



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

## **Infrastructure Provision and Settlements Profiles**

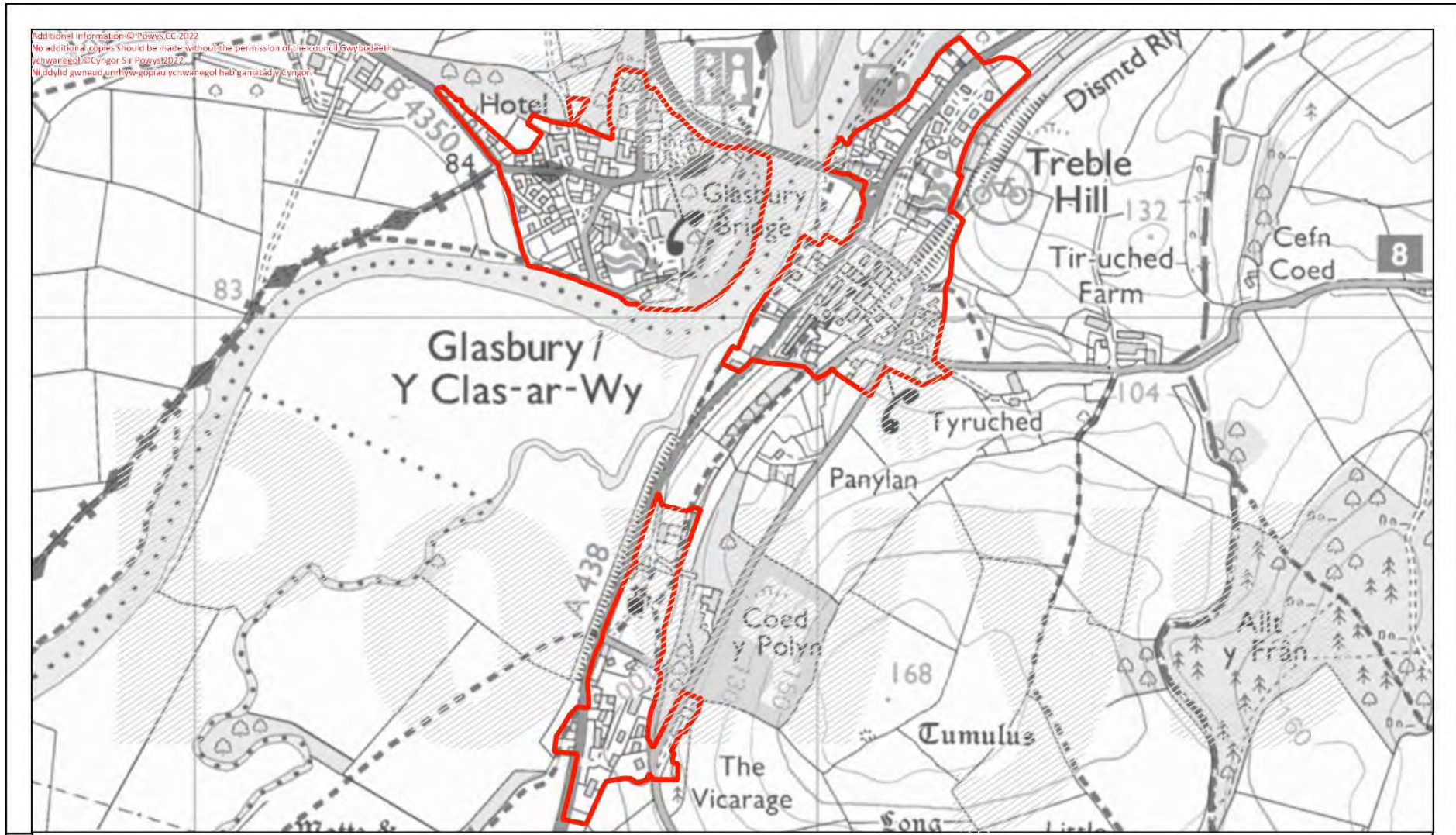
### **Settlement Profile:**

### **Glasbury**

Prepared by Powys County Council in partnership with Cadnant Planning



# Glasbury Settlement Profile



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## 1. Introduction

The settlement of Glasbury, classified as a Large Village in the adopted Powys LDP (2011-2026), is a settlement divided up into three settlements, with the River Wye dividing the settlements to the north and the A438 connecting the settlements to the south.

Glasbury has a range of facilities available with one public house, two cafés, two restaurants and a petrol station serving the local community.

The settlement falls within a Registered Historic Landscape, with the west of the settlement being set within a Conservation Area.

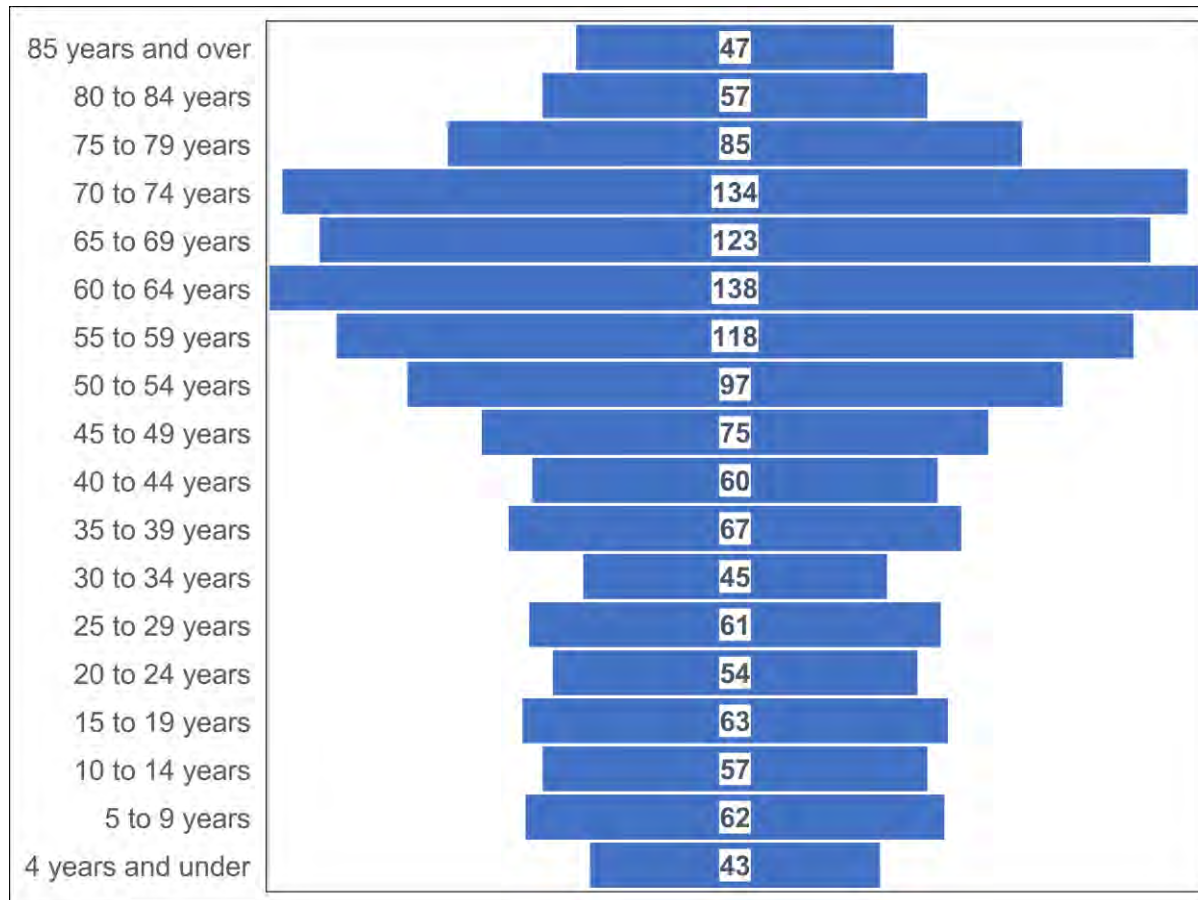
### Key Facts:

<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>	27.96 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	440

**Site Survey Date:** July 2022

## Glasbury Settlement Profile

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



## 2. Services and Facilities

### Educational Facilities within Settlement = None

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

**Table 1. Community Facilities within Settlement**

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

Glasbury Settlement Profile

**Health Facilities within Settlement = None**

**Table 2. Retail Facilities within Settlement**

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

### 3. Employment Provision

**Table 3. 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 2 miles to Three Cocks, 4.2 miles to Great Barn Business Park, Talgarth

