



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

## **Infrastructure Provision and Settlements Profiles**

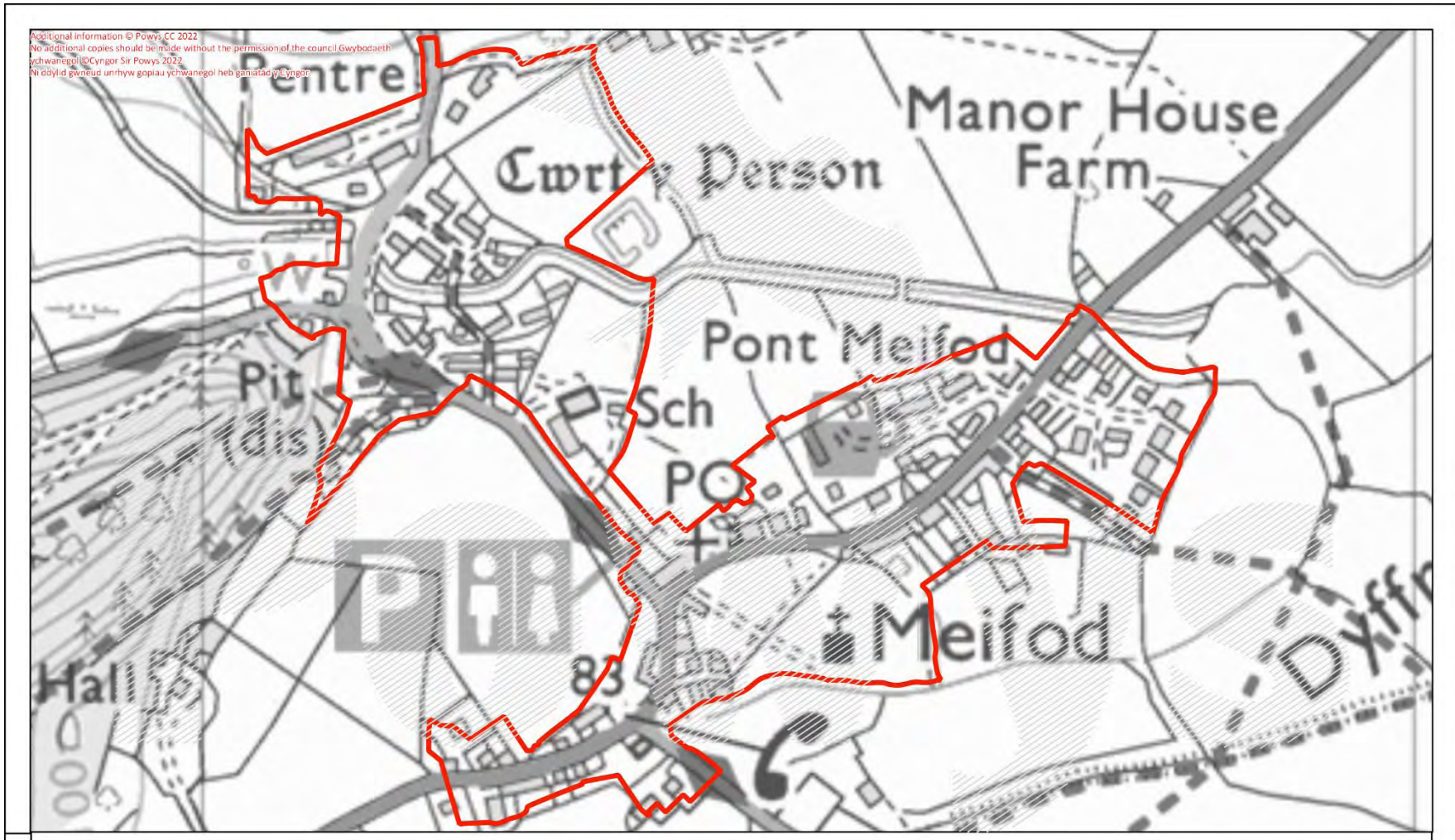
### **Settlement Profile:**

#### **Meifod**

Prepared by Powys County Council in partnership with Cadnant Planning



# Meifod Settlement Profile



## 1. Introduction

The settlement of Meifod, classified as a Large Village in the adopted Powys LDP (2011-2026), is located approximately seven miles to the northwest of Welshpool in the northern part of Powys. It is situated on the A495 between Oswestry and Llanfair Caereinion, just to the north of the River Vyrnwy.

The settlement contains a good range of facilities, having a primary school, public house, shop, places of worship and an extensive range of open space provision, with the Cobra Rugby Club being located on the outskirts of the village.

A large part of the southern section of the village is within the designated as a Conservation Area, that contains the Church of St Tysilio and St Mary and the surrounding church yard. There are a number of listed buildings within the Conservation Area, and on the northern side of the village is the Cwrt y Person moated site which is a scheduled monument.

### 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

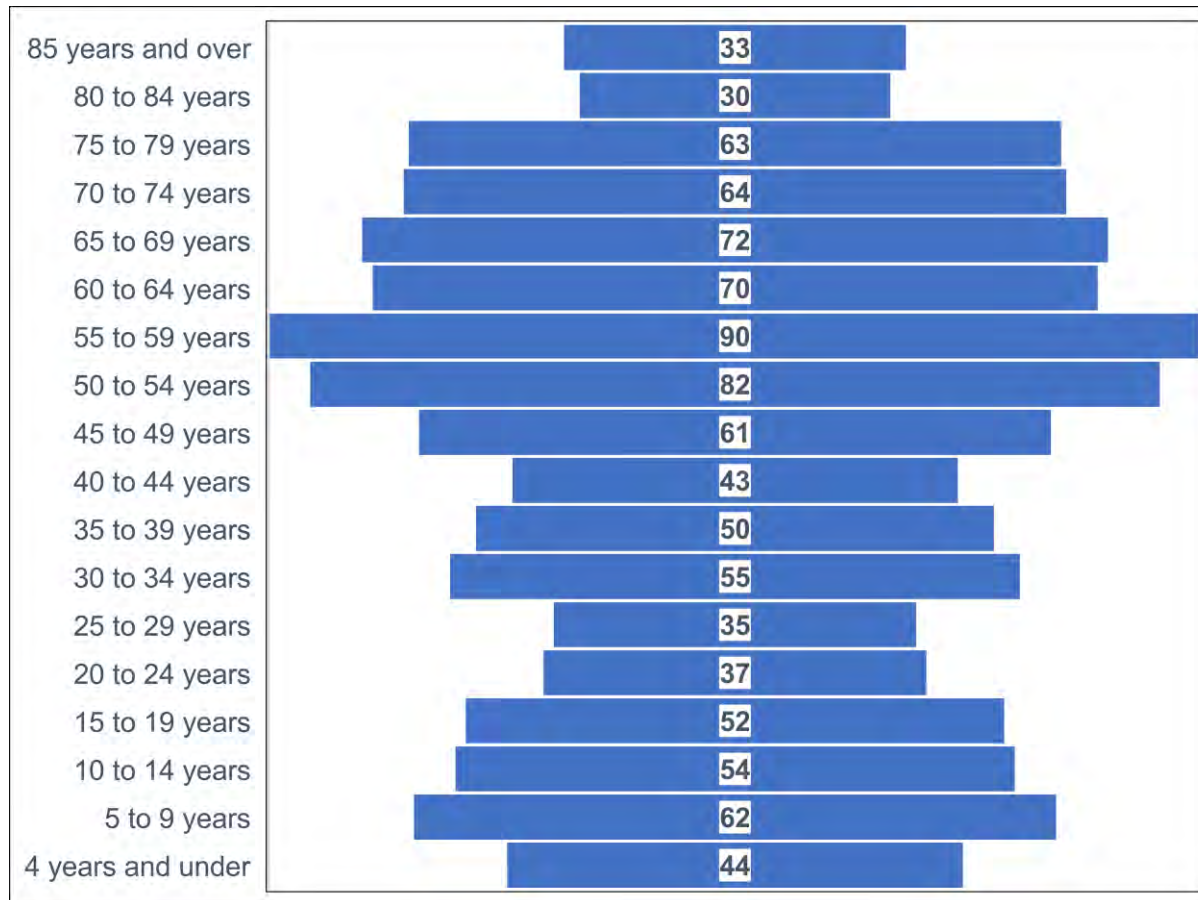
**Size of Settlement based on  
Adopted LDP (2011-2026) boundary:** 17.58 hectares.

**Population within or adjacent to  
Adopted LDP Settlement Boundary:** 463

**Site Survey Date:** July 2022

## Meifod Settlement Profile

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



## 2. Services and Facilities

**Table 1. Educational Facilities within Settlement**

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

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

**Table 2. Community Facilities within Settlement**

Type	Number
Village / Community / Town Hall	1
Place of Worship	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
<b>Total number of community facilities</b>	<b>6</b>

Meifod 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	1
Restaurant	0
Petrol station	0
Farm shop	0
Other non-food shops	1
<b>Total number of retail facilities</b>	<b>3</b>

### 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 = 6-7 miles to Llansantfraid, Llanfyllin, Welshpool and Llanfair Caereinion

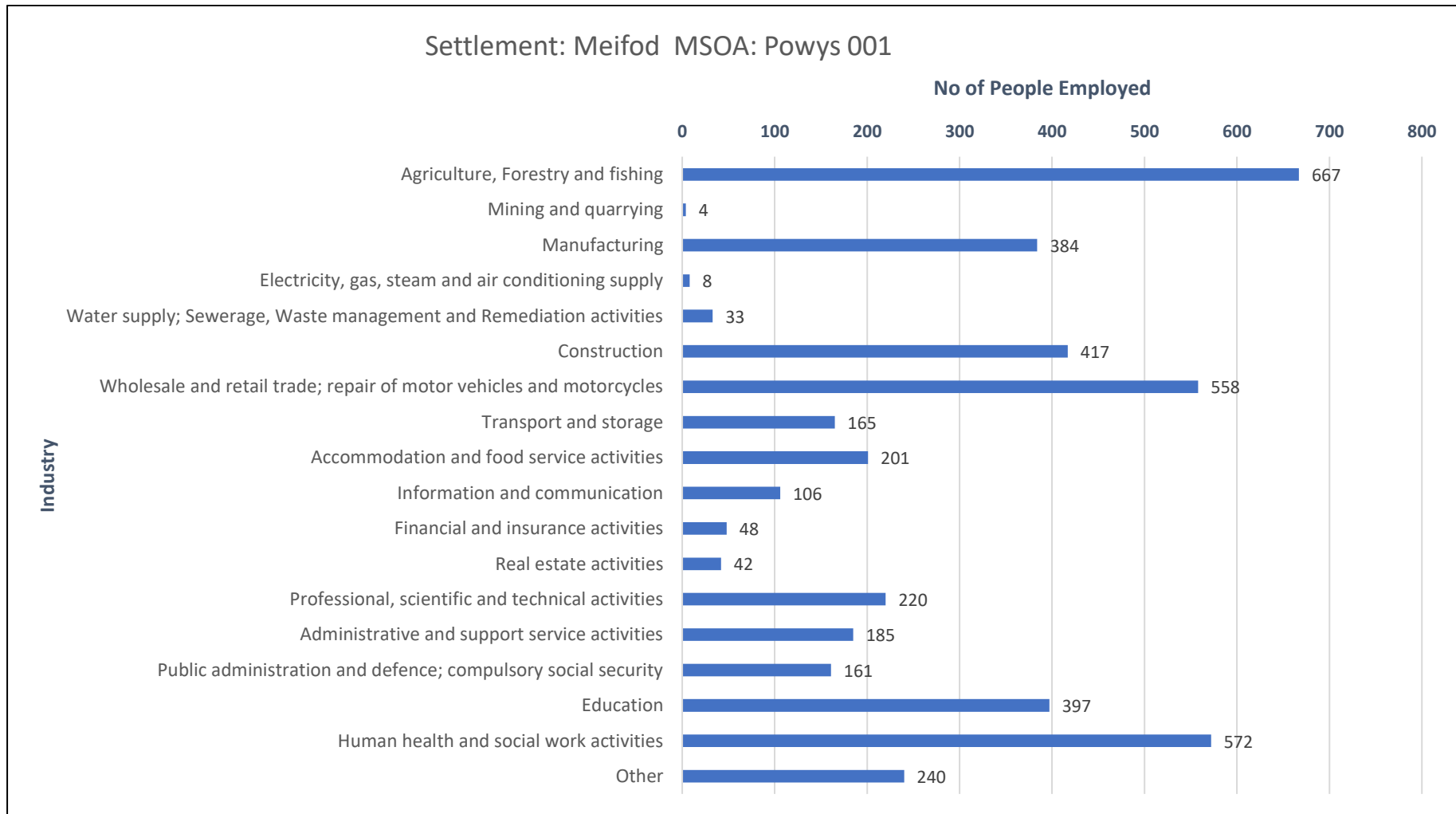
**Local employers (employing five or more) in overlapping output areas = 120<sup>1</sup>**

