



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

## **Infrastructure Provision and Settlements Profiles**

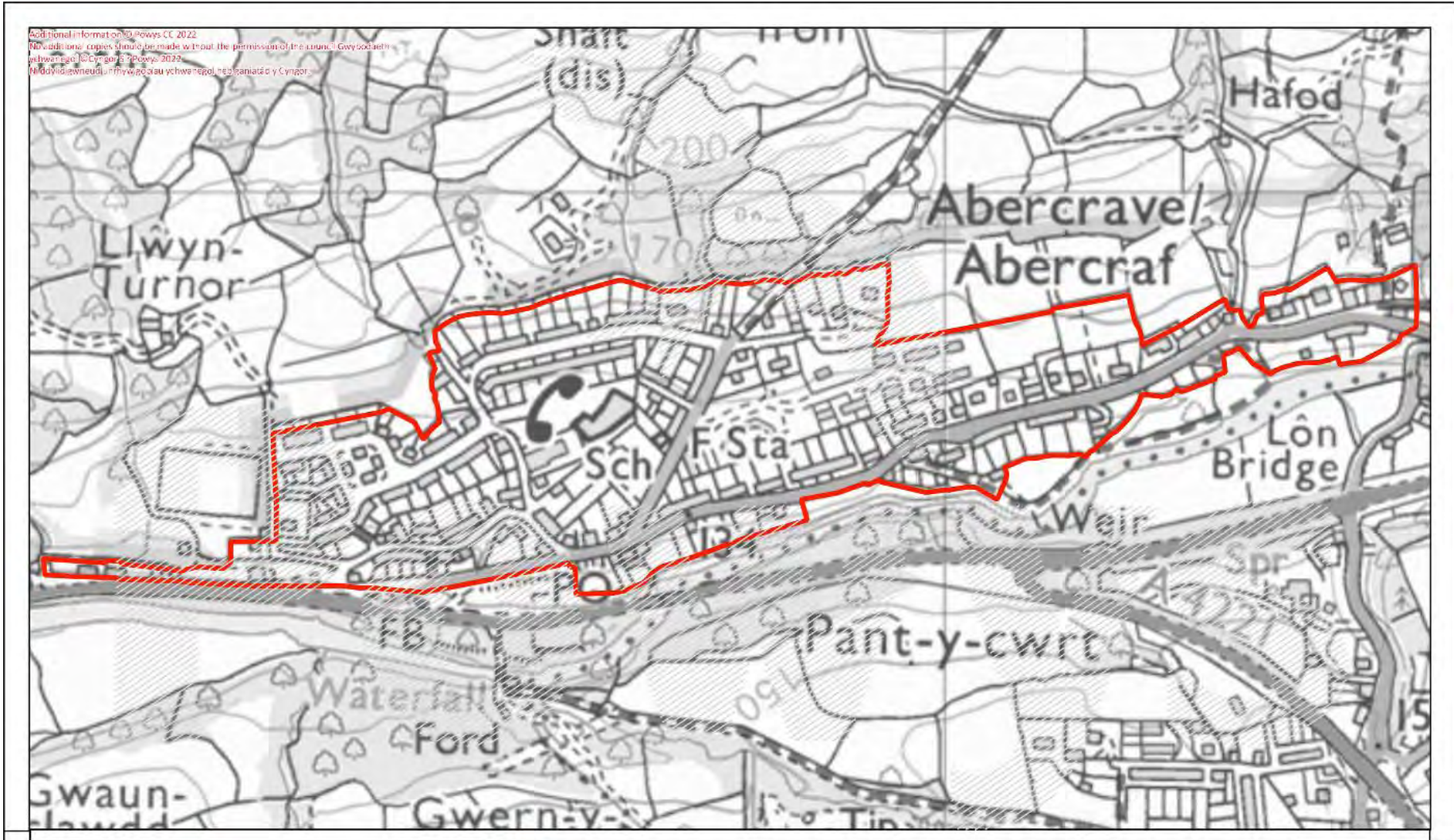
### **Settlement Profile:**

#### **Abercrave**

Prepared by Powys County Council in partnership with Cadnant Planning



# Abercrave Settlement Profile



## 1. Introduction

The settlement of Abercrave, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in southern Powys, on the southern border of Brecon Beacons National Park with the River Tawe passing through its centre.

Abercrave is well linked to the larger towns of Ystradgynlais and Ystalyfera by the A4067 which provide a wide range of services and facilities.

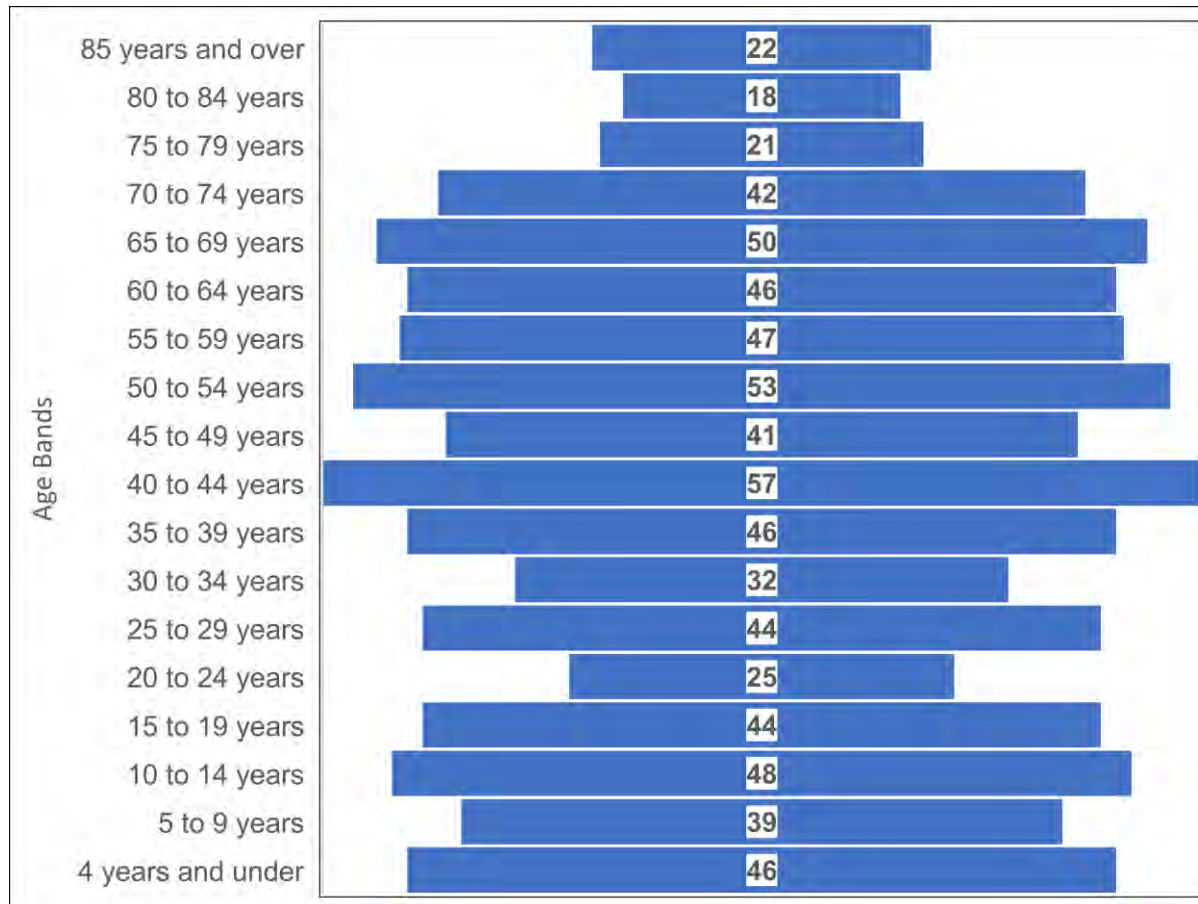
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Large Village
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 3
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Local Cluster Settlement
<b>Housing Market Area / Locality:</b>	Ystradgynlais
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	23.21 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	723

**Site Survey Date:** July 2022

## Abercrave 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	0
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	3
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	1
Ambulance Depot	0
<b>Total number of community facilities</b>	<b>6</b>

Abercrave Settlement Profile

**Health Facilities within Settlement = Surgery and Dispensary**

**Table 3. Retail Facilities within Settlement**

Type	Number
Supermarket	0
Convenience store / local grocery shop	1
Other food outlet	0
Take away food	0
Café	0
Restaurant	0
Petrol station	0
Farm shop	0
Other non-food shops	0
<b>Total number of retail facilities</b>	<b>1</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:** 1.9 miles to Caerbont Industrial Estate, Ystradgynlais

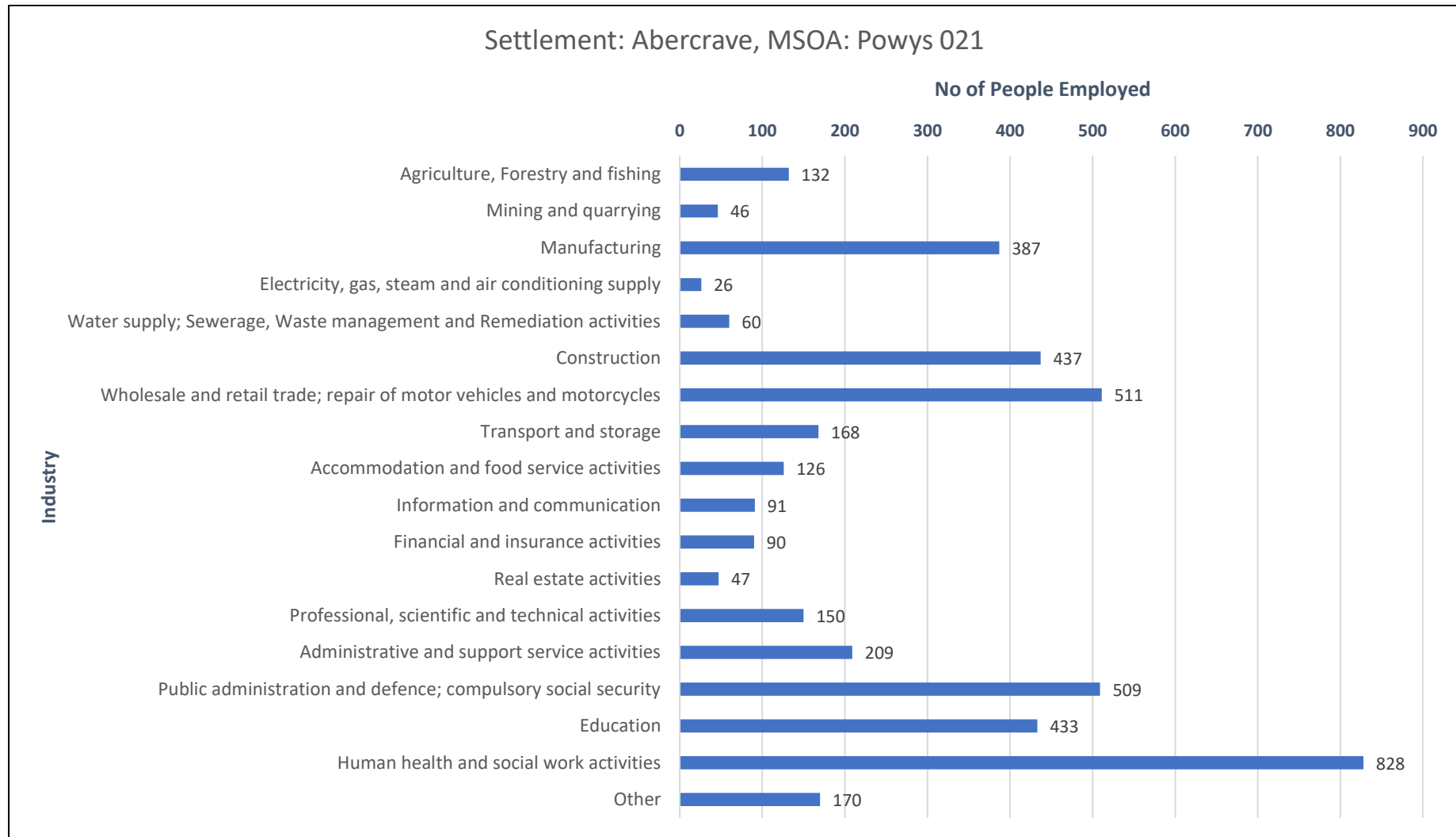
**Local employers (employing five or more) in overlapping output areas<sup>1</sup> = 80**