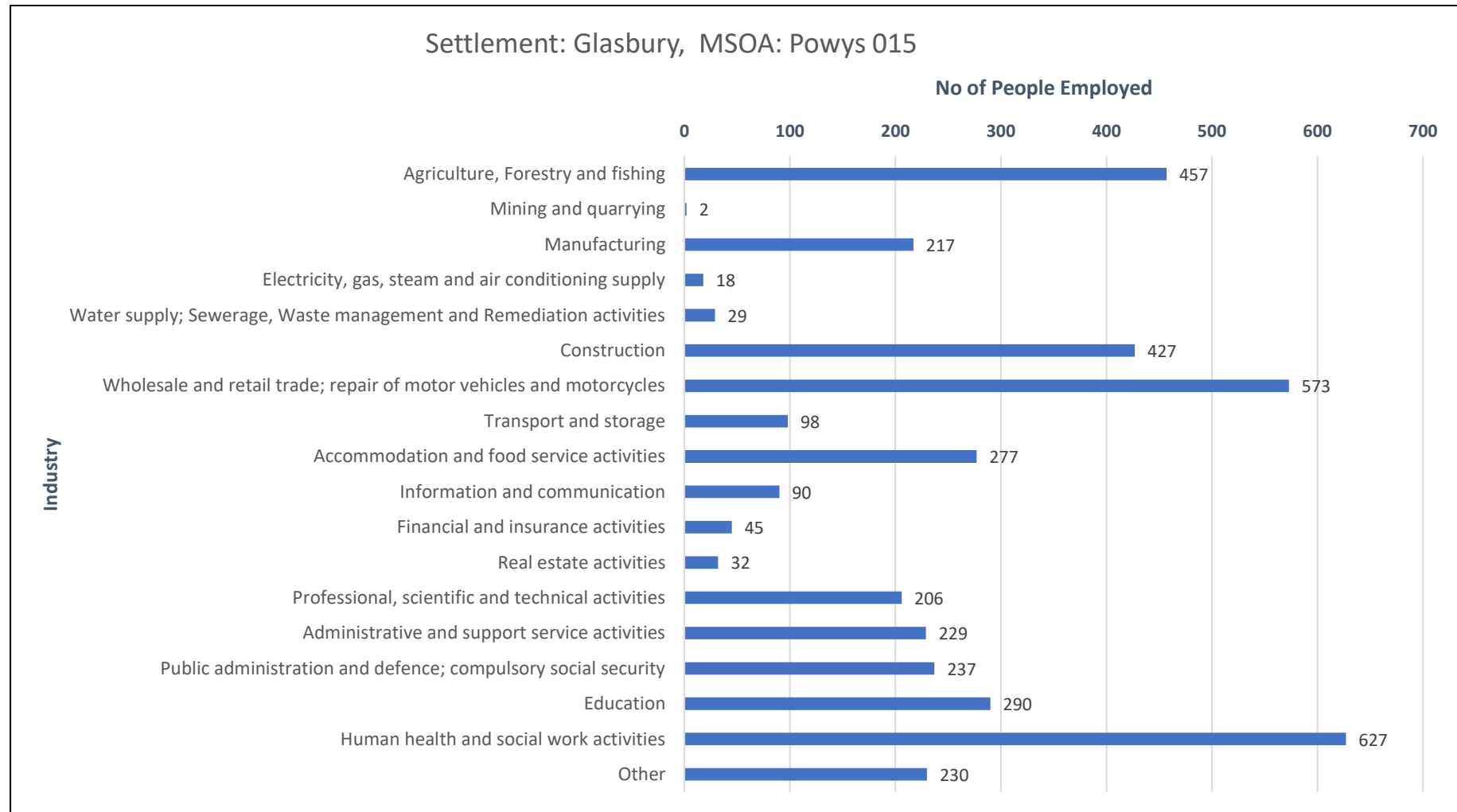
**Local employers (employing five or more) in overlapping output areas = 135<sup>1</sup>**

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

## Glasbury Settlement Profile

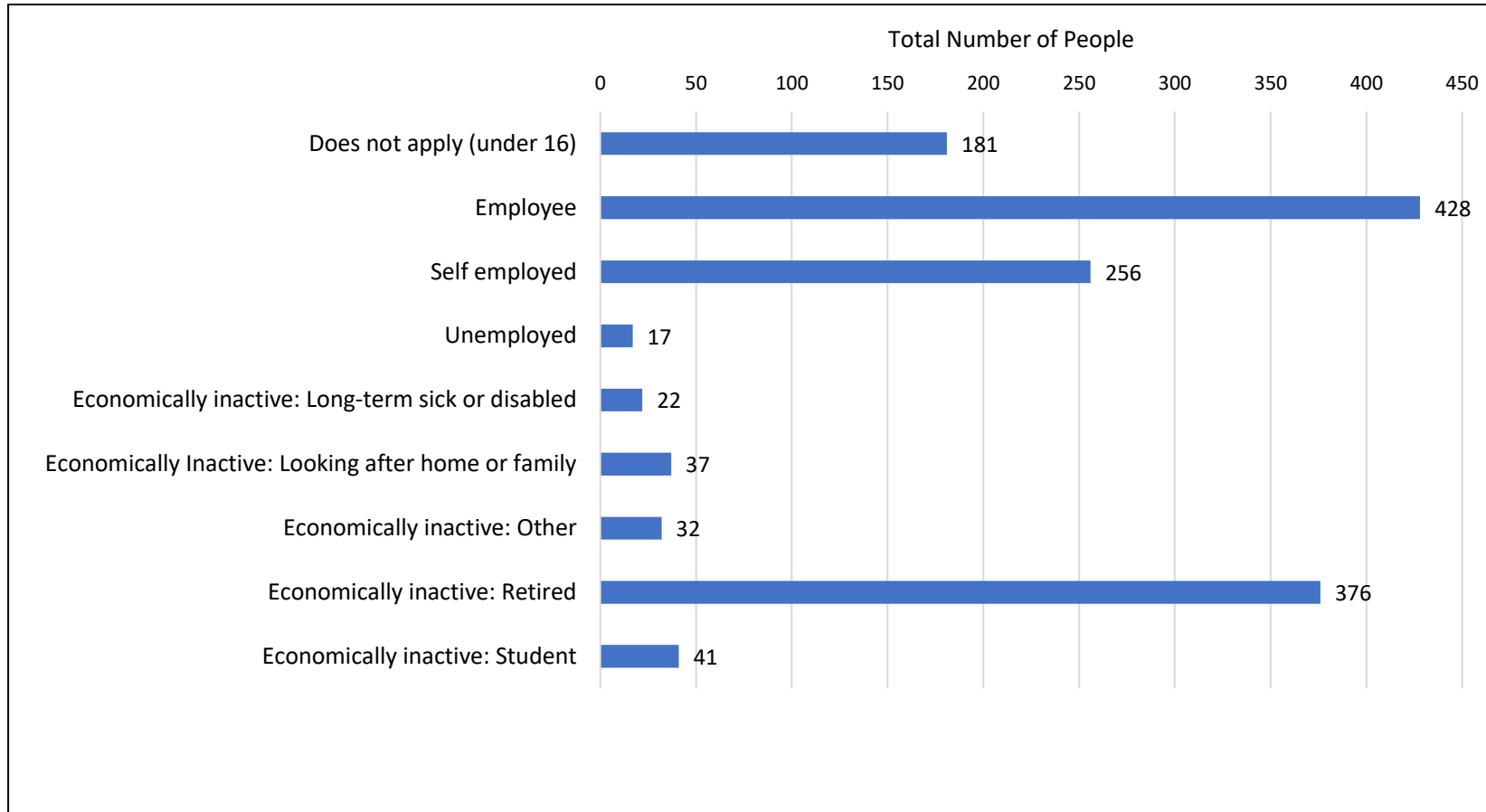
**Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)**



