



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

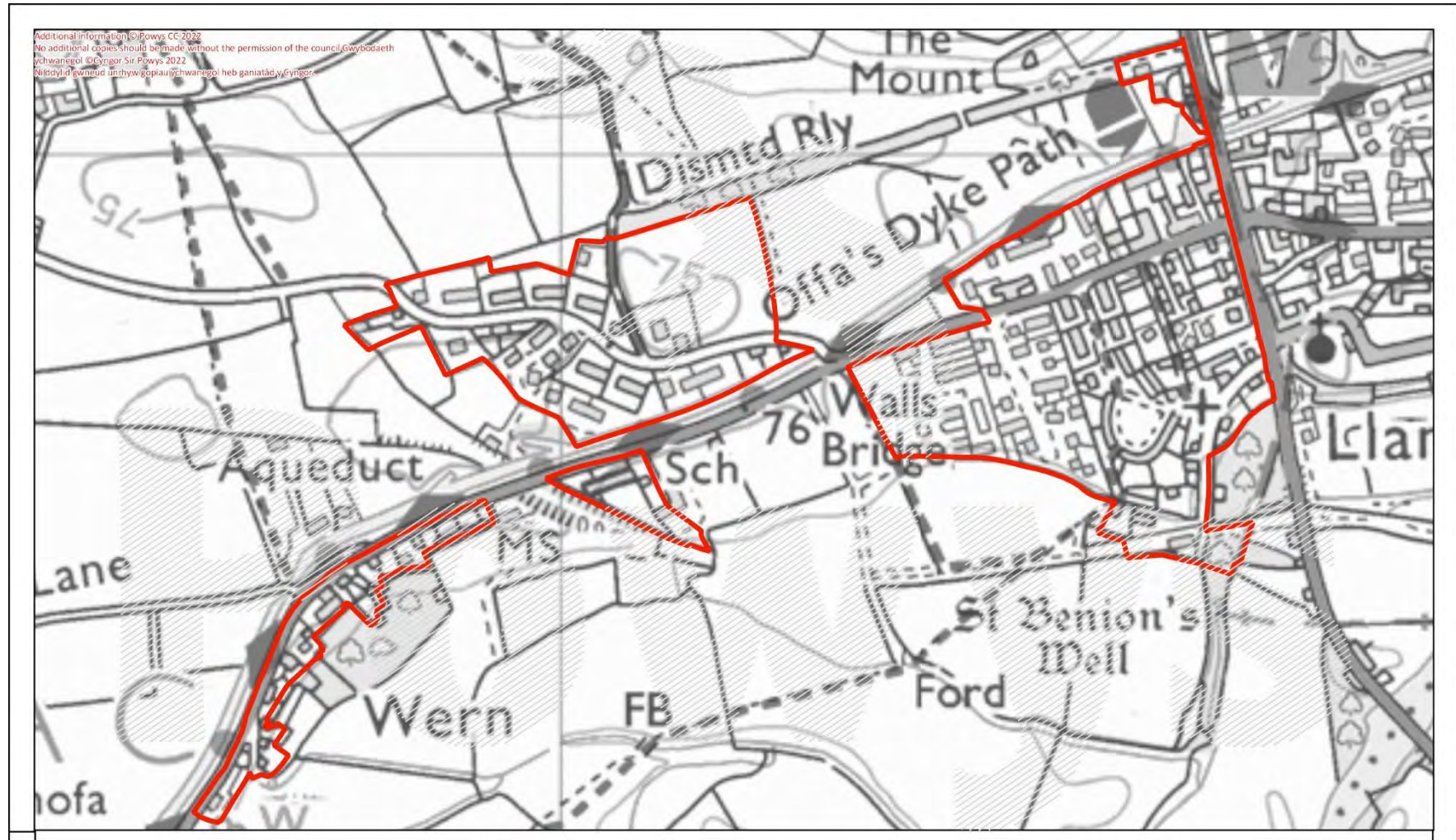
Settlement Profile:

Llanymynech

Prepared by Powys County Council in partnership with Cadnant Planning



Llanymynech Settlement Profile



1. Introduction

The settlement of Llanymynech, classified as a Large Village in the adopted Powys LDP (2011-2026), is located along the border of Powys with Shropshire, England to the east. The settlement is split into two along the main road, the A483; the western half lies within the County of Powys and the eastern half lies within Shropshire.

The close proximity of the A483 provides residents within easy access of both Oswestry to the north (approximately 6.6 miles away) and Welshpool (approximately 9.4 miles away) to the south. Residents are able to benefit from the wide range of services, facilities and employment opportunities offered within these larger centres.

The national walking trail, Offa's Dyke, runs through the middle of the settlement. There is also a conservation area located along the boundary with Shropshire, through the middle of the A483. Outside of the settlement sits the Llanymynech Golf Club whose unique appeal lies in the experience of being able to play on both sides of the English and Welsh border.

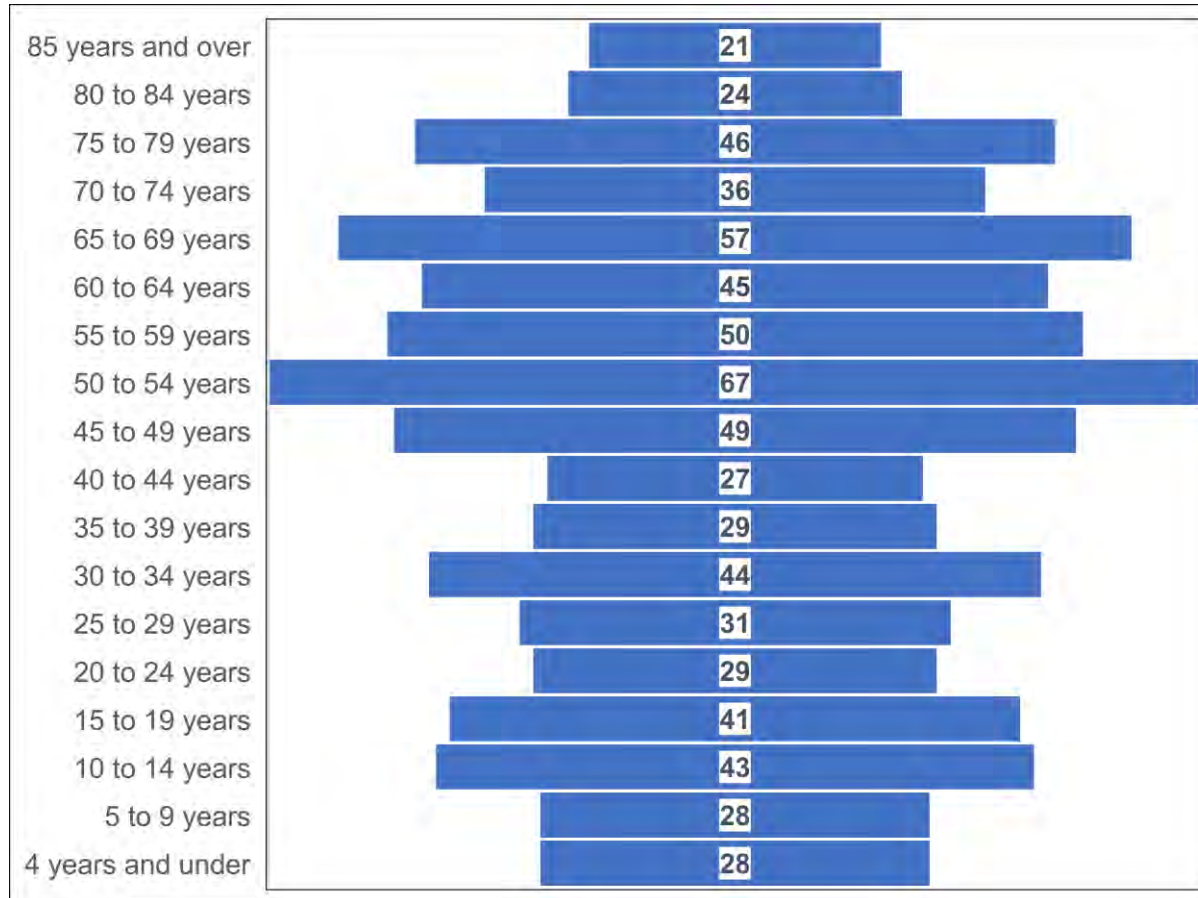
Llanymynech benefits from a number of local facilities, including a primary school, post office, convenience store, three public houses and Bed and Breakfasts, which also provide visitor accommodation. Residents also have easy access to facilities located within the Shropshire-side of the settlement, such as the village hall and St Agatha 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:	Welshpool and Montgomery
Size of Settlement based on Adopted LDP (2011-2026) boundary:	17.47 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	595
Site Survey Date:	July 2022

Llanymynech 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	2
Total number of education facilities	3

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)	1
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	8

Llanymynech 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	3
Café	1
Restaurant	1
Petrol station	0
Farm shop	0
Other non-food shops	0
Total number of retail facilities	6

3. Employment Provision

Table 4. Key Employment Opportunities within Settlement

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

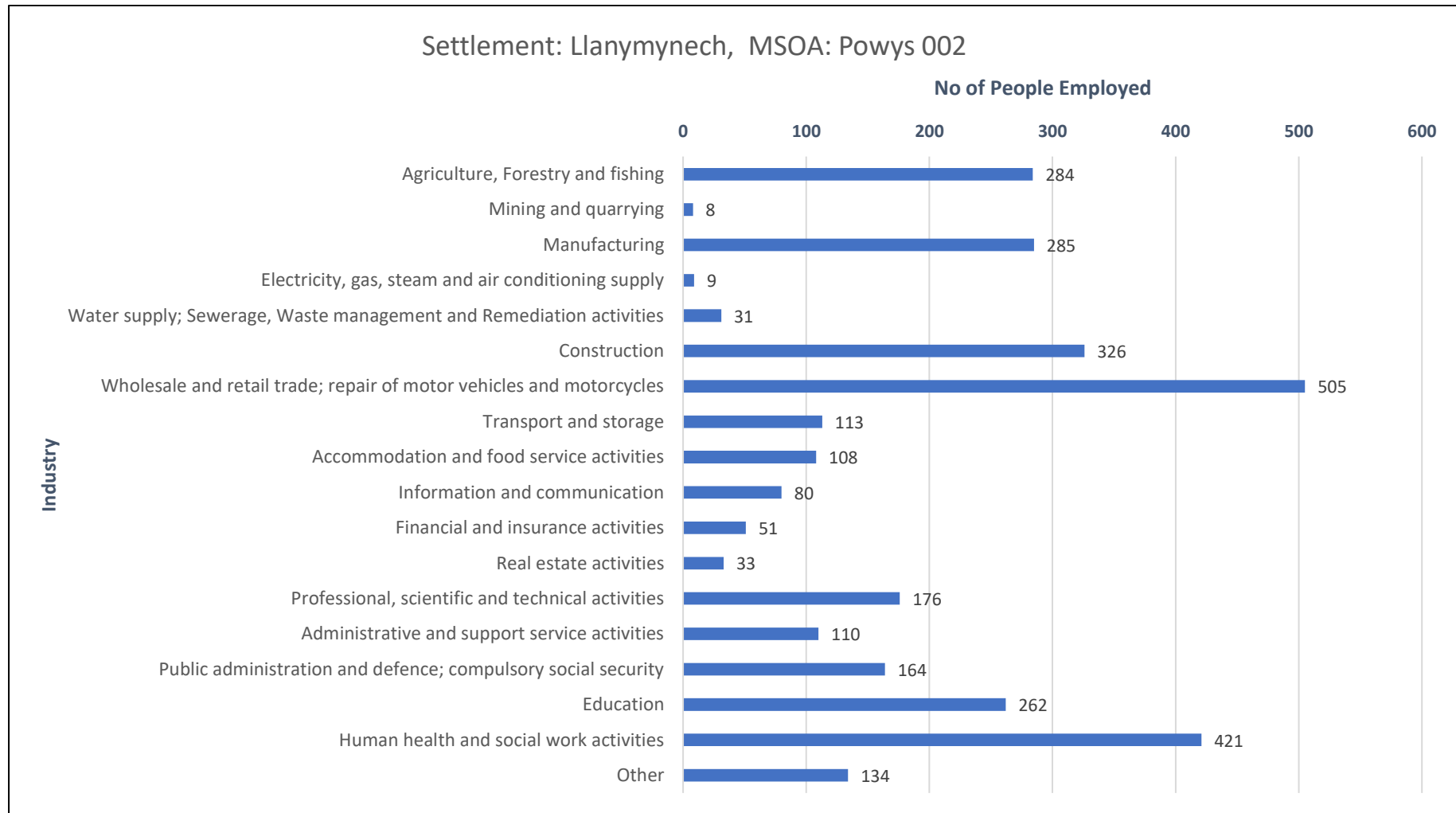
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 2.1 miles to Four Crosses Industrial Estate

Local employers (employing five or more) in overlapping output areas = 45¹

¹ Nomis Data (2021)

Llanymynech 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)

