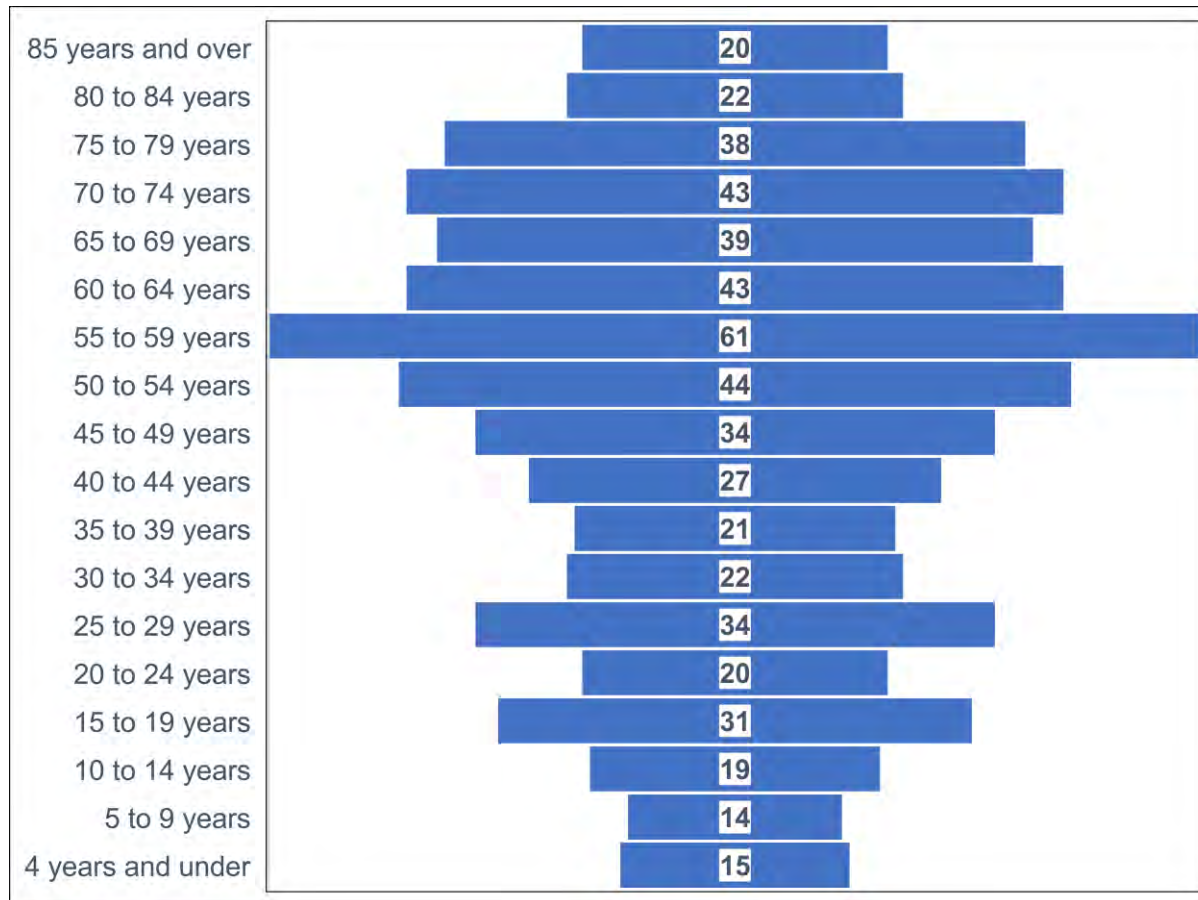
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Large Village
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 3
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Local Cluster Settlement
<b>Housing Market Area / Locality:</b>	Hay and Talgarth
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	26.03 hectares
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	506

**Site Survey Date:** July 2022

## Bronllys 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
<b>Other:</b> Specialist School for children with autism and a learning disability	1
<b>Total number of education facilities</b>	<b>0</b>

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)	1
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	1
<b>Total number of community facilities</b>	<b>6</b>

Bronllys Settlement Profile

**Table 3. Health Facilities within Settlement**

Type	Number
Hospital (A& E, Minor injuries)	1
GP Surgeries	0
Pharmacy	0
Dentist	0
Opticians	0
<b>Total number of health facilities</b>	<b>1</b>

**Table 4. 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
Petrol station	1
Farm shop	0
Other non-food shops	1
<b>Total number of retail facilities</b>	<b>4</b>

### 3. Employment Provision

**Table 5. 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 = 1.1 miles to Talgarth Business Park (Brecon Beacons National Park LDP), 2.6 miles to Three Cocks.

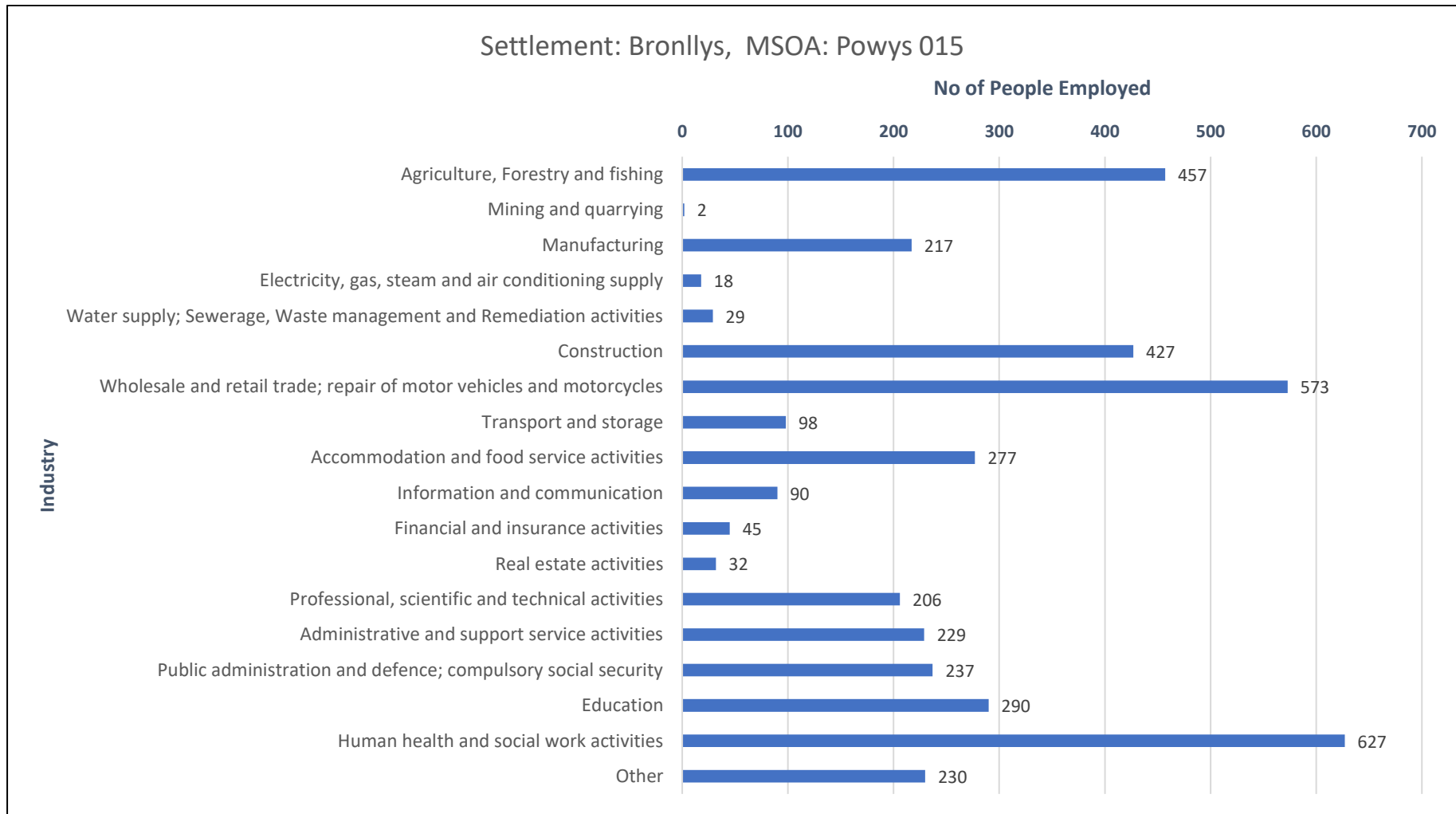
**Local employers (employing five or more) in overlapping output areas<sup>1</sup> = 135**

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<sup>1</sup> Nomis Data (2021)

Bronllys Settlement Profile

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

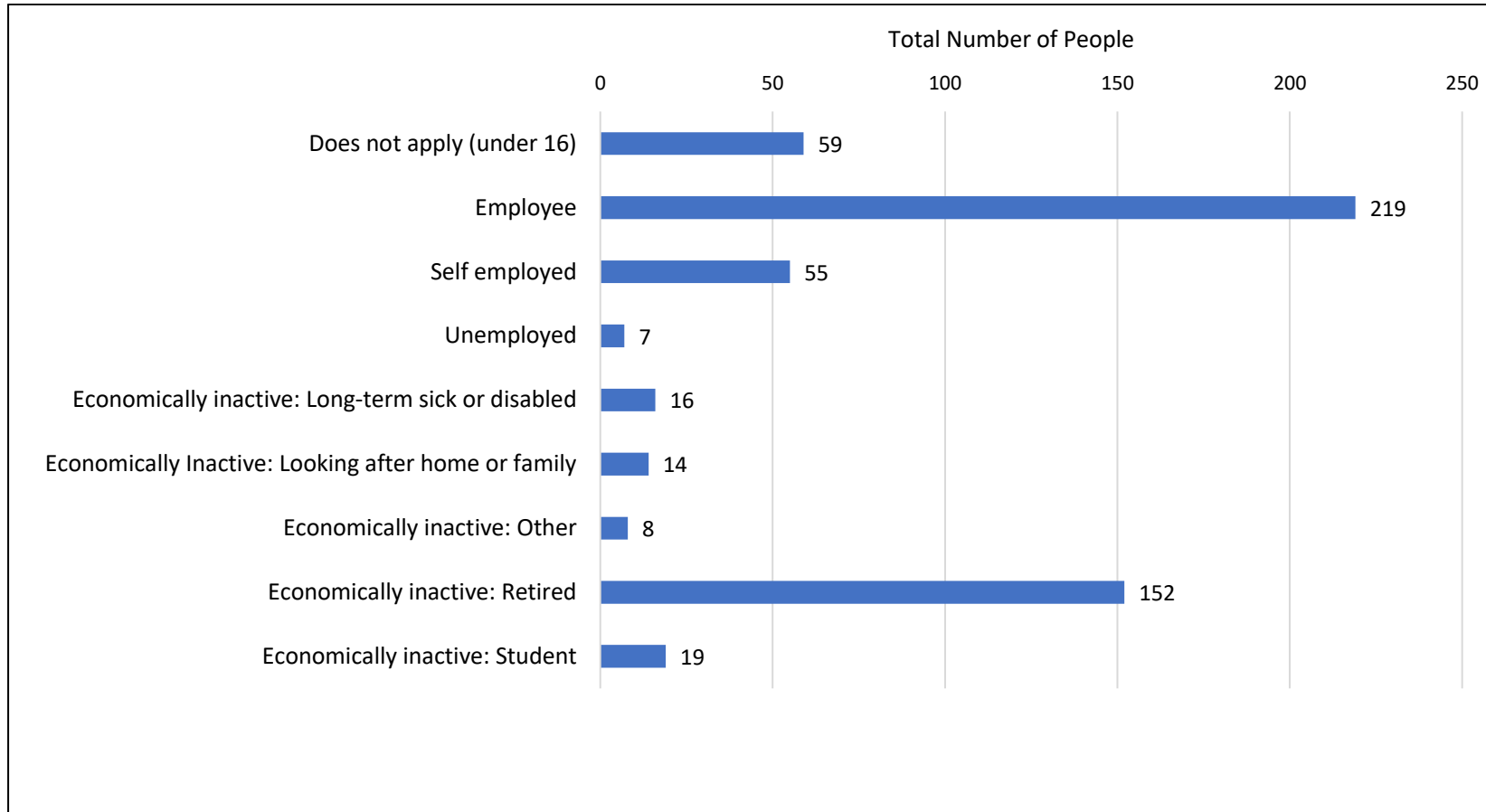


Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.