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

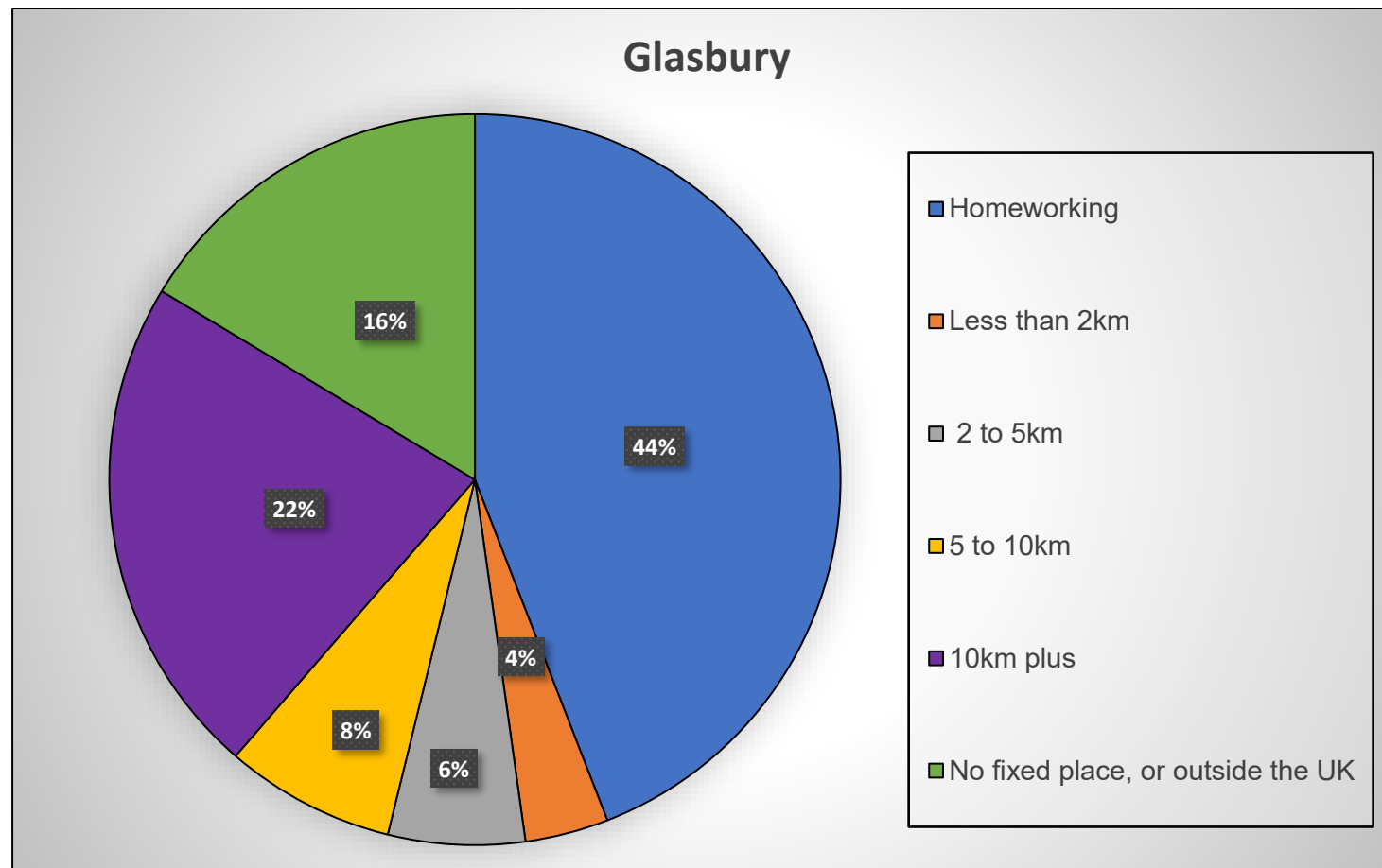


**Figure 3. Economic Activity Status of Population within the Output Areas that overlap Settlement (Census 2021)**



## Glasbury Settlement Profile

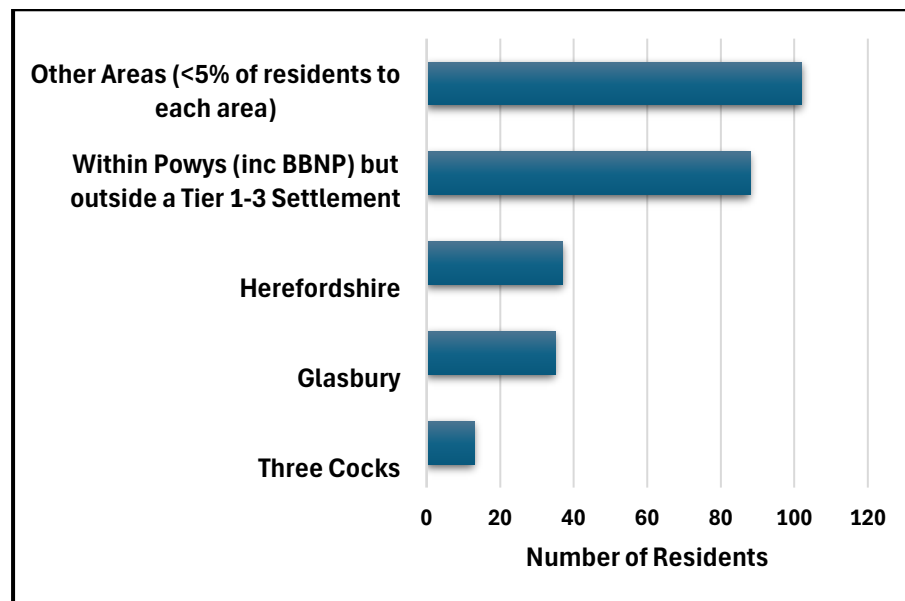
**Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)**



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

## Glasbury Settlement Profile

**Figure 5. Where Residents Living in Glasbury 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 4. Where Residents Living in Glasbury Travel to Work (Census 2021)**

Settlements / Areas	Residents	Percentage
Glasbury	35	13%
Herefordshire	37	13%
Other Areas (<5% of residents to each area)	102	37%
Three Cocks	13	5%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	88	32%
<b>Grand Total</b>	<b>275</b>	<b>100%</b>

## 4. Environmental Capacity

**Table 5. Flood Risk Constraints within or adjacent to Settlement**

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium Flood Risk along left side of settlement from river

**Table 6. Built Heritage Designations within or adjacent to Settlement**

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

Glasbury Settlement Profile

**Table 7. Natural Heritage Designations within or adjacent to Settlement**

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

**Table 8. 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>
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

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.

## Glasbury 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, 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.

Glasbury 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.

## Glasbury Settlement Profile

### Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

**Table 9. Capacity information at Welsh Water Treatment Works**

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



## Glasbury 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 10. Information regarding relevant Welsh Water Treatment Work**

<b>WwTW</b>	<b>Within SAC?</b>	<b>Phosphate permit?</b>	<b>AMP7 P scheme?</b>
<b>Glasbury</b>	Yes	Yes 5mg/l Effective from: 26/01/2027	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 11. 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>Glasbury</b>	Primary	2.69MVA (Red <sup>6</sup> )	Bronllys, Llyswen and Boughrood, Clyro, Hay-on-Wye, Three Cocks	<b>Abergavenny Primary (BSP)</b>	26.03MVA (Red <sup>7</sup> )	Builth Wells and Llanelwedd, Llandrindod Wells, Llanwrtyd Wells, Llangynog, Newbridge-on-Wye, Howey, Crossgates, Rhayader, Bronllys, Hay-on-Wye, Clyro, Llyswen and Boughrood, Llanyre, Newbridge on Wye, Three Cocks  (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 12. 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>

## Glasbury Settlement Profile

### Broadband Provision

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

**Table 13. 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

There are no educational facilities within the settlement of Glasbury. The nearest primary school is at Llyswen.

**Table 14. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Archdeacon Griffiths Church in Wales Primary School	148	157	106%	-9	-6.0%

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

## Health Care Provision

There is no GP surgery in Glasbury. The nearest GP surgery would be at Talgarth or Hay-on-Wye.

**Table 15. GP surgery information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Hay-on-Wye Health Centre <sup>9</sup>	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 Montgomery to the Wales/England border could present challenges in terms of recruiting GPs as GPs would need to be registered on the Welsh Performers List to work in Wales. Some GPs choose not to register in Wales.

## Transport

**Table 16. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The core of historic development to the west of the A438 is constrained. Highways to the east are constrained with some minor development potential. The topography to south constrains future development from a highway perspective.

<sup>9</sup> Haygarth Medical Centre at Talgarth is a branch surgery of Hay-on-Wye Health Centre.

## 6. Transport Opportunities

### Active Travel

Presence of active travel routes within the settlement: No

### Bus Services

Bus stops located within the settlement: Yes

**Table 17. 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 Hereford, Builth Wells

### 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 18. 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	16.7 miles to Builth Road. Services to Shrewsbury, Swansea

### Road Services

**Table 19. Nearest Major Road Network (Trunk Road) Related to Settlement**

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A438
Less than 5 miles	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:** 7

**Table 20. Informal Open Spaces (All over 0.2 hectares)**

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	1
Amenity greenspace	1
Green corridors	0
Natural and semi-natural green spaces	4
Public parks and gardens	0

**Table 21. Provision for Children and Young People**

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

**Table 22. 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

Glasbury Settlement Profile

**Table 23. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Wye
PROW	Yes	Within settlement linking to surrounding area
Walkways	Yes	

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



## 8. Character

Glasbury lies within the Llanfilo/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.

The topography comprises of a landform of undulating small hills and tributary valleys forming part of the watershed between the Usk and Wye valleys on the plateau below the northern scarp of the Black Mountains.

The River Wye is designated as a SSSI and SAC.

The north-eastern half of the LCA, which includes Glasbury, lies within the Middle Wye Valley Registered Historic Landscape, designated for its multi-period evidence of human exploitation.

There is a Conservation Area in Glasbury which is bounded by a Registered Historic Park and Garden to the north.

The LCA is crossed by several major roads including the A438 which runs through Glasbury.

There are a network of PROWs, as well as parts of National Cycle Network (NCN) Route 8 which runs through Glasbury.

## **9. Community Aspirations**

Glasbury and District 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 Glasbury and District 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 24. 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>3</b>
<b>2</b>	<b>0</b>
<b>3</b>	<b>0</b>
<b>4</b>	<b>0</b>
<b>TOTAL</b>	<b>3</b>

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

**Median house price paid data 01/04/2020 to 01/04/2023 = £ 285,000 (Average = £ 311,839)**

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

**Table xx Replacement LDP Housing Commitments at April 2024 = None**



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

## **Infrastructure Provision and Settlements Profiles**

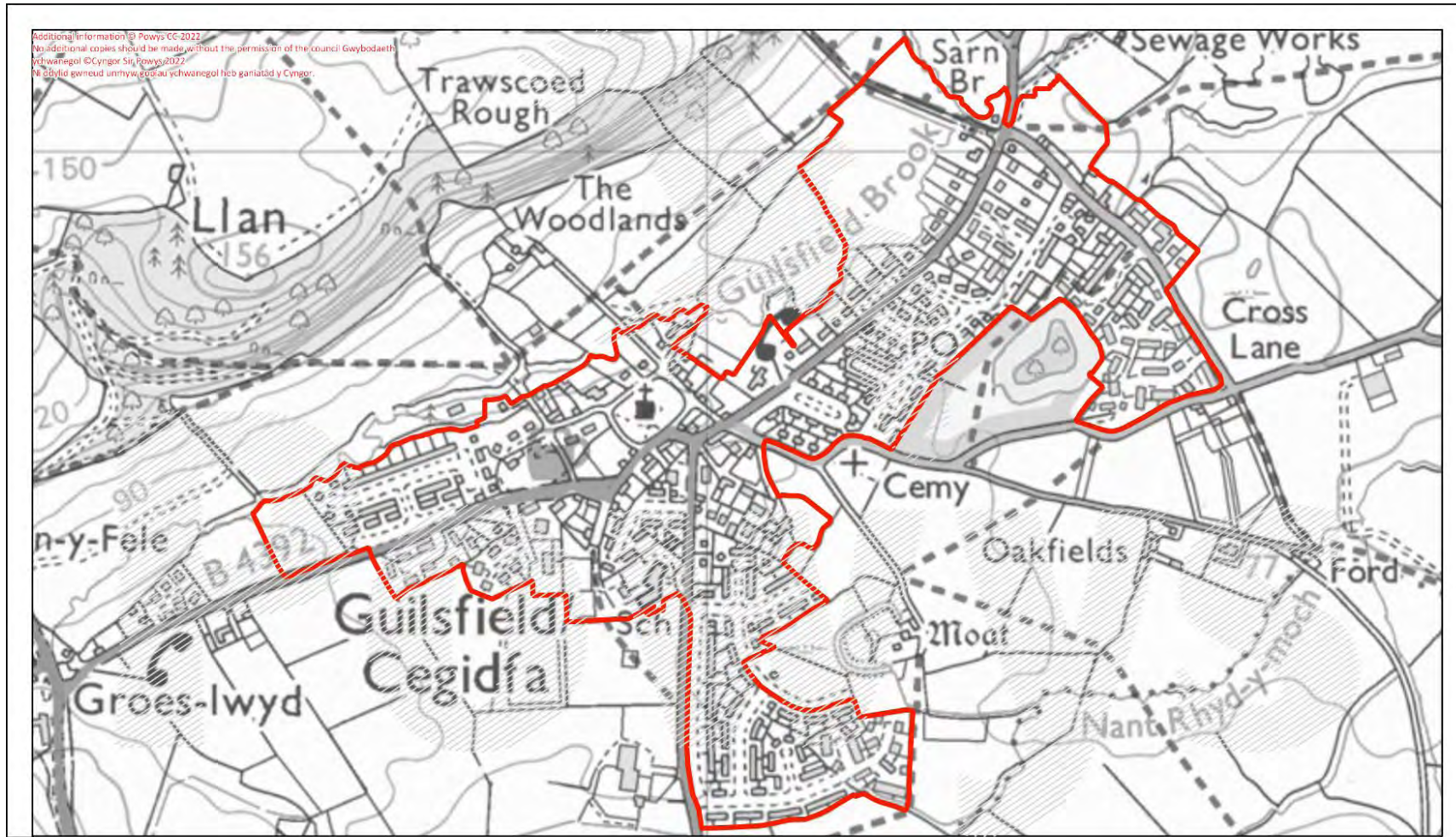
### **Settlement Profile:**

### **Guilsfield**

Prepared by Powys County Council in partnership with Cadnant Planning



# Guiltsfield Settlement Profile



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## 1. Introduction

The settlement of Guilfield, classified as a Large Village in the adopted Powys LDP (2011-2026), lies around three miles to the north of the settlement of Welshpool. It is located within the northern half of the county of Powys.