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

## Abercrave Settlement Profile

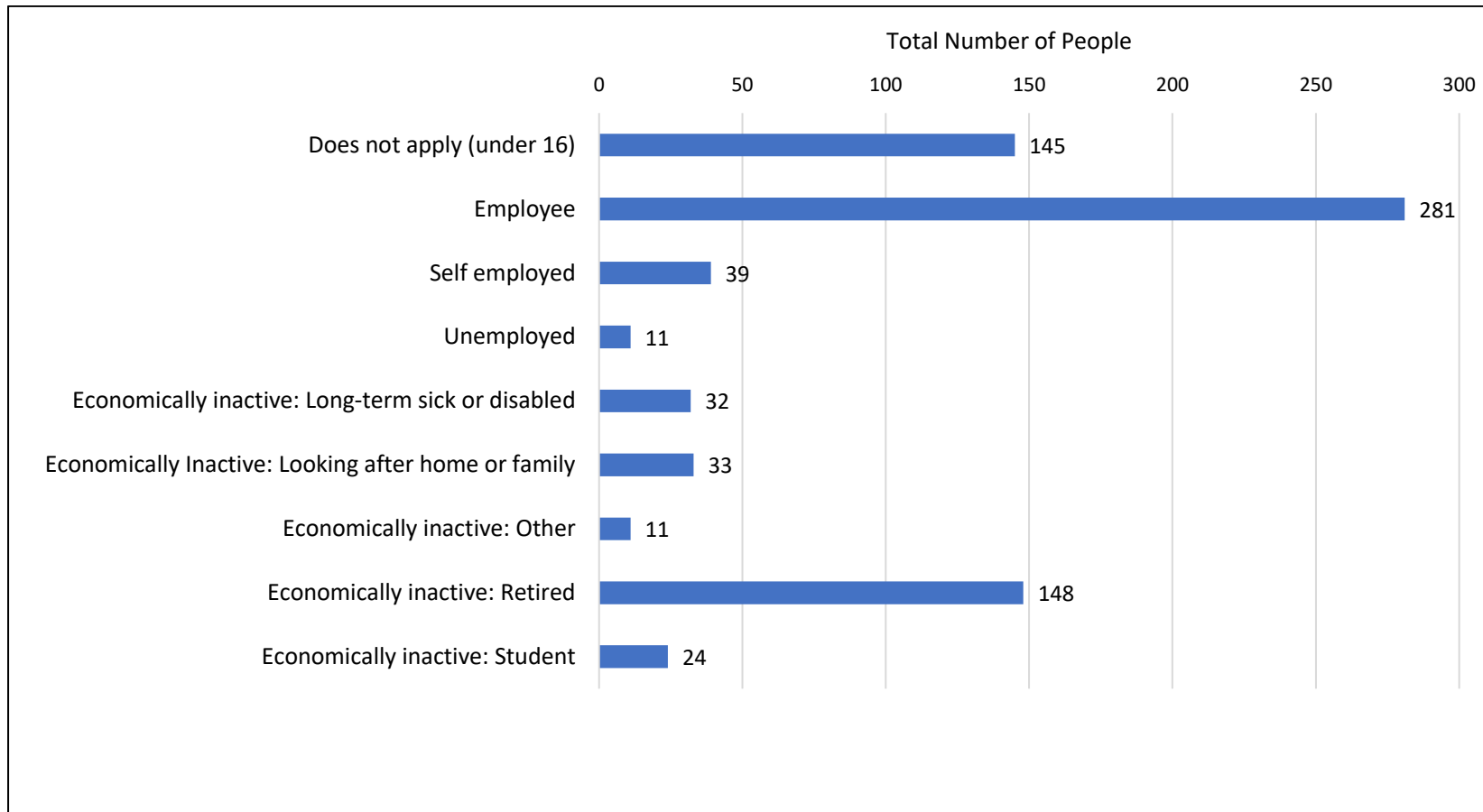
**Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)**



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

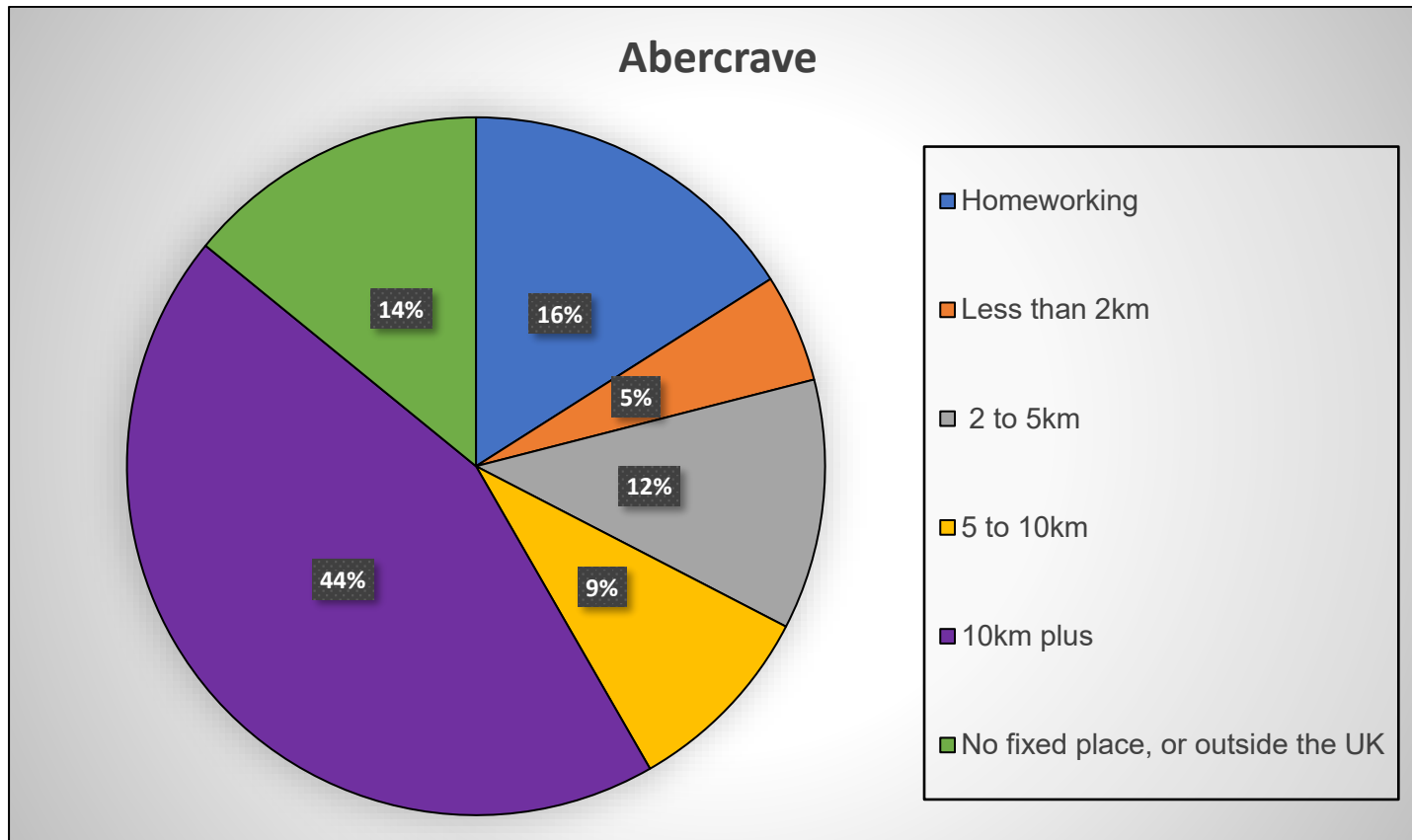


**Figure 3. Economic Activity Status of Population within the Output Areas that overlap Settlement (Census 2021)**



Abercrave Settlement Profile

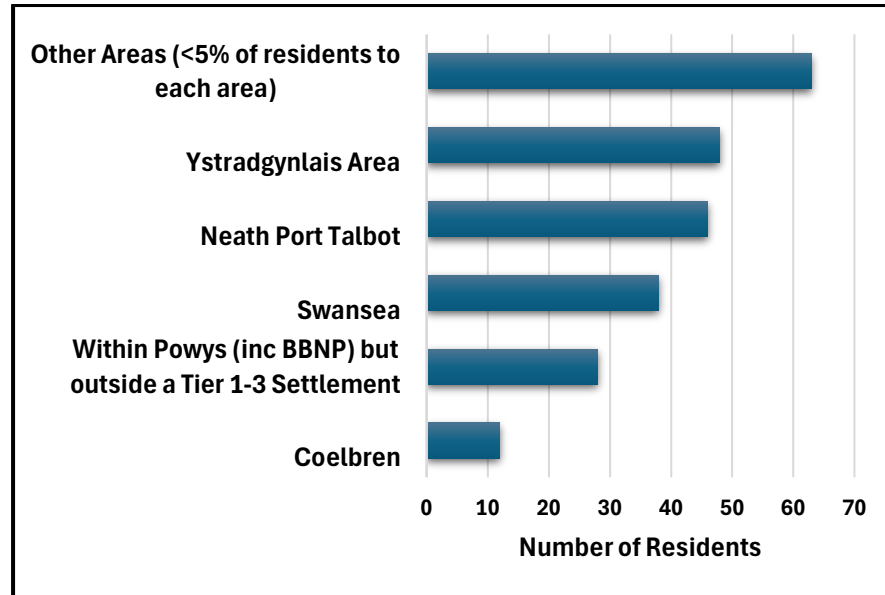
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

## Abercrave Settlement Profile

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

Settlements / Areas	Residents	Percentage
Coelbren	12	5%
Neath Port Talbot	46	20%
Other Areas (<5% of residents to each area)	63	27%
Swansea	38	16%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	28	12%
Ystradgynlais Area	48	20%
<b>Grand Total in Settlement</b>	<b>235</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)	Low/medium - surface water

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

Abercrave 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>
National Park	No
AONB	No
Coal Resource Safeguarding Area	Yes
Agricultural Land Classification grades 3a and above	No
Topography	No
Land Ownership (e.g. charitable organisations)	No

## 5. Infrastructure Capacity

### Water Supply

#### Statutory duties

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

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

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

#### Welsh Water Capital Investment for Growth and New Development

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

The AMP programme is funded via the revenue received through customer bills. DCWW is required to put forward a business plan for investment for each AMP cycle and, to ensure that customer's money is invested appropriately, they rely on adopted LDPs with allocated development sites to give certainty of growth. The industry regulator, Ofwat, will not support investment for infrastructure to serve unconfirmed growth. This creates a natural tension with the level of investment that can be supported in any particular AMP period and DCWW must prioritise the funding available to ensure it is used in the most appropriate way. DCWW's operational area covers all 25 Welsh LPAs as well as the whole of Herefordshire and parts of other bordering English LPAs.