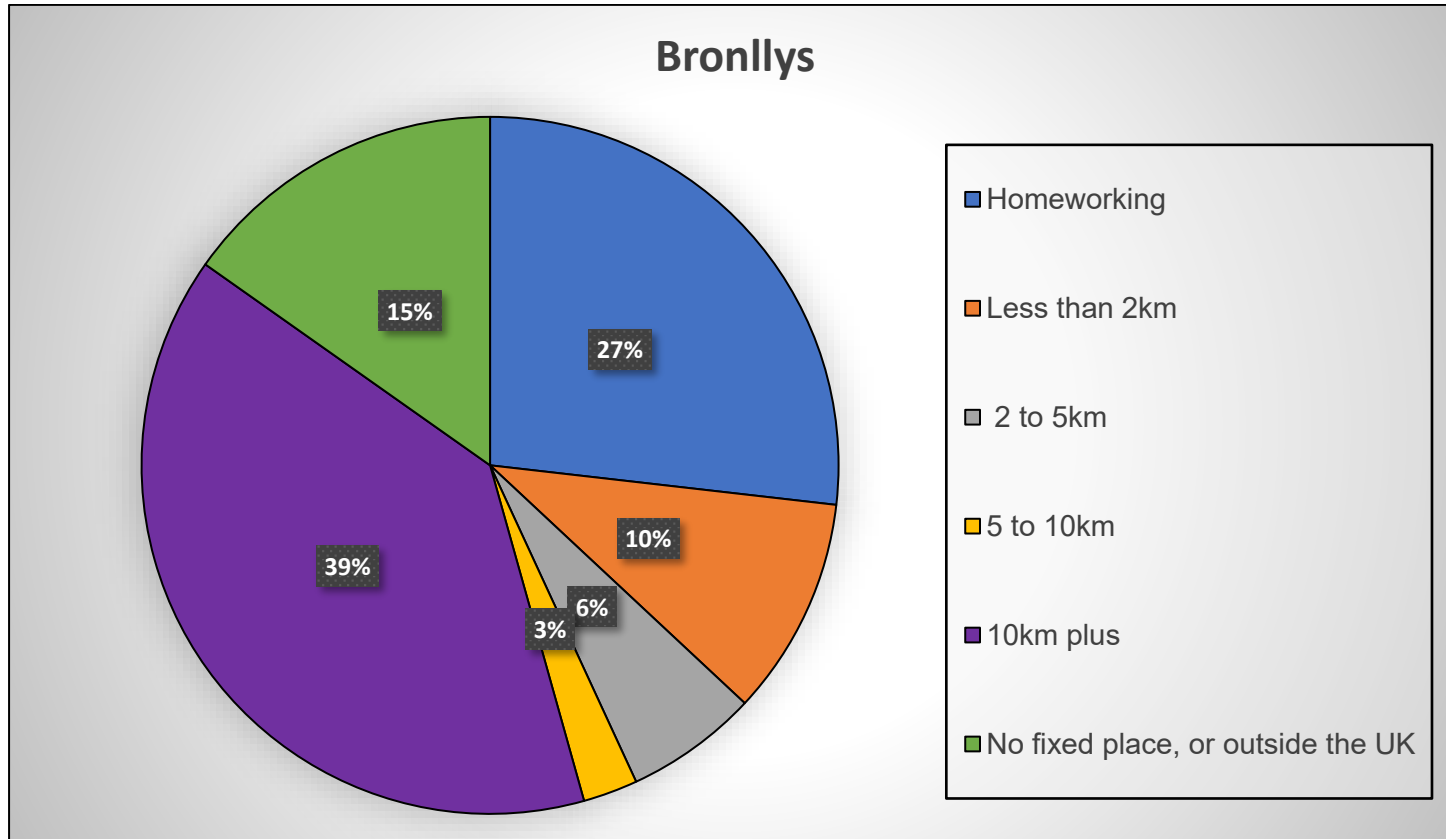
## Bronllys Settlement Profile

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



## Bronllys Settlement Profile

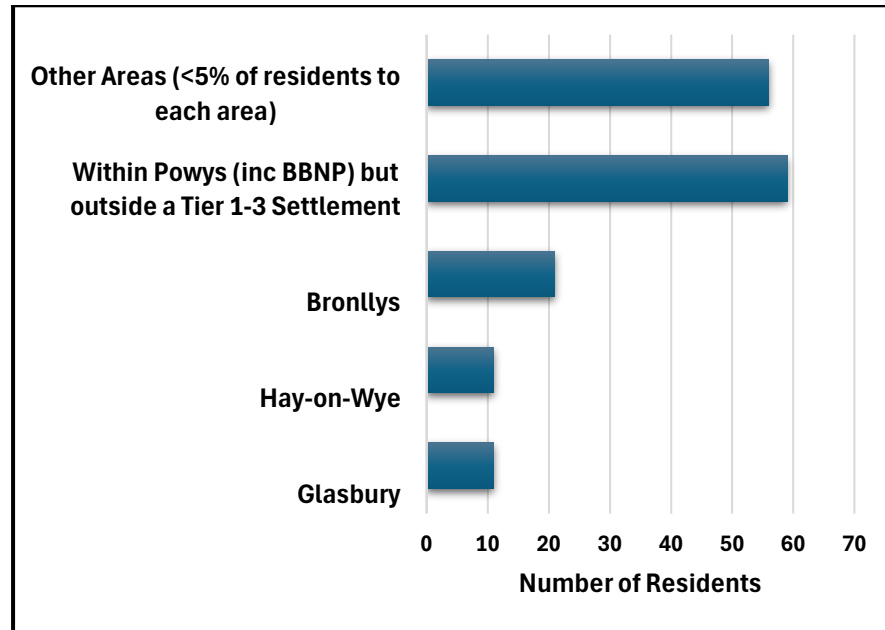
**Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)**



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

## Bronllys Settlement Profile

**Figure 5. Where Residents Living in Bronllys 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 6. Where Residents Living in Bronllys Travel to Work (Census 2021)**

Settlements / Areas	Residents	Percentage
Glasbury	11	7%
Hay-on-Wye	11	7%
Bronllys	21	13%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	59	37%
Other Areas (<5% of residents to each area)	56	35%
<b>Grand Total</b>	<b>158</b>	<b>100%</b>

## 4. Environmental Capacity

**Table 7. Flood Risk Constraints within or adjacent to Settlement**

<b>Constraint</b>	<b>Presence in or adjacent to Settlement</b>
Flood risk DAM (C1/C2)	No (C2 outside of settlement)
Flood risk (Flood Map for Wales)	Small amount of Low flood risk – Surface Water

**Table 8. Built Heritage Designations within or adjacent to Settlement**

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

Bronllys Settlement Profile

**Table 9. 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 10. 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	Yes	Nearby
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	No	
Topography	Yes	Bronllys Castle to the south-east
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

## Bronllys Settlement Profile

unconfirmed growth. This creates a natural tension with the level of investment that can be supported in any particular AMP period and DCWW must 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.

Bronllys lies 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.

## Bronllys Settlement Profile

### Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

**Table 11. Capacity information at Welsh Water Treatment Works**

WwTW	Towns and Large villages served	Capacity at the WwTW?
Talgarth	Bronllys	Capacity available to accommodate further growth beyond existing commitments. Details of the location of any sites being considered and unit numbers will need to be discussed with DCWW.

### 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.



## Bronllys 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 12. Information regarding relevant Welsh Water Treatment Work**

<b>WwTW</b>	<b>Within SAC?</b>	<b>Phosphate permit?</b>	<b>AMP7 P scheme?</b>
<b>Talgarth</b>	Yes	Yes. 2mg/l Effective from: 14/08/2023 Phosphate permit tightening to 0.25mg/l, effective from 31/03/2030	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.

Bronllys Settlement Profile

**Electricity Provision**

**Electricity supply provider:** National Grid

**Table 13. Electricity Supply Capacity information<sup>2</sup>**

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

<sup>2</sup> [National Grid - Network capacity map](#)

<sup>3</sup> The amount of power available on the circuit.

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

<sup>5</sup> The amount of power available on the circuit.

<sup>6</sup> Less than 10% total site capacity available

<sup>7</sup> Less than 5% total site capacity available

## 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"> <li>• If reinforcement would be required to supply new development</li> <li>• Which pressure tier or main would be appropriate to supply the new development</li> <li>• Would any WWU mains need to be diverted within the development</li> <li>• Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course</li> </ul> <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>

## Bronllys Settlement Profile

### Broadband Provision

Broadband connection <sup>8</sup> in Settlement: Yes

**Table 15. Broadband Provision and Planned Improvements**

Broadband performance	% of properties within Settlement
Broadband speed of >30 Mb/s	98%
Broadband speed of <30 Mb/s	2%

### Education Provision

There are no educational provisions within the settlement. The nearest primary school is at Ysgol y Mynydd Du, Talgarth.

**Table 16. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol y Mynydd Du	150	106	71%	44	29%

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<sup>8</sup> Data correct from Welsh Government OMR, June 2022

## Bronllys Settlement Profile

### Health Care Provision

There is no GP surgery in Bronllys. The nearest GP surgery would be at Talgarth.

**Table 17. GP surgery information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Haygarth Medical Centre (branch of Hay on Wye Health Centre)	7,760	Yes	4,447	4,447	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age
- The proximity of Hay-on-Wye 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.

### Transport

**Table 18. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	There are opportunities for development to the east and south between existing settlement towards the A479 trunk road. Development is only constrained within existing residential development areas and the historic core of the settlement. The Bypass provides good access.

## 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 Brecon, Llandrindod Wells, Abergavenny, Builth Wells, Hereford

### Train Services

**Table 20. 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	16 miles to Builth Road. Services to Swansea, Shrewsbury

### 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	A438, 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

**Spaces to be deleted from Open Space Assessment:** 0

**Total Number of Open Spaces:** 3

**Table 22. 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 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)	2
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)	0

Bronllys Settlement Profile

**Table 25. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	Limited PROW leading to wider area, including along Bronllys Castle
Walkways	Yes	

**Number of Allotments / Community Gardens in Settlement: 0**



## 8. Character

Bronllys lies within the Llanfili/Bronllys Farmlans Landscape Character Area (LCA) which is situated in the south-east of the Powys Local Development Plan (LDP) area, extending from Brecon to the south-west and Hay on Wye to the north-east. The southern and eastern boundary of the LCA is formed by the edge of the Brecon Beacons National Park. To the north, the edge of the LCA is defined by the transition in landform to the broad valley of the Wye Valley (Builth Wells to Haye-on-Wye) LCA, and to the more elevated landforms of the Eastern Mynydd Epynt Hills and Mynydd Epynt to the north-east. The western boundary of the LCA is defined by the change in landform to the Southern Mynydd Epynt Valleys with landform lowering to meet the valley of the River Honddu.