The settlement's services and facilities include a local primary school, two public houses, one convenience store and a post office.

There is a Conservation Area in the village containing the Grade I listed Church of St Aelhaiarn and St Aelhaiarn Churchyard Registered Historic Park and Garden (RHPG), a further Registered Historic Park and Garden named 'The Garth' sits to the south of the settlement. Guilfield Moated Site lies to the east of the village, which is designated as a Scheduled Monument.

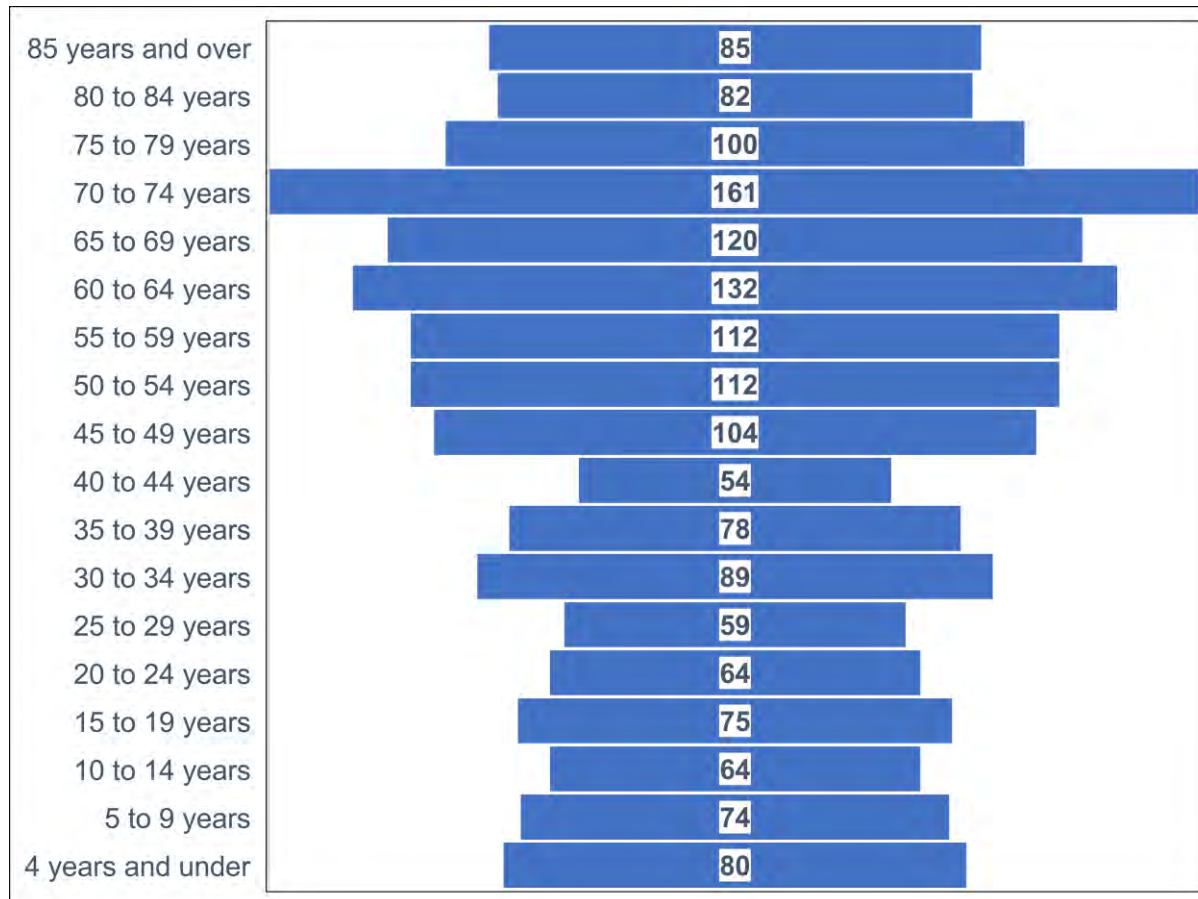
### Key Facts:

<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>	Regional Growth Area Cluster Settlement
<b>Housing Market Area / Locality:</b>	Welshpool and Montgomery
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	42.13 hectares
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	1,136

**Site Survey Date:** July 2022

## Guilsfield 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
<b>Total number of education facilities</b>	<b>2</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	2
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
<b>Total number of community facilities</b>	<b>6</b>



Guilsfield 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	0
Take away food	0
Café	0
Restaurant	0
Petrol station	0
Farm shop	0
Other non-food shops	0
<b>Total number of retail facilities</b>	<b>1</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 = four miles to Henfaes Industrial Estate, Welshpool

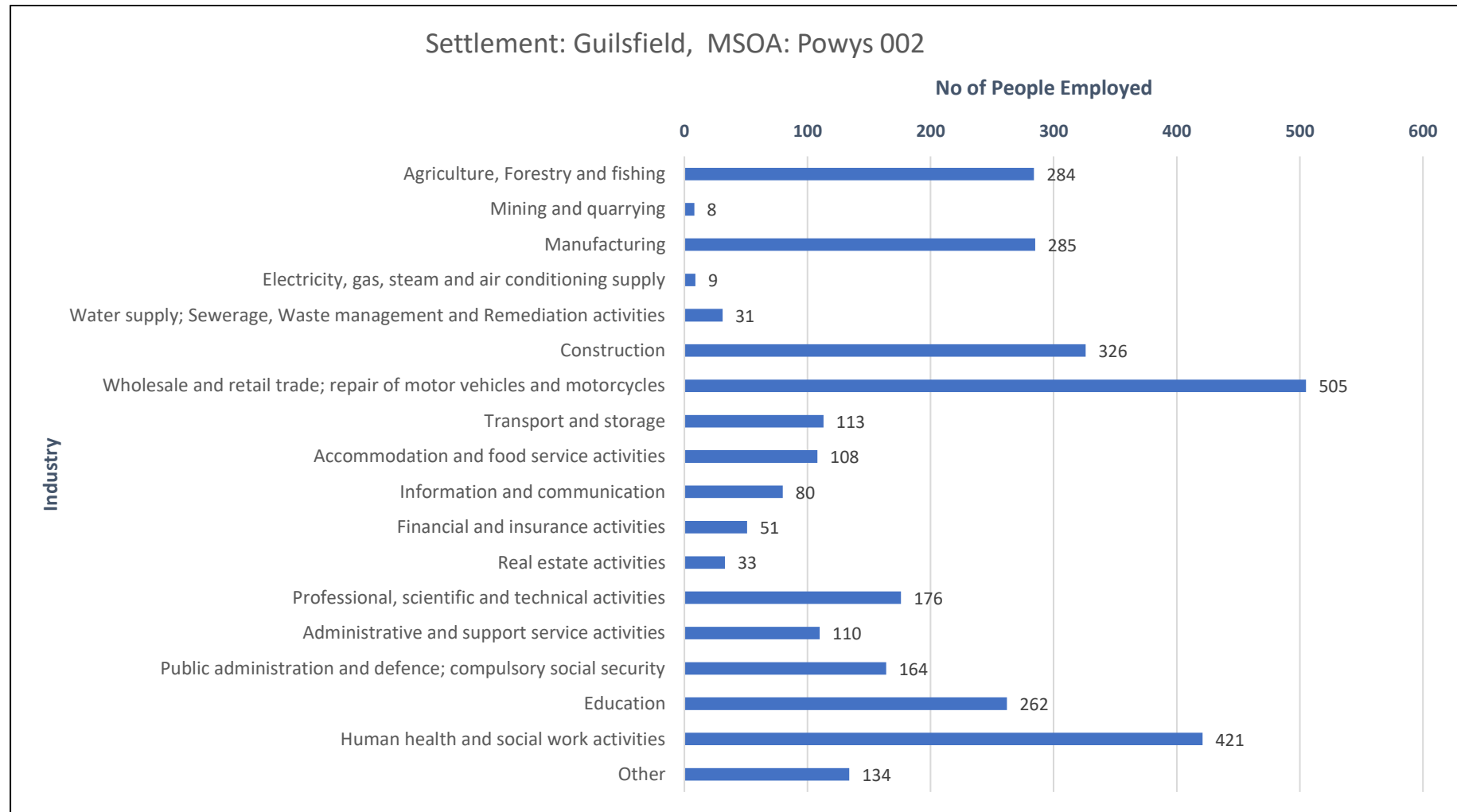
**Local employers (employing five or more) in overlapping output areas = 45<sup>1</sup>**

