



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

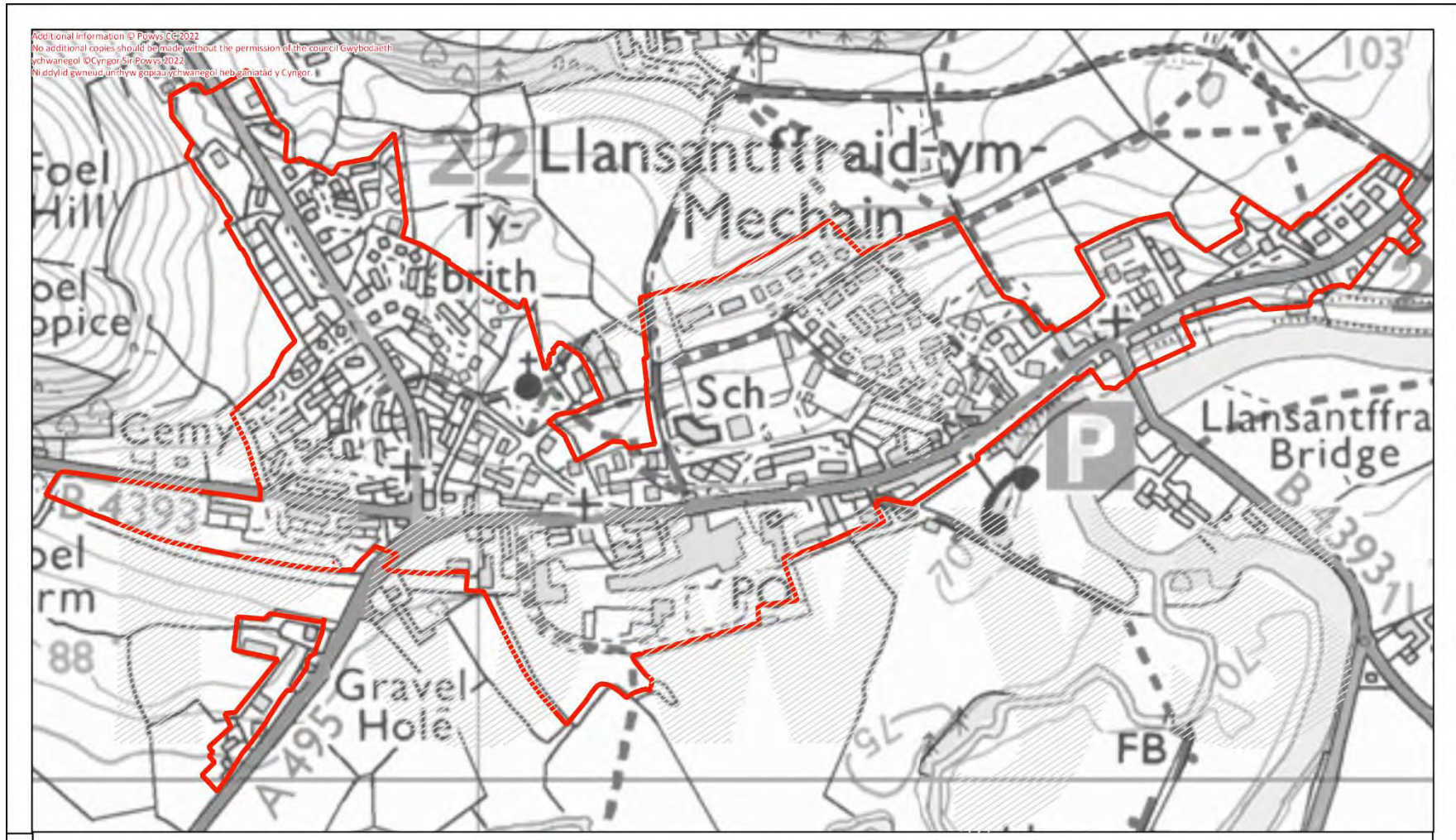
Settlement Profile:

Llansantffraid-ym-Mechain

Prepared by Powys County Council in partnership with Cadnant Planning



Llansantffraid-ym-Mechain Settlement Profile



1. Introduction

The settlement of Llansantffraid-ym-Mechain, classified as a Large Village in the adopted Powys LDP (2011-2026), located within the north-eastern part of Powys, close to the border with Shropshire, England. The village is split into two, with a small group of residential dwellings separated from the main part of the settlement, which contains the majority of the local services and facilities.

The settlement is largely characterised by the large local employer Wynnstay Group Plc, whose large industrial premises lies within the southern part of the settlement. The settlement also benefits from a primary school, dentist, playing fields, and a convenience store.

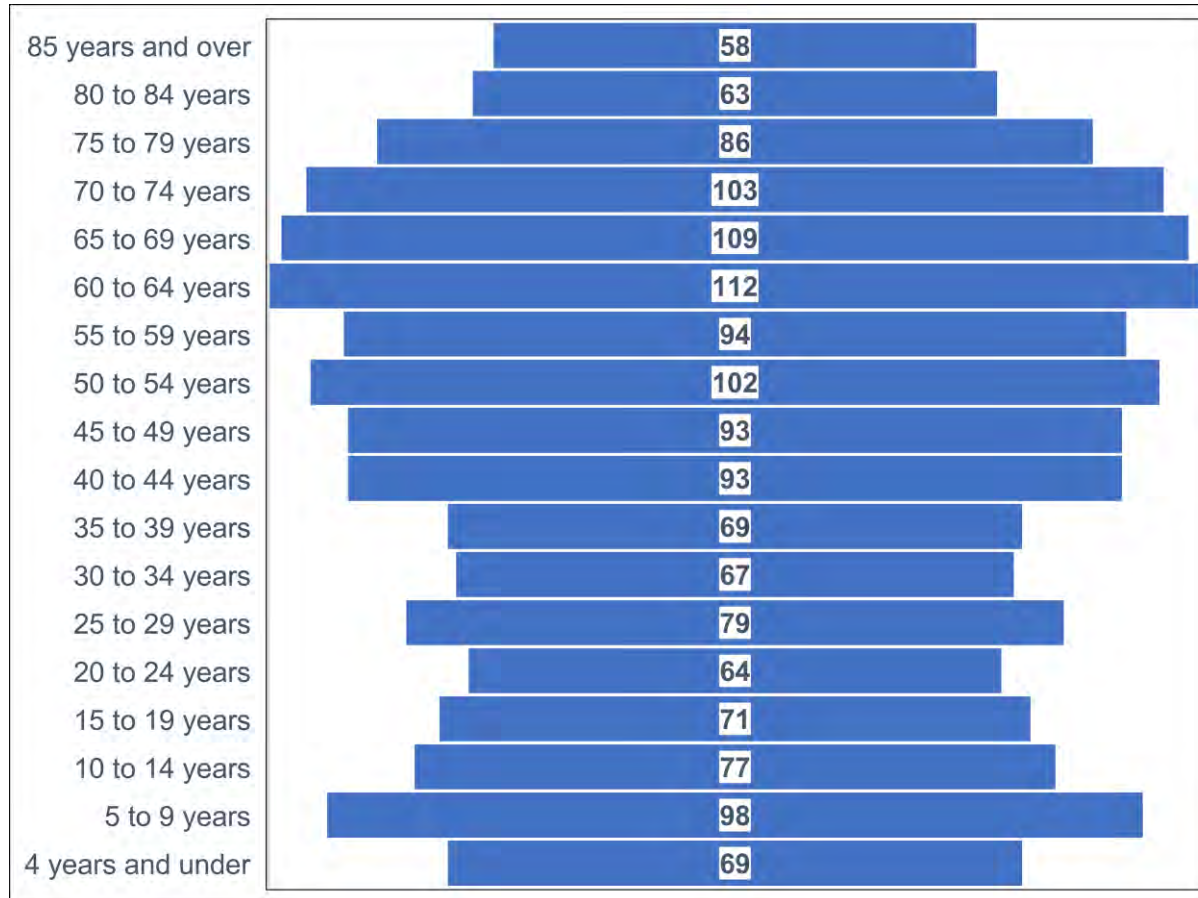
Part of the village is a conservation area, including the Llansantffraid Church.

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:	33.18 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	1019
Site Survey Date:	July 2022

Llansantffraid-ym-Mechain Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

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

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

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	2
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	3
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	7

Llansantffraid-ym-Mechain Settlement Profile

Table 3. Health Facilities within Settlement

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

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	1
Convenience store / local grocery shop	1
Other food outlet	0
Take away food	2
Café	1
Restaurant	1
Petrol station	1
Farm shop	0
Other non-food shops	1
Total number of retail facilities	8

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	Yes
Safeguarded / Identified - Industrial Estate / Business Park	No
Other Employment Opportunity (B1/B2/B8) in settlement	Yes