## Abercrave Settlement Profile

### Water supply within Powys LPA

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

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

Abercrave lies within the 8201 Tywi WRZ. This is the largest WRZ in South-West Wales, extending in the east from the Vale of Glamorgan to west of Carmarthen and stretching northwards past Llanwytrd Wells. The water resources within the zone consist of four impounding reservoirs and two river abstractions.

DCWW has confirmed, within the draft WRMP24, that the Tywi Gower Zone is not resilient to its preferred 1 in 200 year level of drought resilience under a medium emission climate change scenario within the 25-year period to 2050. The draft WRMP24 finds that the Crai and Ystradfellte reservoirs, which serve the Tywi Gower Zone, will need water resource reinforcement to maintain supplies in the most extreme droughts.

## Abercrave Settlement Profile

### Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

**Table 10. Capacity information at Welsh Water Treatment Works**

WwTW	Towns and Large villages served	Capacity at the WwTW
Ystradgynlais	Ystradgynlais, Abercrave, Coelbren	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

NRW's 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



## Abercrave 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 11. Information regarding relevant Welsh Water Treatment Work**

<b>WwTW</b>	<b>Within SAC</b>	<b>Phosphate permit</b>	<b>AMP7 P scheme</b>
<b>Ystradgynlais</b>	No	Yes	No

The delivery of an AMP scheme to introduce or tighten a phosphate permit does not necessarily resolve any other capacity concerns that may be present at a WwTW.

## Electricity Provision

Electricity supply provider: National Grid

Table 12. Electricity Supply Capacity information<sup>2</sup>

Substation name	Substation type	Upstream Demand Headroom <sup>3</sup>	Other Towns or Large Villages served	Bulk Supply Point <sup>4</sup> (BSP) Substation	Upstream Demand Headroom <sup>5</sup>	Other Towns or Large Villages served by BSP
<b>Abercrave</b>	Primary	No information (Green <sup>6</sup> )	Coelbren	<b>Ystradgynlais Grid - BSP</b>	No information.	Ystradgynlais, Coelbren (including other settlements outside the Powys LDP boundary)

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<sup>2</sup> [National Grid - Network capacity map](#)

<sup>3</sup> The amount of power available on the circuit.

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

<sup>5</sup> The amount of power available on the circuit.

<sup>6</sup> 20% total site capacity still available

## Gas Supply

**Table 13. Gas Supply Capacity and Planned Improvements**

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

Abercrave Settlement Profile

**Broadband Provision**

**Broadband connection <sup>7</sup> in Settlement:** Yes

**Table 14. Broadband Provision and Planned Improvements**

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

**Education Provision**

**Table 15. 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 y Cribarth	148	145	98.0%	3	2%

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<sup>7</sup> Data correct from Welsh Government OMR, June 2022

## Health Care Provision

**Table 16. GP surgery information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Abercrave Surgery (Pengorof Surgery)	12,334	Yes	1,669	1,686	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

## Transport

**Table 17. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	There are localised issues and constraints in terms of the highway network. Many roads are constrained in terms of their width, which would limit future development to very low levels.

## 6. Transport Opportunities

### Active Travel

Active travel routes within the settlement: No

### Bus Services

Bus stops located within the settlement: Yes

**Table 18. 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.	Yes	Services to Swansea, Brecon
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	Yes	Services to Ystradgynlais, Coelbren, Ynyswen, Neath Abbey (once in morning)

### 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 19. Nearest Train Services Related to Settlement**

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	Yes	13.2 miles to Neath Train Station. Services to Swansea, Cardiff Central.

### Road Services

**Table 20. Nearest Major Road Network (Trunk Road) Related to Settlement**

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A4067, A4221

## 7. Review of Open Spaces in Settlement

**Open Space Assessment (2018) correct:** Yes

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

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

**Total Number of Open Spaces:** 4

**Table 21. Informal Open Spaces (All over 0.2 hectares)**

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

**Table 22. 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 23. Outdoor Sports Facilities**

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

Abercrave Settlement Profile

**Table 24. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Tawe
PROW	Yes	PROW linking settlement to the wider area with access along River Tawe to the east and Nant Helen Mine to the south
Walkways	Yes	



## 8. Character

Abercrave lies within the Tawe Valley Slopes Landscape Character Area (LCA) which comprises the valley of the River Tawe (also known as Swansea Valley), including the settled valley floor containing Ystradgynlais, and the valley slopes to the east and west of the river. The northern boundary of the area is defined by the edge of the Brecon Beacons National Park, where there is a noticeable change in topography, with the landform rising steeply up to the more elevated land of the Black Mountain. The eastern, southern and western boundaries of the LCA are defined by the edge of the Powys Local Development Plan (LDP) area, where it meets the Neath Port Talbot district boundary.

This LCA is within the South Wales Valleys National Landscape Character Area (NLCA).

There are a vast array of historic features relating to mining heritage. Some of these features are designated Scheduled Monuments, including Abercrave Ironworks, comprising the remains of several buildings, including a blast furnace, coke oven and leat and an open excavated area related to the production of iron, Lefel Fawr Coal Adit to the south of Abercrave consisting of a well-preserved example of a rock-cut coal level of late 18th century date, and Cribarth Limestone Quarries and Tramroads to the north of the village comprising the remains of quarry workings dating from the industrial period.

Within the Tawe Valley Slopes LCA, ribbon settlements have coalesced in varying amounts, with the edges of Ystradgynlais,

Glan-rhyd, Penrhos, Cae'r Bont, Cae'r-Llan, Abercrave, Cwm-twrch and Cwm-twrch Uchaf often difficult to discern from the adjacent settlement. In places, settlement extends up the lower valley slopes. Small linear settlements follow the course of roads passing through the area and are generally situated on the lower valley slopes.

Road networks often run parallel to the watercourses with the A4067 acting as a bypass to the village of Abercrave. A number of minor lanes extend up the valley slopes.

From the open and exposed upper valley slopes there are expansive views across lower lying land in the south, and to the Black Mountain within the Brecon Beacons National Park to the north. Woodland lining the lower valley slopes screens views and limits the visual connections to settlement on the valley floor.

There is limited tranquillity along the valley floor due to the presence of modern development and major roads. A sense of tranquillity can be experienced from the open and expansive moorland on the upper valley slopes, reinforced by visual connections with the Black Mountain to the north.

Industrial land use has left its mark on this landscape with remnant mining infrastructure and exposed mining sites (including the opencast coal mine site at Nant Helen).

## **9. Community aspirations**

Abercrave 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 Abercrave 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 25. 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>	7
<b>2</b>	4
<b>3</b>	0
<b>4</b>	0
<b>TOTAL</b>	<b>11</b>

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

**Median house price paid data 01/04/2020 to 01/04/2023 = £150,000 (Average = £175, 550)**

**Average Household Income (by Locality) = £30,367 (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**

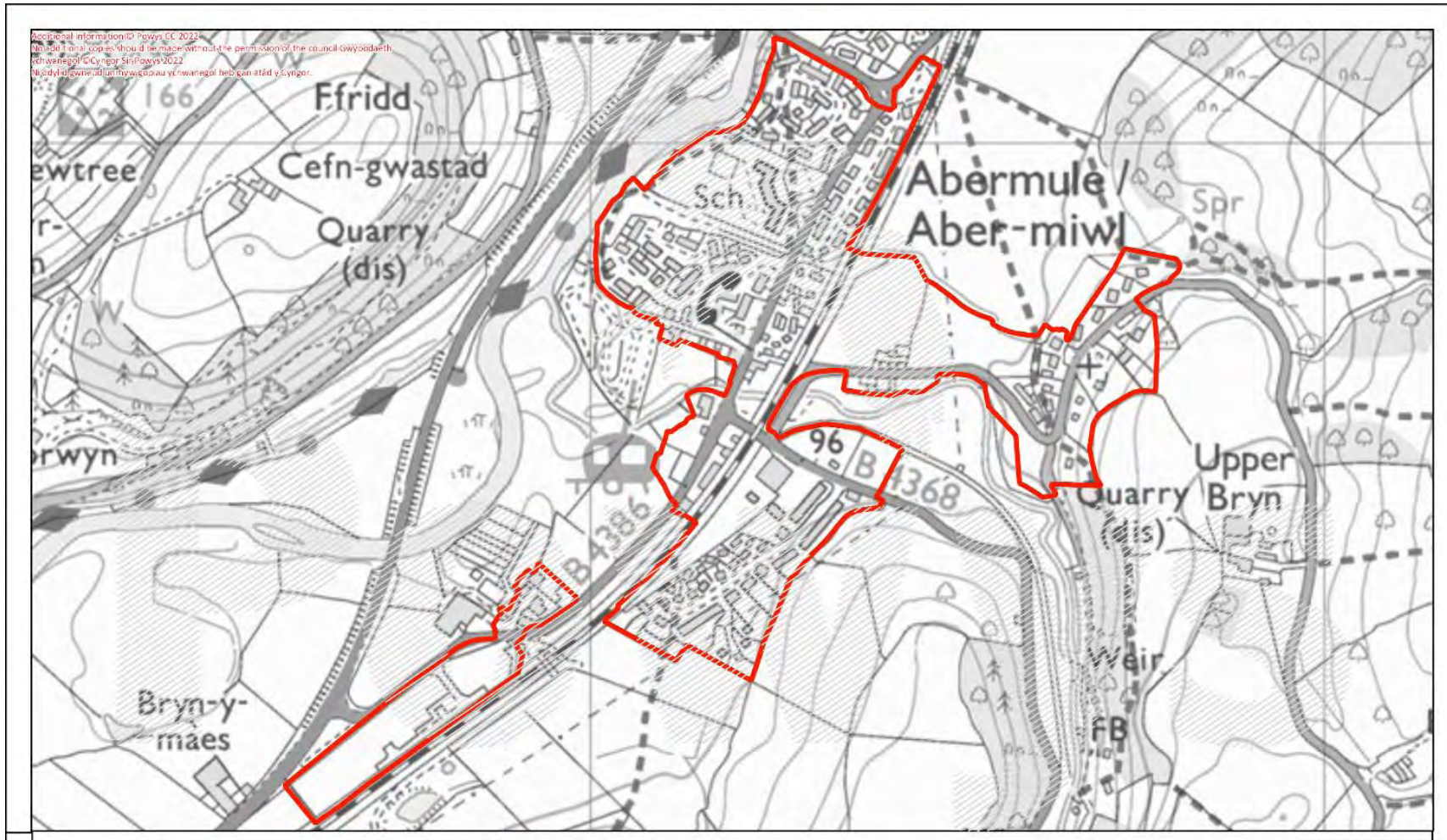
### **Settlement Profile:**

#### **Abermule**

Prepared by Powys County Council in partnership with Cadnant Planning



# Abermule Settlement Profile



## 1. Introduction

The settlement of Abermule, classified as a Large Village in the adopted Powys LDP (2011-2026), is located on the eastern side of Powys, and lies around five miles to the north-east of Newtown.

