



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

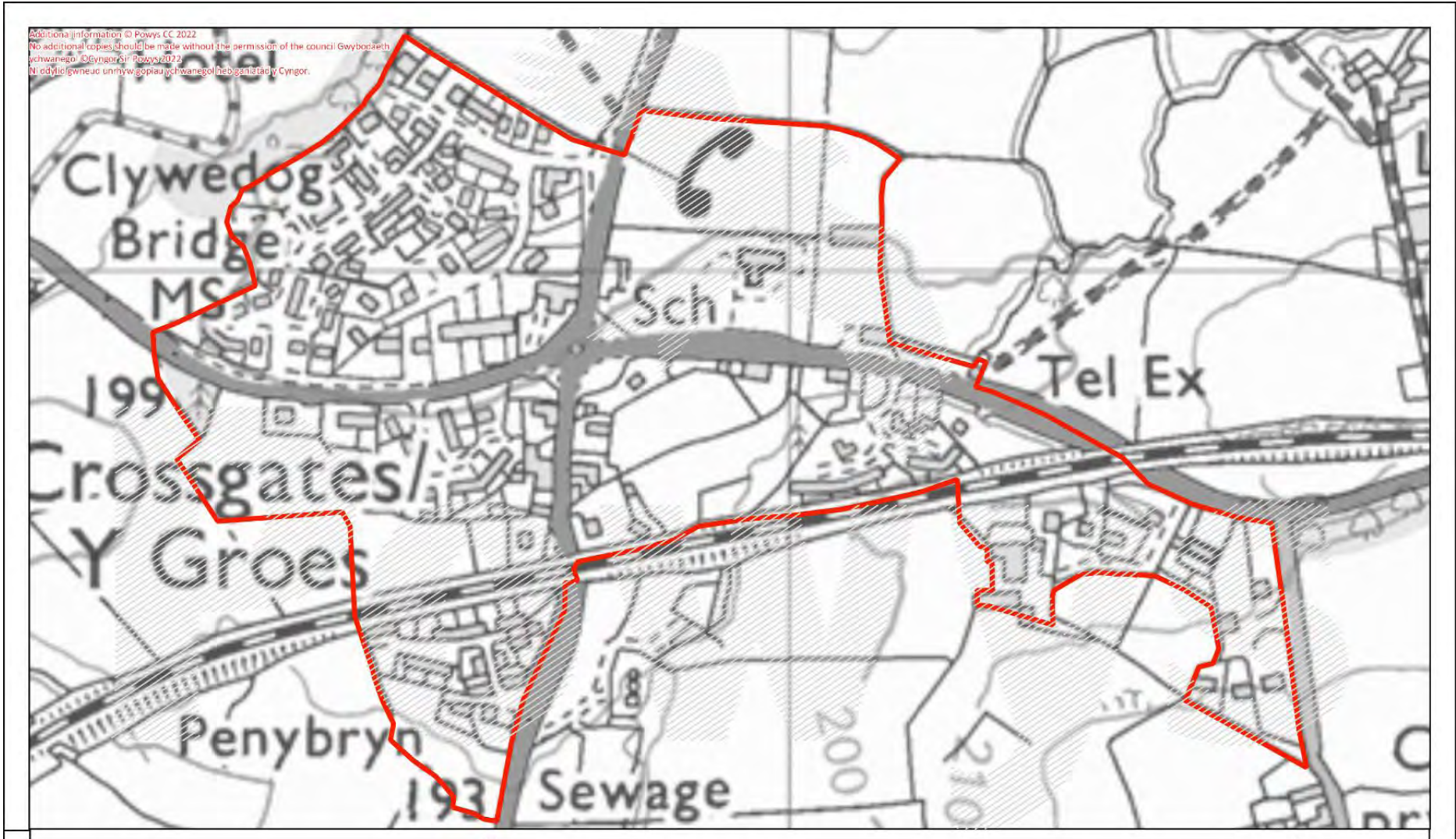
Settlement Profile:

Crossgates

Prepared by Powys County Council in partnership with Cadnant Planning



Crossgates Settlement Profile



1. Introduction

The settlement of Crossgates, classified as a Large Village in the adopted Powys LDP (2011-2026), is located at the point of intersection between the trunk road A483 and the main road A44. Crossgates is located in central Powys, approximately 1.9 miles to the north-east of the town of Llandrindod Wells.

As well as a strong road network, the settlement is in close proximity to the Penybont railway station to the east, which has frequent services to and from the centres of Shrewsbury, Swansea, Crewe, and the settlements in between.

There are a number of local facilities within the settlement, including a primary school, post office, village hall, service station and attached café. The wider range of facilities, services and employment opportunities within Llandrindod Wells are also within easy access of the settlement.

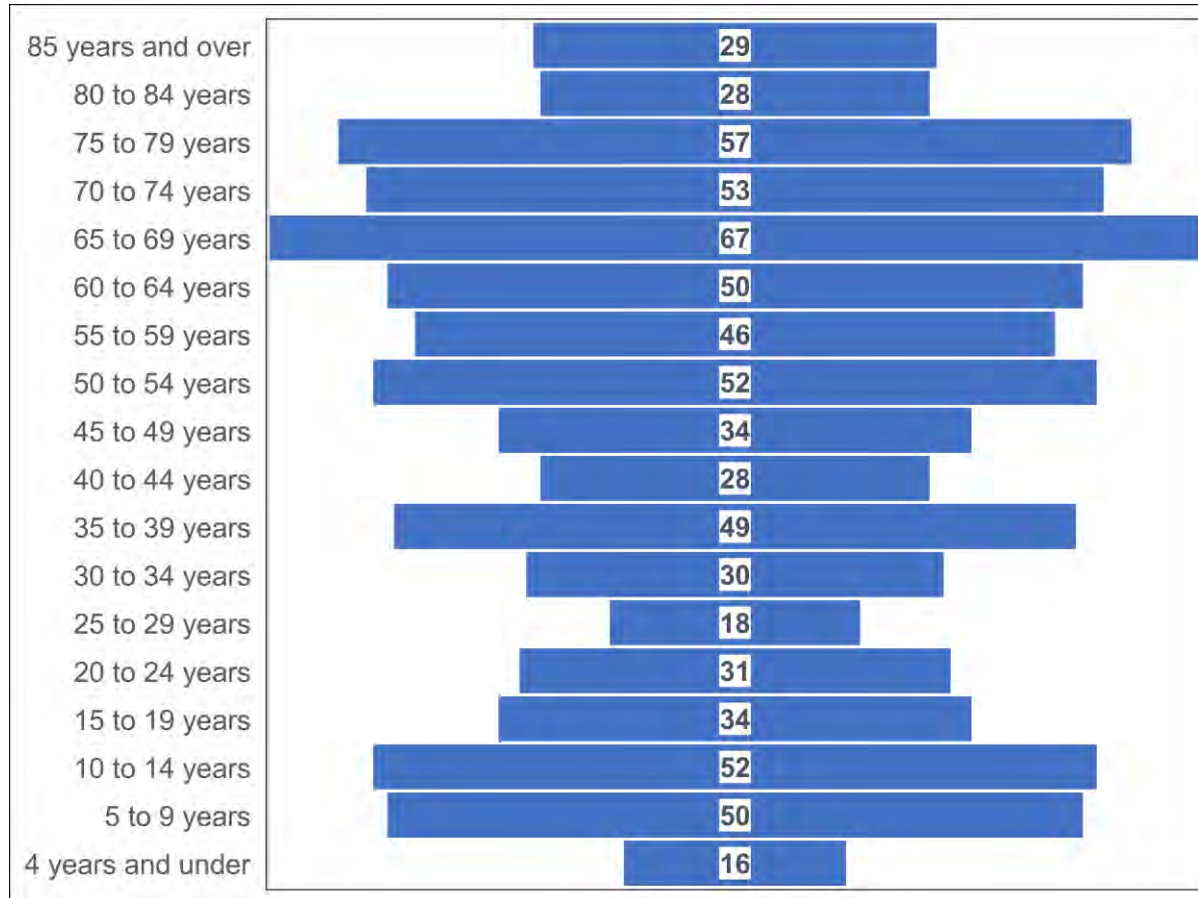
Key Facts:

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:	Llandrindod and Rhayader
Size of Settlement based on Adopted LDP (2011-2026) boundary:	24.56 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	419

Site Survey Date: July 2022

Crossgates 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)

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	0
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	3

Crossgates Settlement Profile

Health Facilities within Settlement = None

Table 3. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	0
Other food outlet	0
Take away food	0
Café	1
Restaurant	0
Petrol station	1
Farm shop	0
Other non-food shops	1
Total number of retail facilities	3