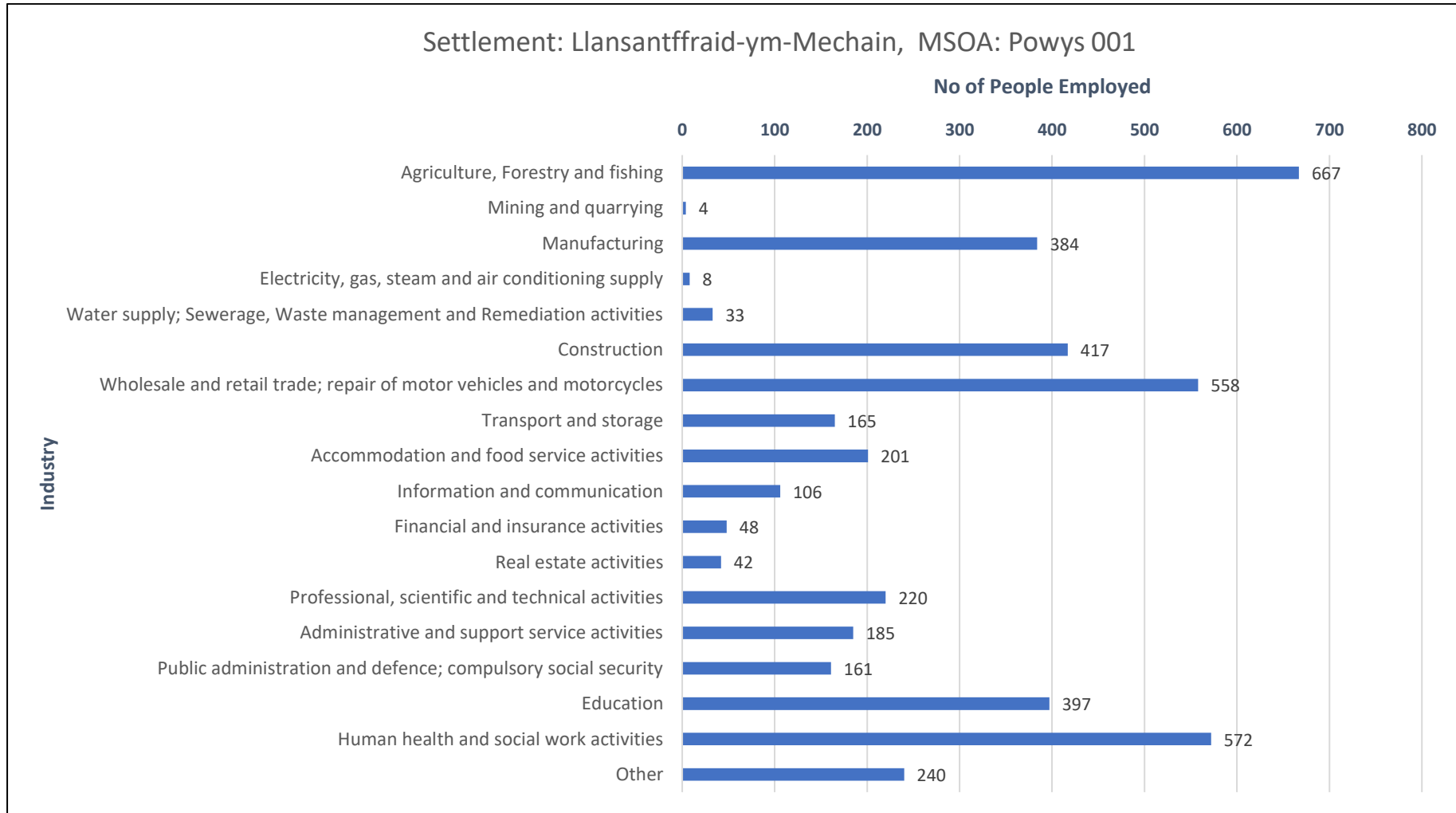
Local employers (employing five or more) in overlapping output areas = 120¹

Distance to nearest Safeguarded / Identified Ind Est / Business Park = 5.9 miles Llanfyllin

¹ Nomis Data (2021)

Llansantffraid-ym-Mechain Settlement Profile

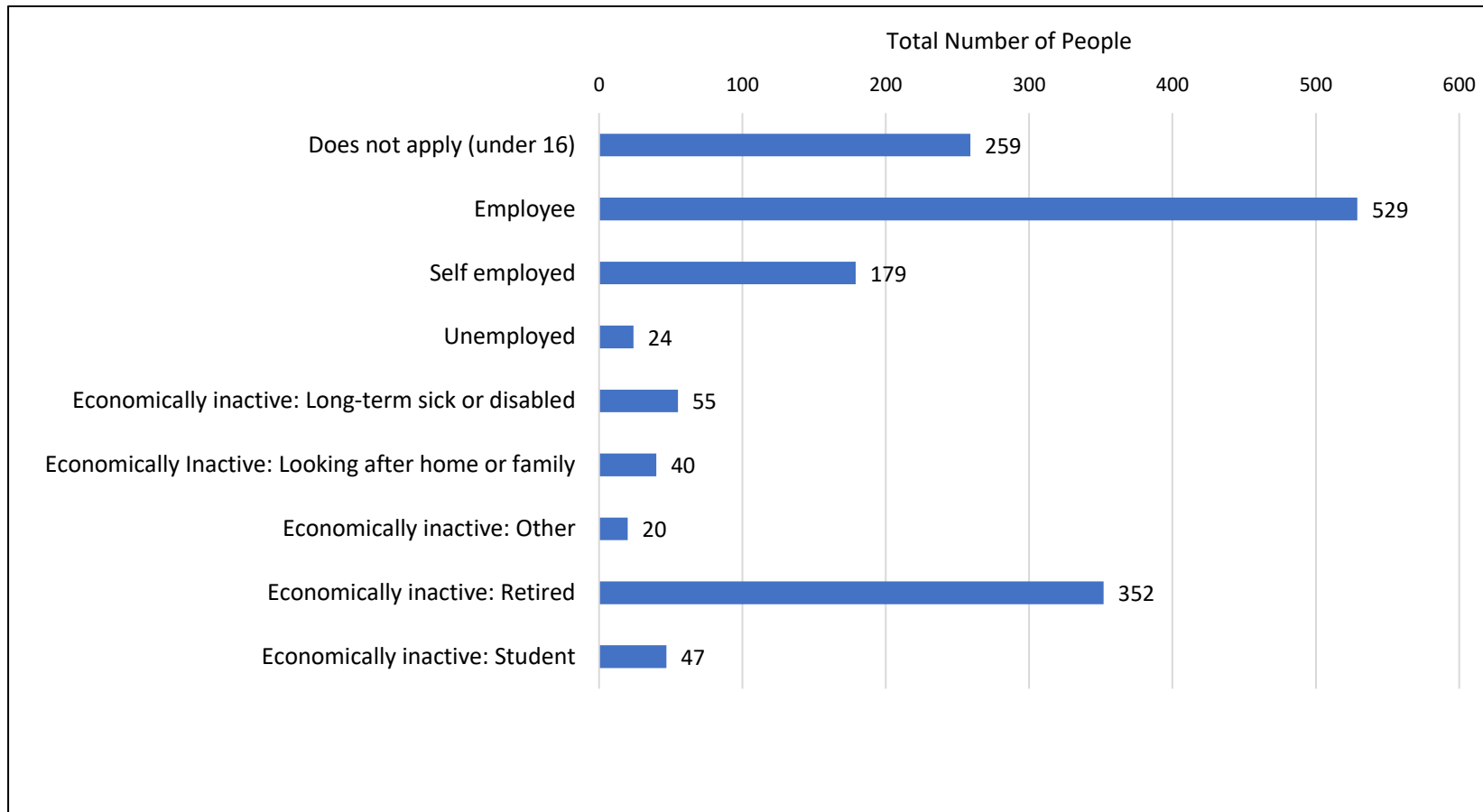
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

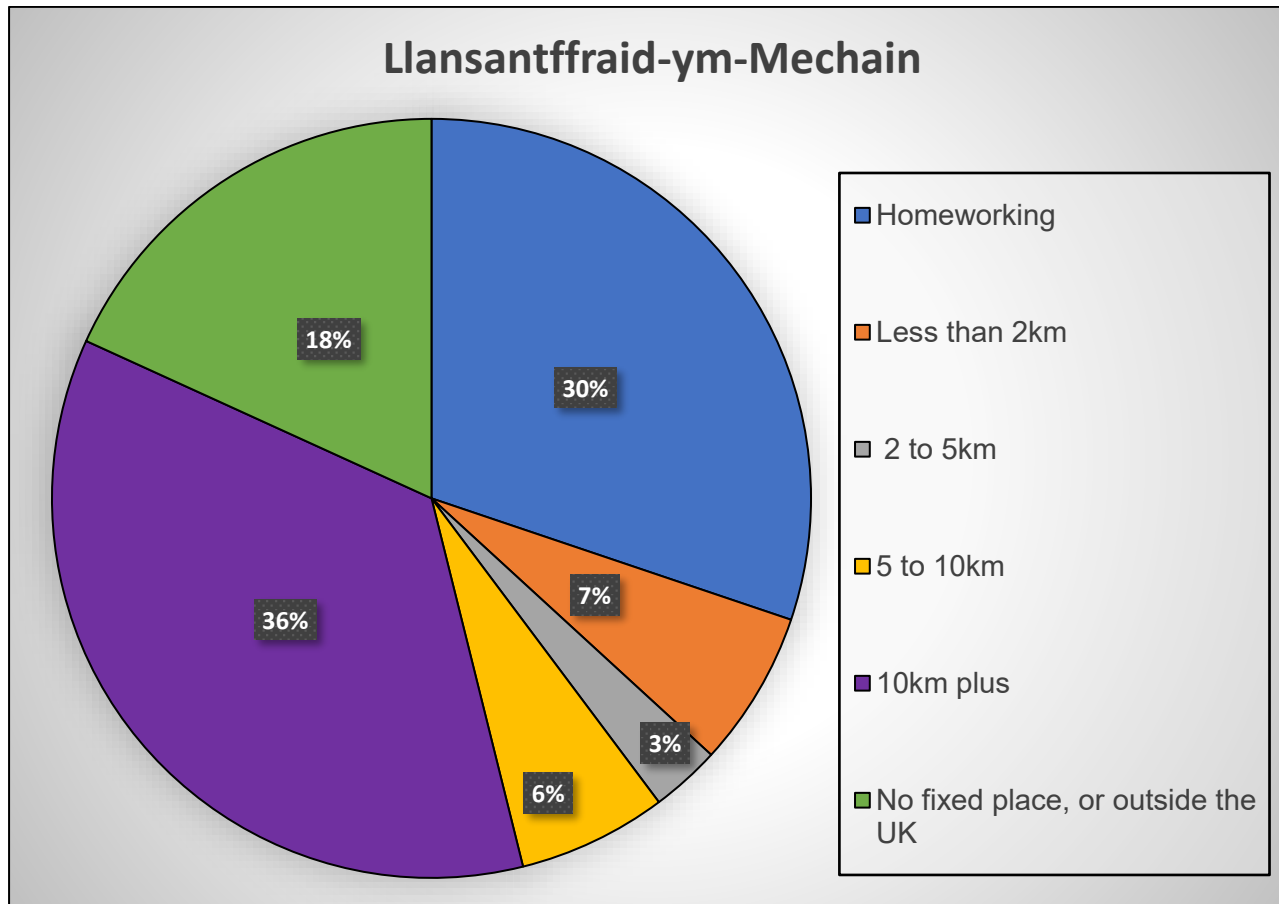
Llansantffraid-ym-Mechain Settlement Profile

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



Llansantffraid-ym-Mechain Settlement Profile

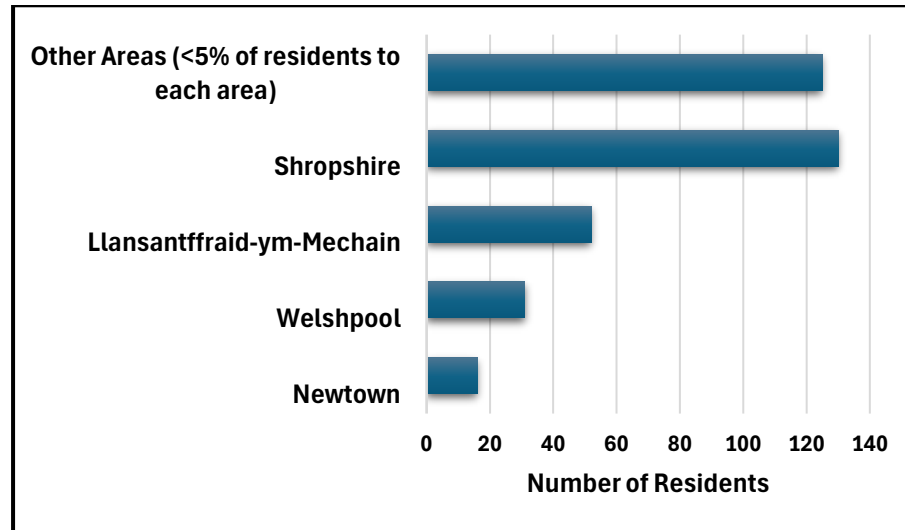
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llansantffraid-ym-Mechain Settlement Profile

