



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

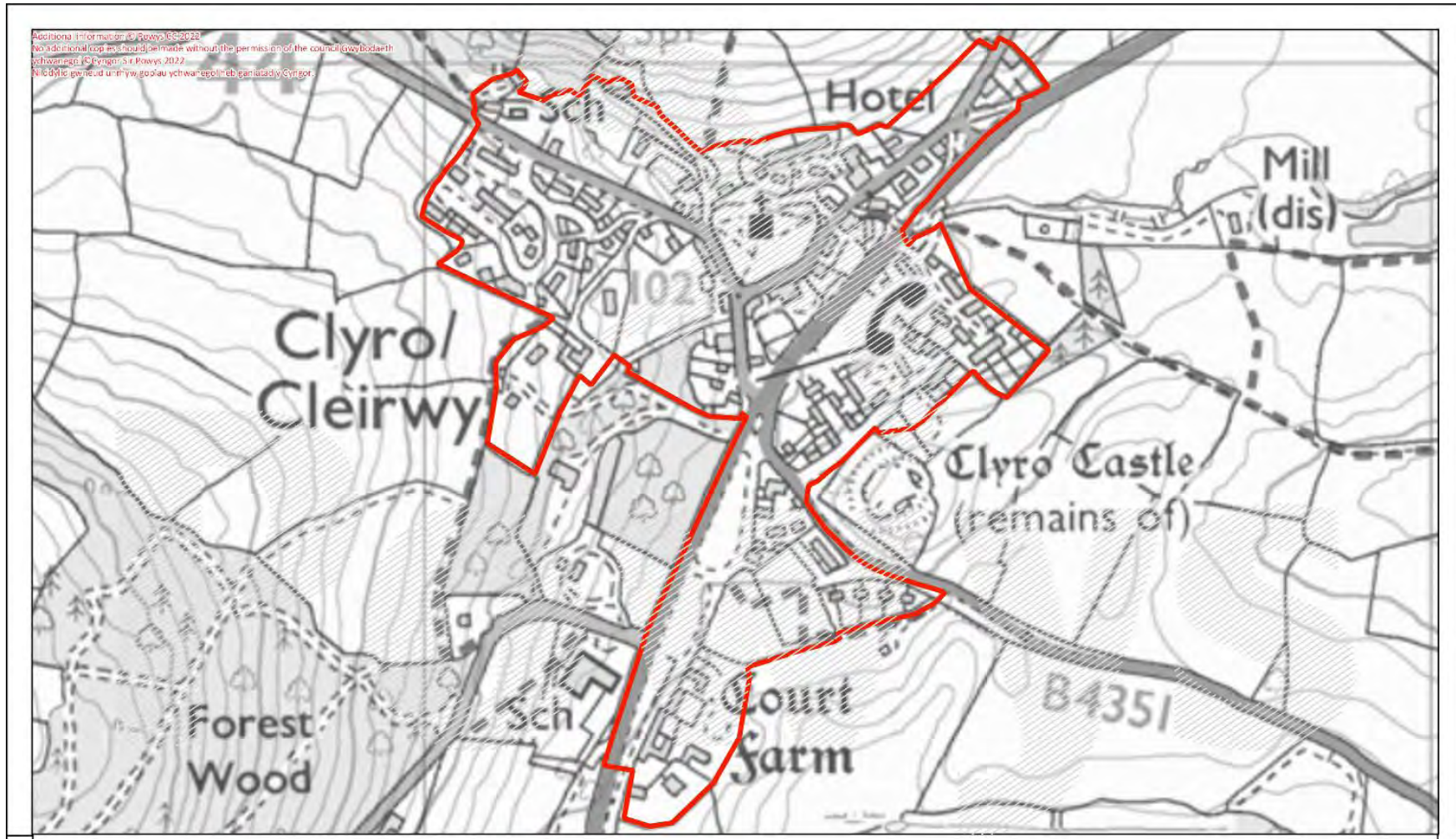
Settlement Profile:

Clyro

Prepared by Powys County Council in partnership with Cadnant Planning



Clyro Settlement Profile



1. Introduction

The settlement of Clyro, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in the south east region of Powys, intersected by the A483.

The local community is served by a public house, a restaurant, a petrol station and a primary school.

Clyro has a historic core designated as Conservation Area and is also set within the Registered Historic Landscape. Clyro Castle, a Scheduled Ancient Monument, can be found to the East of the settlement adjoining the development boundary.

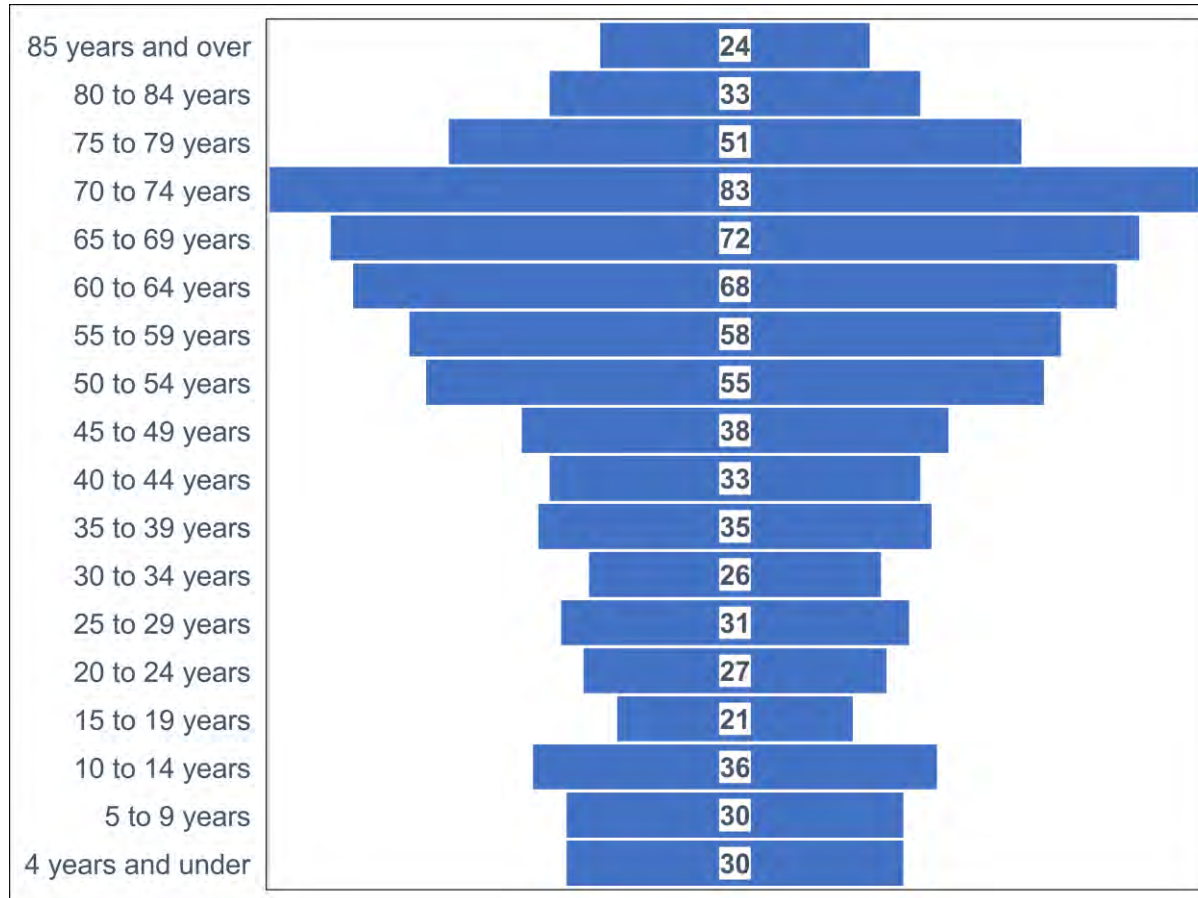
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Rural Area / Non-Cluster Settlement
Housing Market Area / Locality:	Hay and Talgarth
Size of Settlement based on Adopted LDP (2011-2026) boundary:	20.99 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	402

Site Survey Date: July 2022

Clyro 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	1
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	2
Public House	1
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	5