The majority of the LCA lies within the Wye and Usk Vales National Landscape Character Area (NLCA), although the north-eastern extent is situated within the Epynt Plateau and Valleys NLCA.

Bronllys lies within the Middle Wye Valley Registered Historic Landscape, designated for its multi-period evidence of human exploitation. Bronllys Castle and Bronllys Moated Site are Scheduled Monuments which lie on the outskirts of the village. Bronllys Hospital is a Grade II listed Registered Historic Park and garden.

Bronllys is served by major roads including the A479, A483 and A438. There are a network of PROWs between settlements, as well as parts of National Cycle Network (NCN) Route 8 which runs through Bronllys.

The Llynfi River which runs to the east of the village is designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

## **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

Figure 6. Site of the former Bronllys Primary School



## 11. Housing Need and Supply

**Table 26. Affordable Housing Need (April 2023) within Settlement (1<sup>st</sup> Preference Band 1-3)**

<b>Number of Bedrooms</b>	<b>Total on Common Housing Land Register Waiting List</b>
<b>1</b>	<b>4</b>
<b>2</b>	<b>6</b>
<b>3</b>	<b>0</b>
<b>4</b>	<b>0</b>
<b>TOTAL</b>	<b>10</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 65**

**Median house price paid data 01/04/2020 to 01/04/2023 = £250,000 (Average = £266,524)**

**Average Household Income (by Locality) = £36,33 (CACI Paycheck GROSS household income 2021)**

Bronllys Settlement Profile

**Table 27. Replacement LDP Housing Commitments at April 2024**

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1116		21/0583/FUL	Former Bronllys CP School Bronllys Brecon Powys LD3 0HP	Residential development of 17 dwellings and all associated works	Planning Permission Not Started	17	0	0	17
365	P07 HA1	P/2016/0793	Land at the rear of Bronllys CP School Bronllys	Erection of 30 dwellings for a residential development and related infrastructure	Commenced	0	30	0	30
1048	P07 HA2	P/2018/0428	Land at Bronllys to the West of Hen Ysgubor, Bronllys	Outline: Erection of 10x dwellings (all matters reserved)	Planning Permission Not Started	10	0	0	10
					<b>TOTAL</b>	<b>27</b>	<b>30</b>		<b>57</b>



# **Powys Replacement Local Development Plan (2022-2037)**

## **Infrastructure Provision and Settlements Profiles**

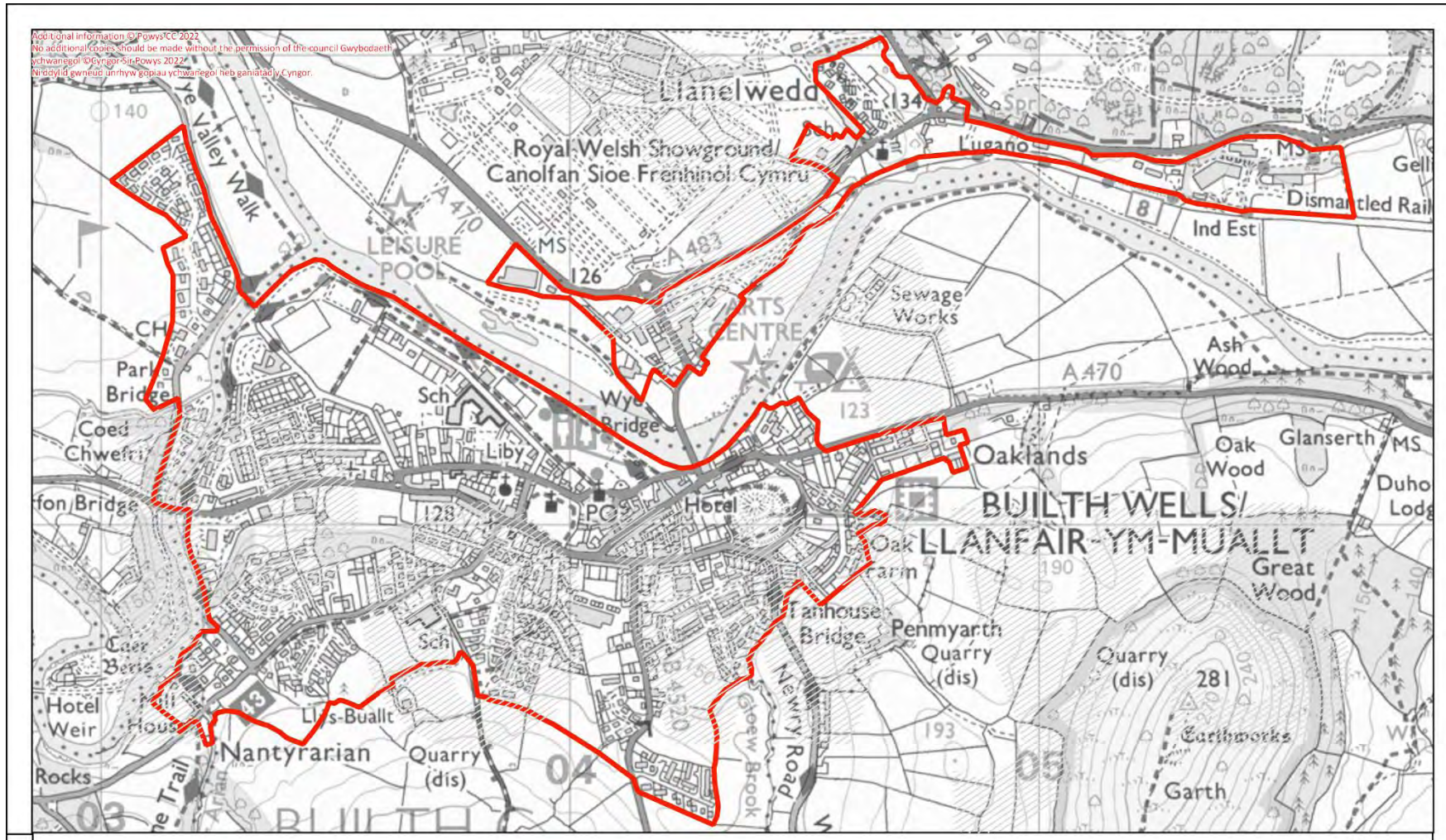
### **Settlement Profile:**

### **Builth Wells and Llanelwedd**

Prepared by Powys County Council in partnership with Cadnant Planning



# Builth Wells (including Llanelwedd) Settlement Profile



## 1. Introduction

The market town of Builth Wells and Llanellwedd is situated centrally within Powys, in the upper part of the Wye Valley.

The community is served by a wide range of services, including two primary schools and a secondary school, a GP surgery, pharmacy and an opticians. Builth Wells is served by a range of retail facilities with a supermarket, convenience stores, cafes, restaurants and public houses available to the community.

The town is well connected in terms of road links with the A470 linking the town with Brecon, the Brecon Beacons and beyond to the south and Rhayader, Llanidloes and other towns to the north. The A483 also provide a transport route to the west towards Llanwrtyd Wells and other settlements to the south-west.

Flowing through Builth Wells is the River Wye, which confluences with the River Irfon. Llanellwedd hosts the annual Royal Agricultural Show in the showground to the north of the river.

### Key Facts:

**Adopted LDP (2011-2026)  
Settlement Hierarchy:**

Town

**Replacement LDP (2022-2037)  
Settlement Hierarchy:**

Tier 1

**Replacement LDP (2022-2037)  
Settlement Type:**

Regional Growth Area  
Cluster Settlement

**Housing Market Area / Locality:**

Builth and Llanwrtyd

**Size of Settlement based on  
Adopted LDP (2011-2026) boundary:**

132.79 hectares.

**Population within or adjacent to  
Adopted LDP Settlement Boundary:**

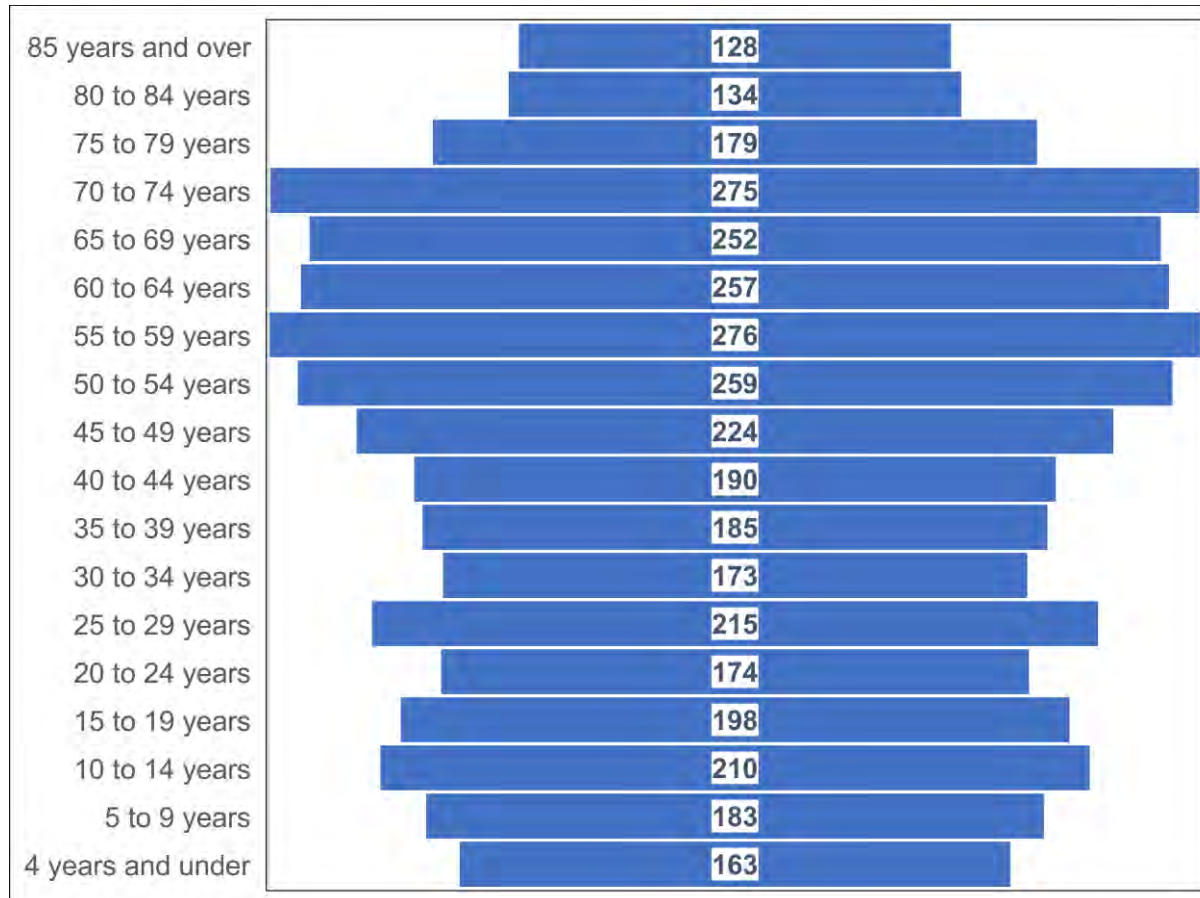
2,766

**Site Survey Date:** July 2022



Builth Wells (including Llanelwedd) 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	1
Primary school	2
Nursery / pre-school provision	5
<b>Total number of education facilities</b>	<b>8</b>

