



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

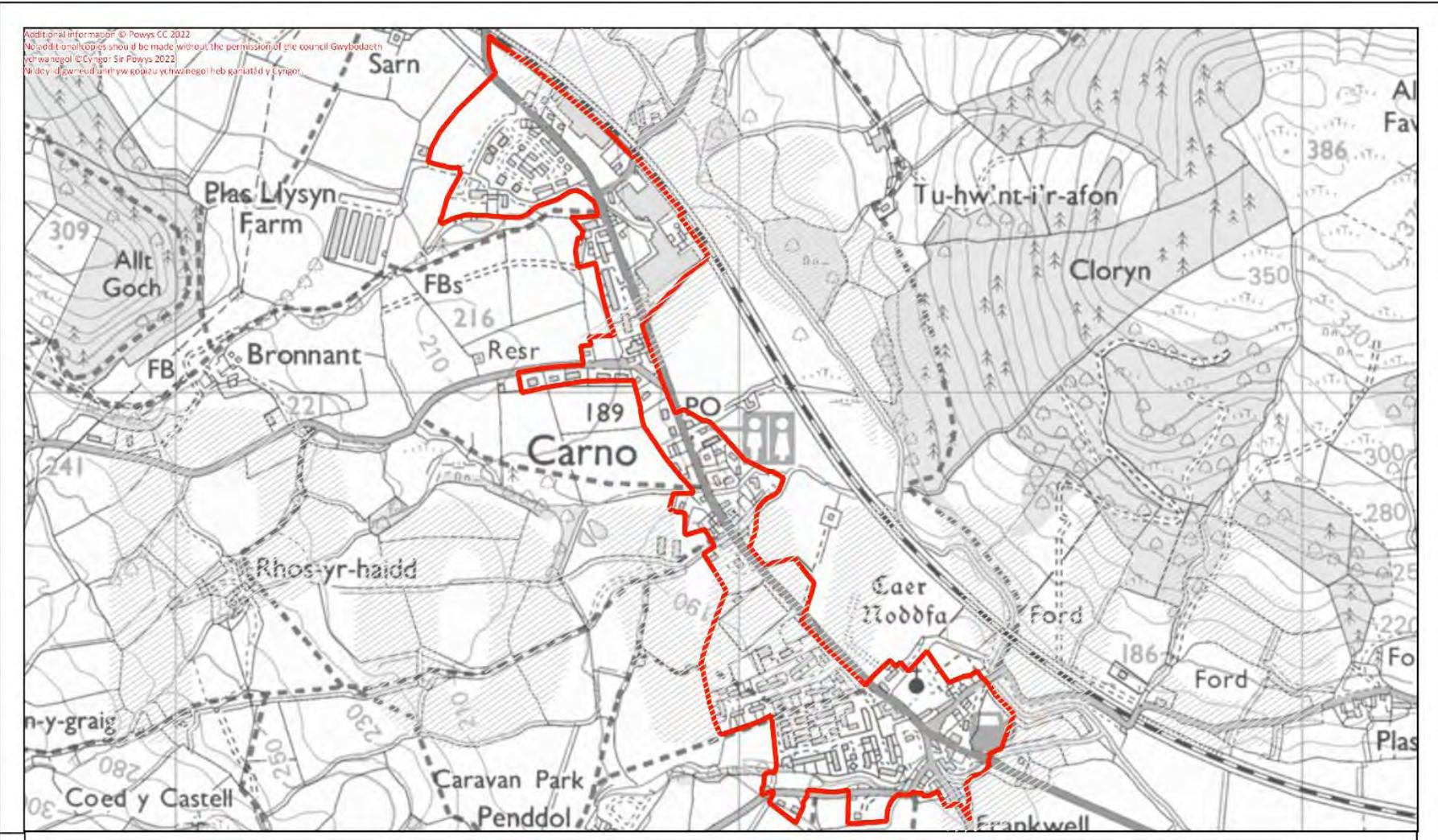
Settlement Profile:

Carno

Prepared by Powys County Council in partnership with Cadnant Planning



Carno Settlement Profile



1. Introduction

The settlement of Carno, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in the north west region of Powys, on the A470.

The settlement is served by Carno Primary School as well as a local convenience store, public house and post office.

Adjoining the development boundary to the south west of the settlement is a Scheduled Ancient Monument, Caer Noddfa, likely dating back to medieval times.

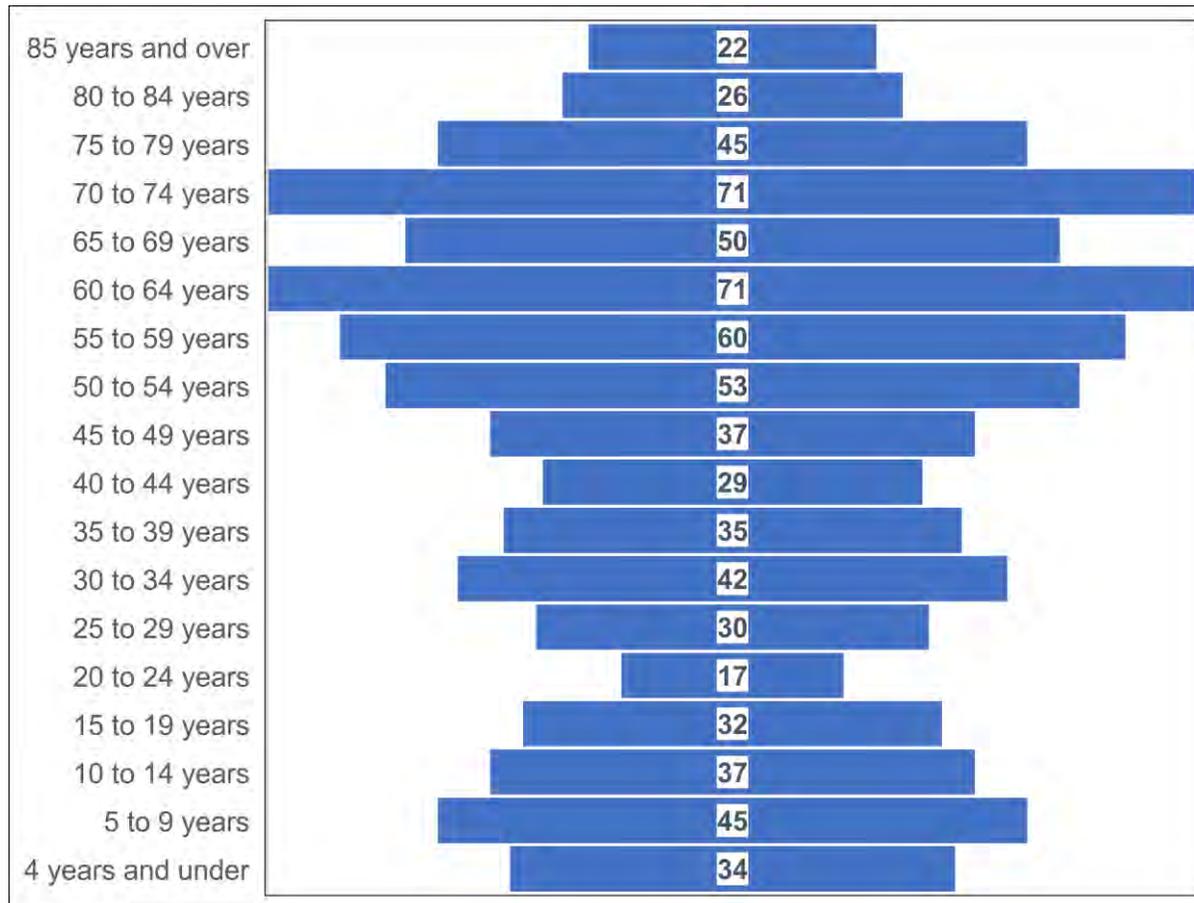
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Rura Area / Non-Cluster Settlement
Housing Market Area / Locality:	Llanfair Caereinion
Size of Settlement based on Adopted LDP (2011-2026) boundary:	29.36 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	528