---

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

Meifod Settlement Profile

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

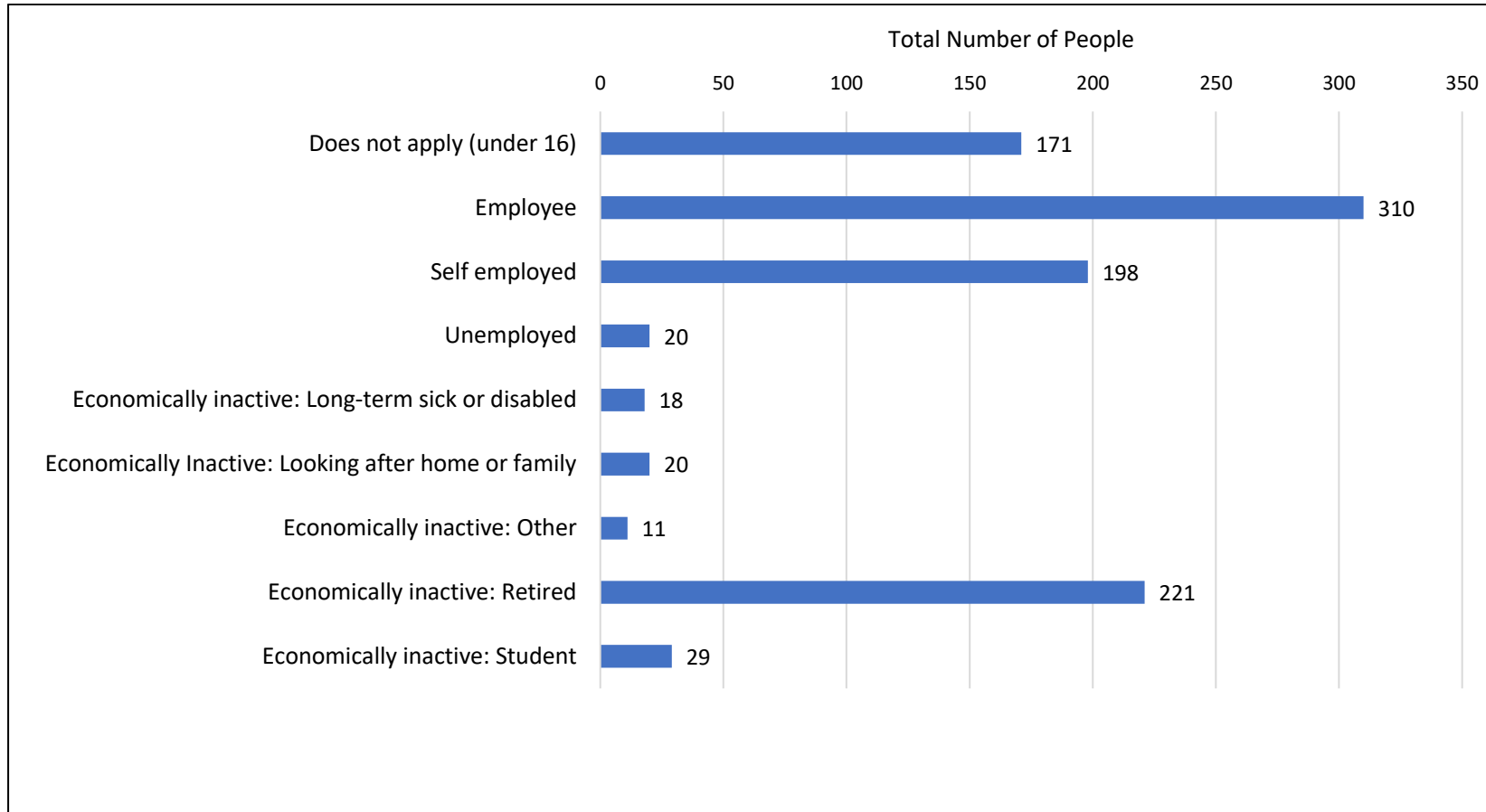


Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.



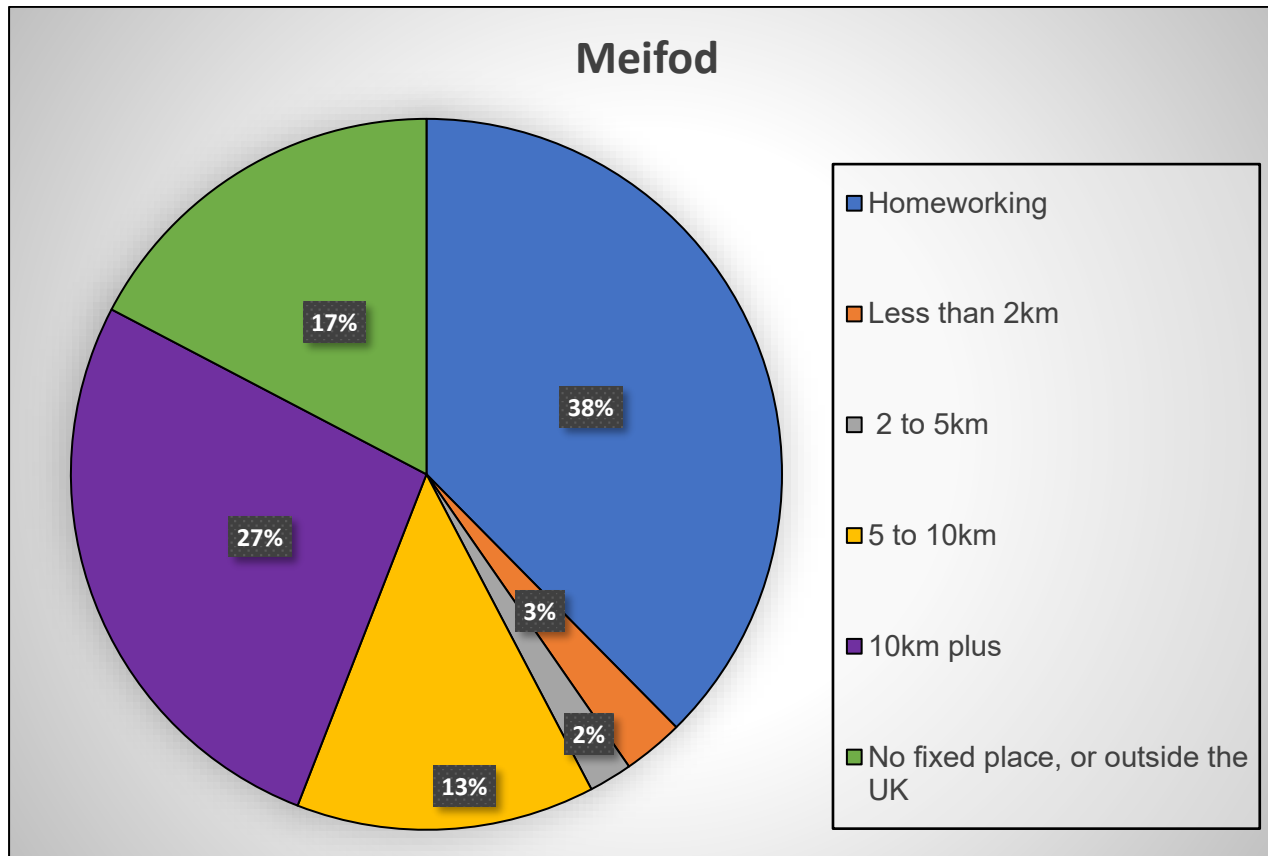
## Meifod Settlement Profile

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



Meifod Settlement Profile

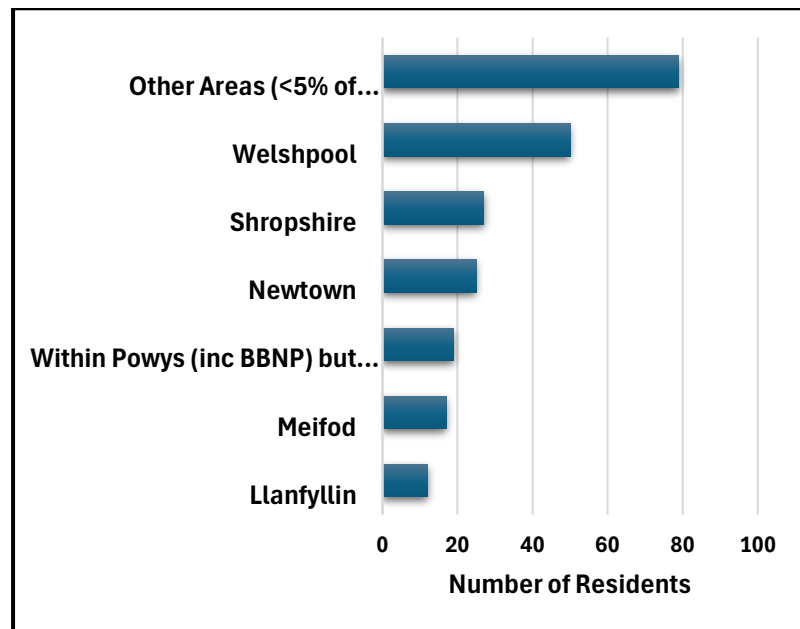
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

## Meifod Settlement Profile

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

Settlements / Areas	Residents	Percentage
Llanfyllin	12	5%
Meifod	17	7%
Newtown	25	11%
Other Areas (<5% of residents to each area)	79	34%
Shropshire	27	12%
Welshpool	50	22%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	19	8%
<b>Grand Total</b>	<b>229</b>	<b>100%</b>

## 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)	C1 and C2 to the west
Flood risk (Flood Map for Planning)	Flood Zone 2 / Flood Zone 3

Flood Map for Planning no longer shows the settlement as being within a defended area, this means that large areas of the settlement are classified as being at risk from fluvial flooding.

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

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

**Natural Heritage Designations within or adjacent to Settlement**  
= None

Meifod Settlement Profile

**Table 8. Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement**

Designation	Presence in or adjacent to Settlement  Yes / No	Comments
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	2
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.

Llanfyllin 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 9. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works**

<b>WwTW</b>	<b>Towns and Large villages served</b>	<b>Estimated spare capacity at the WwTW?</b>	<b>Any other comments</b>
<b>Meifod</b>	Meifod	Very High Risk – Issue currently being investigated	AMP7 (2020-2025) scheme promoted to address infiltration issue.

Meifod Settlement Profile  
**Electricity Provision**

**Electricity supply provider:** SP Energy Networks

**Capacity issues:** SPEN Distributed Generation Heat Map<sup>2</sup> identifies the network to be in a red category<sup>3</sup>.

