



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

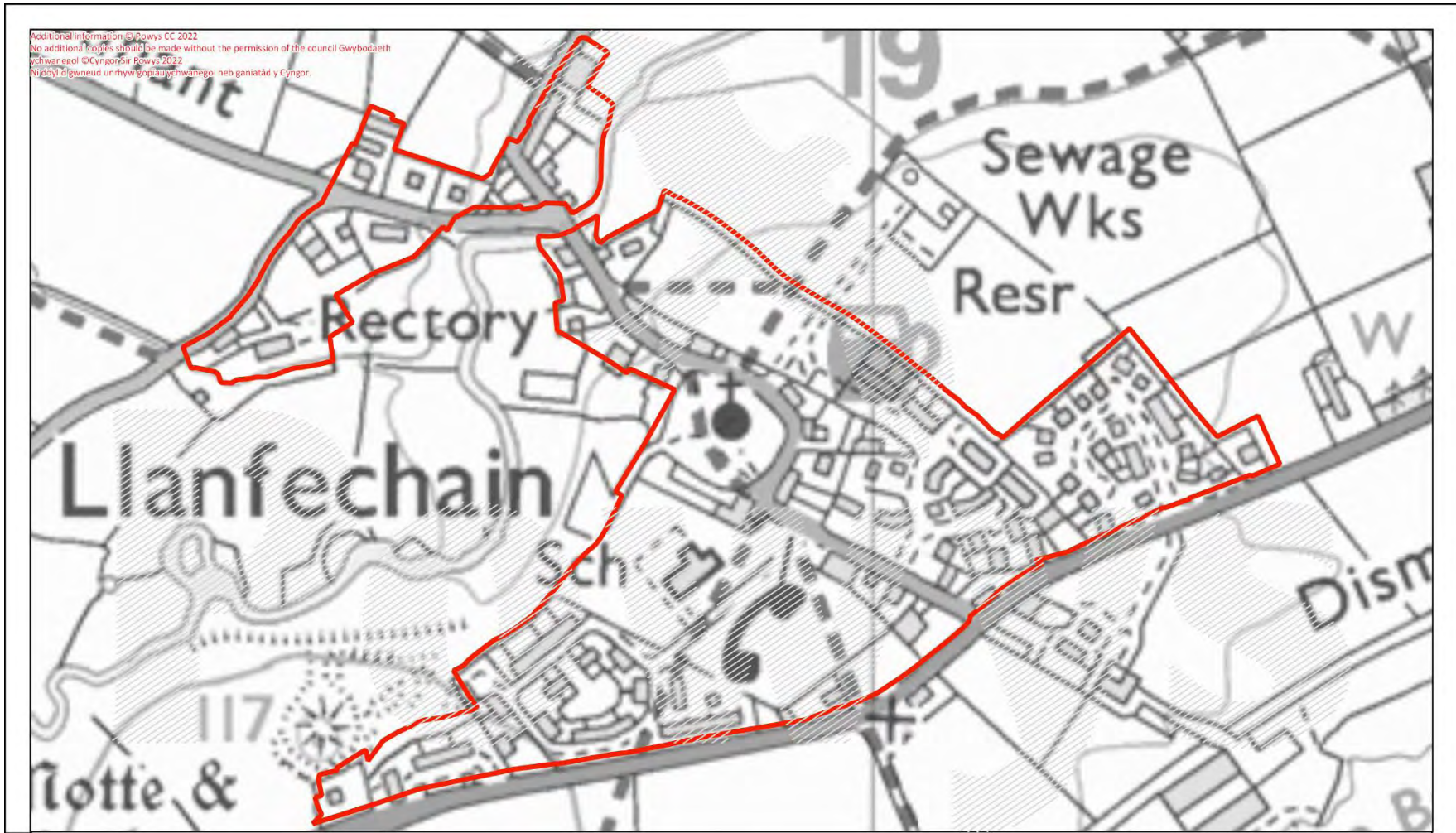
Settlement Profile:

Llanfechain

Prepared by Powys County Council in partnership with Cadnant Planning



Llanfechain Settlement Profile



1. Introduction

The settlement of Llanfechain, classified as a Large Village in the adopted Powys LDP (2011-2026), is located within the north-eastern part of Powys. The settlement is located in close proximity with the market town Llanfyllin which lies approximately four miles to the west.

The settlement itself provides limited local facilities, including a primary school, post office, village hall, public house and a convenience store. Llanfechain has good links to nearby settlements including Llanfyllin which allows residents to make use of a range wider services and facilities.

There is a conservation area located within the north and central part of the settlement.

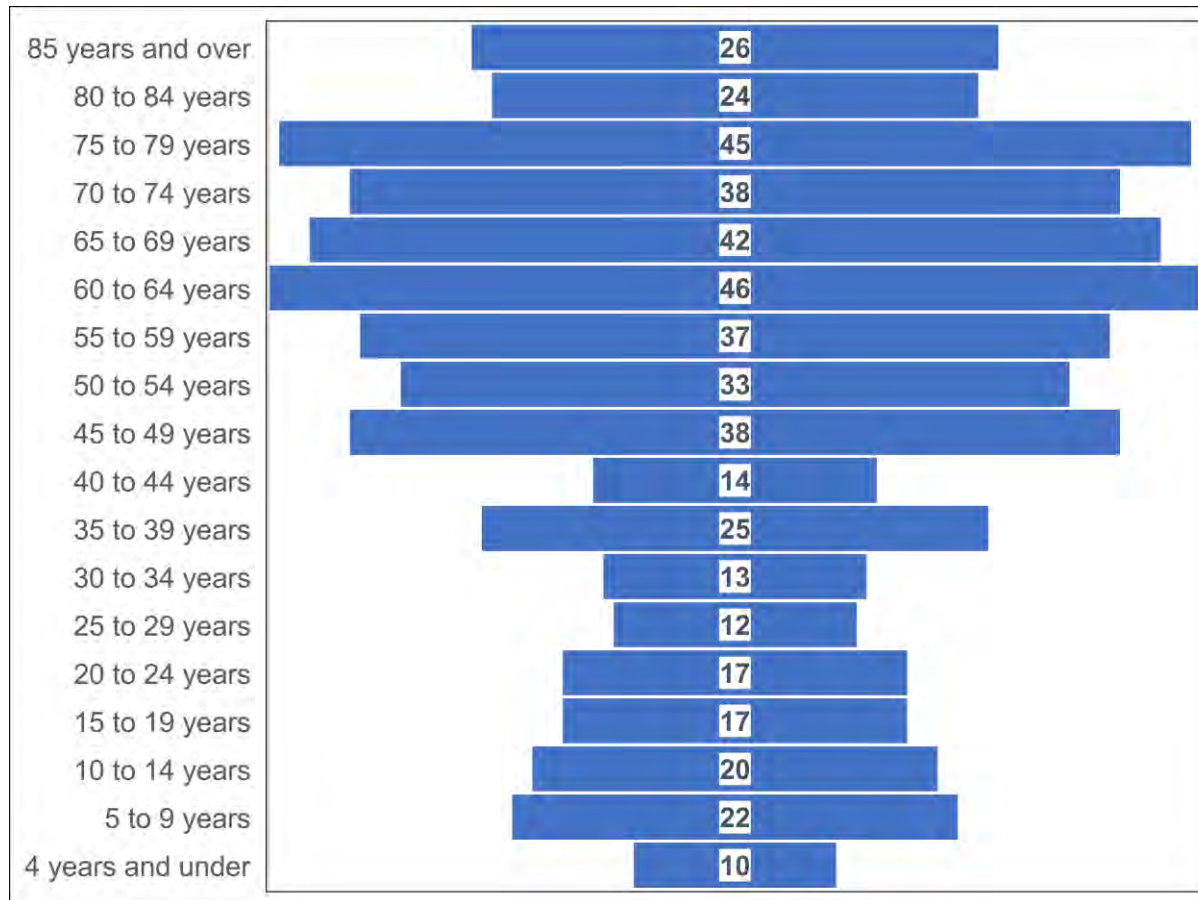
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Llanfyllin
Size of Settlement based on Adopted LDP (2011-2026) boundary:	14.62 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	319