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

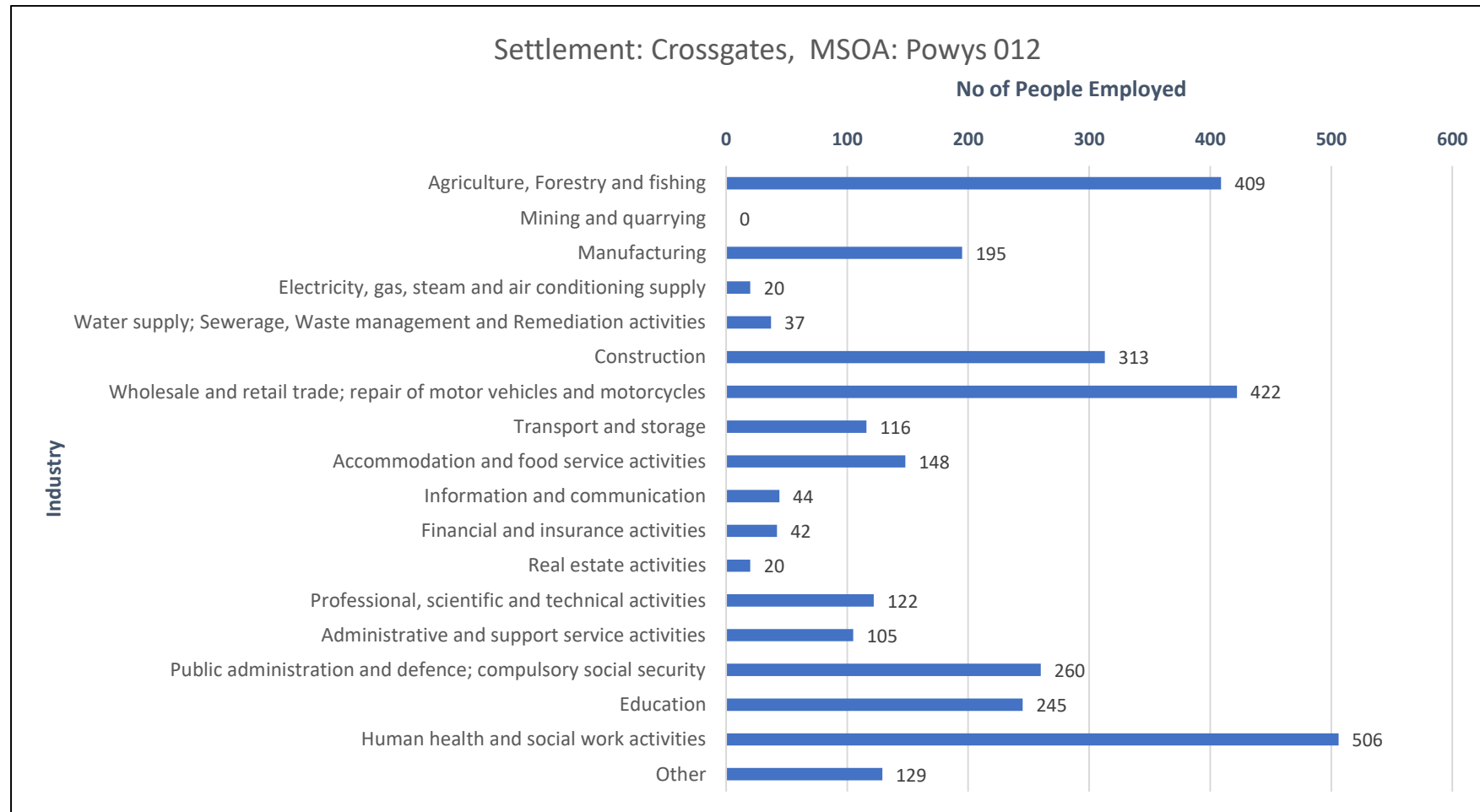
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement: 2.6 miles to Ddole Road Industrial Estate

Local employers (employing five or more) in overlapping output areas¹: 85

¹ Nomis Data (2021)

Crossgates Settlement Profile

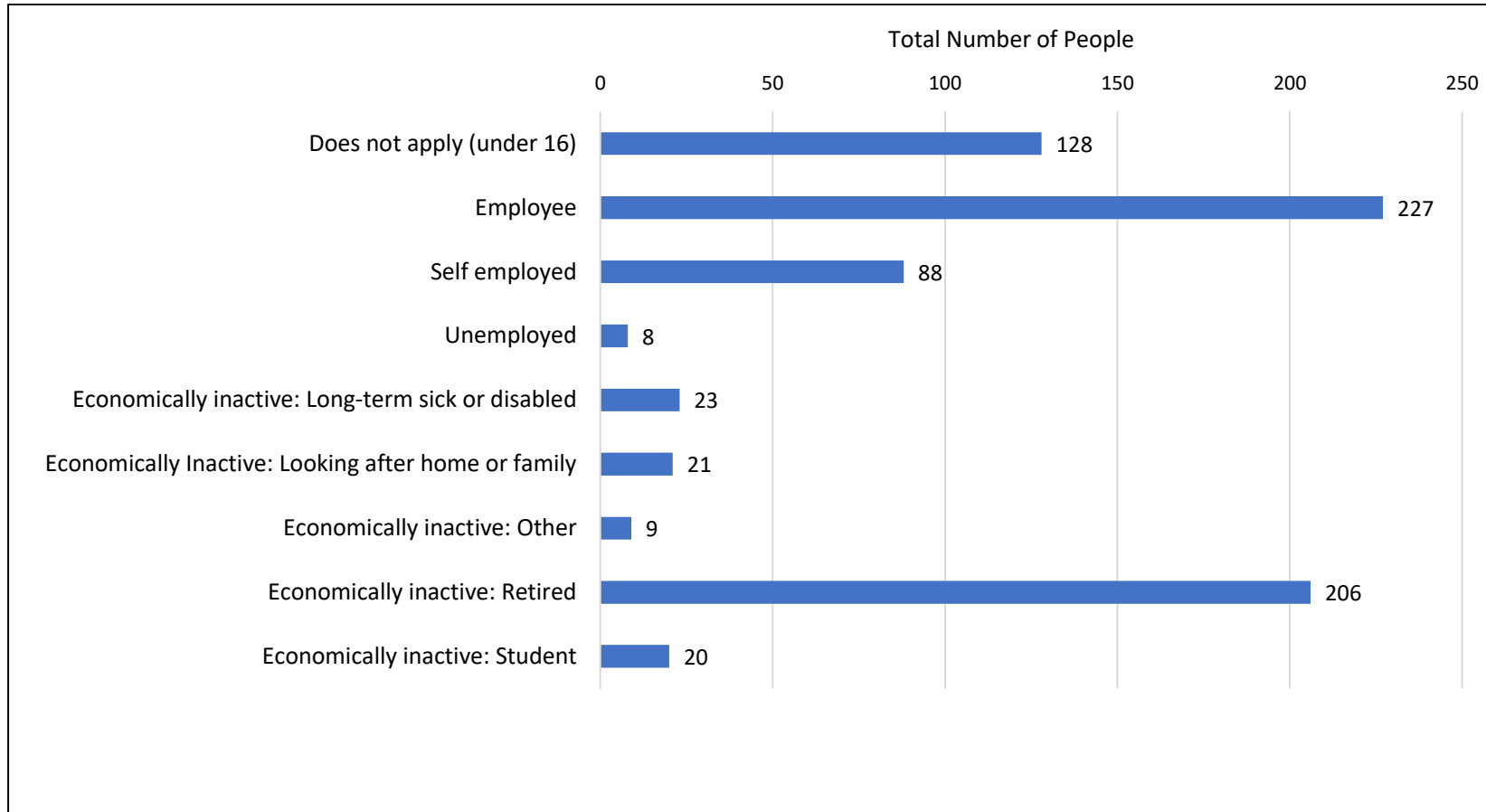
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