Site Survey Date: July 2022

Carno Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

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

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

Table 2. Community Facilities within Settlement

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

Carno Settlement Profile

Table 3. Health Facilities within Settlement

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

Table 4. Retail Facilities within Settlement

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

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

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

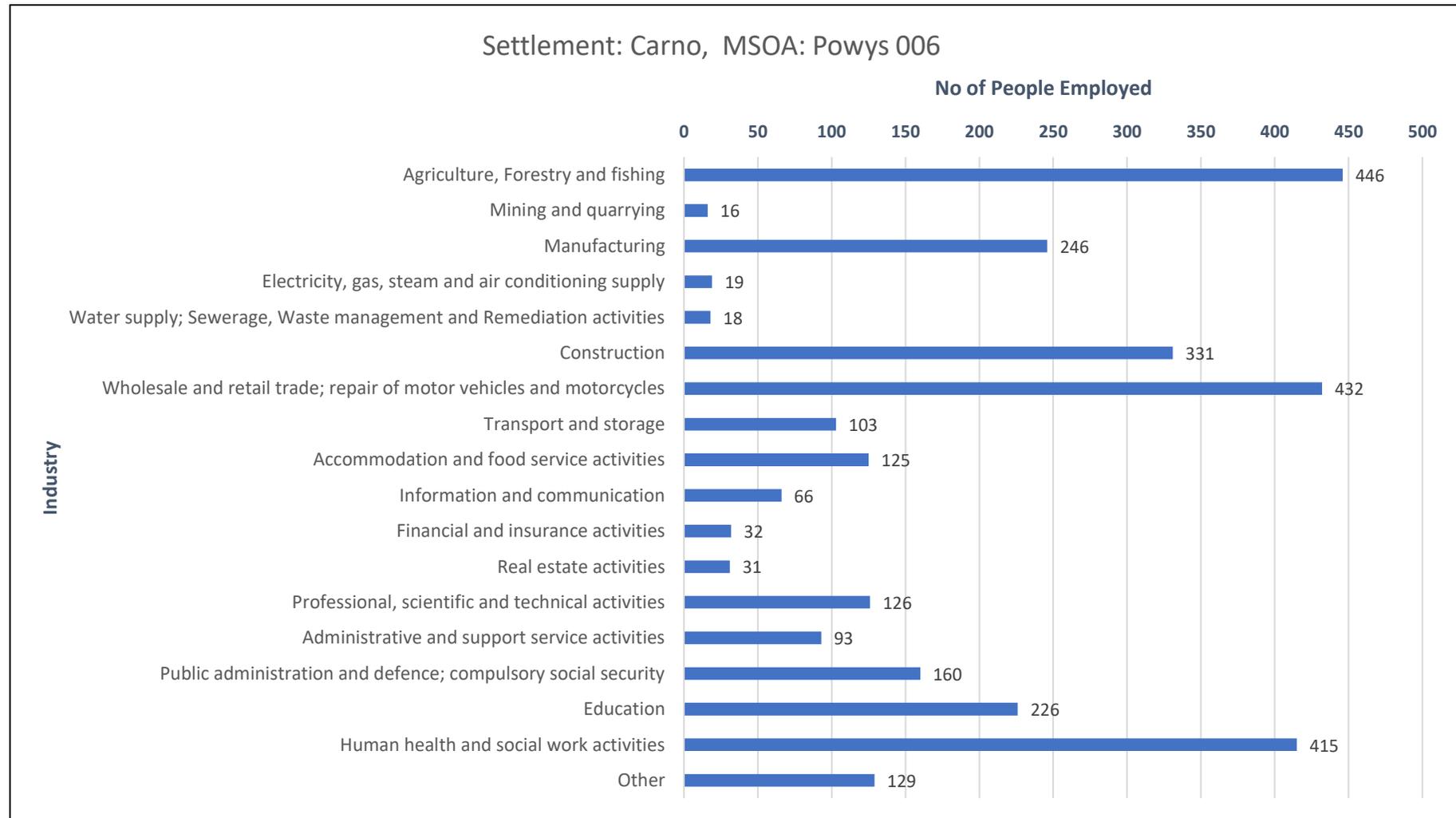
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement – over 10 miles to both Newtown and Llanidloes

Local employers (employing five or more) in overlapping output areas¹ = 70

¹ Nomis Data (2021):

Carno Settlement Profile

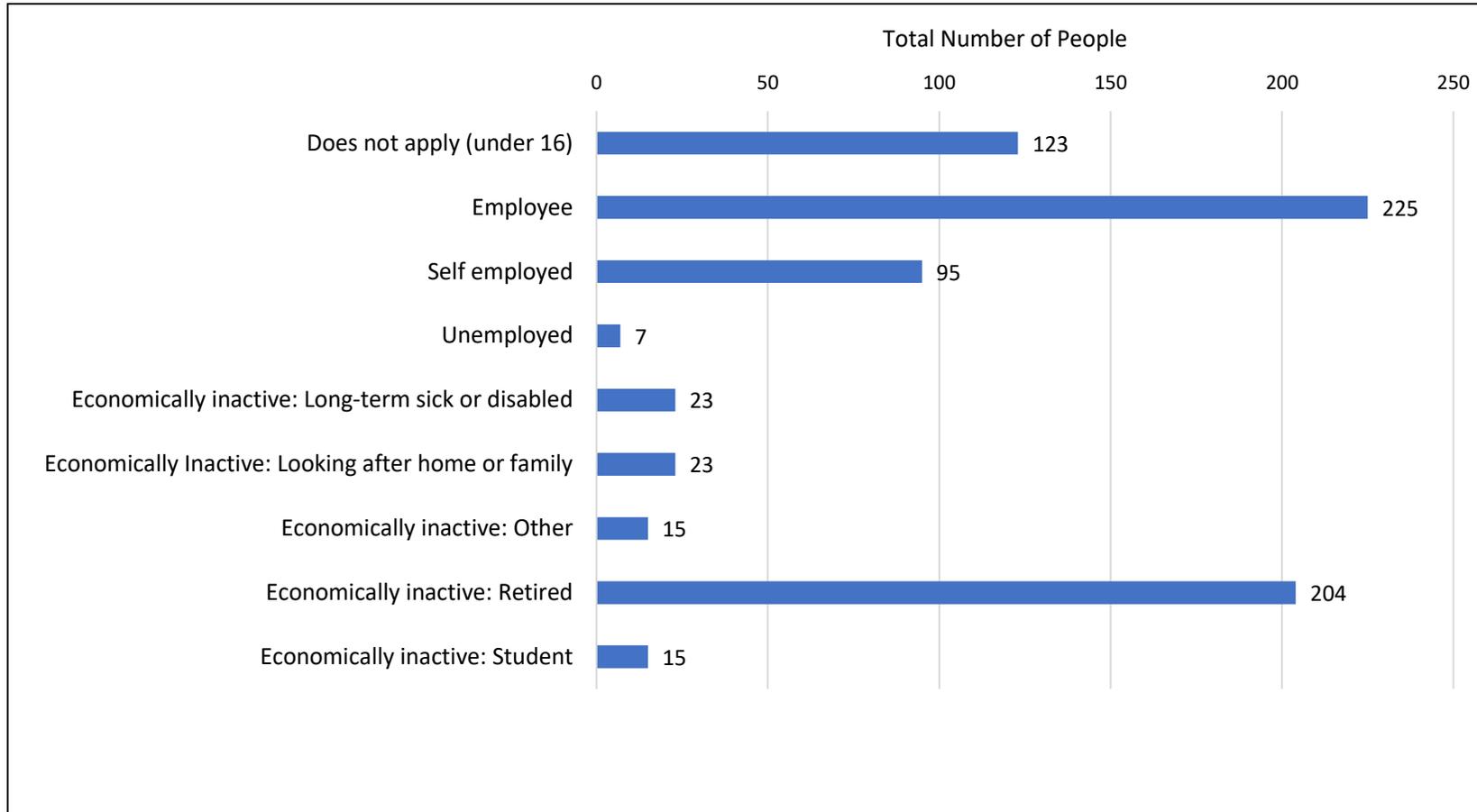
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