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

Guilfield 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)**

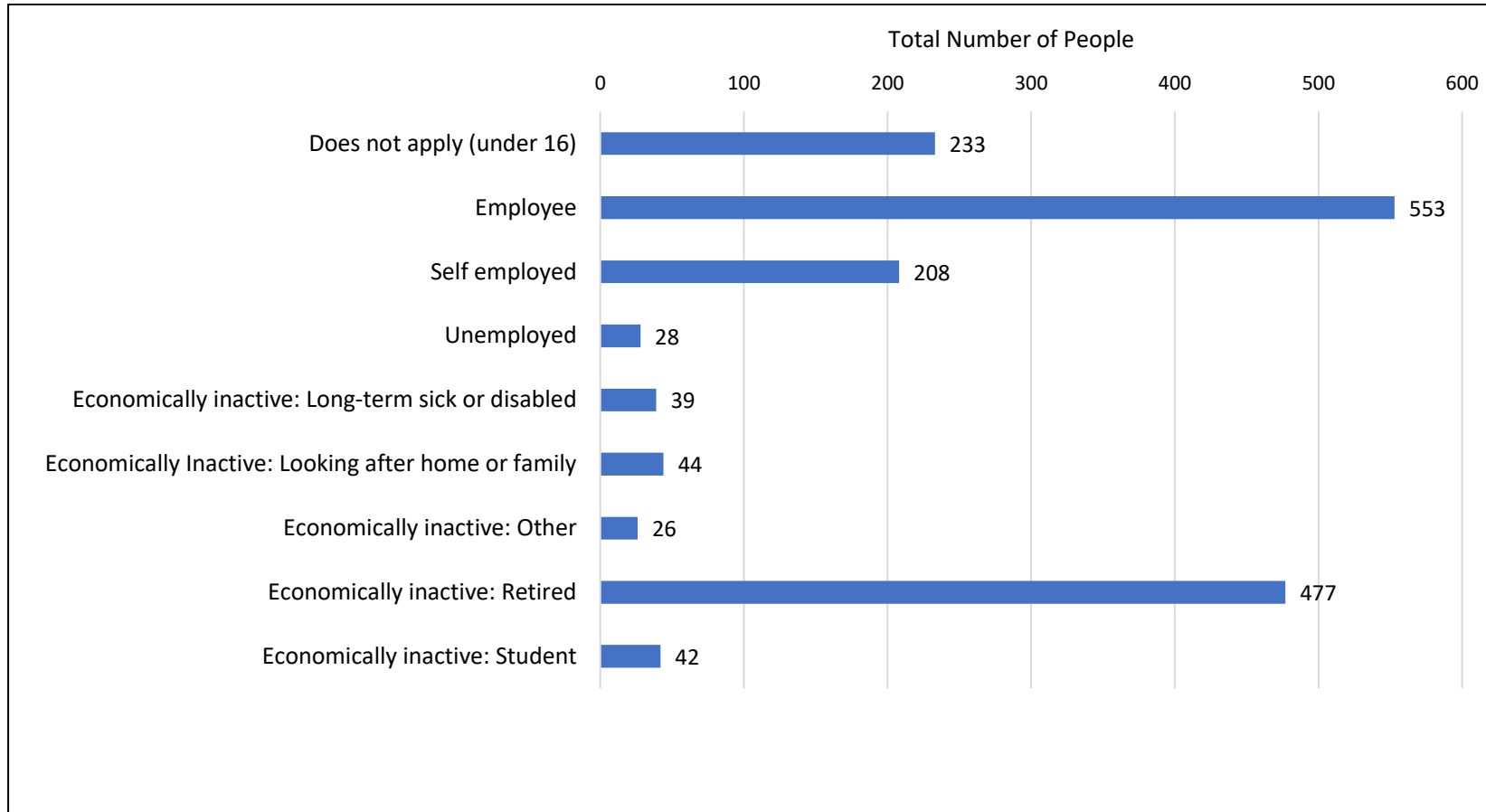
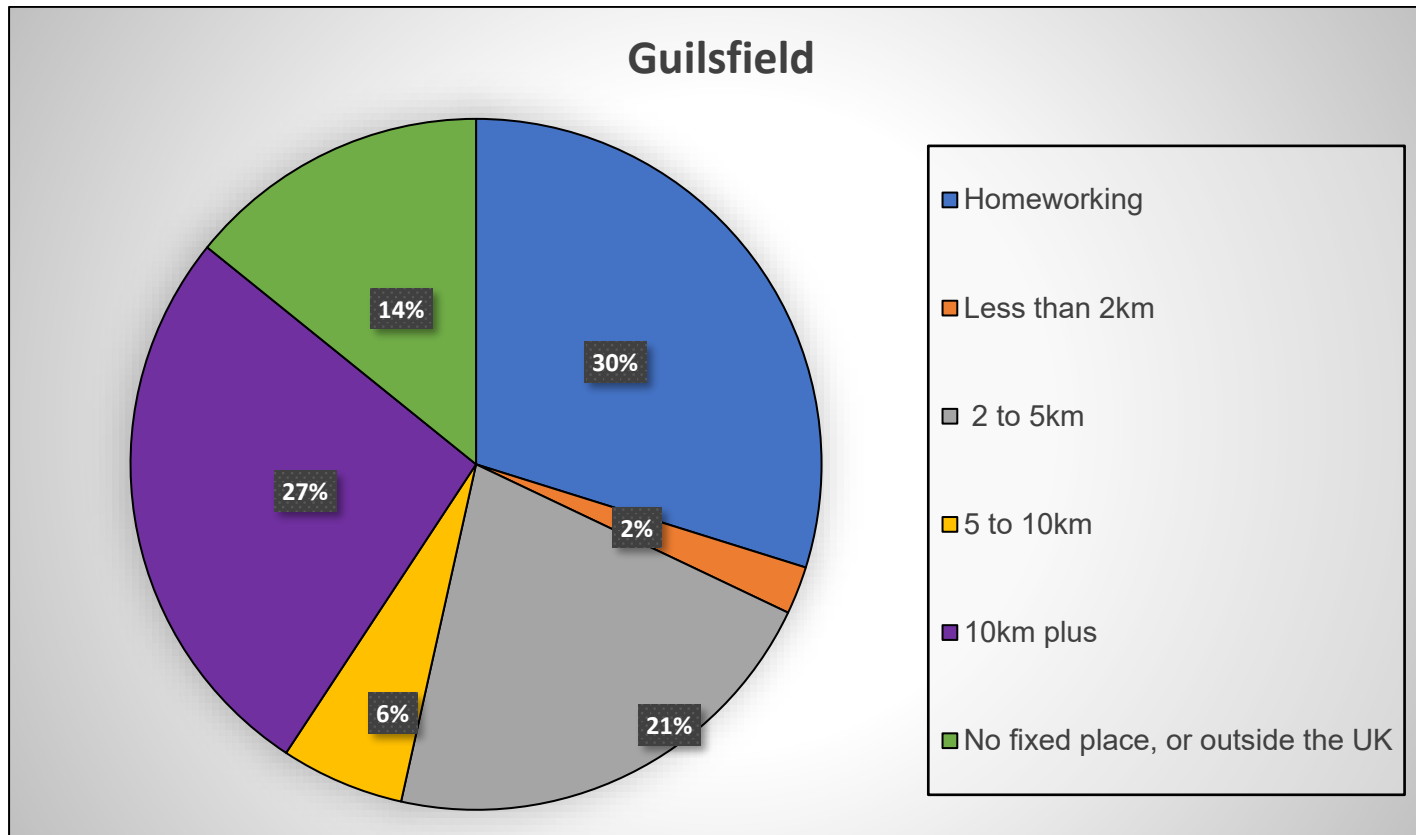
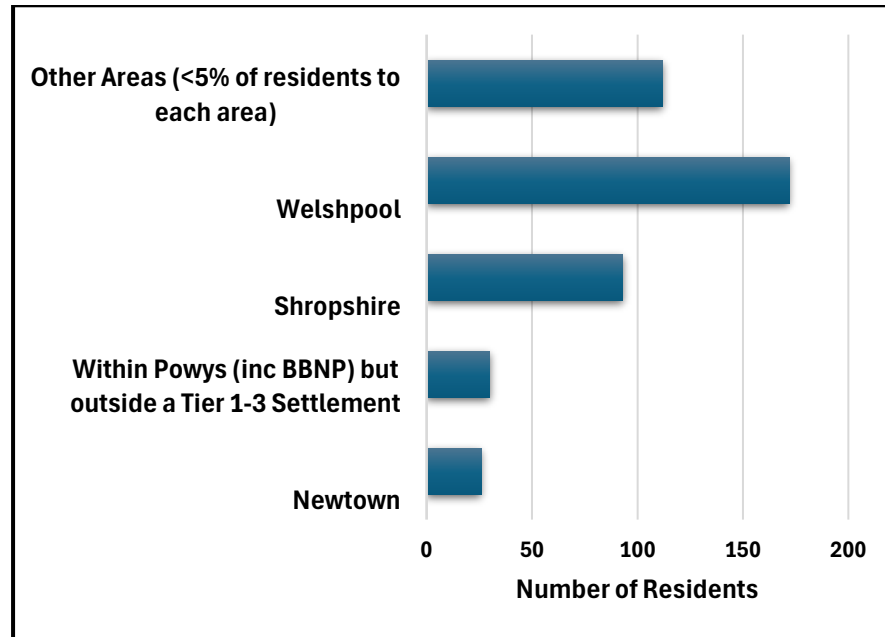


Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

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

Settlements / Areas	Residents	Percentage
Newtown	26	6%
Other Areas (<5% of residents to each area)	112	26%
Shropshire	93	21%
Welshpool	172	40%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	30	7%
<b>Grand Total</b>	<b>433</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)	C2
Flood risk (Flood Map for Wales)	Medium- from rivers to North and low- surface water to East

**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	Yes
Scheduled Monument	No
Historic Park and Garden Registered Area	Yes
Historic Park and Garden Kitchen Garden	No
Historic Landscape	No

Guilfield Settlement Profile

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

Designation	Presence in or adjacent to Settlement	Comment
	Yes / No	
Special Area of Conservation (SAC)	Yes	Granllyn
Site of Special Scientific Interest (SSSI)	Yes	Granllyn
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	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	2 and 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. Guilsfield 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>
Guilsfield	Guilsfield	Not expected to be an issue	AMP7 (2020-2025) scheme promoted to ensure compliance with future phosphate permit.

## 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.

Guilsfield 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>

## Guilsfield 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 %
Guilsfield C.P	157	179	114%	-22	-14%

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

## Health Care Provision

**Table 18. Healthcare Capacity and Surplus**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
<b>Welshpool Medical Practice (Guilsfield Branch)</b>	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	No further development along Celyn Lane and Cemetery Lane could be accommodated due to junction with B4392. There would be potential for future development in the southwest corner between legs of the B4392.  The junction of the road to the south of Old Castle Avenue would require improvement if it was required to accommodate further development.