The River Severn and the Montgomery Canal run to the west of Abermule, with the ruins of Dolforwyn Castle lying further to the west.

Abermule is served by limited facilities, which include one primary school, one public house, one convenience store and two restaurants, but is well linked to the larger settlement of Newtown by the A483, bus services and a cycle path along the Montgomery Canal, which provides a wide range of facilities.

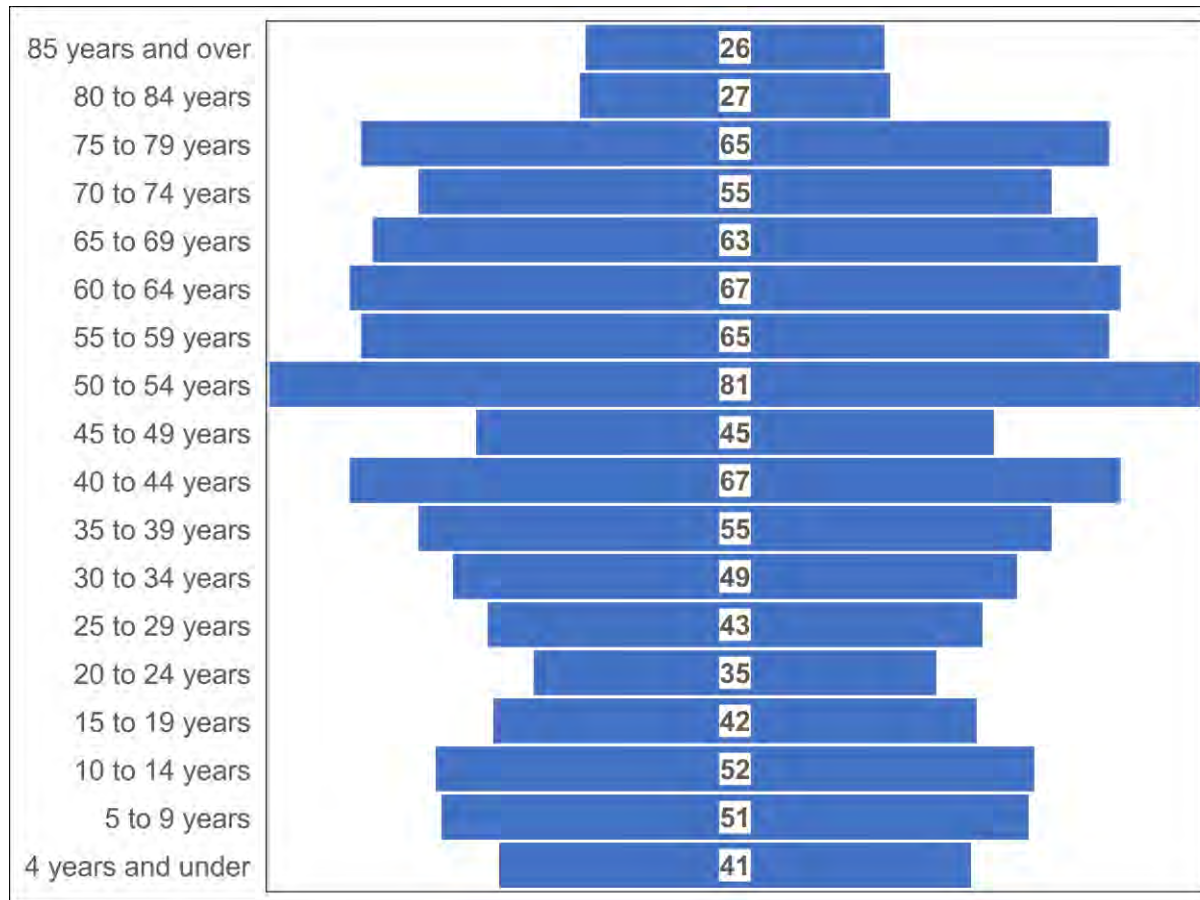
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Large Village
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 2
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Regional Growth Area Cluster Settlement
<b>Housing Market Area / Locality:</b>	Newtown
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	30.7 hectares
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	688

**Site Survey Date:** July 2022

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



Abermule Settlement Profile

**Health Facilities within Settlement = None**

**Table 3. Retail Facilities within Settlement**

Type	Number
Supermarket	0
Convenience store / local grocery shop	1
Other food outlet	0
Take away food	0
Café	0
Restaurant	2
Petrol station	0
Farm shop	0
Other non-food shops	0
<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	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

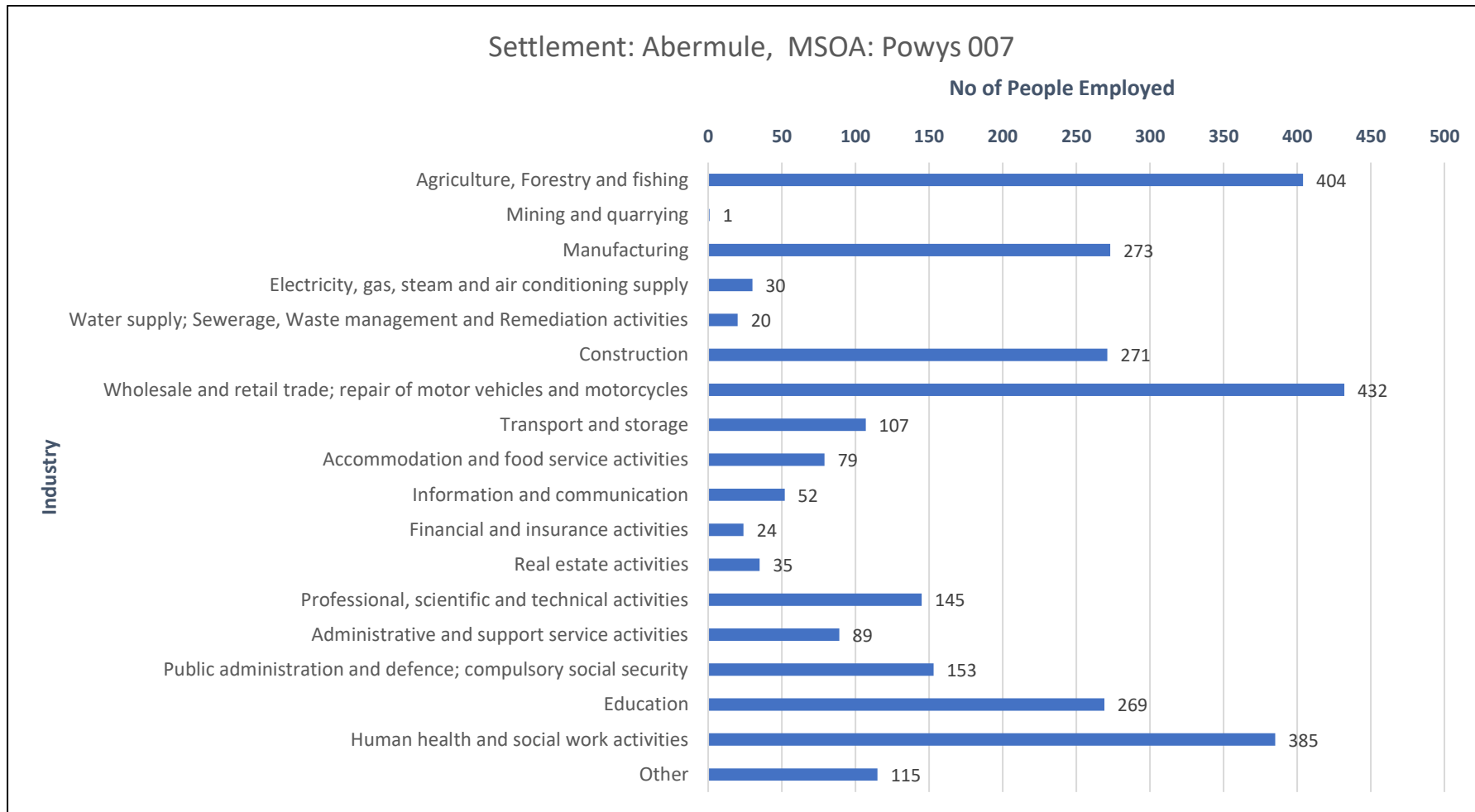
**Local employers (employing five or more) in overlapping output areas<sup>1</sup> = 55**