Site Survey Date: July 2022

Llanfechain Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

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

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

Table 2. Community Facilities within Settlement

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

Llanfechain Settlement Profile

Health Facilities within Settlement = None

Table 3. Retail Facilities within Settlement

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

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

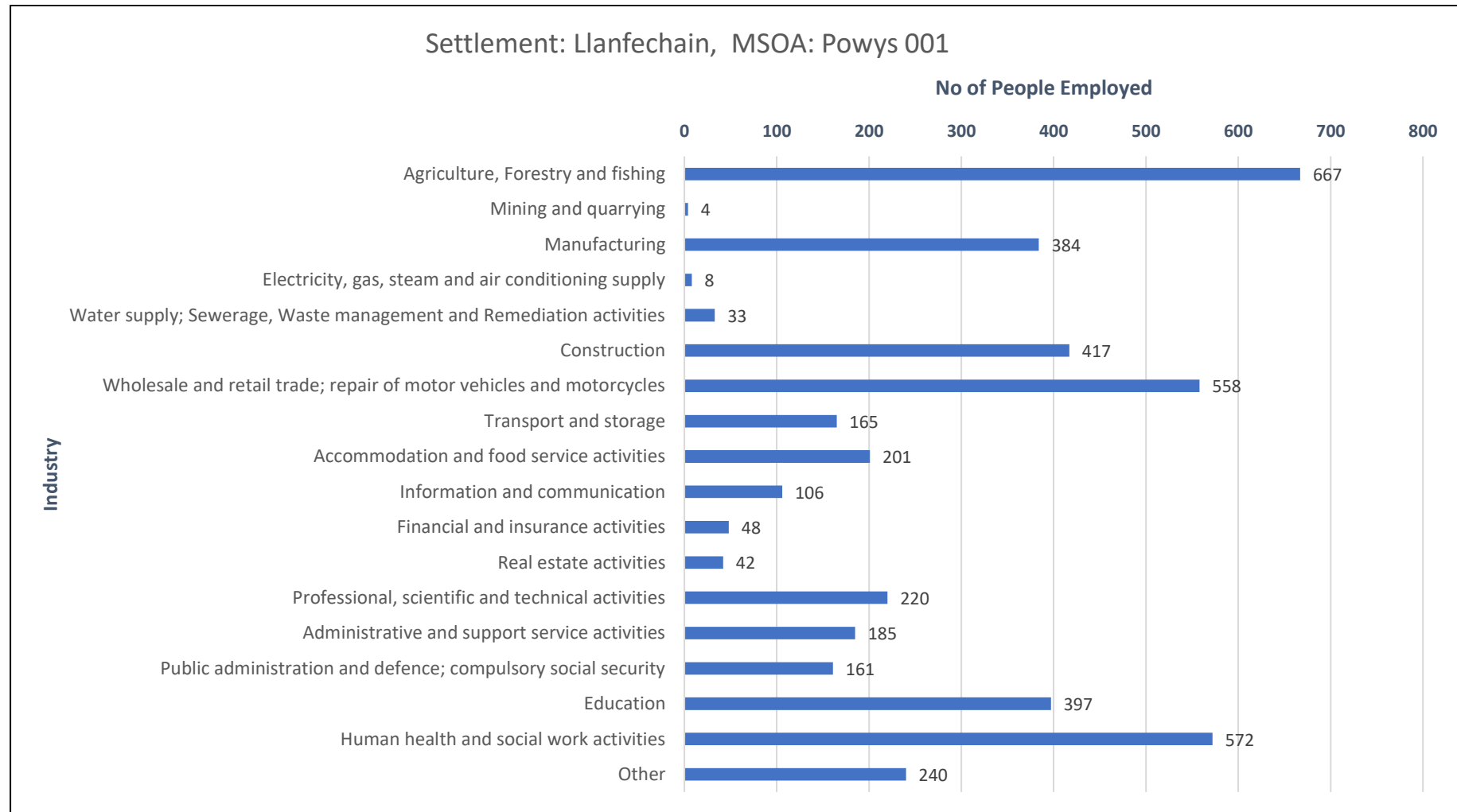
Distance to nearest Safeguarded / Identified Ind Est / Business Park if not within settlement = 4 miles to Llanfyllin

Local employers (employing five or more) in overlapping output areas = 120¹

¹ Nomis (2021)

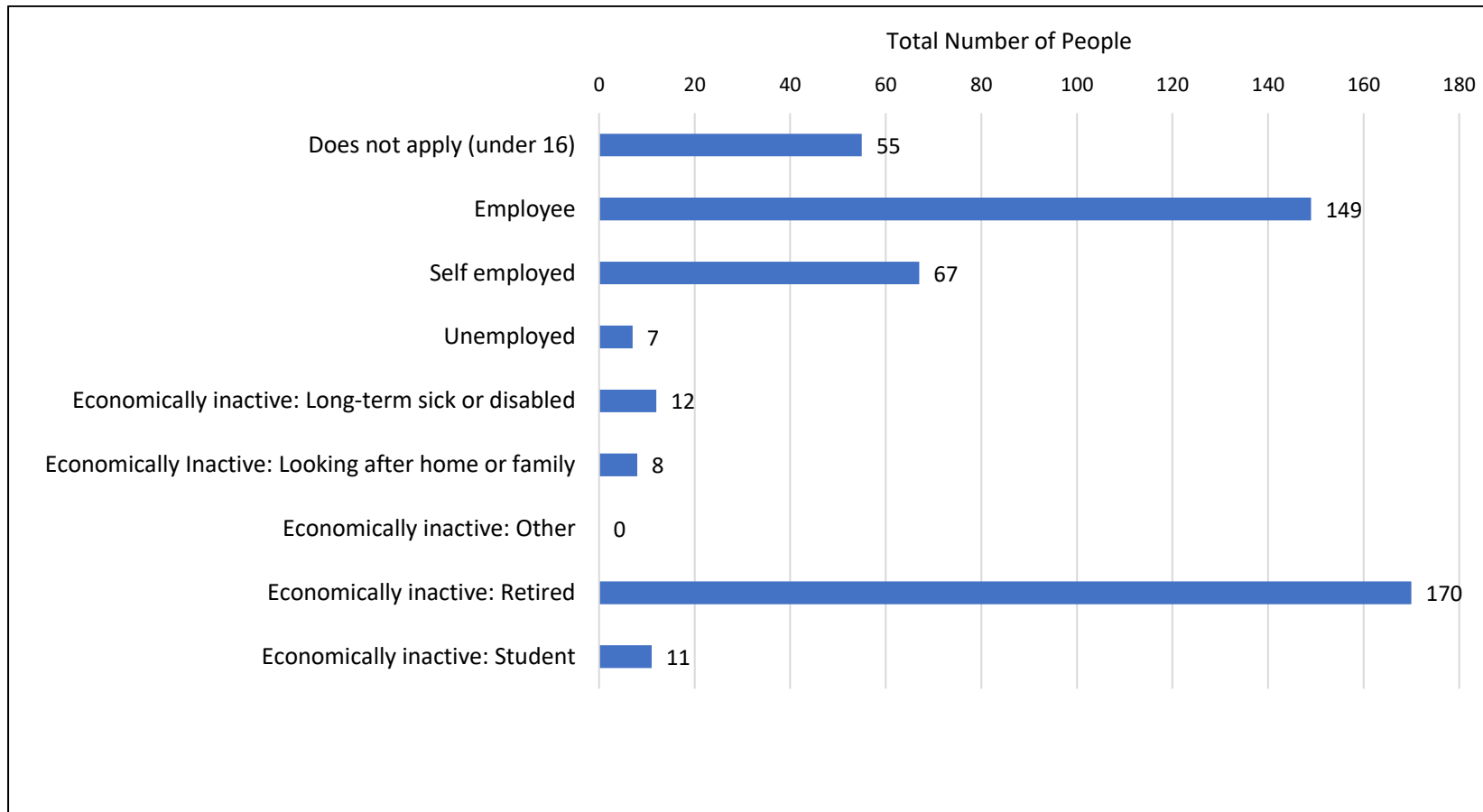
Llanfechain Settlement Profile

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



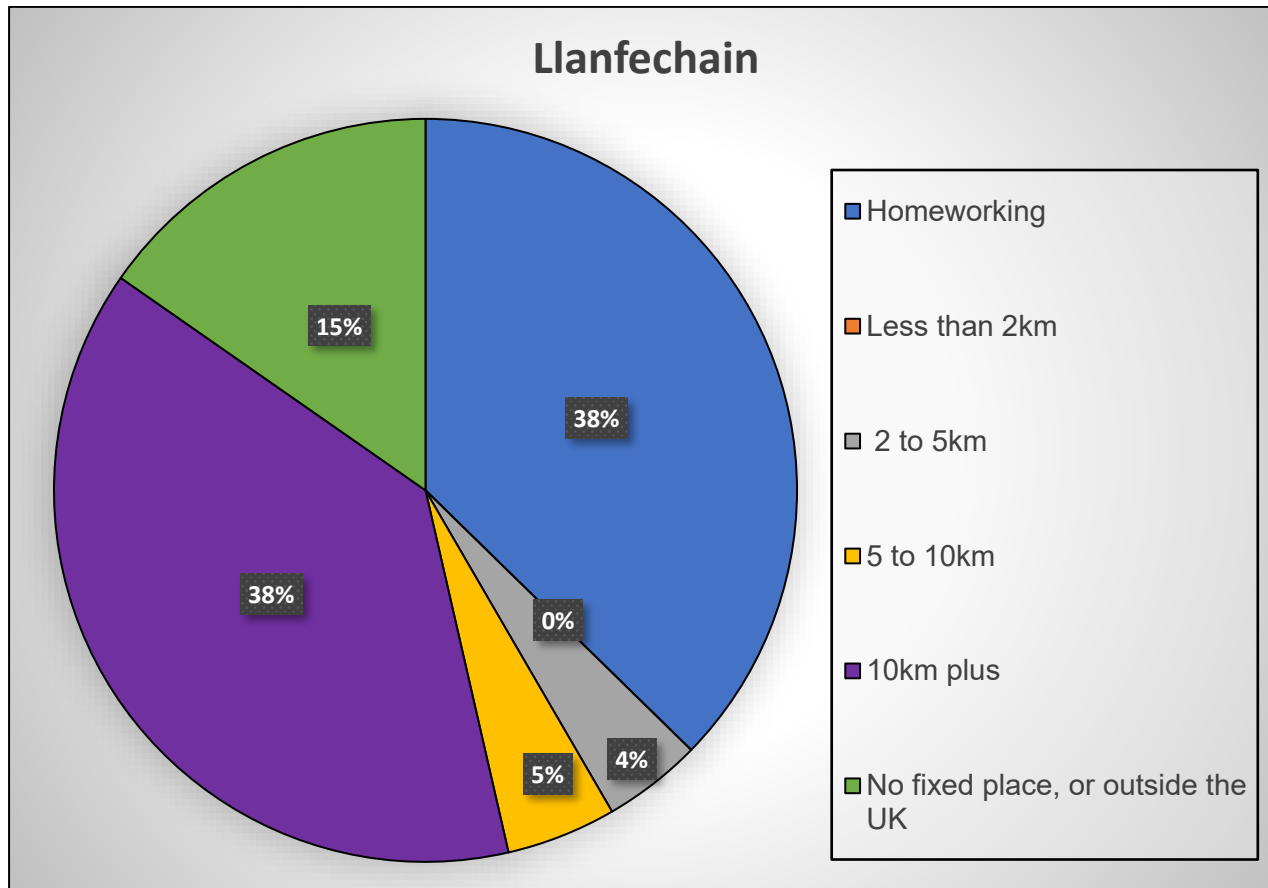
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Llanfechain Settlement Profile