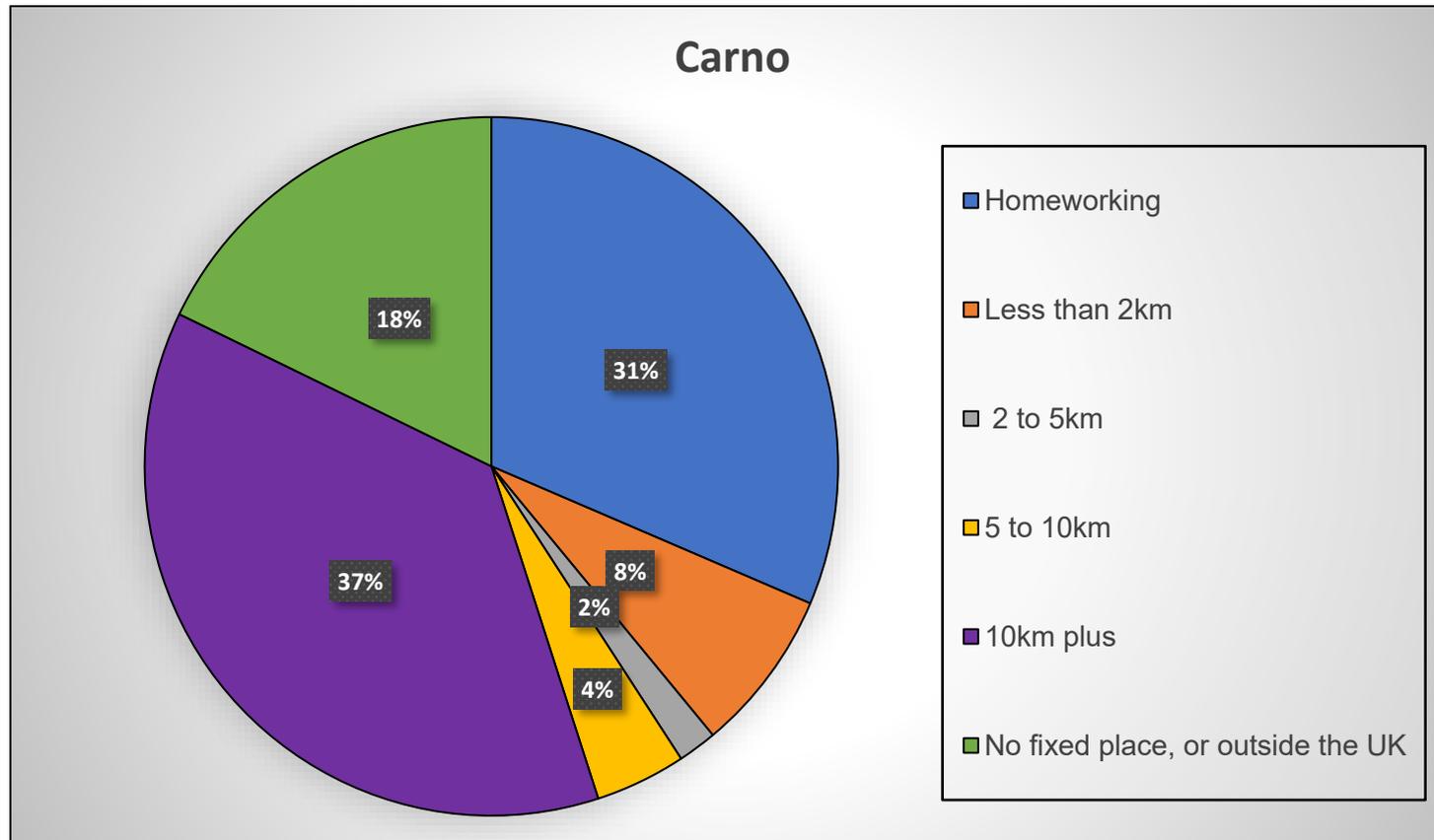
Carno Settlement Profile

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



Carno Settlement Profile

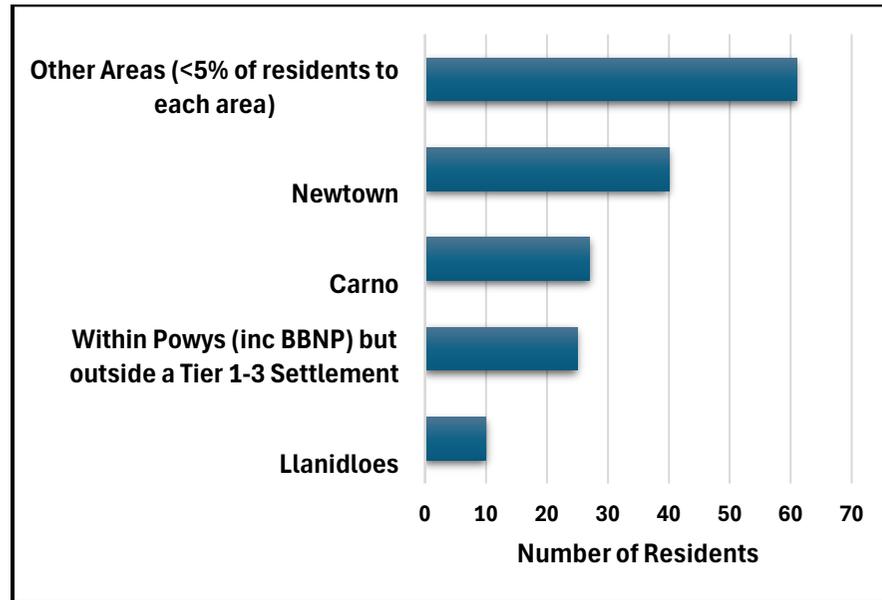
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Carno Settlement Profile

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

Settlements / Areas	Residents	Percentage
Llanidloes	10	6%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	25	15%
Carno	27	17%
Newtown	40	25%
Other Areas (<5% of residents to each area)	61	37%
Grand Total	163	100%

4. Environmental Capacity

Table 7. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood Map for Planning	Flood Zone 3

Table 8. Built Heritage Designations within or adjacent to Settlement

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

Carno Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

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

Designation	Presence in or adjacent to Settlement Yes / No
National Park	No
AONB	No
Coal Resource Safeguarding Area	No
Agricultural Land Classification grades 3a and above	No
Topography	No
Land Ownership (e.g. charitable organisations)	No

5. Infrastructure Capacity

Water Supply

Water provider: Hafren Dyfrdwy

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

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Carno	Carno	Marginal concern subject to size of development	Minimal headroom available.

Carno Settlement Profile

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Table 12. Electricity Supply Capacity

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

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

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

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

Carno Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 16. Broadband Provision and Planned Improvements

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

Education Provision

Table 17. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Gynradd Carno	60	46	77%	14	23%

⁴ Data correct from Welsh Government OMR, June 2022

Carno Settlement Profile

Health Care Provision

There is no GP surgery in Carno. The nearest GP surgery would be at Newtown.

Table 18. 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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

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.

Transport

Table 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Primarily served by the trunk road of the A470/A489. There is a very constrained county road network off the trunk road which restricts potential future development.

6. Transport Opportunities

Active Travel

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 Wrexham, Oswestry, Machynlleth

Train Services

Table 21. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	No	
Between 5-10 miles	Yes	5.4 miles to Caersws Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street.

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A470, A489

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: 7

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

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

Table 24. Provision for Children and Young People

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	0
Local Equipped Areas of Plan (LEAP)	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)	2
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	1

Carno Settlement Profile

Table 26. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	Cwm-Llwyd River
PROW	Yes	PROW mainly leading to west from settlement.
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Carno lies in the Carno Valley Landscape Character Area (LCA) which is the upland valley of the River Carno, located to the south-east of Llanbryn-mair and north-west of Caersws, between the upland plateau areas of the Trannon LCA to the south-west, Dyfnant Forest / Llanbryn-mair Moors LCA to the north and Esgair Cwmowen LCA to the east. The valley of the River Carno continues into the Caersws Valleys LCA to the south-east. Dyfi Valley Catchment LCA is to the north-west.

The LCA is within the Cambrian Mountains National Landscape Character Area (NLCA).

Carno Valley LCA is an upland valley landform with a flat valley floor and slopes which rise to meet the enclosing plateau.

Prehistoric land use and settlement is indicated by the remains of an Iron Age hillfort at Castell Carno. There are dispersed farmsteads, houses and cottages of later medieval to 18th century origin, many of which are listed buildings including the Grade II* listed dwellings at Plasnewydd on the outskirts of the village.

There are a cluster of dwellings at Carno located along the A470 and railway line which follow the valley floor. There are a well-developed network of PRowS which cross the farmed landscape.

The Carno Valley LCA is a traditionally farmed landscape with a settled domestic character. Views are channelled along and across the valley, contained by the rising slopes of the enclosing uplands.

9. Community aspirations

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

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

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

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	2
2	4
3	1
4	0
TOTAL	7

Total number of new dwellings (net) built between 2011 and 2024 = 6

Median house price paid data 01/04/2020 to 01/04/2023 = £205,000 (Average = £208,648)

Average Household Income (by Locality) = £35,448 (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

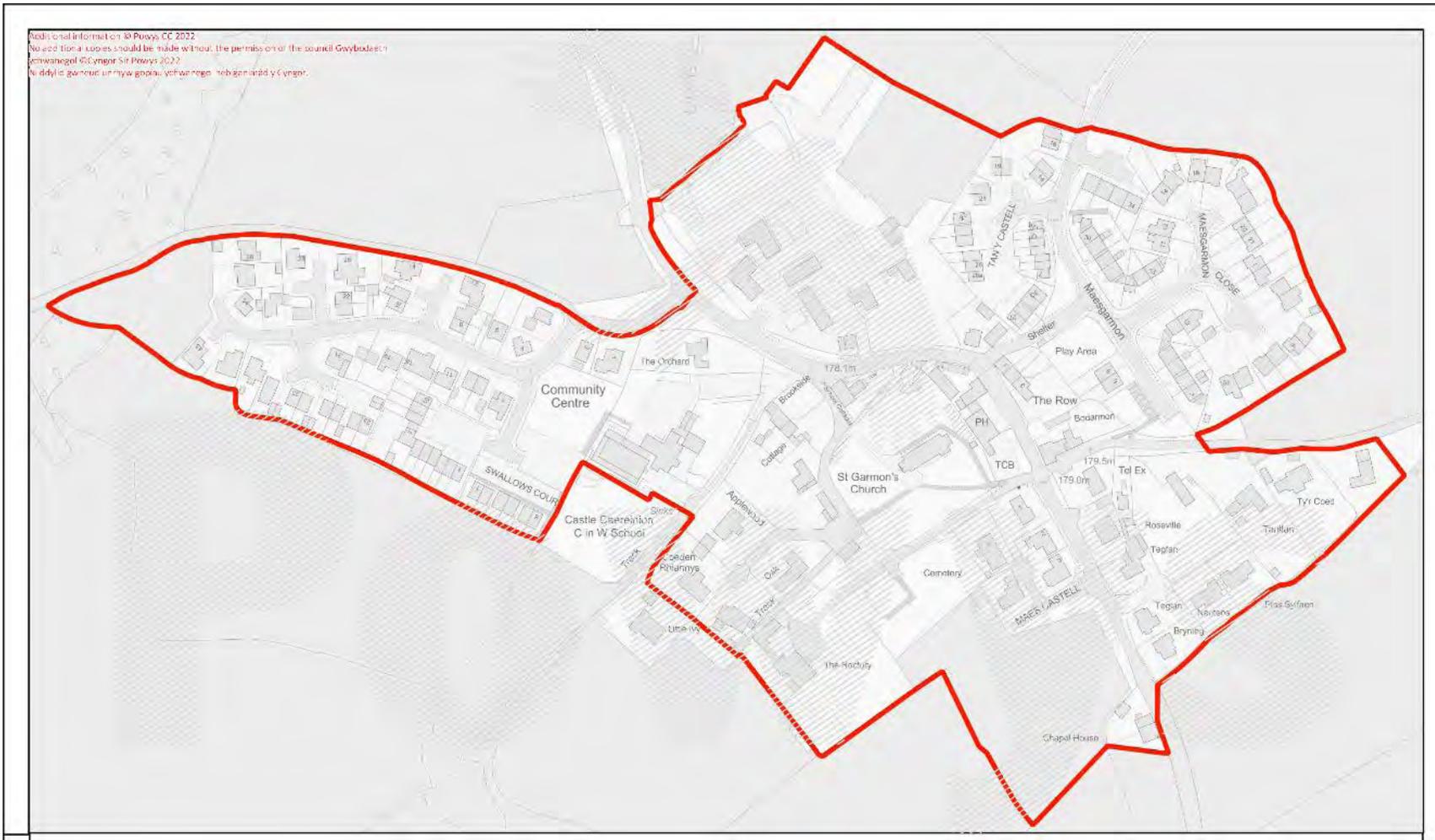
Settlement Profile:

Castle Caereinion

Prepared by Powys County Council in partnership with Cadnant Planning



Castle Caereinion Settlement Profile



1. Introduction

The settlement of Castle Caereinion, classified as a Large Village in the adopted Powys LDP (2011-2026,) is a settlement located within the eastern part of Powys, approximately six miles to the south-west of Welshpool. Welshpool provides a wide range of services, facilities

Castle Caereinion has a number of local facilities, including a village hall, post office and public house, as well as St Garmon's Church which lies in the centre of village, within the conservation area. Welshpool provides a further wide range of services and facilities to the settlement.