**Electricity network planned improvements**

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

**Driver:** Voltage

**Table 10. Electricity Supply Capacity**

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

<sup>2</sup> [SPM Heat Map - SP Energy Networks](#)

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

Meifod Settlement Profile

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

**Driver:** Fault level

**Table 11. 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 12. 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

**Network area:** Llanfyllin T1 / Llanfyllin T2



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

## Gas Supply

**Table 14. Gas Supply Capacity and Planned Improvements**

Meifod Settlement Profile

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

Meifod Settlement Profile  
**Broadband Provision**

**Broadband connection <sup>4</sup> in Settlement:** Yes

**Table 15. Broadband Provision and Planned Improvements**

<b>Broadband performance</b>	<b>% of properties within Settlement</b>
Broadband speed of >30 Mb/s	99%
Broadband speed of <30 Mb/s	1%

**Education Provision**

**Table 16. Education Capacity and Surplus**

<b>Education capacity</b>	<b>Capacity</b>	<b>Actual number (2023)</b>	<b>Filled %</b>	<b>Surplus</b>	<b>Surplus %</b>
Ysgol Meifod	77	63	82.0%	14	18%

---

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

Meifod Settlement Profile  
**Health Care Provision**

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

**Table 17. 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 18. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	No significant constraints in terms of the local highway network and constraints are only likely to arise on a site by site basis.

## 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 Welshpool, Llanfyllin,
Limited Service	Yes	Oswestry, Llanfair Caereinion

### Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

### Train Services

Train station located within or close to the settlement: No

**Table 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	7.2 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

### Road Services

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

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

## 7. Review of Open Spaces in Settlement

**Open Space Assessment (2018) correct:** No

**Spaces to be added to Open Space Assessment:** 2; two tennis courts rather than one + PROW data

**Spaces to be deleted from Open Space Assessment:** 0

**Total Number of Open Spaces:** 10

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	1
Amenity greenspace	2
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)	3
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	3

Meifod 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 within settlement leading south west to Dyffryn Hill Celtic Fort and south along River Vyrnwy
Walkways	Yes	

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

## 8. Character

Meifod 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 Hillsides LCA to the south. A small unit of the LCA in the south is bordered by the Llandinam to Llandyssil Hillsides 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.

Meifod is a nucleated settlement of medieval origin and has a designated Conservation Area containing a number of listed buildings. Cwt y Person Moated Site lies to the north of the village, and is a Scheduled Monument comprising the remains of a well-preserved medieval moated homestead.

Glyndwr'r Way is a long-distance trail across Mid-Wales which runs through Meifod, linking the settlement to nearby villages of Pontrobert and Dolanog and the town of Welshpool.

## 9. Community Aspirations

Meifod 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 Meifod 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 26. Affordable Housing Need (April 2023) within Settlement (1<sup>st</sup> Preference Band 1-3)**

<b>Number of Bedrooms</b>	<b>Total on Common Housing Land Register Waiting List</b>
<b>1</b>	<b>1</b>
<b>2</b>	<b>5</b>
<b>3</b>	<b>1</b>
<b>4</b>	<b>0</b>
<b>TOTAL</b>	<b>7</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 2**

**Median house price paid data 01/04/2020 to 01/04/2023 = £250,000 (Average = £256,476)**

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

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



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

## **Infrastructure Provision and Settlements Profiles**

### **Settlement Profile:**

### **Middletown**

Prepared by Powys County Council in partnership with Cadnant Planning

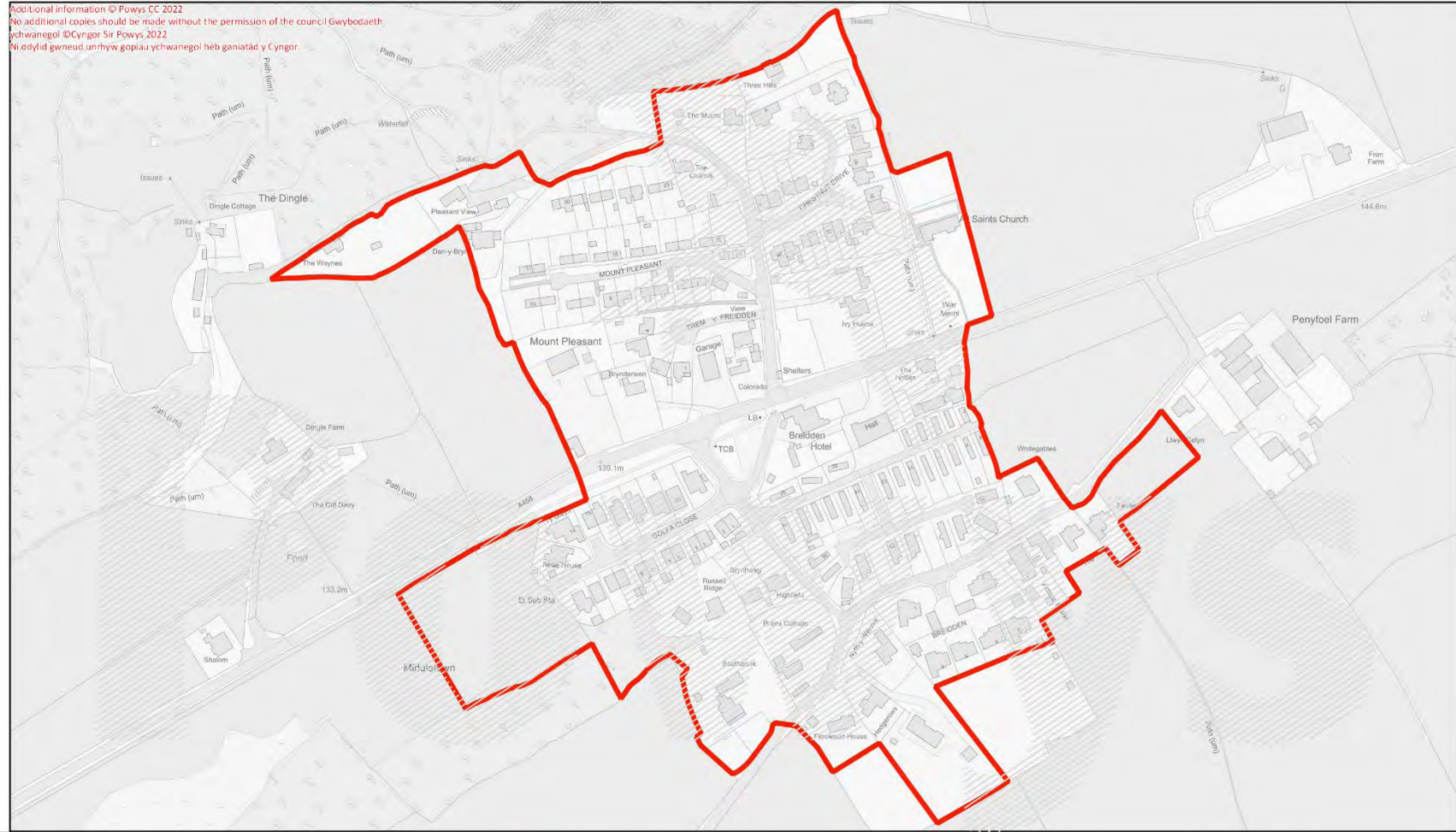


# Middletown Settlement Profile

Additional information © Powys CC 2022

No additional copies should be made without the permission of the council Gwybodaeth ychwanegol © Cyngor Sir Powys 2022

Ni ddylid gwneud unrhyw gopïau ychwanegol heb ganiatâd y Cyngor.



## 1. Introduction

The settlement of Middletown, classified as a Large Village in the adopted Powys LDP (2011-2026), is a village in the northern part of Powys, close to the Welsh border. It is situated centrally along the A458 which links Shrewsbury and Welshpool.

The village has limited services and facilities which include one public house and a village hall, with the housing being a mix of date and architectural styles. The southern part of the village is on undulating land, whilst the northern part is on the lower hillslopes to the mountains beyond.

The land to the north rises steeply up to Middletown Hill which is a mountain of 367.7 metres and has the Cefn y Castell hillfort, which is a scheduled monument, at the top.

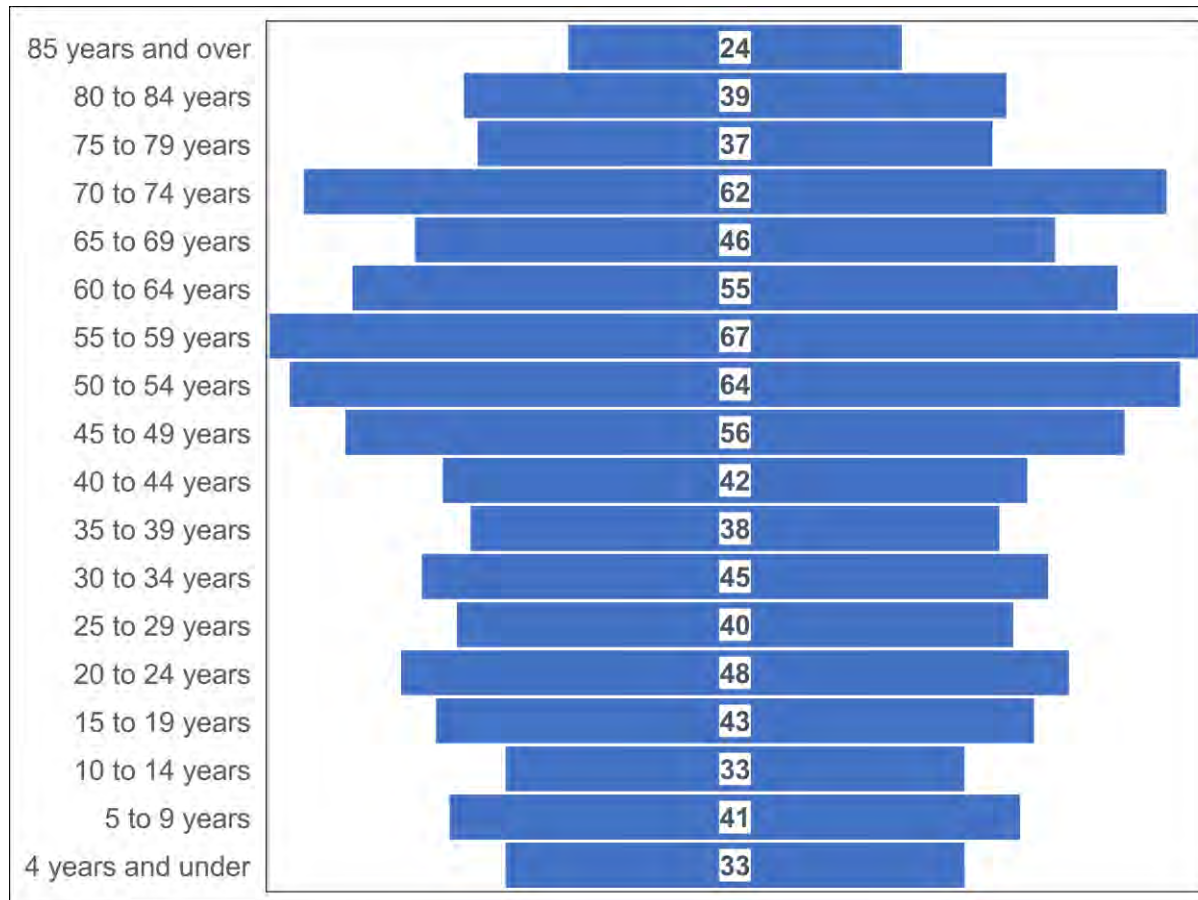
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Large Village
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 3
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Regional Growth Area Cluster Settlement
<b>Housing Market Area / Locality:</b>	Welshpool and Montgomery
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	12.69 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	308

**Site Survey Date:** July 2022

## Middletown 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	0
Nursery / pre-school provision	0
<b>Total number of education facilities</b>	<b>0</b>

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

**Table 2. Community Facilities within Settlement**

Type	Number
Village / Community / Town Hall	1
Place of Worship	0
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
<b>Total number of community facilities</b>	<b>2</b>