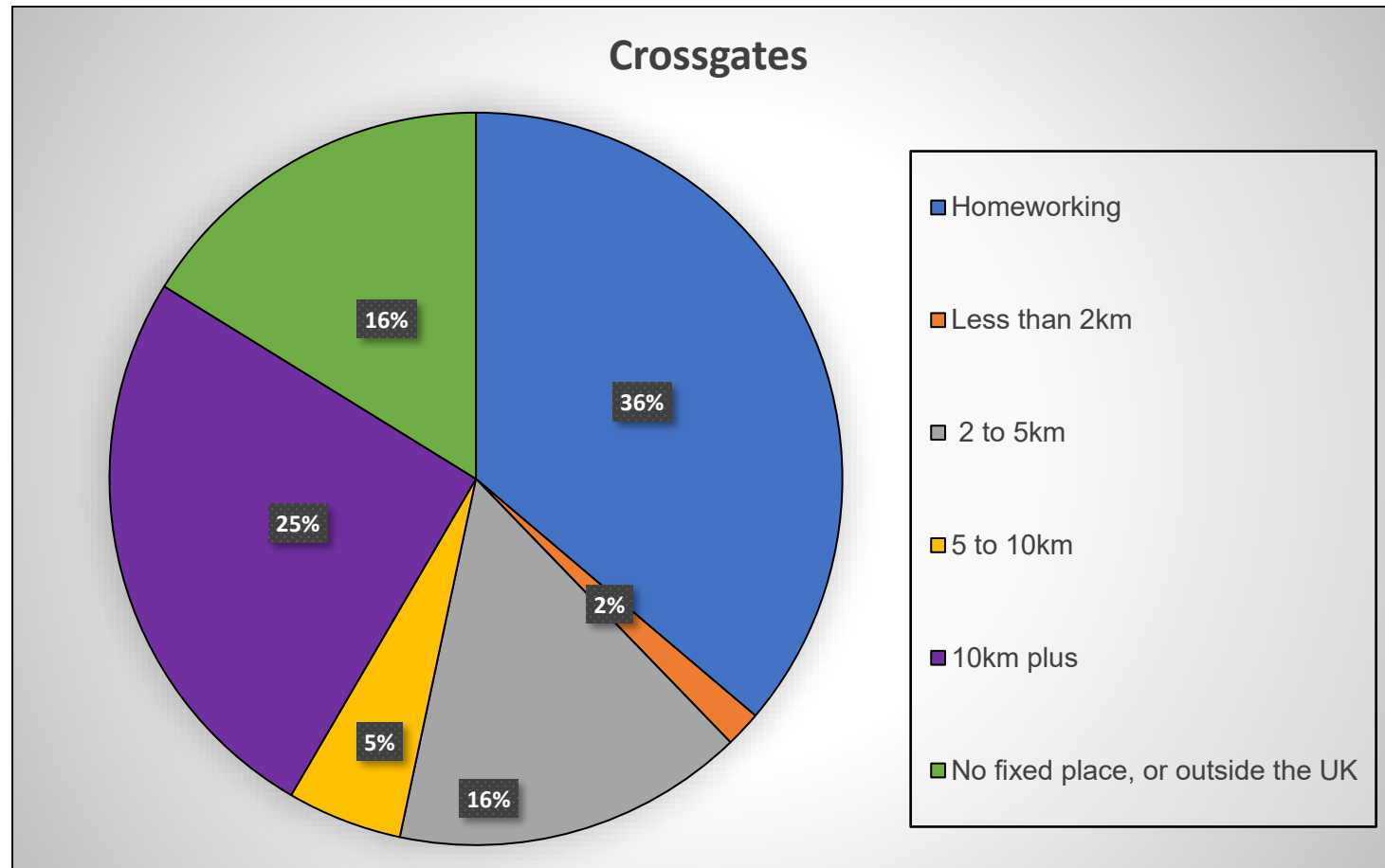
Crossgates Settlement Profile

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



Crossgates Settlement Profile

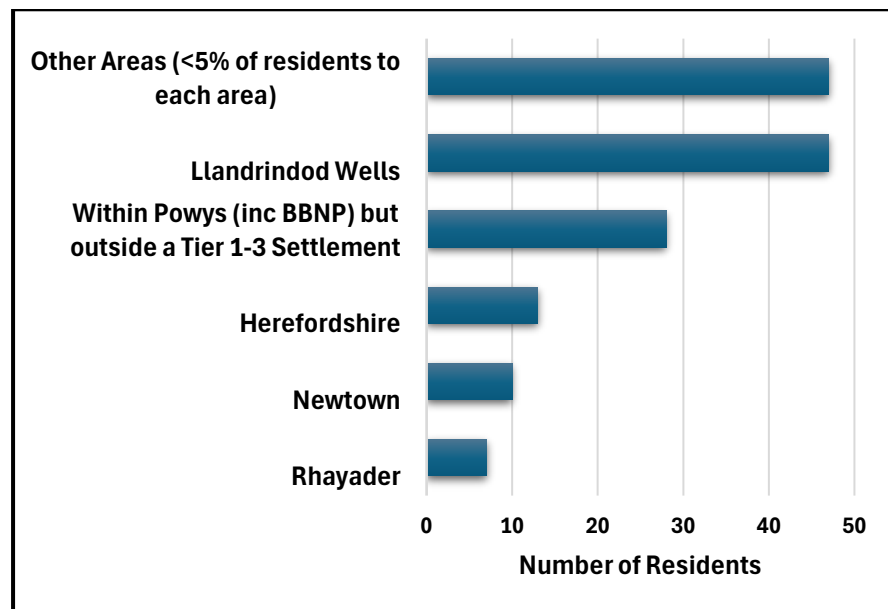
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Crossgates Settlement Profile

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

Settlements / Areas	Residents	Percentage
Herefordshire	13	9%
Llandrindod Wells	47	31%
Newtown	10	7%
Other Areas (<5% of residents to each area)	47	31%
Rhayader	7	5%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	28	18%
Grand Total	152	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)	No
Flood risk (Flood Map for Wales)	High - surface water floodrisk along road to N and NW

Built Heritage Designations within or adjacent to Settlement = None

Natural Heritage Designations within or adjacent to Settlement = None

Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement = None

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 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.

Crossgates Settlement Profile

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, 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.

Crossgates 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.

Crossgates Settlement Profile

Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

Table 7. Capacity information at DCWW Treatment Works

WwTW	Towns and Large villages served	Capacity at the WwTW?
Crossgates	Crossgates	No capacity 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.

Crossgates 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 8. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Crossgates	Yes	Yes - 5mg/l Effective from: 07/02/2025 Phosphate permit tightening to 2mg/l, effective from 31/03/2032	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 9. 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
Llandrindod Wells	Primary	2.69MVA (Red ⁶)	Llandrindod Wells, Newbridge-on-Wye, Howey, Llanyre, New Radnor	Abergavenny Primary (BSP)	26.03MVA (Red ⁷)	Builth Wells and Llanelwedd, Llandrindod Wells, Llanwrtyd Wells, Llangynog, Newbridge-on-Wye, Howey, 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)

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 10. Gas Supply Capacity and Planned Improvements

Gas supply provider	Capacity comments
<p>Wales and West Utilities</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"> • 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>

Crossgates Settlement Profile

Broadband Provision

Broadband connection ⁸ in Settlement: Yes

Table 11. 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 12. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Crossgates C.P.	210	123	59.0%	87	41.0%

⁸ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP surgery in Crossgates. The nearest GP surgery would be at Llandrindod Wells.

Table 13. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Llandrindod Wells Medical Centre	10,506	No	0	0	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 14. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	There are no significant road network constraints. The A44 to the east of existing settlement is considered to be constrained.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 15. Bus Services within Settlement

Service Provision	Yes / No	Comments
'Turn up and go' provision, frequency of approximately every 10 minutes	No	T4
Medium frequency of service between 10 -30 minutes.	No	
Low frequency of service between 31-60 minutes.	Yes	Mostly hourly
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	No	Services to Merthyr Tydfil, Cardiff, Newtown, 461

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 16. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	0.6 miles to Pen y Bont, Llandrindod Wells

Road Services

Table 17. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A44

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: 3

Table 18. 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 19. 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 20. 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

Crossgates Settlement Profile

Table 21. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	No	
PROW	Yes	Limited PROW within settlement
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Crossgates lies in the River Dulas Hills & Valleys Landscape Character Area (LCA) which is located in the centre of the Powys Local Development Plan (LDP) area, directly to the east of Rhayader and north of Llandrindod Wells. The LCA is a transitional landscape situated between the Wye Valley (Rhayader to Builth Wells) LCA to the south, south-west and south-east and Ithon Valley LCA to the east, and Bwlch-y-sarnau Uplands LCA and Drysgol Uplands LCA to the north and north-west.

The north of this LCA lies within the Radnorshire Hills National Landscape Character Area (NLCA), whilst the south is within The Spas and Wells of Central Wales NLCA.

Tributaries of the River Wye, including the Clywedog Brook which runs north to south located to the west of Crossgates is an important wildlife corridor, designated as SAC and SSSI.

Crossgates is one of several scattered villages in the area along with hamlets and dispersed farmsteads. The road network largely comprises rural lanes, although the LCA is crossed by the main road corridors of the A44 and A483 which run through and cross each other at Crossgates.

9. Community Aspirations

Llanbadarn Fawr 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 Llanbadarn Fawr 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 22. 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	0
3	0
4	0
TOTAL	0

Total number of new dwellings (net) built between 2011 and 2024 = 4

Median house price paid data 01/04/2020 to 01/04/2023 = £220,000 (Average = £240,529)

Average Household Income (by Locality) = £30,140 (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

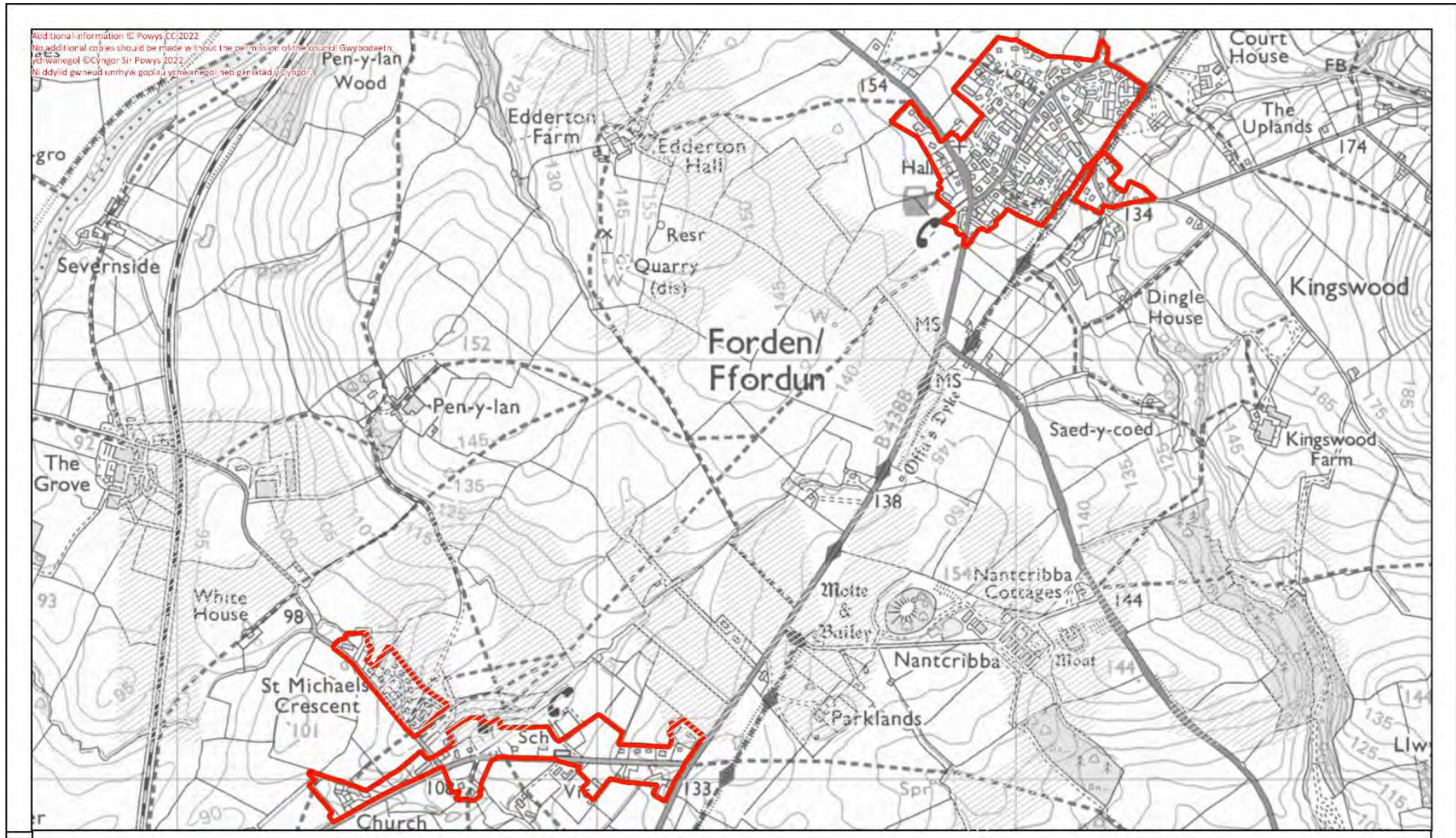
Settlement Profile:

Forden and Kingswood

Prepared by Powys County Council in partnership with Cadnant Planning



Forden and Kingswood Settlement Profile



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Ni ddylid gwneud unrhyw gopïau ychwanegol heb ganiatâd y Cyngor.

1. Introduction

The settlements of Fornden and Kingswood are classified as a Large Village in the adopted Powys LDP (2011-2026) and comprise of two nearby settlements. The settlements lie around four miles to the south of Welshpool, located within the northern half of the county. The majority of Kingswood is developed to the north-east of the A490 that provides access towards Welshpool to the north and Fornden to the south.

Services and facilities in the settlements include one public house, one takeaway food outlet and one post office serving the community with a wider range of facilities available in the nearby settlement Welshpool. Fornden and Kingswood also have one primary school.