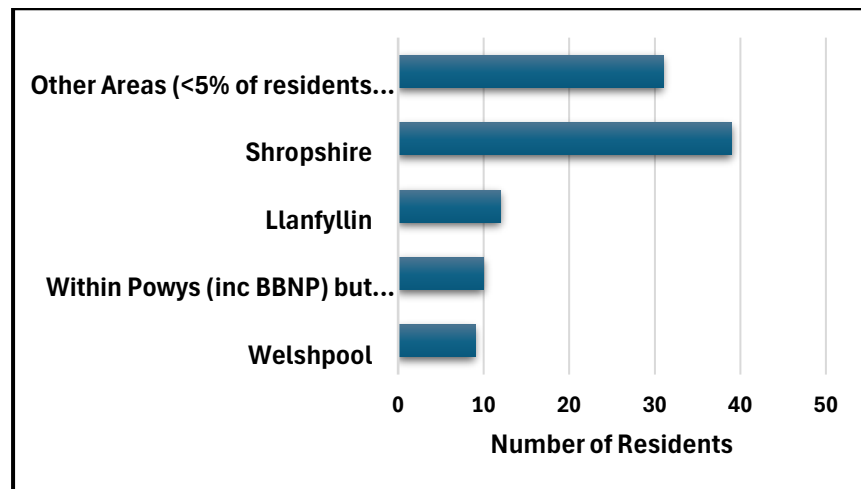
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llanfechain Settlement Profile

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

Settlements / Areas	Residents	Percentage
Llanfyllin	12	12%
Other Areas (<5% of residents to each area)	31	31%
Shropshire	39	39%
Welshpool	9	9%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	10	10%
Grand Total	101	100%

4. Environmental Capacity

Table 6. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	High along rivers to the north

Table 7. Built Heritage Designations within or adjacent to Settlement

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

Llanfechain Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

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

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

Designation	Presence in or adjacent to Settlement Yes / No	Comments
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	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.

Llanfechain 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 10. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Llanfechain	Llanfechain	Not measured - scale of WwTW is below that requiring flow monitoring	None.

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 11. Electricity Supply Capacity

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

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

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

Llanfechain Settlement Profile

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

Driver: Fault level

Table 12. Electricity Supply Capacity

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

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

Driver: Asset Modification

Table 13. Electricity Supply Capacity

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

Llanfechain Settlement Profile

Network area: Llanfyllin T1 / Llanfyllin T2

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	Primary Transformer Replacement Replace Llanfyllin T1 and T2 with 7.5/10MVA units.	-	2.2	2024/25	Planned ED2

Gas Supply

Table 15. 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>

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 %
Llanfechain C. in W.	47	34	72.0%	13	28.0%

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP Surgery provision in Llanfechain. The nearest GP would be at Llanfyllin.

Table 18. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
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

Transport

Table 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The highway network offers very limited potential for future development.

6. Transport Opportunities

Active Travel

Presence of 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 Llanfyllin, Oswestry, Shrewsbury, Welshpool, Llansantffraid ym Mechain

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

Train Services

Table 21. 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	11 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	No	
Less than 5 miles	No	1.4 miles to A490
Between 5-10 miles	Yes	
Further than 10 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: 4

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

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

Table 24. Provision for Children and Young People

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

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)	0

Llanfechain 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	Some PROW within settlement leading into and out of settlement
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Llanfechain 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 Hill-sides LCA to the south. A small unit of the LCA in the south is bordered by the Llandinam to Llandyssil Hill-sides 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.

Llanfechain has a Conservation Area with a small number of listed buildings. Domen Castell Mound & Bailey Castle lies to the south of Llanfechain and is a Scheduled Monument. Bodynfoel Hall to the west of Llanfechain is a Registered Historic Park and Garden.

9. Community Aspirations

Llanfechain 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 Llanfechain 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 27. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

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

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

Median house price paid data 01/04/2020 to 01/04/2023 = £275,000 (Average = £273,767)

Average Household Income (by Locality) = £34,241 (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:

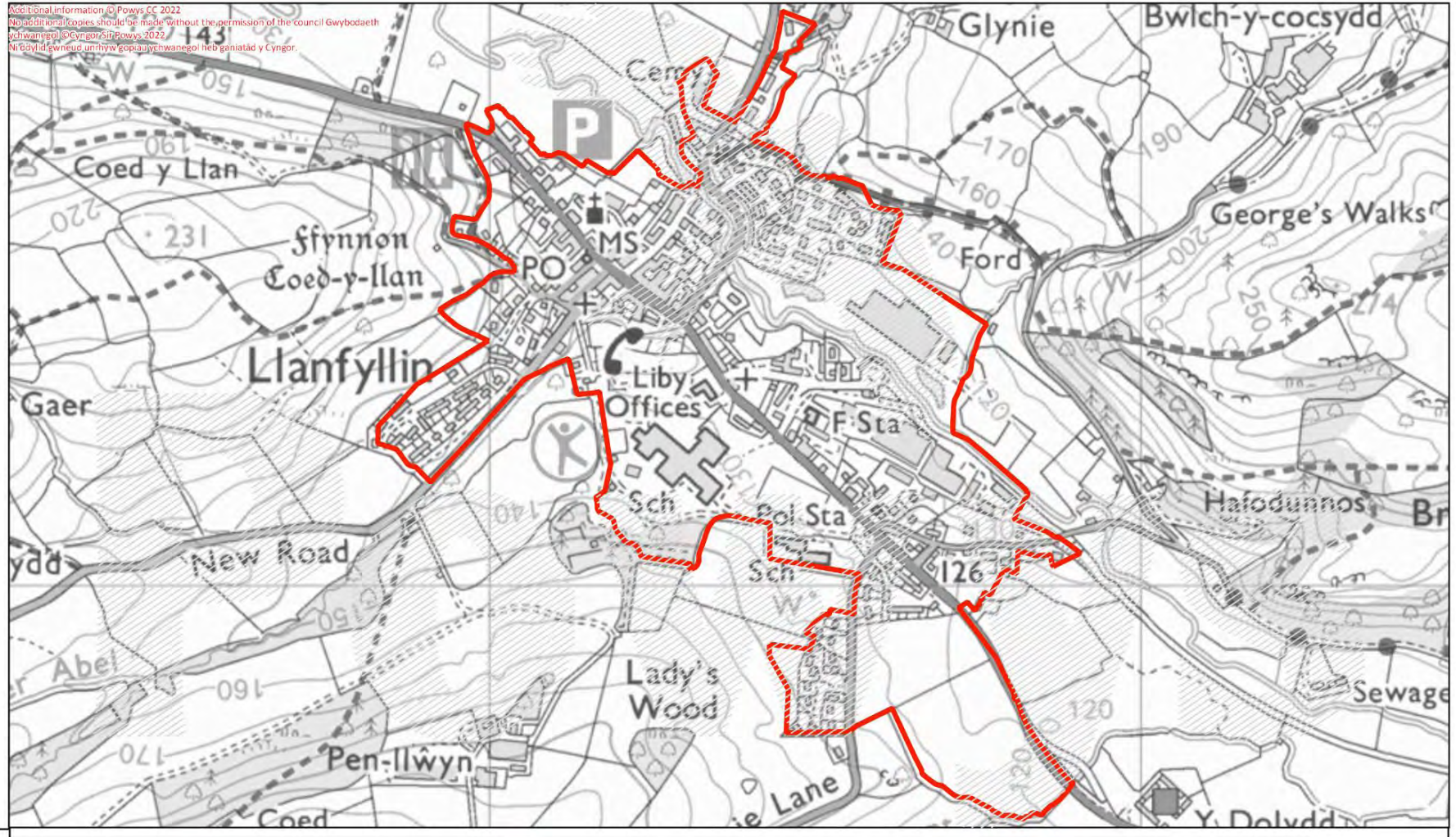
Llanfyllin

Prepared by Powys County Council in partnership with Cadnant Planning



Llanfyllin Settlement Profile

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Ni ddylid gwneud unrhyw gopïau ychwanegol heb ganiatâd y Cyngor.



1. Introduction

The town of Llanfyllin is a market town located within the north-eastern part of Powys. It has a number of historic buildings within and around the settlement, along with a designated conservation area which covers the majority of the town centre.

The settlement is served by two industrial parks, which provide a wide range of employment opportunities to local residents. Local facilities within the town include primary and secondary school provision together with a sixth form, library, leisure centre, registry office, fire service and medical centre.

The wide range of facilities and services within the settlement serve the wider area of smaller settlements nearby.