Clyro Settlement Profile

Health Facilities within Settlement = None

Table 3. Retail Facilities within Settlement

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

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

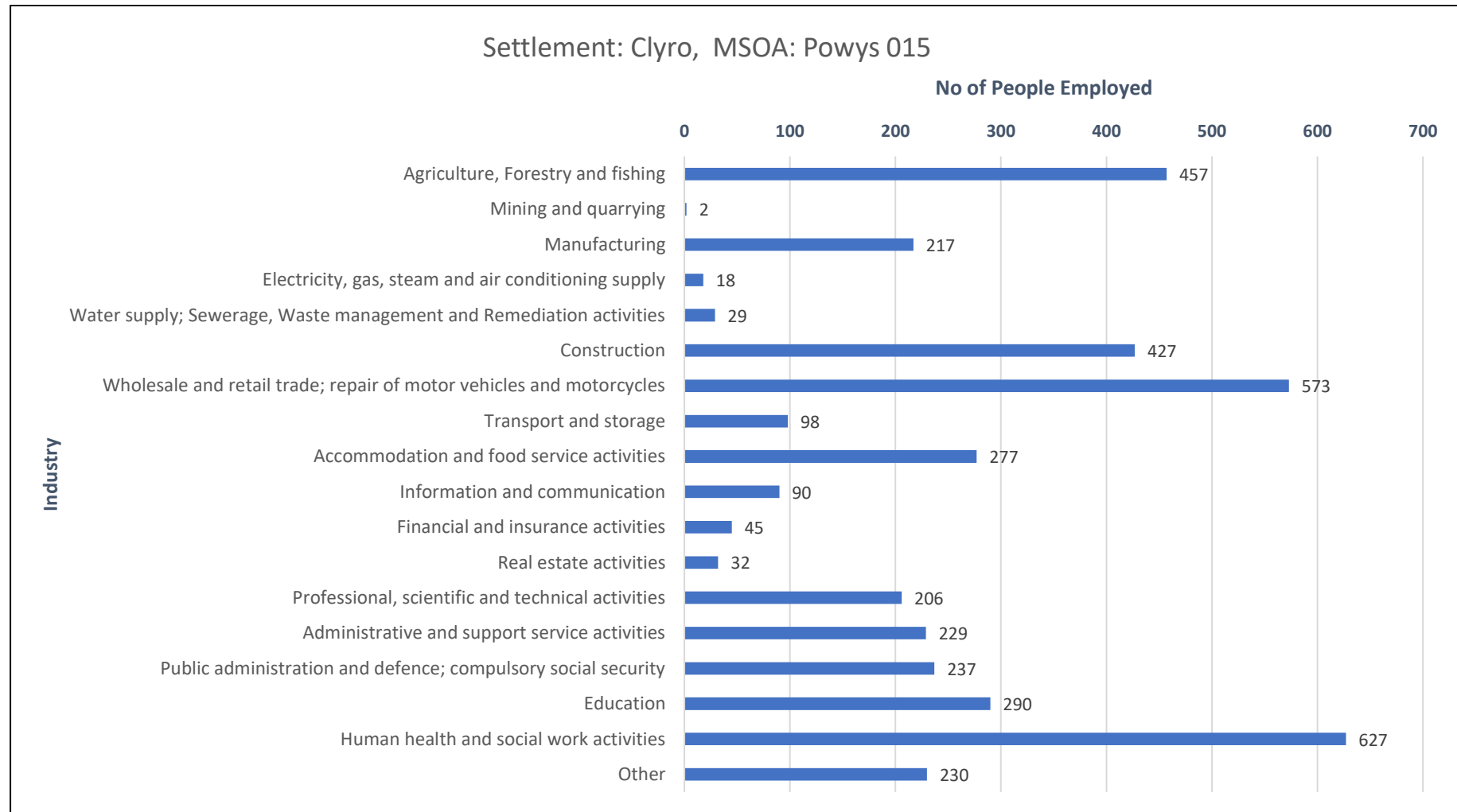
Distance to nearest Safeguarded / Identified **industrial estate/business park if not within settlement**: 1.9 miles to Hay on Wye (BBNP LDP),

Local employers (employing five or more) in overlapping output areas¹ = 135

¹ Nomis Data (2021)

Clyro 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)

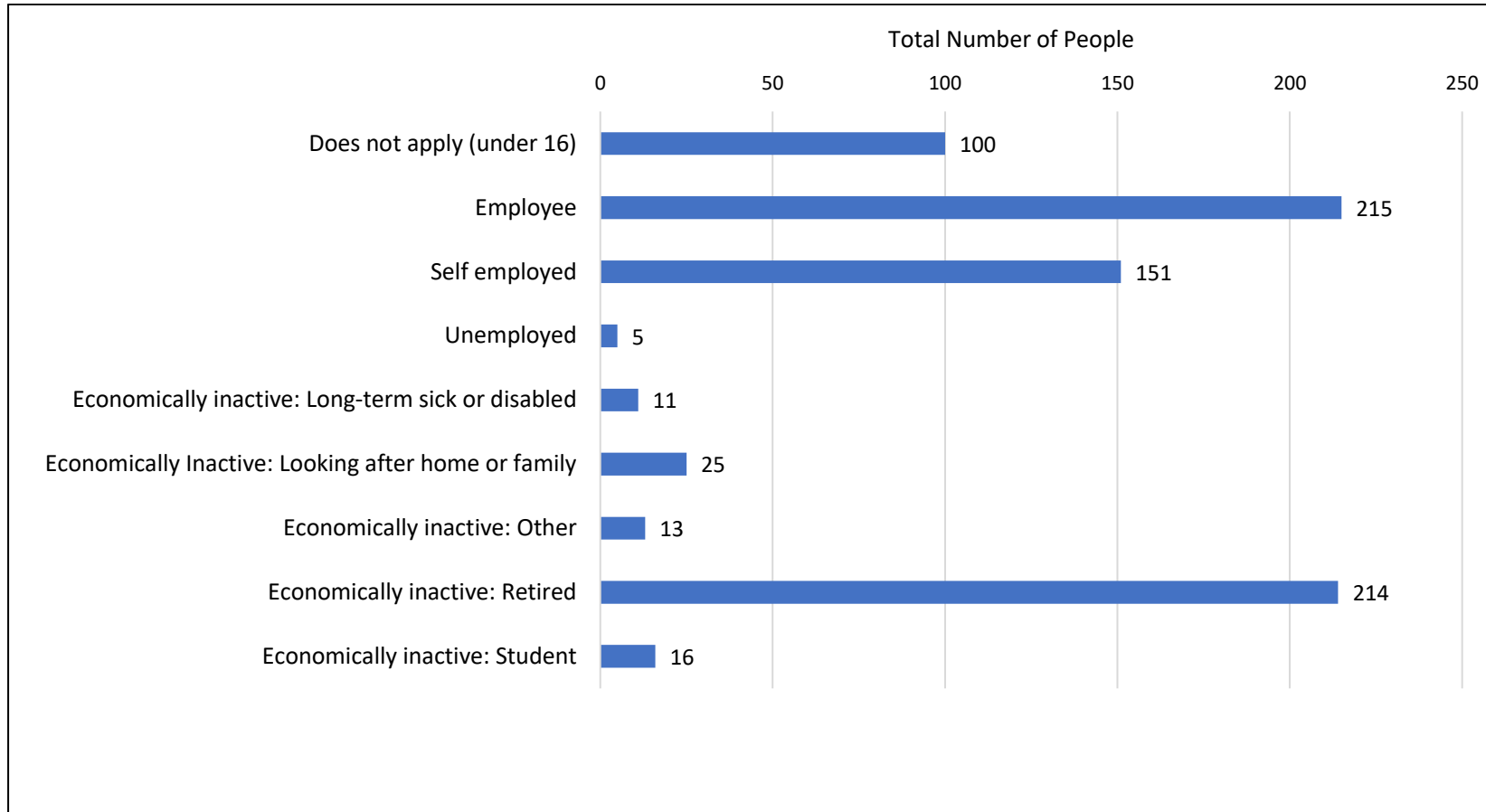
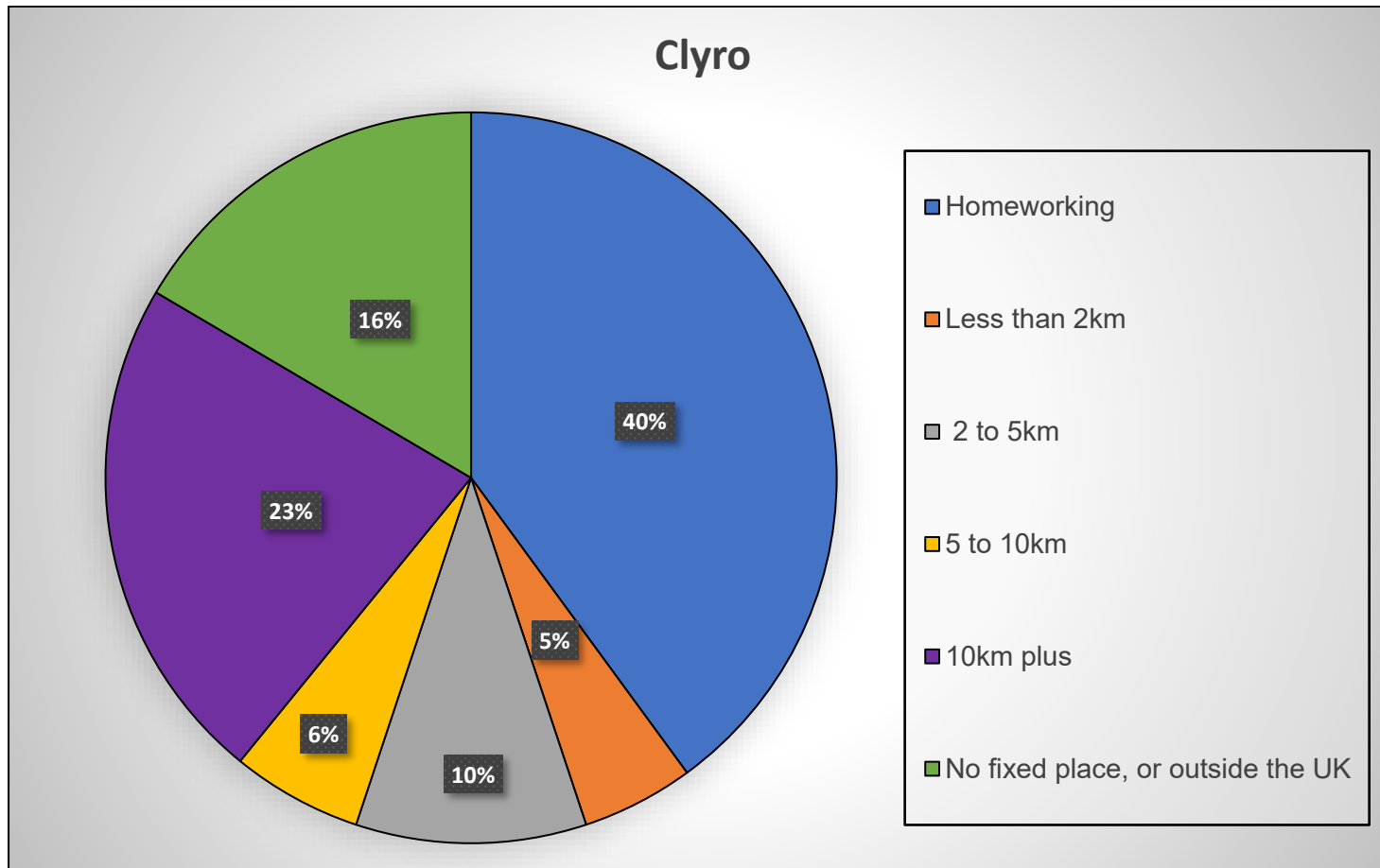