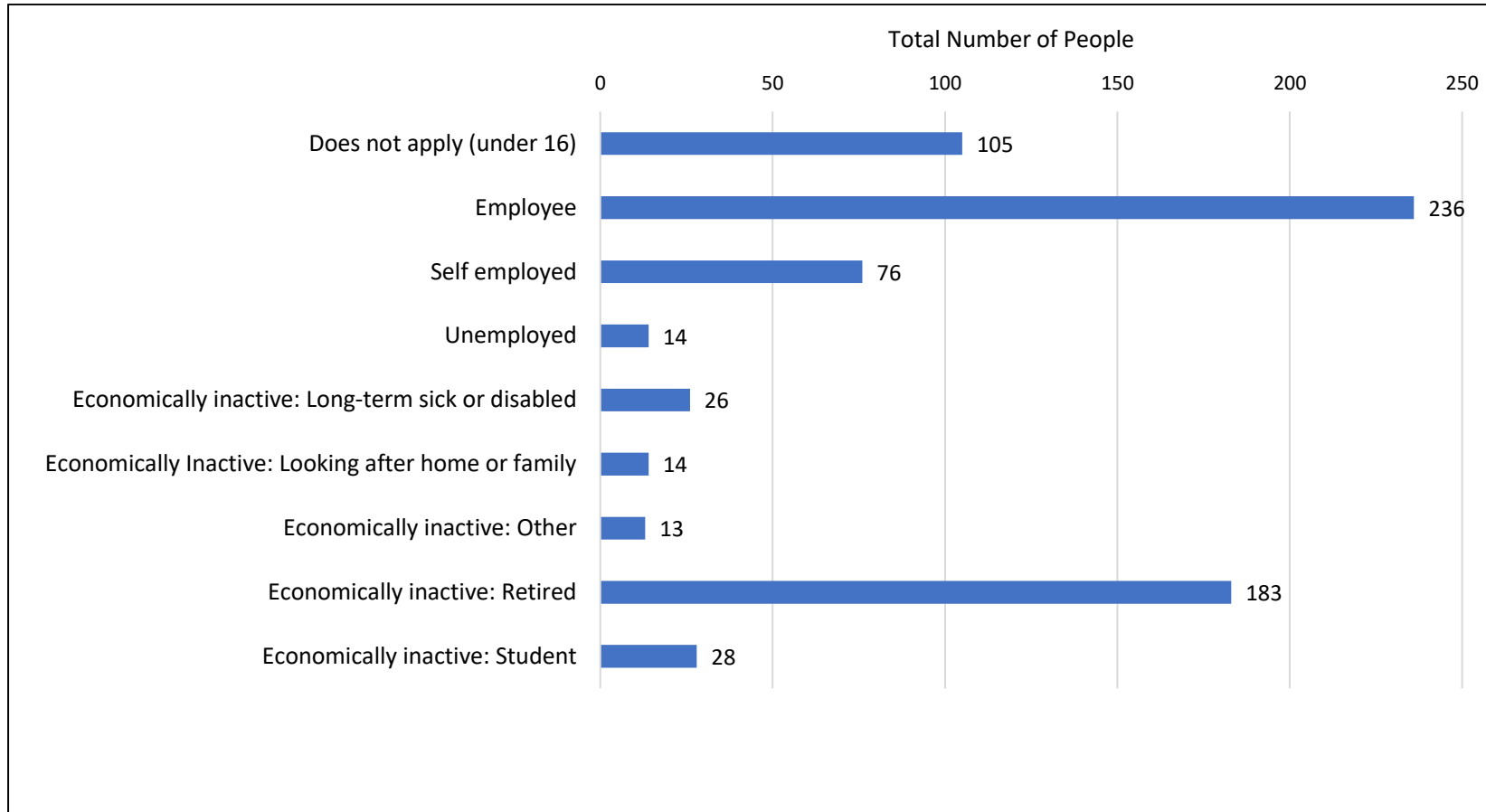
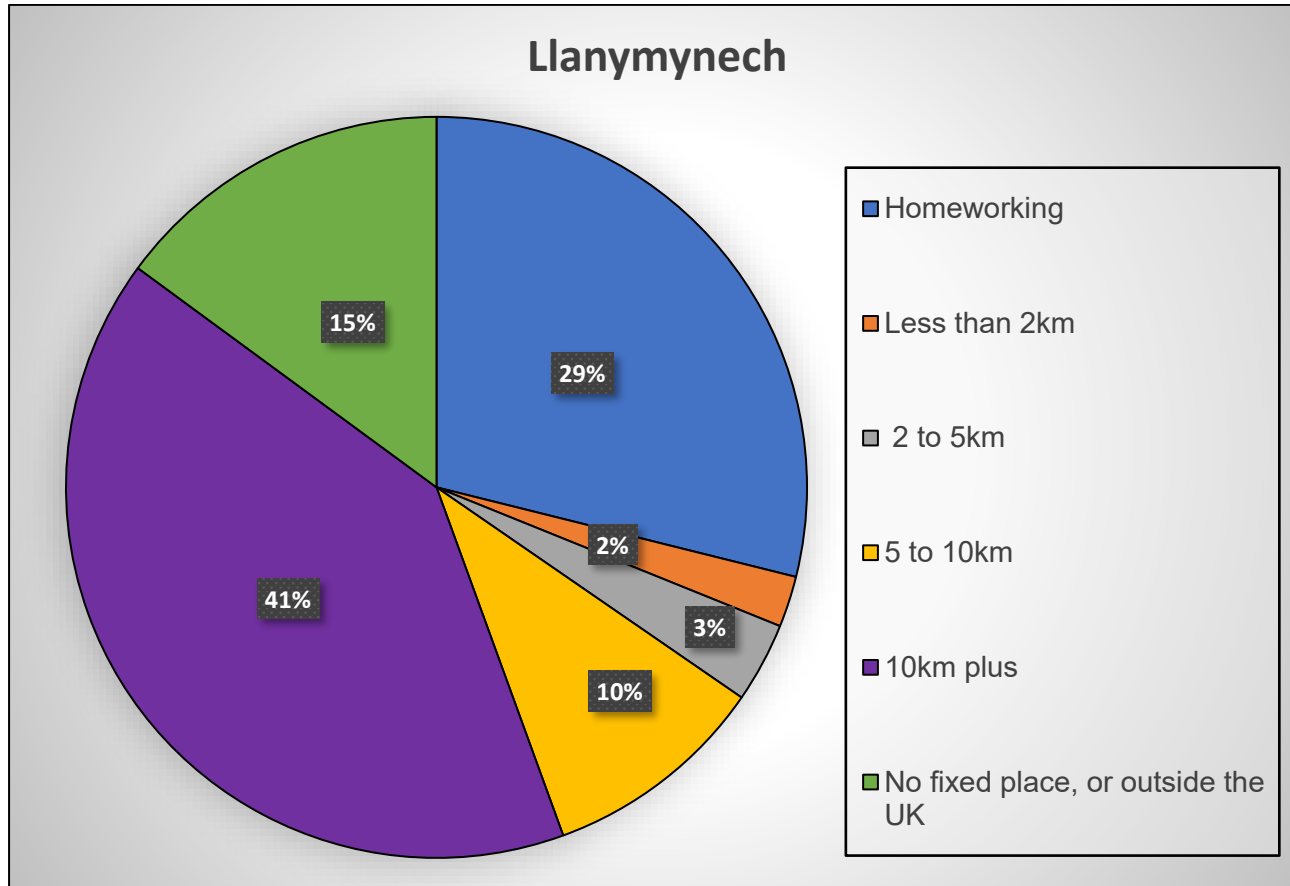


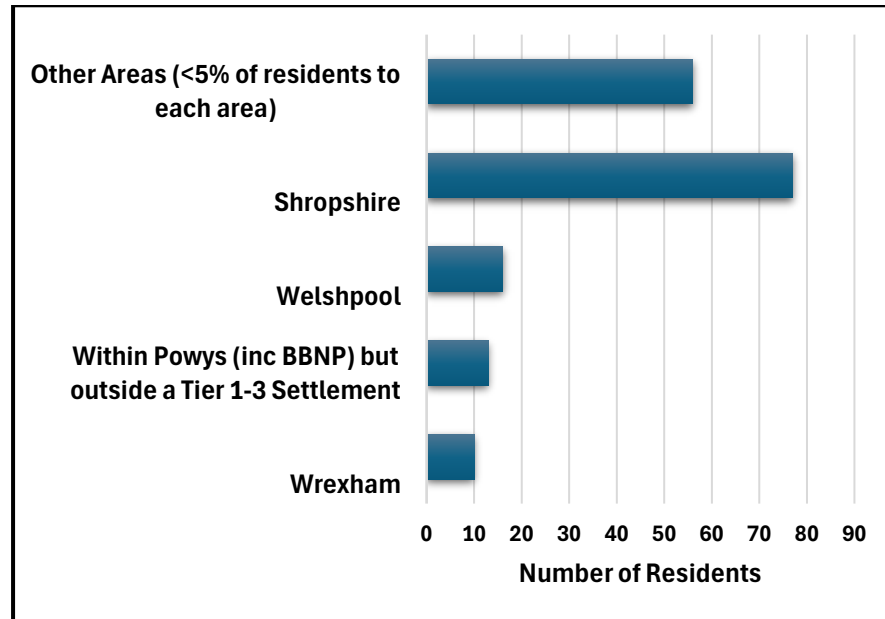
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llanymynech Settlement Profile

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

Settlements / Areas	Residents	Percentage
Other Areas (<5% of residents to each area)	56	33%
Shropshire	77	45%
Welshpool	16	9%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	13	8%
Wrexham	10	6%
Grand Total	172	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)	Medium risk from river. High flood risk from surface water to the west

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

Llanymynech Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No	Comment
Special Area of Conservation (SAC)	Yes	Montgomery Canal
Site of Special Scientific Interest (SSSI)	Yes	Montgomery Canal
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
Topography	Yes	Some rise from south to north - not steep.
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.

Llanymynech 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
Pant – Plas Cerrig	Llanymynech	Probable issue	Site considered for AMP8 (2026-2030) investment to meet growth projections.

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.

Llanymynech 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
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>

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	96%
Broadband speed of <30 Mb/s	4%

Education Provision

Table 16. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Carreghofa C. P.	115	114	99.0%	1	1%

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP surgery in Llanymynech. The nearest GP surgery would be at Four Crosses.

Table 17. GP surgery information

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age.
- The proximity of Four Crosses to the Wales/England border could present challenges in terms of recruiting GPs as GPs would need to be registered on the Welsh Performers List to work in Wales. Some GPs choose not to register in Wales.

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	A483/B4398 crossroads has poor visibility and is difficult to exit onto from the B roads when the A483 Trunk Road is busy. Any future development along the A4398 would further add to the pressure and issue. Any development would need to be informed by detailed traffic modelling to understand how/if further development could be accommodated. There is a weight limit on the southern access into Llanymynech via the B4398.

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 Wrexham, Machynlleth, Oswestry, Llanfyllin, 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	Yes	8 miles to Gobowen Train Station. Services to Holyhead, Birmingham New Street, Cardiff Central

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

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: 8

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

Table 23. Provision for Children and Young People

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

Table 24. Outdoor Sports Facilities

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

Llanymynech Settlement Profile

Table 25. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	1	Montgomery Canal
Riparian Access	Yes	Montgomery Canal, River Vyrnwy
PROW	Yes	Some PROW within settlement including PROW along Montgomery Canal linking to Offa's Dyke
Walkways	Yes	Offa's Dyke National Trail

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Llanymynech 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. The Montgomery Canal, which runs broadly parallel to the River Severn between Llanymynech and Aberbechan is designated as a Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI) for its aquatic emergent and marginal plant communities. Llanymynech and Llyncllys Hills to the north of Llanymynech is also designated as a SSSI and the area is also identified as Llanymynech Hill Camp, which is a Scheduled Monument comprising of the remains of a hillfort, which is the largest hillfort in Wales.

Offa's Dyke National Trail runs through Llanymynech and the corridor of the mid-18th century and early 19th century Montgomery Canal traverses the north of the village of Llanymynech, and there are numerous listed structures along its course including bridges, aqueducts and limekilns.

Views across the valley are wide, but views out of the LCA tend to be restricted by the enclosing valley sides. There are some expansive views across the LCA from elevated locations including Llanymynech Hill. Elevated and expansive views across the Severn Valley from local hilltops.

9. Community Aspirations

Carreghofa 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 Carreghofa Community Council’s Community Aspirations

Community aspirations in terms of:	Summary of feedback
<p>Would you like to see future growth (general) as part of the LDP in your town/community council area?</p>	<p>The Community Council has limited aspirations for growth over the next five years at least. As a basis for this view, the following general points are provided:</p> <ul style="list-style-type: none"> • Carreghofa is half of the cross-border Llanymynech community which is bisected by the English/Welsh border, and the A483 trunk road. As a cross-border village any Powys-based planning exercise needs to take this wider context into account. The English half of the village is subject to Shropshire Council’s Site Allocations and Management of Development (SAMDev) Plan and this outlines aspirations for growth and development up to 2026. The Community Council considers that a whole-village view needs to be taken when assessing the net benefits and impact of any future growth in Llanymynech. • Over the last 30 years, the Llanymynech settlement as a whole, on both the English and Welsh sides, has seen significant and brisk growth in new housing and population, without any appreciable growth or diversification of facilities, health care provision, retail facilities, or improvements to access and transport. This has included three housing estates on the Welsh side of the village, and currently two estates on the English side, with more additional housing proposed or under development for the former railway site (English side). Carreghofa Community Council therefore is concerned that the village as a whole is not able to sustain any further development which is unsupported by appreciable infrastructural and support development. • One major consideration relates to the A483. This very busy trunk road poses many challenges for the community, in terms of traffic capacity, safety, noise, pollution, and access across either side of the village. Whilst a bypass was identified as a national priority in the UK 2019 Budget Statement, there has been little apparent progress to date.