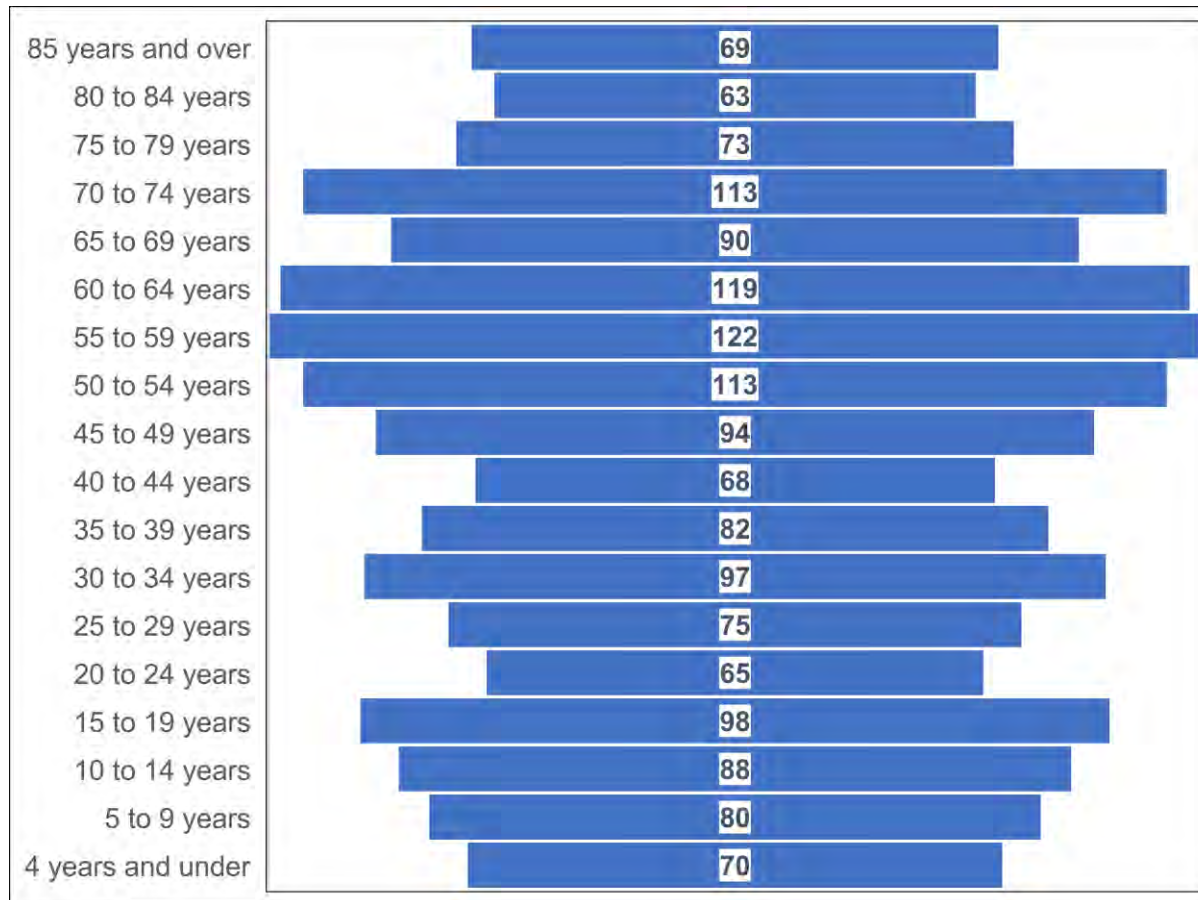
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Town
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 2
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Llanfyllin
Size of Settlement based on Adopted LDP (2011-2026) boundary:	52.72 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	1,119

Site Survey Date: July 2022

Llanfyllin Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

Type	Number
College / Further education	0
Secondary school	1
Primary school	1
Nursery / pre-school provision	2
Total number of education facilities	4

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	2
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	0
Post Office / Post Depot	1
Public House	3
Cultural Facilities (theatre, museum gallery)	0
Police Station	1
Fire Station	1
Ambulance Depot	1
Total number of community facilities	12

Llanfyllin Settlement Profile

Table 3. Health Facilities within Settlement

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

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	1
Convenience store / local grocery shop	1
Other food outlet	2
Take away food	1
Café	1
Restaurant	2
Petrol station	0
Farm shop	0
Other non-food shops	6
Total number of retail facilities	14

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

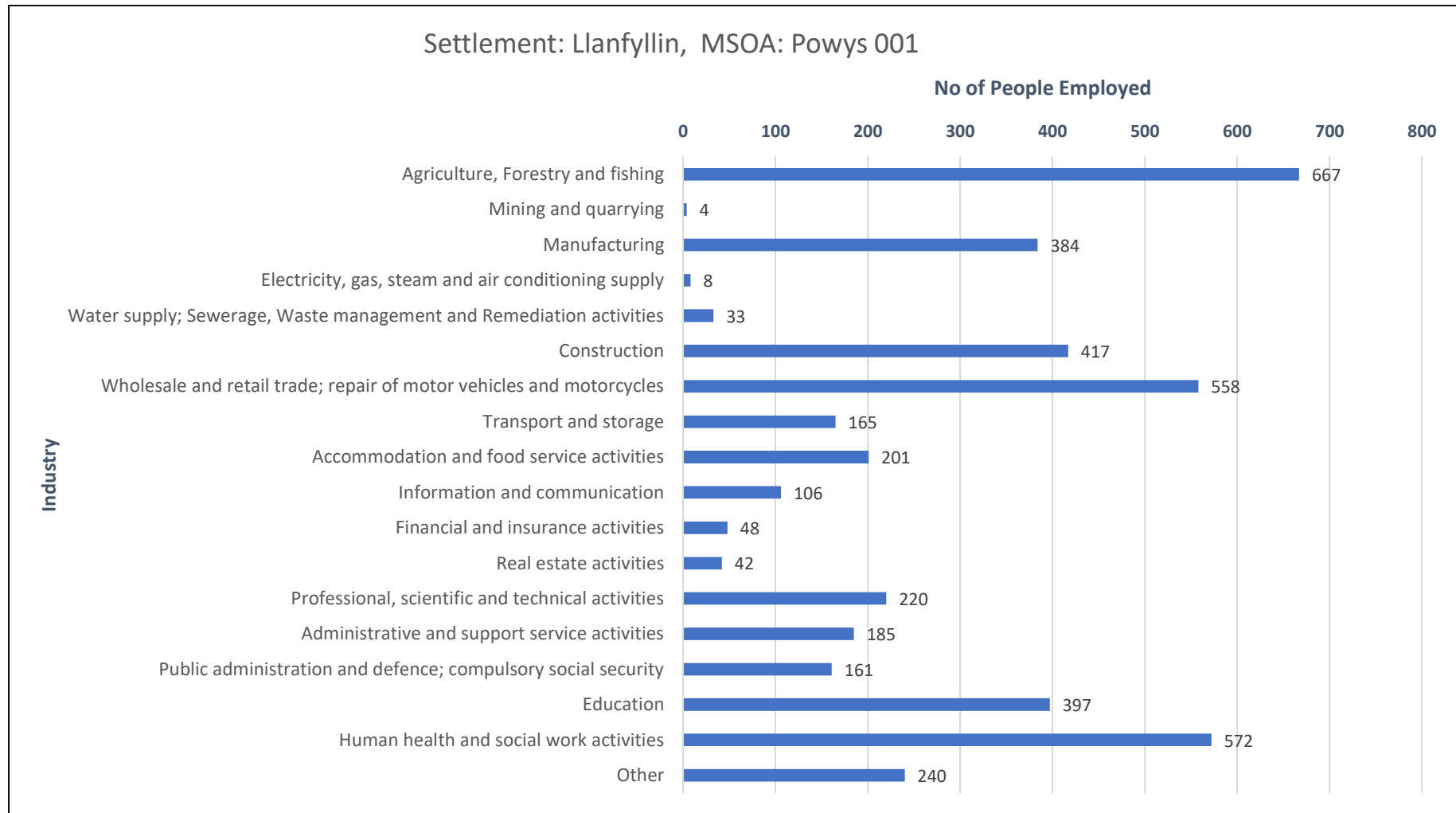
Type	Presence in Settlement (Yes / No)
Public Sector Offices	Yes
LDP Retail centre	Yes
Care home	Yes
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

Local employers (employing five or more) in overlapping output areas¹ = 120

¹ Nomis Data (2022)

Llanfyllin 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)