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	0
Place of Worship	6
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	1
Post Office / Post Depot	1
Public House	7
Cultural Facilities (theatre, museum gallery)	1
Police Station	0
Fire Station	1
Ambulance Depot	0
<b>Total number of community facilities</b>	<b>19</b>

Builth Wells (including Llanelwedd) Settlement Profile

**Table 3. Health Facilities within Settlement**

Type	Number
Hospital (A& E, Minor injuries)	1
GP Surgeries	1
Pharmacy	1
Dentist	2
Opticians	1
<b>Total number of health facilities</b>	<b>6</b>

**Table 4. Retail Facilities within Settlement**

Type	Number
Supermarket	1
Convenience store / local grocery shop	3
Other food outlet	3
Take away food	4
Café	5
Restaurant	6
Petrol station	2
Farm shop	0
Other non-food shops	32
<b>Total number of retail facilities</b>	<b>56</b>

### 3. Employment Provision

**Table 5. Key Employment Opportunities within Settlement**

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

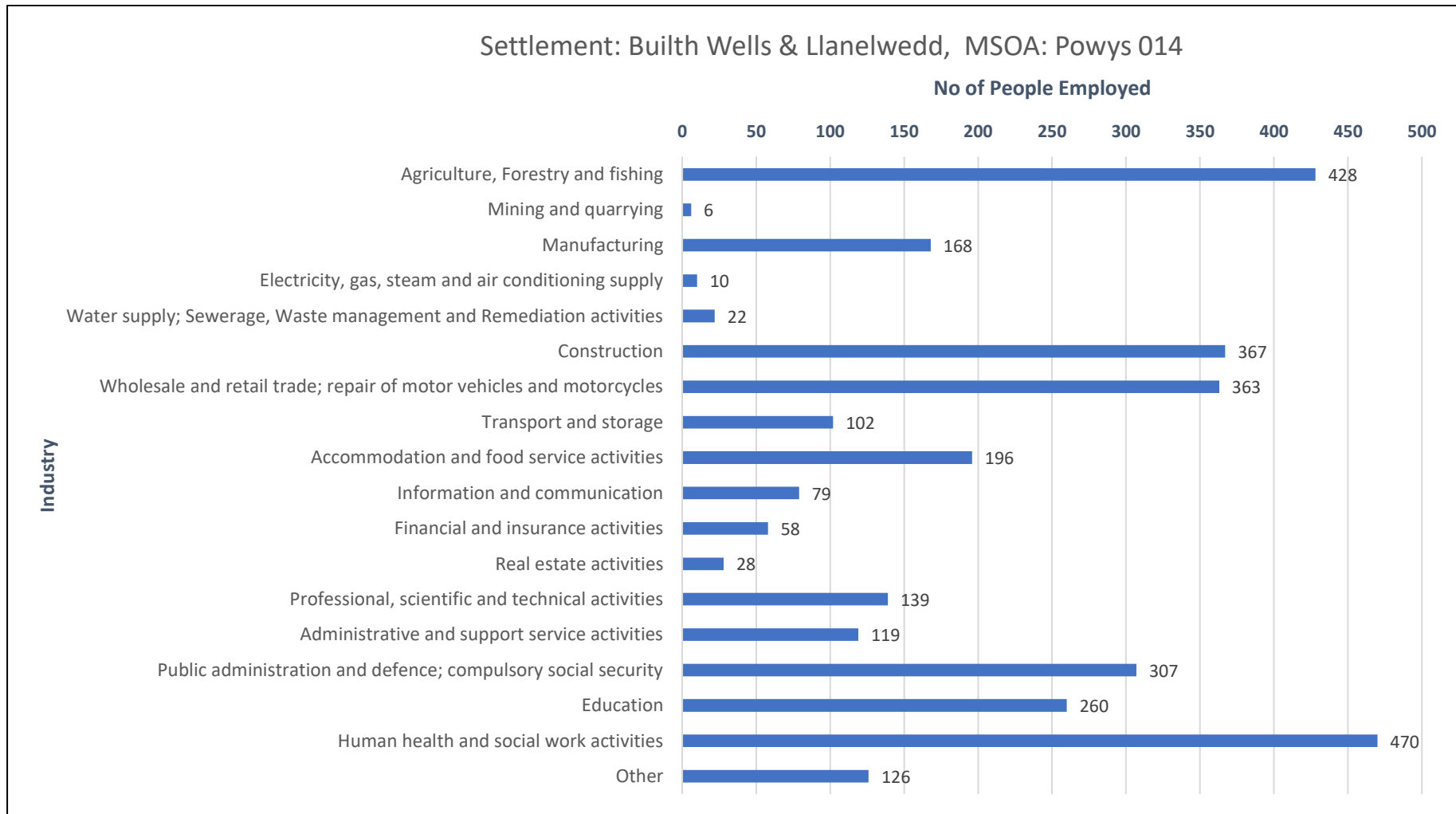
**Local employers (employing five or more) in overlapping output areas<sup>1</sup> = 95**

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<sup>1</sup> Nomis Data (2021)

Builth Wells (including Llanelwedd) Settlement Profile

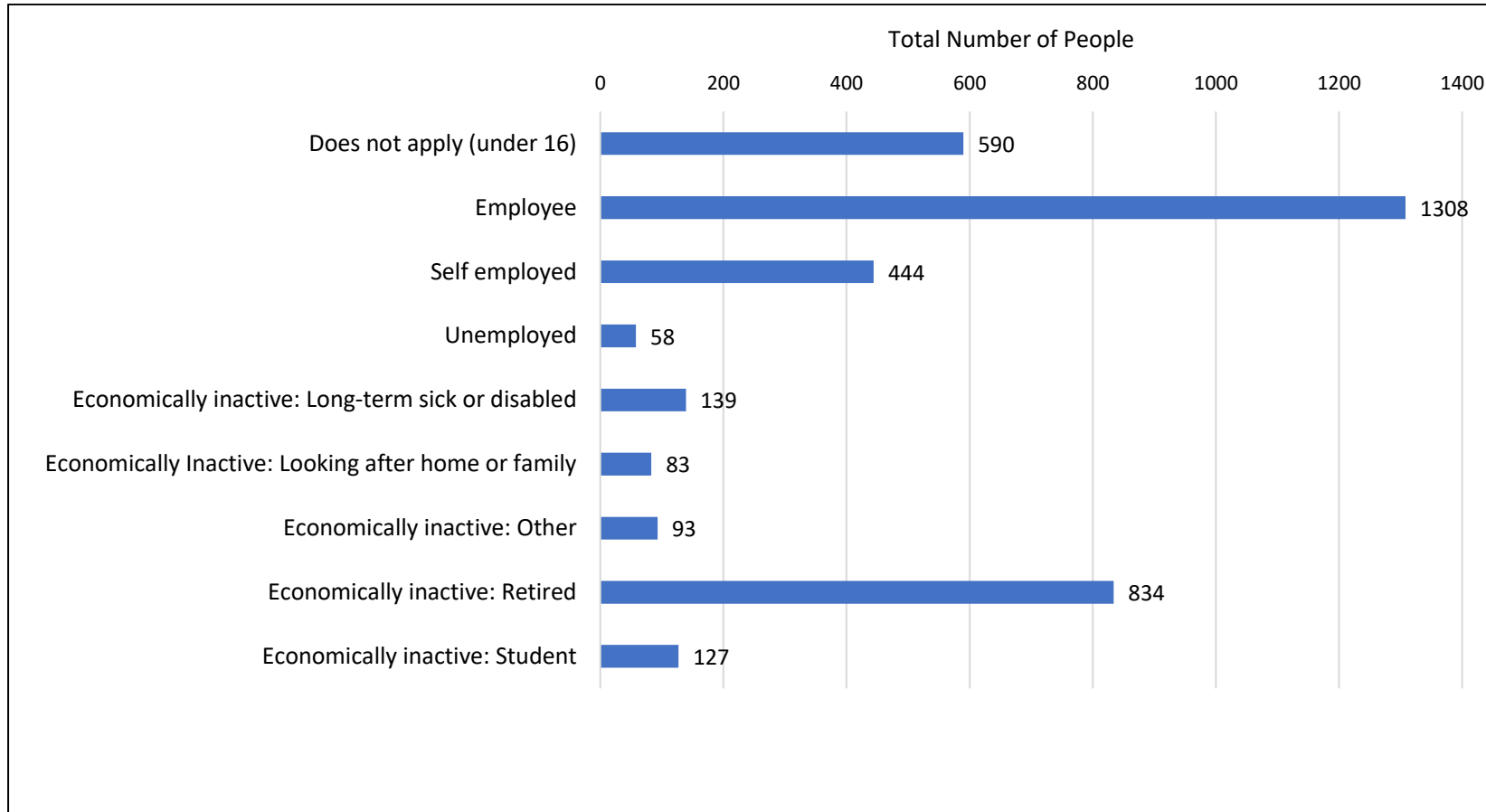
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

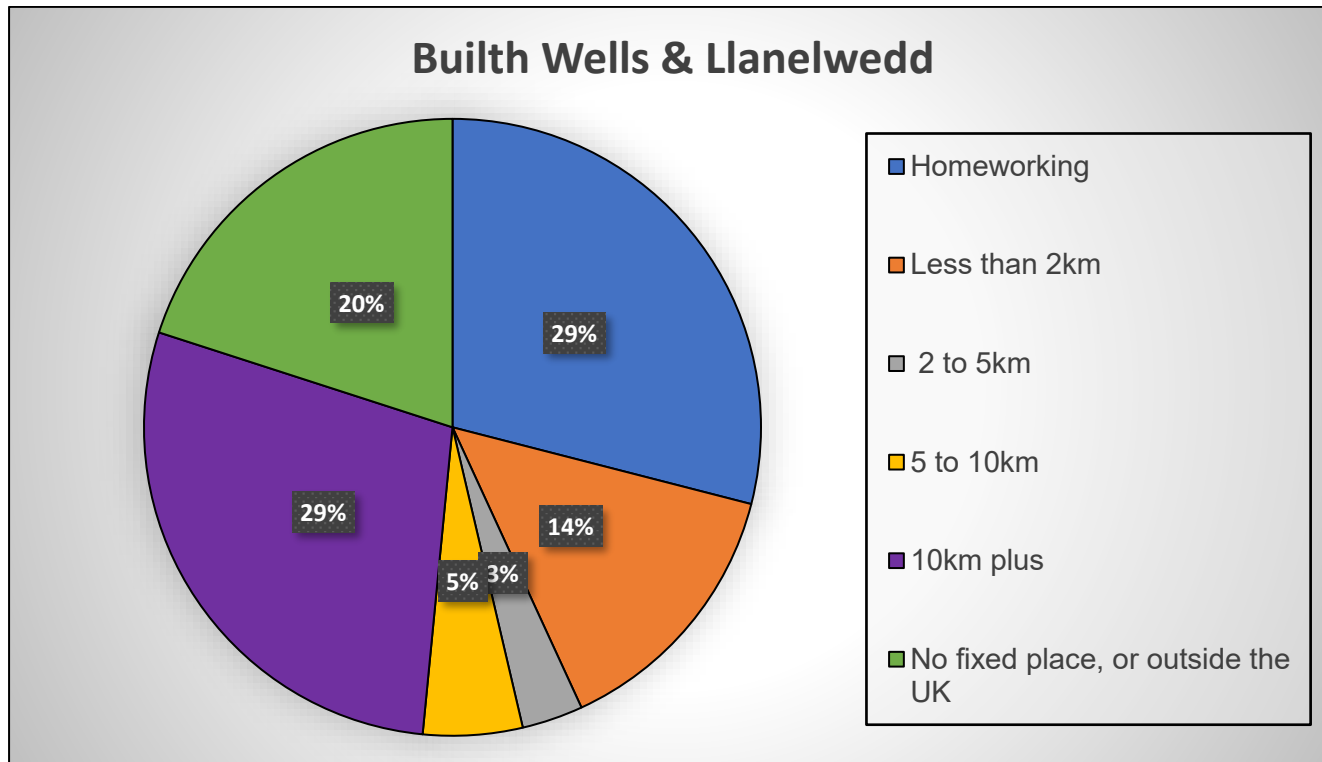
Builth Wells (including Llanelwedd) Settlement Profile