Community aspirations in terms of:	Summary of feedback
	<p>The Community Council is concerned that any further commitment to future growth would place further strain on the community until this priority is addressed.</p> <ul style="list-style-type: none"> • A further consideration relates to the restoration of the Montgomery Canal and the extent this could impact on the village. There is uncertainty about whether or not the restoration and re-opening of the canal will have any appreciable impact on Llanymynech as a whole, and particularly on the Carreghofa (Welsh) side, in terms of increased traffic, tourist growth, and ancillary developments (such as waterside facility developments). Even prior to the re-opening of the canal, there are major considerations associated with the impact of initial works for bridge re-development, and possible canal diversion. This adds further uncertainty to planning for future growth. • One key consideration for Carreghofa relates to its character, as a small semi-rural community rich in industrial heritage, natural resources (including protected species), and a historic environment which includes of archaeological interest. Much of the land-area within Carreghofa is dedicated to agricultural use. The Community Council is concerned that any future developments are in keeping with and sympathetic to the strengths, character and demographic profile of the Carreghofa community. <p>The view of the Community Council, overall, is that it does not wish to see any significant growth, but rather consolidation, of development within Carreghofa over the next five years at least. The basis for this view is outlined through responses to the headings below.</p>
Aspirations in terms of housing (including affordable housing)	<p>The Community Council has only very limited aspirations for housing growth for the next ten years. Demand for housing is likely to be externally driven, from those wishing to relocate or retire to such an attractive village location, and any additional housing development will therefore place increased demand on all resource areas as outlined in responses below.</p>

Llanymynech Settlement Profile

Community aspirations in terms of:	Summary of feedback
	<p>Since the mid-1990s Llanymynech has seen intensive housing development. Three sites have been established in Carreghofa on former agricultural land. On the English side of the village there have been at least two housing developments, both currently subject to further extension. All developments have been standard modern (“identikit”) housing estates, and they have had a significant impact on village size, character and demographic. The total number of new houses is estimated to be in the region of 200 dwellings. Aside from these major developments, there has also been limited occasional development of single dwellings in appropriate areas.</p> <p>The Community Council would support very limited housing development, provided that it was limited in scale, that it had minimal impact on existing resources and constraints, and that it was in keeping with the existing village and community character. A high proportion of the established Carreghofa community is already retired, and there is demand for smaller scale low-rise developments to support the elderly or those wishing to retire to the area because it is an attractive semi-rural community with a high quality of life. Demand for additional affordable housing is relatively limited from within the village community, although it is very likely that there would be external demand for those wishing to move into the area from outside.</p> <p>Housing growth is further constrained by the factors outlined below.</p>
Growth in terms of future employment opportunities	<p>Employment opportunities within Carreghofa, and the wider village, are very limited. A high proportion of the Carreghofa community is retired or, if employed, work outside the village area and commute to towns such as Welshpool, Oswestry, Shrewsbury or Wrexham. There are limited opportunities for small-scale enterprises and start-ups, possibly linked to heritage and tourist development, but it is highly unlikely that these will see any major growth and diversification, and this would be subject also to supporting inward investment and infrastructural development.</p>

Llanymynech Settlement Profile

Community aspirations in terms of:	Summary of feedback
<p>Aspirations in terms of education provision (primary and secondary schools)</p>	<p>Aspirations for education provision are limited. Carreghofa has a single Primary school (current roll of 96). This serves the local community on both sides of the border. It is currently subject to the wider review under the terms of the Powys Transformation Strategy, with the possibility of rationalisation and incorporation into a larger unit. The school is an important component of the village community, having recently celebrated its 110th year, and Carreghofa would wish for it to continue for as long as possible and sustainable as the village's school.</p> <p>There is no requirement for additional secondary or tertiary education provision: pupils travel to schools at local towns (predominantly Oswestry, Welshpool or Llanfyllin), and these arrangements meet local needs.</p>
<p>Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)</p>	<p>Carreghofa community is well-served by the Llanymynech Village Hall, located in the Shropshire half of the village. This provides a venue and resources to support the whole village and is accessed by many community groups: Border Pre School, Mothers & Toddlers, Good Companions (over 60s group), and Llanymynech Amateur Dramatic Society, Junior Drama Group, Badminton Club, plus various other Keep Fit groups. The Hall supports a vibrant and diverse community active in the village, as confirmed by its success in securing Montgomery Village of the Year award in 2018. The Council obviously aspires for on-going support and development of its strong community activity and resources too.</p> <p>Other facilities are adequate to support the existing community size. The village shop is a key resource which provides limited shopping, post office, banking and community services. Additional services are available in surrounding villages (Four Crosses, Llansantffraid, Llandrinio) or into Oswestry or Welshpool.</p> <p>The community has a large number of public houses and takeaways, with three pubs and at least three takeaway businesses within the village. These support the local population, but also the high number of visitors (walkers, tourists and residents at local caravan</p>

Llanymynech Settlement Profile

Community aspirations in terms of:	Summary of feedback
	parks, and A483 traffic). Even with any additional visitors associated with the reopening of the Montgomery Canal it is likely that current facilities will be sufficient to meet demand.
Aspirations in terms of health care provision in your communities	<p>Carreghofa would welcome any improvement that could be secured for health care provision in the area. Carreghofa residents have to travel to Four Crosses, or into Oswestry or Kinnerley for GP services. These arrangements are currently under strain, with high GP/Patient ratios, and would not support any further growth in the community's population.</p> <p>Hospital and ambulance service care depends on provision at Shrewsbury and Telford, or at Wrexham Maelor. Services remain under considerable pressure, with high demand and limited capacity, and the closure of ambulance services at Oswestry has resulted in significant increases in waiting and response times.</p>
Aspirations in terms of public open spaces, sports and play provision	<p>The Carreghofa community is an area of considerable natural beauty, and it attracts large numbers of visitors to its open spaces and natural resources. The Community Council is keen to support sustainable rural tourism (notably linked to the Montgomery Canal restoration, Offa's Dyke path, cycle tracks, rock-climbing, and development of the local heritage area) in terms of improved access, parking facilities, preservation of walking routes, and visitor support facilities.</p> <p>Carreghofa has a dedicated play area, supported by the Community Council, although this is currently subject to review because of the possible impact of bridge development associated with the reopening of the Montgomery Canal. This play area is a valuable community resource, and the Community Council wants to ensure its long-term future.</p> <p>Sports provision is also assessed as meeting current community need. There is a caged sports field/football ground which is accessed by local youth groups and the local primary school. Additional facilities are available within the wider village, with a football pitch on the Shropshire side, tennis courts and skate park.</p>

Llanymynech Settlement Profile

Community aspirations in terms of:	Summary of feedback
<p>Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)</p>	<p>Retail facilities are limited but assessed as being adequate to support the current community. Additional shops, which also include petrol filling stations, are available at Four Crosses, Llansantffraid, for those who are able to travel. In addition to the takeaway businesses noted above there is also a café in the village which serves local residents and visiting traffic and tourists.</p>
<p>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>	<p>The major aspiration for the village is to ensure completion of the A483 bypass. Traffic volumes at peak times are excessive, and the impact on the health and safety of villagers is considerable. There are major safety concerns associated with the junction with the B4398 at Llanymynech, whether for traffic crossing the A483 to travel to Shrewsbury via Knockin, or for traffic joining the A483 itself. A pedestrian crossing has been installed, and this has been welcomed, but problems remain associated with heavy traffic volumes, speeding, frequent roadworks, and near misses. Until the bypass is fully complete, it would be difficult to support any new development which brought with it increased traffic and congestion.</p> <p>Public transport is very limited, and the Community Council would aspire for greater frequency in bus times and additional routes, particularly to meet the needs of elderly and younger residents who do not or cannot drive or have access to cars. There are currently two buses to Shrewsbury per day, and a limited number between Oswestry and Welshpool in daytime.</p> <p>We see limited interest in and demand for charging points at present within the village, although we welcome the proposed installation of points in nearby villages.</p>
<p>Summary which describes the long-term vision for your town / community council area.</p>	<p>The Llanymynech community has seen significant development over the last 25 years, with an effective doubling of housing numbers since 1995. It is therefore considered that it is at capacity in relation to the levels of current facilities and supporting infrastructure. The Council would therefore support on-going consolidation, with any future development</p>

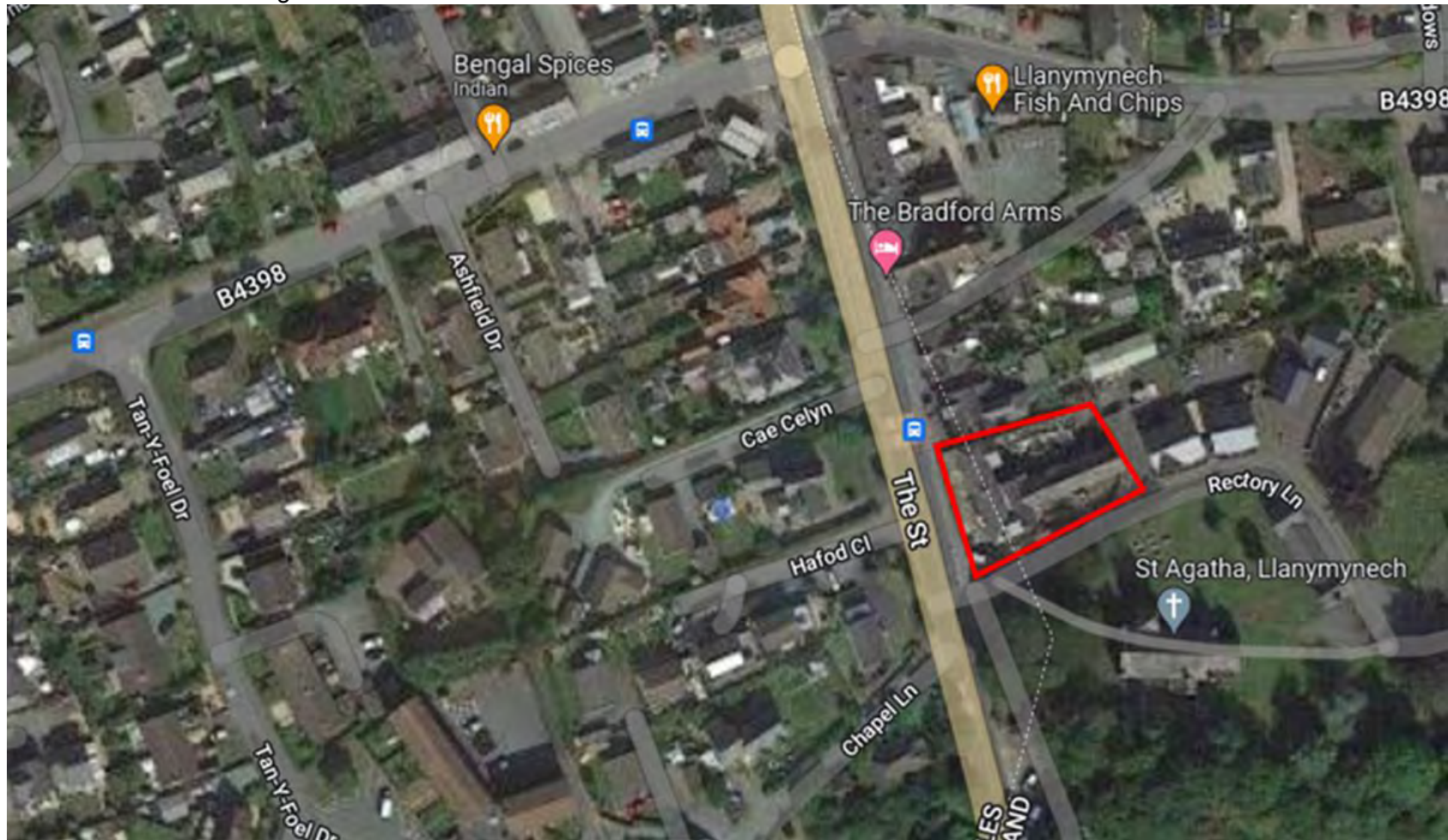
Llanymynech Settlement Profile

Community aspirations in terms of:	Summary of feedback
	<p>subject to key issues (bypass, canal restoration, primary education restructuring) being addressed over the next 5 years, to 2027.</p> <p>With its wealth of natural resources, richness of heritage and community spirit it is an attractive place in which to live or to visit. The Council remains committed, however, to the sustainable development of Carreghofa as a thriving, vibrant, semi-rural small village community in the heart of Wales.</p>
Other comments received	None.

10. Previously Developed Land Opportunities

The following Previously Developed Land opportunities were identified:

1. Corner property fronting The Street and extending to the rear along Rectory Lane. It sits on the border; the frontage sits within Wales, and the rear is within England.