Figure 5. Where Residents Living in Llansantffraid-ym-Mechain 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 Llansantffraid-ym-Mechain Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Llansantffraid-ym-Mechain	52	15%
Newtown	16	5%
Other Areas (<5% of residents to each area)	125	35%
Shropshire	130	37%
Welshpool	31	9%
Grand Total	354	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)	
Flood risk (Flood Map for Wales)	

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	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	No

Llansantffraid-ym-Mechain Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

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

Designation	Presence in or adjacent to Settlement Yes / No	Comments
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	2
Topography	Yes	River in south-east corner. Land rises to north.
Land Ownership (e.g. charitable organisations)	No	

5. Infrastructure Capacity

Water Supply

Water provider: Hafren Dyfrdwy

For water resource planning purposes, Hafren Dyfrdwy subdivide their regions into ‘Water Resources Zones’ (WRZs). A WRZ is defined as the largest area in which all resources can be shared such that all customers, with some limitations, experience the same risk of supply failure. To ensure that water is available to their customers when it is needed, and in the quantity required, Hafren Dyfrdwy prepares and maintains a Water Resources Management Plan (WRMP) every 5 years which forecasts the long-term supply and demand balance across their water supply area. Hafren Dyfrdwy’s current Plan (WRMP19) for the period 2020 - 2025 and work is underway to develop their next Plan (WRMP24) for the period 2025 – 2085.

Llansantffraid-ym-Mechain lies within the Llanfyllin Water Resource Zone (WRZ). This zone is supplied from a bulk import from Hafren Dyfrdwy’s neighbouring company, Severn Trent.

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

Hafren Dyfrdwy’s WRMP24 looks ahead to 2085 and takes into account updated guidance and guiding principles from Government and their Regulators as well as operational learning from the 2018 dry weather period.

Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 11. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Llansantffraid-ym-Mechain	Llansantffraid-ym-Mechain	Probable issue	Site considered for AMP8 (2026-2030) investment to ensure continued permit compliance with expected growth.

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 12. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Keeping the lights on	Newtown-Morda 33kV Reinforcement Additional 10MVAr STATCOM at Newton Grid substation, 33/11 kV step up transformer and outdoor circuit breaker. Additional 33kV, 5MVAr MSC and outdoor circuit breaker at Morda Substation.	-	15.0	2027/28	Planned ED2
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.

Llansantffraid-ym-Mechain 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.	-	15.0	2024/25	Planned ED2

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

Driver: Fault level

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>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>

Llansantffraid-ym-Mechain Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 16. Broadband Provision and Planned Improvements

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

Education Provision

Table 17. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Llansantffraid C. in W.	105	123	117.0%	-18	-17.0%

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP Surgery provision in Llansantffraid-ym-Mechain. 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	There are junction issues off the A495 with Winllan Road, Church Lane and towards Llansantffraid Primary School. The highway network is constrained along Winllan Road.

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, Llanfair Caereinion, Shrewsbury, Four Crosses, Welshpool

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

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A495

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: 6

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	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)	1

Llansantffraid-ym-Mechain Settlement Profile

Table 26. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	PROW within settlement leading to the wider area
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 1

8. Character

Llansantffraid-ym-Mechain 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. Llansantffraid-ym-Mechain lies close to the northern border of the Severn Farmlands LCA which 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, including the River Vyrnwy. The LCA is low-lying, with a wide floodplain.

Llansantffraid-ym-Mechain has a Conservation Area with a small number of listed buildings. Soldier's Mount, the remains of a hillfort dating to the Iron Age period lies to the west of Llansantffraid-ym-Mechain and the oval embanked enclosure of Roman Supply Depot lies to the east, both of which are Scheduled Monuments.

The LCA experiences dark night skies as indicated by the Natural Resources Wales (NRW) map of Dark Skies and Light Pollution in Wales, which are locally reduced in proximity to settlements, notably at Newtown, Welshpool, Four Crosses, Llanfyllin and Llansantffraid-ym-Mechain.

9. Community Aspirations

Llansantffraid and Deytheur Community Council were contacted to understand their aspirations for the local community at an early stage whilst gathering baseline information to inform the Replacement Powys Local Development Plan. A summary of their response is provided below.

Table 27. Table summarising Llansantffraid and Deytheur Community Council's Community Aspirations

Community aspirations in terms of:	Summary of feedback
Would you like to see future growth (general) as part of the LDP in your town/community council area?	Limited growth in the village would be acceptable.
Aspirations in terms of housing (including affordable housing)	Local Need/Affordable housing is needed in the village to encourage young people to stay local.
Growth in terms of future employment opportunities	Employment in the village would be welcomed.
Aspirations in terms of education provision (primary and secondary schools)	The education facilities are adequate but the school was only a replacement school and since then, the village has grown and additional space is required for primary education.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	The facilities in the village will have to increase due to the demand of the increased local population.

Llansantffraid-ym-Mechain Settlement Profile

Community aspirations in terms of:	Summary of feedback
Aspirations in terms of health care provision in your communities	A medical centre is needed in the village. Additional medical care is needed e.g. Leg Club as this was a benefit to the community.
Aspirations in terms of public open spaces, sports and play provision	A field for recreational purposes has been purchased but it needs to be developed possibly as a MUGA. A public meeting will be held to ensure that the views of the community are heard.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	The Community Council is open to all offers regarding retail facilities as there is room for a variety.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	Electric charging points are needed in the village. Bus routes are adequate.
Summary which describes the long-term vision for your town / community council area.	Vibrant, prosperous, community spirit – a community for all ages.
Other comments received	None.

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

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

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	0
2	8
3	0
4	0
TOTAL	8

Total number of new dwellings (net) built between 2011 and 2024 = 60

Median house price paid data 01/04/2020 to 01/04/2023 = £185,000 (Average = £206,166)

Average Household Income (by Locality) = £34,241 (CACI Paycheck GROSS household income 2021)

Table 29. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1067		P/2016/0719	Land next to P37 HA2, Llansantffraid	An outline application for the erection of 16 no. dwellings and all associated works with all matters reserved 20/1148/RES - Reserved matters application for appearance, landscaping, layout and scale for 13 residential units in connection with outline approval P/2016/0719	Complete	0	0	13	13
1108		20/1570/FUL	(Named: Maes Y Cledrau) Development At Dyffryn Foel Llansantffraid	Erection of 13 affordable local need dwellings and associated works	Complete	0	0	13	13
381		P/2017/0363	Land adj 'Cranford', Llansantffraid - Ym - Mechain	Outline - Erection of up to 9 dwellings (some matters reserved), formation of vehicular access and all associated works 21/0046/RES -	Planning Permission Not Started	3	5	1	9

Llansantffraid-ym-Mechain Settlement Profile

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
				application for reserved matters following the approval of P/2017/0363 for the development of 9 dwellings, formation of vehicular access and associated works					
391		P/2017/1056	Land adj Parc Bronydd, Llansantffraid ym Mechain	Outline - Proposed residential development comprising of up to 6 dwellings and all associated works Reserved matters application for appearance, layout, scale & landscaping in connection with outline approval P/2017/1056 development of 6 dwellings (4 detached and 2 semi-detached)	Commenced	4	2	0	6
					Total	7	7	27	41



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

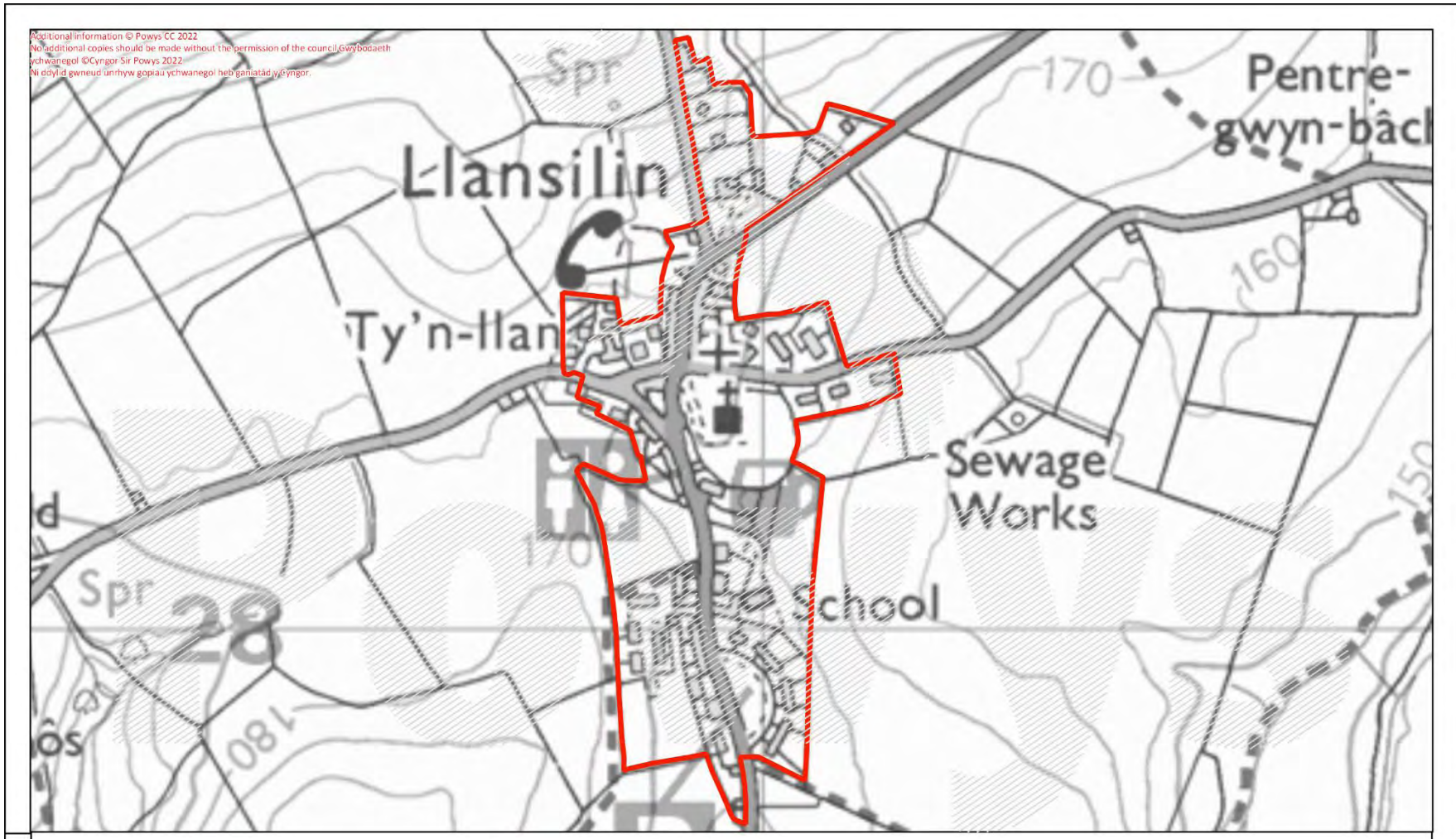
Settlement Profile:

Llansilin

Prepared by Powys County Council in partnership with Cadnant Planning



Llansilin Settlement Profile



1. Introduction

The settlement of Llansilin, classified as a Large Village in the adopted Powys LDP (2011-2026), is located within the north eastern corner of Powys almost directly adjacent to the Wales/England border.