Middletown Settlement Profile

**Health Facilities within Settlement = None**

**Table 3. Retail Facilities within Settlement**

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

### 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 = less than 3 miles to Buttington Brickworks.

**Local employers (employing five or more) in overlapping output areas = 70<sup>1</sup>**

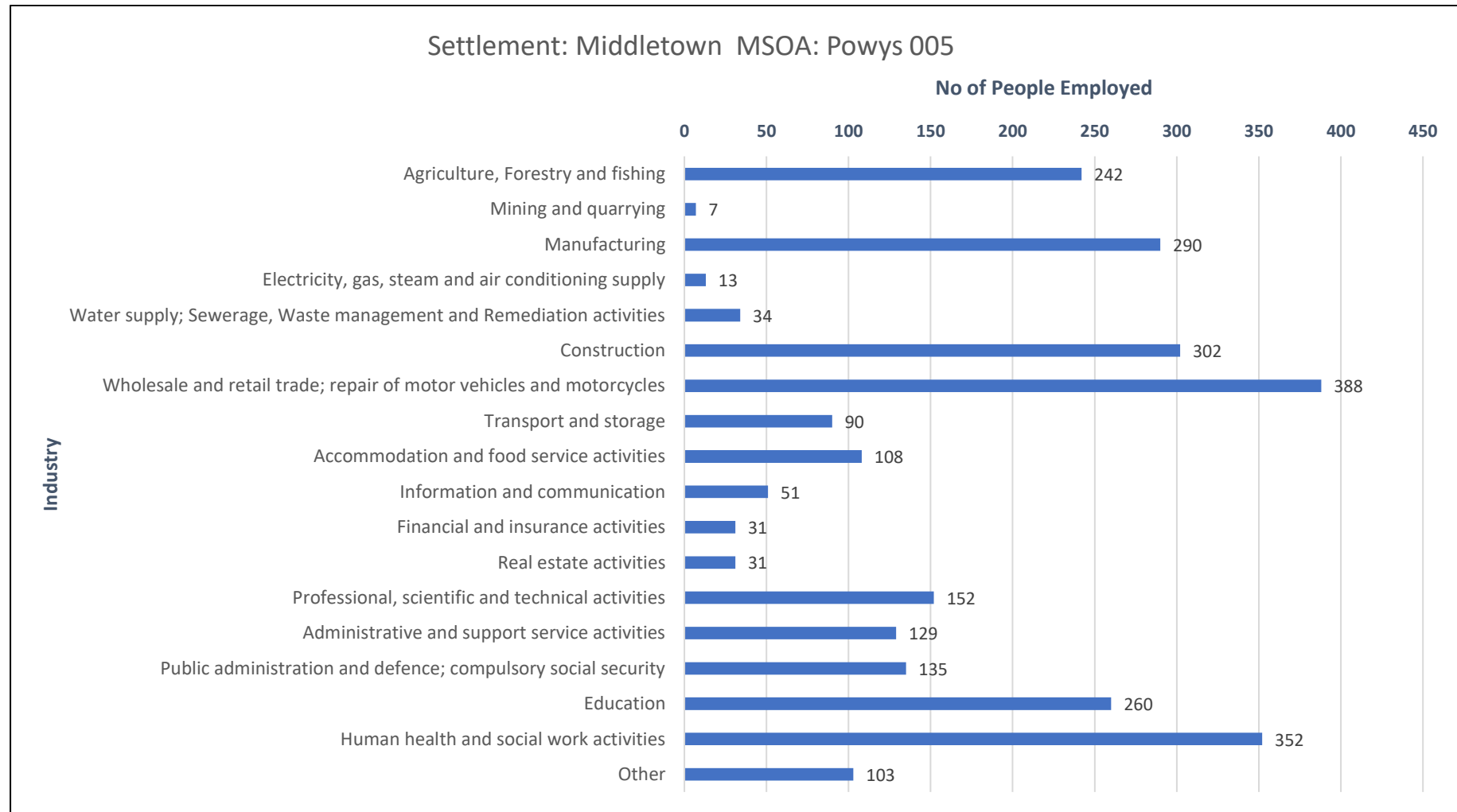
---

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



## Middletown Settlement Profile

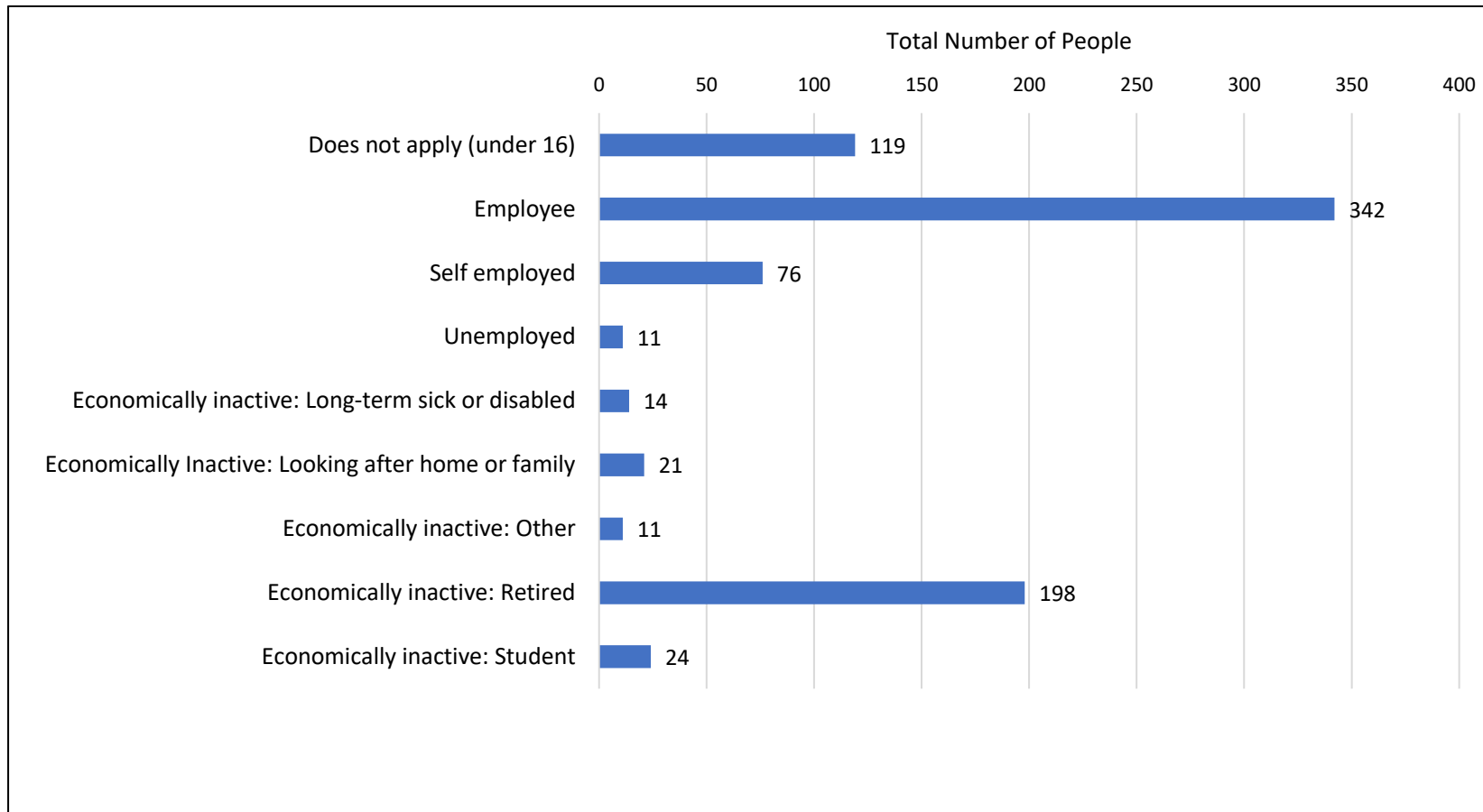
**Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)**



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

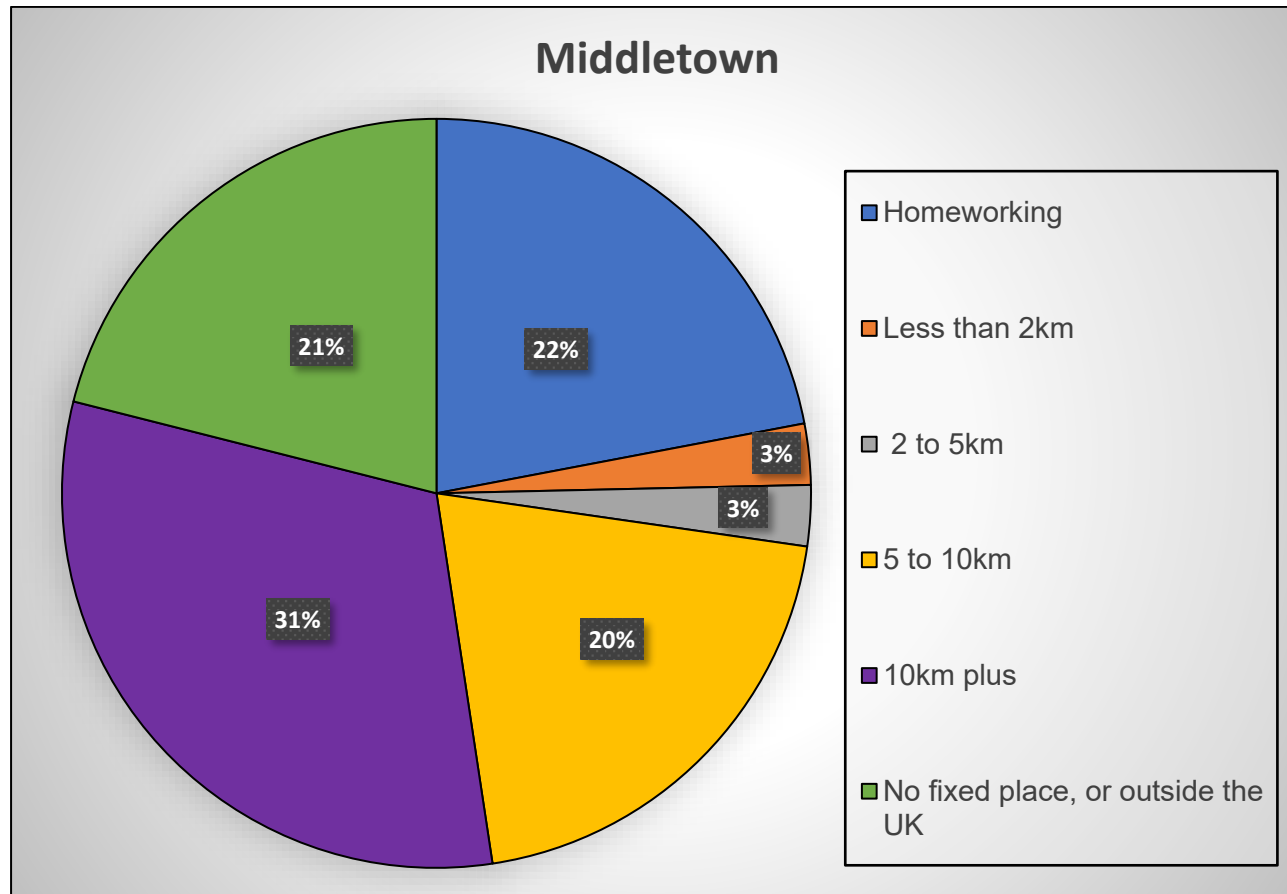
## Middletown Settlement Profile

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



Middletown Settlement Profile

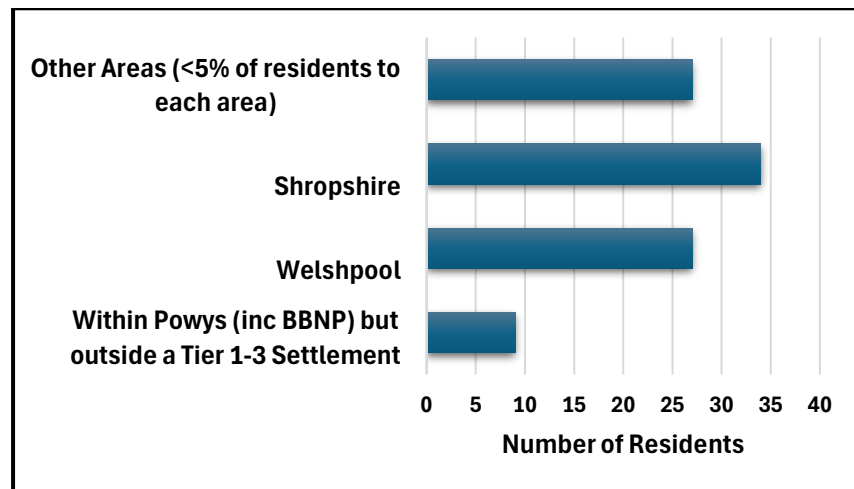
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Middletown Settlement Profile

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

Settlements / Areas	Residents	Percentage
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	9	9%
Welshpool	27	28%
Shropshire	34	35%
Other Areas (<5% of residents to each area)	27	28%
<b>Grand Total</b>	<b>97</b>	<b>100%</b>

## 4. Environmental Capacity

**Table 6. Flood Risk Constraints within or adjacent to Settlement**

<b>Constraint</b>	<b>Presence in or adjacent to Settlement</b>
Flood risk DAM (C1/C2)	No
Flood risk (Flood Map for Wales)	Small areas of low surface water flood risk

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

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

Middletown Settlement Profile

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

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

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

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b> <b>Yes / No</b>	<b>Comments</b>
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	3a
Topography	Yes	Steep topography towards the 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.