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	6
2	9
3	1
4	0
TOTAL	16

Total number of new dwellings (net) built between 2011 and 2024 = 7

Median house price paid data 01/04/2020 to 01/04/2023 = £177,450 (Average = £205,538)

Average Household Income (by Locality) = £34,731 (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

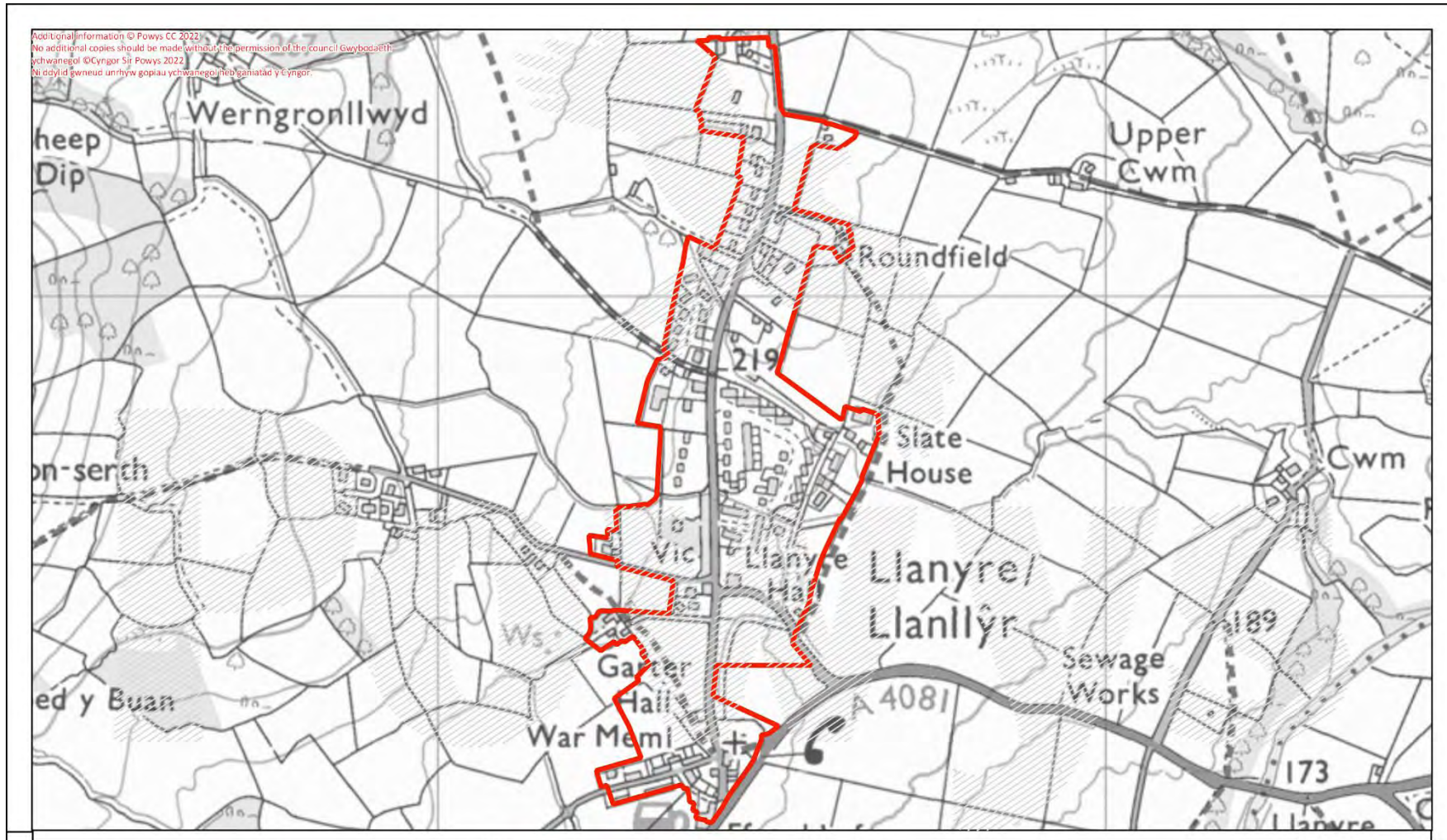
Settlement Profile:

Llanyre

Prepared by Powys County Council in partnership with Cadnant Planning



Llanyre Settlement Profile



1. Introduction

The settlement of Llanyre, classified as a Large Village in the adopted Powys LDP (2011-2026), is a settlement located in central Powys, approximately 0.5 miles to the west of Llandrindod Wells.

The village has a limited range of local facilities and services which includes a place of worship and a public house. The larger settlement of Llandrindod Wells is located approximately 1.7 miles away along the A408 where a wider range of services, facilities and employment opportunities are available to the community.

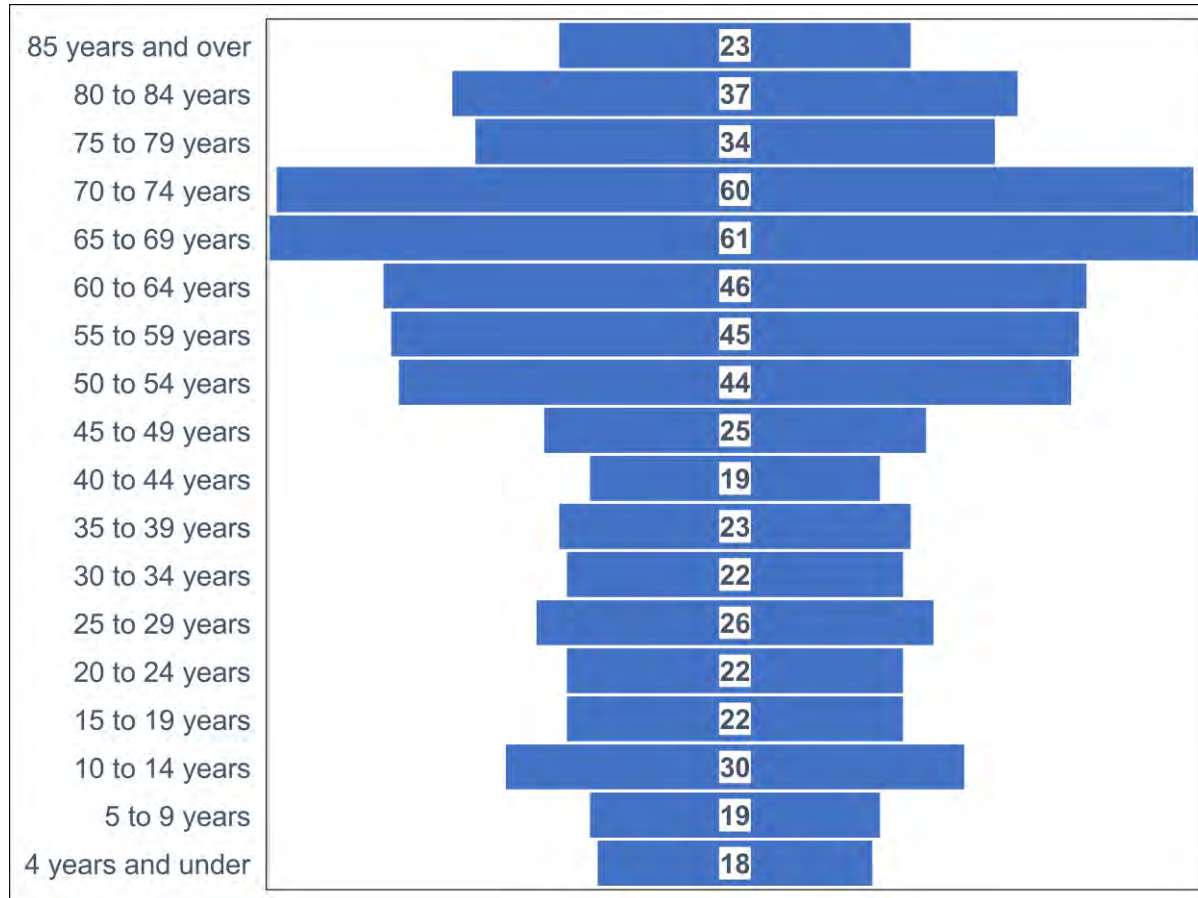
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Regional Growth Area Cluster Settlement
Housing Market Area / Locality:	Llandrindod and Rhayader
Size of Settlement based on Adopted LDP (2011-2026) boundary:	23.81 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	352

Site Survey Date: July 2022

Llanyre 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)

Health Facilities within Settlement = None

Retail Facilities within Settlement = None

Table 1. Community Facilities within Settlement

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

3. Employment Provision

Table 2. Key Employment Opportunities within Settlement

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

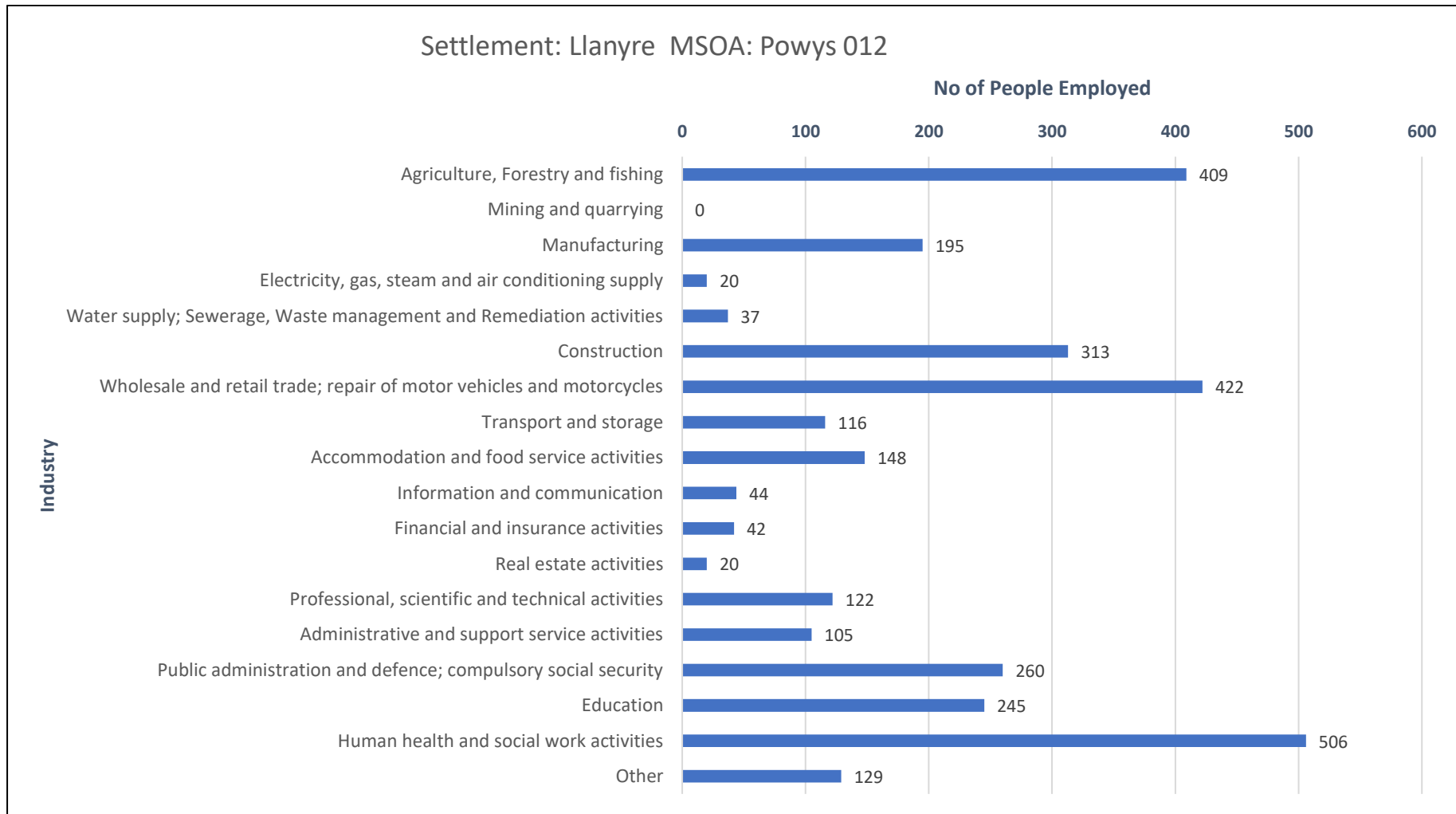
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 1.4 miles to Ddole Road Industrial Estate

Local employers (employing five or more) in overlapping output areas = 85¹

¹ Nomis Data (2021)