The scheduled ancient monument of Offa's Dyke runs along the eastern boundary of Kingswood, running along the B4388 towards Fornden. The listed Church of St Michael is also within the settlements.

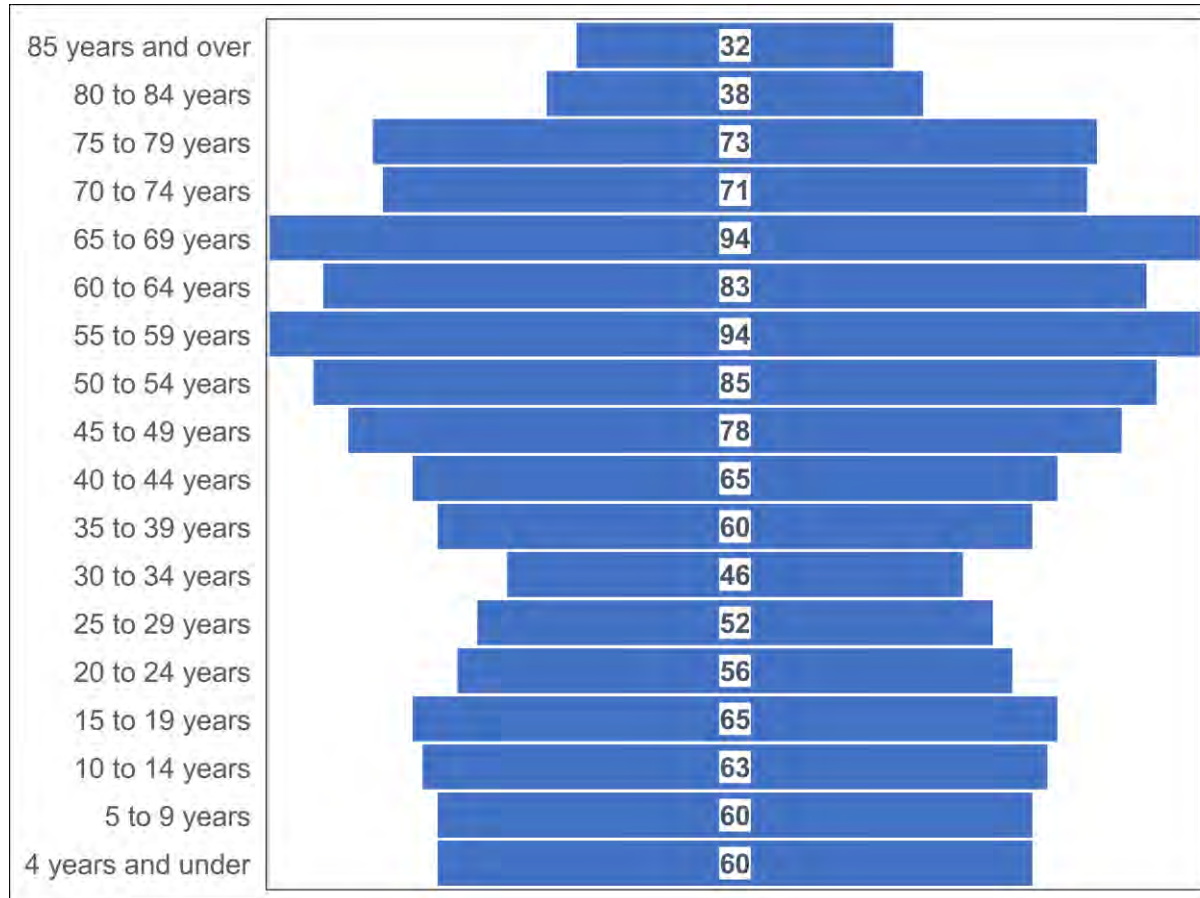
Key Facts:

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:	26.93 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	639

Site Survey Date: July 2022

Fornden and Kingswood 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)

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	2
Sports Centre	0
Library (including mobile)	1
Bank / Building Society	0
Post Office / Post Depot	1
Public House	3
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	6

Fornden and Kingswood Settlement Profile

Table 3. Health Facilities within Settlement

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

Table 4. Retail Facilities within Settlement

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

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

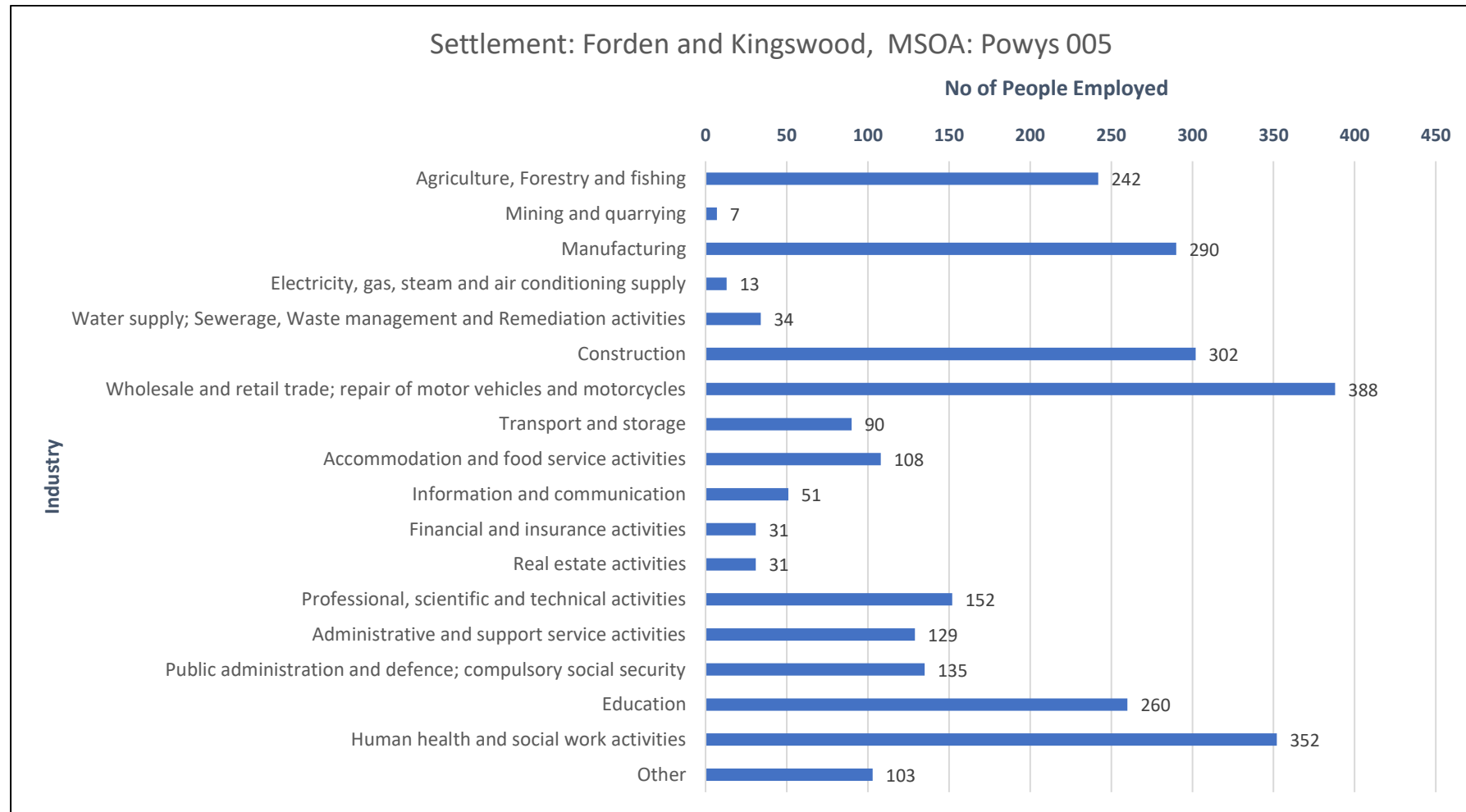
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement: 3.5 miles to Henfaes Lane Industrial Estate, 4.5 miles to Offa's Dyke Business Park, Buttington

Local employers (employing five or more) in overlapping output areas¹: 70

¹ Nomis Data (2021)

Fornden and Kingswood 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)