The settlement has a limited number of services and facilities which includes a primary school, post office, village hall, three places of worship and a public house.

Llansilin is located approximately 6.5 miles away from Oswestry, along the B4580 where residents can access a wider range of services, facilities and employment opportunities.

A designated Conservation Area lies within central Llansilin which includes a cluster of listed buildings.

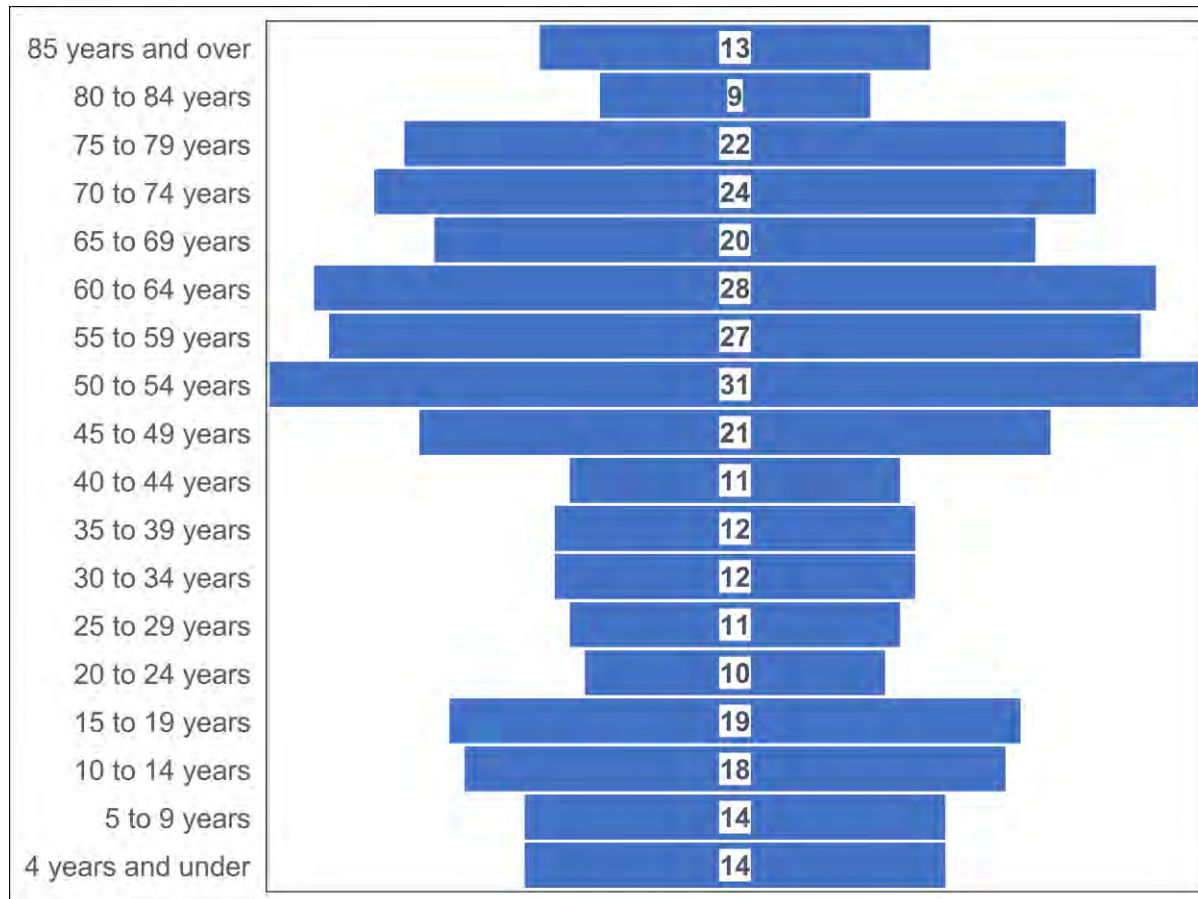
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Rural / Non-Cluster Settlement
Housing Market Area / Locality:	Llanfyllin
Size of Settlement based on Adopted LDP (2011-2026) boundary:	10.14 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	268

Site Survey Date: July 2022

Llansilin Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

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

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

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	3
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	6

Llansilin 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

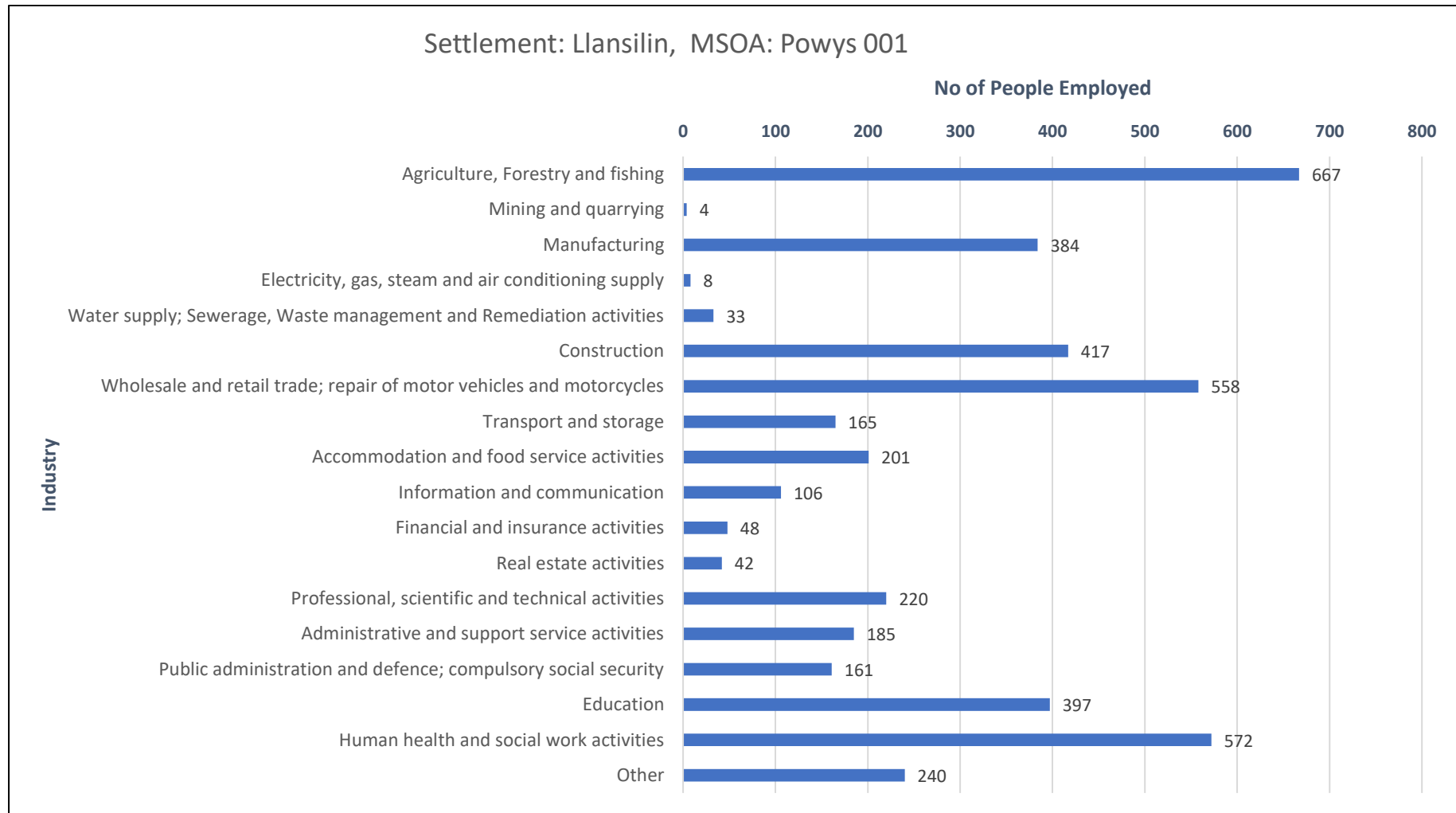
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 7 miles to Maesbury Road Industrial Estate, Oswestry,

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

¹ Nomis Data (2021)