Llanyre Settlement Profile

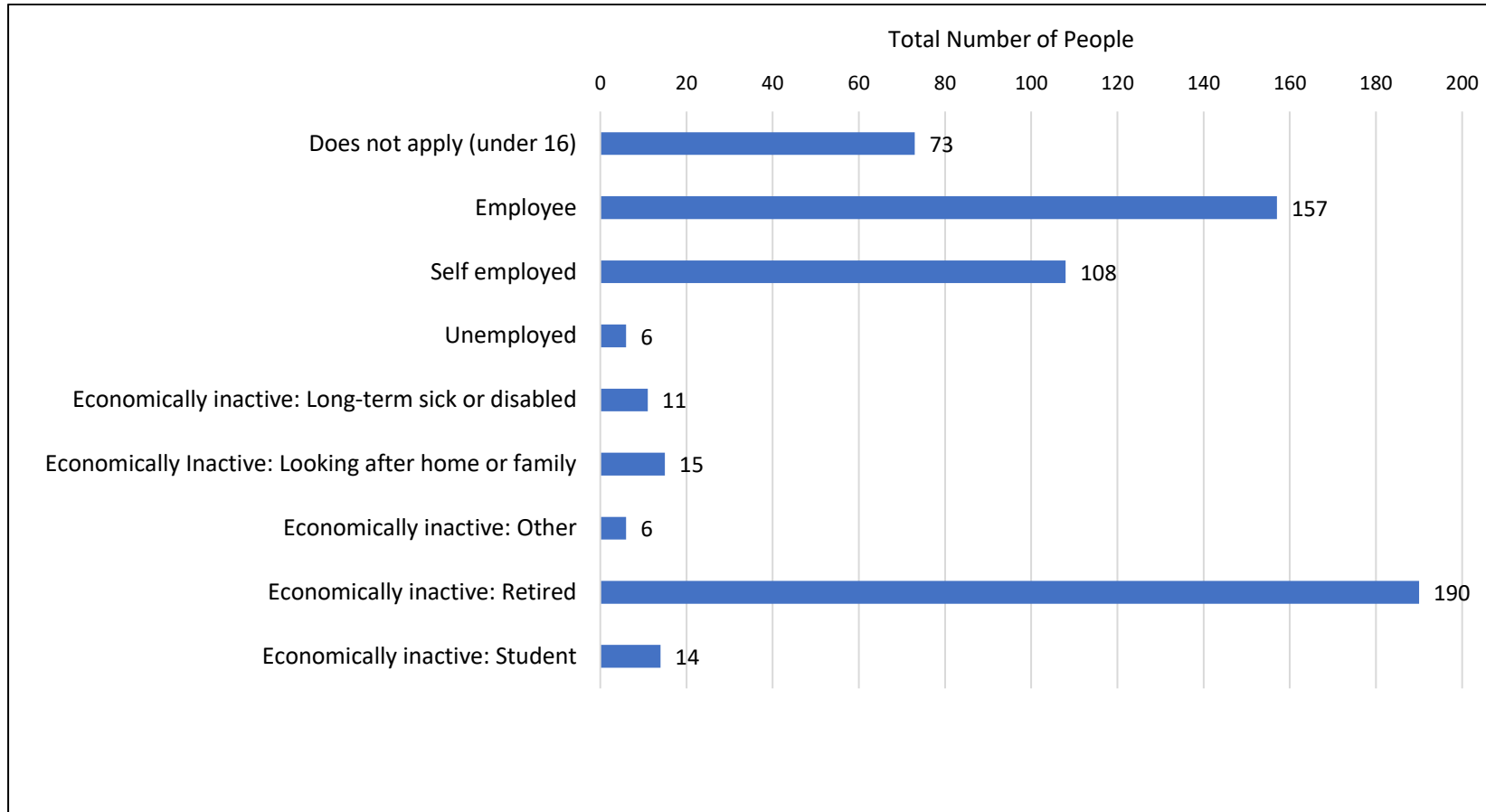
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

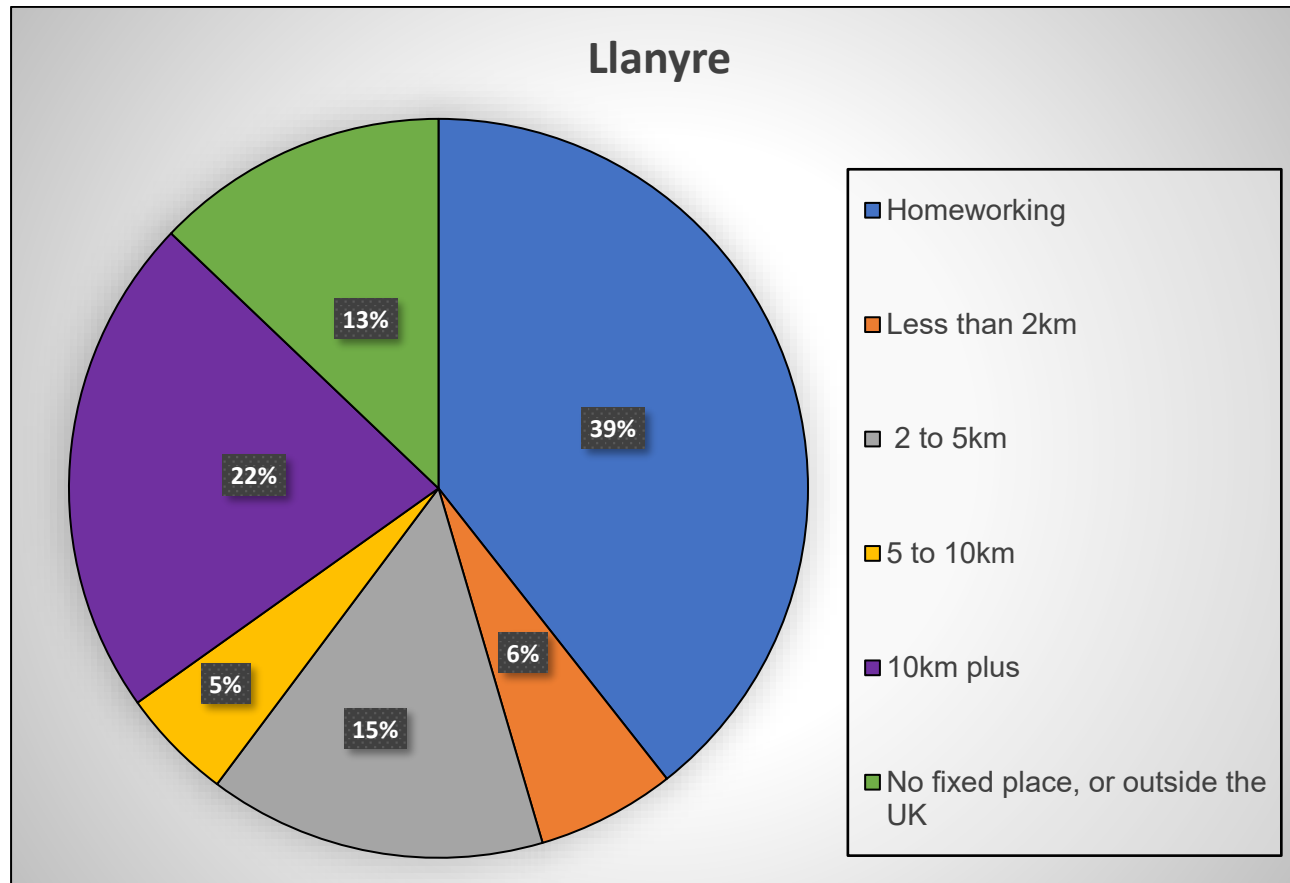
Llanyre Settlement Profile

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



Llanyre Settlement Profile

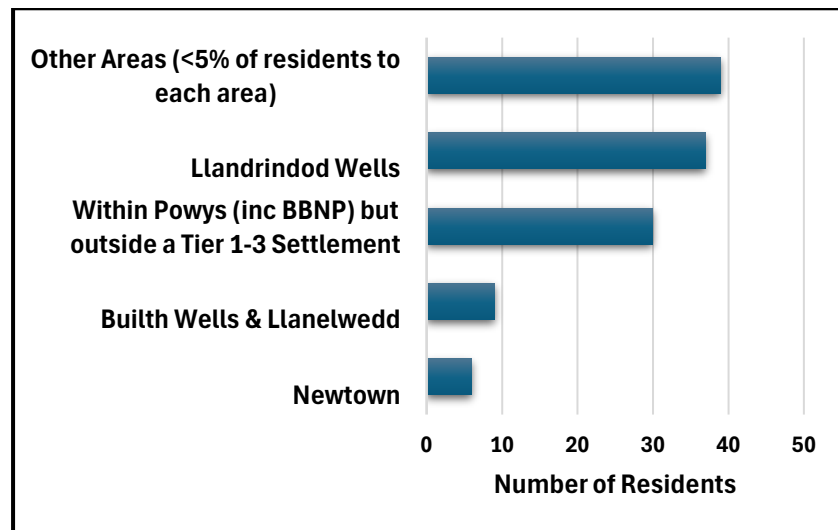
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llanyre Settlement Profile

Figure 5. Where Residents Living in Llanyre 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 3. Where Residents Living in Llanyre Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Builth Wells & Llanelwedd	9	7%
Llandrindod Wells	37	31%
Newtown	6	5%
Other Areas (<5% of residents to each area)	39	32%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	30	25%
Grand Total	121	100%

4. Environmental Capacity

Table 4. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	No
Flood risk (Flood Map for Wales)	Several streams of medium/high risk surface water running through village

Built Heritage Designations within or adjacent to Settlement =
None

Table 5. Natural Heritage Designations within or adjacent to Settlement

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

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

5. Infrastructure Capacity

Water Supply

Provider: Dŵr Cymru Welsh Water (DCWW)

Statutory duties

DCWW is the statutory water and sewerage undertaker that supplies over three million people in Wales and some adjoining parts of England. Owned by Glas Cymru, a single purpose company with no shareholders, it is run solely for the benefit of customers.

DCWW, on behalf of customers and in line with the principal responsibilities as set out in the Water Industry Act 1991 (as amended), owns, operates, maintains, improves and extends the system of public sewers, water mains and associated apparatus together with treatment works and pumping stations and has corresponding statutory duties to ensure effectual drainage and for making available supplies of water.

Supporting development is one of DCWW's primary objectives, alongside the core purposes to deliver effective sanitation and safe drinking water to customers. In seeking to support growth, DCWW relies on the planning system to ensure that adequate infrastructure is in place (and in time) to serve development. This is reflected in national planning guidance and in the importance attributed to DCWW's involvement as a specific consultee in the LDP and statutory consultee in the planning application process.

Welsh Water Capital Investment for Growth and New Development

Capital investment in water and sewerage infrastructure is managed in 5-year Asset Management Plans (AMP). The current AMP7 period runs from 2020 to 2025, AMP8 will run 2025 to 2030 – subsequent AMPs will follow on in this way. The AMP delivers essential investment in infrastructure from an operational and maintenance perspective and seeks to ensure appropriate large-scale investment is undertaken to provide capacity for new development and growth.

The AMP programme is funded via the revenue received through customer bills. DCWW is required to put forward a business plan for investment for each AMP cycle and, to ensure that customer's money is invested appropriately, they rely on adopted LDPs with allocated development sites to give certainty of growth. The industry regulator, Ofwat, will not support investment for infrastructure to serve unconfirmed

Llanyre Settlement Profile

growth. This creates a natural tension with the level of investment that can be supported in any particular AMP period and DCWW must prioritise the funding available to ensure it is used in the most appropriate way. DCWW's operational area covers all 25 Welsh LPAs as well as the whole of Herefordshire and parts of other bordering English LPAs.

Water supply within Powys LPA

DCWW operate a variety of water sources to supply their customers. Most of DCWW's water is supplied from their impounding reservoirs although significant volumes are extracted from lowland river sources. For water resource planning purposes, DCWW subdivide their regions into 'Water Resources Zones' (WRZs). A WRZ is defined as the largest area in which all resources can be shared such that all customers, with some limitations, experience the same risk of supply failure. To ensure that water is available to their customers when it is needed, and in the quantity required, DCWW prepares and maintains a Water Resources Management Plan (WRMP) every 5 years which forecasts the long term supply and demand balance across our water supply area. DCWW's current Plan (WRMP19) was published in March 2019 for the period 2020 - 2050 and work is underway to develop their next Plan (WRMP24) for the period 2025 – 2050. The Draft WRMP24 builds on DCWW's 2019 Plan, by taking into account updated guidance and guiding principles from Government and their Regulators, as well as operational experience gained from recent periods of dry weather in 2018, 2020 and 2021.

DCWW produce a future supply demand balance for each of their WRZs and where the supply demand balance flags a potential shortfall, to resolve it, DCWW identify options that either reduce demand or increase supplies. Where the supply demand balance demonstrates that an area is in surplus, DCWW can examine options that might be taken to meet wider objectives such as maintaining good drinking water quality, meeting Government policy direction or customer's wider preferences. The investment required is then fed through into their company AMP business plan to seek the necessary funding.

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

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

Llanyre Settlement Profile

Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

Table 6. Capacity information at Welsh Water Treatment Works

WwTW	Towns and Large villages served	Capacity at the WwTW?
Llanyre	Llanyre	No capacity to accommodate further growth beyond existing commitments. Until details of the location of any sites being considered and unit numbers are available, no assurances can be provided regarding available capacity.

Development Impact Assessment (DIA) process

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

Phosphates

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

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

Llanyre Settlement Profile

System) tool. The purpose of the modelling work is to determine the source apportionment by modelling nutrient loads and concentrations from multiple sources which will establish and confirm our proportion of the phosphate load discharged.

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

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

Table 7. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Llanyre	Yes	Yes 5mg/l Effective from: 08/02/2024	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.