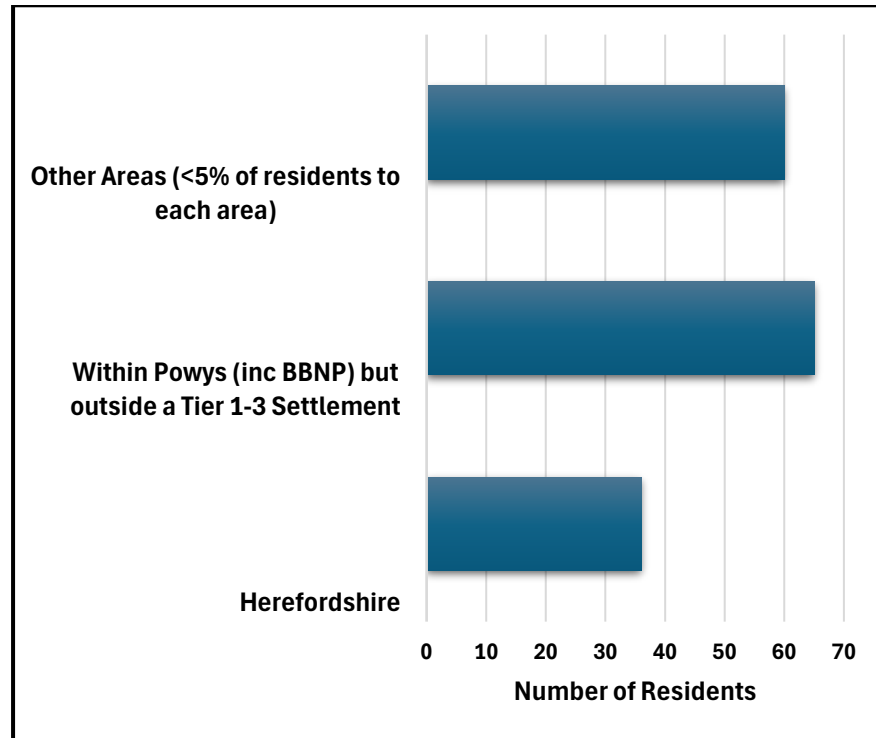
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Clyro Settlement Profile

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

Settlements / Areas	Residents	Percentage
Herefordshire	36	22%
Other Areas (<5% of residents to each area)	60	37%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	65	40%
Grand Total	161	100%

4. Environmental Capacity

Table 6. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Low/Medium risk along river to North of settlement

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)	No
Conservation Area	Yes
Scheduled Monument	Yes
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	Yes

Clyro Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

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

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

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

5. Infrastructure Capacity

Water Supply

Provider: Dŵr Cymru Welsh Water (DCWW)

Statutory duties

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

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

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

Welsh Water Capital Investment for Growth and New Development

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

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

Clyro Settlement Profile

prioritise the funding available to ensure it is used in the most appropriate way. DCWW's operational area covers all 25 Welsh LPAs as well as the whole of Herefordshire and parts of other bordering English LPAs.

Water supply within Powys LPA

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

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

Clyro lies within the 8105 Llyswen WRZ. This zone covers the small rural communities in and around Hay-on-Wye. Water is abstracted from the River Wye at Llyswen where it is treated at the associated water treatment works before it enters the supply network.

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

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

Development Impact Assessment (DIA) process

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

Phosphates

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

Clyro Settlement Profile

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

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

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

Table 11. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Clyro	Yes	Yes 5mg/l Effective from: 02/05/2025	Yes – Phosphate reduction scheme due for completion March 2025.

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 information²

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

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

³ The amount of power available on the circuit.

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

⁵ The amount of power available on the circuit.

⁶ Less than 10% total site capacity available

⁷ Less than 5% total site capacity available

Gas Supply

Table 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>

Broadband Provision

Broadband connection ⁸ in Settlement: Yes

Table 14. Broadband Provision and Planned Improvements

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

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Clyro C. in W.	118	81	69.0%	37	31.0%

⁸ Data correct from Welsh Government OMR, June 2022

Clyro Settlement Profile

Health Care Provision

There is no GP surgery in Clyro. The nearest GP surgery would be at Hay-on-Wye.

Table 16. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Hay-on-Wye Health Centre	7,760	Yes	4,447	4,447	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	The highway network around the historic core is constrained making development to northwest problematic.

6. Transport Opportunities

Active Travel

Presence of 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	Service to Hereford, Builth Wells

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	21.3 miles to Builth Road Train Station. Services to Swansea, Shrewsbury

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	A438
Less than 5 miles	No	

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

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

Spaces to be deleted from Open Space Assessment: 3*

Total Number of Open Spaces: 3

Table 21. 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	1
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)	1 (new- land opposite Castle Estate)

Table 23. Outdoor Sports Facilities

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

Clyro Settlement Profile

Table 24. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	No	
PROW	Yes	PROW leading to wider area, including to the south east heading towards Hay on Wye and Offa's Dyke Path
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement : 0

8. Character

Clyro lies within the Painscastle Uplands Landscape Character Area (LCA), close to the southern border, which comprises a large tract of rolling upland farmland, situated on the south-eastern edge of the Powys Local Development Plan (LDP) including the settlement of Old Radnor in the north and extending to the south-east of Painscastle. The LCA is punctuated by a line of distinctive upland hills known as the Hergest Ridge. The southern, south-western and south-eastern boundary of this LCA is defined by the change of topography to the upper edge of the Wye Valley (Builth Wells to Haye-on-Wye) LCA, whilst the north-western boundary is defined by the transition in landcover and scale to the open Aberedw Uplands LCA and the eastern boundary by the England-Wales border.

This LCA is almost entirely within the Radnorshire Hills National Landscape Character Area (NLCA), although a small area following the boundary with the Wye Valley (Builth Wells to Haye-on-Wye) LCA is in the Wye and Usk Vales NLCA.

Clyro lie within the Middle Wye Valley Registered Historic Landscape, which has a rich and varied history and important cultural associations.

Clyro is a settlement of medieval origin that centres on a church and contains concentrations of listed buildings. The historic significance of the core of Clyro is reflected in its designation as a Conservation Area. Clyro Castle which lies on the outskirts of the village is a designated Scheduled Monument.

9. Community Aspirations

Clyro 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 25. Table summarising Clyro Community Council’s Community Aspirations

Community aspirations in terms of:	Summary of feedback
Would the Community Council like to see future growth (general) as part of the LDP in the Community Council area?	The Community Council consider that 'Growth' is too inadequately and broadly defined to be able to answer this question fully.
Aspirations in terms of housing (including affordable housing)	Clyro, given its proximity to the high house valuation due to Hay, suffers more than most in Powys communities as regards the unaffordability of homes for local residents.
Growth in terms of future employment opportunities	All rural communities need increased employment opportunities to retain residents. The Community Council would especially like to see expansion into white collar jobs, attracting tech and business skills, rather than a simple increase of blue collar jobs, which while very welcome, do not fully address the aspirations of newly qualifying and younger residents.
Aspirations in terms of education provision (primary and secondary schools)	Increased budgets to train, attract and retain top-class educators, and to adequately equip schools with learning materials and build new schools to better promote 21st century learning requirements.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	Faster and more accessible broadband facilities for those in rural areas to enable potential for e-selling and online businesses. Increased funding for sports halls, velodromes and swimming facilities to promote sport among youth, and to allow adult residents to more easily access healthy lifestyles.

Clyro Settlement Profile

Community aspirations in terms of:	Summary of feedback
Aspirations in terms of health care provision in your communities	An increase in Public Health preventative medicine objectives, plus increased screening within farming communities to flag health issues to improve quality of life and longevity outcomes.
Aspirations in terms of public open spaces, sports and play provision	An increase in all open spaces and play areas, to allow a safe and active place for children and adults.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	The Community Council would expect the private sector to cater for needs in this area, although food house prices are very high within the Clyro area.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	Improved transportation infrastructure as regards public transport frequency and network expansion, with a strong emphasis on safe and accessible cycle/foot paths.
Summary which describes the long-term vision for your town / community council area.	An expansion in employment opportunities coupled with affordable homes and an increased public transportation network, with an emphasis on sustainability.
Other comments received	None.

10. Previously Developed Land Opportunities

No previously developed land opportunities were identified.