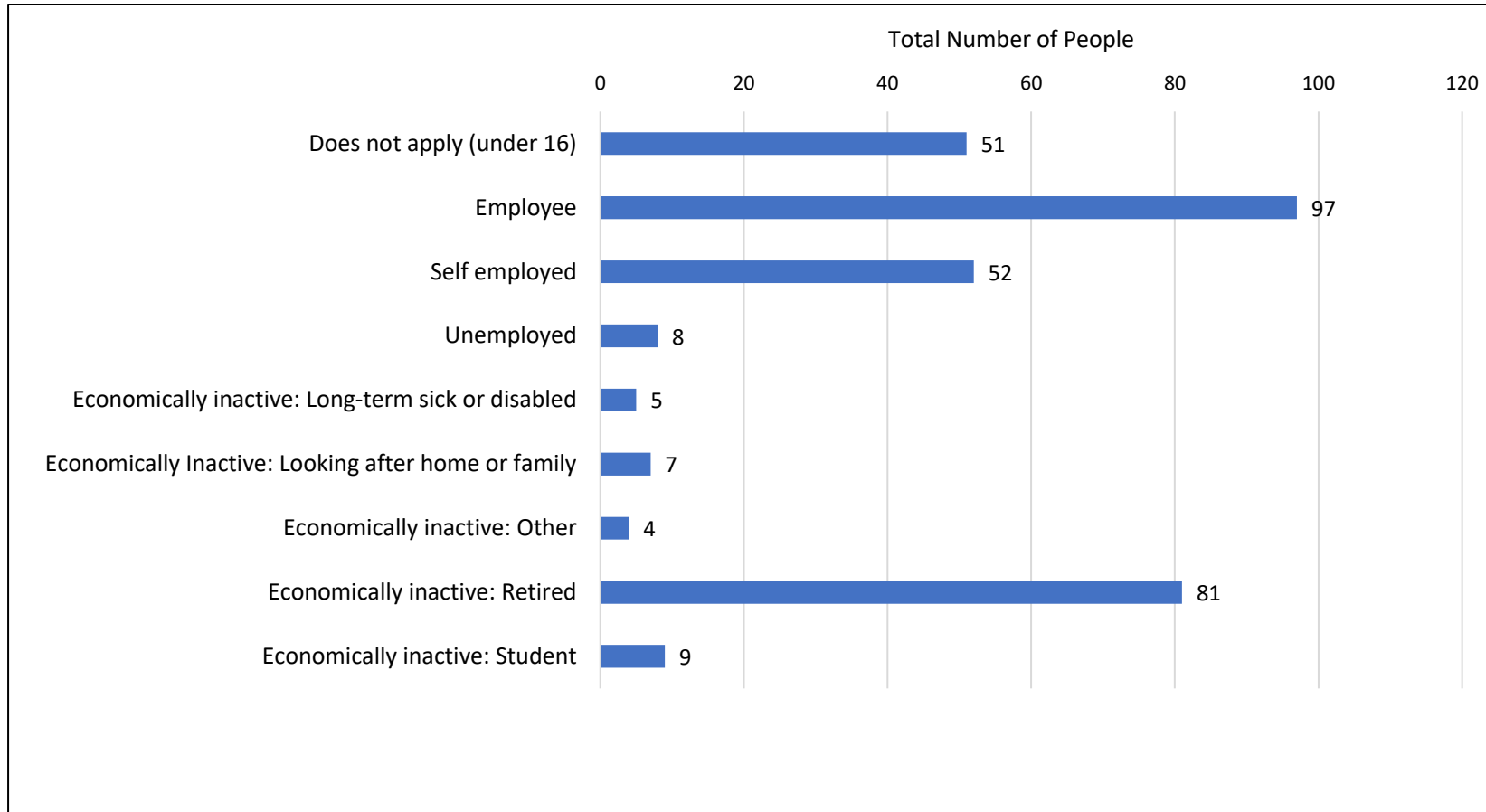
Llansilin Settlement Profile

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



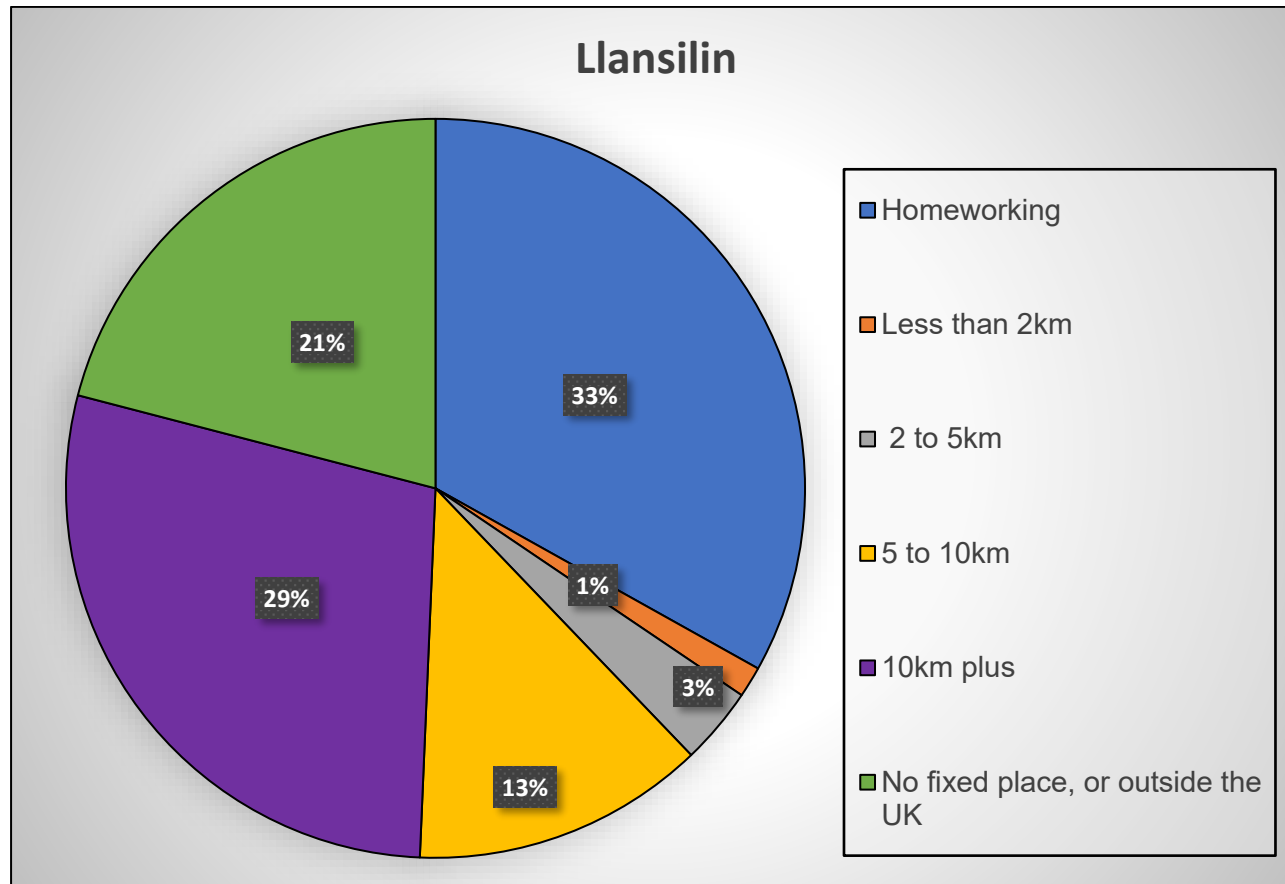
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Llansilin Settlement Profile

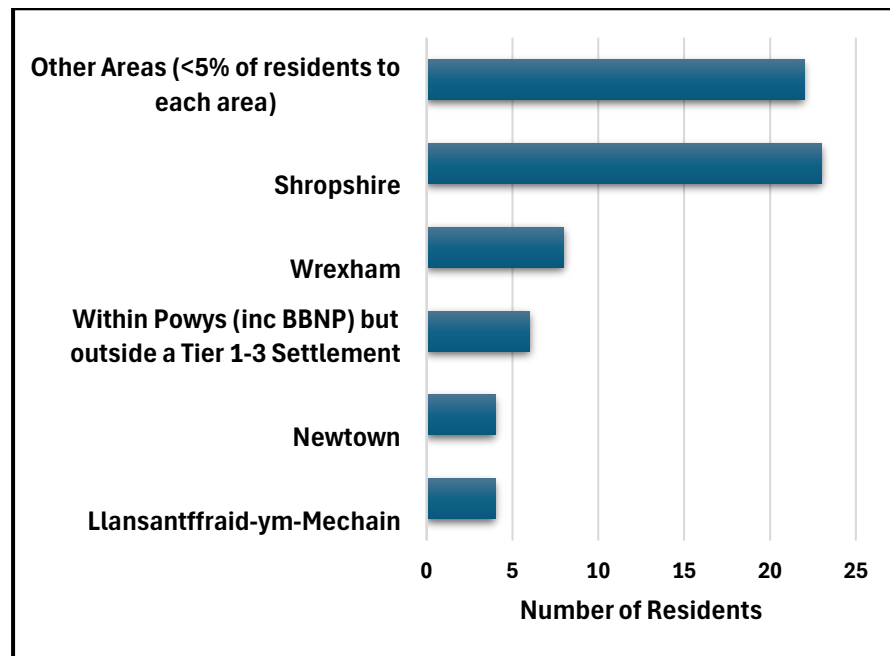
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Llansilin Settlement Profile

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

Settlements / Areas	Residents	Percentage
Llansantffraid-ym-Mechain	4	6%
Newtown	4	6%
Other Areas (<5% of residents to each area)	22	33%
Shropshire	23	34%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	6	9%
Wrexham	8	12%
Grand Total	67	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)	
Flood risk (Flood Map for Wales)	Small amount of low surface water risk

Table 7. Built Heritage Designations within or adjacent to Settlement

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

Llansilin 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
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.

Llansilin 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
Llansilin	Llansilin	Not expected to be an issue	None.

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 11. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Keeping the lighs 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.

Llansilin 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>

Llansilin Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement:

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 %
Ysgol Bro Cynllaith	48	27	56.0%	21	44.0%

Ysgol Bro Cynllaith may feature as part of the Llanfyllin and North Welshpool catchment review.

⁴ Data correct from Welsh Government OMR, June 2022

Llansilin Settlement Profile

Health Care Provision

There is no GP Surgery provision in Llansilin. There is no GP Surgery provision in Llangynog. The nearest GP would be at Llanrhaeadr-ym-Mochnant.

Table 17. Healthcare Capacity and Surplus

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Llanrhaedr Branch Surgery (Llanfyllin Group Practice)	10,224	Yes	8,848	8,848	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The B4580 highway which runs through Llansilin is narrow with limited opportunity for increased pedestrian/cycle provision. Any major development is likely to require new access onto B4580.

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		
Medium frequency of service between 10 -30 minutes.		
Low frequency of service between 31-60 minutes.		
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		
Limited Service	Yes	Services to Oswestry Wednesday and Friday only

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = None

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	Yes	9 miles to Gobowen Train Station. Services to Holyhead, Birmingham New Street, Cardiff Central
Further than 10 miles	No	

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	No	
Between 5-10 miles	Yes	5.7 miles to A495 / A483

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

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

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 2

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

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

Table 23. Provision for Children and Young People

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

Table 24. Outdoor Sports Facilities

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

Llansilin Settlement Profile

Table 25. Public Right of Way

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

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Llansilin lies within the Llanrhaeadr Landscape Character Area (LCA) which is an elongated landscape running west to east between the Berwyn Foothills to the north and the Tanat Valley to the south, and includes the settlements of Llanrhaeadr-ym-Mochnant in the west and Llansilin in the east. The area is dominated by undulating, pastoral farmland, however the topography of this landscape is less pronounced than the neighbouring Berwyn Foothills LCA to the north, where there is a transition to high moorland summits and foothills at the edge of the Berwyn plateau. The western and southern boundaries border the Tanat Valley LCA, where there is a shift to the farmed slopes and floor of the valley, and the eastern boundary borders the English county of Shropshire.