Middletown 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
Trewern	Trewern and Middletown	Probable issue	AMP7 (2020-2025) scheme promoted to ensure compliance with increased Flow Fall Treatment requirement.

## Middletown Settlement Profile

### Electricity Provision

**Electricity supply provider:** SP Energy Networks

**Capacity issues:** SPEN Distributed Generation Heat Map<sup>2</sup> identifies the network to be in a red category<sup>3</sup>.

### Electricity network planned improvements

**Network area:** Legacy Local GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1. **Driver:** Voltage

**Table 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

<sup>2</sup> [SPM Heat Map - SP Energy Networks](#)

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



Middletown 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"> <li>• If reinforcement would be required to supply new development</li> <li>• Which pressure tier or main would be appropriate to supply the new development</li> <li>• Would any WWU mains need to be diverted within the development</li> <li>• Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course</li> </ul> <p>WWU have an approved Reinforcement Investment Plan currently until 2026. Before this comes to an end, WWU will be working on a new investment plan to see them into the future beyond this point. WWU invest reinforcement in the network to ensure reliability for current and future loads when required.</p>

## Middletown Settlement Profile

### Broadband Provision

Broadband connection <sup>4</sup> in Settlement: Yes

**Table 15. Broadband Provision and Planned Improvements**

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

### Education Provision

There are no educational facilities within the Middletown settlement. The nearest primary school is at Trewern.

**Table 16. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Buttington/Trewern C. P.	190	147	77.4%	43	22.6%

---

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

## Middletown Settlement Profile

### Health Care Provision

There is no GP Surgery provision in Middletown. The nearest GP surgery would be Welshpool

**Table 17. GP Surgery information**

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age.
- The proximity of 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	Middletown is primarily served by the A458 Trunk Road. There are limited opportunities off existing county road network for new development and the highway network is constrained to the south/southwest. It would be possible to undertake junction improvement with A458T/ Penyfoel Farm to provide improved access.

## 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 Shrewsbury, Llangurig, Rhayader,

### Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

### Train Services

Train station located within or close to the settlement: No

**Table 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	6 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

### Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A458

## 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 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	1
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)	0
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	0

Middletown 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	PROW leading north to Middletown Hill and west to Moel y Golfa and to surrounding areas
Walkways	Yes	

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

## 8. Character

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

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

Long Mountain is a distinctive escarpment with a steep-sided western face and plateau-like top, whilst the Breidden Hills are an outcrop of steep-sided hills. This transitions into the broad, flat Severn Valley to the west and south, part of which extends into the LCA, separating the Long Mountain and Breidden ranges.

There is a regionally important geology at Middletown Quarry Regionally Important Geological and Geomorphological Sites (RIGS), notable for its volcanoclastic rocks.

Breidden Hill (to the north of Middletown) and Moel y Golfa (directly to the west of Middletown) are both designated SSSIs and Middletown Hill is a Site of Importance for Nature Conservation (SINC). Breidden Hill Camp which also contains the Grade II\* listed Admiral Rodney's Pillar, a memorial which is a conspicuous historical landmark which commemorates a controversial eighteenth-century military figure in his own lifetime, is a Scheduled Monument. There is a large active quarry at Criggion on Breidden Hill located some distance to the north of Middletown.

Middletown is a nucleated church settlement. The A458, A490 and railway line take advantage of the low ground between hill ranges and provide connectivity between Wales and England.

The Long Mountain/Breidden Hills LCA includes hill ranges which straddle the border between Wales and England, with views east and west from elevated areas. There is a strong relationship with the Severn Valley to the north-west, with views across the valley from minor roads and PRoW.



## 9. Community Aspirations

Trewern 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 Trewern Community Council's Community Aspirations**

Community aspirations in terms of:	Summary of feedback
<b>Would you like to see future growth (general) as part of the LDP in your town/community council area?</b>	Yes, sustainable future growth.
<b>Aspirations in terms of housing (including affordable housing)</b>	There are sufficient future housing developments in the area, but there is a lack of bungalow provision for the elderly.
<b>Growth in terms of future employment opportunities</b>	Yes.
<b>Aspirations in terms of education provision (primary and secondary schools)</b>	The Community Council are content with the existing local education provision.
<b>Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)</b>	The Community Council are content with Village Hall, however there is a need for a playing field along with mobile banking.
<b>Aspirations in terms of health care provision in your communities</b>	Mobile bi-monthly health clinic alternating between Middletown and Trewern.

## Middletown Settlement Profile

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
<b>Aspirations in terms of public open spaces, sports and play provision</b>	There is a need for cycle tracks. A playing field is required in Middletown.
<b>Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)</b>	The Community Council are content with the existing retail facilities provision.
<b>Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)</b>	A better public transport systems linking to other travel hubs is required. Electric charging points in public area are also needed.
<b>Summary which describes the long-term vision for your town / community council area.</b>	There is a need to expand with the necessary infrastructure that will be required.
<b>Other comments received</b>	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 (1<sup>st</sup> Preference Band 1-3)**

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

**Total number of new dwellings (net) built between 2011 and 2024 = 11**

**Median house price paid data 01/04/2020 to 01/04/2023 = £238,500 (Average = £294,466)**

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

Middletown Settlement Profile

**Table 28. Replacement LDP Housing Commitments at April 2024**

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1017		P/2017/0010	Land Adjoining The Fron	Outline: Residential development of up to 25 dwellings, construction of vehicular access and attenuation pond	Planning Permission Not Started	25	0	0	25
1087		18/1205/OUT	Old Coal Depot Middletown Welshpool Powys SY21 8EJ	Demolition of existing buildings, development of 8 x dwellings, formation of estate road and all associated works	Planning Permission Not Started	8	0	0	8
1103		20/0817/OUT	Land Adjacent West Of Penyfoel Middletown Welshpool Powys SY21 8DG	Outline Planning Application (some matters reserved) for a Residential Development of up to 8 dwellings, formation of a vehicular access, road improvements, and all associated works	Planning Permission Not Started	8	0	0	8

Middletown 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
186	P44 HA1	P/2017/0333	PT OS 0036 & 0041, West of Golfa Close, Middletown	Outline: Erection of up to 9 dwellings with garages, formation of a vehicular access & associated works	Planning Permission Not Started	16	0	0	16
					<b>TOTAL</b>	57	0	0	57



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

## **Infrastructure Provision and Settlements Profiles**

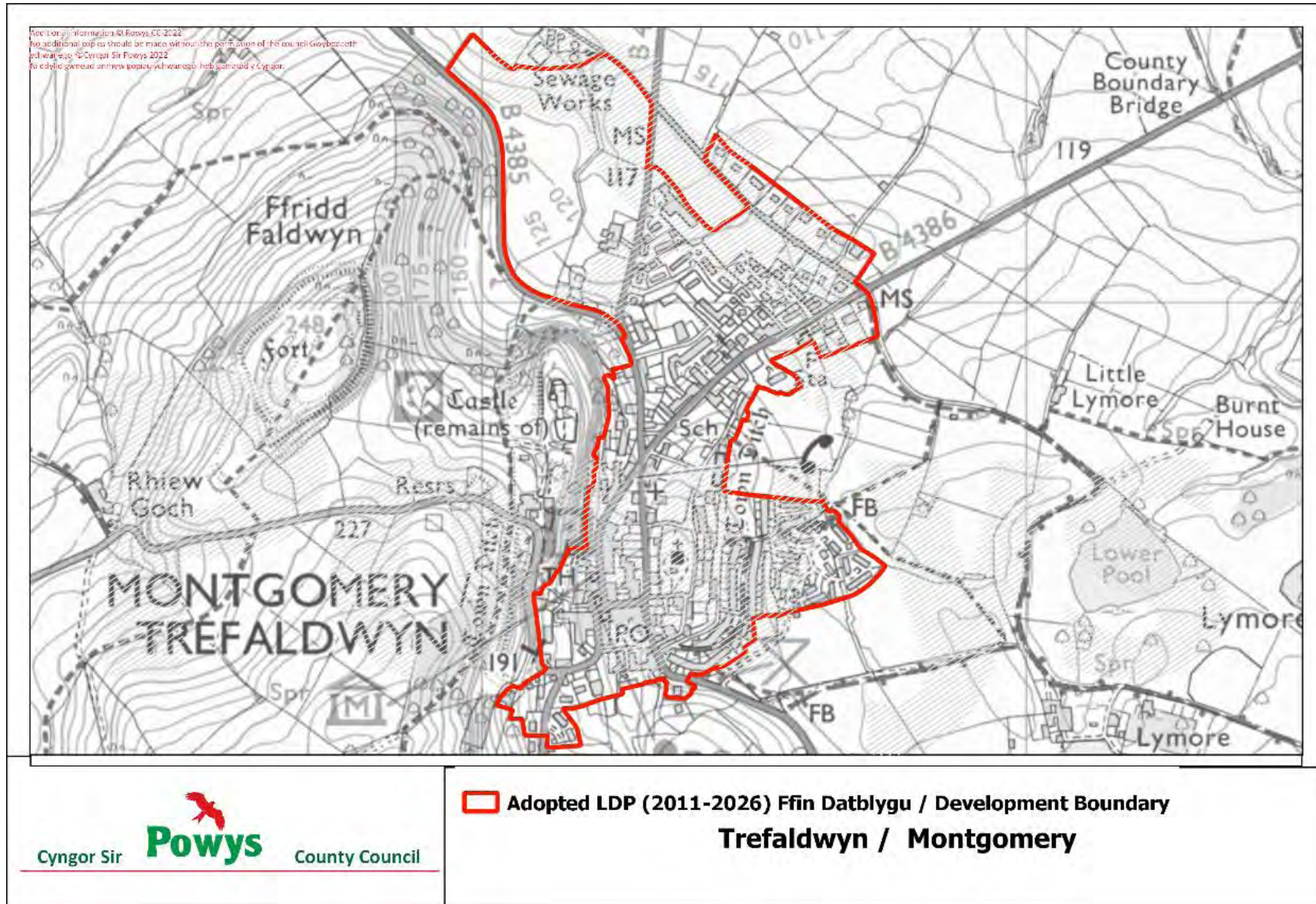
### **Settlement Profile:**

### **Montgomery**

Prepared by Powys County Council in partnership with Cadnant Planning



## Montgomery Settlement Profile



## 1. Introduction

The town of Montgomery lies close to the Welsh/English border, within the northern half of the county of Powys.

The settlement of Montgomery occupies a prominent position on a hilltop above the Vale of Montgomery, and has a medieval street layout, imposing town hall and mix of Georgian, Victorian and timber framed buildings. The town is surrounded by several Scheduled Monuments to include the Grade I listed Montgomery Castle, Town Bank and Ditches, Kerry Gate Extra Mural Settlement and Ffridd Faldwyn Camp to the west. Montgomery is also home to numerous Listed Buildings, many of which are located within its Conservation Area.

There are various public rights of way which link Montgomery with the surrounding area. The town provides a range of services and facilities along with a school and GP surgery.