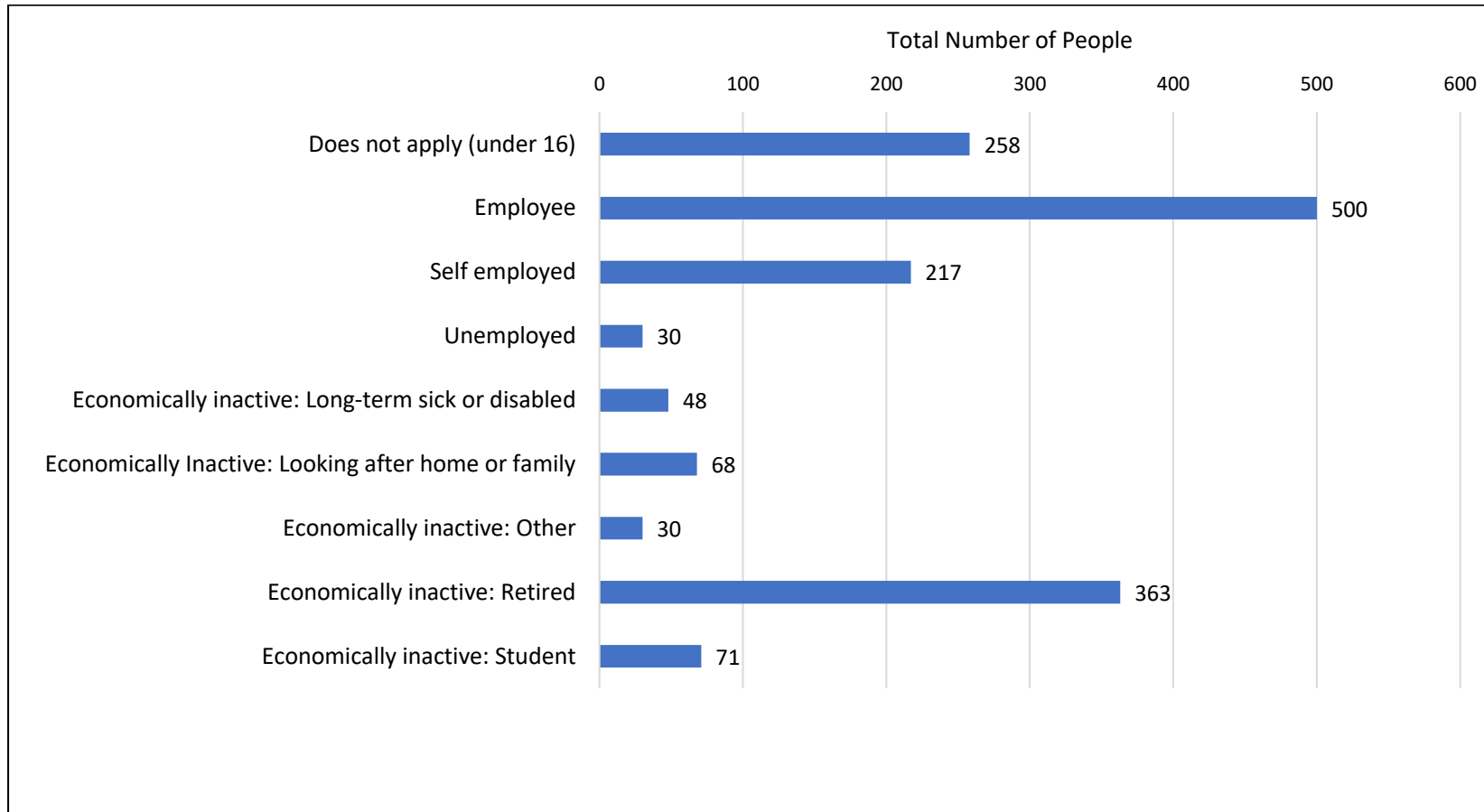
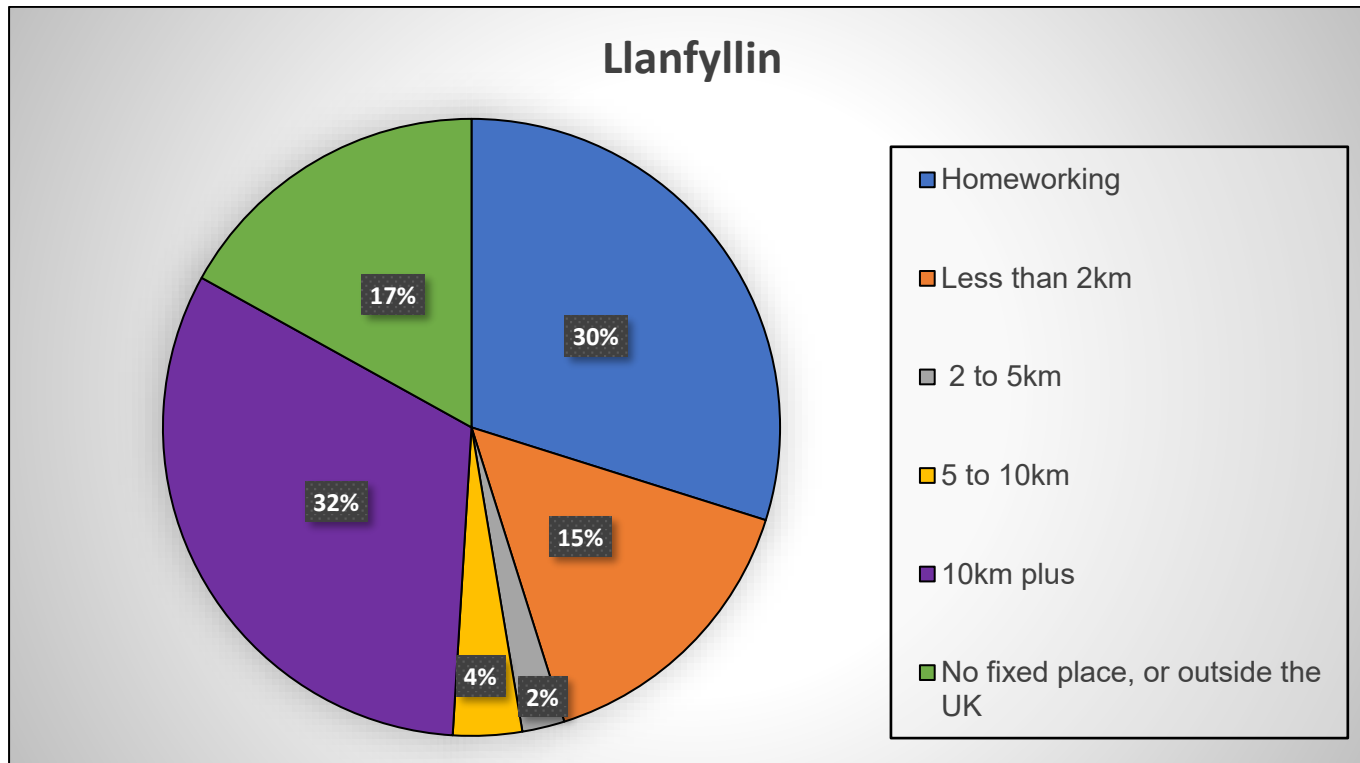


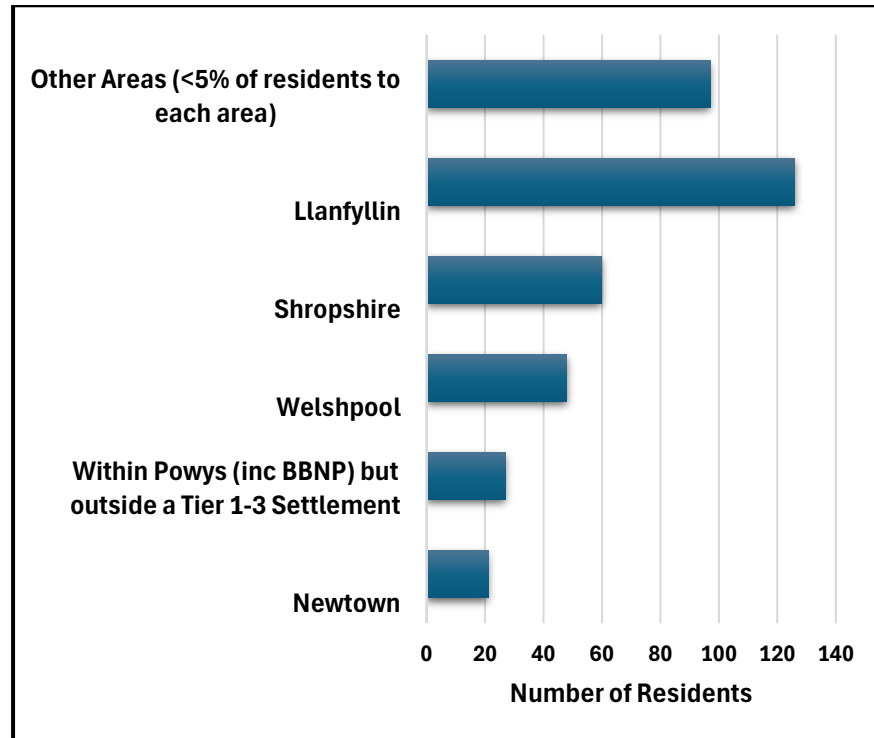
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It is important to note that the 2021 Census was undertaken at a time when Covid 19 restrictions encouraged working from home.

Llanfyllin Settlement Profile

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

Settlements / Areas	Residents	Total
Llanfyllin	126	33%
Newtown	21	6%
Other Areas (<5% of residents to each area)	97	26%
Shropshire	60	16%
Welshpool	48	13%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	27	7%
Grand Total	379	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)	C2
Flood risk (Flood Map for Wales)	Medium - rivers through town

Table 8. Built Heritage Designations within or adjacent to Settlement

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

Llanfyllin Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

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

Designation	Presence in or adjacent to Settlement	Comments
	Yes / No	
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	No	
Topography	Yes	Land rises to north-west (but not too steep). Not particularly constrained otherwise.
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.

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WRMP19 concluded that Llanfyllin WRZ is expected to retain surplus across the 25-year planning period.

Hafren Dyfrdwy will be submitting their draft WRMP24 to Welsh Government at the beginning of October 2022. 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.

Llanfyllin Settlement Profile

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
Llanfyllin	Llanfyllin	Not expected to be an issue	None.

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

Network area: Llanfyllin T1 / Llanfyllin T2

Driver: Asset modification

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.