Llanyre Settlement Profile

Electricity Provision

Electricity supply provider: National Grid

Table 8. Electricity Supply Capacity information²

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

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 9. 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>

Llanyre Settlement Profile

Broadband Provision

Broadband connection ⁸ in Settlement: Yes

Table 10. Broadband Provision and Planned Improvements

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

Education Provision

There are no educational facilities within the settlement of Llanyre. The nearest primary school is at Llandrindod Wells.

Table 11. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Cefnlllys	258	213	83.0%	45	17.0%
Ysgol Calon Cymru (Llandrindod Wells and Builth Wells Campus)	1406	1015	72%	391	28.0%
Ysgol Trefonnen C. in W. Community	189	207	110.0%	-18	-10.0%

⁸ Data correct from Welsh Government OMR, June 2022

Llanyre Settlement Profile

Health Care Provision

There is no GP Surgery provision in Llanyre. The nearest GP surgery would be at Llandrindod Wells.

Table 12. GP Surgery information

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 13. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The highway network could accommodate low to a moderate level of new development however, larger scale developments could impact junctions with the A4081.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: Yes

Table 14. Active Travel Routes within Settlement

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

Bus Services

Bus stops located within the settlement: Yes

Table 15. Bus Services within Settlement

Service Provision	Yes / No	Comments
'Turn up and go' provision, frequency of approximately every 10 minutes	No	
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, Llandrindod Wells, Aberystwyth

Train Services

Table 16. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	1.7 miles to Llandrindod Wells. Services to Swansea, Shrewsbury

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A4081

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

Spaces to be added to Open Space Assessment: Yes - Maes Hamdden Pritchard Community Woodland + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 4

Table 18. Informal Open Spaces (All over 0.2 hectares)

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

Table 19. Provision for Children and Young People

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

Table 20. Outdoor Sports Facilities

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

Llanyre Settlement Profile

Table 21. 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 linking Llanyre to larger settlement of Llandrindod Wells
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Llanyre lies within the Wye Valley (Rhayader to Builth Wells) Landscape Character Area (LCA) which is a settled pastoral river valley landscape located in the centre of the Powys Local Development Plan (LDP) area, with the market town of Builth Wells to the south, Llandrindod Wells in the north-east and Rhayader and the Elan Valley to the north-west. This LCA is within the Vales of Irfon and Ithon National Landscape Character Area (NLCA).

Llanyre is a medieval church settlement.

Roman influences on the landscape include Castell Collen hillfort between Llanyre and Llandrindod Wells which is a Scheduled Monument.

9. Community Aspirations

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

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

Table 22. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

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

Total number of new dwellings (net) built between 2011 and 2024 = 8

Median house price paid data 01/04/2020 to 01/04/2023 = £247,500 (Average = £283,036)

Average Household Income (by Locality) = £30,140 (CACI Paycheck GROSS household income 2021)

Replacement LDP Housing Commitments at April 2024 = None



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

Settlement Profile:

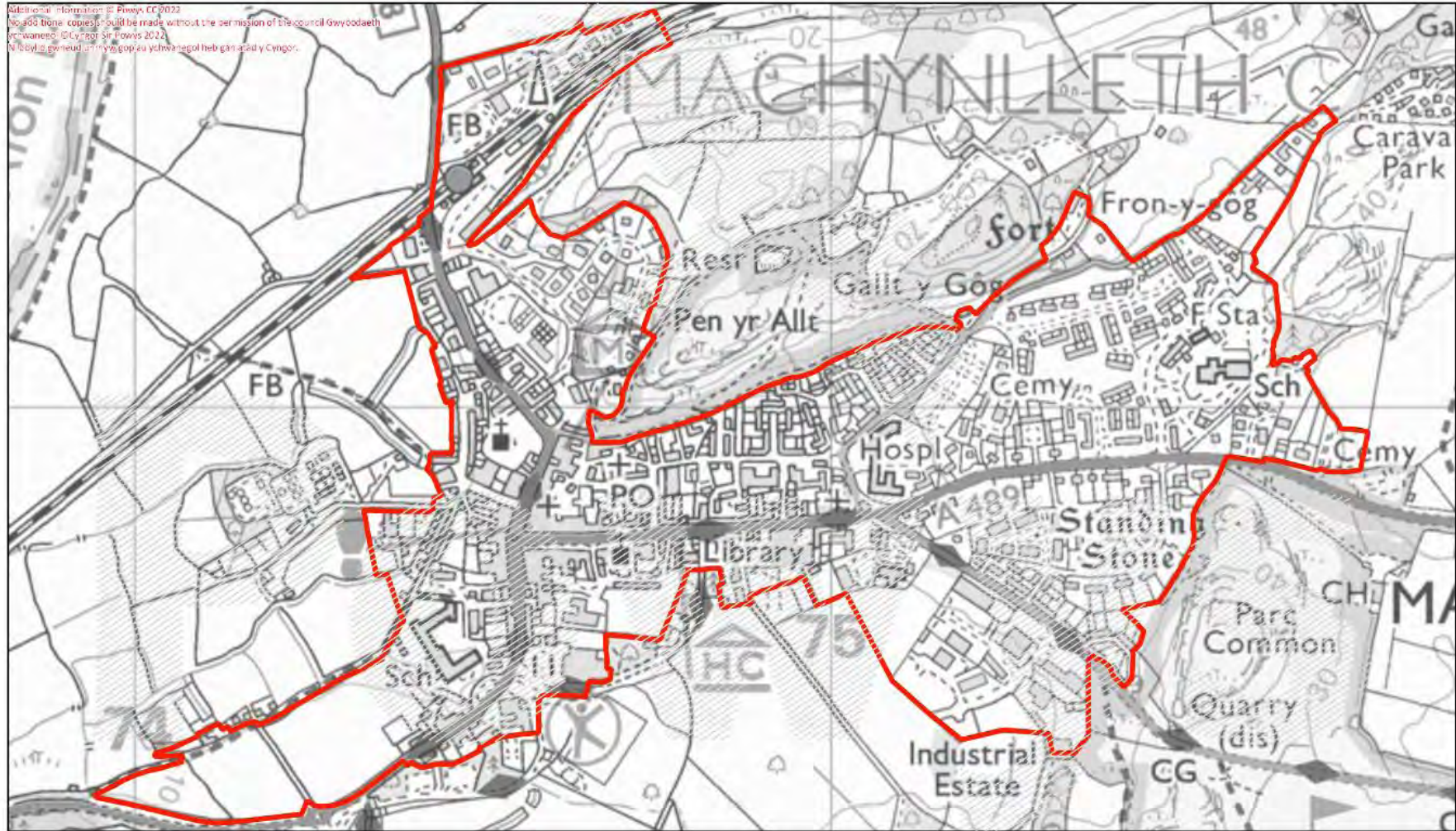
Machynlleth

Prepared by Powys County Council in partnership with Cadnant Planning



Machynlleth Settlement Profile

Additional information © Powys, CC 2022
No additional copies should be made without the permission of the council / Gwybodaeth
penwaredig © Cyngor Sir Powys 2022
N'byddir gwyneud unrhyw gopïau ychwanegol heb ganiadau y Cyngor.



1. Introduction

The town of Machynlleth is a large market town located near the north western border of Powys and the Snowdonia National Park. Located in the Dyfi Valley, Machynlleth is well connected by good transport links, including Machynlleth Train Station and the A487 and A489 which intersect.

The Cambrian Railway also passes through the Dyfi Valley. Formerly a passenger and freight line serving the rural hinterland, it is now predominantly a leisure route.

Machynlleth is served by a wide range of services and facilities, including a supermarket, cafes, restaurants and public houses and a number of independent small shops. Machynlleth is served by Ysgol Bro Hyddgen, a school for all ages which was established following the combination of Machynlleth C. P. School and Ysgol Bro Ddyfi.

Machynlleth has cultural associations with the rebel leader Owain Glyndwr and his Grade I listed Parliament House stands near the crossroads at the centre of the town, within the Conservation Area.

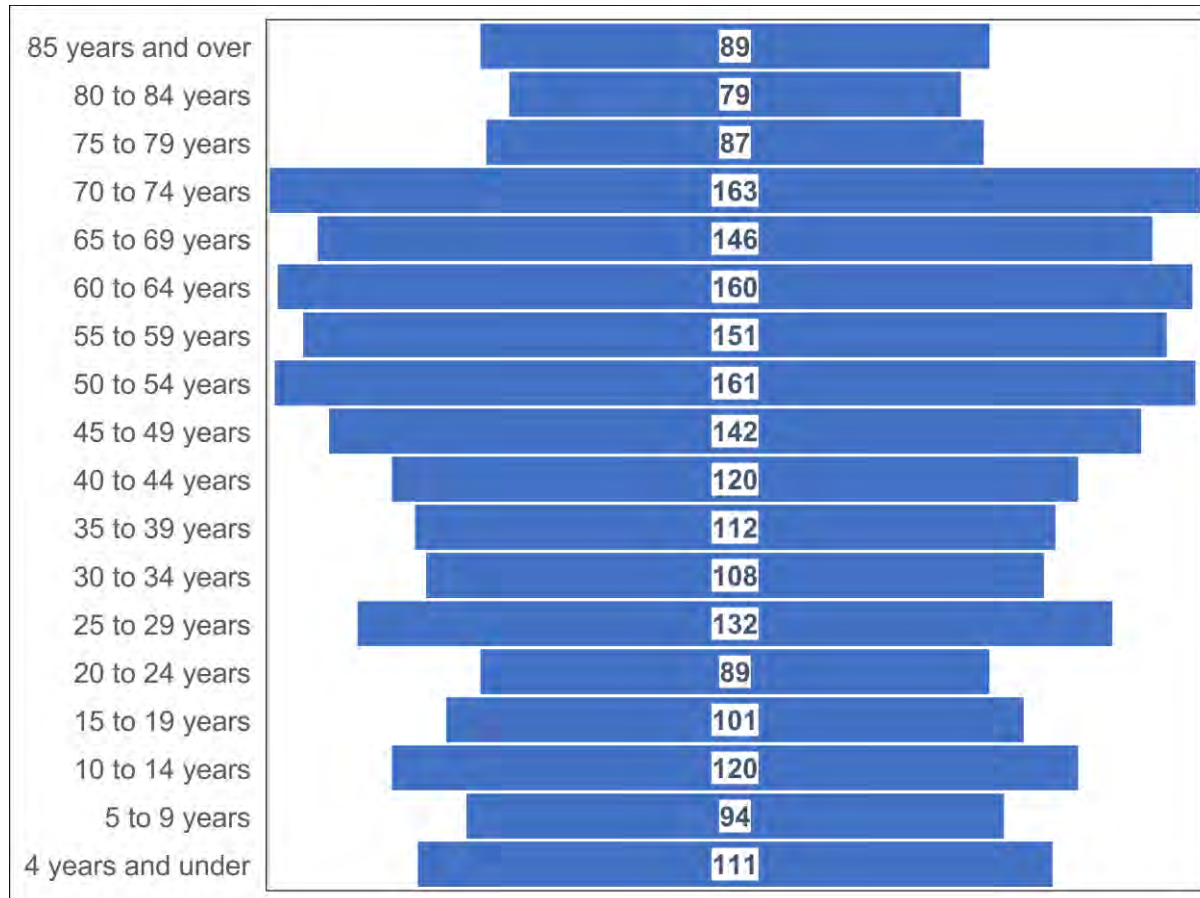
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Town
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 1
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Machynlleth
Size of Settlement based on Adopted LDP (2011-2026) boundary:	78.13 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	2,139

Site Survey Date: July 2022

Machynlleth 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	3
Total number of education facilities	5

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	1
Library (including mobile)	1
Bank / Building Society	0
Post Office / Post Depot	1
Public House	6
Cultural Facilities (theatre, museum gallery)	4
Police Station	1
Fire Station	1
Ambulance Depot	1
Total number of community facilities	15

Machynlleth Settlement Profile

Table 3. Health Facilities within Settlement

Type	Number	Comments
Hospital (A& E, Minor injuries)	1	
GP Surgeries	1	
Pharmacy	1	
Dentist	2	There is also a Communal Dentist Service ¹ within the settlement.
Opticians	1	
Total number of health facilities	6	

¹ The service provides dental treatment to vulnerable groups of adults and children, whose additional needs may not be accommodated in NHS general dental services.