### Key Facts:

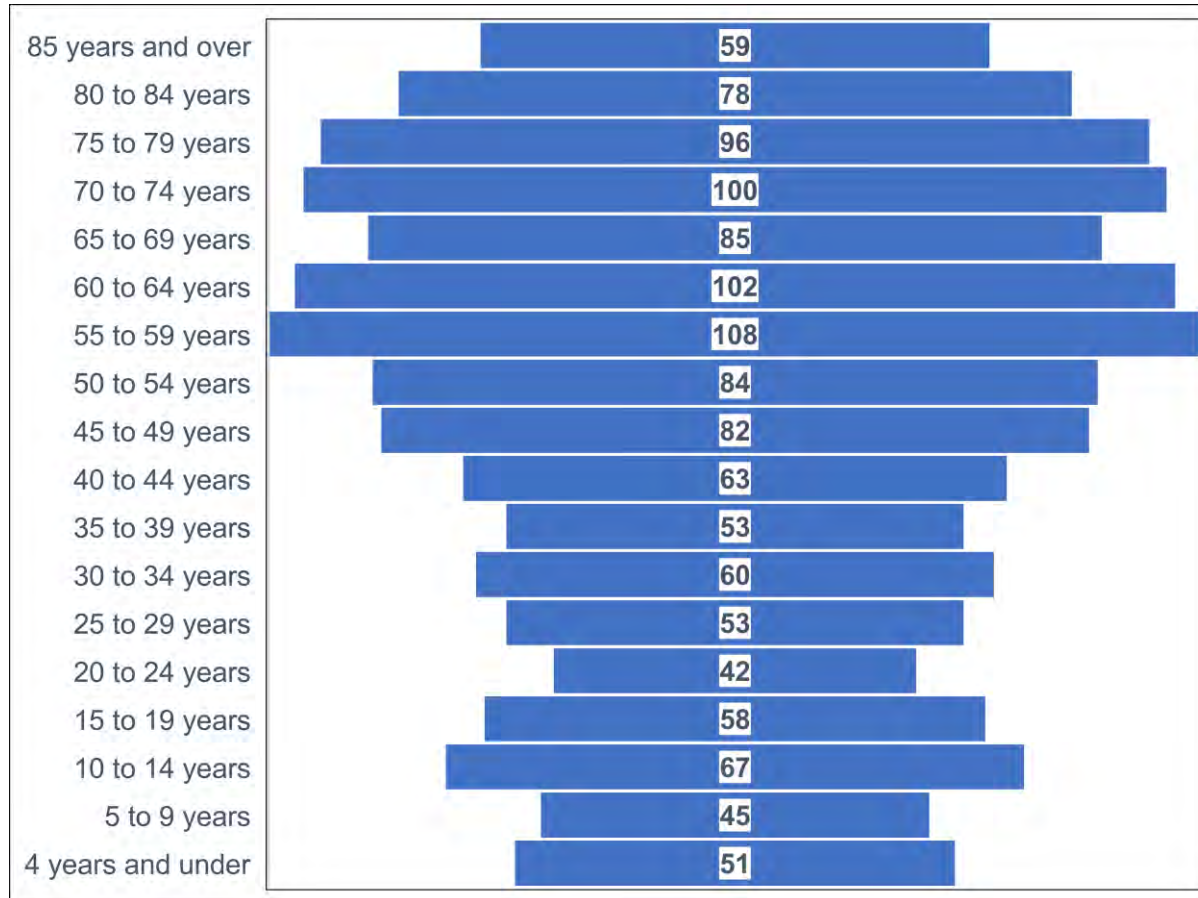
<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Town
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 2
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Local Cluster Settlement
<b>Housing Market Area / Locality:</b>	Welshpool and Montgomery
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	48.5 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	967

**Site Survey Date:** July 2022



## Montgomery 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
<b>Total number of education facilities</b>	<b>3</b>

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

**Table 2. Community Facilities within Settlement**

Type	Number
Village / Community / Town Hall	1
Place of Worship	2
Sports Centre	0
Library (including mobile)	1
Bank / Building Society	0
Post Office / Post Depot	1
Public House	2
Cultural Facilities (theatre, museum gallery)	1
Police Station	0
Fire Station	1
Ambulance Depot	0
<b>Total number of community facilities</b>	<b>9</b>

Montgomery Settlement Profile

**Table 3. Health Facilities within Settlement**

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

**Table 4. Retail Facilities within Settlement**

Type	Number
Supermarket	0
Convenience store / local grocery shop	1
Other food outlet	0
Take away food	1
Café	2
Restaurant	1
Petrol station	0
Farm shop	0
Other non-food shops	11
<b>Total number of retail facilities</b>	<b>16</b>

### 3. Employment Provision

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

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

Distance to nearest Safeguarded / Identified Ind Est / Business Park - 5.1 miles to new industrial estate at Abermule

Offices within Princes Square, Princes Street

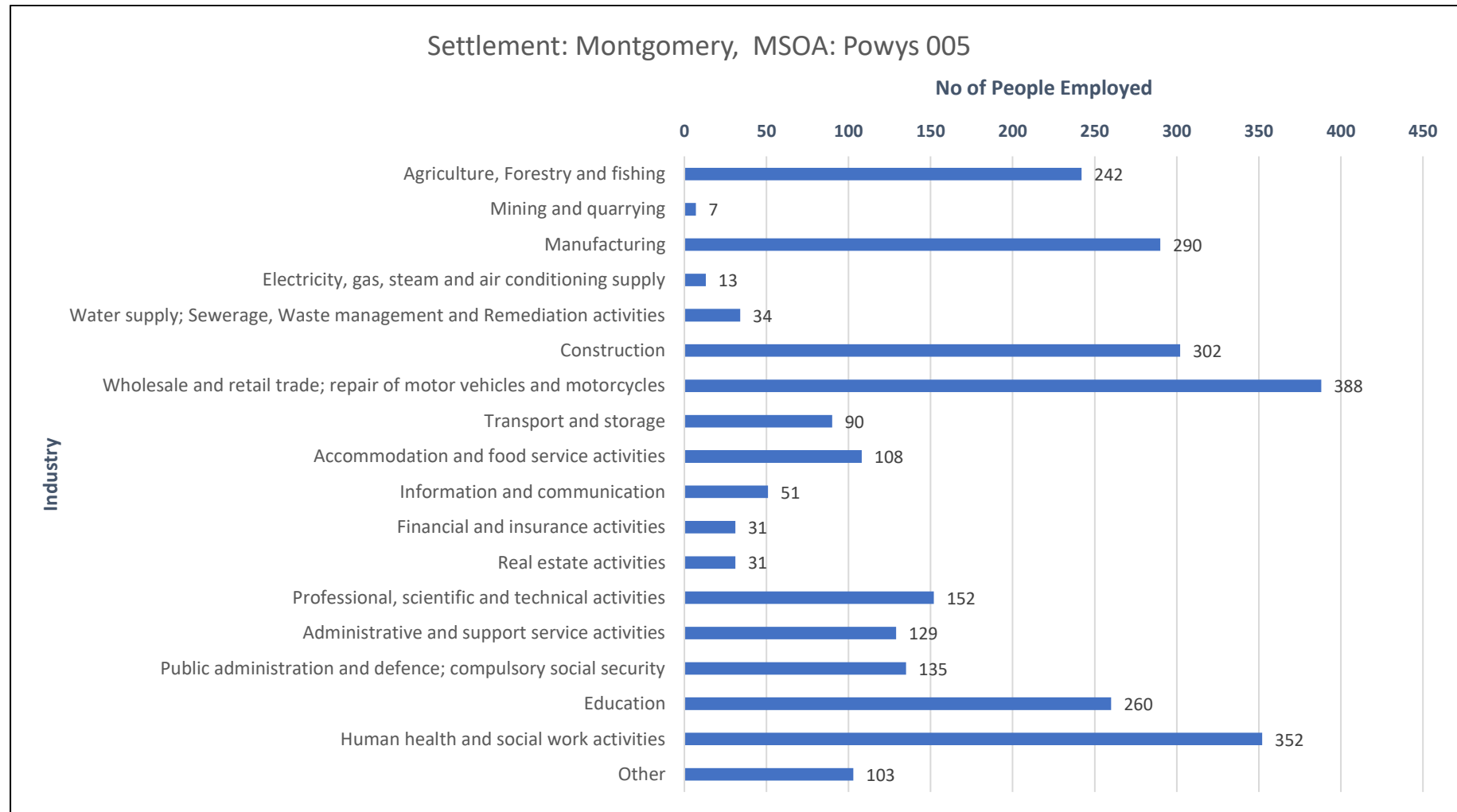
**Local employers (employing five or more) in overlapping output areas<sup>1</sup> = 70**

---

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

## Montgomery Settlement Profile

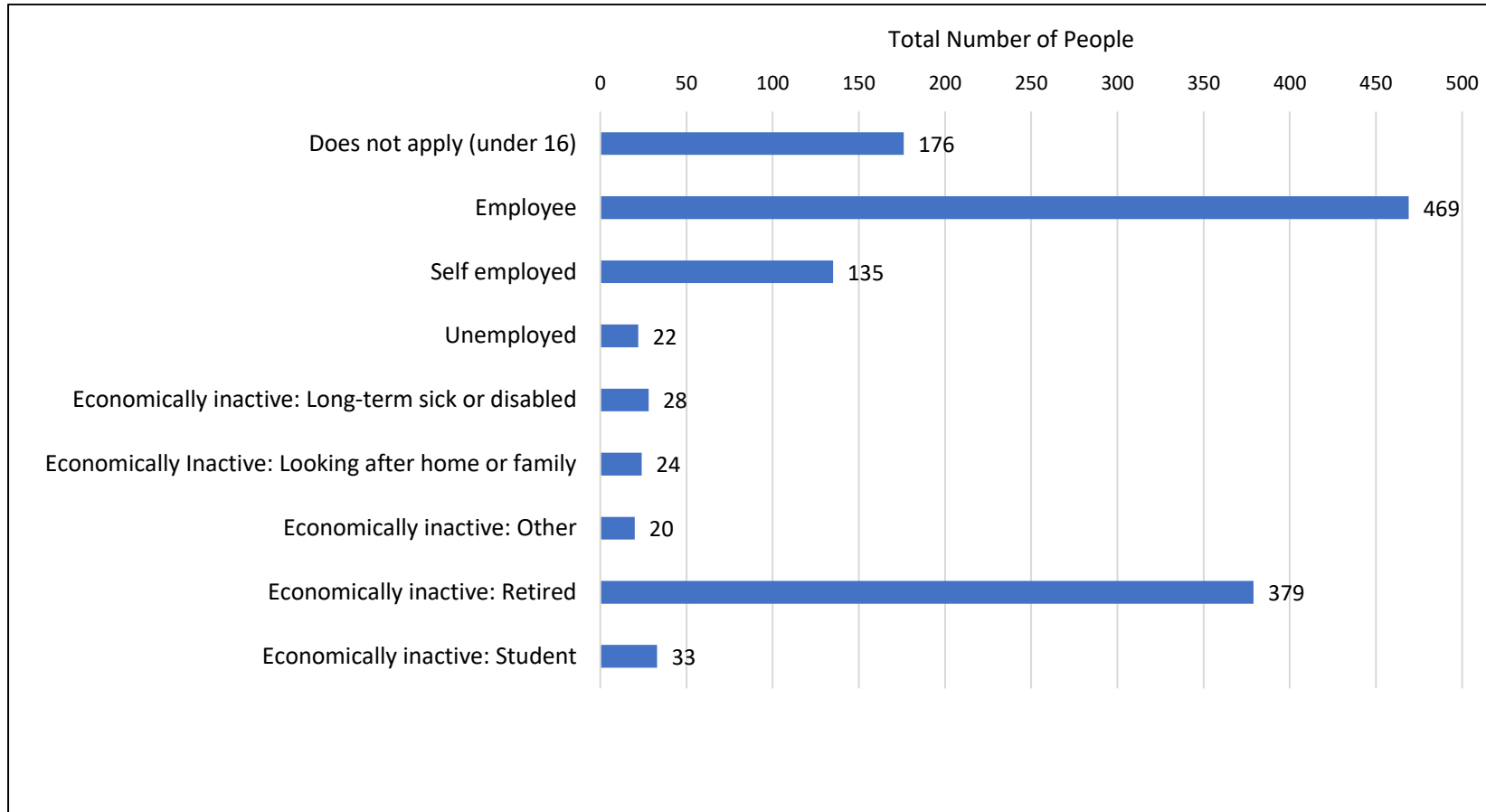
**Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)**