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

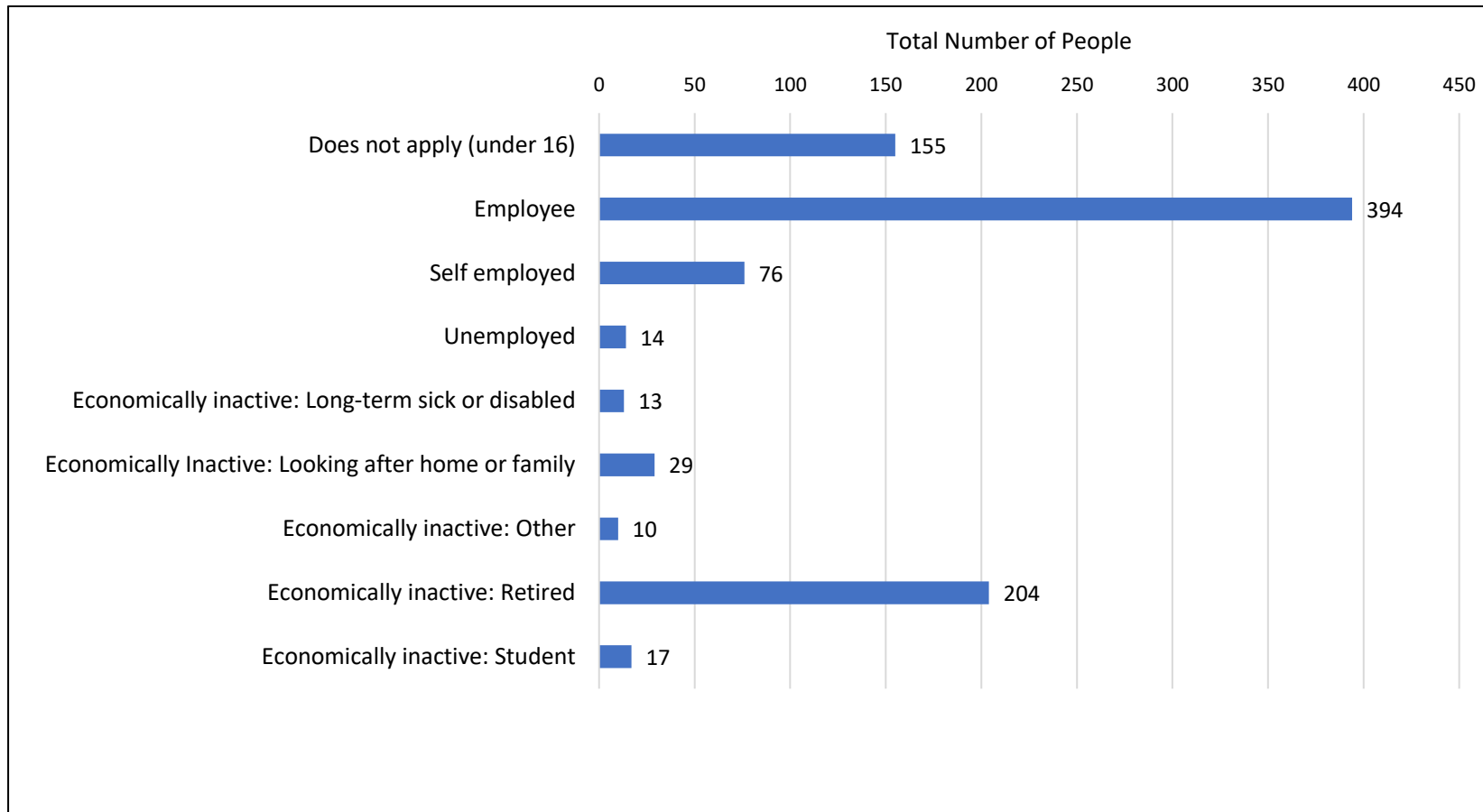
Abermule Settlement Profile

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



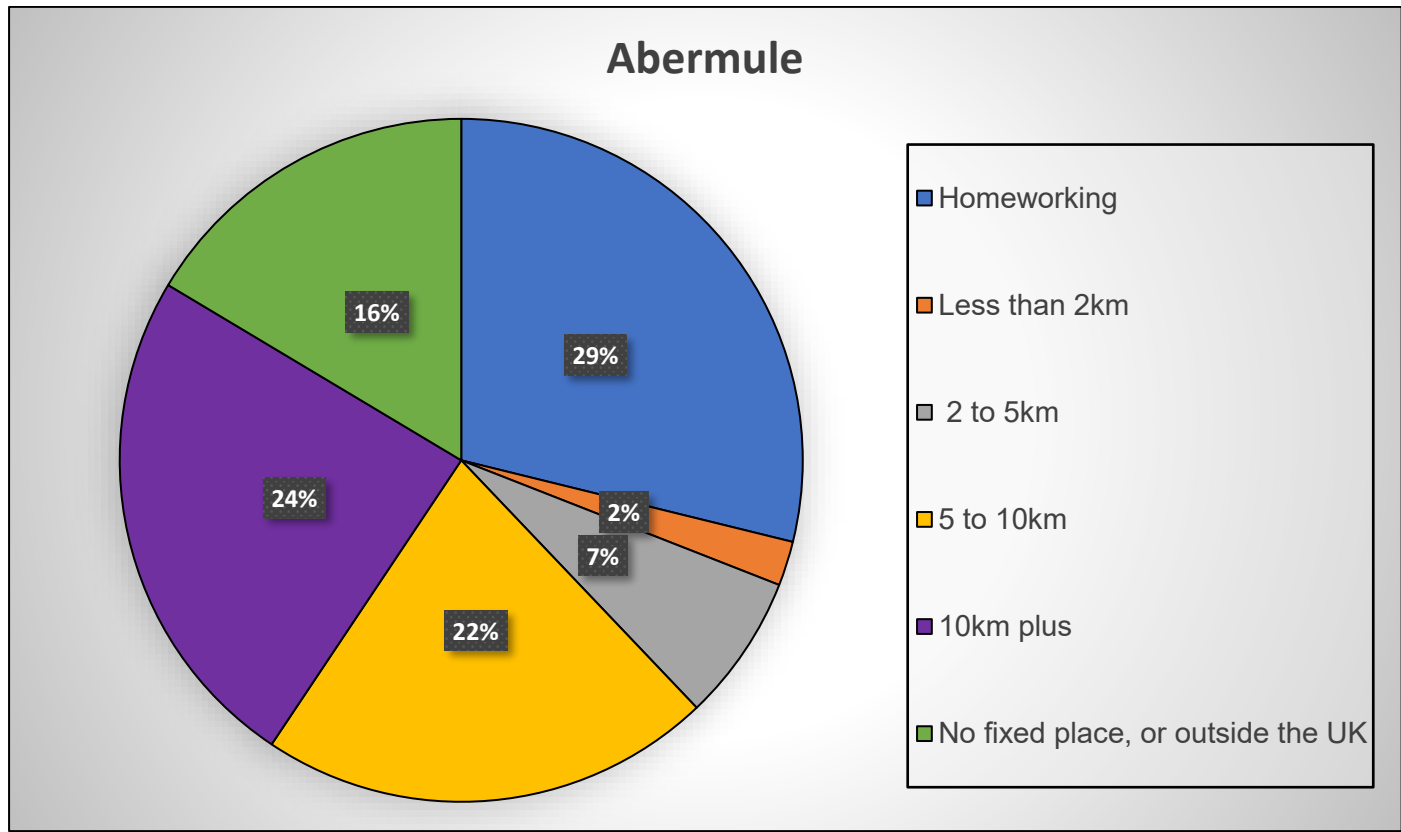
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census

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



Abermule Settlement Profile

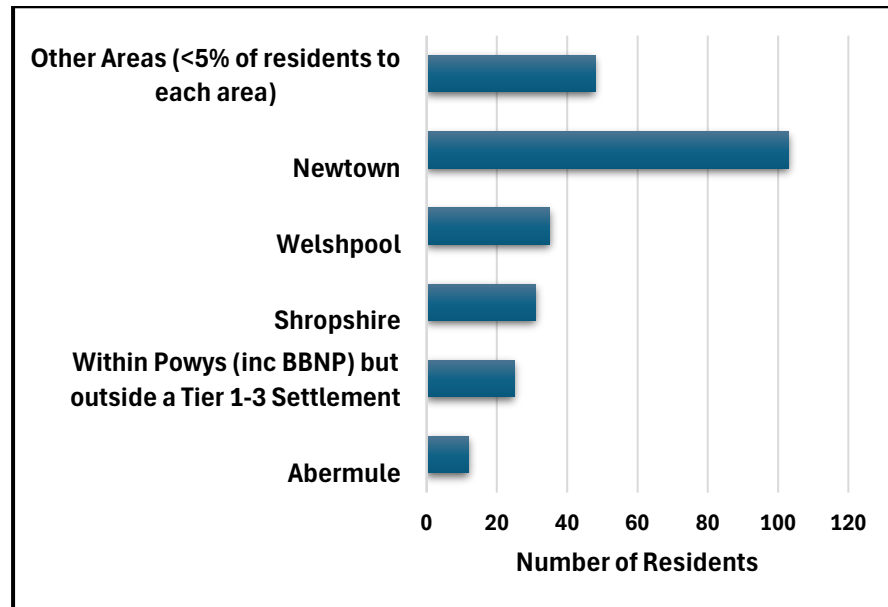
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Abermule Settlement Profile

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

Settlements / Areas	Residents	Percentage
Abermule	12	5%
Newtown	103	41%
Other Areas (<5% of residents to each area)	48	19%
Shropshire	31	12%
Welshpool	35	14%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	25	10%
<b>Grand Total</b>	<b>254</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)	C2
Flood risk (Flood Map for Wales)	Medium - along rivers

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

<b>Designation</b>	<b>Presence in or adjacent to Settlement Yes / No</b>
Listed Buildings (including setting)	Yes
Scheduled Monument	Yes

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

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

## 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. Abermule 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 17.5.1: 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>Newtown</b>	Newtown and Abermule	Marginal concern subject to size of development	AMP7 (2020-2025) scheme promoted to ensure compliance with future Ammonia permit.



## Electricity Provision

**Electricity supply provider:** SP Energy Networks

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

### Electricity network planned improvements

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

**Table 9. 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.

Abermule Settlement Profile

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

**Driver** – Fault Level

**Table 10. 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 11. 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 12. Gas Supply Capacity and Planned Improvements**

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

Abermule Settlement Profile

**Broadband Provision**

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

**Table 13. Broadband Provision and Planned Improvements**

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

**Education Provision**

**Table 14. 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>
Abermule C.P	92	76	82.6%	16	17.4%

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

## Health Care Provision

There is no GP surgery in Abermule. The nearest GP surgery would be at Newtown or Montgomery.

**Table 15. GP surgery information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Newtown Medical Practice	13,354	Yes	2,760	2,760	Yes
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.

Plans are underway by the North Powys Wellbeing Programme to develop a new facility in Newtown which will connect to a number of community wellbeing hubs to offer more services locally, bringing the latest technology and training to mid Wales. The multi-agency wellbeing campus would include primary education, health, social care and supported accommodation and will focus on wellbeing; promote early help and support by being able to provide technology that helps you live at home; tackle the biggest causes of ill health and poor wellbeing; and ensure joined up care involving neighbourhood teams and communities working together, ensuring a more seamless service when it's needed. The scheme is planned for completion in 2026 with the school (Ysgol Calon y Dderwen) opening earlier, however the timetable is currently being reviewed and is likely to be revised.

## Transport

**Table 16. Transport Capacity and Improvements**

<b>Highway Authority</b>	<b>Highway capacity comments</b>
<b>Powys Local Highway Authority</b>	<p>The B4386 road through Abermule is not particularly constrained, however, development off any other road within the settlement would be limited.</p> <p>There is a level crossing on the B4368 near a junction with B4386 and minor county road C2052, which limits potential for major expansion to east of the railway. Observations provided by the Highway Authority in relation to the adopted LDP would still be relevant.</p>

## 6. Transport Opportunities

### Active Travel

Active travel routes within the settlement: No

### Bus Services

Bus stops located within the settlement: Yes

**Table 17. Bus Services within Settlement**

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

### Train Services

Train station located within or close to the settlement: No

**Table 18. Nearest Train Services Related to Settlement**

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	4.4 miles to Newtown Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

### Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A483
Further than 10 miles	No	

### 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:** 1 + PROW data

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

**Total Number of Open Spaces:** 15

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	3
Amenity greenspace	2
Green corridors	1
Natural and semi-natural green spaces	0
Public parks and gardens	0

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

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	0
Local Equipped Areas of Plan (LEAP)	3
Unequipped Local Areas of Plan (LAPs)	0

**Table 22. Outdoor Sports Facilities**

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



Abermule Settlement Profile

**Table 23. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	1	Montgomery Canal
Riparian Access	Yes	River Severn
PROW	Yes	Some PROW linking settlement to wider area
Walkways	Yes	Along Montgomery Canal, the Severn Way long distance trail

## 8. Character

Abermule 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 River Severn is a notable landscape feature with its well-developed meanders and oxbow lakes. The Montgomery Canal, which runs broadly parallel to the River Severn between Llanmynech 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. Montgomery Canal and the River Severn run to the west of Abermule.