Machynlleth Settlement Profile

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	1
Convenience store / local grocery shop	2
Other food outlet	1
Take away food	3

Café	7
Restaurant	3
Petrol station	1
Farm shop	1
Other non-food shops	37
Total number of retail facilities	50

Employment Provision

Table 5. Key Employment Opportunities within Settlement

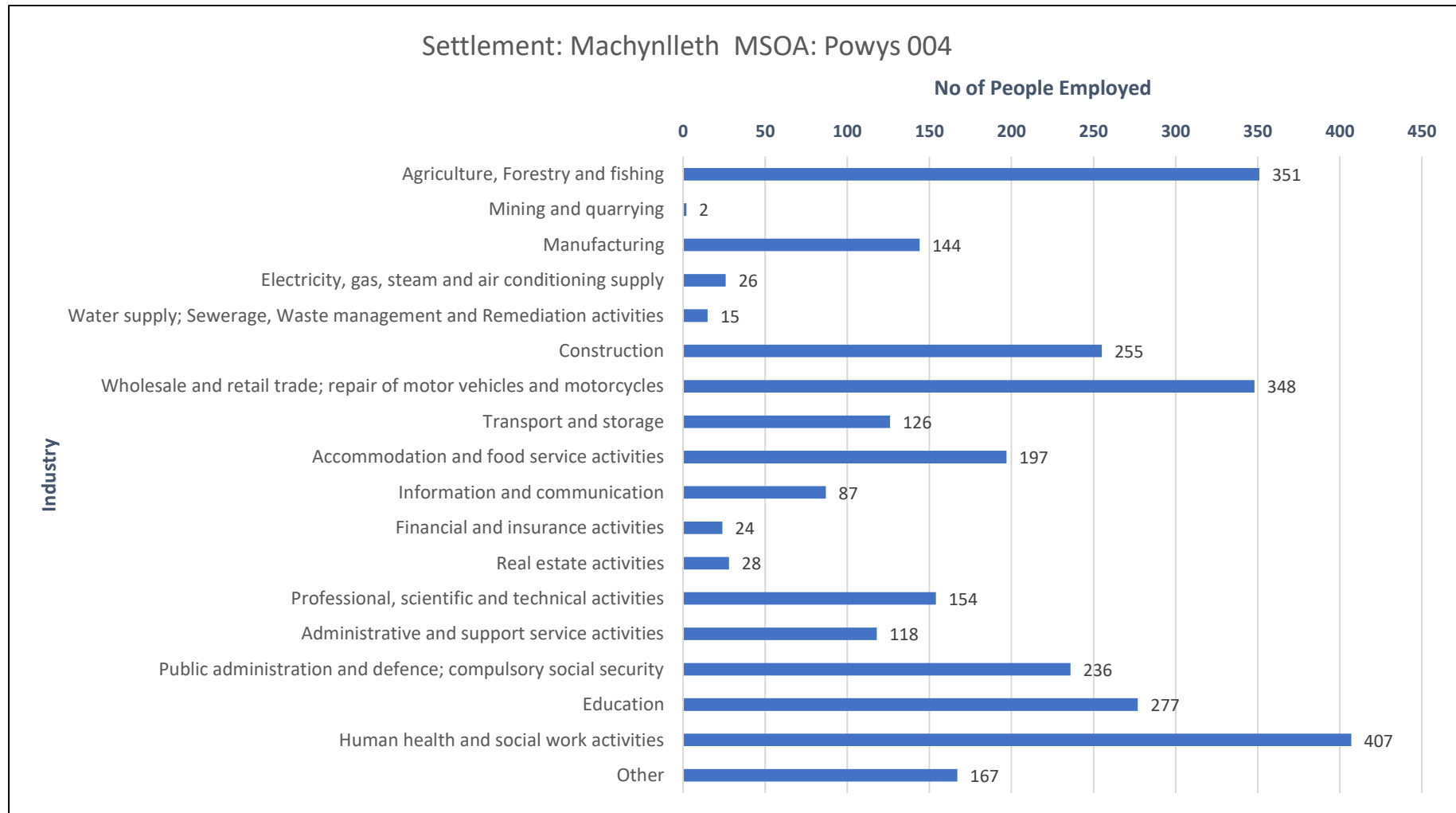
Type	Presence in Settlement (Yes / No)
Public Sector Offices	Yes
LDP Retail centre	Yes
Care home	Yes
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

Local employers (employing five or more) in overlapping output areas² = 65

² Nomis Data (2021)

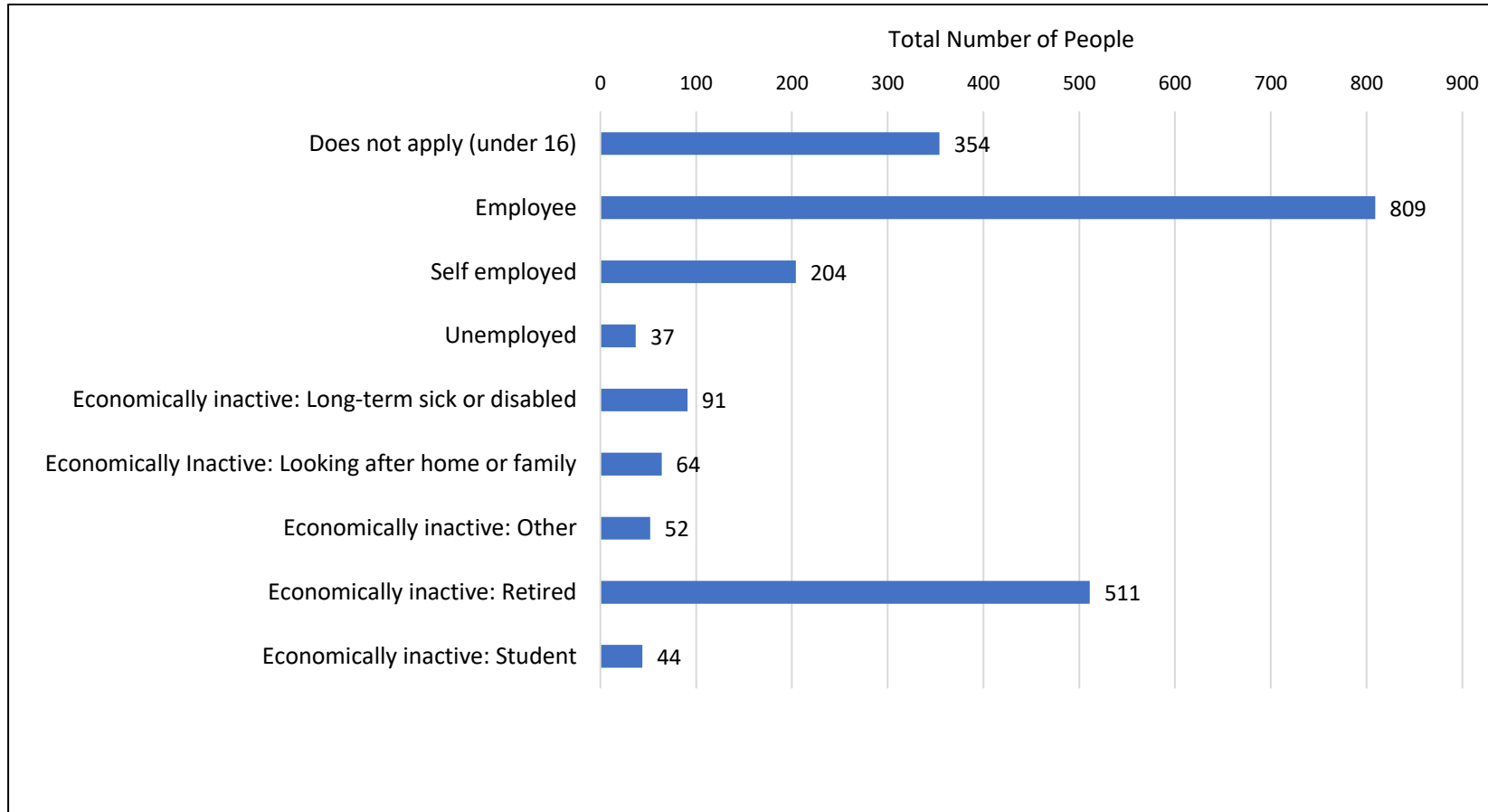
Machynlleth Settlement Profile

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



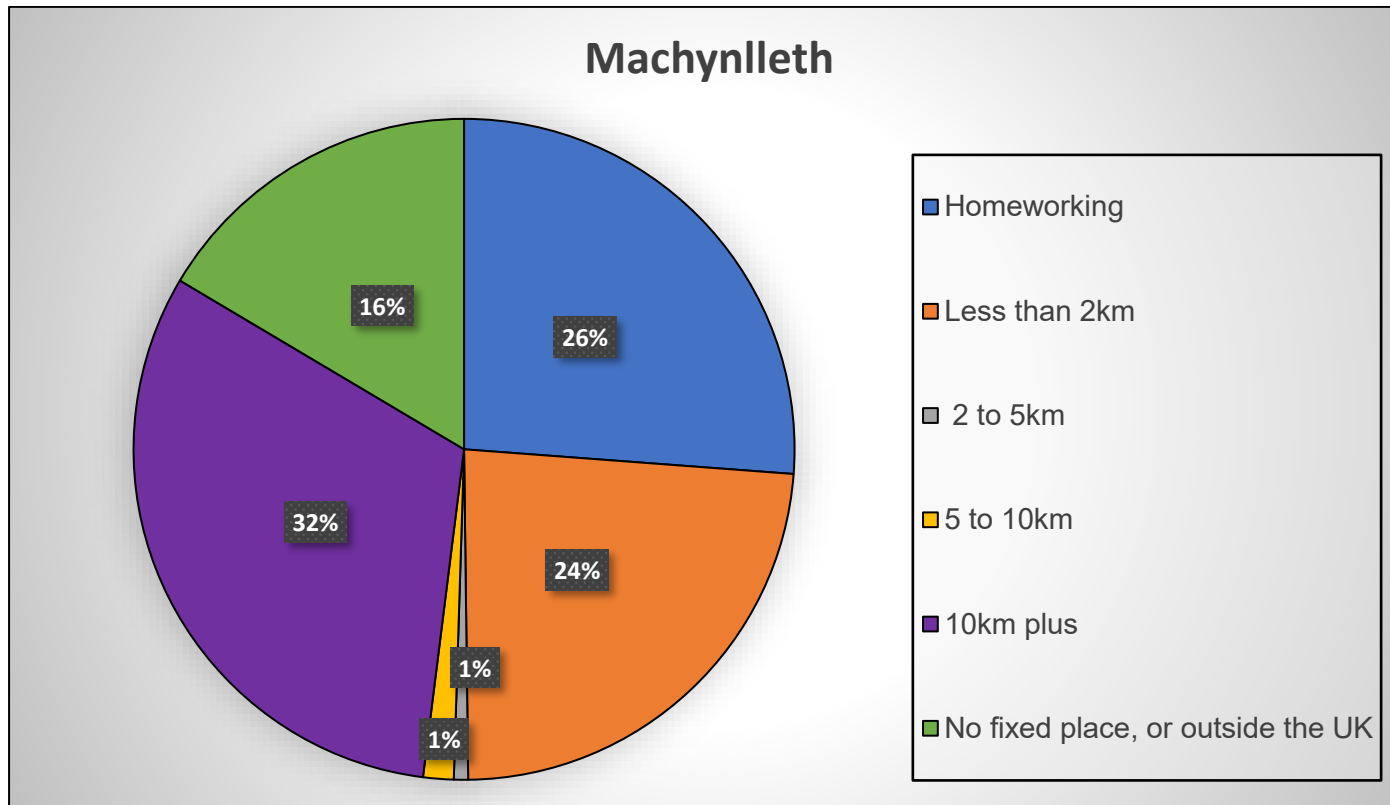
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Machynlleth Settlement Profile

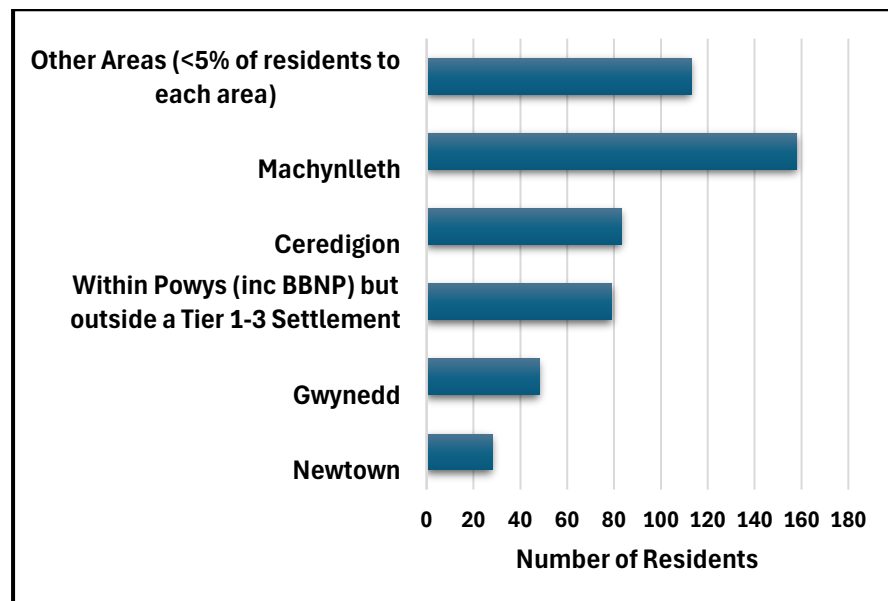
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Machynlleth Settlement Profile

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

Settlements / Areas	Residents	Percentage
Ceredigion	83	16%
Gwynedd	48	9%
Machynlleth	158	31%
Newtown	28	6%
Other Areas (<5% of residents to each area)	113	22%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	79	16%
Grand Total	509	100%

3. 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 – along river to north-west and Low-Surface Water throughout 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

Machynlleth Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

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

Designation	Presence in or adjacent to Settlement	Comments
	Yes / No	
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	3a
Topography	Yes	Lies outside, but close to, Snowdonia National Park.
Land Ownership (e.g. charitable organisations)	Yes	Common land

4. 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.

Machynlleth 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.