11. Housing Need and Supply

Table 26. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	3
2	3
3	0
4	0
TOTAL	6

Total number of new dwellings (net) built between 2011 and 2024 = 32

Median house price paid data 01/04/2020 to 01/04/2023 = £313,750 (Average = £ 380,639)

Average Household Income (by Locality) = £36,333 (CACI Paycheck GROSS household income 2021)

Clyro Settlement Profile

Table 27. 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
1102		19/1741/FUL	Housing Development At Land Off Kilvert View Kilverts View Cleirwy	Full planning application for residential development and associated works	Complete	0	0	13	13
247	P13 HC1	19/0273/REM	Land Adjacent Clyro Court Farm, South of the Castle		Commenced	15	0	0	15
					TOTAL				28



Powys Replacement Local Development Plan (2022-2037)

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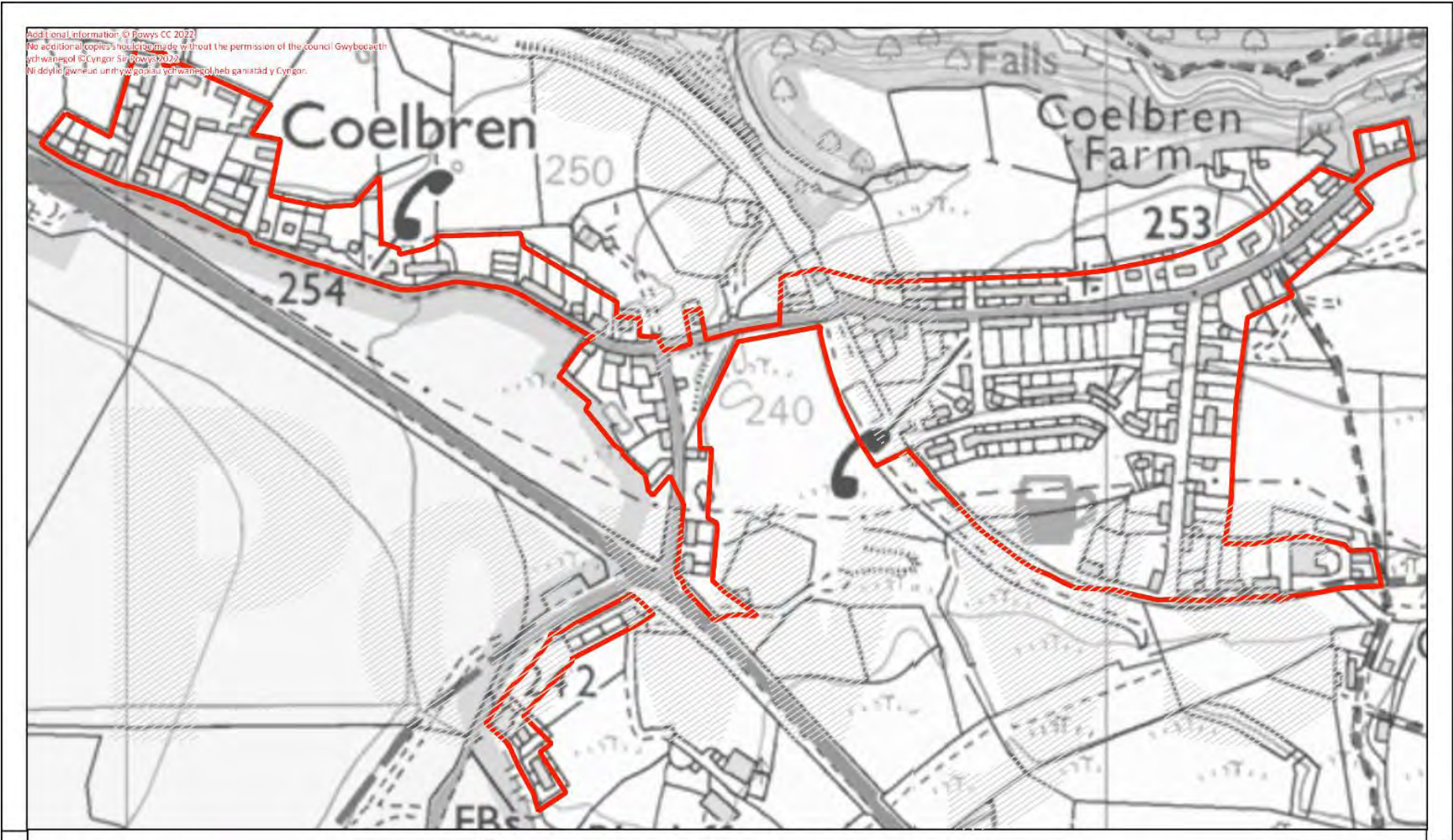
Settlement Profile:

Coelbren

Prepared by Powys County Council in partnership with Cadnant Planning



Coelbren Settlement Profile



1. Introduction

The settlement of Coelbren, classified as a Large Village in the adopted Powys LDP (2011-2026), lies within the southernmost part of Powys, close to the boundary of the Bannau Brycheiniog National Park to the north and Neath Port Talbot to the south.

Coelbren lies around five miles to the east of Ystradgynlais, which would be the local town providing a wide range of services and facilities. The settlement itself lies off the A4221 highway which links Glynneath to the south and Ystradgynlais to the west.

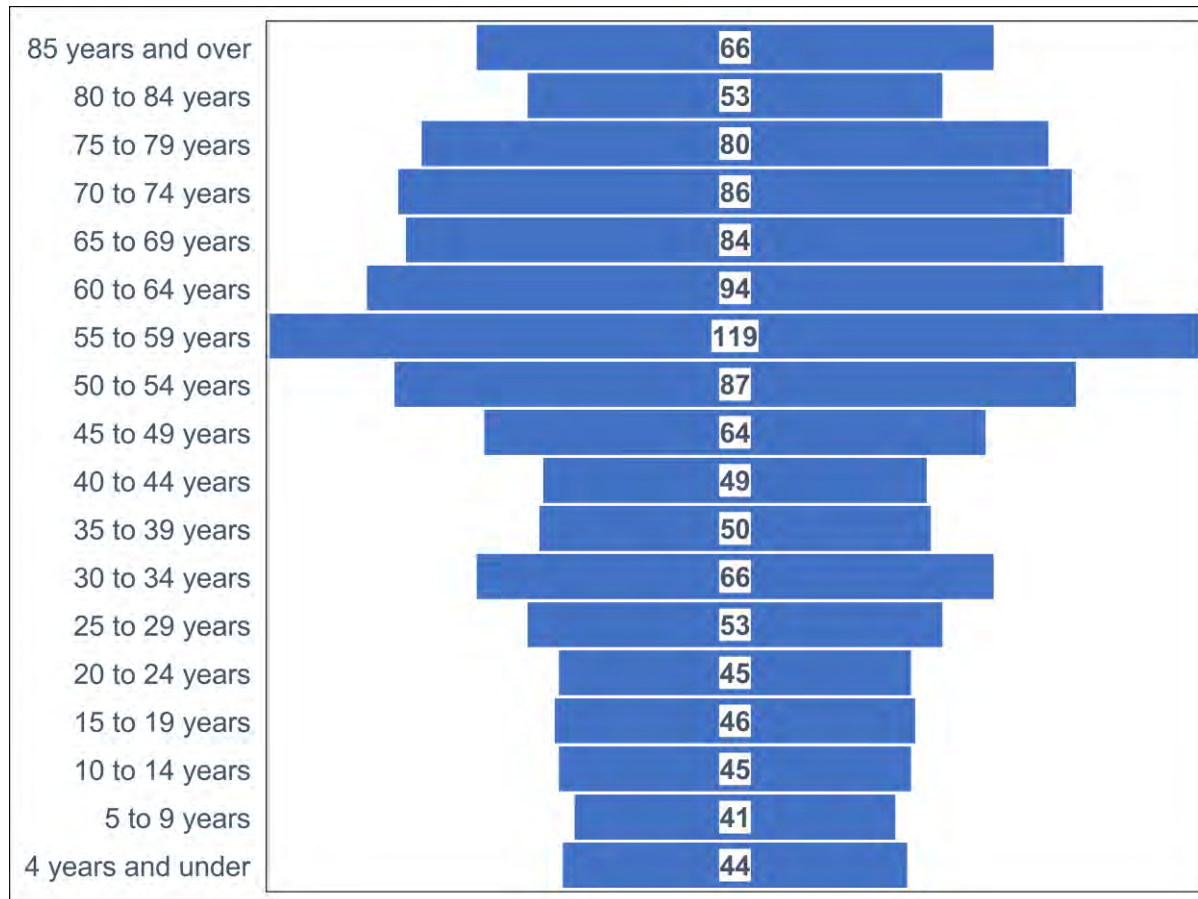
The settlement has limited services and facilities with one convenience store and one public house serving the community.

Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Ystradgynlais
Size of Settlement based on Adopted LDP (2011-2026) boundary:	21.57 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	588
Site Survey Date:	July 2022

Coelbren Settlement Profile

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



2. Services and Facilities

Educational Facilities within Settlement = None

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

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	0
Public House	1
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	3

Coelbren Settlement Profile

Health Care Facilities within Settlement = None

Table 2. 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 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

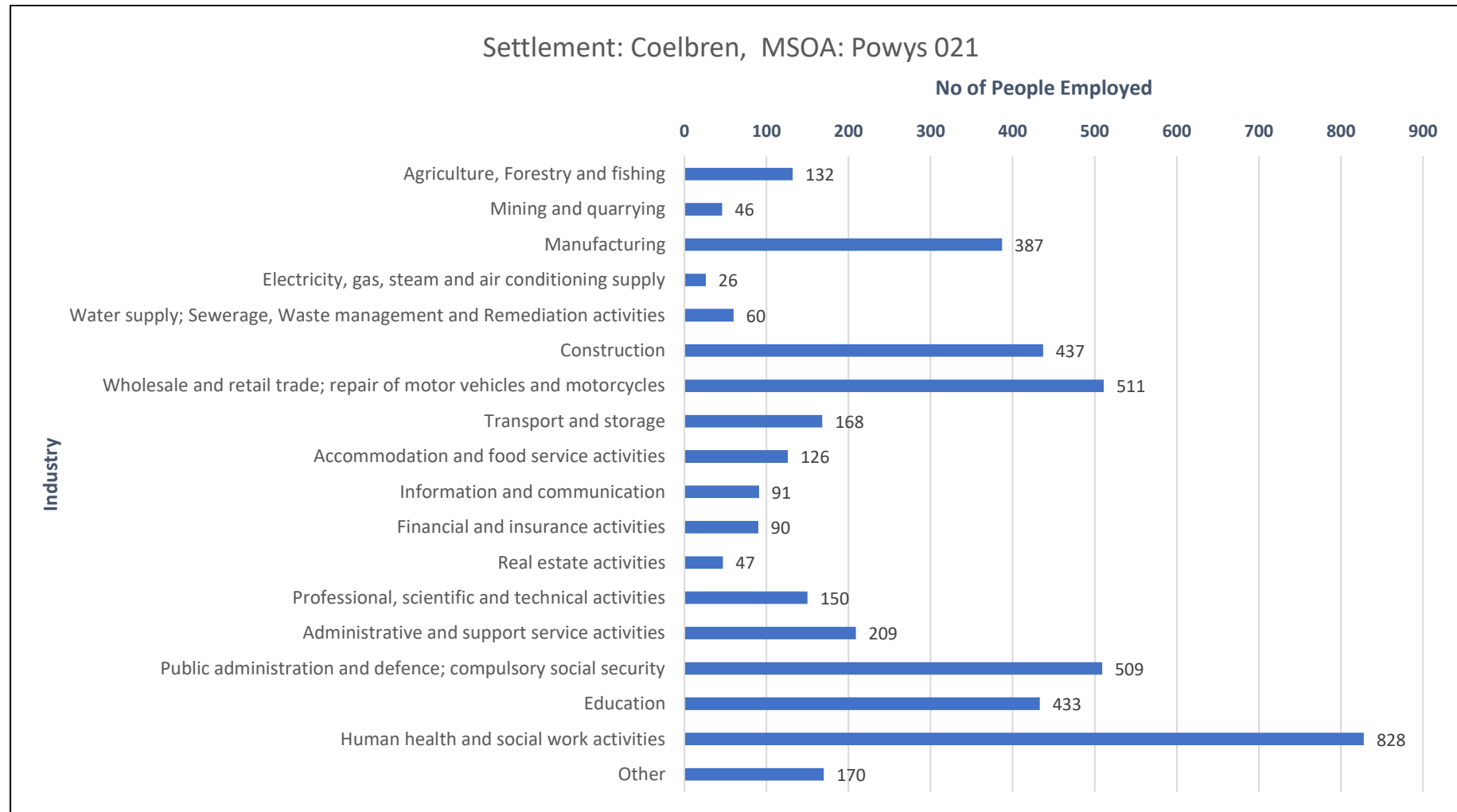
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement: 3.8 miles – Caerbont Industrial Estate, Ystradgynlais