Table 12. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Replacement/modernisation of existing apparatus	Primary Transformer Replacement Replace Llanfyllin T1 and T2 with 7.5/10MVA units.	-	2.2	2024/25	Planned ED2

Gas Supply

Table 13. Gas Supply Capacity and Planned Improvements

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

Llanfyllin Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 14. Broadband Provision and Planned Improvements

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

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Llanfyllin ⁵	160	777	485.6%	-617	-385.6%
Ysgol Llanfyllin	916	777	84.8%	139	15.2%

⁴ Data correct from Welsh Government OMR, June 2022

⁵ Ysgol Llanfyllin is an all-age school.

Llanfyllin Settlement Profile

Health Care Provision

Table 16. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
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

Transport

Table 17. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Any development to the south-west of A490 is served by poor highway infrastructure. There are multiple minor roads with poor access onto A490 which are likely to impact at a site specific level.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Table 18. Active Travel Routes within Settlement

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

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 Oswestry, Welshpool

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	Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street.

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A490
Less than 5 miles	No	
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
Provision of electric vehicle charging point within settlement	No

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

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

Spaces to be deleted from Open Space Assessment: 0⁶

Total Number of Open Spaces: 9

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

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

⁶ As per the Open Space Assessment Map, GIS ID 7 is not an allotment, it is a basketball court and is noted as an outdoor pitch; GIS ID 4 is a community garden; 1 cemetery less than 0.2 ha is not noted in OSA.

Table 24. Provision for Children and Young People

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

Llanfyllin Settlement Profile

Table 26. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Cain
PROW	Yes	Limited PROW within settlement. PROW located at outskirts linking to the wider area
Walkways	Yes	Providing access from north of settlement to services over River Cain

Number of Allotments / Community Gardens in Settlement: 1

8. Character

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

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

Severn Farmlands LCA is an extensive open valley landscape along the Severn and Vyrnwy rivers and their tributaries. The LCA is low-lying, with a wide floodplain.

Within the LCA there are nucleated settlements of medieval origin including the settlement Llanfyllin, which has a Conservation Area containing a high number of listed buildings. Bodfach Hall, a Grade II Historic Park and Garden is located a short distance to the north-west of Llanfyllin on the north side of the valley of Nant Fyllon. It is registered for its well-preserved Victorian garden at one of the principal Montgomeryshire houses.

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, including Llanfyllin.

9. Community aspirations

Llanfyllin 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 Llanfyllin 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 (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	12
2	20
3	5
4	4
TOTAL	41

Total number of new dwellings (net) built between 2011 and 2024 = 21

Median house price paid data 01/04/2020 to 01/04/2023 = £192, 500 (Average = £209, 197)

Average Household Income (by Locality): £34,241 (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

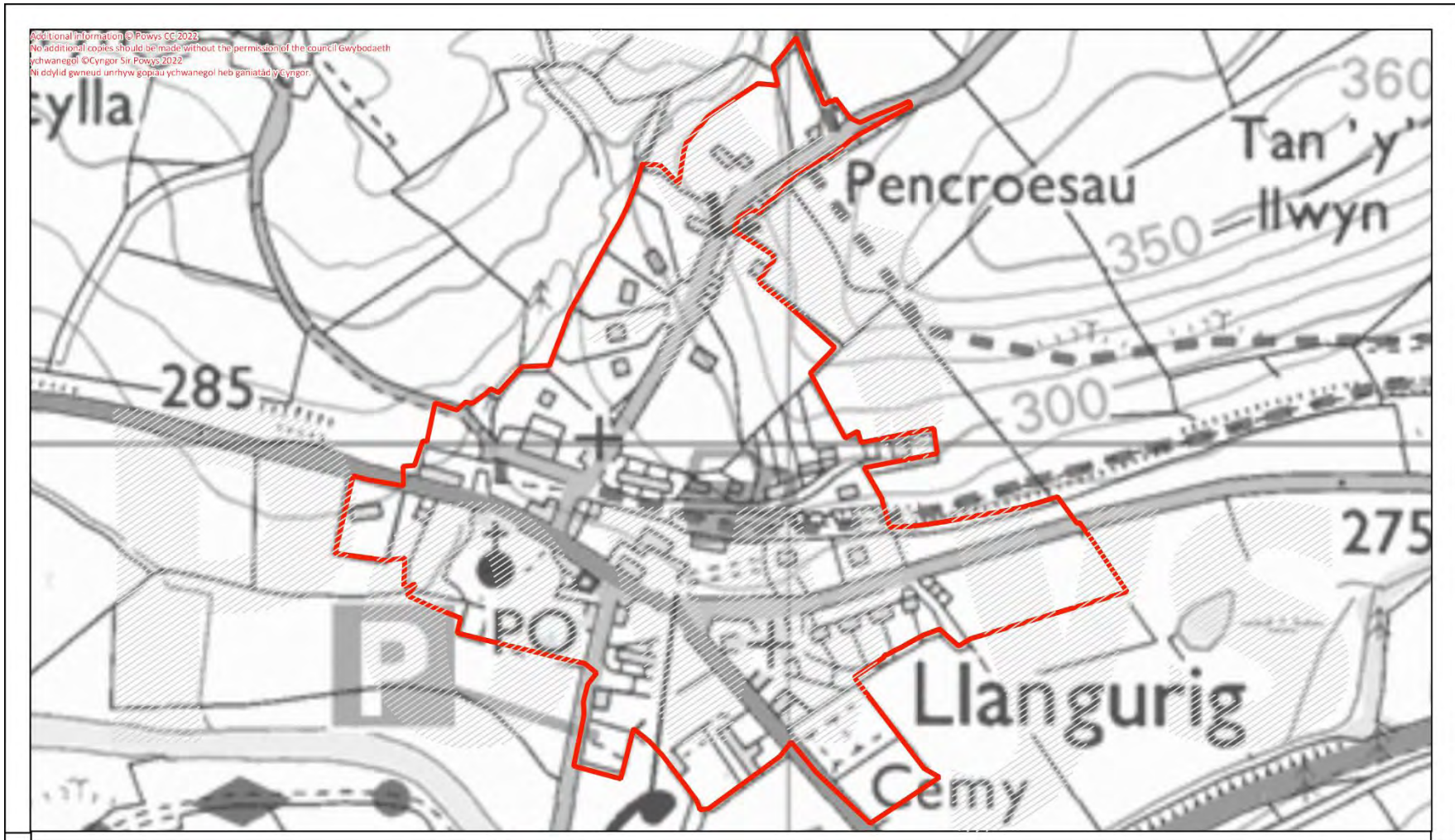
Settlement Profile:

Llangurig

Prepared by Powys County Council in partnership with Cadnant Planning



Llangurig Settlement Profile



1. Introduction

The settlement of Llangurig, classified as a Large Village in the adopted Powys LDP (2011-2026), is a settlement located in central Powys with the River Wye running along the south-western border.

The settlement provides limited services and facilities, which include a post office, public house, a local convenience store and a café. The settlement of Llanidloes is approximately 3.5 miles to the north east of Llangurig along the A470 which provides a wider range of services and facilities to the local community.

The village is also served by National Cycle Route 8 and a number of footpaths.

The western part of the settlement is designated as a Conservation Area and contains a number of listed buildings, including the Grade II* listed medieval Church of St Curig.

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:

Llanidloes

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

13.56 hectares.

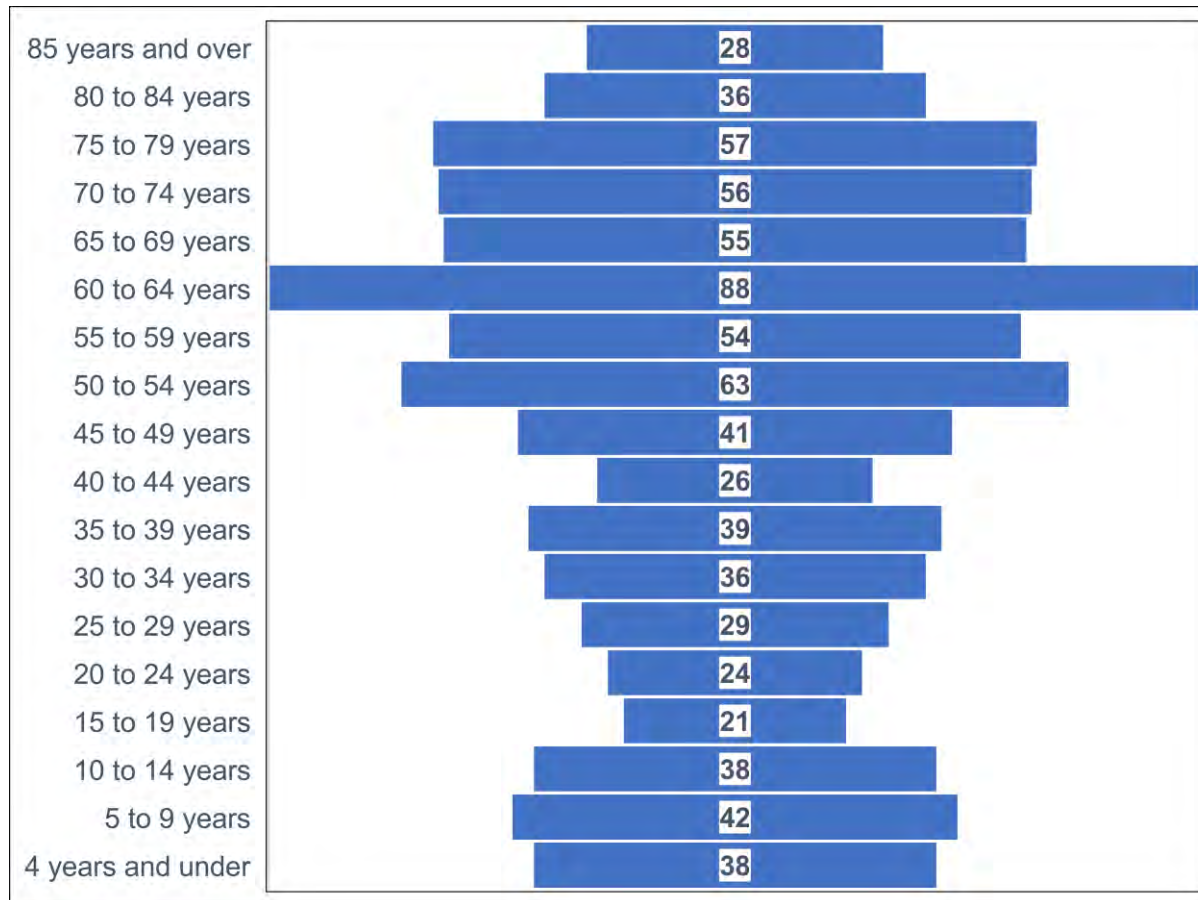
**Population within or adjacent to
Adopted LDP Settlement Boundary:**