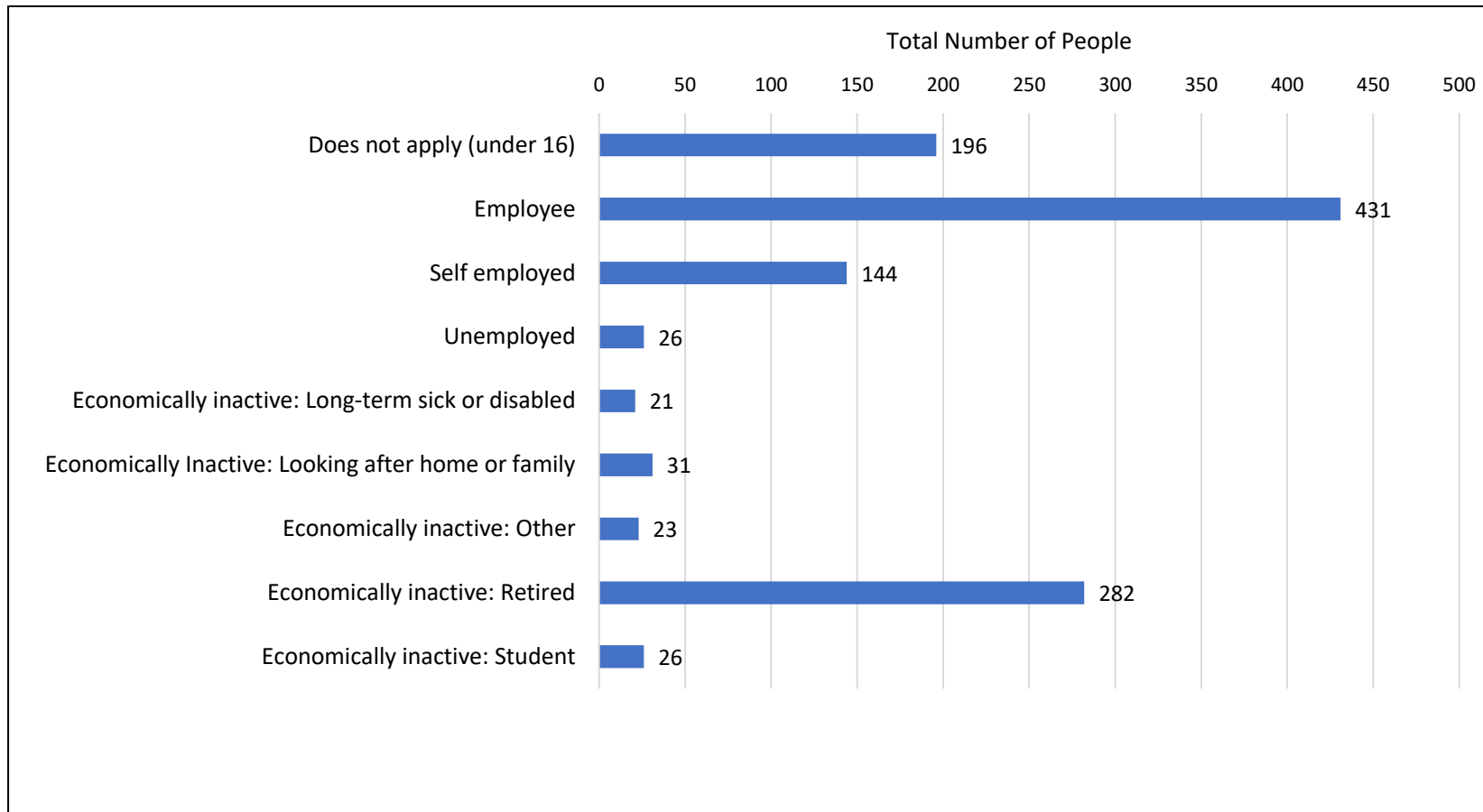
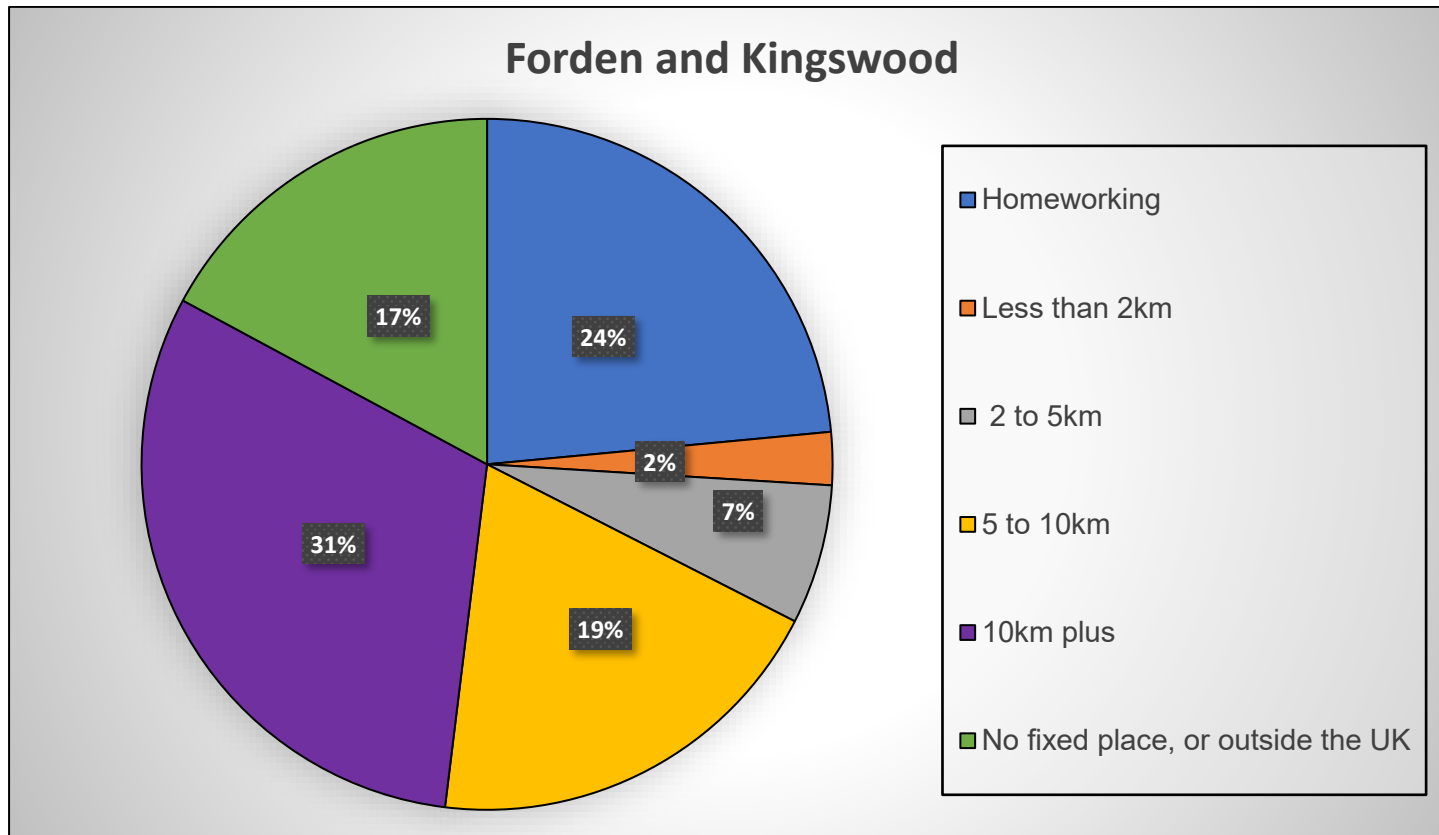


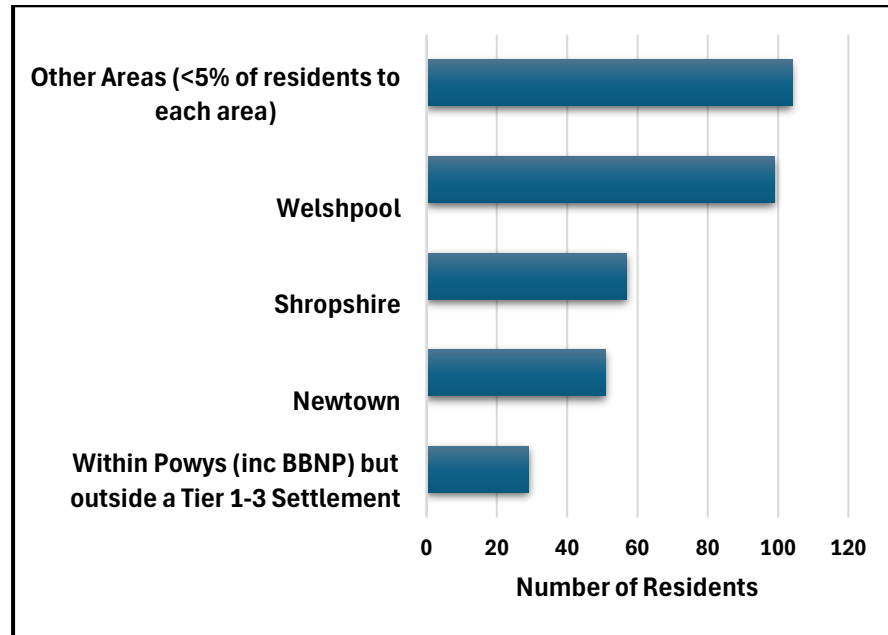
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It is important to note that the 2021 Census was undertaken at a time when Covid 19 restrictions encouraged working from homing.

Fornden and Kingswood Settlement Profile

Figure 5. Where Residents Living in Fornden & Kingswood 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 Fornden & Kingswood Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	29	9%
Newtown	51	15%
Shropshire	57	17%
Welshpool	99	29%
Other Areas (<5% of residents to each area)	104	31%
Grand Total	340	100%

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)	No
Flood risk (Flood Map for Wales)	Low/Medium- surface water flood risk on along top of Forden and North East

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

Fornden and Kingswood Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement	Comments
	Yes / No	
Special Area of Conservation (SAC)	No	
Site of Special Scientific Interest (SSSI)	Yes	Kingswood Meadow
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
	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

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. For den and Kingswood 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

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

The part of the settlement known as For den is not served by the WwTW.

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 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
Secure	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.

Fornden and Kingswood 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
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>

Fornden and Kingswood Settlement Profile

Broadband Provision

Broadband connection ⁴ 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 %
Fornden C. in W.	102	61	60%	41	40%

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP surgery in Fornden and Kingswood. The nearest GP surgery would be at Welshpool.

Table 18. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Welshpool Medical Practice	11,191	Yes	5,240	5,240	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age
- The proximity of Welshpool 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 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	<p>Kingswood – the highway network has already reached its capacity along Kingswood Lane. There are concerns regarding access issues to serve housing allocation P17 HA2, and the Local Highway Authority do not support the development of that particular site. No further development could be accommodated along the road from the junction with the B4388 near Springfield due to poor infrastructure.</p> <p>Fornden – The junction of the B4388 and the road which serves Fornden limits potential for development along the road to west of B4388.</p>

6. Transport Opportunities

Active Travel

Active travel routes within the settlement: 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 Newtown, Welshpool, Wrexham, Machynlleth

Train Services

Train station located within or close to the settlement: No

Table 21. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Less than 5 miles	Yes	3.7 miles to Welshpool Train Station. 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	A 490

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: Yes + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 3

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	3
Amenity greenspace	0
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)	2
Unequipped Local Areas of Plan (LAPs)	0

Table 25. 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)	2

For den and Kingswood Settlement Profile

Table 26. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	PROW link For den and Kingswood and lead to Offa's Dyke Path
Walkways	Yes	Within settlements but not linking For den and Kingswood Offa's Dyke Path

Number of Allotments / Community Gardens in Settlement: 1

8. Character

Fornden and Kingswood lie in the Long Mountain/Breidden Hills Landscape Character Area (LCA) which is an elongated area of upland lying above and to the east of the flat Severn Farmlands LCA, between the settlements of Fornden and Crewgreen. The LCA borders England and both hill ranges continue into Shropshire to the east.

The majority of the LCA is within the Shropshire Hills National Landscape Character Area (NLCA).