Local employers (employing five or more) in overlapping output areas¹ = 80

¹ Nomis Data (2021)

Coelbren 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)

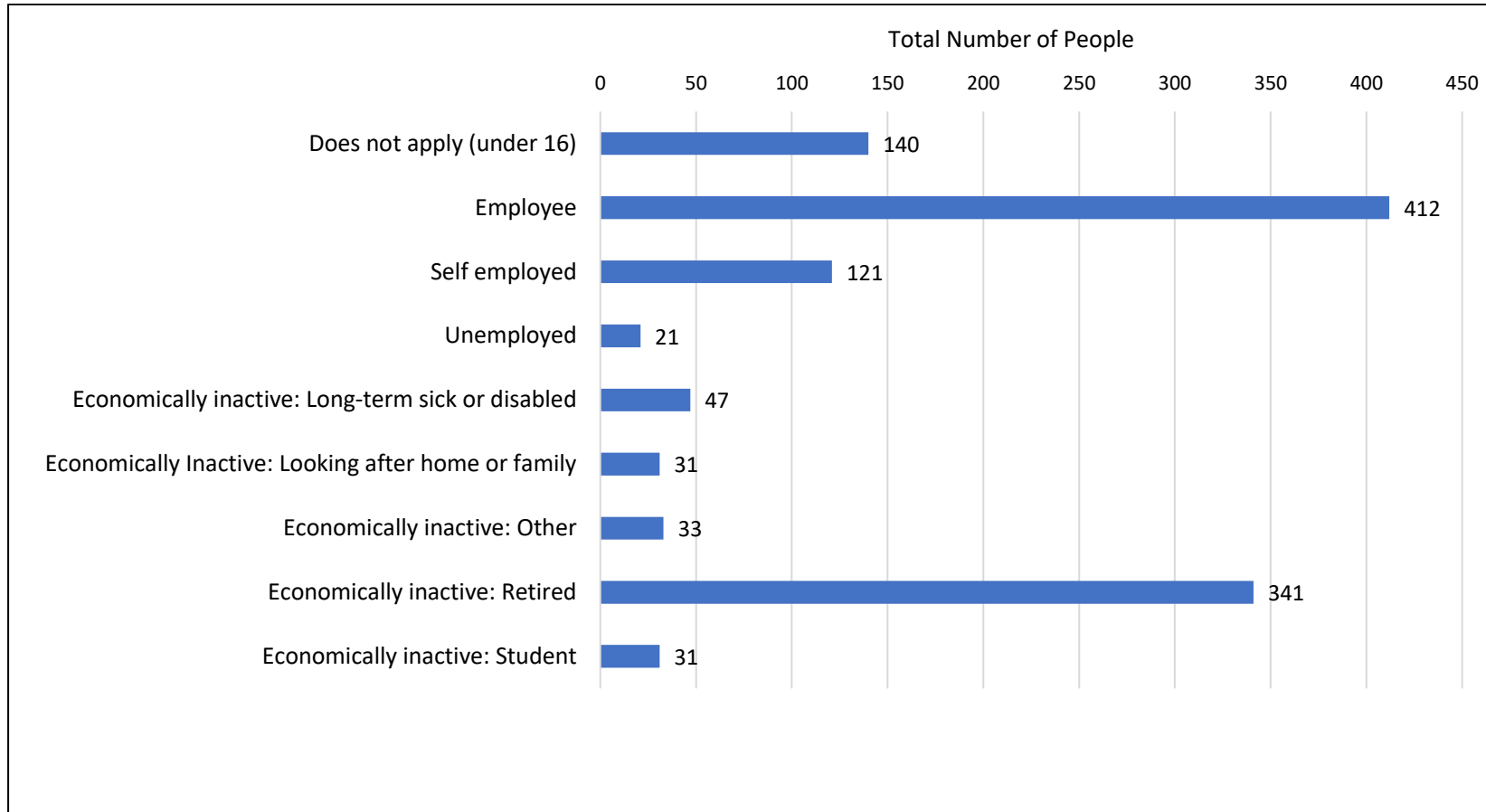
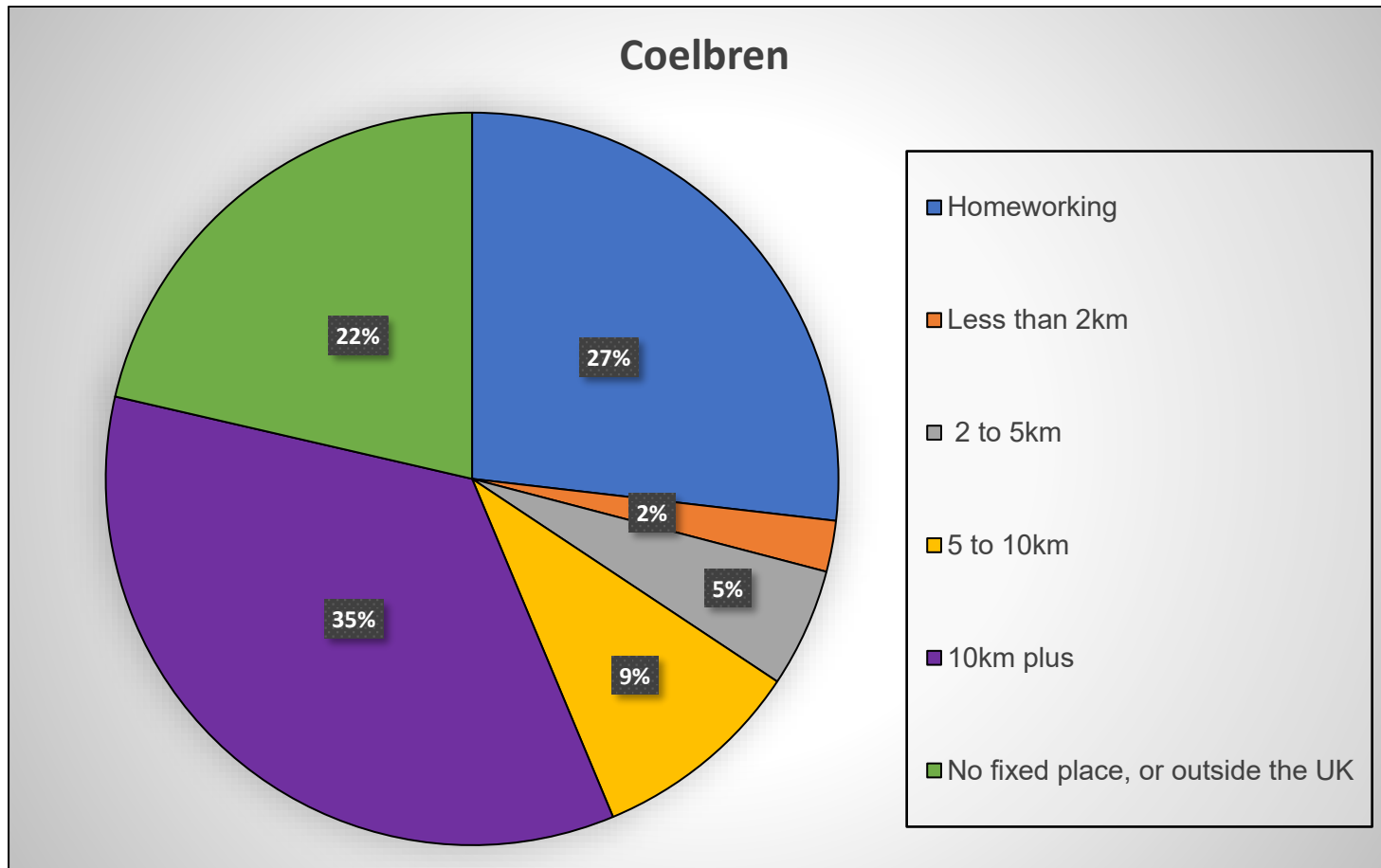