Machynlleth 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?
Machynlleth	Machynlleth	Limited capacity to accommodate further growth beyond existing commitments. Discussions will be needed regarding the location of any sites being considered and unit numbers to address 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.

Machynlleth 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?
Machynlleth	No	No	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: SP Energy Networks

Capacity issues: SPEN Distributed Generation Heat Map³ identifies the network to be in a amber category⁴.

Electricity network planned improvements

Network area: Cemmaes Road T1 **Driver:** Thermal

Table 13. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Modernising to improve flexibility within the network	Flexibility Services for High Utilisation Groups. Flexibility services to manage thermal constraints.	0.3	-	2027/28	Planned ED2

Network area: Machynlleth T2 **Driver:** Thermal

Table 14. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Modernising to improve flexibility within the network	Flexibility Services for High Utilisation Groups. Flexibility services to manage thermal constraints.	0.6	-	2027/28	Planned ED2

³ [SPM Heat Map - SP Energy Networks](#)

⁴ 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.

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>

Machynlleth Settlement Profile

Broadband Provision

Broadband connection ⁵ 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%

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

Education Provision

Table 17. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Glantwymyn	95	73	76.8%	22	23.2%
Ysgol Bro Hyddgen ⁶		441			

⁵ Data correct from Welsh Government OMR, June 2022

⁶ Ysgol Bro Hyddgen is an all-age school, note new school building in the process of being planned.

Health Care Provision

Table 18. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Dyfi Valley Health	6,747	Yes	3,024	4,366	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Bro Ddyfi Community Hospital is undergoing a £15m upgrade, which will improve health and social care by developing a new community ‘hub’. The facility is expected to be available by early 2023.⁷

Transport

Table 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	There are limited opportunities for further development off the county road network, however, there may be potential for development off the Trunk Roads (A487 and A489).

⁷ Dyfi Valley Health, 2022 (Published Jun 29, 2021); <https://www.dyfivalleyhealth.org/welsh-government-announces-15-million-for-major-upgrade-at-bro-ddyfi-community-hospital-machynlleth/>

5. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: Yes

Table 20. Active Travel Routes within Settlement

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

Bus Services

Bus stops located within the settlement: Yes

Table 21. 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 Tywyn, Llanegryn, Aberystwyth, Bangor, Oswestry, Wrexham, Aberllefenni, Newtown.
No Service	No	

Machynlleth Settlement Profile

Train Services

Train station located within or close to the settlement: Yes

Table 22. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	Yes	Services to Pwllheli, Aberstwyth and Birmingham New Street.

Road Services

Table 23. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A487, A489

⁸ There are two charge points in each car park, with each charge point having two charging sockets, allowing four vehicles to charge simultaneously at each location.

Electric Vehicle Charging Points

Table 24. Provision of Electric Vehicle Charging Point within Settlement

Electric Vehicle Charging Point	Yes / No	Location
Provision of electric vehicle charging point within settlement	Yes ⁸	Maengwyn Street Car Park, Machynlleth, SY20 8DY

6. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

Spaces to be added to Open Space Assessment: 4 + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 19

Table 25. Informal Open Spaces (All over 0.2 hectares)

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	3
Amenity greenspace	5
Green corridors	0
Natural and semi-natural green spaces	4
Public parks and gardens	0

Table 26. Provision for Children and Young People

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

Table 27. Outdoor Sports Facilities

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	2
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	1

Machynlleth Settlement Profile

Table 28. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Dyfi, River Dulas
PROW	Yes	PROW at outskirts of settlement, including along River Dyfi and through Machynlleth Golf Club
Walkways	Yes	Glyndwr's Way National Trail

Number of Allotments / Community Gardens in Settlement: 2

7. Character

Machynlleth lies within the Dyfi Valley Catchment Landscape Character Area (LCA) which is focussed on the flat open lowland farmland closely associated with the course of the River Dyfi and its more upland tributaries, between Dovey Junction in the south-west and Aberangell in the north-east, and including the settlement of Machynlleth. The Dyfi Valley continues west into Gwynedd and north into Snowdonia National Park.

The Dyfi Valley Catchment LCA is on the boundary between the Eryri / Snowdonia National Landscape Character Area (NLCA) to the north and Cambrian Mountains NLCA to the south.

The River Dyfi runs in a south-westerly direction in the west of the Powys Local Development Plan (LDP) area.

The Cambrian Railway passes through the Dyfi Valley; formerly a passenger and freight line serving the rural hinterland, it is now predominantly a leisure route.

Machynlleth has cultural associations with the rebel leader Owain Glyndwr and his Grade I listed Parliament House stands near the

crossroads at the centre of the town, within the Conservation Area. The Grade II listed Registered Historic Park and Garden (RHPG) at Plas Machynlleth, containing a large Grade II* listed house of several periods and a small formal garden lies to the south of the town.

Machynlleth is a market town which has a sense of place resulting from its core of historic, high quality architectural styles and surrounding landscape.

There is a well-developed network of PRowS serving the town as well as Glyndwr's Way National Trail and NCN Routes 8 and 82.

The Dyfi Valley is a distinctive U-shaped valley with a strong visual relationship with the enclosing hillsides to the north and south. Key views north are to upland moorland and forestry on the edge of Snowdonia National Park and south to the Mynydd y Cemmaes ridge.

8. Community aspirations

Machynlleth 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 29. Table summarising Machynlleth 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?	<p>Yes; sufficient infrastructure, including school capacity, railway facilities and bus services to support an increase in population.</p> <p>New sites for development are becoming available within the town due to the redevelopment of the school (e.g. the former Travis Perkins site) and hospital therefore consideration needs to be given to how they can be utilised.</p>
Aspirations in terms of housing (including affordable housing)	<p>More affordable housing is needed, to include a range of affordable housing.</p> <p>A range of affordable housing is needed catering to different needs within the community, e.g. agricultural workers require suitable accommodation at the end of their tenancies. Affordable housing needs to be delivered by Registered Social Landlords or the Council. This is considered to be the only way of ensuring a permanent supply of affordable housing.</p> <p>Guidance for new housing needs to be improved with a focus on energy efficiency, insulation and high quality design, improving their aesthetic quality.</p> <p>High quality holiday accommodation is needed to encourage visitors.</p>
Growth in terms of future employment opportunities	<p>Development of existing environmental and renewable energy expertise that is available in the Dyfi Valley.</p>

Machynlleth Settlement Profile

Community aspirations in terms of:	Summary of feedback
	<p>Support horticultural and farming core by providing food skill training and developing a local produce centre.</p> <p>Introduce a development plan to encourage visitors to area.</p> <p>Growth in employment opportunities must be across varied fields so that there are good quality jobs for workers of all types.</p> <p>Opportunity on Maengwyn for the County Council to be more sympathetic to the use of the wide pavements by businesses / traders in the town.</p> <p>A need for small workshop spaces to allow small businesses to establish themselves and develop. Opportunity to facilitate this at the Kennels should restrictive covenants be lifted.</p> <p>A transport hub would support jobs currently provided by public transport systems in the town.</p>
<p>Aspirations in terms of education provision (primary and secondary schools)</p>	<p>Important to note that the architectural plans for the new school have not yet been shared with the community and given the scale of the project and the mooted incorporation of leisure and library facilities at the site this makes it more difficult to answer questions on these topics. The Town Council request that architectural plans in consultation are shared with the community as soon as possible.</p> <p>To see the Welsh language thrive and all modern languages supported with support for parents to learn alongside pupils (not literally). The Town Council urge Powys County Council to research and adopt best practice in support for non-first language Welsh speakers.</p> <p>There needs to be good provision for pupils with special educational needs such as dyslexia - and not just for those with the highest need.</p>

Machynlleth Settlement Profile

Community aspirations in terms of:	Summary of feedback
<p>Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)</p>	<p>There is an obvious need for a youth club in the town.</p> <p>There must be no reduction in leisure centre provision either in hours offered or range of facilities when the leisure centre moves into the school building - this is one reason it is important that the community is consulted on the plans.</p> <p>A surplus food and local produce centre would increase communities' ability to help each other.</p> <p>Support for the Town Council's Hen Stablau / Kennels project which is attempting to bring a derelict site back into use for the benefit of the community.</p> <p>Machynlleth should retain a permanent library service with no reduction in access wherever it is located.</p> <p>To support the trustees of the OGI in improving access to the building.</p> <p>There needs to be an increase in sheltered and care provision to provide for local needs so residents are not removed from their community later in life.</p>
<p>Aspirations in terms of health care provision in your communities</p>	<p>Need a GP surgery that better responds to the needs of the community and specialist treatment in places that can be easily accessed by public transport.</p> <p>The new Hospital will encompass the existing Health Centre and the Town Council hope that it will be open and accessible and that the Well Being Centre will run a variety of courses.</p>
<p>Aspirations in terms of public open spaces, sports and play provision</p>	<p>A skate park and an all-weather pitch (which might be included in the plans for the new school).</p>

Machynlleth Settlement Profile

Community aspirations in terms of:	Summary of feedback
<p>Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)</p>	<p>There is a need for a bank in Machynlleth. The Town Council would like a concerted attempt to attract a branch of the proposed Cambria bank.</p> <p>A range of shops providing fresh local goods. Flexibility from Powys County Council in approving change of use to support businesses as they adapt to the challenges facing high streets.</p>
<p>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>	<p>Need a transport hub with good facilities that integrates rail, buses and active travel.</p> <p>An hourly train service to Aberystwyth and Shrewsbury. Better north – south rail network connections.</p> <p>Connected communities - footpaths and cycle ways from town to the connecting villages that are safe and encourage healthy, active, low carbon lifestyles. For current cycle routes to be better maintained.</p> <p>Better awareness of the dangers attached to children having to cross a busy trunk road to get to school and the provision of more crossings to improve safety.</p>
<p>Please give a summary which describes the long-term vision for your town / community council area.</p>	<p>A diverse, vibrant Machynlleth, building on the environmental and growing expertise in the Valley. A healthy community with good transport links that supports small businesses and allows them to grow. A town with an education system that provides people with the skills needed to maintain our infrastructure and operate the transport system.</p> <p>And that all projects are established with long term sustainability in mind.</p>

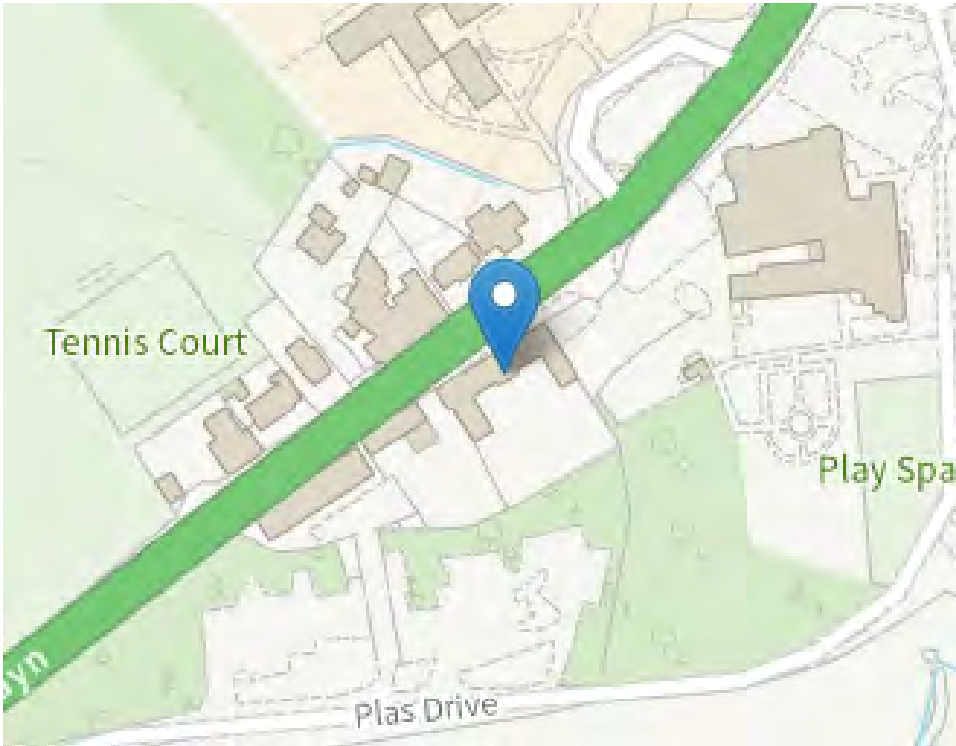
9. Previously Developed Land Opportunities

Figure 6. Former Travis Perkins site, Machynlleth



Machynlleth Settlement Profile

Figure 7. Plas Machynlleth – Long Building, The Coach House/ Kennels



10. Housing Need and Supply

Table 30. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	31
2	37
3	11
4	4
TOTAL	83

Total number of new dwellings (net) built between 2011 and 2024 = 27

Median house price paid data 01/04/2020 to 01/04/2023 = £158,500 (Average = £175,998)

Average Household Income (by Locality) = £32,164 (CACI Paycheck GROSS household income 2021)

Table 31. 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
1114		22/0329/REM	Travis Perkins Trading Co Ltd Heol Y Doll Machynlleth SY20 8BQ	Demolition of existing buildings and the erection of 4x dwellings, and 16x flats together with bike and bin store, and all associated works	Planning Permission Not Started	15	0	0	15