## 6. Transport Opportunities

### Active Travel

Active travel routes within the settlement: NoBus 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, 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
Less than 5 miles	Yes	3.5 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
Less than 5 miles	Yes	0.25 miles to A490

### 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	2
Amenity greenspace	2
Green corridors	0
Natural and semi-natural green spaces	1
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)	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)	2



Guilsfield 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	Within settlement linking to the surrounding area
Walkways	Yes	

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

## 8. Character

Guilfield lies within the Guilfield Landscape Character Area (LCA) which comprises a rolling landscape of hills and valleys, located to the north-west of Welshpool, between the lower-lying Severn Farmland to the north, east and south, Banwy Valley to the west and Tregynon to the south-west. Arddleen lies close to the eastern boundary of the Guilfield LCA.

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

There is a small Geological Conservation Review (GCR) site at Gwern-y-Brain, north of Guilfield.

There is a Special Area of Conservation (SAC) and SSSI at Granllyn on the edge of Guilfield and smaller SSSIs at Lower Garth Meadows and Gwern-y-brain Dingle to the north of Guilfield.

There are Registered Historic Parks and Gardens (RHPG) at The Garth and Trelydan Hall south of Guilfield. There is a Conservation Area Guilfield containing the Grade I listed Church of St Aelhaiarn and St Aelhaiarn Churchyard RHPG. There are numerous listed buildings. Gaer Fawr, an Iron Age hillfort north of Guilfield and Guilfield Moated Site are Scheduled Monument.

There are dispersed pattern of farms with larger linear settlements including Guilfield.

There is a sense of place resulting from the combination of rounded hills, high proportion of woodland cover and traditional settlements. Views across neighbouring valley landscapes including the Vyrnwy Valley to the north-west, Severn Valley to the south-east, Rhiw Valley to the south and Banwy Valley to the west. There are expansive views from Glyndwr's Way National Trail including at the summit of Y Golfa.

## **9. Community Aspirations**

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

## 10. Previously Developed Land Opportunities

The following Previously Developed Land opportunities were identified:

Figure 6. Fairview Garage, Guilfield



## 11. 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>	4
<b>2</b>	4
<b>3</b>	4
<b>4</b>	4
<b>TOTAL</b>	<b>16</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 1**

**Median house price paid data 01/04/2020 to 01/04/2023 = £227,500 (Average = £242,665)**

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

Guilsfield 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
1105		20/0387/OUT	Fairview Garage Guilsfield	Erection of 9 dwellings to include demolition of former garage buildings	Commenced	0	9	0	9
1059	P20 HA2	20/0387/OUT	Land to East of Groes-lwyd, Guilsfield	Residential development of up to 22 dwellings, formation of vehicular access and estate roadway	Planning Permission Not Started	22	0	0	22
1131		19/1984/OUT	Land At Tan Y Gaer Guilsfield	Erection of up to 28 affordable dwellings with associated infrastructure, including access	Planning Permission Not Started	28	0	0	28
1132	P20 HC1		Enc 2200, Sarn Meadows Guilsfield	Erection of 46 units	Planning Permission Not Started	46	0	0	46
					<b>TOTAL</b>	<b>96</b>	<b>9</b>	<b>0</b>	<b>105</b>



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

## **Infrastructure Provision and Settlements Profiles**

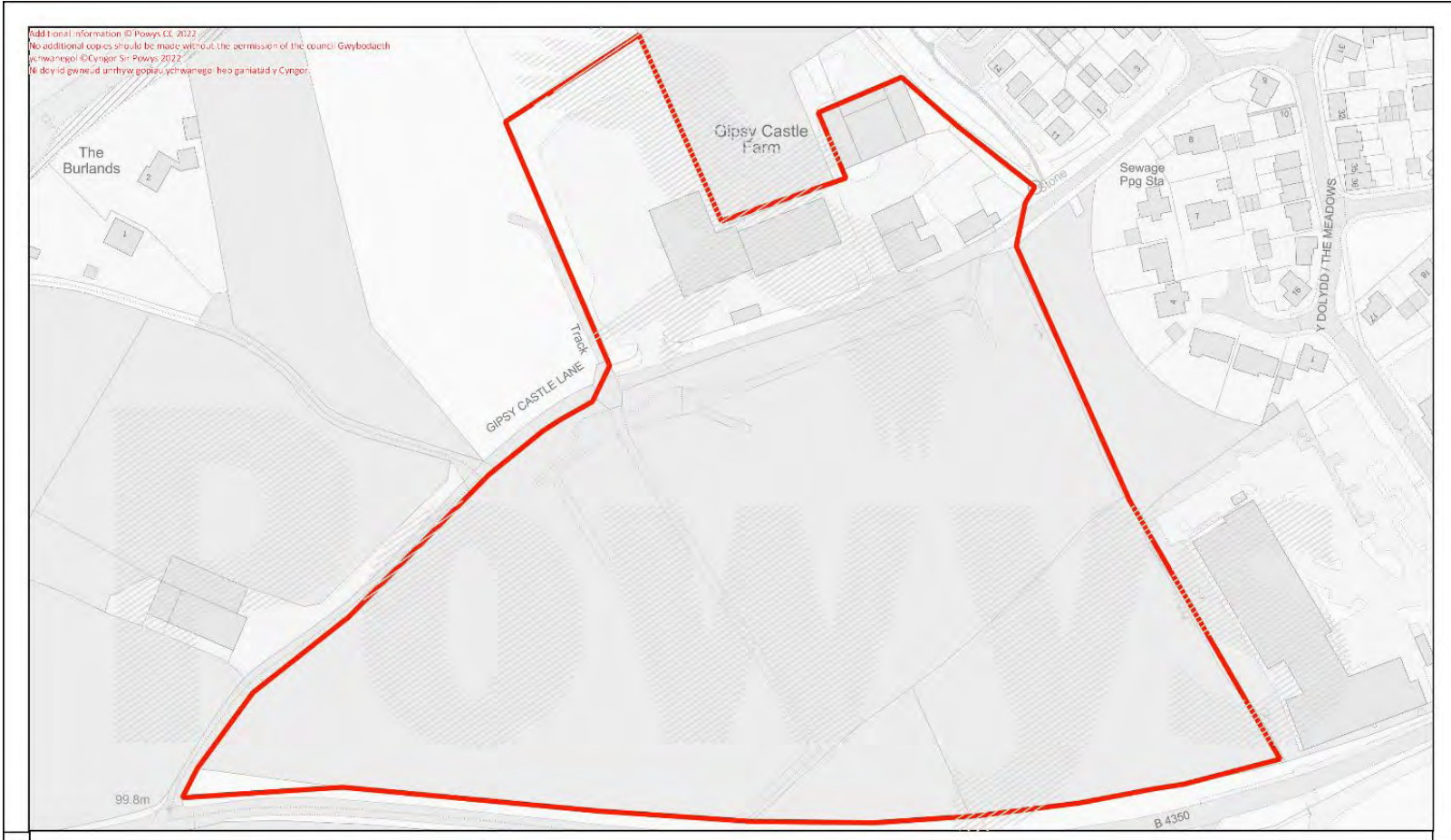
### **Settlement Profile:**

### **Hay-on-Wye**

Prepared by Powys County Council in partnership with Cadnant Planning



# Hay-on-Wye Settlement Profile





## 1. Introduction

The town of Hay-on-Wye is a market town located to the south east of Powys on the England/ Wales border on the banks of the River Wye. The majority of the town is located within the Bannau Brycheiniog National Park, with the remainder located in the Powys Local Planning Authority area.

Hay-on-Wye is known as the First Book Town in the World, and provides extensive retail provisions with many book shops. It also provides a range of services and facilities, serving smaller villages nearby.

With its rich history, Hay Castle is located at the centre of Hay-on-Wye and is now open to the public for the first time in its 900 year history.

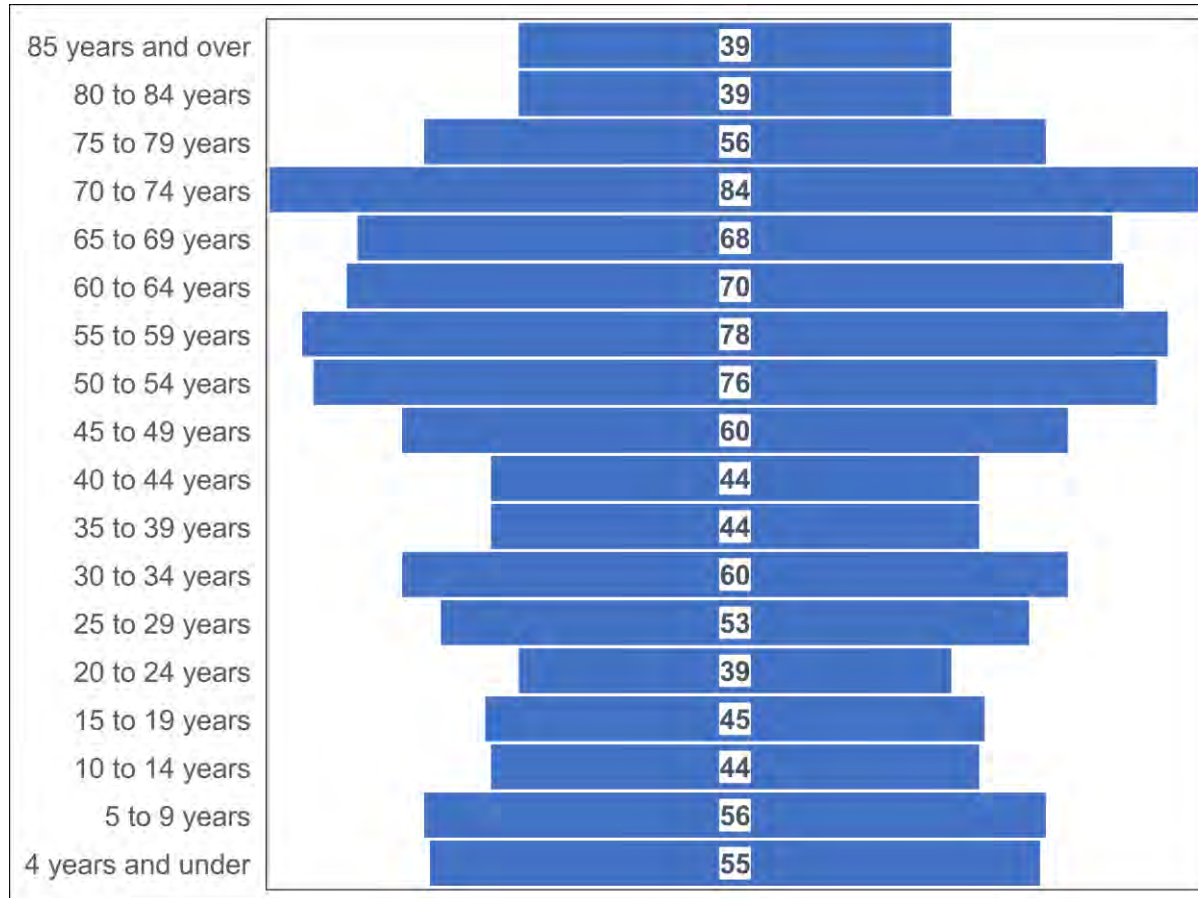
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Town
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 2
<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>	6.85 hectares (in Powys LDP area)
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	1,675 (includes population within Bannau Brycheiniog National Park)