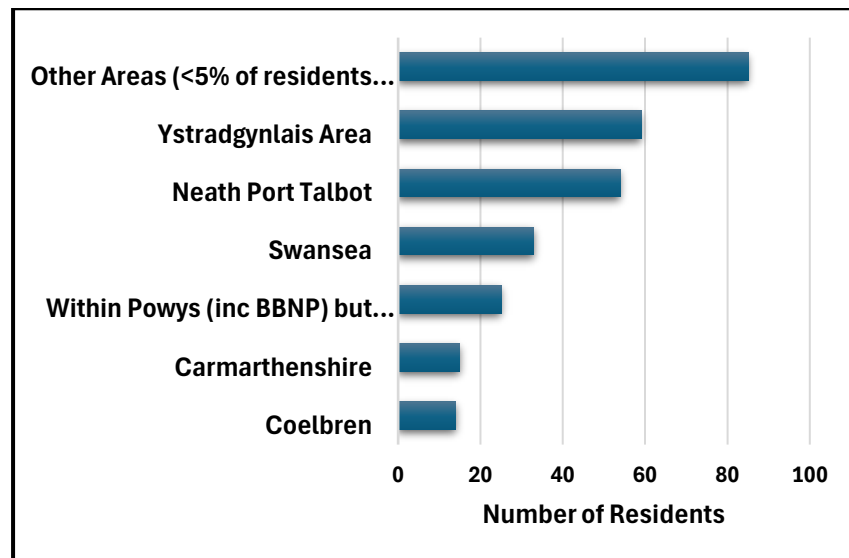
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Coelbren Settlement Profile

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

Settlements / Areas	Residents	Percentage
Carmarthenshire	15	5%
Coelbren	14	5%
Neath Port Talbot	54	19%
Other Areas (<5% of residents to each area)	85	30%
Swansea	33	12%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	25	9%
Ystradgynlais Area	59	21%
Grand Total	285	100%

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)	Yes – C2
Flood risk (Flood Map for Wales)	Small amounts of Medium risk from surface water

Built Heritage Designations within or adjacent to Settlement = None

Natural Heritage Designations within or adjacent to Settlement = None

Table 6. 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	Yes
Agricultural Land Classification grades 3a and above	No
Topography	No
Land Ownership (e.g. charitable organisations)	No

5. Infrastructure Capacity

Water Supply

Provider: Dŵr Cymru Welsh Water (DCWW)

Statutory duties

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

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

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

Welsh Water Capital Investment for Growth and New Development

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

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

Coelbren Settlement Profile

prioritise the funding available to ensure it is used in the most appropriate way. DCWW's operational area covers all 25 Welsh LPAs as well as the whole of Herefordshire and parts of other bordering English LPAs.

Water supply within Powys LPA

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

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

Coelbren 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.

Coelbren Settlement Profile

Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

Table 7. Capacity information at DCWW Wastewater 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

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

Coelbren Settlement Profile

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

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

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

Table 8. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Ystradgynlais	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 9. Electricity Supply Capacity information²

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

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

³ The amount of power available on the circuit.

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

⁵ The amount of power available on the circuit.

⁶ 20% total site capacity still available

Gas Supply

Table 10. 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>

Coelbren Settlement Profile

Broadband Provision

Broadband connection ⁷ in Settlement: Yes

Table 11. Broadband Provision and Planned Improvements

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

Education Provision

There are no educational facilities within the settlement of Coelbren. The nearest primary schools are located at Dyffryn Cellwen (located in Neath Port Talbot) and Ysgol y Cribarth at Abercrave.

Table 12. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol y Cribarth	148	145	98%	3	2.0%
Maesmarchog Community Primary School (Neath Port Talbot)					

⁷ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP surgery in Coelbren. The nearest GP surgery would be at Ystradgynlais.

Table 13. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
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 14. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The highway network is currently constrained to the east and other pockets within the village which could restrict further new development.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 15. Bus Services within Settlement

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

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 16. 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	15.2 miles to Aberdare Train Station. Services to Cardiff Centra, Bridgend

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A4221
Less than 5 miles	No	

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: Yes - with the exception of the inclusion of Mynydd y Drum.

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: 5

Table 18. 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	1
Public parks and gardens	0

Table 19. Provision for Children and Young People

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

Table 20. 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

Coelbren Settlement Profile

Table 21. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	Nant Llech
PROW	Yes	PROW along Nant Llech and to Henryd Falls
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Coelbren 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 Bannau Brycheiniog 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).

Coelbren is a settlement situated off the A4221, with the Bannau Brycheiniog National Park situated to the north of the village which includes the Nant y Llech SSSI.

9. Community Aspirations

Tawe Uchaf 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 Tawe Uchaf Community Council specifically in relation to community aspirations as part of the Settlement Audit

10. Previously Developed Land Opportunities

No PDL opportunities were identified.

11. Housing Need and Supply

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

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

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

Median house price paid data 01/04/2020 to 01/04/2023 = £ 123,250 (Average = £ 153,671)

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

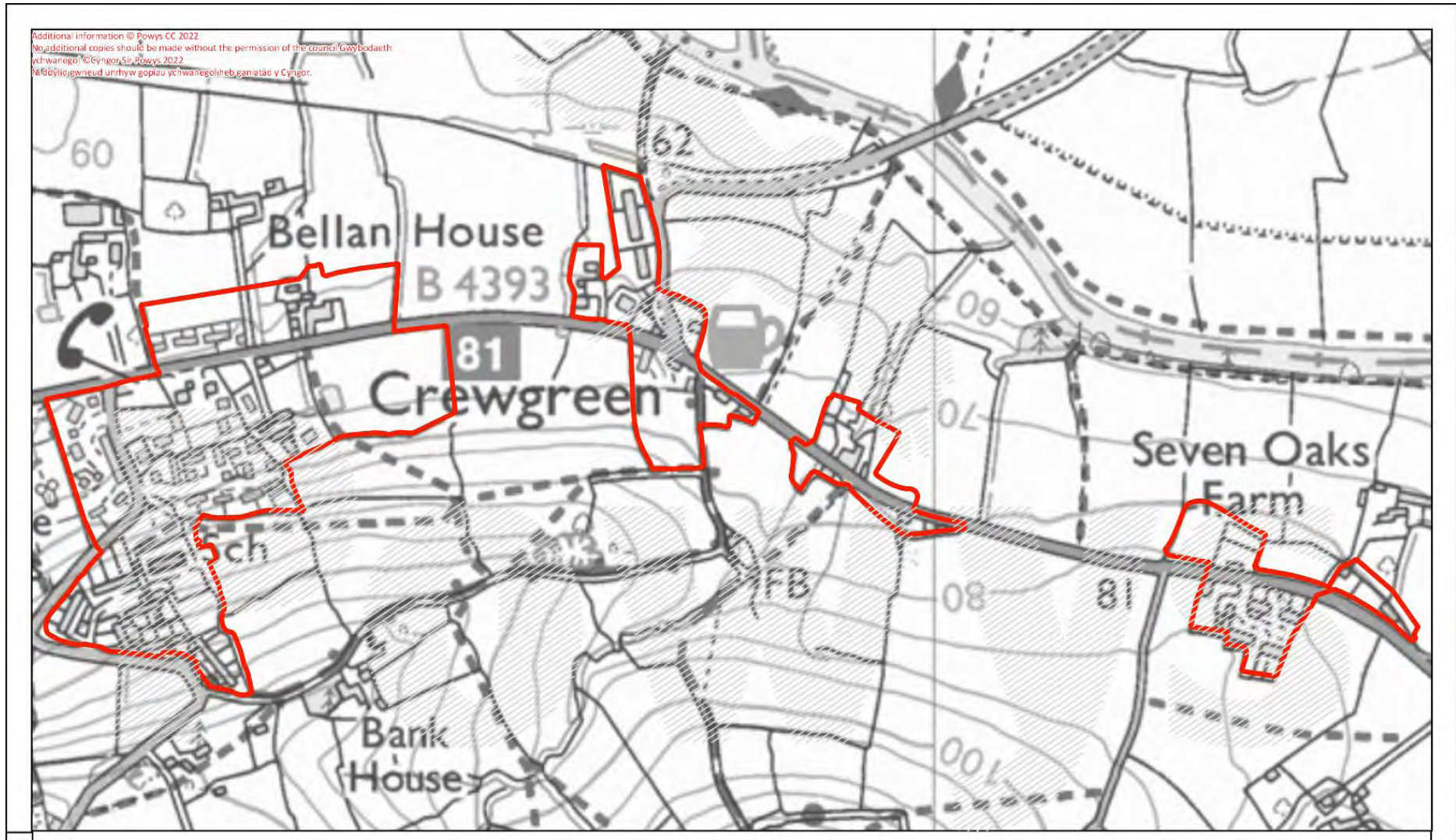
Settlement Profile:

Crewgreen

Prepared by Powys County Council in partnership with Cadnant Planning



Crewgreen Settlement Profile



1. Introduction

The settlement of Crewgreen is classified as a Large Village in the adopted Powys LDP (2011-2026) and lies close to the Welsh/English with Shropshire located to the north of the village.

There are limited facilities available in the settlement, and the community is served by a farm shop and café, as well as a local primary school. The village has been developed in four parcels following the route of the B4393 with undeveloped areas of land between them. The settlement of Welshpool is located approximately 11 miles south west of the settlement and is accessed by the A483 to the west of Crewgreen where a wide range of services and facilities are available.