Castle Caereinion is named after a destroyed ancient castle and is characterised by the close proximity to historical and heritage attractions within and surrounding the settlement. To the north lies the Castle Caereinion railway station, which serves as an intermediate station along the narrow-gauge heritage railway, the Welshpool and Llanfair Light Railway.

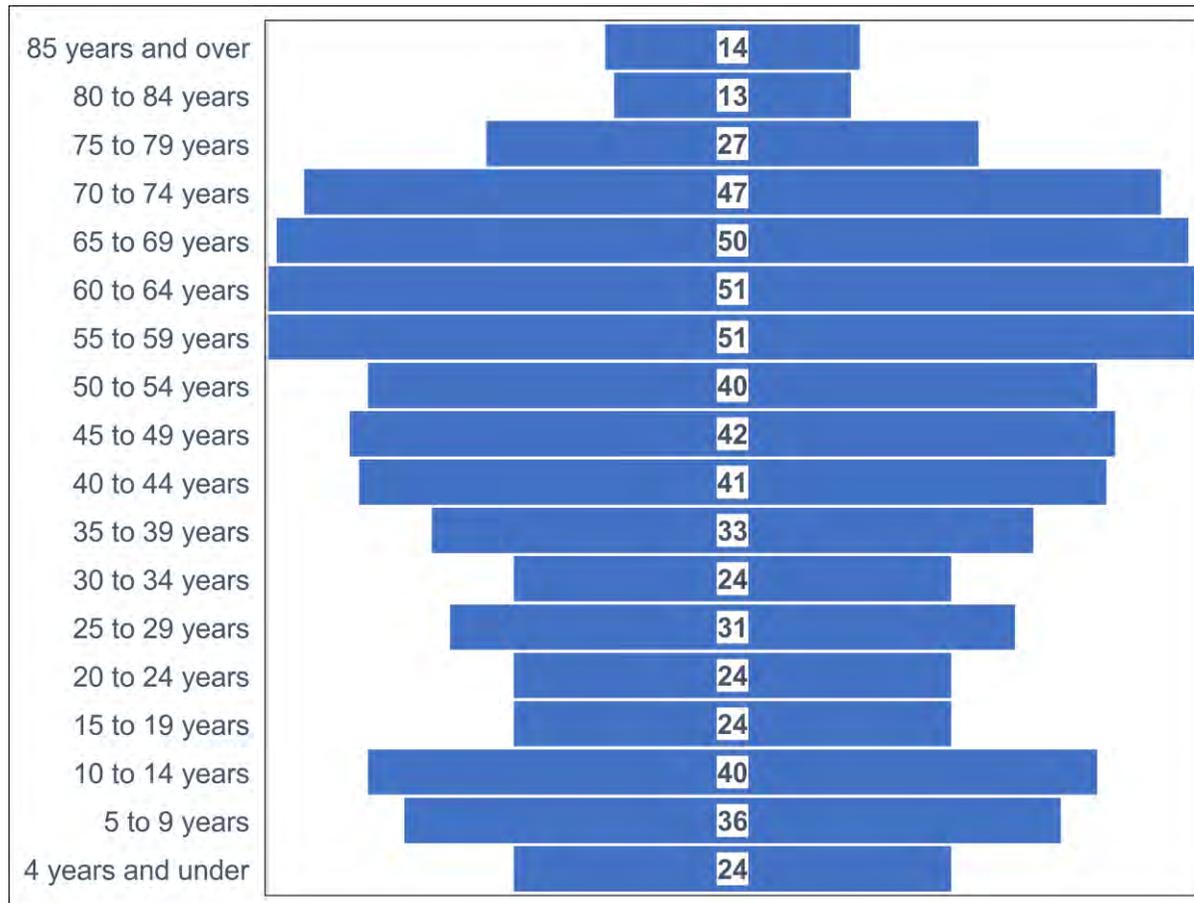
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Regional Growth Area Cluster Settlement
Housing Market Area / Locality:	Welshpool and Montgomery
Size of Settlement based on Adopted LDP (2011-2026) boundary:	11.73 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	376

Site Survey Date: July 2022

Castle Caereinion Settlement Profile

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



2. Services and Facilities

There are no health, education or retail facilities within the settlement.

Table 1. Community Facilities within Settlement

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

3. Employment Provision

Table 2. Key Employment Opportunities within Settlement

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

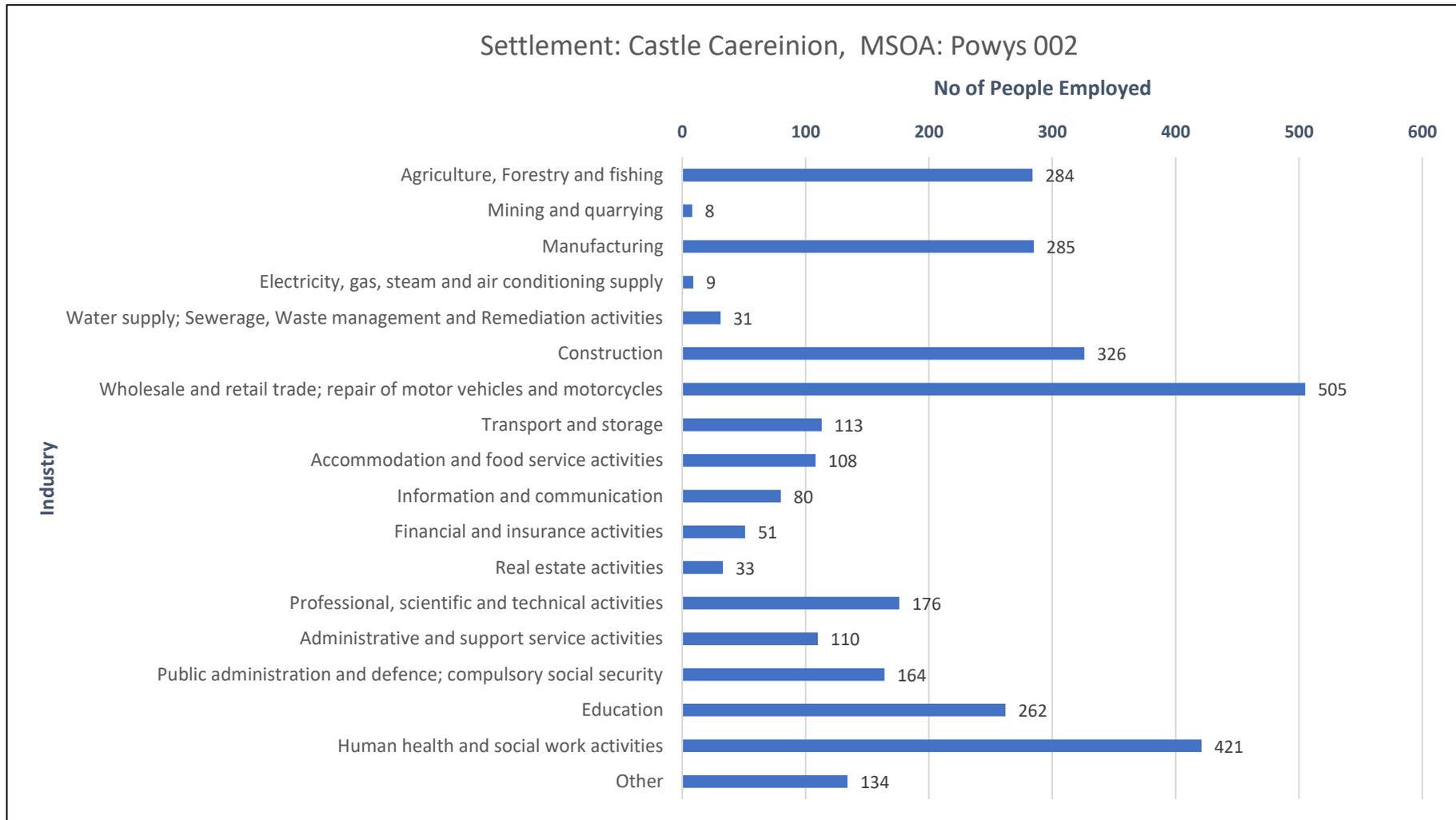
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 5.3 miles to Severn Farm Industrial Estate, Welshpool

Local employers (employing five or more) in overlapping output areas¹ = 45

¹ Nomis Data (2021)