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



Builth Wells (including Llanelwedd) Settlement Profile

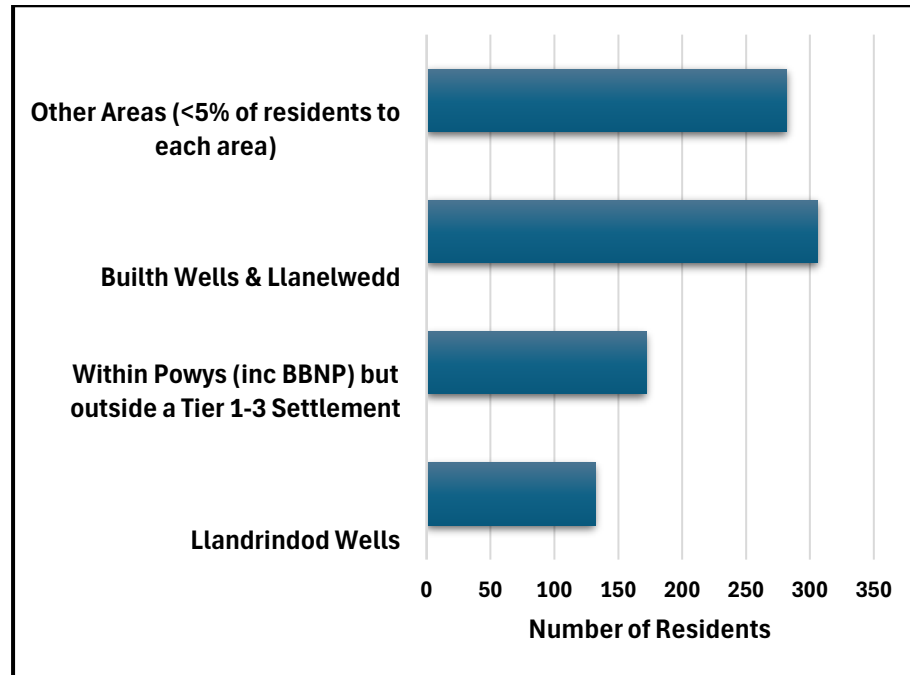
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Builth Wells (including Llanelwedd) Settlement Profile

**Figure 5. Where Residents Living in Builth Wells and Llanelwedd 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 6. Where Residents Living in Builth Wells and Llanelwedd Travel to Work (Census 2021)**

Settlements / Areas	Residents	Percentage
Builth Wells & Llanelwedd	306	34%
Llandrindod Wells	132	15%
Other Areas (<5% of residents to each area)	282	32%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	172	19%
<b>Grand Total</b>	<b>892</b>	<b>100%</b>



## 4. Environmental Capacity

**Table 7. 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)	Northern fringes of town – high flood risk

**Table 8. 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	Yes
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	No

**Table 9. Natural Heritage Designations within or adjacent to Settlement**

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

Builth Wells (including Llanelwedd) Settlement Profile

**Table 10. 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	Yes	Quarry at Llanelwedd. Some steep topography on outskirts of settlement.
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

## Builth Wells (including Llanelwedd) 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.

Builth Wells lies within the 8102 Elan Builth WRZ. This zone covers a large area of Powys, centred on the Elan Valley reservoirs and the town of Builth Wells. The zone is supplied from two sources, the Elan Valley Reservoirs and an abstraction from the River Wye at Builth Wells. This zone is heavily influenced by the additional demand for water that is placed on Builth Wells Water Treatment Works during the Royal Welsh Show week.

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.

Builth Wells (including Llanelwedd) Settlement Profile

## Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

**Table 11. Capacity information at Welsh Water Treatment Works**

WwTW	Towns and Large villages served	Capacity at the WwTW?
Builth Wells	Builth Wells	Capacity available to accommodate further growth beyond existing commitments. 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.

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

## Builth Wells (including Llanelwedd) Settlement Profile

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 12. Information regarding relevant Welsh Water Treatment Work**

<b>WwTW</b>	<b>Within SAC?</b>	<b>Phosphate permit?</b>	<b>AMP7 P scheme?</b>
<b>Builth Wells</b>	Yes	Yes  5mg/l  Effective from: 28/02/2024  Phosphate permit tightening to 2.5mg/l, effective from 31/03/2025	Yes – Phosphate reduction in place

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 13. Electricity Supply Capacity information<sup>2</sup>**

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

<sup>2</sup> [National Grid - Network capacity map](#)

<sup>3</sup> The amount of power available on the circuit.

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

<sup>5</sup> The amount of power available on the circuit.

<sup>6</sup> Less than 10% total site capacity available

<sup>7</sup> Less than 5% total site capacity available

## Gas Supply

**Table 14. Gas Supply Capacity and Planned Improvements**

Gas supply provider	Capacity comments
<p><b>Wales and West Utilities</b></p>	<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"> <li>• If reinforcement would be required to supply new development</li> <li>• Which pressure tier or main would be appropriate to supply the new development</li> <li>• Would any WWU mains need to be diverted within the development</li> <li>• Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course</li> </ul> <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>



## Builth Wells (including Llanelwedd) Settlement Profile

### Broadband Provision

Broadband connection <sup>8</sup> in Settlement: Yes

**Table 15. Broadband Provision and Planned Improvements – Builth Wells and Llanelwedd**

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

Mobile infrastructure will need to be able to cope with the influx of visitors to the area during the Royal Welsh Show.

### Education Provision

**Table 16. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Builth Wells C.P	246	209	85.0%	37	15.0%
Llanelwedd C. in W.	103	108	104.9%	-5	4.9%
Ysgol Calon Cymru (Llandrindod Wells and Builth Wells Campus)	1406	1015	72%	391	28.0%

Council has plans to establish a Welsh medium all-age school under Ysgol Calon Cymru (Builth Wells campus). This is in an early planning phase and has yet to be subject to the statutory reorganisation process.

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<sup>8</sup> Data correct from Welsh Government OMR, June 2022

## Health Care Provision

**Table 17. GP Surgery Information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Builth Wells Medical Practice	7,606	No	0	0	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

## Transport

**Table 18. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	<p>Builth Wells - constraints with existing junctions onto A470 Trunk Road. Any further development to south west of existing settlement and along Hospital Road would be constrained by existing highway infrastructure. Development to south and east would be constrained due to highway infrastructure off Trunk Road.</p> <p>Llanelwedd - existing highway network, pedestrian/active travel provision and topography limit opportunities. There would be capacity to accommodate possible extension to industrial area to the east and the Crescent.</p>

## 6. Transport Opportunities

### Active Travel

**Table 19. Active Travel Routes within Settlement**

Active Travel Routes	Yes / No	Comments
Several routes	Yes	2
One route	No	
No routes	No	

### Bus Services

**Bus stops located within the settlement:** Yes

**Table 20. 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 Cardiff, Newtown, Llandrindod Wells, Builth Wells.
No Service	No	

### Train Services

Train station located within or close to the settlement: Yes

**Table 21. Nearest Train Services Related to Settlement**

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

### Road Services

**Table 22. Nearest Major Road Network (Trunk Road) Related to Settlement**

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A483, A470
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	No	

## Electric Vehicle Charging Points

**Table 23. Provision of Electric Vehicle Charging Point within Settlement**

Electric Vehicle Charging Point	Yes / No	Location
Provision of electric vehicle charging point within settlement	Yes <sup>9</sup>	The Groe Car Park, Builth Wells, LD2 3BL

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<sup>9</sup> There are two charge points in each car park, with each charge point having two charging sockets, allowing four vehicles to charge simultaneously at each location.

## 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:** 14

**Table 24. Informal Open Spaces (All over 0.2 hectares)**

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	1
Amenity greenspace	2
Green corridors	0
Natural and semi-natural green spaces	3
Public parks and gardens	0

**Table 25. Provision for Children and Young People**

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	2
Local Equipped Areas of Plan (LEAP)	1
Unequipped Local Areas of Plan (LAPs)	0

**Table 26. Outdoor Sports Facilities**

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	2
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	3

Builth Wells (including Llanelwedd) Settlement Profile

**Table 27. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Irfon, River Wye
PROW	Yes	PROW leading from Builth Wells to surrounding area, including along the River Wye
Walkways	Yes	National Trails, Heart of Wales Line Trail, Wye Valley Walk

**Number of Allotments / Community Gardens in Settlement: 0**

## 8. Character

Builth Wells (including Llanelwedd) lies within the Wye Valley (Builth Wells to Hay-on-Wye) Landscape Character Area (LCA), which follows the course of the River Wye from a narrow pinch point in the valley to the north-west of Builth Wells, to the English border in the east. The River Wye is an internationally important habitat designated as a Special Areas of Conservation (SAC) and Site of Special Scientific Interest (SSSI).

Builth Wells was originally a medieval market town centred on Builth Castle, however the current streetscape better reflects the town's 19th century prominence as a Victorian Spa town, promoted as a visitor attraction for its mineral springs, as well as some modern expansion. Part of the north-west of the town is a Conservation Area, which includes Builth Wells, looking out across the floodplain of the River Wye. Aside from Builth Wells, settlement comprises infrequent villages and farmsteads. Builth Castle, the remains of a motte and bailey castle, a military stronghold built during the medieval period is located within the eastern part of the town and is a Scheduled Monument.

Several major road corridors follow the course of the valley with many converging at Builth Wells. The traditional core of Builth Wells runs along the lower valley slopes west from Builth Castle. There has been significant 19th and 20th century expansion on the slopes

above the river floodplain, usually avoiding the steeper slopes. The LCA is well served with Public Rights of Way (PRoW) including parts of National Trails, long distance trails including the Heart of Wales Line Trail, Wye Valley Walk and a National Cycle Network (NCN) Route, including NCN route 8 and 43 which run through Builth Wells.