**Site Survey Date:** July 2022

## Hay-on-Wye 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
<b>Total number of education facilities</b>	<b>2</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	2
Place of Worship	3
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	1
Post Office / Post Depot	1
Public House	2
Cultural Facilities (theatre, museum gallery)	5
Police Station	0
Fire Station	1
Ambulance Depot	0
<b>Total number of community facilities</b>	<b>15</b>

Hay-on-Wye Settlement Profile

**Table 3. Health Facilities within Settlement**

Type	Number
Hospital (A& E, Minor injuries)	0
GP Surgeries	1
Pharmacy	1
Dentist	2
Opticians	1
<b>Total number of health facilities</b>	<b>5</b>

**Table 4. Retail Facilities within Settlement**

Type	Number
Supermarket	0
Convenience store / local grocery shop	3
Other food outlet	5
Take away food	3
Café	9
Restaurant	9
Petrol station	0
Farm shop	1
Other non-food shops	68
<b>Total number of retail facilities</b>	<b>98</b>

### 3. Employment Provision

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

Type	Presence in Settlement (Yes / No)
Public Sector Offices	No
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> = 135**

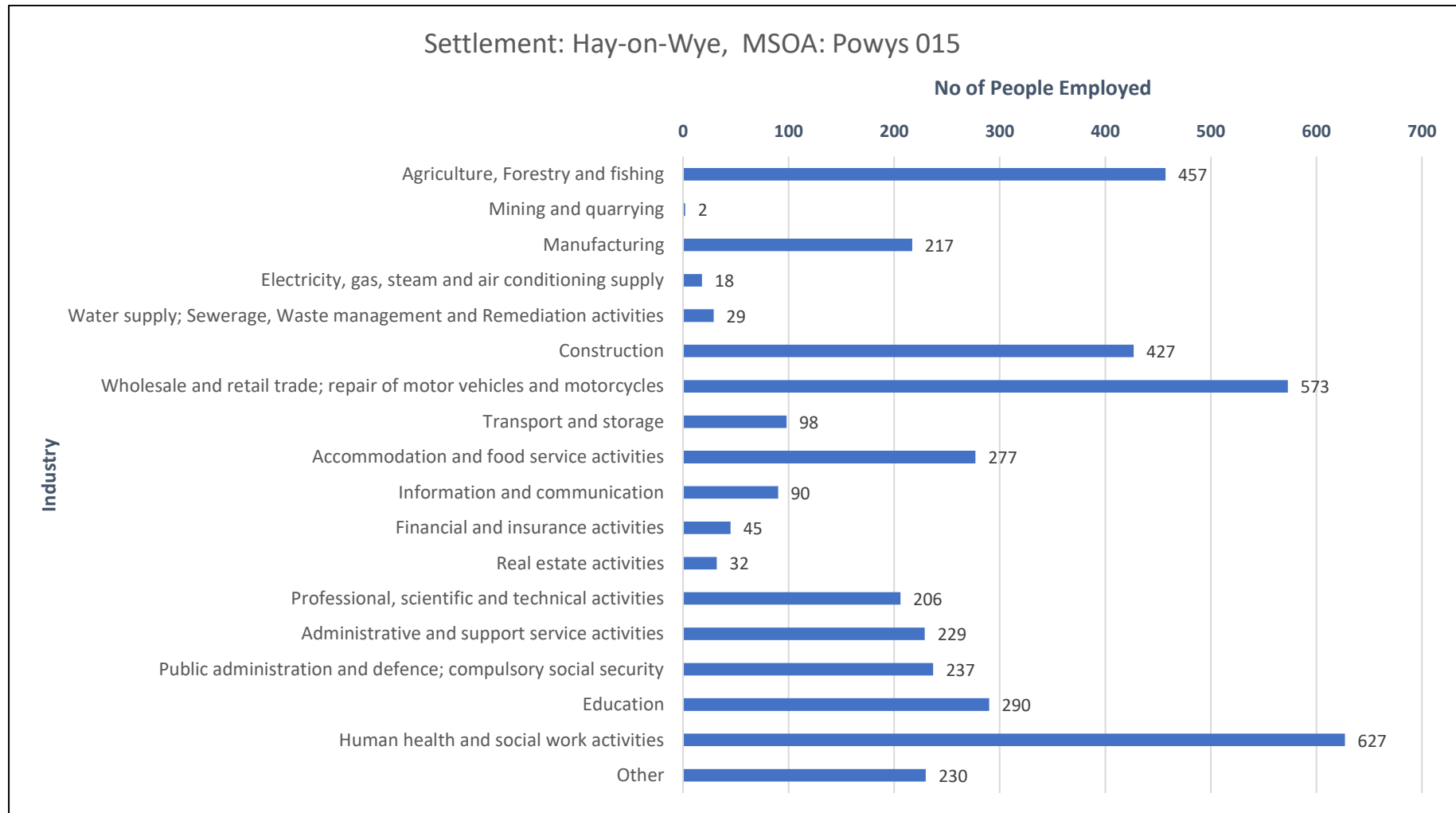
\* In Bannau Brycheiniog National Park Adopted LDP (2007-2022)

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

## Hay-on-Wye Settlement Profile

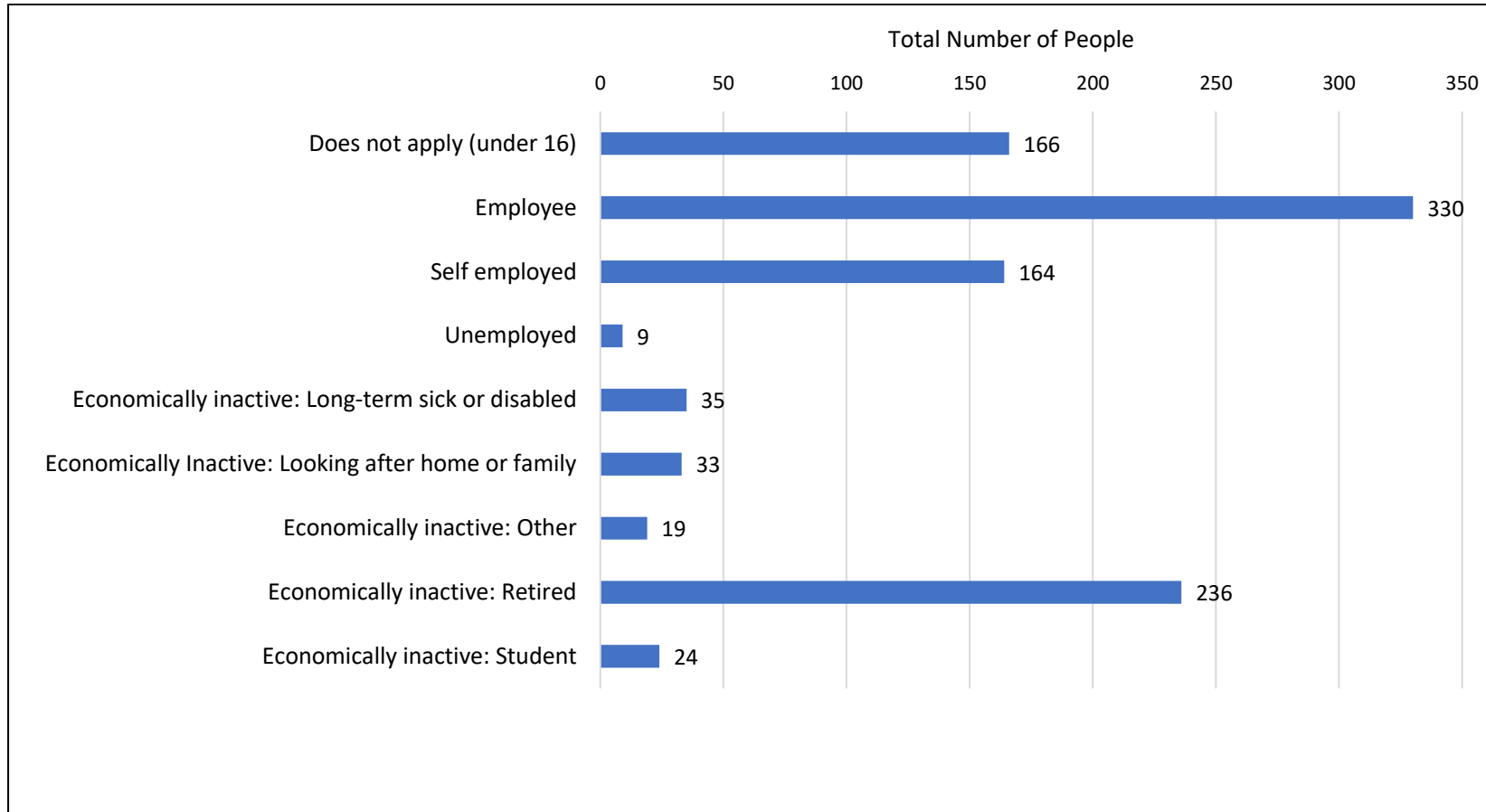
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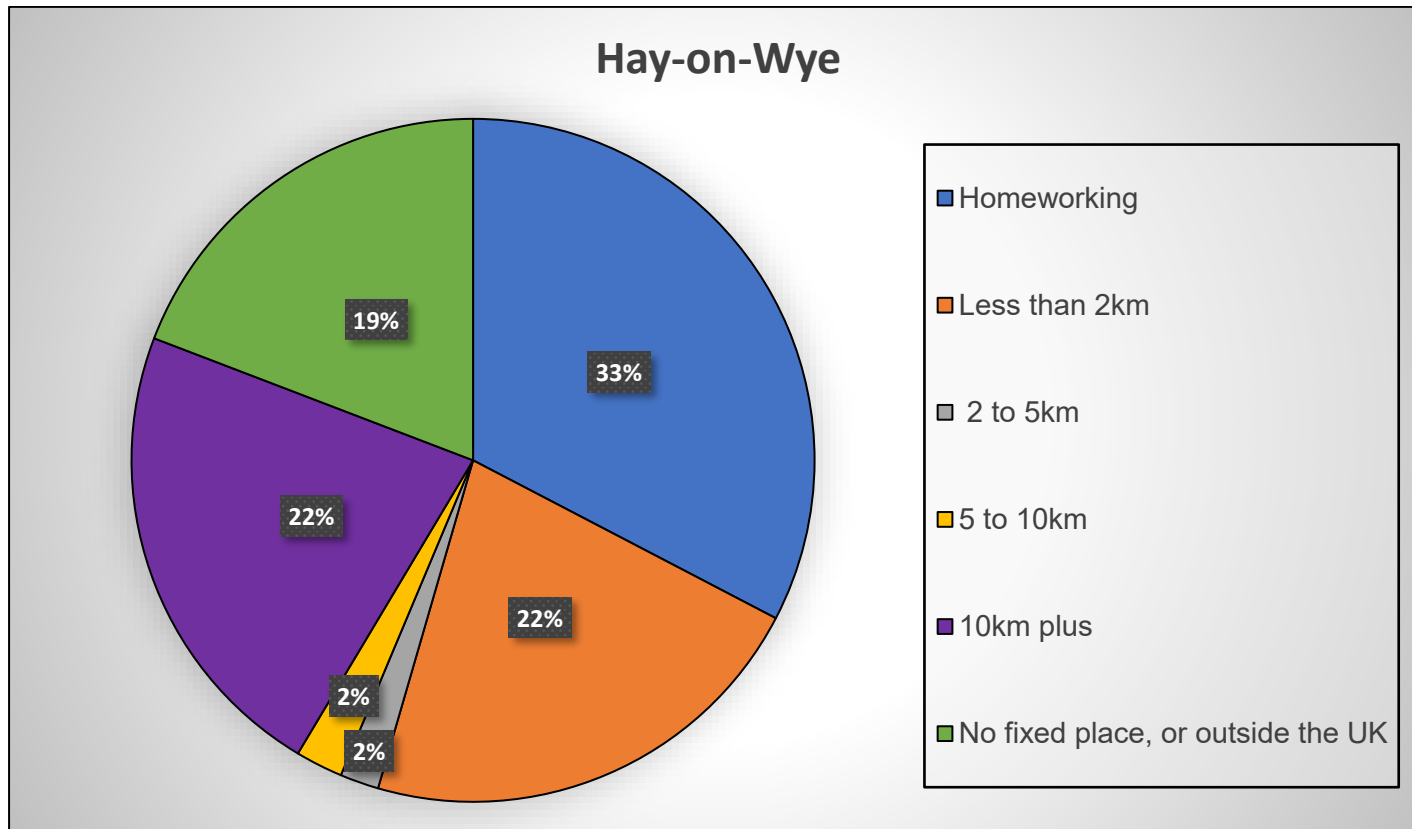
## Hay-on-Wye Settlement Profile