201

Site Survey Date: July 2022

Llangurig 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	1
Place of Worship	2
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	1
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	5

Llangurig Settlement Profile

Health Facilities within Settlement = None

Table 2. Retail Facilities within Settlement

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

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

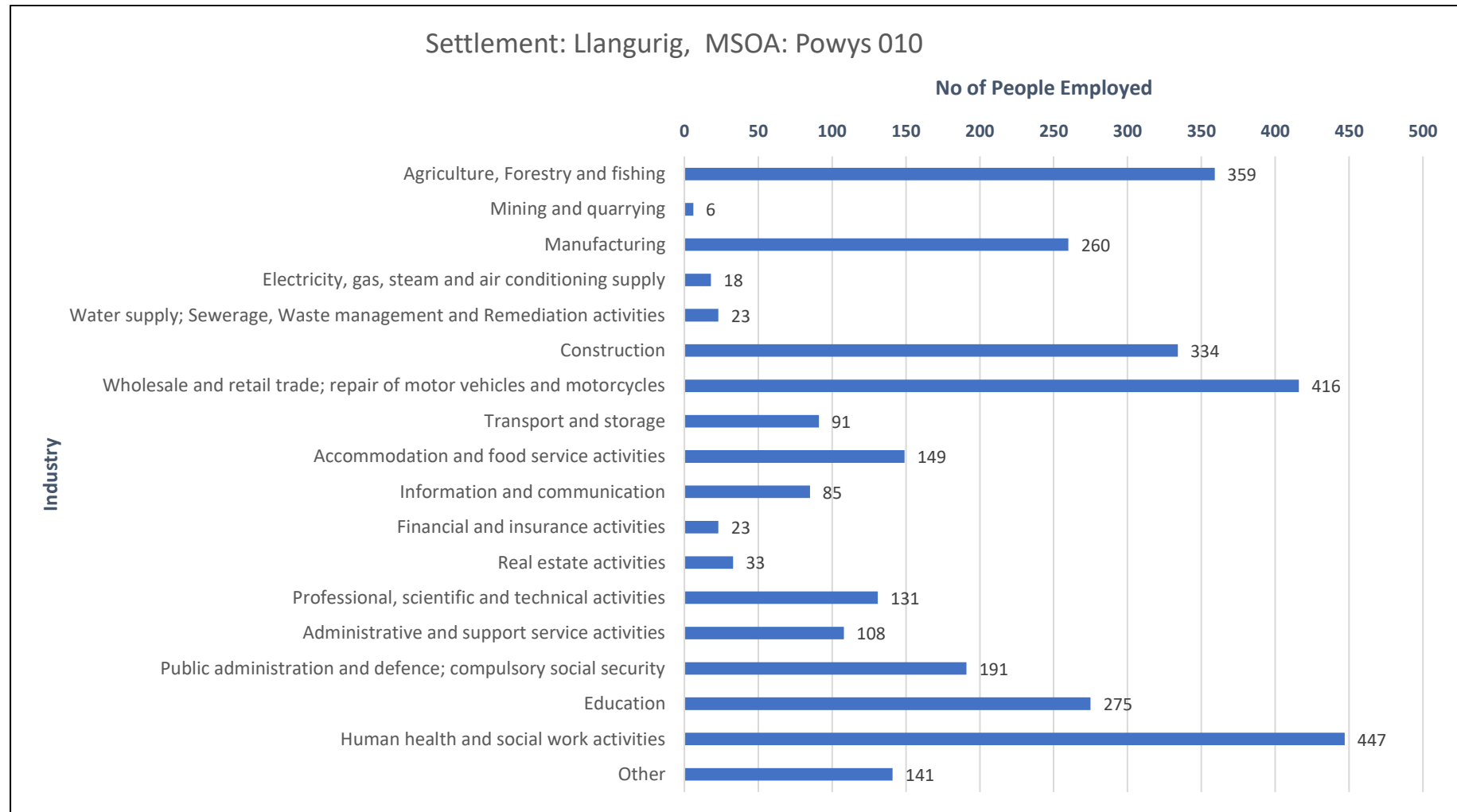
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement 4.5 miles to Parc Hafren Industrial Estate, Llanidloes

Local employers (employing five or more) in overlapping output areas = 70¹

¹ Nomis Data (2021)