Builth Wells is a significant social and cultural centre creating a focus for historically the most dominant economic activity in Wales, agriculture. The town hosts the annual Royal Agricultural Show in the showground to the north of the river.

The River Wye which runs through Builth Wells and the Afon Irfon, a tributary of the Wye, are both designated as Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC).

Much of the north-western end of the valley is visually enclosed by the valley landform, although there are broad views over the valley from the upper valley slopes. The LCA has dark night skies as indicated by the NRW map of Dark Skies and Light Pollution in Wales, with localised areas influenced by light pollution from some settlements including Hay-on-Wye, Three Cocks, Llyswen and Builth Wells. The sense of tranquillity experienced is locally reduced along the trunk road network and around larger settlements including Builth Wells.



## 9. Community aspirations

Builth Wells Town 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. In response, Builth Wells Town Council shared a copy of their Three-year Strategic Plan: 2022 to 2025. Where relevant, relevant extracts from the Three-year Strategic Plan have been provided below.

**Table 28. Table summarising Builth Wells' Aspirations**

<b>Community Aspirations in Terms of:</b>	<b>Summary of feedback:</b>
<b>Would the Town Council like to see future growth (general) as part of the LDP in the Town Council area?</b>	The Builth Wells Three-year Strategic Plan: 2022 to 2025 does not specifically refer to future development growth.
<b>Aspirations in terms of housing (including affordable housing)</b>	The Builth Wells Three-year Strategic Plan: 2022 to 2025 does not specifically refer to aspirations in terms of housing.
<b>Growth in terms of future employment opportunities</b>	All funding possibilities and other opportunities should be explored in relation to obtaining a benefit to the town to ensure that the community does not lose out on any potential for its economic, social, cultural or environmental benefit.
<b>Aspirations in terms of education provision (primary and secondary schools)</b>	Following a request by Builth Wells Primary School in 2021, the Town Council has agreed to fully fund the school crossing patrol.
<b>Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)</b>	Develop the appeal of the Strand Hall with the intention that it will become self-funding in future. Funding to maintain and retain the public toilet facilities as a key community asset.

Builth Wells (including Llanelwedd) Settlement Profile

<b>Community Aspirations in Terms of:</b>	<b>Summary of feedback:</b>
<b>Aspirations in terms of health care provision in your communities</b>	The Builth Wells Three-year Strategic Plan: 2022 to 2025 does not specifically refer to aspirations in terms of health care provision.
<b>Aspirations in terms of public open spaces, sports and play provision</b>	Maintenance of the Town Council owned land on The Groe as valued open space, including the Bee and Butterfly Garden.
<b>Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)</b>	The Builth Wells Three-year Strategic Plan: 2022 to 2025 does not specifically refer to aspirations in terms of retail services.
<b>Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)</b>	Facilitation of improvements for safe access / routes to school where possible.
<b>Please give a summary which describes the long-term vision for your town / community council area.</b>	The Builth Wells Three-year Strategic Plan: 2022 to 2025 does not specifically refer to aspirations in terms of housing.
<b>Other comments received:</b>	None other than Builth Wells Three-year Strategic Plan: 2022 to 2025.

## 10. Previously Developed Land Opportunities –

No Previously Developed Land opportunities were identified.

## 11. Housing Need and Supply

Table 29. Affordable Housing Need (April 2023) within Settlement (1<sup>st</sup> Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	23
2	33
3	5
4	3
<b>TOTAL</b>	<b>64</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 63**

**Median house price paid data 01/04/2020 to 01/04/2023 = £200, 000 (Average = £208,254)**

**Average Household Income (by Locality): £33,089 (CACI Paycheck GROSS household income 2021)**

Builth Wells (including Llanelwedd) Settlement Profile

**Table 30. Replacement LDP Housing Commitments at April 2024**

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1127		20/0650/FUL	2 Plas Newydd Builth Wells Powys LD2 3GG	Phase 2 Development of 9 residential dwellings including 3 affordable units and associated works	Commenced	0	9	0	9
387		P/2017/0700	Land on Brecon Road, Builth Wells	Outline: Residential development, formation of vehicular access and infrastructure, and all associated works (some matters reserved)	Planning Permission Not Started	40	0	0	40
346	P08 HA3	P/2016/0309	Development Off Hospital Road Hospital Road, Builth Wells	Erection of a residential development with some matters reserved.  Part Allocated / Part Departure	Planning Permission Not Started	81	0	0	81
					<b>TOTAL</b>				<b>130</b>



# **Powys Replacement Local Development Plan (2022-2037)**

## **Infrastructure Provision and Settlements Profiles**

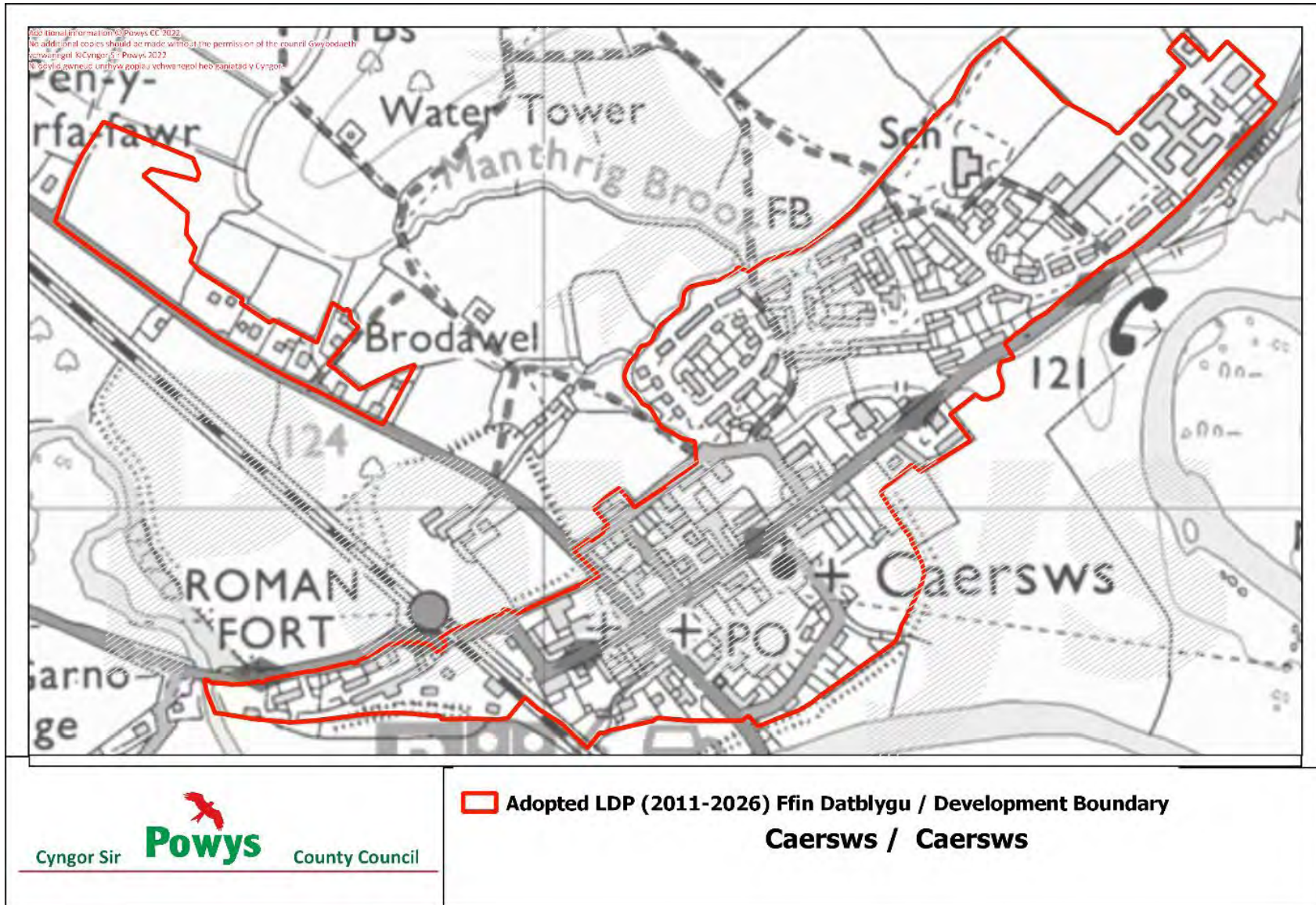
### **Settlement Profile:**

**Caersws**

Prepared by Powys County Council in partnership with Cadnant Planning



# Caersws Settlement Profile



## 1. Introduction

The settlement of Caersws, classified as a Large Village in the adopted Powys LDP (2011-2026), was developed principally in conjunction with the main Aberystwyth rail route and is located towards mid Powys. The settlement is well linked to Newtown via the A489 and to other settlements by Caersws Railway Station.

The facilities within the settlement include a GP surgery, three public houses, one convenience store, one café and one petrol station.

The settlement is located within the Registered Historic Landscape and is edged by multiple scheduled ancient monuments, with Scheduled Ancient Monuments also being located within the development boundary.

### 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:**

Llanfair Caereinion

**Size of Settlement based on  
Adopted LDP (2011-2026) boundary:**

28.21 hectares

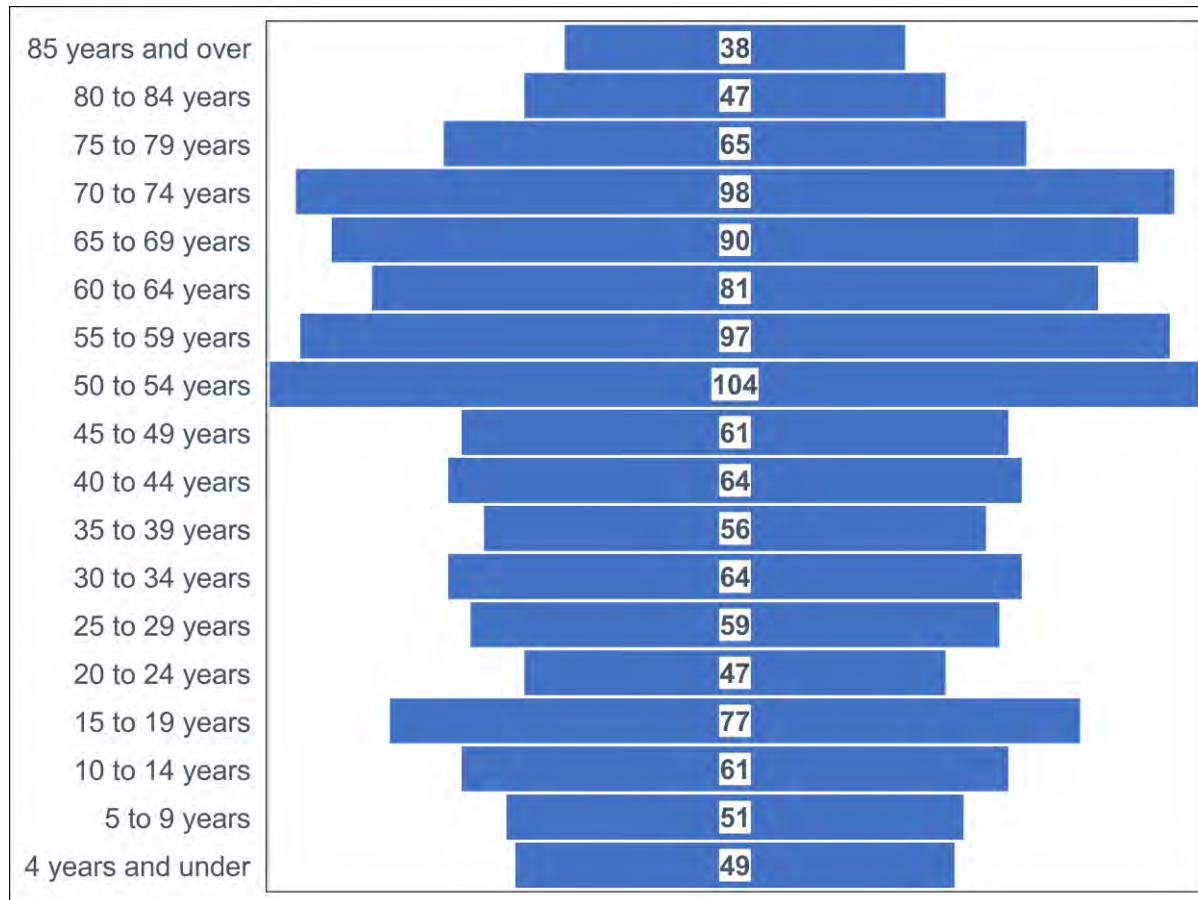
**Population within or adjacent to  
Adopted LDP Settlement Boundary:**