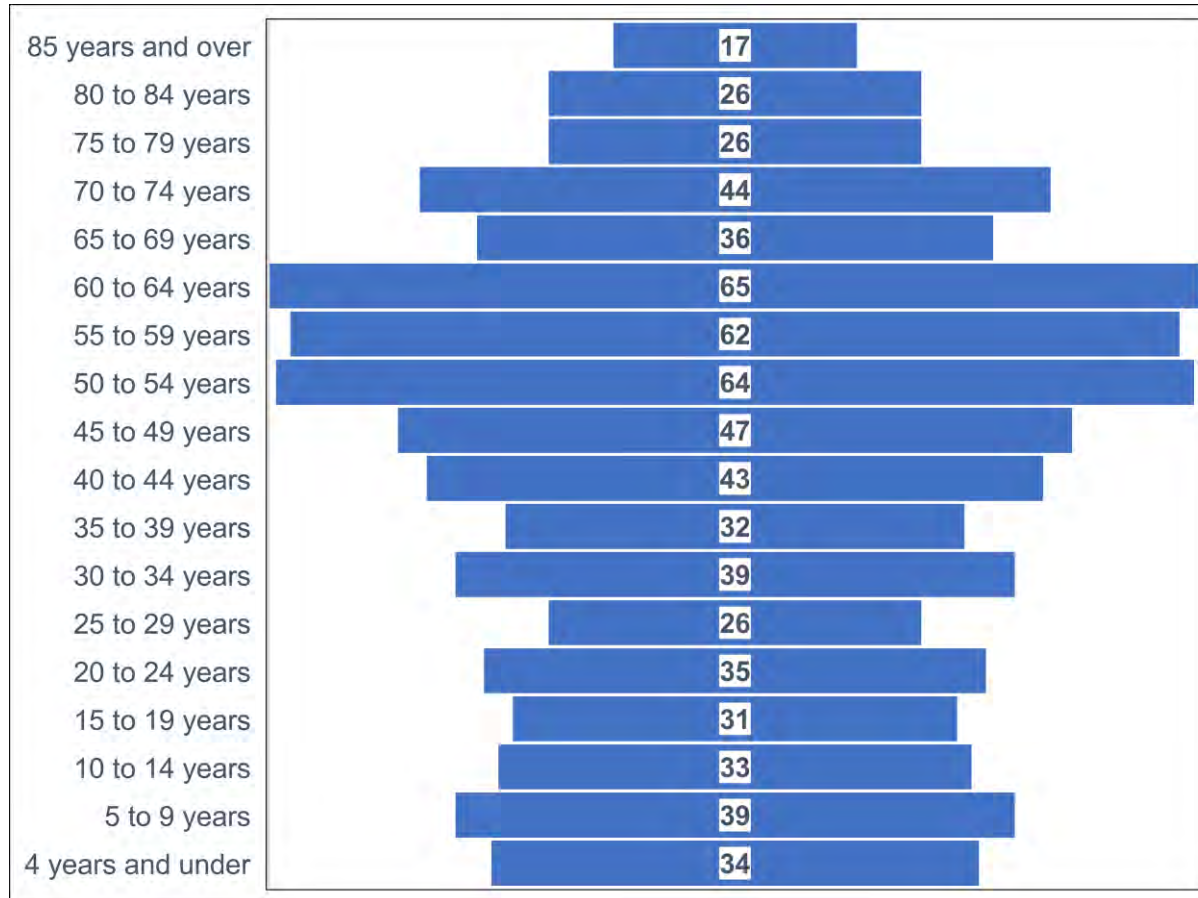
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Welshpool and Montgomery
Size of Settlement based on Adopted LDP (2011-2026) boundary:	15.76 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	471

Site Survey Date: July 2022

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

Crewgreen 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	0
Other food outlet	0
Take away food	0
Café	1
Restaurant	0
Petrol station	0
Farm shop	1
Other non-food shops	0
Total number of retail facilities	2

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

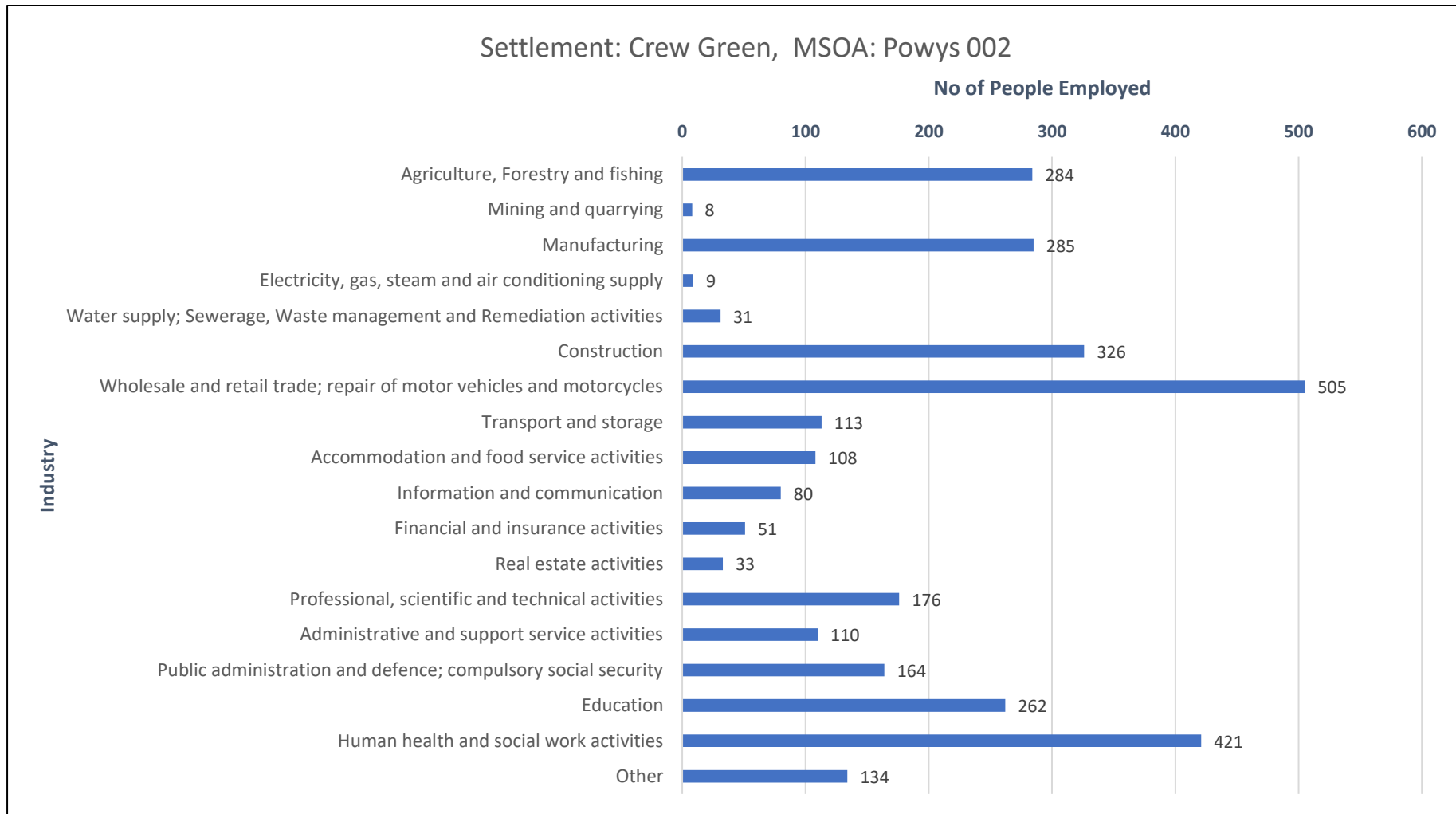
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement: 4.8 miles to Four Crosses.

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

¹ Nomis Data (2021)

Crewgreen Settlement Profile

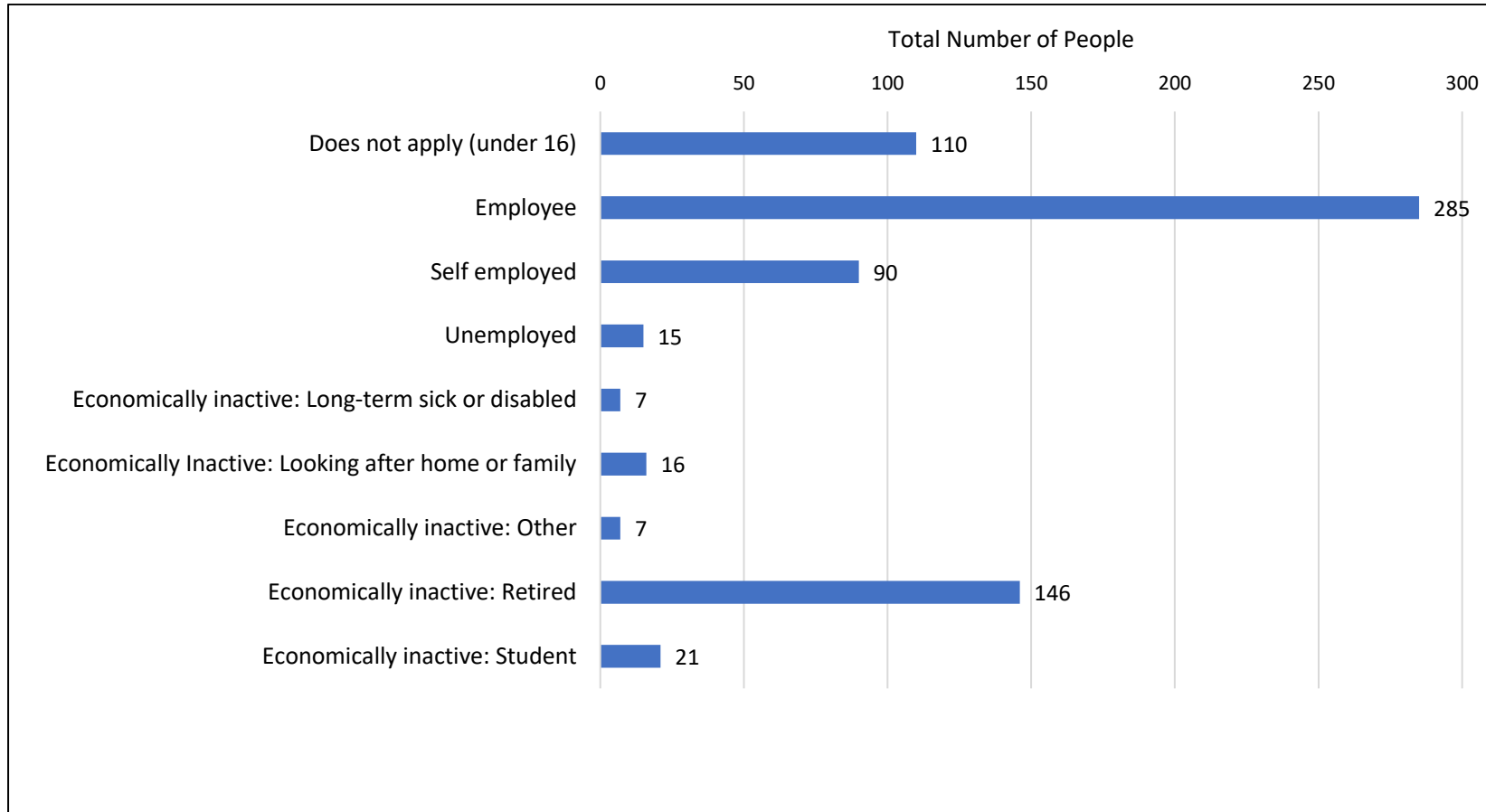
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