The southern part of the LCA, which includes Fornden and Kingswood is within the Vale of Montgomery Registered Historic

Landscape. Offa's Dyke, a linear earthwork which was constructed in the 8th century by King Offa of Mercia and broadly marks the boundary between Wales and England, runs between Kingswood to the north and Fornden to the south and is a Scheduled Monument. St Michael's Church in Fornden is a Grade II Listed Building.

Settlements within the LCA include nucleated settlements of 18th and 19th century origin at Fornden and Kingswood. The A490 takes advantage of the low ground between hill ranges and provide connectivity between Wales and England. There are well-developed networks of PRowS and the Offa's Dyke Path National Trail.

9. Community aspirations

Forden with Leighton and Trelystan 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. A summary of their response is provided below.

Table 27. Table summarising Forden with Leighton and Trelystan Community Council’s Aspirations

Community aspirations in terms of:	Summary of feedback
Would the Community Council like to see future growth (general) as part of the LDP in the Community Council area?	Yes
Aspirations in terms of housing (including affordable housing)	More affordable housing.
Growth in terms of future employment opportunities	Yes.
Aspirations in terms of education provision (primary and secondary schools)	Secure the future of the local primary school.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	Access to mobile banking. Restricted banking hours and infrequent bus service means older members of rural communities can miss out on necessary face to face banking opportunities.

Fornden and Kingswood Settlement Profile

Community aspirations in terms of:	Summary of feedback
Aspirations in terms of health care provision in your communities	More transportation to health care provisions
Aspirations in terms of public open spaces, sports and play provision	No feedback received.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	No feedback received.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	More active travel, extending footpaths on the outskirts of the village.
Summary which describes the long-term vision for your town / community council area.	No feedback received.
Other comments received	None.

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

Table 28. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	2
2	3
3	2
4	1
TOTAL	8

Total number of new dwellings (net) built between 2011 and 2024 = 28

Median house price paid data 01/04/2020 to 01/04/2023 = £ 237,975 (Average = £ 265,115)

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

For den and Kingswood Settlement Profile

Table 29. 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
1118		18/0614/OUT	Residential Development at Church Farm For den Welshpool	Residential development of 9 dwellings and all associated works	Planning Permission Not Started	9	0	0	9
1119		21/0840/OUT	Land Adj. Lyndale and For den C In W Primary School, For den	Residential development for 23 dwellings, formation of a vehicular access, installation of a sewage treatment plant	Planning Permission Not Started	23	0	0	23
372		P/2016/1126	Land at Pen y Lan and adjacent to Woodluston For den	Proposed residential development comprising of up to five dwellings and all associated works.	Planning Permission Not Started	5	0	0	5
					TOTAL				37



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

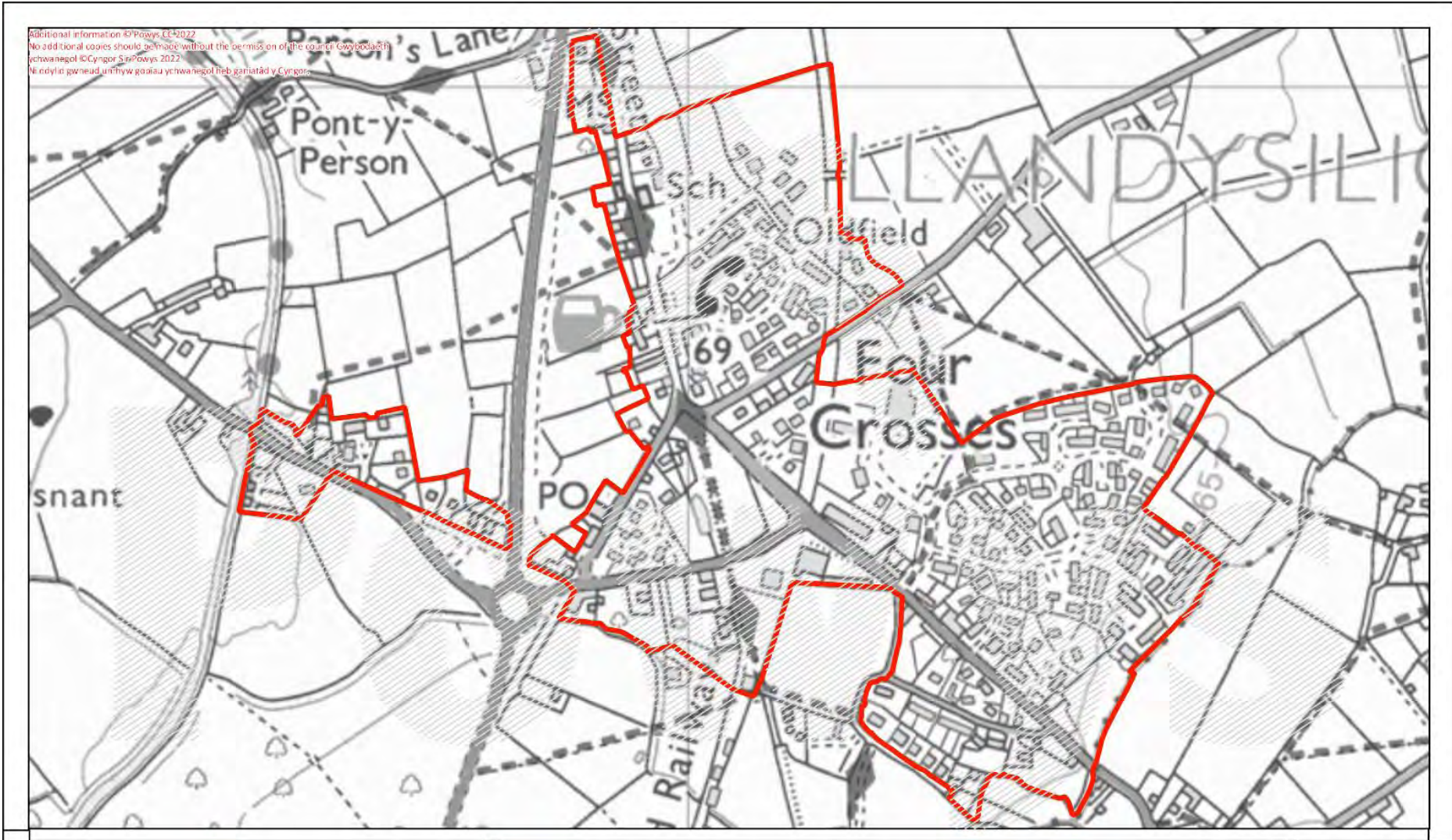
Settlement Profile:

Four Crosses

Prepared by Powys County Council in partnership with Cadnant Planning



Four Crosses



1. Introduction

The settlement of Four Crosses, classified as a Large Village in the adopted Powys LDP (2011-2026), is a settlement located within northern Powys, close to the border between Wales and England. The settlement is split into two parts; the main part of the settlement is located to the east of the A483, which contains all of the settlement's local facilities and services, and a small group of residential properties to the west of the A483.

The close proximity of the A483 provides residents within easy access of both Oswestry to the north and Welshpool to the south, both located an approximate 11-minute drive away. The community is able to benefit from the wide range of services, facilities and employment opportunities offered within these larger settlements.

The settlement has limited local facilities, which include a primary school, convenience store, post office and general practice.

The settlement is also served by an industrial park, which houses a range of commercial premises and subsequent employment opportunities.

Additionally, the national walking trail, Offa's Dyke, runs through the settlement.

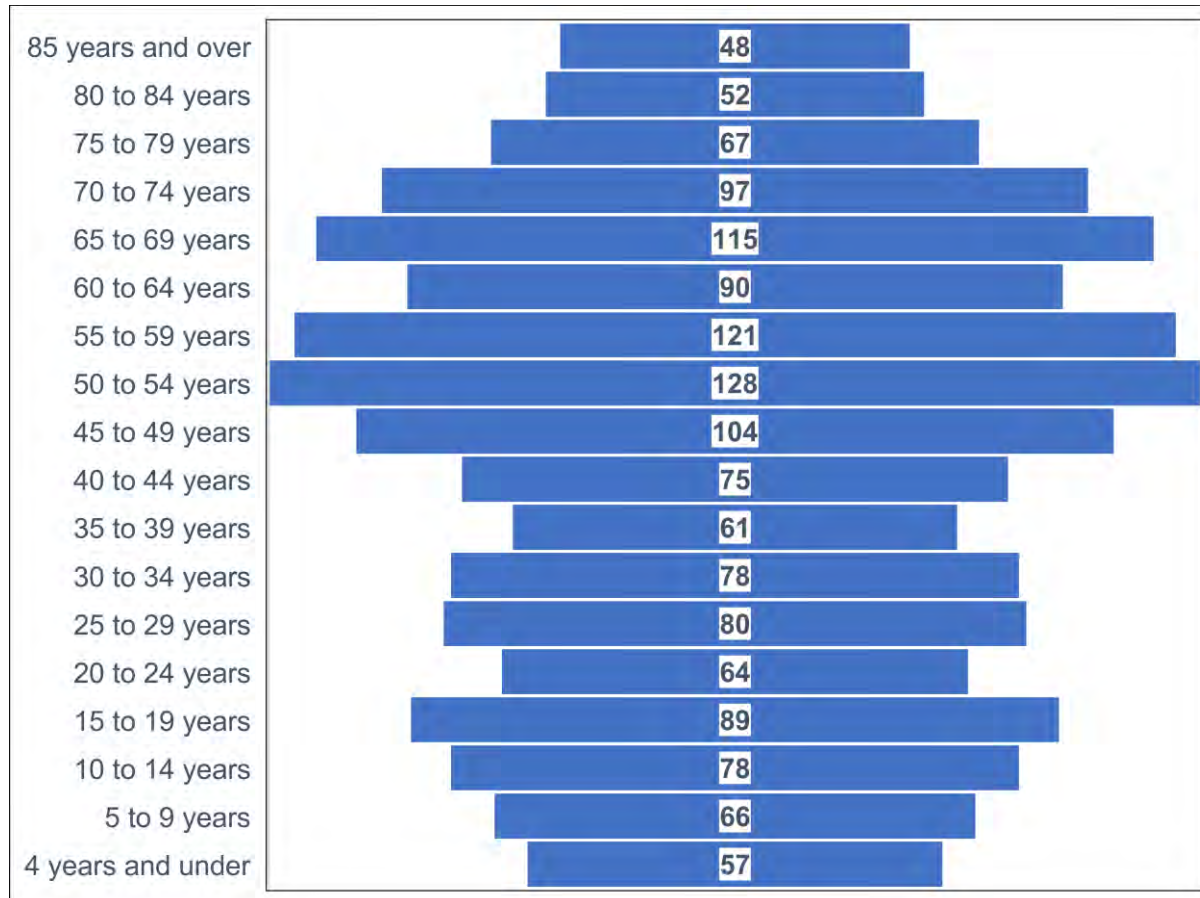
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 2
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Welshpool and Montgomery
Size of Settlement based on Adopted LDP (2011-2026) boundary:	39.78 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	985