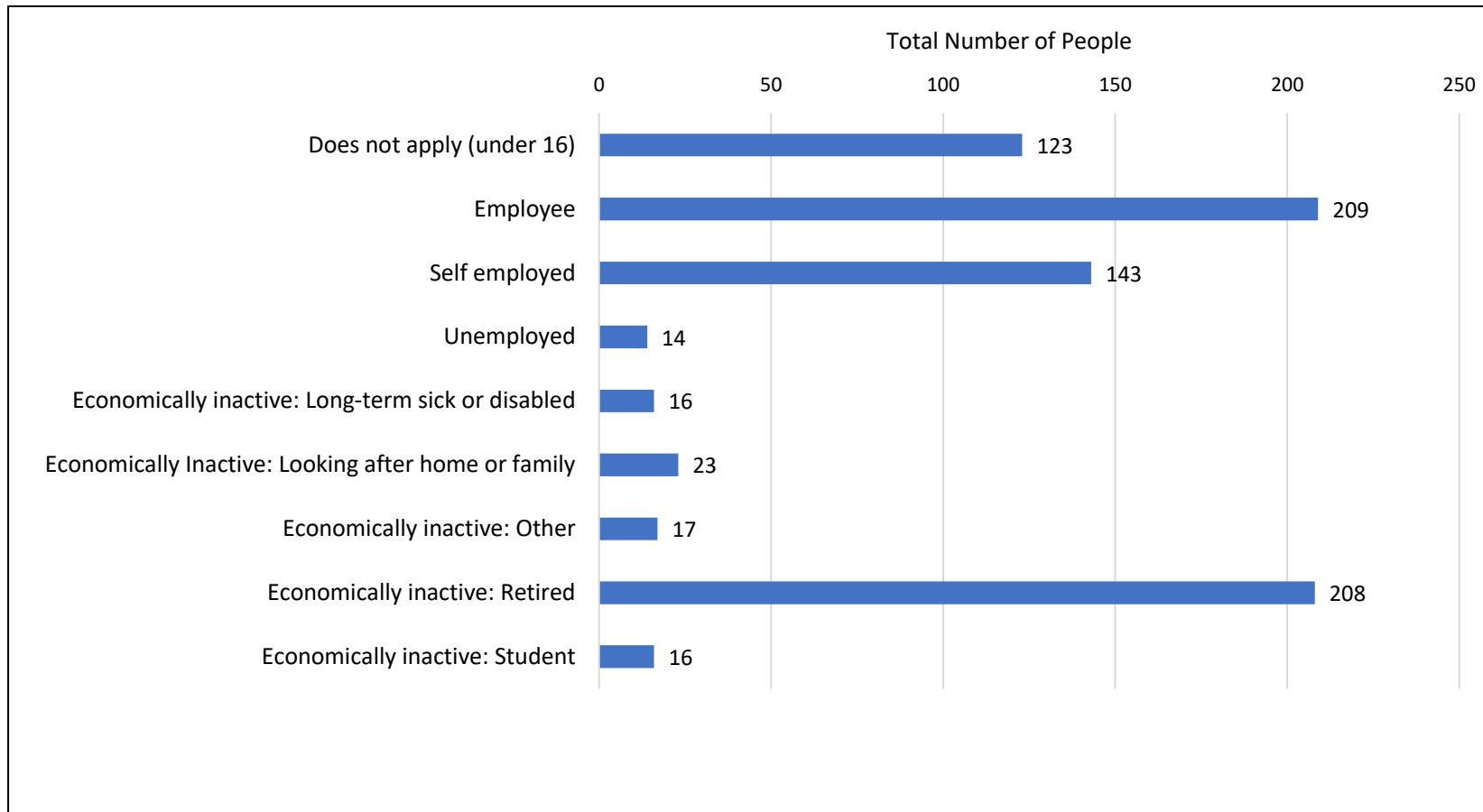
Llangurig Settlement Profile

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



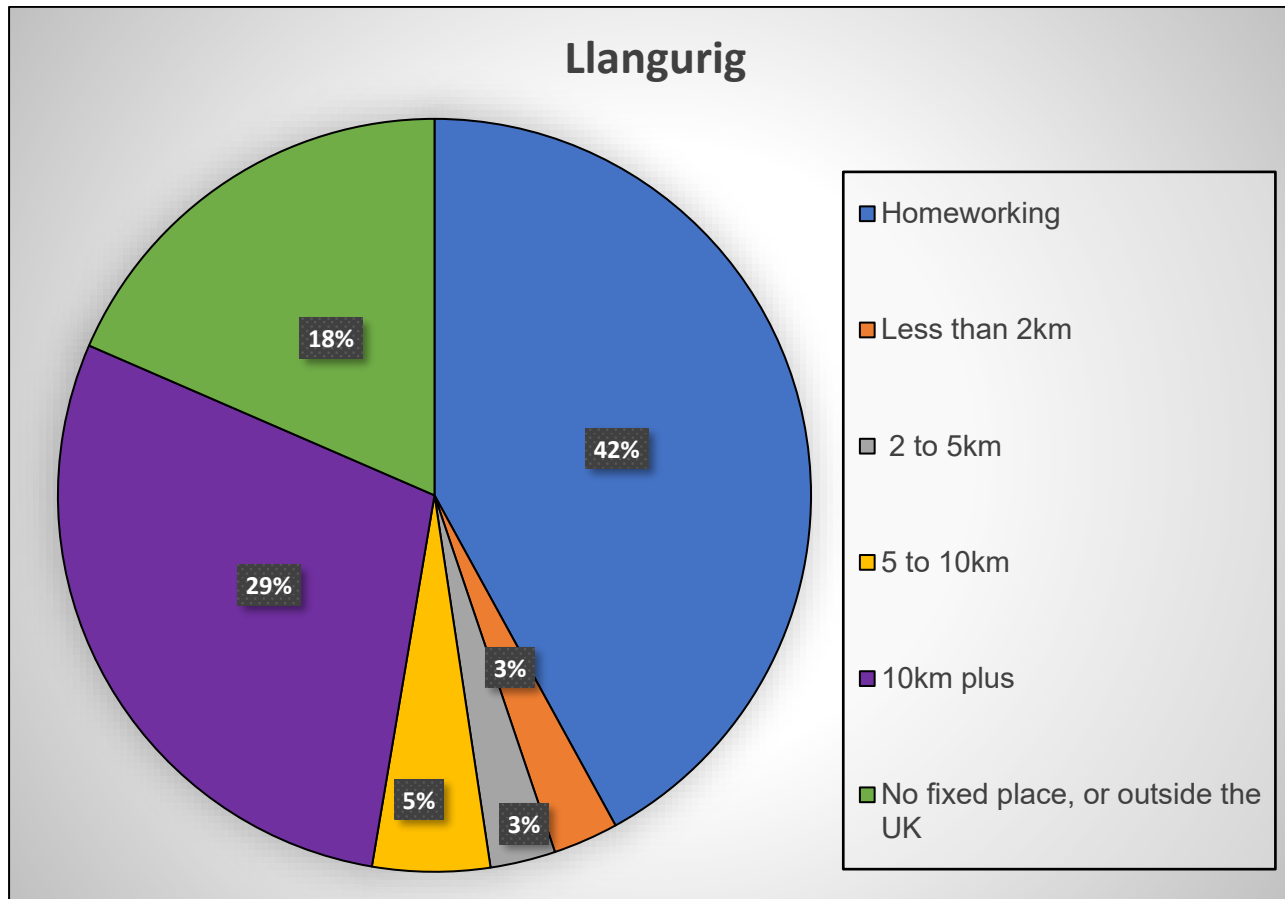
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Llangurig Settlement Profile

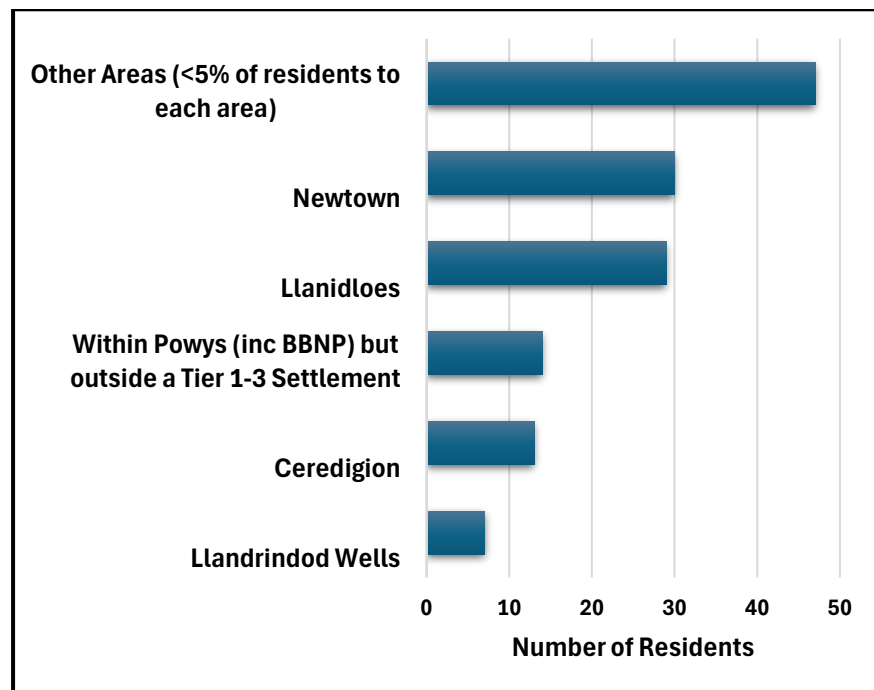
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llangurig Settlement Profile

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

Settlements / Areas	Residents	Percentage
Ceredigion	13	9%
Llandrindod Wells	7	5%
Llanidloes	29	21%
Newtown	30	21%
Other Areas (<5% of residents to each area)	47	34%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	14	10%
Grand Total	140	100%

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- surface water flood risk parallel to road and high along rivers to South

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	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	No

Llangurig Settlement Profile

Table 7. Natural Heritage Designations within or adjacent to Settlement

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

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.

Llangurig 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: Dŵr Cymru Welsh Water (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?
Llangurig	Llangurig	Limited 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.

Llangurig Settlement Profile

Development Impact Assessment (DIA) process

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

Phosphates

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

As a result of the NRW evidence package and Planning Advice, a joint NRW / DCWW programme of modelling has been developed looking at the failing SAC rivers. This work is currently underway utilising the industry standard SAGIS (Source Apportionment Geographic Information 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.

Llangurig Settlement Profile

Table 10. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Llangurig	Yes	Yes 5mg/l Effective from: 03/01/2024	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.

Llangurig Settlement Profile

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 11. Electricity Supply Capacity

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

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

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

Llangurig Settlement Profile

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

Driver: Fault level

Table 12. Electricity Supply Capacity

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

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

Driver: Asset Modification

Table 13. Electricity Supply Capacity

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

Gas Supply

Table 14. Gas Supply Capacity and Planned Improvements

Gas supply provider	Capacity comments
<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>

Llangurig Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 15. Broadband Provision and Planned Improvements

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

Education Provision

There are no educational facilities located within the Llangurig settlement. The nearest primary and secondary schools are at Llanidloes.

Table 16. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Llanidloes C. P.	269	280	104.0%	-11	-4.0%
Llanidloes High School	692	702	101.0%	-10	-1.0%

⁴ Data correct from Welsh Government OMR, June 2022

Llangurig Settlement Profile

Health Care Provision

There is no GP Surgery provision in Llangurig. The nearest GP would be at Llanidloes.

Table 17. GP surgery information

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The highway network could not accommodate further development to the northeast behind Blue Bell Inn due to poor junctions of the roads to the east and west of the Blue Bell Inn.

6. Transport Opportunities

Active Travel

Presence of 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 Aberystwyth, Llandrindod Wells, Llanidloes, Rhayader, Shrewsbury

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

Train Services

Table 20. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	Yes	13.2 miles to Caersws Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A44, A470

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: 2

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

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

Provision for Children and Young People = None

Outdoor Sports Facilities = None

Table 23. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	PROW mostly concentrated to the north of the settlement
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: = None

8. Character

Llangurig lies in the Upper Wye and Severn Valleys Landscape Character Assessment (LCA), which is located in the west of the Powys Local Development Plan (LDP) area. It is a roughly Y-shaped and centred on Llangurig, with branches extending north-west along the Severn Valley, north-east towards Llanidloes, and southwards, following the River Wye towards Rhayader.

The majority of the Upper Wye and Severn Valleys LCA is within the Upper Wye Valley National Landscape Character Area (NLCA). The western branch falls partially within the Cambrian Mountains NLCA, and a small area of the eastern branch is within the Radnorshire Hills NLCA.

Llangurig is of medieval origin which has a Conservation Areas containing a cluster of listed buildings.

The Upper Wye and Severn Valleys LCA has strong historical links with the woollen and textile industries, as well as quarrying and lead mining. Industrial remains include a woollen mill at Cwmbelan, dispersed stone quarries and a water corn mill site.

Llangurig lies along the A44 which connects to the A470 to the south-east connecting major settlements in the area.

The Wye Valley Walk long distance footpath runs through Llangurig and follows the Wye Valley.

The River Wye and its tributaries support a diverse range of aquatic flora and fauna, and are SSSI and SAC designated.

9. Community Aspirations

Llangurig 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 Llangurig 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 (1st Preference Band 1-3)

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

Total number of new dwellings (net) built between 2011 and 2024 = 3

Median house price paid data 01/04/2020 to 01/04/2023 = £210,000 (Average = £ 215,450)

Average Household Income (by Locality) = £32,534 (CACI Paycheck GROSS household income 2021)

Replacement LDP Housing Commitments at April 2024 = None