This LCA is within the Berwyn National Landscape Character Area (NLCA).

Llansilin has a designated Conservation Area including a cluster of listed buildings.

Within the Llanrhaeadr LCA, there are scattered settlements in sheltered valleys contain a mixture of modern developments around a historic core. There is a network of minor roads, tracks and footpaths which cross the landscape. The B4580 connects the settlements of Llanrhaeadr-ym-Mochnant, Efail-rhyd and Llansilin to the Tanat Valley and English border.

9. Community Aspirations

Llansilin Community Council were contacted to understand their aspirations for the local community at an early stage whilst gathering baseline information to inform the Replacement Powys Local Development Plan. A summary of their response is provided below.

Table 26. Table summarising Llansilin Community Council's Community Aspirations

Community aspirations in terms of:	Summary of feedback
Would you like to see future growth (general) as part of the LDP in your town/community council area?	Yes.
Aspirations in terms of housing (including affordable housing)	Affordable housing is needed in the village.
Growth in terms of future employment opportunities	Support required for start-up businesses.
Aspirations in terms of education provision (primary and secondary schools)	There is a need to retain the school in the village.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	<p>Currently the Post Office is only available one morning a week, and desire for this to be increased.</p> <p>There is a popular Public House which has recently reopened.</p> <p>The public toilets are under Llansilin Community Council's control.</p>

Llansilin Settlement Profile

Community aspirations in terms of:	Summary of feedback
Aspirations in terms of health care provision in your communities	Support is needed to maintain prescription delivery service.
Aspirations in terms of public open spaces, sports and play provision	There is support for a village play area which has been recently refurbished.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	The community shop is open two mornings a week and support is needed to maintain the service.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	Bus service is only once a week. Residents are unable to make use of free transport across Wales as they need a link via England.
Summary which describes the long-term vision for your town / community council area.	Hope to see Llansilin thrive in the future but need support for start-up businesses, affordable housing and transport to keep the next generation in the village which will help maintain the school, public house, shop and small businesses.
Other comments received	None.

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	0
2	5
3	1
4	0
TOTAL	6

Total number of new dwellings (net) built between 2011 and 2024 = 26

Median house price paid data 01/04/2020 to 01/04/2023 = £205,000 (Average = £238,636)

Average Household Income (by Locality) = £34,241 (CACI Paycheck GROSS household income 2021)

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
201	P38 HC1	P/2016/0945	Opp. Wynnstay Arms (5/055) - P38 HC1		Complete	0	0	23	23
					TOTAL	0	0	23	23



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

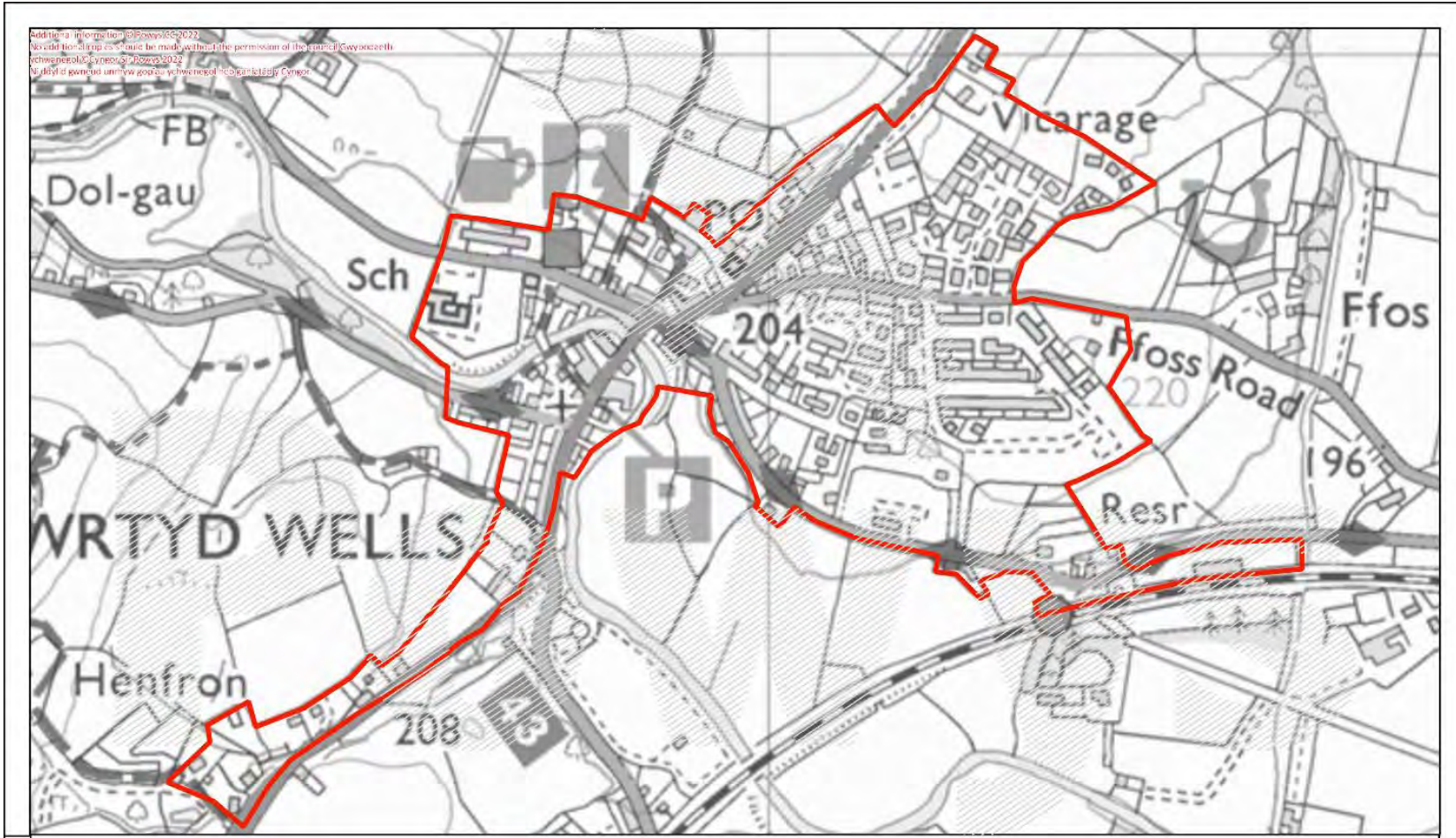
Settlement Profile:

Llanwrtyd Wells

Prepared by Powys County Council in partnership with Cadnant Planning



Llanwrtyd Wells Settlement Profile



1. Introduction

Llanwrtyd Wells is a Victorian spa town located in the south-west area of Powys, with good transport links being situated on the A483 and also being serviced by Llanwrtyd Train Station.

Llanwrtyd Wells is largely a residential area, with a concentration of facilities including cafes, a convenience store and public houses at its centre. There is also a primary school in Llanwrtyd Wells.

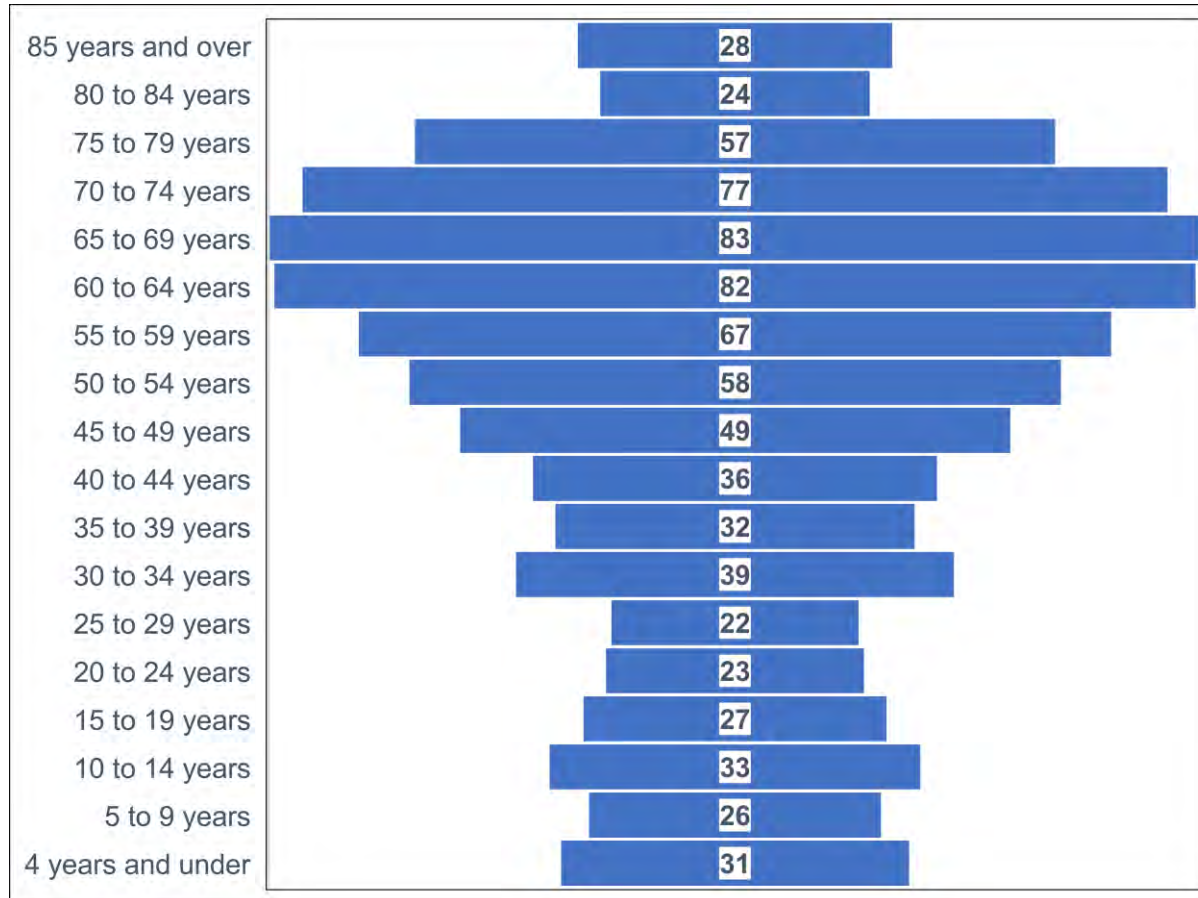
Key Facts:

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:	Builth and Llanwrtyd
Size of Settlement based on Adopted LDP (2011-2026) boundary:	28.72 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	611

Site Survey Date: July 2022

Llanwrtyd Wells 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 no additional nursery / pre-school provision nearby.