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

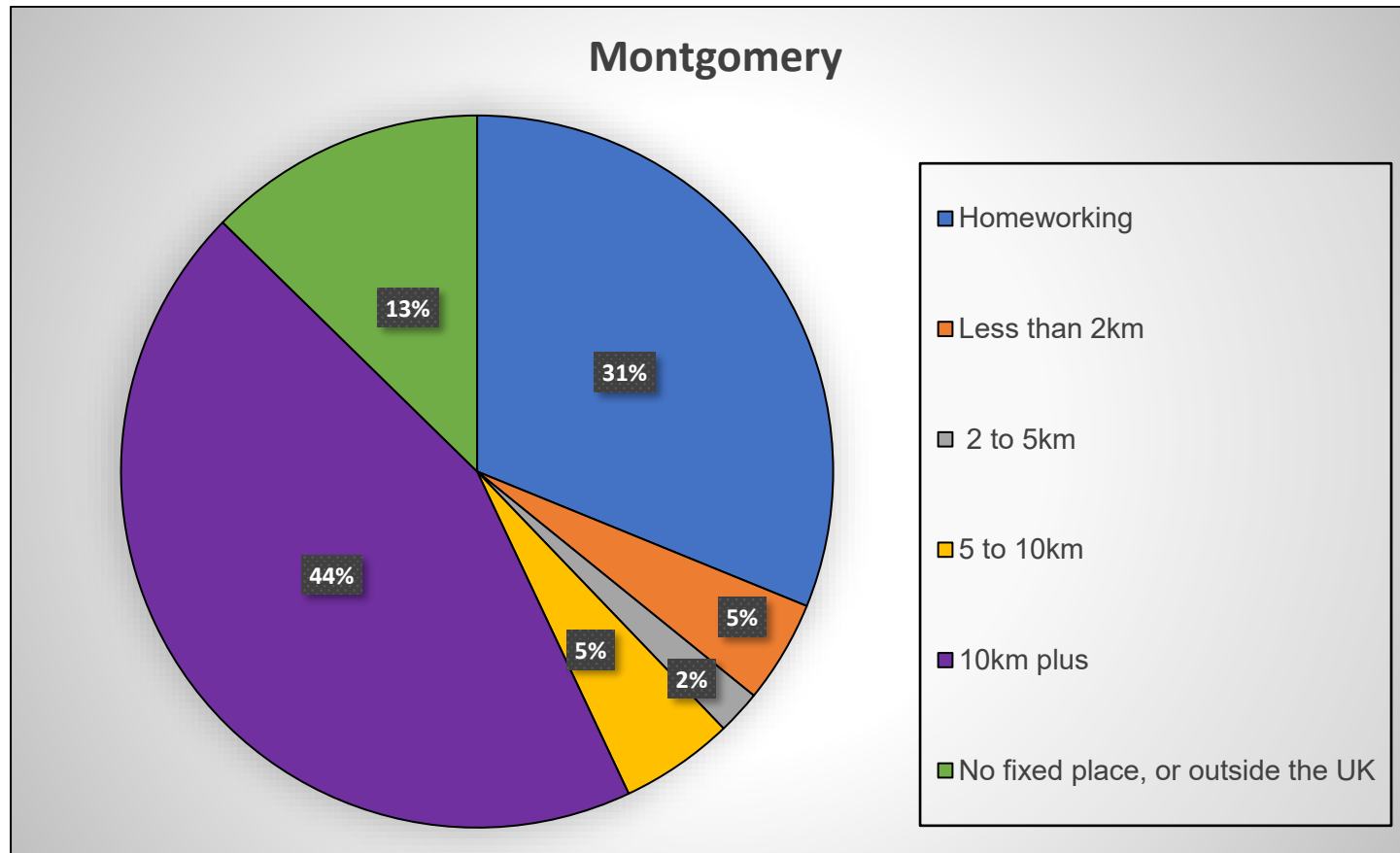
## Montgomery Settlement Profile

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



## Montgomery Settlement Profile

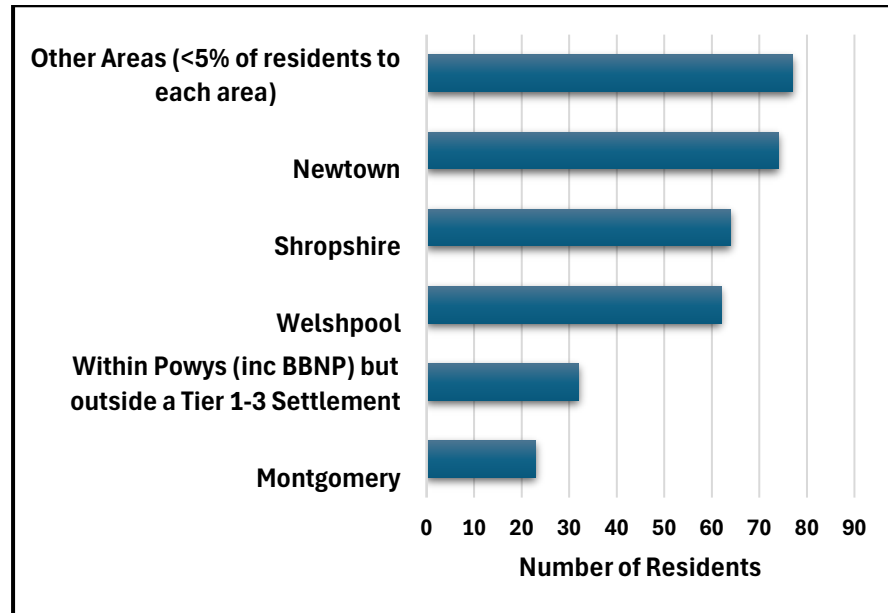
**Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)**



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

Montgomery Settlement Profile

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

Settlements / Areas	Residents	Percentage
Montgomery	23	7%
Newtown	74	22%
Other Areas (<5% of residents to each area)	77	23%
Shropshire	64	19%
Welshpool	62	19%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	32	10%
<b>Grand Total</b>	<b>332</b>	<b>100%</b>



## 4. Environmental Capacity

**Table 7. Flood Risk Constraints within or adjacent to Settlement**

<b>Constraint</b>	<b>Presence in or adjacent to Settlement</b>
Flood risk DAM (C1/C2)	Not within town but C2 outside of town.
Flood risk (Flood Map for Wales)	High – Surface water on outskirts of town to the east.

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

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

Montgomery Settlement Profile

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

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

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

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b> <b>Yes / No</b>	<b>Comments</b>
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	3a
Topography	Yes	Steep topography to the west (around Castle)
Land Ownership (e.g. charitable organisations)	Yes	Cadw (Montgomery Castle)

## 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.

Montgomery lies within the Llandinam and Llanwrin Water Resource Zone (WRZ). This zone is supplied by groundwater abstraction.

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

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

### Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

**Table 11. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works**

<b>WwTW</b>	<b>Towns and Large villages served</b>	<b>Estimated spare capacity at the WwTW?</b>	<b>Any other comments</b>
Montgomery	Montgomery	Not expected to be an issue	AMP7 (2020-2025) scheme promoted to ensure compliance with future Phosphate permit.

## Montgomery Settlement Profile

### Electricity Provision

**Electricity supply provider:** SP Energy Networks

**Capacity issues:** SPEN Distributed Generation Heat Map<sup>2</sup> identifies the network to be in a red category<sup>3</sup>.

### Electricity network planned improvements

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

**Driver:** Voltage

**Table 12. Electricity Supply Capacity**

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Keeping the lights on	Newtown-Morda 33kV Reinforcement. Additional 10MVAr STATCOM at Newton Grid substation, 33/11 kV step up transformer and outdoor circuit breaker. Additional 33kV, 5MVAr MSC and outdoor circuit breaker at Morda Substation.	-	15	2027/28	Planned ED2
Modernising to improve flexibility within the network	Newtown - Morda 33kV Flexibility services to manage the network risk during delivery of reinforcement.	24.4	-	2023/24 to 2026/27	Planned ED2

<sup>2</sup> [SPM Heat Map - SP Energy Networks](#)

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

Montgomery Settlement Profile

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

**Driver:** Fault level

**Table 13. Electricity Supply Capacity**

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

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

**Driver:** Asset Modification

**Table 14. Electricity Supply Capacity**

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

## Gas Supply

**Table 15. Gas Supply Capacity and Planned Improvements**

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

## Montgomery Settlement Profile

### Broadband Provision

Broadband connection <sup>4</sup> in Settlement: Yes

**Table 16. Broadband Provision and Planned Improvements**

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

### Education Provision

**Table 17. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Montgomery C in W	119	111	93.3%	8	6.7%

---

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

## 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?
Montgomery Medical Practice	7,434	Yes	5,915	5,915	Yes

Considerations which could affect GP surgeries:

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

## Transport

**Table 19. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The B4385/B4386 junction is accepted as a constraint to significant future development (as per existing housing allocation). Old Kerry Road is narrow with no or limited footway provision which limits potential for future development.



## 6. Transport Opportunities

### Active Travel

Presence of active travel routes within the settlement: No

### Bus Services

Bus stops located within the settlement: Yes

**Table 20. Bus Services within Settlement**

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

### Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement: No

### Train Services

Train station located within or close to the settlement: No

**Table 21. Train Services Related to Settlement**

Service Provision	Yes / No	Comments
Less than 5 miles	No	
Between 5-10 miles	Yes	8 miles to Welshpool

### Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	No	
Less than 5 miles	Yes	A483 (2.5 miles)

## 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:** 13

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

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

**Table 24. Provision for Children and Young People**

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

**Table 25. Outdoor Sports Facilities**

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

Montgomery Settlement Profile

**Table 26. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	No	
PROW	Yes	Links settlement to Offa's Dyke Path and surrounding areas
Walkways	Yes	Access to Montgomery Castle, Offa's Dyke Path, Severn Way long distance trail

**Number of Allotments / Community Gardens in Settlement: 2**

## 8. Character

Montgomery 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. Montgomery lies within the Vale of Montgomery Historic Landscape.

The ancient town of Montgomery with its 13th century castle is one of the nucleated settlements within the Severn Farmlands LCA. Montgomery occupies a prominent position on a hilltop above the Vale of Montgomery, and has a medieval street layout, imposing Town Hall and mix of Georgian, Victorian and timber framed buildings. Montgomery has a Conservation Area with a high concentration of listed buildings and a number of Scheduled Monuments including Montgomery Castle, the Town Bank and Ditches and Ffridd Faldwyn Camp located to the north-west of Montgomery town. Lymore Park is a large area of parkland to the east of Montgomery and is a Registered Historic Park and Garden.

The Severn and Vyrnwy Valleys contain several major transport routes and a well-developed network of PRoWs and long-distance walking and cycling routes including Offa's Dyke path that runs to the east of Montgomery, and the Severn Way long distance trail which runs to the west of the town.

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 Montgomery Castle.

## 9. Community aspirations

Montgomery 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.

Montgomery Town Council has recently completed and analysed the first phase of their community consultation as they work towards a 10-year action plan for their community. Montgomery Town Council engaged with all households in Montgomery and surrounding area and many of the questions and responses to open questions are pertinent to the areas raised in the table below. The Town Council also ran events for all community organisations (52 of them) earlier in the year and an open meeting ascertained a number of areas for development for these bodies. Feedback received from the community has assisted Montgomery Town Council in their comments provided below.