Bryn-Derwen Mound and Bailey Castle to the north of Abermule, comprises of the remains of a motte and bailey castle, a military stronghold built during the medieval period and is a Scheduled Monument. There are very few listed buildings within the village. Dolforwyn Castle is also a Scheduled Monument and lies to the west of Abermule.

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 parts of the Severn Way long distance trail, and NCN Route 81. The corridor of the mid-18th century and early 19th century Montgomery Canal traverses the LCA, 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 Llanmynech Hill and Montgomery Castle. The LCA experiences dark night skies as indicated by the Natural Resources Wales (NRW) map of Dark Skies and Light Pollution in Wales, which are locally reduced in proximity to settlements.

## 10. Community Aspirations

Abermule with Llandyssil 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 24. Table summarising Abermule with Llandyssil Community Council's Community Aspirations**

Community aspirations in terms of:	Summary of feedback
<b>Would the Community Council like to see future growth (general) as part of the LDP in the Community Council area?</b>	Phased development with appropriate infrastructure in line with the National Plan 2040.
<b>Aspirations in terms of housing (including affordable housing)</b>	<p>Reinstatement of the boundaries in Llandyssil to be able to identify if there would be within an area of the village for development.</p> <p>A village survey in Abermule 2019 highlighted the need for affordable (actually affordable) family homes and bungalows.</p>
<b>Growth in terms of future employment opportunities</b>	<p>The business park which Powys County Council has developed (which includes the recycling site) is detrimental to encouraging hi-tech white collar business opportunities.</p> <p>Better provision would improve, enhance and support homeworking.</p>
<b>Aspirations in terms of education provision (primary and secondary schools)</b>	<p>The provision of a viable primary school which will be achieved by the provision of suitable family homes.</p> <p>Abermule CP School is well-appointed and benefits from the use of the Community Centre hall and grounds, Busy Bees preschool onsite gives natural progression to the primary school which would welcome expansion.</p>

## Abermule Settlement Profile

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
	More of pupils to attend good quality local high schools.
<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 Centre's recent new build has replaced oil central heating with air source heat pump and it is hoped that this can be replicated throughout the whole centre which would benefit the adjoining school in line with Wales net zero 2050. It is also an aspiration to retain the existing facilities, such as the local pub.
<b>Aspirations in terms of health care provision in your communities</b>	The Community Centre would welcome outreach clinics to enhance local facilities which, would assist with the reduction of a carbon footprint. Also support for those who are carers in as much as respite care.
<b>Aspirations in terms of public open spaces, sports and play provision</b>	To retain current facilities.
<b>Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)</b>	Encourage 'support Local' to enhance viability of local retailers.
<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>	Support for electric charging stations. Improved walking and cycle routes which will be a natural choice of mode of transport for a widely dispersed population.
<b>Summary which describes the long-term vision for your town / community council area.</b>	Building better places staying local creating neighbourhoods. This can only be accomplished by addressing local needs and this can be achieved by taking into account local views and knowledge.

Abermule Settlement Profile

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
<b>Other comments received</b>	<p><u>Concerns with the existing Powys Local Development Plan:</u></p> <p>The Community Council have grave concerns as to compliance in relation to major applications, as to housing developments at P02/HA2.</p> <p>Council's previous comments as to linking these two sites have been overlooked. The south-east section (land adjacent to Parkside) is the only section of this allocation that have being developed without the necessary compliance with the LDP regarding development of P02/HA2. The remainder of this site is not suitable for development without the necessary infrastructure in place. Planning Policy Wales (edition 11 February 2021)/ Future Generation Act 2015 in relation transport and active travel.</p>

## **11. Previously Developed Land Opportunities**

No Previously Developed Land Opportunities were identified.

## 12. Housing Need and Supply

**Table 25. 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>0</b>
<b>2</b>	<b>3</b>
<b>3</b>	<b>7</b>
<b>4</b>	<b>1</b>
<b>TOTAL</b>	<b>11</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 4**

**Median house price paid data 01/04/2020 to 01/04/2023 = £215,000 (Average = £222,196)**

**Average Household Income (by Locality) = £31,788 (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:**

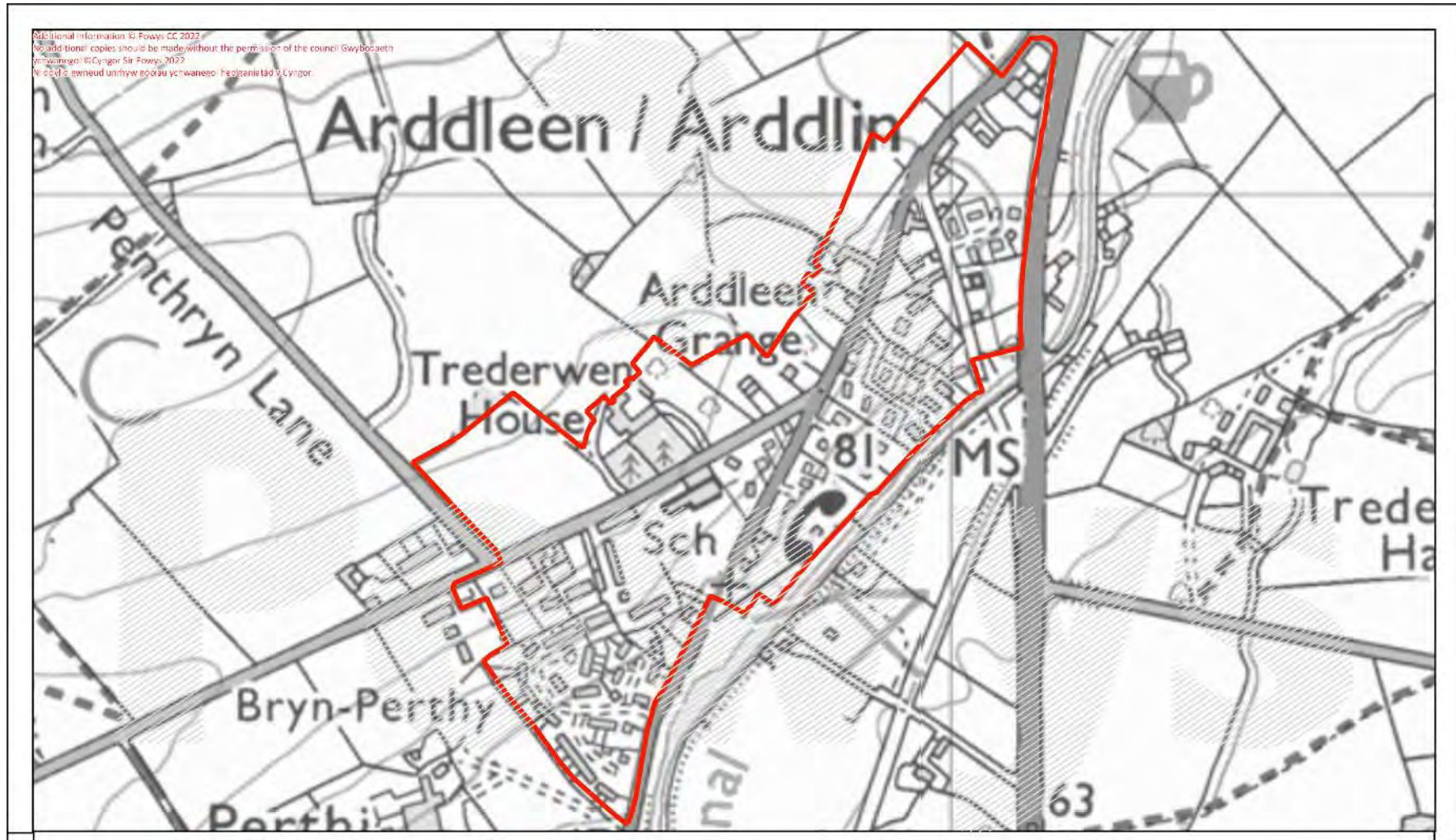
#### **Arddleen**

Prepared by Powys County Council in partnership with Cadnant Planning





# Arddleen Settlement Profile



## 1. Introduction

The settlement of Arddleen, is classified as a Large Village in the adopted Powys LDP (2011-2026).

The settlement is located within the eastern part of Powys, approximately 6.6 miles to the north of Welshpool. The A483 runs along the eastern boundary of the village and provides easy access to the wide range of facilities, services and employment opportunities within Welshpool.

Despite its size, Arddleen has a number of local facilities within the village itself, including a primary school, village hall, public house and post office.

The Montgomery Canal runs along the south-eastern boundary of the village.

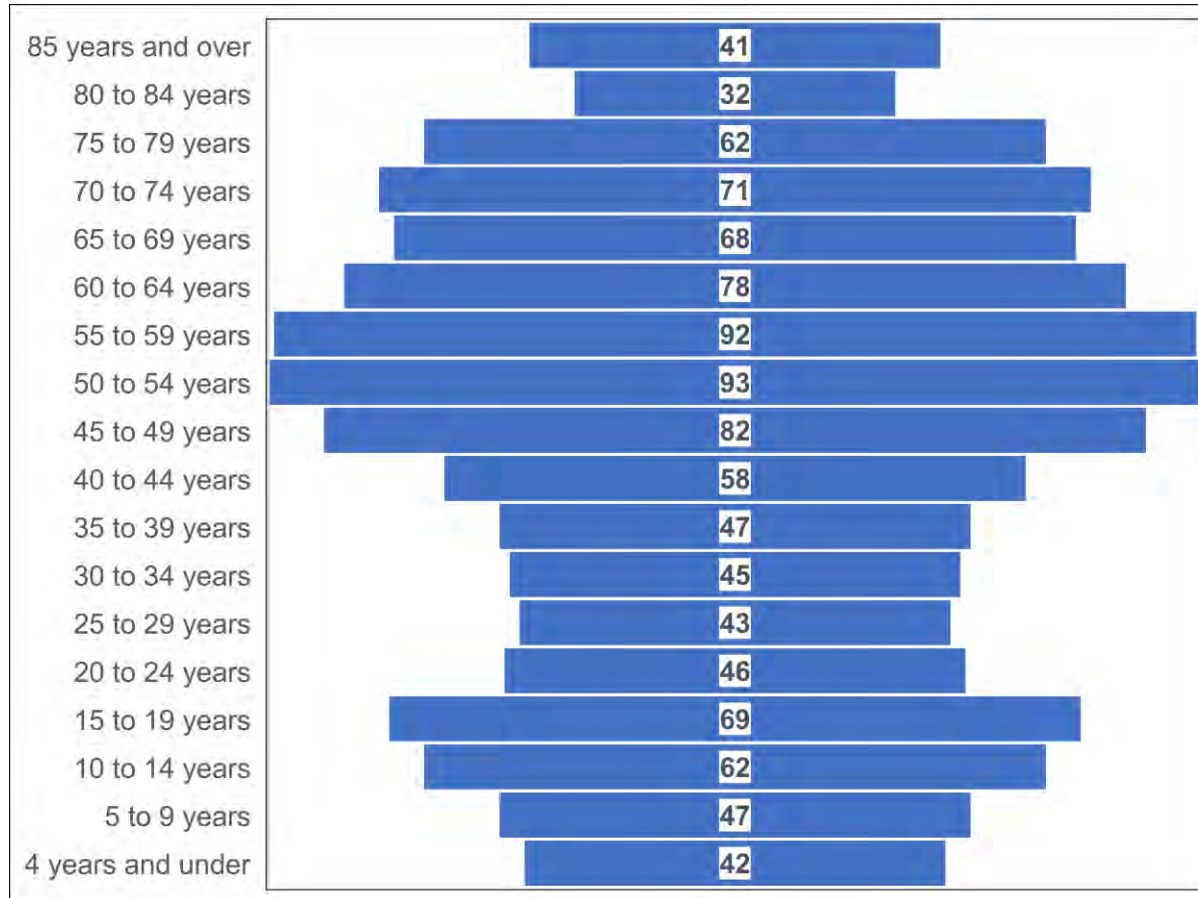
### Key Facts:

<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>	17.34 hectares
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	465

**Site Survey Date:** July 2022

## Arddleen Settlement Profile

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



## 2. Services and Facilities

**Table 1. Educational Facilities within Settlement**

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

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

**There are no health or retail facilities within the settlement.**

**Table 2. Community Facilities within Settlement**

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

### 3. Employment Provision

**Table 3. Key Employment Opportunities within Settlement**

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

Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement – 2.4 miles Four Crosses, 4.6 Buttington Enterprise Park

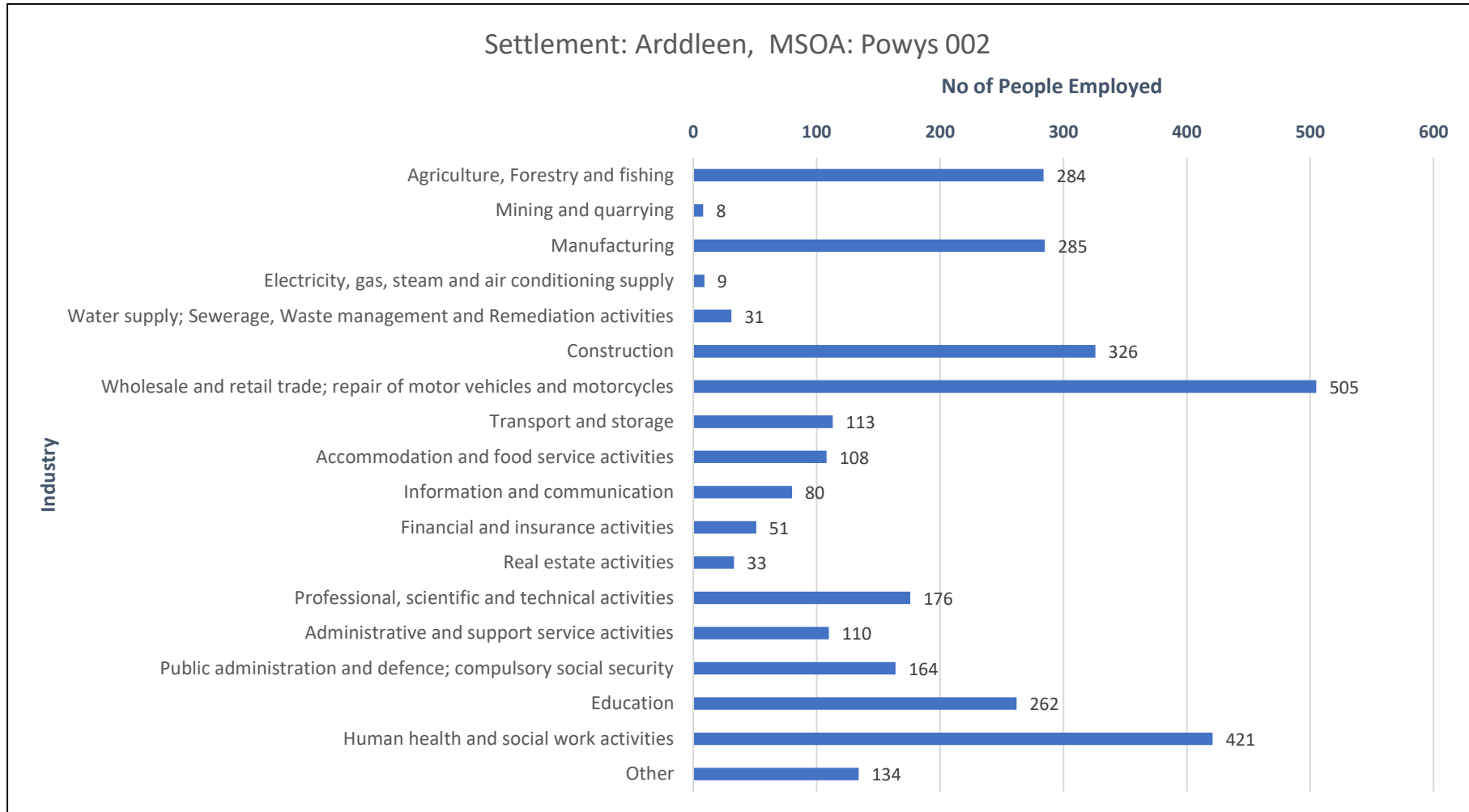
**Local employers (employing five or more) in overlapping output areas <sup>1</sup> = 45**

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

## Arddleen Settlement Profile

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



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

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

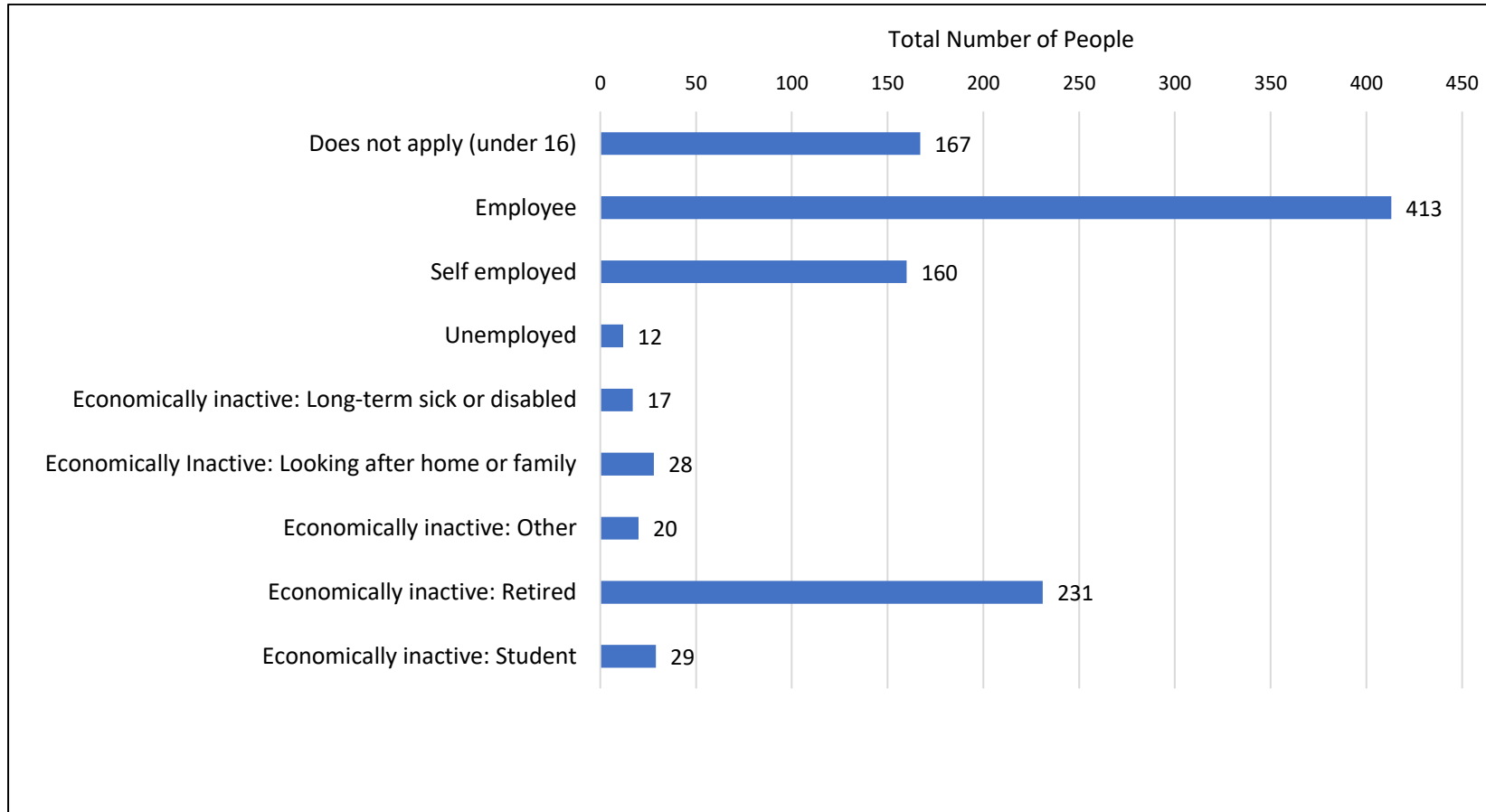
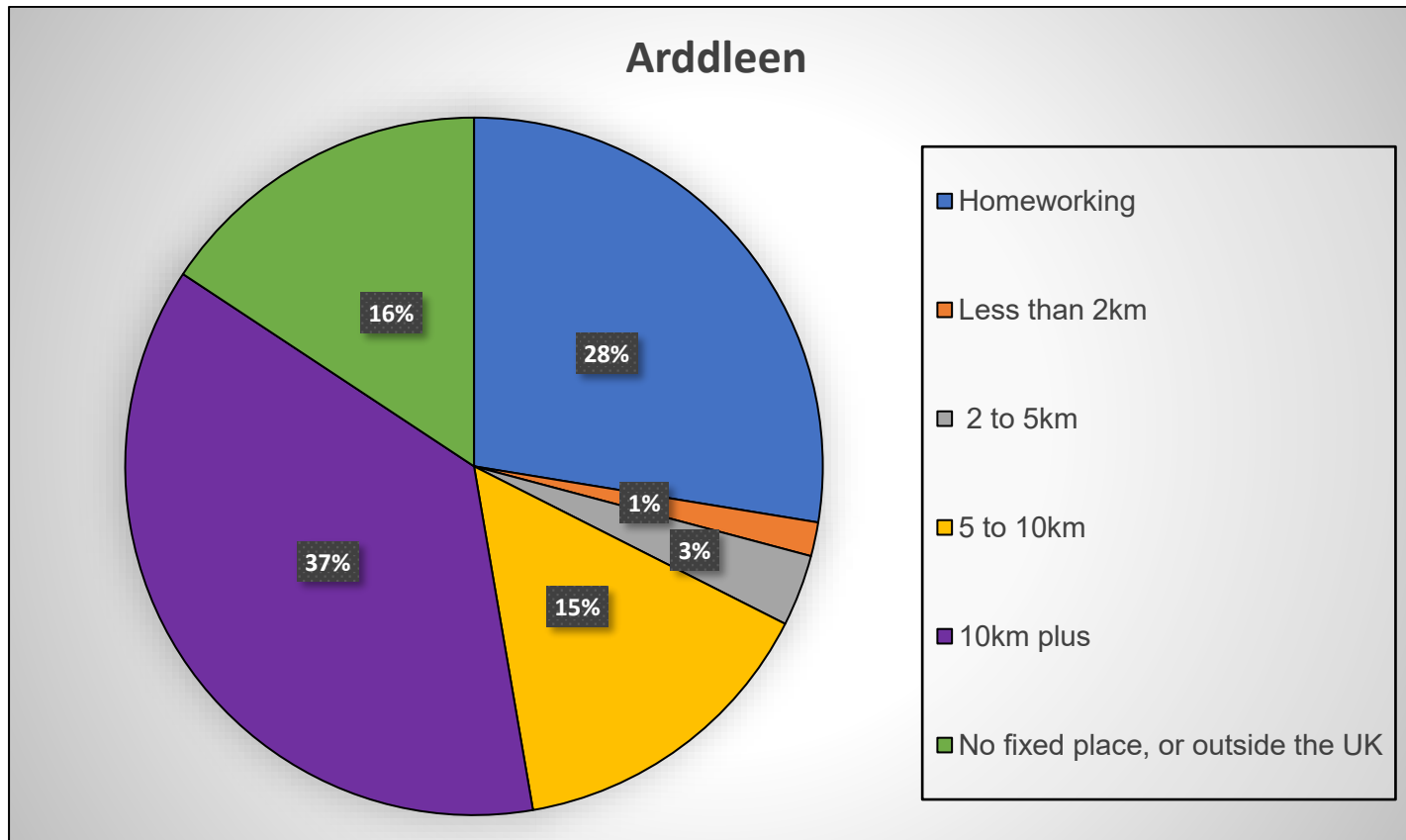


Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)

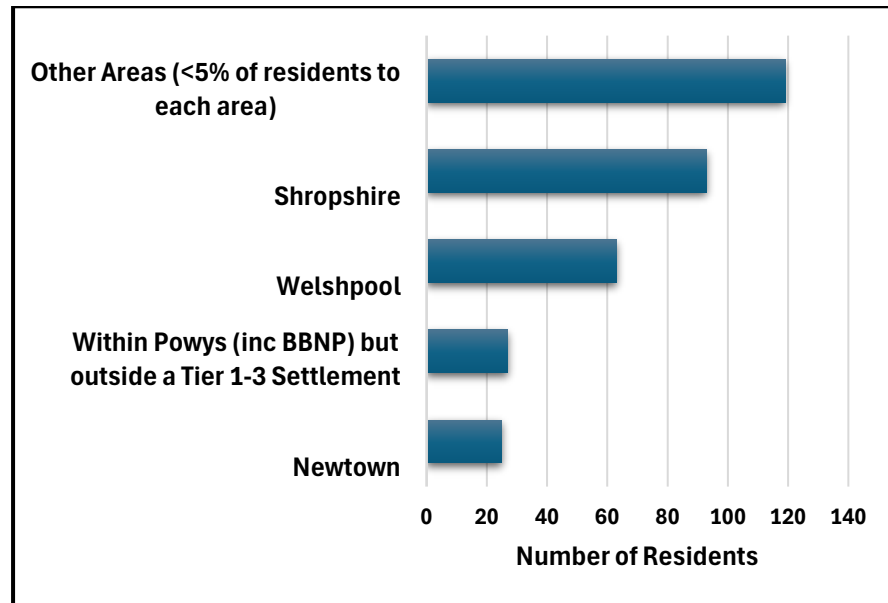


It is important to note that the 2021 Census was undertaken at a time when Covid 19 restrictions encouraged working from homing.



Arddleen Settlement Profile

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



Data has been categorised by which settlements in the Powys (LDP area) residents travelled to or which Authority area they travelled to. Where less than 5% of the residents of a settlement travel to a place, data has been collated into the 'Other Areas' category.

**Table 4. Where Residents Living in Arddleen Travel to Work (Census 2021)**

Settlements / Areas	Residents	Percentage
Newtown	25	8%
Other Areas (<5% of residents to each area)	119	36%
Shropshire	93	28%
Welshpool	63	19%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	27	8%
<b>Grand Total</b>	<b>327</b>	<b>100%</b>

## 4. Environmental Capacity

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

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	No
Flood risk (Flood Map for Wales)	High – surface water along outside

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

Designation	Presence in or adjacent to Settlement  Yes / No
Special Area of Conservation (SAC)	Yes – Montgomery Canal
Site of Special Scientific Interest (SSSI)	Yes – Montgomery Canal

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

There are no landscape designations that may restrict development within or adjacent to the settlement

## 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. Arddleen 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 8. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works**

<b>WwTW</b>	<b>Towns and Large villages served</b>	<b>Capacity at the WwTW?</b>	<b>Any other comments</b>
Arddleen and Burgedin	Arddleen	Not measured - scale of WwTW is below that requiring flow monitoring	AMP7 (2020-2025) scheme promoted to ensure flow compliance

## 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 9. 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.

Arddleen Settlement Profile

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

**Driver:** Fault Level

**Table 10. 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 11. Electricity supply capacity**

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

## Gas Supply

**Table 12. Gas Supply Capacity and Planned Improvements**

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

Arddleen Settlement Profile

**Broadband Provision**

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

**Table 13. Broadband Provision and Planned Improvements**

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

**Education Provision**

**Table 14. 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>
Arddleen C.P	110	114	104%	-4	-4%

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

### Health Care Provision

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

**Table 15. GP surgery information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
<b>Four Crosses Branch Surgery (Llanfyllin Group Practice)</b>	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 16. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Development to the west is constrained by existing infrastructure (B4392/C2106).



## 6. Transport Opportunities

### Active Travel

Active travel routes within the settlement: No

### Bus Services

Bus stops located within the settlement: Yes

**Table 17. Bus Services within Settlement**

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

### Train Services

Train station located within or close to the settlement: No

**Table 18. Nearest Train Services Related to Settlement**

Service Provision	Yes / No	Comments
Train station	No	
Between 5-10 miles	Yes	6 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

### Road Services

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

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

### Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

## 7. Review of Open Spaces in Settlement

**Open Space Assessment (2018) correct:** Yes

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

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

**Total Number of Open Spaces:** 2

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

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

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

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

**Table 22. Outdoor Sports Facilities**

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

Arddleen Settlement Profile

**Table 23. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	Yes	Montgomery Canal
Riparian Access	Yes	Montgomery Canal
PROW	Yes	Limited PROW within settlement
Walkways	Yes	

## 8. Character

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

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

Arddleen is a linear settlement located to the west of the A483, which is an important transport route in the area. The Montgomery Canal runs alongside the village and is a designated Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

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

## 9. Community aspirations

Llandrinio and Arddleen 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 24. Table summarising Llandrinio and Arddleen 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, but any future development must take regard of flooding zone and also help to improve the existing infrastructure.
<b>Aspirations in terms of housing (including affordable housing)</b>	It is considered that there is adequate housing provision in the area following recent developments. Many of these are classed as affordable dwelling yet the Community Council continually receive planning applications 5 years down the line to remove the restrictions, therefore the affordable housing clauses need to be ensured for perpetuity.
<b>Growth in terms of future employment opportunities</b>	Yes, but only in suitable locations which are close to the Trunk Road.
<b>Aspirations in terms of education provision (primary and secondary schools)</b>	It is important to realise that as a border school, there is very limited demand for Welsh medium education. Existing schools could be developed to increase capacity and to include pre-school rather than building a larger centralised school.
<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>	<p>It is important to retain the existing Mobile Library service.</p> <p>Community Halls well maintained and used.</p> <p>Local Post Offices are now used more often instead of the banks/building societies.</p>

## Arddleen Settlement Profile

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
<b>Aspirations in terms of health care provision in your communities</b>	<p>More GP availability. Local Surgery should be expanded and financed by a Community Infrastructure Levy charge on development in the area.</p> <p>Access to NHS Dentists is a problem.</p>
<b>Aspirations in terms of public open spaces, sports and play provision</b>	<p>Additional funding required for Rights of Way and improve pavements in Arddleen to allow children to walk to School safely.</p> <p>Additional Open Space in Arddleen and play facilities for the Secondary School age and Pre-school age groups.</p>
<b>Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)</b>	<p>There is no shop in Arddleen</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>Electric Village charging point are needed near to community facilities.</p> <p>Public Transport is very limited especially the links to Shrewsbury and Welshpool.</p> <p>Encourage active travel routes and create circular trails.</p>
<b>Summary which describes the long-term vision for your town / community council area.</b>	<p>Encourage Tourism by linking to the Montgomery Canal and the Offa's Dyke and Severn Way Footpaths.</p> <p>Improve the infrastructure by repairing the roads, investing in the local schools and health provision.</p> <p>Maintaining bio-diversity and protect the environment.</p>
<b>Other comments received</b>	<p>None.</p>

## **10. Previously Developed Land Opportunities**

No Previously Developed Land Opportunities were identified.

## 11. Housing Need and Supply

**Table 25. 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>1</b>
<b>3</b>	<b>0</b>
<b>4</b>	<b>0</b>
<b>TOTAL</b>	<b>2</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 46**

**Median house price paid data 01/04/2020 to 01/04/2023 = £250,000 (Average = £309,055)**

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



**Table 26. 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
1018		P/2017/0623	Land adj Windy Ridge, Ardleen (Phase 2)	Outline: Erection of up to 9 dwellings, formation of internal access road and all associated works (Phase 2)  20/0240/RES - Reserved matters application for the approval of access, appearance, landscaping, layout and scale in connection with outline approval for 9 dwellings under permission P/2017/0623	Complete	0	0	9	9
359		P/2016/0319	Land at Bryn Perth Ardleen	Erection of up to 9 dwellings and construction of access (outline)  20/0455/RES - Application for reserved matters following the approval of permission P/2016/0319 for the residential development of 9 dwellings and all	Complete	0	0	9	9
1045	P03 HA1	P/2017/0977	Land West of Trederwen House, Ardleen	Outline: Residential development of up to 17 no. dwellings, formation of a vehicular access, formation of a school car park with new access and all associated works (some matters reserved)	Commenced	0	1	16	17
					<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>34</b>	<b>35</b>