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	2
Sports Centre	2
Library (including mobile)	0
Bank / Building Society	1
Post Office / Post Depot	0
Public House	0
Cultural Facilities (theatre, museum gallery)	1
Police Station	2
Fire Station	1
Ambulance Depot	0
Total number of community facilities	10

Llanwrtyd Wells 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	0
Convenience store / local grocery shop	1
Other food outlet	0
Take away food	0
Café	2
Restaurant	0
Petrol station	1
Farm shop	0
Other non-food shops	1
Total number of retail facilities	5

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	No
Other Employment Opportunity (B1/B2/B8) in settlement	Yes

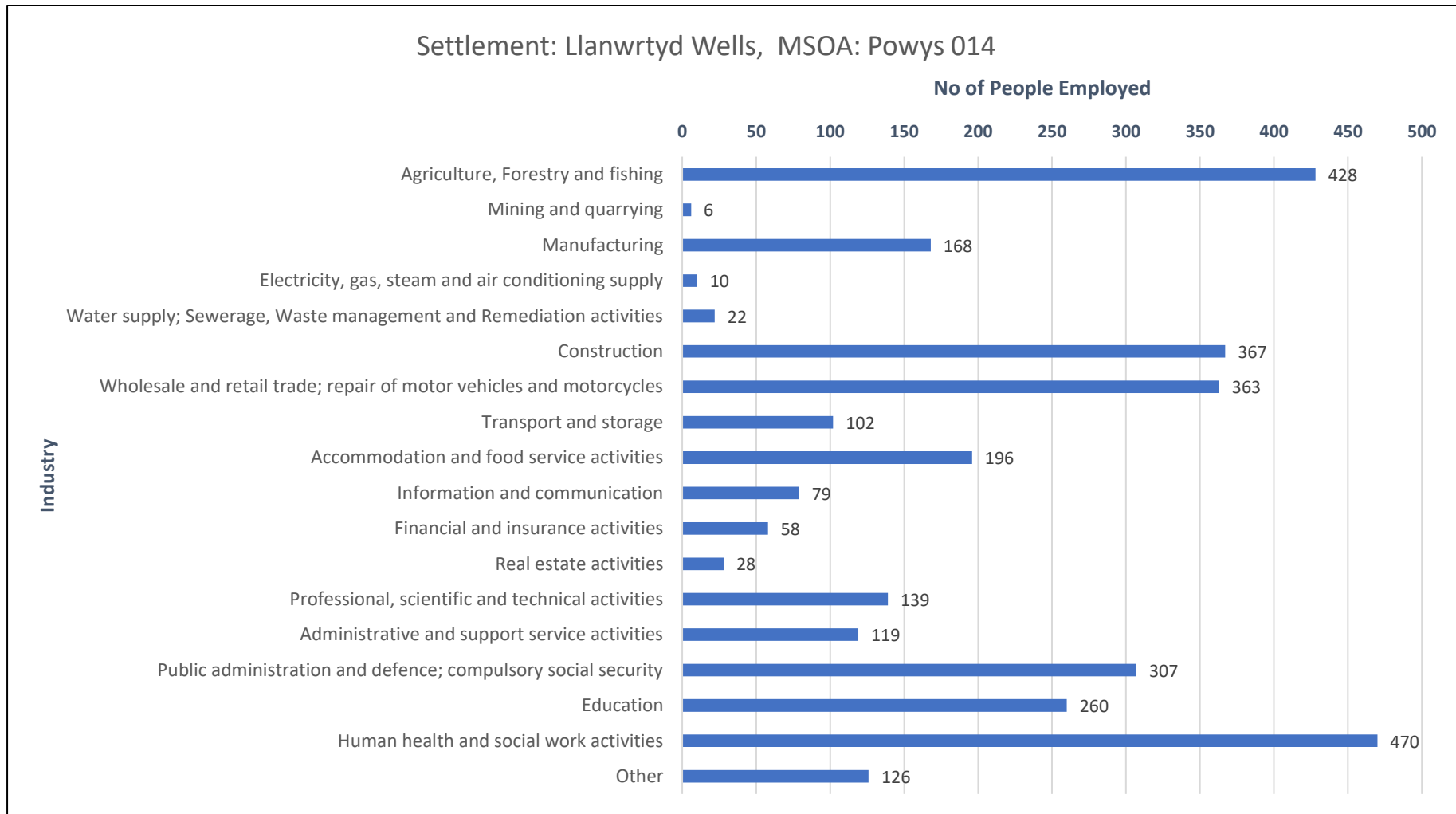
Local employers (employing five or more) in overlapping output areas¹ = 95

Distance to nearest Safeguarded / Identified Industrial Estate / Business Park = over 10 miles Builth Wells

¹ Nomis Data (2021)

Llanwrtyd Wells 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)

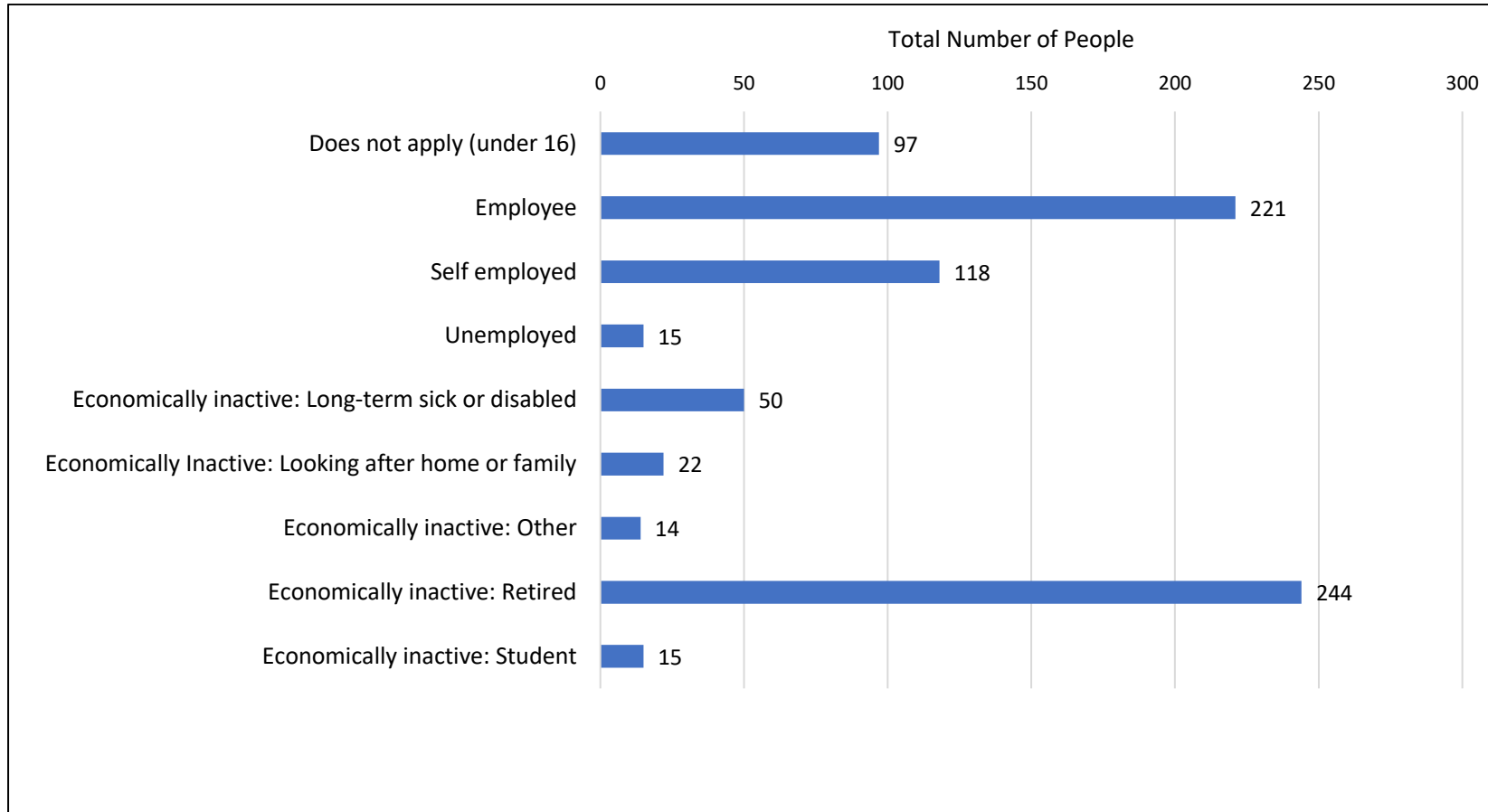
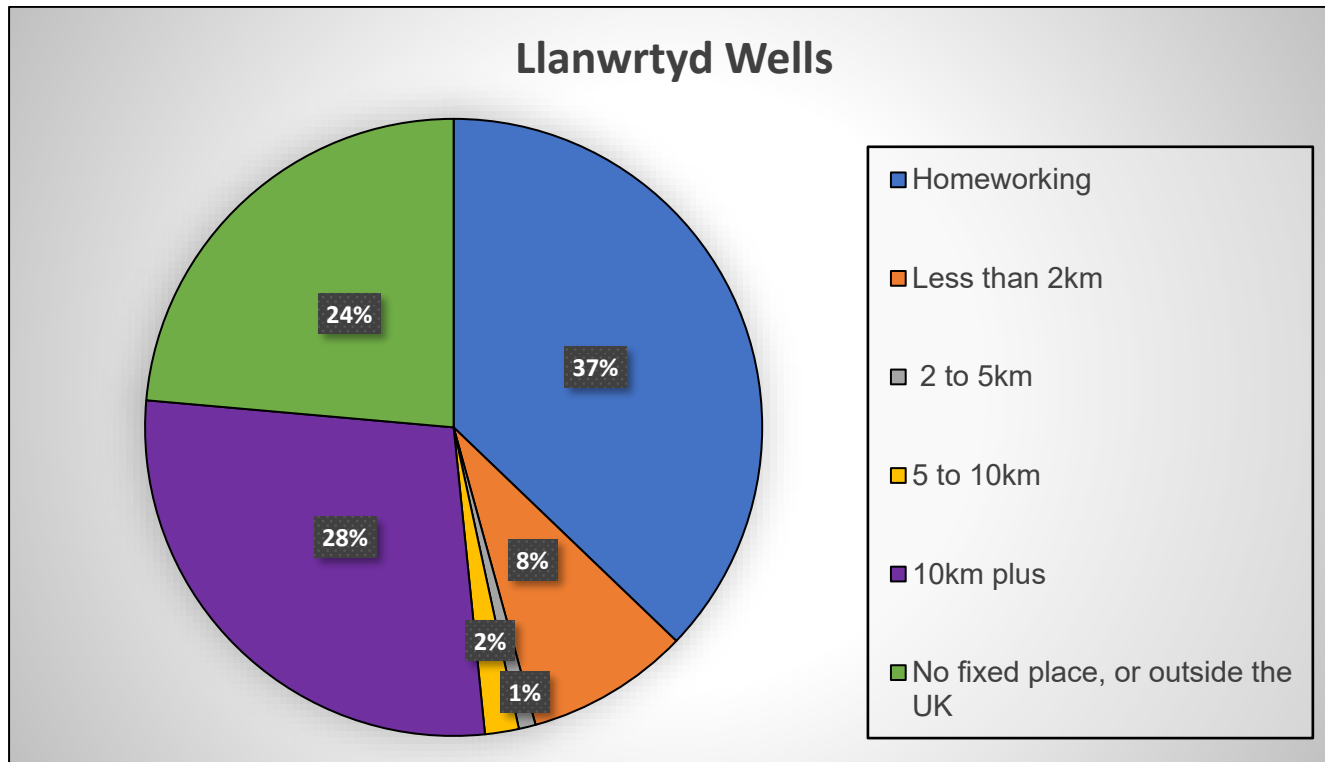