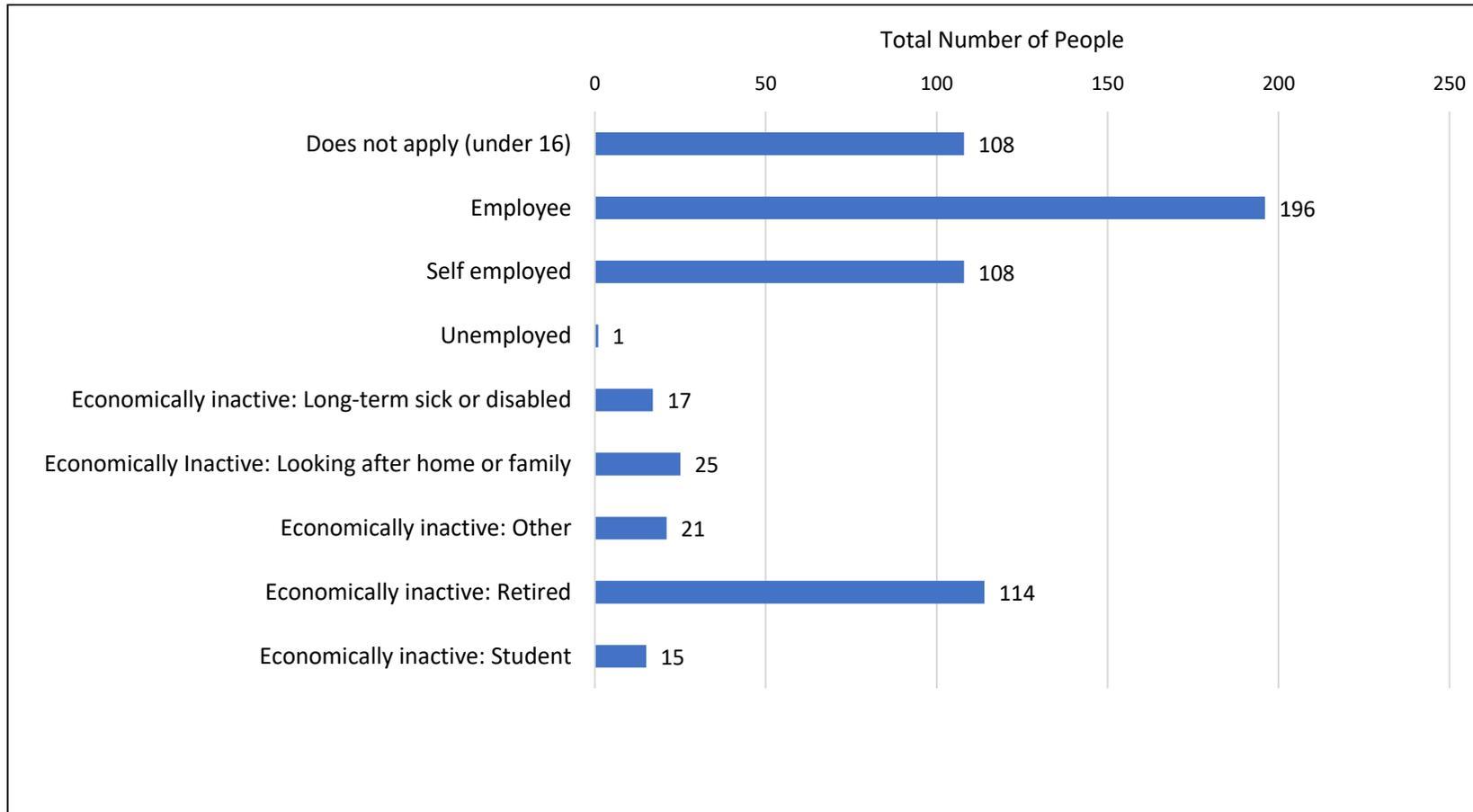
Castle Caereinion Settlement Profile

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



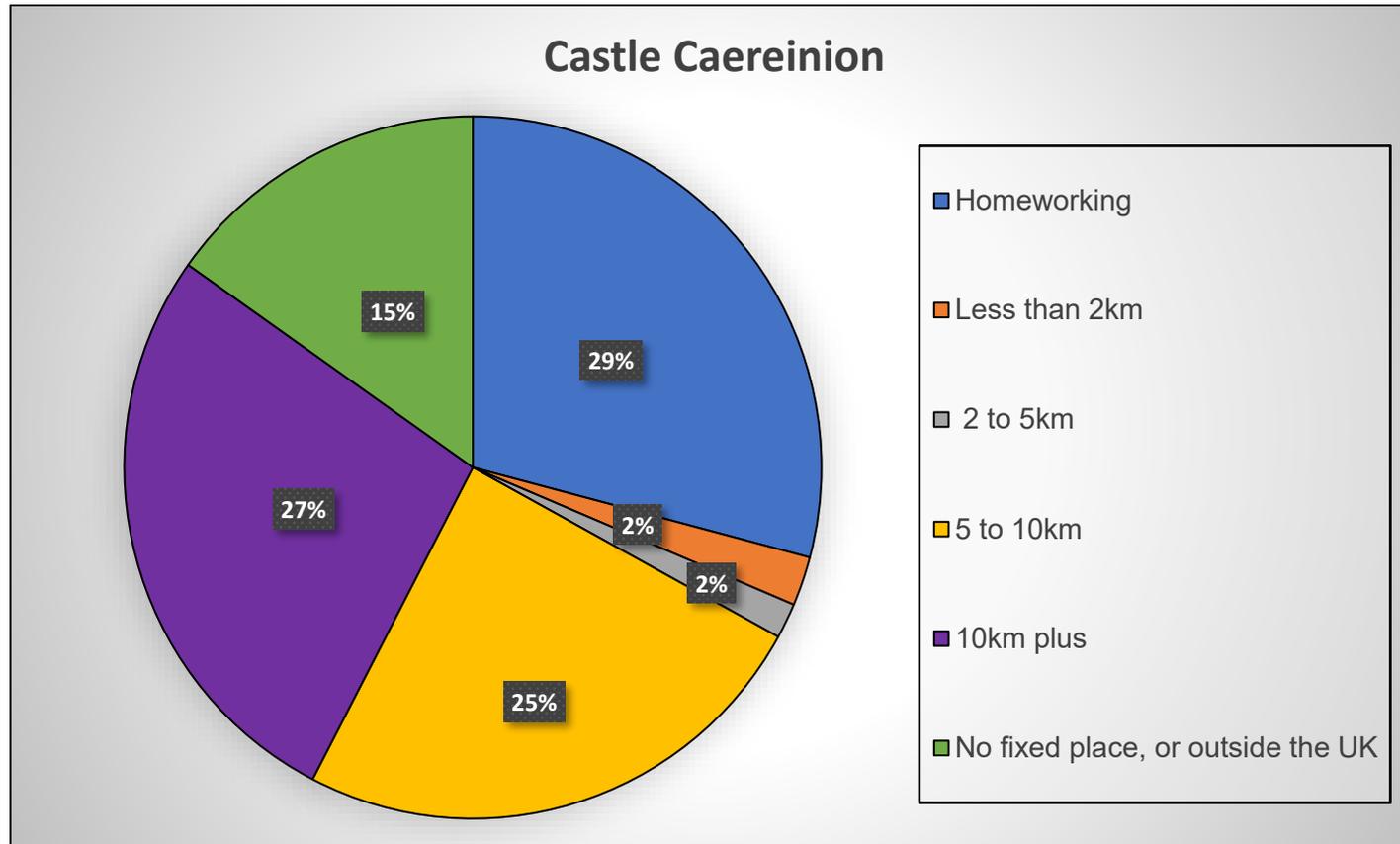
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census

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



Castle Caereinion Settlement Profile

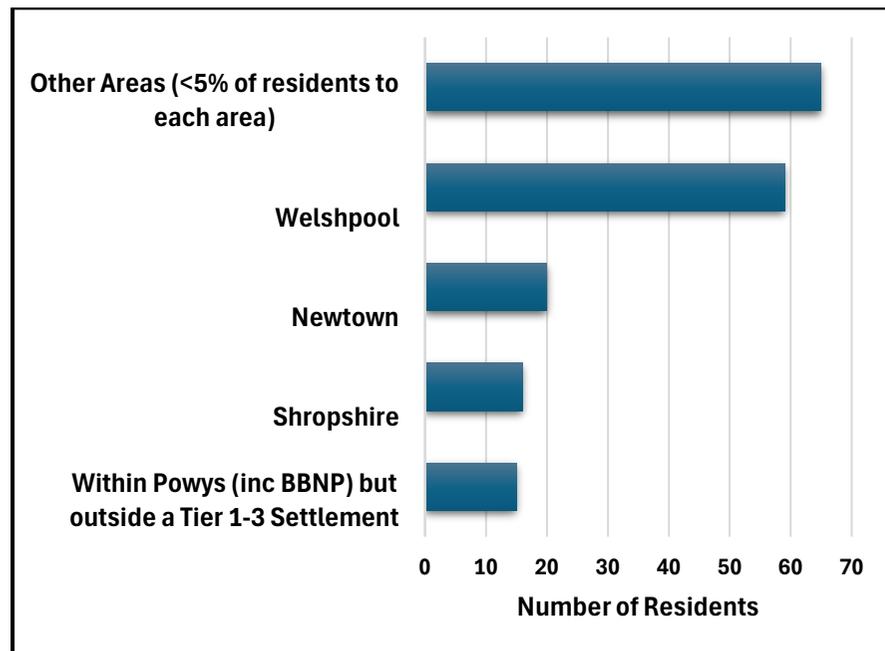
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Castle Caereinion Settlement Profile

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



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

Table 3. Where Residents Living in Castle Caereinion Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Newtown	20	11%
Other Areas (<5% of residents to each area)	65	37%
Shropshire	16	9%
Welshpool	59	34%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	15	9%
Grand Total	175	100%

4. Environmental Capacity

Table: 4. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium – Surface Water

Table 5. 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

Castle Caereinion Settlement Profile

Table 6. Natural Heritage Designations within or adjacent to Settlement

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

Table 7. 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	3a
Topography	No	
Land Ownership (e.g. charitable organisations)	No	

5. Infrastructure Capacity

Water Supply

Water provider: Hafren Dyfrdwy

For water resource planning purposes, Hafren Dyfrdwy subdivide their regions into ‘Water Resources Zones’ (WRZs). A WRZ is defined as the largest area in which all resources can be shared such that all customers, with some limitations, experience the same risk of supply failure. To ensure that water is available to their customers when it is needed, and in the quantity required, Hafren Dyfrdwy prepares and maintains a Water Resources Management Plan (WRMP) every 5 years which forecasts the long-term supply and demand balance across their water supply area. Hafren Dyfrdwy’s current Plan (WRMP19) for the period 2020 - 2025 and work is underway to develop their next Plan (WRMP24) for the period 2025 – 2085. Castle Caereinion 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 8. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Carno	Carno	Not measured - scale of WwTW is below that requiring flow monitoring	Site currently at full capacity.

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Table 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

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

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

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

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 13. 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%

⁴ Data correct from Welsh Government OMR, June 2022

Castle Caereinion Settlement Profile

Health Care Provision

There is no GP surgery in Castle Caereinion. The nearest GP surgery would be at Welshpool.

Table 14. 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 and the proximity of Welshpool 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 15. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	There are limited pedestrian/active travel opportunities in the village centre. Future development potential off existing side roads (U2240/U6050) to the east would not be feasible due to the road junctions which are constrained.