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



## Hay-on-Wye Settlement Profile

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

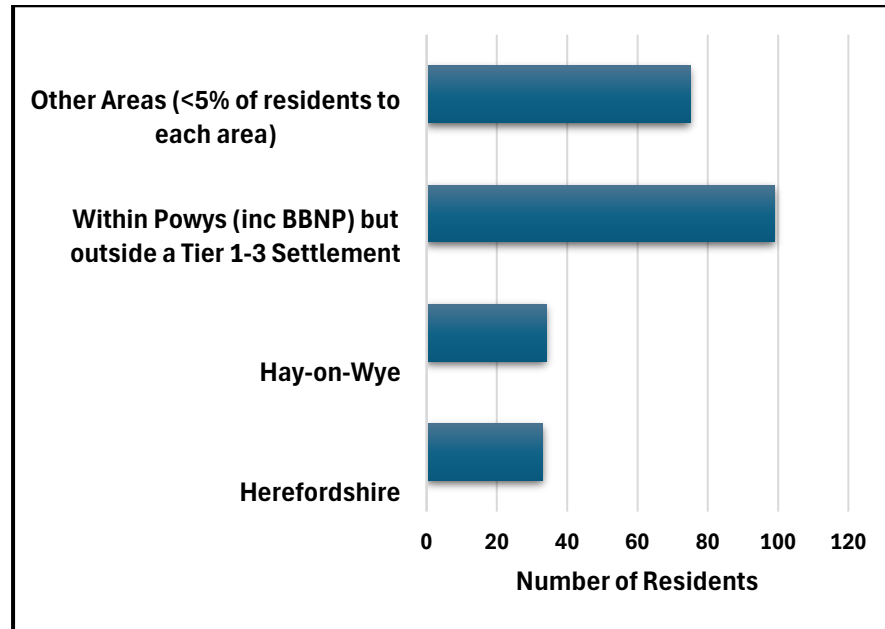


It is important to note that the 2021 Census was undertaken at a time when Covid 19 restrictions encouraged working from homing.



## Hay-on-Wye Settlement Profile

**Figure 5. Where Residents Living in Hay-on-Wye 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 Hay-on-Wye Travel to Work (Census 2021)**

Settlements / Areas	Residents	Percentage
Hay-on-Wye	34	14%
Herefordshire	33	14%
Other Areas (<5% of residents to each area)	75	31%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	99	41%
<b>Grand Total</b>	<b>241</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)	No
Flood risk (Flood Map for Wales)	Low – Surface water risk

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

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

Hay-on-Wye 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>Comment</b>
National Park	Yes	Brecon Beacons National Park
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	No	
Topography	No	Not particularly constrained by topography
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

## Hay-on-Wye 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.

Hay-on-Wye 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.

## Hay-on-Wye 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?
Hay-on-Wye	Hay-on-Wye	Capacity 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 - Hay on Wye WwTW is different to the other WwTW within the Powys LDP area as it is located in England and serves developments located in Wales (both PCC and BBNP) and England (Herefordshire County Council). As a result of this, any developments connecting to Hay on Wye WwTW must follow Natural England's Nutrient Neutrality policy. This states that if a water body of a river SAC catchment is passing its phosphorus targets, then further Nutrient Neutrality is not required and an outcome of 'no significant effect' can be reached by the competent authority when screening proposals under the Habitat Regulations. As a result of this, any connections to Hay on Wye WwTW can be determined as having 'no significant effect'.

**Table 12. Information regarding relevant Welsh Water Treatment Work**

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Hay-on-Wye	WwTW in England	No	No

## Hay-on-Wye 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
<b>Glasbury</b>	Primary	2.69MVA (Red <sup>6</sup> )	Bronllys, Llyswen and Boughrood, Glasbury, Clyro, Three Cocks	<b>Abergavenny Primary (BSP)</b>	26.03MVA (Red <sup>7</sup> )	Builth Wells and Llanelwedd, Llandrindod Wells, Llanwrtyd Wells, Llangynog, Newbridge-on-Wye, Howey, Crossgates, Rhayader, Bronllys, 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>



## Hay-on-Wye 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	100%
Broadband speed of <30 Mb/s	0%

### Education Provision

**Table 16. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Hay-on-Wye C.P.	208	175	84.1%	33	15.9%

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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?
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 highway constraints at Gypsy Castle Lane to the west/south west.

## 6. Transport Opportunities

### Active Travel

Presence of designated 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, Hereford.
No Service	No	

### Train Services

Train station located within or close to the settlement: No

**Table 20. Nearest Train Services Related to Settlement**

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

Hay-on-Wye Settlement Profile

**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	No	
Less than 5 miles	Yes	A483
Between 5-10 miles	No	
Further than 10 miles	No	

**Electric Vehicle Charging Points**

**Table 22. 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>	Oxford Road Car Park, Hay-on-Wye, HR3 5EQ

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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:** No

**Spaces to be added to Open Space Assessment:** No + PROW data

**Spaces to be deleted from Open Space Assessment:** No

**Total Number of Open Spaces:** 25

**Table 23. 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 24. 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 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)	3

Hay-on-Wye Settlement Profile

**Table 26. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Wye
PROW	Yes	PROW within settlement linking to Offa's Dyke Path and wider area and along River Wye
Walkways	Yes	Some retail facilities only accessible by foot  Offa's Dyke Path

Number of Allotments / Community Gardens in Settlement: 1

## 8. Character

Hay-on-Wye 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 valley landform becomes progressively broader in the east of the LCA towards Hay-on-Wye.

The LCA comprises the broad valley of the River Wye, which includes the valley floor and steeply sloping valley sides in the west of the area and just the broader valley floor 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) and runs through Hay-on-Wye.

Hay-on-Wye lies within the Middle Wye Valley Historic Landscape and has a designated Conservation Area with numerous listed buildings. Hay Castle and the Castle Mound near Swan Hotel are

designated as Scheduled Monuments and comprise of the remains of a castle and the remains of a motte and surrounding ditch, both dating to the medieval period. Hay Castle Registered Historic Park and Garden also adjoins Hay Castel Scheduled Monument.

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.

There are several PRoWs, most of which follow the valley floor, including the Wye Valley Walk and Offa's Dyke Path National Trails as well as the Wye Valley Trail and NCN Route 42.

There are distinctive views from the east of the LCA to the Black Mountains within the Bannau Brycheiniog National Park to the south, which forms a backdrop to many views.

## **9. Community Aspirations**

Hay-on-Wye 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.

No response was received from Hay-on-Wye Town 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 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>	13
<b>2</b>	16
<b>3</b>	6
<b>4</b>	1
<b>TOTAL</b>	<b>36</b>

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

**Median house price paid data 01/04/2020 to 01/04/2023 = £ 280,000 (Average = £ 307,290)**

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

**Replacement LDP Housing Commitments at April 2024 = None**