817

**Site Survey Date:** July 2022

## Caersws 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	0
<b>Total number of education facilities</b>	<b>1</b>

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	2
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	3
Cultural Facilities (theatre, museum gallery)	2
Police Station	0
Fire Station	0
Ambulance Depot	0
<b>Total number of community facilities</b>	<b>7</b>

Caersws Settlement Profile

**Table 3. Health Facilities within Settlement**

Type	Number
Hospital (A& E, Minor injuries)	0
GP Surgeries	1
Pharmacy	0
Dentist	0
Opticians	0
<b>Total number of health facilities</b>	<b>1</b>

**Table 4. Retail Facilities within Settlement**

Type	Number
Supermarket	0
Convenience store / local grocery shop	1
Other food outlet	1
Take away food	1
Café	1
Restaurant	0
Petrol station	1
Farm shop	0
Other non-food shops	0
<b>Total number of retail facilities</b>	<b>5</b>

### 3. Employment Provision

**Table 5. 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 Mochdre Industrial Estate, Newtown

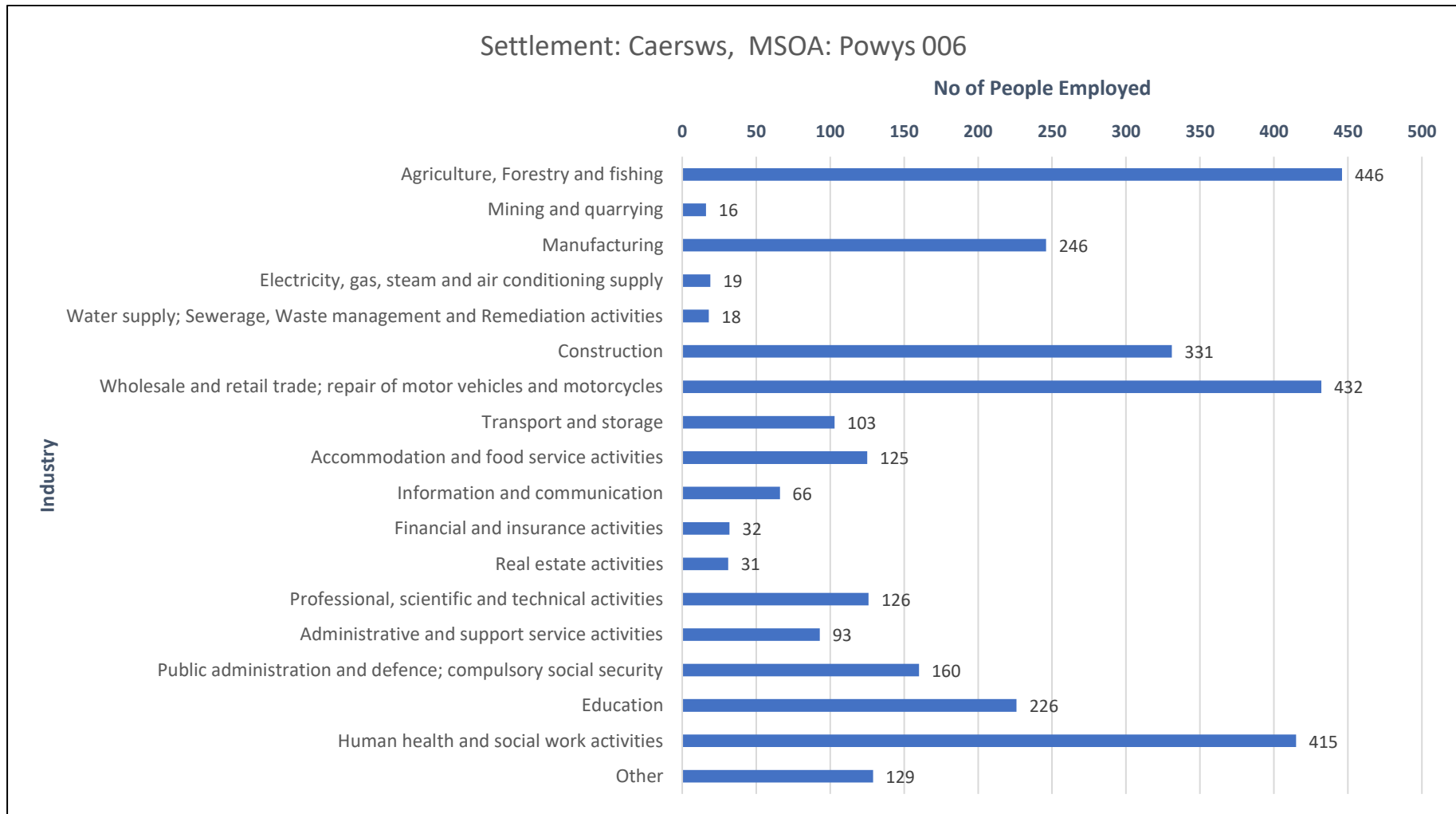
**Local employers (employing five or more) in overlapping output areas<sup>1</sup> = 70**

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<sup>1</sup> Nomis Data (2022)