6. Transport Opportunities

Active Travel

Active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 16. Bus Services within Settlement

Service Provision	Yes / No	Comments
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	No	87 - Foel - Welshpool via Llanfair Caereinion Foel – Welshpool via Castle Caereinion (morning) Welshpool – Foel via Castle Caereinion (afternoon)

Train Services

Table 17. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	4.9 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street.

Road Services

Table 18. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Less than 5 miles	Yes	0.9 miles to A458

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 (amenity greenspace by Tudor Court) + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 5

Table 19. Informal Open Spaces (All over 0.2 hectares)

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

Table 20. 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 21. 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

Castle Caereinion Settlement Profile

Table 22. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	PROW leading through St Garmon's Church south west from settlement to wider area
Walkways	Yes	Intermittent walkways within settlement

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Castle Caereinion 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.

The topography comprises of rolling hills with rounded tops generally forming ridges that are oriented east-west and appear to radiate out from the Powis Castle area in the south-east. Ridges are separated by valleys or cwms, with streams that are tributaries of the River Vyrnwy to the north-west and River Severn to the south-east.

Castle Caereinion is a nucleated village with dispersed pattern of farms around. There is a Conservation Area at Castle Caereinion. There are numerous listed buildings and a Scheduled Monument, comprising the Mound in Churchyard.

9. Community aspirations

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

10. Previously Developed Land Opportunities

Figure 6. Castle Caereinion Church in Wales Primary School



11. Housing Need and Supply

Table 23. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

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

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

Median house price paid data 01/04/2020 to 01/04/2023 = £ 166,250 (Average = £ 207,468)

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

Castle Caereinion Settlement Profile

Table 24. 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
18/0395/OUT		18/0395/OUT 22/0030/RES	Residential Development At Tynllan Farm Castle Caereinion	Outline: Residential development of 5 dwellings (all matters reserved) 22/0030/RES: Application for reserved matters following the approval of 18/0395/OUT for a residential development of 5 dwellings (access, appearance, landscaping, layout and scale)	Commenced	0	5	0	5
368		P/2016/0892 20/0446/RES	Land adjacent to Tynllan Farm Castle Caereinion	Outline Residential development and creation of vehicular access. 20/0446/RES - Reserved matters application for the approval of appearance, landscaping, layout and scale in connection with proposed development of five (5) dwellings (approved under outline planning permission P/2016/0892)	Commenced	0	5	0	5

Castle Caereinion 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
369		19/0626/RES	Land adjacent to Tynllan Farm Castle Caereinion	Outline: Residential development and creation of vehicular access Reserved Matters application for appearance, layout, landscaping and scale in connection with proposed 5 dwelling houses approved	Commenced	0	5	0	5
392		P/2017/1236	Land at Tynllan Farm, Castle Caereinion	Outline: Residential development of 9 dwellings with garages, new vehicular access, formation of estate road and all associated works/infrastructure (all matters reserved) 21/0435/RES - Reserved matters application following the approval of P/2017/1236 for a residential development of 9 dwellings and associated works	Commenced	0	9	0	9
					TOTAL	0	24	0	24



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

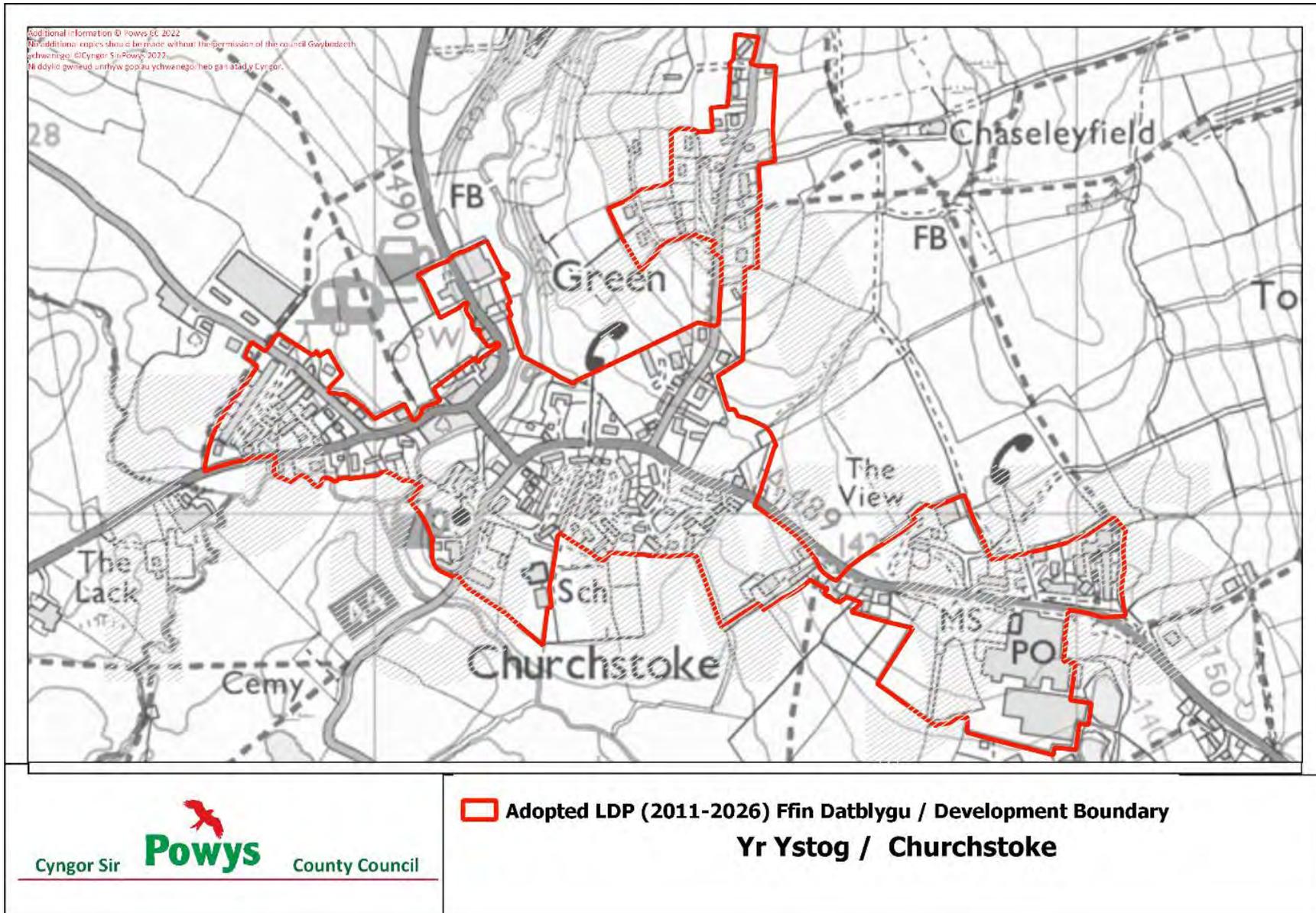
Settlement Profile:

Churchstoke

Prepared by Powys County Council in partnership with Cadnant Planning



Churchstoke Settlement Profile



1. Introduction

The settlement of Churchstoke, classified as a Large Village in the adopted Powys LDP (2011-2026), lies close to the Welsh/English border to the west and north of the village. It lies centrally within Powys, albeit close to the eastern border. The settlement of Montgomery is around five miles to the north-west of the village.

Churchstoke benefits from a fairly recent development of a shopping centre based around the petrol filling station, which provides a wide range of services, facilities and retail offerings compared to the size of the settlement.

There is a Conservation Area within the settlement which includes the listed Church of St Nicholas with its 13th Century tower.

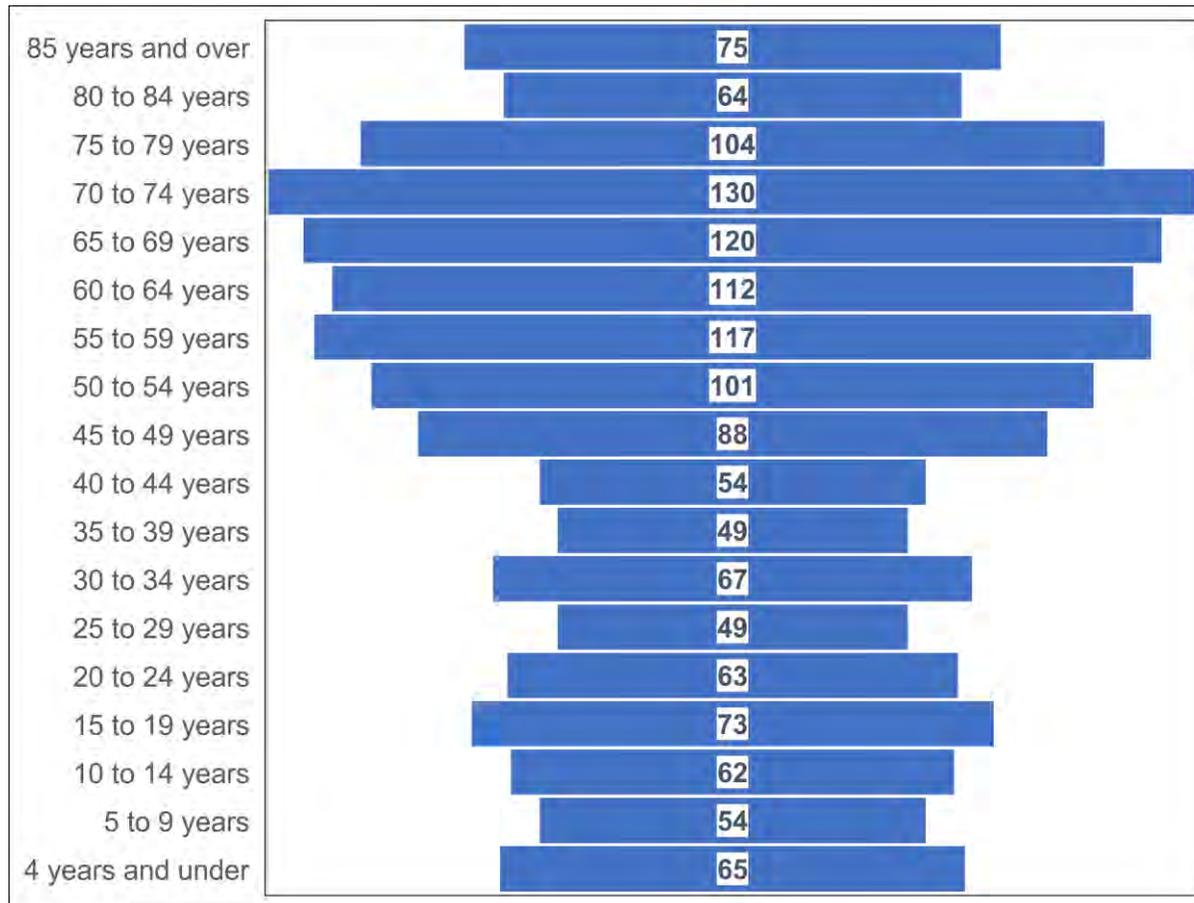
Key Facts:

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:	Newtown
Size of Settlement based on Adopted LDP (2011-2026) boundary:	33.63 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	722

Site Survey Date: July 2022

Churchstoke Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

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

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

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	2
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	2
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	6

Churchstoke Settlement Profile

Table 3. Health Facilities within Settlement

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

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	1
Convenience store / local grocery shop	0
Other food outlet	0
Take away food	1
Café	1
Restaurant	0
Petrol station	1
Farm shop	0
Other non-food shops	3
Total number of retail facilities	7

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

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

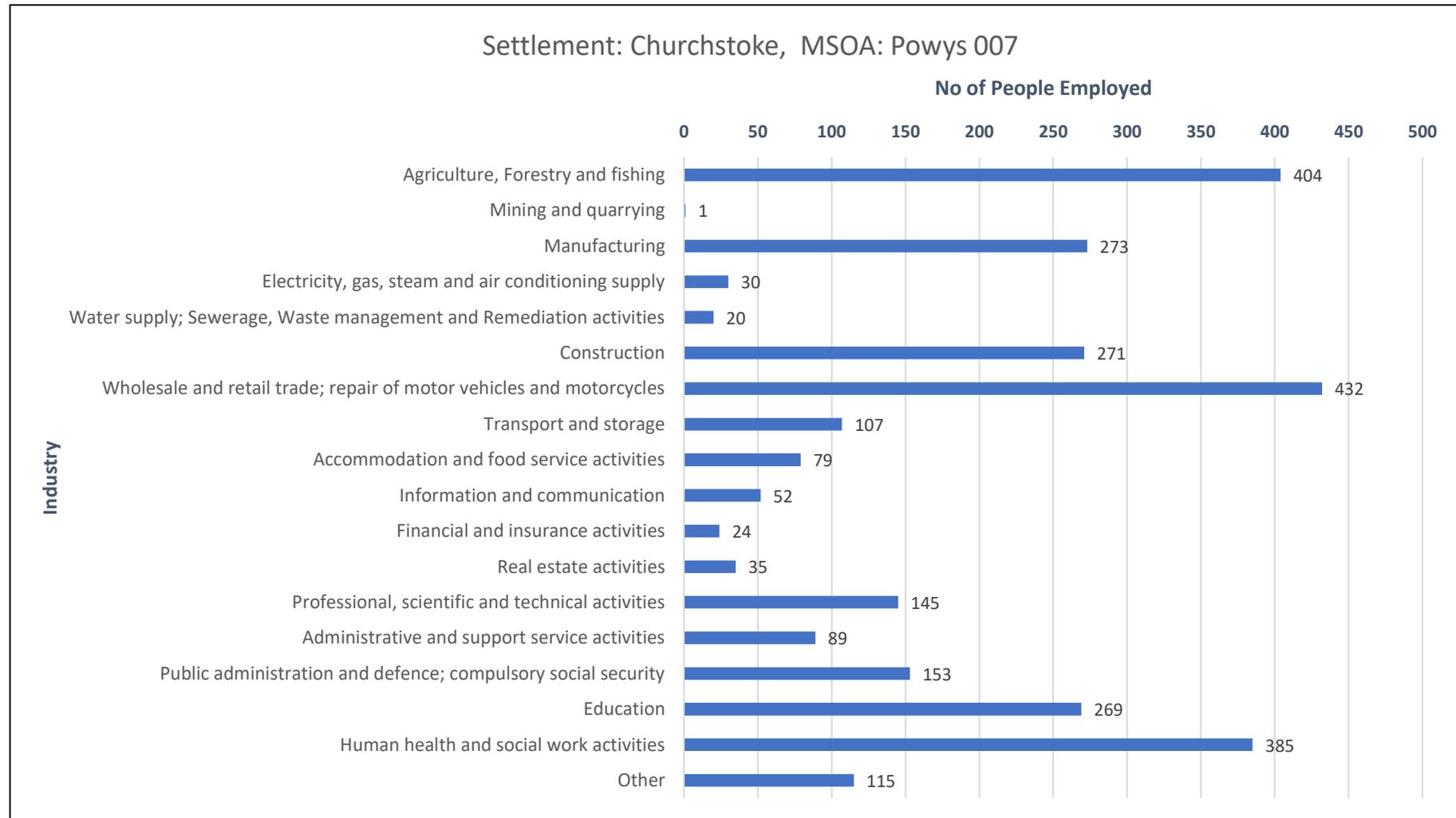
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement – over 10 miles to both Welshpool and Newtown

Local employers (employing five or more) in overlapping output areas¹ = 55

¹ Nomis Data (2021)

Churchstoke 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.

Churchstoke Settlement Profile

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

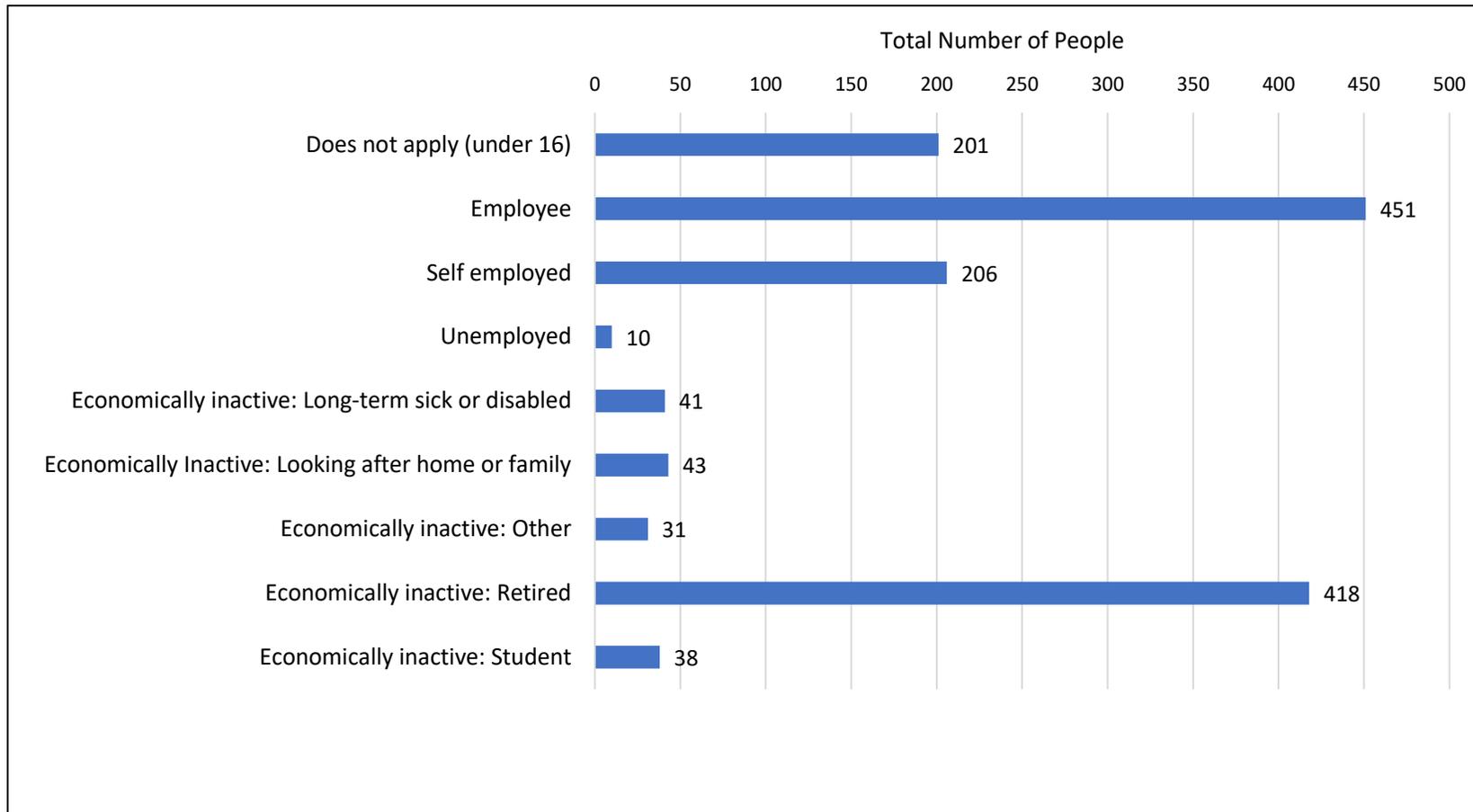
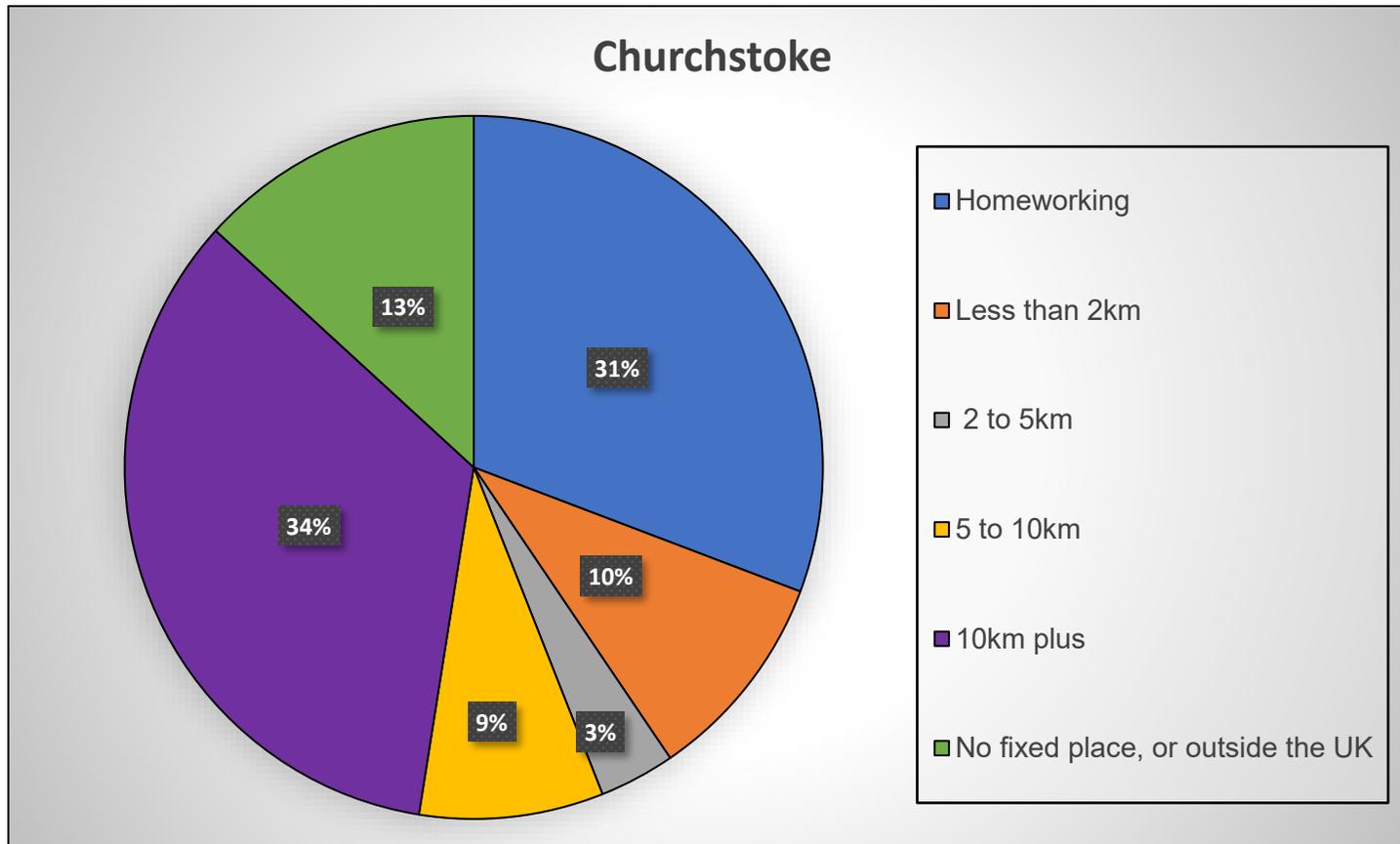