Site Survey Date: July 2022

Four Crosses

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
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	0
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	3

Four Crosses

Table 3. Health Facilities within Settlement

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

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	1
Other food outlet	0
Take away food	1
Café	0
Restaurant	0
Petrol station	1
Farm shop	0
Other non-food shops	0
Total number of retail facilities	3

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

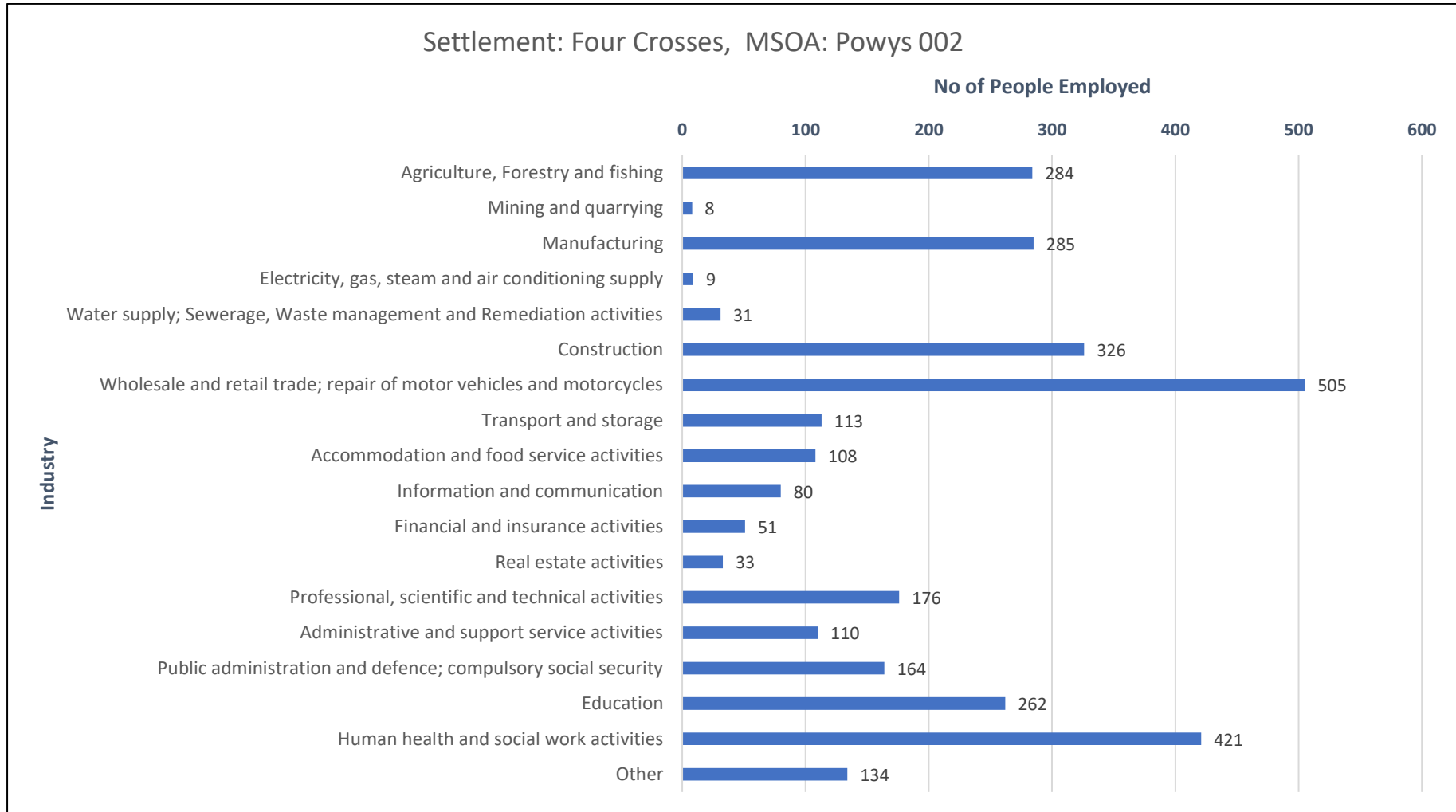
Type	Presence in Settlement (Yes / No)
Public Sector Offices	No
LDP Retail centre	No
Care home	No
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	No

Local employers (employing five or more) in overlapping output areas¹ = 45

¹ Nomis Data (2021)