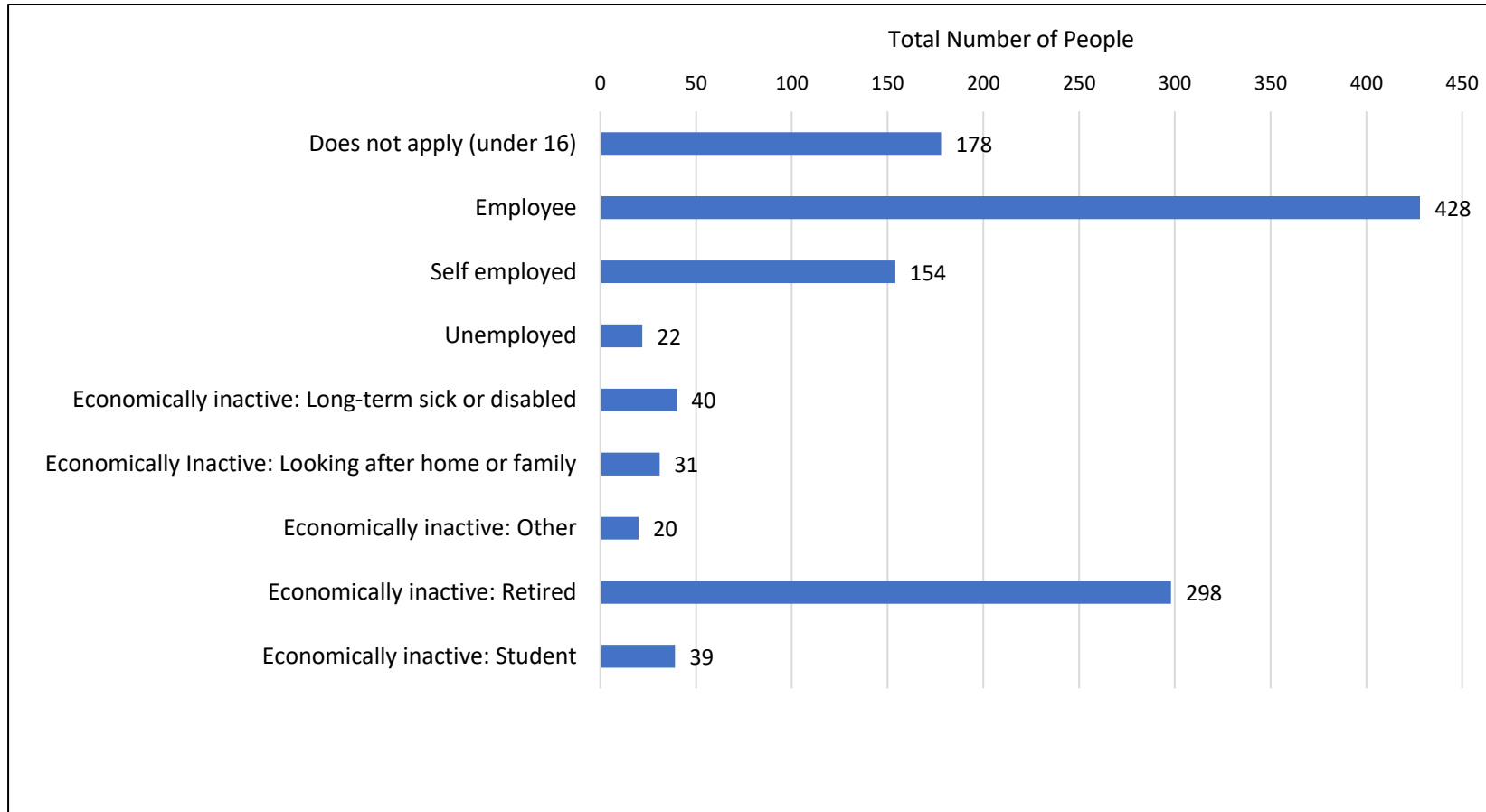
Caersws Settlement Profile

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



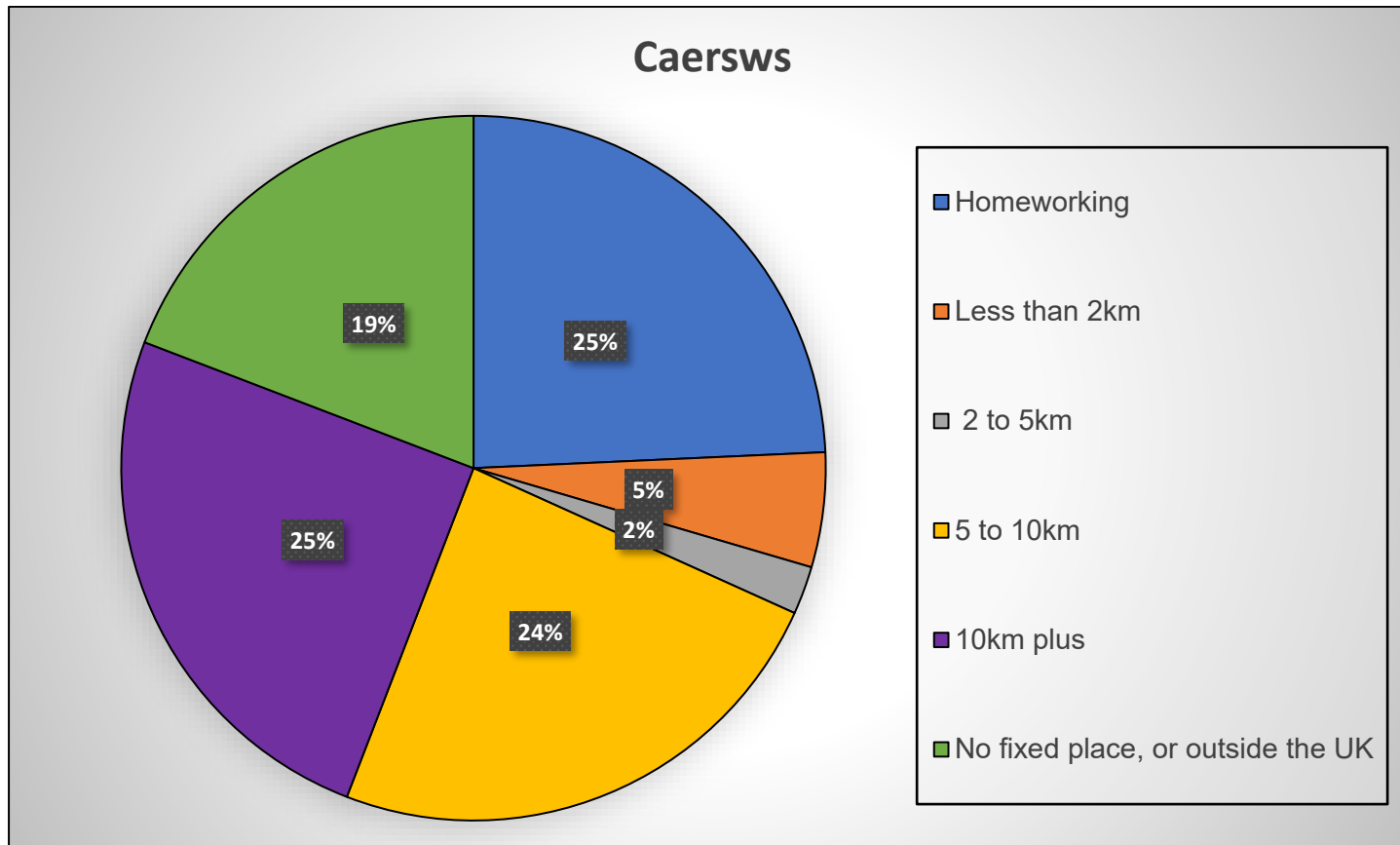
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Caersws Settlement Profile

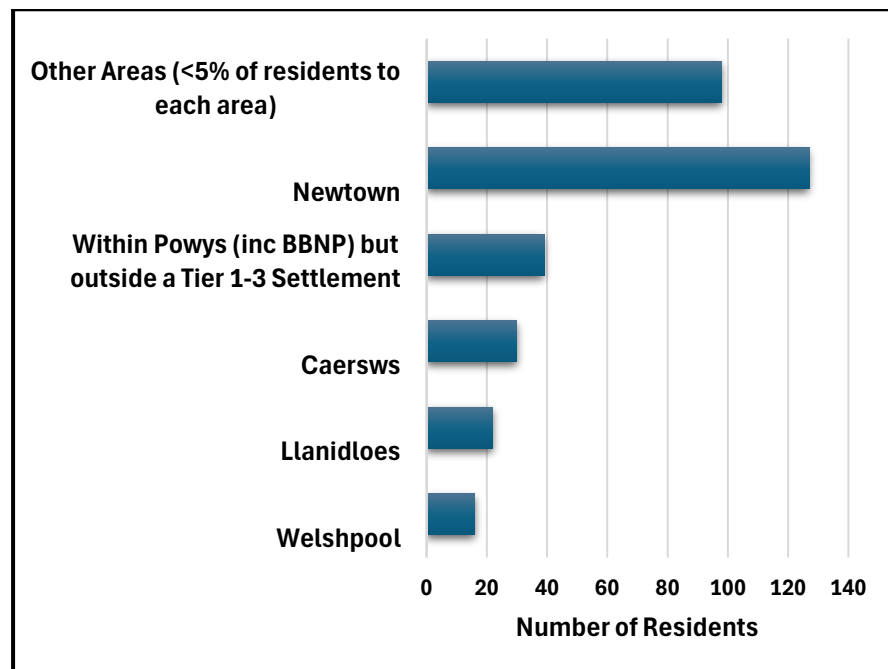
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

## Caersws Settlement Profile

**Figure 5. Where Residents Living in Caersws 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 6. Where Residents Living in Caersws Travel to Work (Census 2021)**

Settlements / Areas	Residents	Percentage
Welshpool	16	5%
Llanidloes	22	7%
Caersws	30	9%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	39	12%
Newtown	127	38%
Other Areas (<5% of residents to each area)	98	30%
<b>Grand Total</b>	<b>332</b>	<b>100%</b>

## 4. Environmental Capacity

**Table 7. Flood Risk Constraints within or adjacent to Settlement**

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C1 / C2
Flood Map for Planning	Zone 3

**Table 8. 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	Yes
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	Yes



Caersws Settlement Profile

**Table 9. Natural Heritage Designations within or adjacent to Settlement**

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

**Table 10. Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement**

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b> <b>Yes / No</b>	<b>Comments</b>
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. Caersws 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 11. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works**

<b>WwTW</b>	<b>Towns and Large villages served</b>	<b>Estimated spare capacity at the WwTW?</b>	<b>Any other comments</b>
Caersws	Caersws	Not expected to be an issue	None.

## Electricity Provision

**Electricity supply provider:** SP Energy Networks

**Capacity issues:** SPEN Distributed Generation Heat Map<sup>2</sup> identifies the network to be in a red category<sup>3</sup>.

### Electricity network planned improvements

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

**Table 12. 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

<sup>2</sup> [SPM Heat Map - SP Energy Networks](#)

<sup>3</sup> 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.

Caersws Settlement Profile

**Network area** - Legacy Local: GT2 / Newtown, GT2 / Oswestry, GT8 / Welshpool, GT1, Oswestry GT5 / Whitchurch GT1

**Driver** – Fault Level

**Table 13. 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 14. 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 15. Gas Supply Capacity and Planned Improvements**

Gas supply provider	Capacity comments
<p><b>Wales and West Utilities</b></p>	<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"> <li>• If reinforcement would be required to supply new development</li> <li>• Which pressure tier or main would be appropriate to supply the new development</li> <li>• Would any WWU mains need to be diverted within the development</li> <li>• Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course</li> </ul> <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>

## Caersws Settlement Profile

### Broadband Provision

Broadband connection <sup>4</sup> in Settlement: Yes

**Table 16. 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 17. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Caersws C.P.	102	84	82%	18	18%

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<sup>4</sup> Data correct from Welsh Government OMR, June 2022

## Caersws Settlement Profile

### Health Care Provision

**Table 18. GP surgery information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Caersws Health Centre (Arwystli Medical Practice)	8,944	Yes	5,842	8,842	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

### Transport

**Table 19. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Any major development could have implications at A489T and B4569 junction. Further development to the east would need to consider effects on B4568/B4569 junction.

## Transport Opportunities

### Active Travel

**Active travel routes within the settlement:** No. However there is a proposed route shown on the Active Travel Network Maps.

### Bus Services

**Bus stops located within the settlement:** Yes

**Table 20. 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 Wrexham, Oswestry, Machynlleth, Shrewsbury, Llangurig, Rhayader

### Train Services

**Table 21. Nearest Train Services Related to Settlement**

Service Provision	Yes / No	Comments
Train station	Yes	Services to Pwllheli, Aberystwyth, Birmingham New Street

### Road Services

**Table 22. Nearest Major Road Network (Trunk Road) Related to Settlement**

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A489

### Electric Vehicle Charging Points

**Provision of Electric Vehicle Charging Point within Settlement**  
= No



## 6. 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:** 7

**Table 23. Informal Open Spaces (All over 0.2 hectares)**

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

**Table 24. 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)	1

**Table 25. 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)	1

Caersws Settlement Profile

**Table 26. Public Right of Way**

<b>Typology (from Open Space Assessment)</b>	<b>Number of Spaces</b>	<b>Comments</b>
Canals/Aqueduct	0	
Riparian Access	Yes	River Severn
PROW	Yes	PROW linking Caersws and Llanwnnog to north west and along River Severn
Walkways	Yes	

**Number of Allotments / Community Gardens in Settlement: 0**

## Character

Caersws lies in the Caersws Valleys Landscape Character Area (LCA) which is a road, flat basin formed by the meeting of the three valleys carrying the River Carno, River Trannon, River Cerist and their confluence into the River Severn. It borders, and is enclosed by, the Llawr-y-glyn Hillsides LCA to the west, Esgair Cwmowen LCA to the north, Tregynon LCA to the north-east and Llandinam to Llandyssil Hillsides LCA to the south. The valley of the River Carno continues along the Carno Valley LCA to the north-west, and the Severn Valley continues to the east into the Severn Farmlands LCA and the settlement of Newtown.

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

The Caersws Basin Registered Historic Landscape lies at the heart of the LCA, with the confluence of river valleys at Caersws making it a natural focus for strategic communications.

Scheduled Monuments include the Caersws Roman Site (comprising buried features and earthworks) and a section of Caersws Roman Road west of the village.

Caersws is a nucleated settlement of predominantly post-medieval date overlying later prehistoric enclosure and two successive Roman forts. It is an area of historic focus for communications, with evidence of Roman roads, and now accommodating numerous roads including the A470 and A489. The LCA is crossed by numerous PRoWs as well as the Severn Way long distance trail which connects Caersws and Newtown and NCN Route 81 which runs through the village.

The Caersws Valleys LCA has a strong visual relationship with the enclosing low hills and ridges, which curtail long distance views.

## **7. Community aspirations**

Caersws 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 Caersws Community Council specifically in relation to community aspirations as part of the Settlement Audit.

## **8. Previously Developed Land Opportunities**

No Previously Developed Land opportunities were identified.

## 9. Housing Need and Supply

**Table 27. Affordable Housing Need (April 2023) within Settlement (1<sup>st</sup> Preference Band 1-3)**

<b>Number of Bedrooms</b>	<b>Total on Common Housing Land Register Waiting List</b>
<b>1</b>	6
<b>2</b>	19
<b>3</b>	7
<b>4</b>	6
<b>TOTAL</b>	<b>38</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 20**

**Median house price paid data 01/04/2020 to 01/04/2023 = £160,000 (Average = £177,984)**

**Average Household Income (by Locality) = £35,448 (CACI Paycheck GROSS household income 2021)**

Caersws Settlement Profile

**Table 28. Replacement LDP Housing Commitments at April 2024**

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1138		19/0026/CLP	Plas Maldwyn Ty Gwyn Road Caersws SY17 5HA	Conversion of former hospital to include 12 social rented dwellings	Completed	0	0	12	12
					<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>