**Table 27. Table summarising Montgomery Town Council’ Community Aspirations**

Community aspirations in terms of:	Summary of feedback
<p><b>Would the Town Council like to see future growth (general) as part of the LDP in the Town Council area?</b></p>	<p>Although Montgomery is a town, it is only a medium sized village of under 1300 residents (including Caerhowel, Cwminkin and Hendomen) and large-scale new development is thus highly inappropriate. There have been modest developments over the last 40 years which have been assimilated into the Montgomery community and allowed for modest expansion.</p> <p>There is extant planning permission for 32 affordable homes on the one remaining site where housing can sensibly be constructed, and this will meet the requirements for Montgomery for the term of the Replacement Powys Local Development Plan. Without creating ribbon development, this is the last remaining site that can readily accept a significant housing development due to the constraints of roads, heritage / protected sites, infrastructure and topography.</p> <p>There are a few sites that could accommodate a small cluster of five-six houses should the opportunity arise. Montgomery infrastructure cannot accommodate further large-scale development, in particular the roads and quantity of traffic and medical facilities (already serving a large area and vastly oversubscribed).</p>

Montgomery Settlement Profile

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
	<p>The community survey indicated that 87% of respondents believed there was no need for further houses in Montgomery beyond the 32 planned affordable homes and that the greatest need was for affordable dwellings and sheltered / adapted accommodation to both retain young families wishing to stay in the town and allow older residents to downsize and release family homes whilst remaining in their community.</p> <p>There was also some interest in having new houses with a workshop attached to allow for employment.</p> <p>Those that felt there should be more housing were of the opinion this should be in small clusters and not on a large site.</p> <p>Montgomery residents feel the town has a very strong sense of place and community spirit and identify the importance of the beautiful surrounding countryside and the heritage of the town. The compact nature greatly assists this sense of community and engagement within the town and there is a danger this would be lost, as has happened elsewhere, by over-development.</p> <p>There is a further consideration in the importance of tourism to the local economy. There has been a significant increase over the last ten years and a high percentage of return visitors. The Town Council foresee that tourism and local food production will remain their growth areas over the next 10 years and the Town Council will work hard to achieve growth in these areas particularly promoting walking and heritage tourism. Over-development would not be conducive to the qualities of Montgomery enjoyed by the many visitors to the town.</p>
<b>Aspirations in terms of housing (including affordable housing)</b>	<p>See answer above.</p> <p>The new development of 32 affordable homes will provide for the local demand for the course of the Replacement Powys Local Development Plan. Town Council hope this will be a mix of affordable homes to buy outright as well as some homes for assisted purchase (Rent to Buy / shared ownership etc).</p>

## Montgomery Settlement Profile

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
	<p>Some local concern regarding the amount of residential housing (existing and potential) that is becoming holiday lets – the Town Council and community consider that this is now sufficient and impacting on availability, particularly of more affordable properties. This will keep the centre of the town vibrant and provide permanent homes for families.</p>
<b>Growth in terms of future employment opportunities</b>	<p>The Montgomery Town Council area has over 100 businesses. Many of these are small and most are family owned or sole trader. Additionally, there are an increasing number of tourism accommodation providers.</p> <p>The Town Council would wish to see small business support and growth encouragement opportunities and possibly the provision of start-up workshops / office space. With the increase in home working, many workers are now based at home for part of the week so first-class Broadband facilities are vital for all residents.</p> <p>There are only two designated employment sites in Montgomery (Checkers Yard Princes Street and the old Thermostats building on Forden Road). The latter could again provide good employment opportunities for the area, potentially supporting the development of local food producers and start-ups given Montgomery’s rural hinterland.</p>
<b>Aspirations in terms of education provision (primary and secondary schools)</b>	<p>Montgomery does not have the population for a Secondary School. Montgomery Church in Wales school is thriving and is a good community school. The aspiration would be to the school re-sited into a purpose-built 21st century building with decent access (a major problem for the present site). The existing building could then be repurposed for sheltered housing as it is within a short walk of town facilities.</p> <p>The school already provides for a number of small communities around Montgomery and with village school closures, it is likely this demand will increase. Wrap around care is essential to the viability of the school as is the excellent Pre-School.</p>
<b>Aspirations in terms of community facilities and services (e.g.</b>	<p>Montgomery is quite well provided:</p>

## Montgomery Settlement Profile

Community aspirations in terms of:	Summary of feedback
<p><b>community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)</b></p>	<ul style="list-style-type: none"> <li>• Town Hall</li> <li>• Institute</li> <li>• Activity Centre</li> <li>• Football (and other sports) Club</li> <li>• Volunteer-run library</li> <li>• The Old Bell Museum</li> </ul> <p>The town used to have several banks, and it is recognised that these will not return. The Post Office facility is a lifeline, and the loss of the latter would be a serious blow to the community. Virtually all respondents to the survey stated they used the Post Office.</p> <p>The community would want to retain the current public houses and is concerned that one now seems to be being repurposed. The Replacement Powys Local Development Plan needs to continue to be strongly supportive of such local facilities and to have stringent measures in place to deter further loss.</p>
<p><b>Aspirations in terms of health care provision in your communities</b></p>	<p>Montgomery Medical Practice is severely over-stretched having had to take on numerous patients from Newtown Practice in addition to the catchment area. The aspiration would again be for a rebuild on a more accessible site (potentially located with a new build school) to provide space for more rural medical services to be offered from the Practice thus avoiding long travel distances for patients. Provision of dental services would also be very valuable to the community.</p>
<p><b>Aspirations in terms of public open spaces, sports and play provision</b></p>	<p>There is a good range of sports provision:</p> <ul style="list-style-type: none"> <li>• cricket</li> <li>• bowls</li> <li>• tennis</li> <li>• snooker</li> </ul>



## Montgomery Settlement Profile

Community aspirations in terms of:	Summary of feedback
	<ul style="list-style-type: none"> <li>• football and a junior pitch is being developed for younger teams also hockey, rounders etc.</li> </ul> <p>The community survey revealed an interest in increasing / improving facilities for younger adults with the provision of items such as gym equipment.</p> <p>The Town Council is currently working with a group of community members on developing a new playpark facility to replace the existing very small site and mainly life-expired equipment.</p> <p>The town is fortunate having access to footpaths on Lymore Estate and also to the Castle site.</p> <p>Where there are new small housing developments, the Town Council feel it is important that Town and Community Councils are engaged at an early stage in discussions as to section 106 agreements and that financial contributions are transferred to the Town and Community Councils to enable work on agreed new facilities to be carried out and sufficient funds obtained for on-going maintenance in the longer term.</p> <p>Montgomery Town Council is working hard to implement an Environmental Policy and has a modest Biodiversity Action Plan, which are considered to be vitally important in the coming 10 years and are looking at increasing diversity through light-touch sustainable land management and provision of wildlife areas and corridors and engaging the community in these activities.</p>
<p><b>Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)</b></p>	<p>Retain the current range of shops and encourage people to shop local to ensure these continue to thrive. Montgomery Town Council would not wish to see any further change of use from retail to accommodation in the centre of the town.</p> <p>Community survey results demonstrated a good level of use of local retail and a recognition of their value to the town.</p>

## Montgomery Settlement Profile

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
	<p>A thriving market, which is a feature of the town, is noted for offering high quality and interesting / local produce, which retain and could modestly expand (e.g. butchers), to enable residents to source more items in town.</p> <p>A supermarket would be a disaster for Montgomery's businesses.</p> <p>A farm shop is something a number of residents and visitors would like to see revived.</p> <p>Cafes / Restaurants – some more capacity would be desirable given the number of visitors and a wider choice of eating options although the town does offer – hotel restaurant / bistro, restaurant with lunches and evening meals; two cafes (one very limited capacity), one pub not serving food and a fish and chip shop open daily.</p>
<p><b>Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)</b></p>	<p>Reduce traffic through town both in terms of volume and speeds – especially HGV traffic as traffic passes in front of houses with no frontage or narrow width pavement only.</p> <p>Active travel: improve pavements particularly along Station Road to Hendomen/ Caerhowel which is hazardous. Convert to a shared pavement / cycle route to allow access to the Montgomery Canal.</p> <p>Consider opening a rail halt at Caerhowel with car park.</p> <p>Electric vehicle charging at the town car park (currently no three-phase electricity available). Not a high priority for residents but required for future proofing and visitor economy.</p> <p>Parking and traffic flow are a major issue in the centre of town and need to be resolved.</p> <p>There is a reasonable bus service which residents would like to see extended into the evening rather than ending mid-afternoon. There is a need to consider the bus route into Montgomery to reduce conflict with other vehicles and optimise for the community.</p>

Montgomery Settlement Profile

Community aspirations in terms of:	Summary of feedback
	<p>There is a requirement for a couple of designated full size disabled parking spaces.</p> <p>Footpaths to access the surrounding countryside are important to residents and visitors alike and the community would wish to see sufficient investment in the Public Rights of Way (PRoW) network to ensure all PRoW are open with accessible infrastructure and good waymarking. The latter is also important to the farming community to ensure walkers keep to PRoW. The PRoW and the permissive paths to the castle are well used and need to be safe and accessible.</p>
<p><b>Summary which describes the long-term vision for your town / community council area.</b></p>	<p>Montgomery has a very special sense of place and timelessness that is a major attraction both for residents and the visitors who are a valuable support to the economy.</p> <p>There are a number of aspects encompassed in a vision for Montgomery some of which are being shaped by the on-going community consultation towards a 10-year Action Plan for the town:</p> <p>Montgomery is still considered as the old County town, however in population, it is no bigger than a medium sized village. The considerable pride and community spirit is a key aspect which drives the vision.</p> <p>Montgomery needs to retain its identity as a small rural town and not become overwhelmed with development that would put a strain on the infrastructure and destroy the sense of place, community and rurality as has happened to so many small towns and villages.</p> <p>The Conservation Area is respected by utilities and planning guidelines enforced preserving the fine medieval / Georgian architecture of the town whilst ensuring buildings fit for 21st century use.</p> <p>Infrastructure and the town environs should necessarily restrict growth over the next 10 years to small clusters of appropriately sited and designed affordable homes and accommodation</p>

Montgomery Settlement Profile

Community aspirations in terms of:	Summary of feedback
	<p>for older people. Montgomery has a good inter-generational mix and a thriving school. The provision of medical services needs to expand to meet the needs of this rural area.</p> <p>Over 50 of the community organisations continue to thrive, working effectively together, supported by the Town Council and offering a wide range of activities for all ages.</p> <p>The strong and varied independent retail base is maintained. Shopping locally and the availability of excellent local produce from our enterprising farms and producers both increase. The Thursday Charter market is an important, feature of the town offering high quality produce with potential to grow. 'Out of town' retail development of any description would impact adversely on the thriving economy and has no part in the vision.</p> <p>Economy supported by all year round, higher value tourism and return visits. The tourist attraction remains the beautiful Borders countryside and heritage with walking and cycling encouraged. For visitors and residents: a Town for All Seasons. No further growth in holiday lets required to ensure the town centre is kept vibrant and no loss of any retail, pubs or eating premises.</p> <p>Introduction of 20mph zones alleviating some of the safety issues in town. A significant reduction in traffic through the town would be a welcome improvement. This is a rural area and agricultural vehicles are to be expected but there is far too much heavy goods and through traffic in very close proximity to houses that are centuries old.</p> <p>Montgomery is a hive of small enterprises with more than 100 businesses in the area. The vision is to have the support to encourage them to thrive. The Growth Zone could provide support and premises for such businesses to start and grow. Local enterprise plus the increase in homeworking will reduce the number of people travelling to work thus limiting traffic growth and carbon footprint. Improved facilities for active travel and the maintenance and extension of the bus service.</p> <p>An environmentally friendly town committed to increasing biodiversity.</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 (1<sup>st</sup> Preference Band 1-3)**

<b>Number of Bedrooms</b>	<b>Total on Common Housing Land Register Waiting List</b>
<b>1</b>	<b>3</b>
<b>2</b>	<b>20</b>
<b>3</b>	<b>3</b>
<b>4</b>	<b>3</b>
<b>TOTAL</b>	<b>29</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 66**

**Median house price paid data 01/04/2020 to 01/04/2023 = £ 217,500 (Average = £239,698)**

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

Montgomery Settlement Profile

**Table 29. Replacement LDP Housing Commitments at April 2024**

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1117		20/2118/FUL	Land Off Forden Road Montgomery Powys SY15 6EU	Erection of 33 affordable local need dwellings, formation of vehicular access road and all associated works	Complete	0	0	33	33
					<b>TOTAL</b>				<b>33</b>