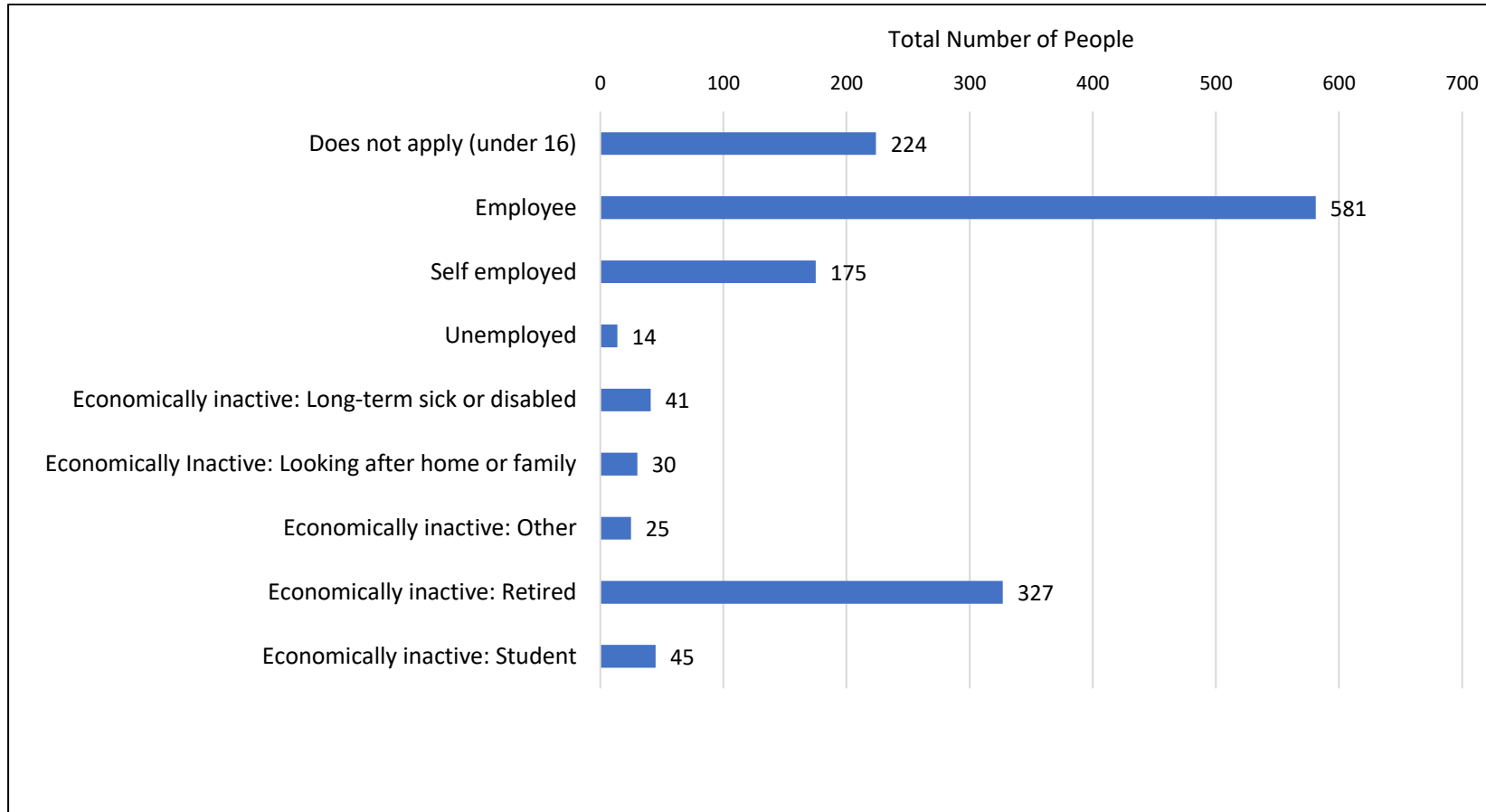
Four Crosses

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



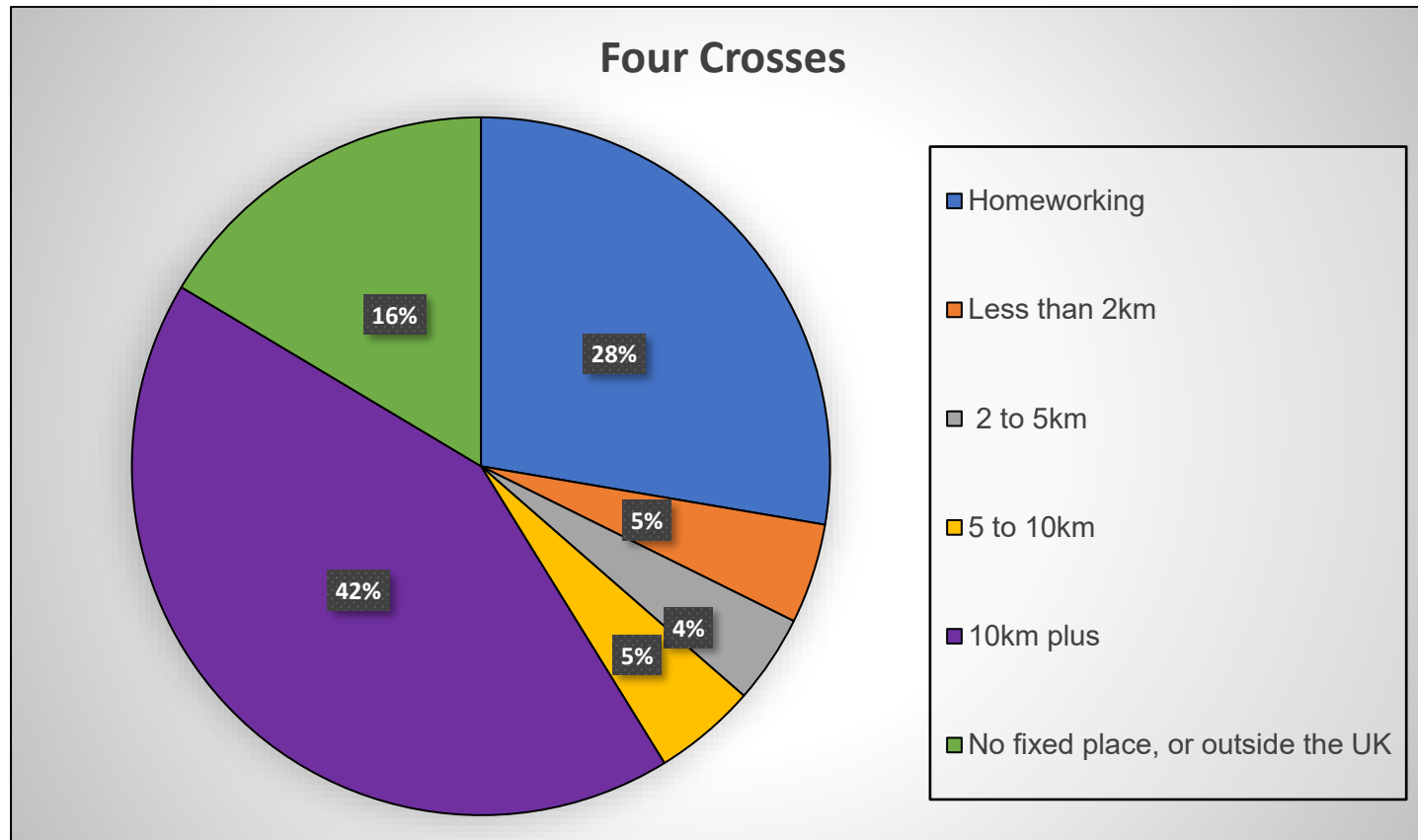
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Four Crosses

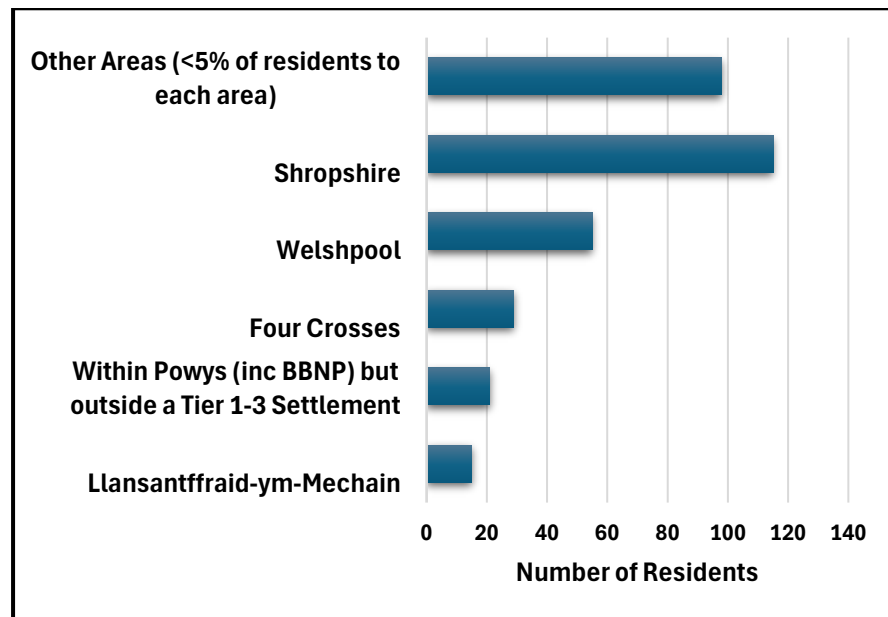
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Four Crosses

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

Settlements / Areas	Residents	Percentage of Total
Llansantffraid-ym-Mechain	15	5%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	21	6%
Four Crosses	29	9%
Welshpool	55	17%
Shropshire	115	35%
Other Areas (<5% of residents to each area)	98	29%
Grand Total	333	100%

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)	No
Flood risk (Flood Map for Wales)	Small areas of low-surface water 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	No
Scheduled Monument	Yes
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	No

Four Crosses

Table 9. Natural Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No
Special Area of Conservation (SAC)	Yes
Site of Special Scientific Interest (SSSI)	Yes
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 Yes / No
National Park	No
AONB	No
Coal Resource Safeguarding Area	No
Agricultural Land Classification grades 3a and above	Yes
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. Four Crosses lies within the Llanfyllin Water Resource Zone (WRZ). This zone is supplied from a bulk import from Hafren Dyfrdwy’s neighbouring company, Severn Trent. WRMP19 concluded that Llanfyllin 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

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

Four Crosses

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 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
Improvements to progress net zero objectives	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.

Four Crosses

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
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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
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>

Four Crosses

Broadband Provision

Broadband connection ⁴ 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 %
Llandysilio C. in W	116	59	51%	57	49%

⁴ Data correct from Welsh Government OMR, June 2022

Four Crosses

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?
Four Crosses Branch Surgery (Llanfyllin Group Practice)	10,224	Yes	8,848	8,848	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age.
- The proximity of Four Crosses 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 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The highway network could not accommodate further development along Rhos Common/Hendre Lane or Domgay Lane due to the old railway bridge, hump, narrow nature and lack of footway.

Four Crosses

6. Transport Opportunities

Active Travel

Active travel routes within the settlement: 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 Welshpool, Shrewsbury, Llanfyllin, Wrexham, Machynlleth

Train Services

Train station located within or close to the settlement: No

Table 21. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Between 5-10 miles	Yes	7.8 miles to Welshpool Train Station. 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	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: 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: 11

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	1
Amenity greenspace	3
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)	2
Unequipped Local Areas of Plan (LAPs)	0

Table 25. Outdoor Sports Facilities

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

Four Crosses

Table 26. Public Rights of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	1	Montgomery Canal
Riparian Access	Yes	Montgomery Canal
PROW	Yes	Within settlement linking to surrounding area Offa's Dyke Path running through settlement connecting to PROW
Walkways	Yes	Offa's Dyke Path

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Four Crosses 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.

The Montgomery Canal, which runs to the west of Four Crosses is designated as a Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI) for its aquatic emergent and marginal plant communities.

The Severn and Vyrnwy Valleys contain several major transport routes and a well-developed network of PRowWs and long-distance walking and cycling routes including Offa's Dyke National Trail which runs through Four Crosses and is a Scheduled Monument. The corridor of the mid-18th century and early 19th century Montgomery Canal traverses the LCA and runs to the west of Four Crosses.

Views across the valley are wide but views out of the LCA tend to be restricted by the enclosing valley sides. The LCA experiences dark night skies as indicated by the Natural Resources Wales (NRW) map of Dark Skies and Light Pollution in Wales, which are locally reduced in proximity to settlements, notably at Newtown, Welshpool, Four Crosses, Llanfyllin and Llansantffraid-ym-Mechain.

9. Community aspirations

Llandysilio 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. A summary of their response is provided below.

Table 27. Table summarising Llandysilio Community Council's Community Aspirations

Community aspirations in terms of:	Summary of feedback
Would the Community Council like to see future growth (general) as part of the LDP in the Community Council area?	Yes, but growth on brown field sites and infills rather than extending the existing boundary. It is important to retain the green open spaces.
Aspirations in terms of housing (including affordable housing)	It is important to have smaller houses as starter homes and for retirement. Affordability restrictions need to be looked at carefully as affordable housing clauses are often removed after a couple of years. Affordable housing should remain affordable in perpetuity.
Growth in terms of future employment opportunities	There is a good Business Park in the village of Four Crosses. There is need for more encouragement to fill the Village Workshops owned by Powys County Council.
Aspirations in terms of education provision (primary and secondary schools)	Important to maintain and support the local school rather than build a larger area school. It is also important to recognise that Four Crosses is a border village and the medium of Welsh is rarely used.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	<p>There is no Public House in the village only a hotel which does not open its bar. The village centre is very important and central to the community.</p> <p>It is important to retain the mobile library service.</p>

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Community aspirations in terms of:	Summary of feedback
Aspirations in terms of health care provision in your communities	Support the infrastructure by introducing a Community Infrastructure Levy on all new development as other County Councils have done.
Aspirations in terms of public open spaces, sports and play provision	It is important to support play provision and retain open space.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	Good local shop/post office and petrol station.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	There is a need for better links with bus transport to Shrewsbury and Oswestry as well as Welshpool.
Summary which describes the long-term vision for your town / community council area.	Improve existing facilities and infill development with the right mix of housing for all ages.
Other comments received	None.

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10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

Table 28. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	2
2	4
3	3
4	0
TOTAL	9

Total number of new dwellings (net) built between 2011 and 2024 = 58

Median house price paid data 01/04/2020 to 01/04/2023 = £ 225,000 (Average = £ 236,159)

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

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Table 29. 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
1093		18/0581/OUT	Land 200 Meters West Of Oldfield Farm, Four Crosses	Proposed affordable housing development, formation of vehicular access and access road and all associated works. (24 units)	Commenced	13	11	0	24
1126		21/1468/OUT	Land At Wychwood Four Crosses	Proposed residential development of up to 12 dwellings, associated access and infrastructure	Planning Permission Not Started	12	0	0	12
344		P/2016/1016	Land off B4393 at Plas Foxen Four Crosses	Residential development of up to 49 dwellings, footpaths, public open space and associated works	Complete	0	0	23	23
1133		21/1468/OUT	Land At Gornal Farm, Four Crosses	Residential development of up to 35 affordable dwellings	Planning Permission Not Started	35	0	0	35
					TOTAL	60	11	23	94