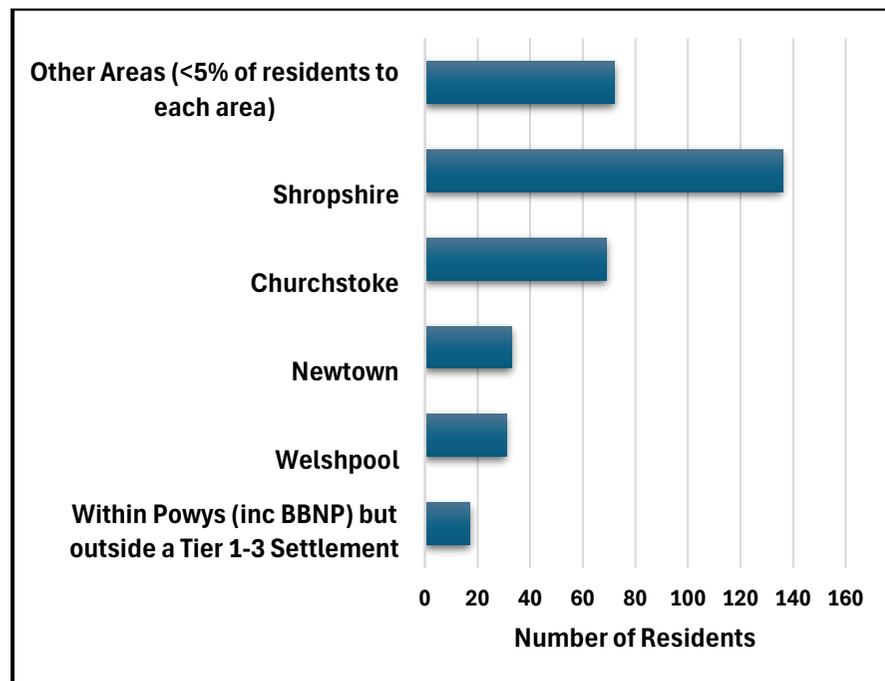
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Churchstoke Settlement Profile

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

Settlements / Areas	Residents	Percentage
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	17	5%
Welshpool	31	9%
Newtown	33	9%
Churchstoke	69	19%
Shropshire	136	38%
Other Areas (<5% of residents to each area)	72	20%
Grand Total	358	100%

4. Environmental Capacity

Table 7. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium - along rivers. Some Medium- surface water

Table 8. Built Heritage Designations within or adjacent to Settlement

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

Churchstoke Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

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

Designation	Presence in or adjacent to Settlement Yes / No
National Park	No
AONB	Nearby
Coal Resource Safeguarding Area	No
Agricultural Land Classification grades 3a and above	No
Topography	No
Land Ownership (e.g. charitable organisations)	No

5. Infrastructure Capacity

Water Supply

Water provider: Hafren Dyfrdwy

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

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Churchstoke	Churchstoke	Probable issue	AMP7 (2020-2025) scheme promoted to ensure compliance with future Phosphate permit.

Churchstoke Settlement Profile

Electricity Provision

Electricity supply provider: National Grid

Table 12. Electricity Supply Capacity information²

Substation name	Substation type	Upstream Demand Headroom³	Other Towns or Large Villages served	Bulk Supply Point⁴ (BSP) Substation	Upstream Demand Headroom⁵	Other Towns or Large Villages served by BSP
Priest Weston 33/11kv	Primary	No information (Green ⁶)	Other settlements beyond the Powys LDP boundary	Shrewsbury 132/33kv (BSP)	No information (Grey)	Other settlements beyond the Powys LDP boundary

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

³ The amount of power available on the circuit.

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

⁵ The amount of power available on the circuit.

⁶ 20% total site capacity still available

Gas Supply

Table 13. Gas Supply Capacity and Planned Improvements

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

Churchstoke Settlement Profile

Broadband Provision

Broadband connection ⁷ in Settlement: Yes

Table 14. Broadband Provision and Planned Improvements

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

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Churchstoke C. P.	72	47	65%	25	35%

⁷ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP surgery in Churchstoke. The nearest GP surgery would be at Montgomery.

Table 16. 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:

- 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 17. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	There is development potential off the A489. Development would otherwise be limited by highway infrastructure (north of A490/road to the south towards the Church/road to the north past Horse and Jockey PH).

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.	No	
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	Yes	Services to Newtown, Montgomery

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	Yes	9.9 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

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	A489, A490

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 (LEAP incorrectly marked)

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: 7

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

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

Table 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)	0
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)	3

Churchstoke Settlement Profile

Table 24. Public Right of Way

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

Number of Allotments / Community Gardens in Settlement: 1

8. Character

Churchstoke is the main settlement, with other linear groups of dwellings and lies in the Corndon Hill Landscape Character Area (LCA) which is centred on the dramatic landform of the hill itself surrounded by upland grazing. It is continuous with the Shropshire Hills to the north and east and borders the Shropshire Hills Area of Outstanding Natural Beauty (AONB) between Priest Weston and Snead. It borders the Severn Farmlands LCA to the south. The LCA is within the Shropshire Hills National Landscape Character Area (NLCA).

Churchstoke lies within the Vale of Montgomery Registered Historic Landscape which occupies a natural basin at the confluence of the Rivers Severn and Camlad. There is a Conservation Area at Churchstoke containing listed buildings including the listed Church of St Nicholas with its 13th Century tower.

9. Community aspirations

Churchstoke 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 Churchstoke 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 (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	1
2	8
3	4
4	1
TOTAL	14

Total number of new dwellings (net) built between 2011 and 2024 = 75

Median house price paid data 01/04/2020 to 01/04/2023 = £260,000 (Average = £ 235,750)

Average Household Income (by Locality) = £31,788 (CACI Paycheck GROSS household income 2021)

Churchstoke Settlement Profile

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
331		19/0803/RES	Land adj to Buttercup House, Churchstoke	Residential development of up to 40 dwellings (outline) 19/0803/RES - All reserved matters application in connection with proposed 40 dwelling houses approved under outline permission P/2015/0340	Commenced	0	15	5	20
28	P12 HC1	22/1981/REM	Rear of Village Hall A/11/001 - P12 HC1 (part)		Commenced	7	3	0	10
32	P12 HA1	P/2016/0721	Adj. Fir House, Churchstoke		Planning Permission Not Started	38	0	0	38
					TOTAL	45	18	5	68