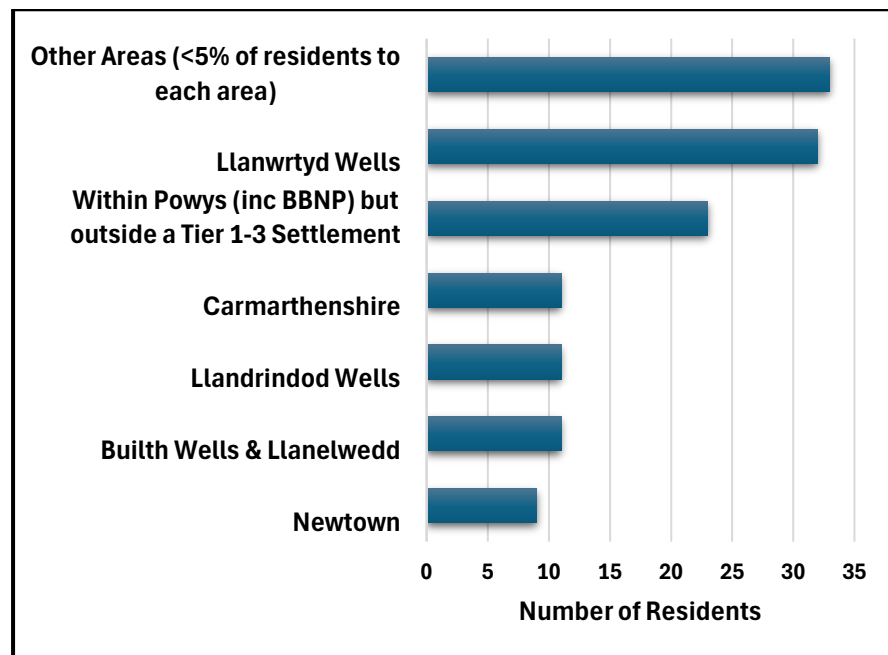
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llanwrtyd Wells Settlement Profile

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

Settlements / Areas	Residents	Percentage
Builth Wells & Llanelwedd	11	8%
Carmarthenshire	11	8%
Llandrindod Wells	11	8%
Llanwrtyd Wells	32	25%
Newtown	9	7%
Other Areas (<5% of residents to each area)	33	25%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	23	18%
Grand Total	130	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/Zone B
Flood risk (Flood Map for Wales)	High – along rivers and medium – surface water N

Table 8. Built Heritage Designations within or adjacent to Settlement

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

Table 9. Natural Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement	Comments
	Yes / No	
Special Area of Conservation (SAC)	Yes	River Wye, Afon Irfon
Site of Special Scientific Interest (SSSI)	Yes	River Wye, Afon Irfon, Waen Rydd, Rhos Pant-tyle
National Nature Reserve	No	
Local Nature reserve	No	

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

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

Llanwrtyd Wells 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.

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

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

Llanwrtyd Wells 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?
Llanwrtyd Wells	Llanwrtyd Wells	Capacity available to accommodate further growth beyond existing commitments. Until details of the location of any sites being considered and unit numbers are available, no assurances can be provided regarding available capacity.

Development Impact Assessment (DIA) process

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

Phosphates

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

Llanwrtyd Wells Settlement Profile

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

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

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

Table 12. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Llanwrtyd Wells	Yes	Yes 5mg/l Effective from: 30/11/2023 Phosphate permit tightening to 2mg/l, effective from 22/12/2027	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 13. Electricity Supply Capacity information²

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

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

³ The amount of power available on the circuit.

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

⁵ The amount of power available on the circuit.

⁶ Less than 10% total site capacity available

⁷ Less than 5% total site capacity available

Gas Supply

Table 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>

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Broadband Provision

Broadband connection ⁸ 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%

Broadway Partners identified an ongoing Community Broadband Project in the Llanwrtyd Wells area.

Education Provision

Table 16. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Dolafon	69	58	84.1%	11	15.9%

⁸ 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?
Health Centre, Llanwrtyd Wells (Builth Wells Medical Practise)	7,606	No	0	0	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The historic core of the settlement is constrained in parts in terms of the highway network.

6. Transport Opportunities

Active Travel

Active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 19. Bus Services within Settlement

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

Train Services

Train station located within or close to the settlement: Yes

Table 20. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	Yes	Services to Shrewsbury, Swansea.

Road Services

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

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

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: Yes

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

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 3

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	0
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)	1
Local Equipped Areas of Plan (LEAP)	0
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)	0
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	0

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Table 26. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Irfon
PROW	Yes	PROW concentrated to the west of settlement
Walkways	Yes	Heart of Wales Line Trail, Footbridge over River Irfon

Number of Allotments / Community Gardens in Settlement: 1

8. Character

Llanwrtyd Wells lies within the Irfon Valley Landscape Character Area (LCA), which is a river valley landscape in the south-west of the Powys LDP area, lying between Llanwrtyd Wells in the west and Builth Wells in the east, with the Mynydd Epynt Uplands to the south and the southern Bryn-Glas Valleys to the north. The LCA comprises the valley of the River Irfon, running north-eastwards from south of Llanwrtyd Wells to the urban edge of Builth Wells in the east. The steep sloping scarp edge of the northern Mynydd Epynt uplands provide containment to the river valley to the south, with intervisibility between the valley and upland landscapes.

The Irfon Valley LCA is within the Vales of Irfon and Ithon National Landscape Character Area (NLCA).

The Victorian spa town of Llanwrtyd Wells is one of the largest settlements in the area, with smaller hamlets along the railway line

and in the valley. The A483 main road which serves Llanwrtyd Wells and railway line form major transport corridors, running along the valley floor. These are supplemented by minor roads, tracks and PRoWs which includes the long distance Heart of Wales Line Trail.

The River Irfon and its tributaries form part of the River Wye Special Area of Conservation (SAC). The Afon Irfon is a Site of Special Scientific Interest (SSSI).

There are listed buildings associated with the Heart of Wales railway line, including Llanwrtyd Wells Station and North Platform, as well as numerous bridges and viaducts. The Heart of Wales Line Trail long distance footpath connects Llanwrtyd Wells and Llangammarch Wells.

9. Community aspirations

Llanwrtyd Wells Town Council were contacted to understand their aspirations for the local community at an early stage whilst gathering baseline information to inform the Replacement Powys Local Development Plan. A summary of their response is provided below.

Table 27. Table summarising Llanwrtyd Wells Town Council’s Community Aspirations

Community aspirations in terms of:	Summary of feedback
Would the Town Council like to see future growth (general) as part of the LDP in the Town Council area?	Rural communities need to be adequately served.
Aspirations in terms of housing (including affordable housing)	The local sewage network is insufficient to accommodate further residential development and this will therefore constrain future housing developments within the settlement. Gas supply needs improvement.
Growth in terms of future employment opportunities	There is a need for increased employment opportunities, especially within rural areas. The Community Council consider that the local sewage system is restricting future commercial development in the area. There is a lack of levelling up for rural communities.
Aspirations in terms of education provision (primary and secondary schools)	The Welsh language should be promoted, especially within schools.

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Community aspirations in terms of:	Summary of feedback
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	There is a need to improve local infrastructure to include GP surgeries, dentist provision and shops to name a few.
Aspirations in terms of health care provision in your communities	<p>Increased provision of services for the aging population.</p> <p>Will the replacement LDP address or incorporate the engagement of Sexual Orientation within society and communities? (Equality Act 2010)</p> <p>There is a need for improvement to doctors' surgeries (GP) and dentist facilities.</p>
Aspirations in terms of public open spaces, sports and play provision	No specific feedback received.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	Improvement is needed in terms of provision of shop facilities.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	<p>Infrastructure needs improvement, including roads.</p> <p>Public transport has declined over the years and rural communities are not being served.</p> <p>Heart of Wales Line - service is being disrupted on a regular basis, sometimes without due notice. Replacement bus service is not adequate.</p> <p>Improvement in the promotion and funding for green energy is required.</p>

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Community aspirations in terms of:	Summary of feedback
Summary which describes the long-term vision for your town / community council area.	No comments regarding overall vision provided.
Other comments received	<p>Planning Policy Staffing. Does Powys have enough staff to cover the requirements of the RLDP.</p> <p>Afforestation – Communities are becoming increasingly concerned about afforestation in their areas with no consultation.</p> <p>Agriculture – there is a reported £350- 500 million shortage of food within the food sector in the UK. More land is being given over to forestry without the consideration of future food requirements.</p> <p>Fertilizer production for crops is becoming an issue.</p>

10. Previously Developed Land Opportunities

No previously developed land opportunities were identified.

11. Housing Need and Supply

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

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	3
2	8
3	1
4	0
TOTAL	12

Total number of new dwellings (net) built between 2011 and 2024 = 36

Median house price paid data 01/04/2020 to 01/04/2023 = £240, 000 (Average = £245, 370)

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

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Table xx 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
134	P39 HC2	18/1176/FUL	OS 2664 Caemawr, off Ffos Road - P39 HC2		Commenced	14	3	0	17
125	P39 HC3	P/2015/0289	OS 1451 Meadow View, Station Road - P39 HC3		Commenced	5	1	10	16
					TOTAL				33