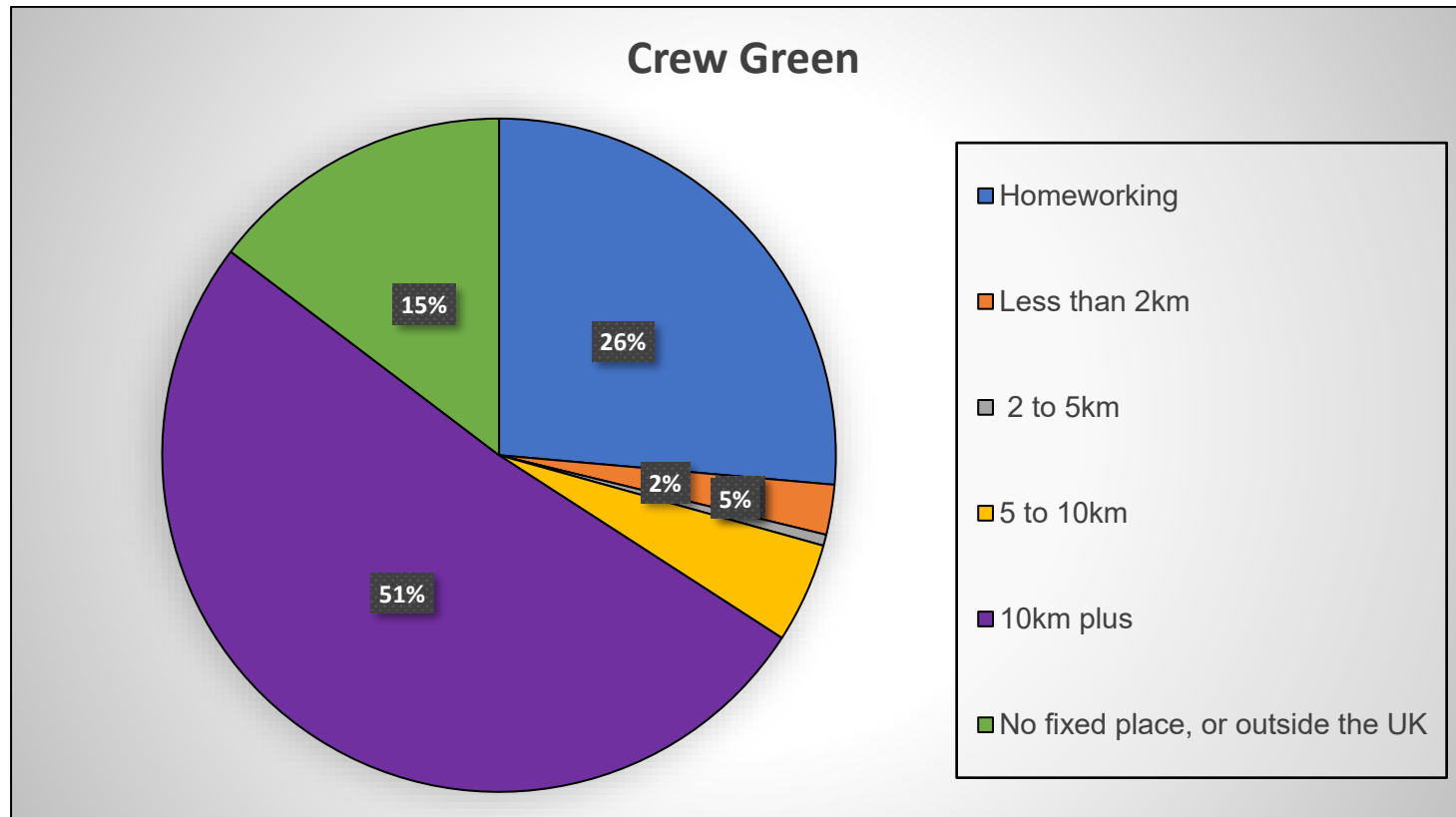
Crewgreen Settlement Profile

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



Crewgreen Settlement Profile

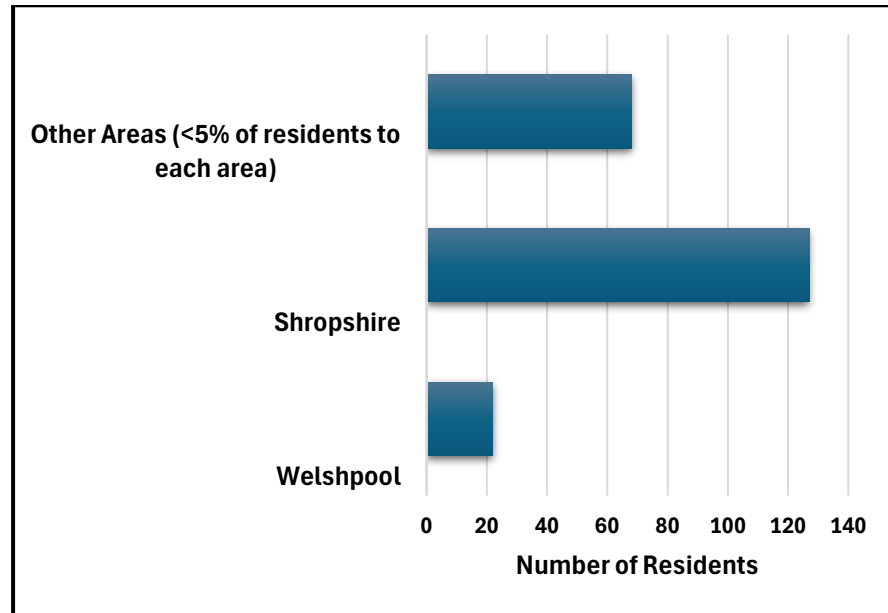
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Crewgreen Settlement Profile

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

Settlements / Areas	Residents	Percentage
Other Areas (<5% of residents to each area)	68	31%
Shropshire	127	59%
Welshpool	22	10%
Grand Total	217	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)	Small amounts of Medium risk from 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	No
Scheduled Monument	No
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	No

Crewgreen Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

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

Designation	Presence in or adjacent to Settlement Yes / No	Comments
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	
Topography	Yes	Some topographical constraints to the south
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. Crewgreen lies within the Llanfyllin Water Resource Zone (WRZ). This zone is supplied from a bulk import from Hafren Dyfrdwy’s neighbouring company, Severn Trent. WRMP19 concluded that Llanfyllin WRZ is expected to retain surplus across the 25-year planning period. Hafren Dyfrdwy’s WRMP24 looks ahead to 2085 and takes into account updated guidance and guiding principles from Government and their Regulators as well as operational learning from the 2018 dry weather period.

Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 11. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Bausley	Crewgreen	Not expected to be an issue	None.

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Table 12. Electricity Supply Capacity

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

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

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

Crewgreen 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>

Crewgreen 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	99%
Broadband speed of <30 Mb/s	1%

Education Provision

Table 17. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Brynhafen C. P	96	31	32%	65	68%

Brynhafren C.P School may feature as part of the Llanfyllin and North Welshpool catchment review.

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

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

Table 18. GP surgery information

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

Considerations which could affect GP surgeries:

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

Transport

Table 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The existing minor road network off B4393 is constrained and limits future development. Any major development would need to look at new junction access to open up opportunities for greater depth of development rather than current trend for ribbon 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 Shrewsbury, Four Crosses

Train Services

Train station located within or close to the settlement: No

Table 21. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Further than 10 miles	Yes	11 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

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

Distance to major road network	Yes / No	Comments
Less than 5 miles	Yes	4 miles to A458

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

Electric Vehicle Charging Points

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 23. Informal Open Spaces (All over 0.2 hectares)

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

Table 24. Provision for Children and Young People

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

Table 25. Outdoor Sports Facilities

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

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Table 26. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	No	
PROW	Yes	PROW leading to wider are outside of settlement, including along River Severn
Walkways	Yes	Walkways link all four clusters of settlement

Number of Allotments / Community Gardens in Settlement: 0

8. Character

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

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

Long Mountain is a distinctive escarpment with a steep-sided western face and plateau-like top, whilst the Breidden Hills are an outcrop of steep-sided hills. This transitions into the broad, flat

Severn Valley to the west and south, part of which extends into the LCA, separating the Long Mountain and Breidden ranges.

The built-up form of Crewgreen contains sporadic development at the B493 and the Welsh/English border is in close proximity to the north north-east of the settlement. There are a small number of listed buildings within the village.

There are well-developed networks of PRowS and NCN Route 81 runs through the settlement.

9. Community aspirations

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

Table 27. Table summarising Bausley with Criggion Community Council’s Community Aspirations.

Community aspirations in terms of:	Summary of feedback
Would the Community Council like to see future growth (general) as part of the LDP in the Community Council area?	The Community Council would like to see controlled growth, to retain the rural community but improve the area for residents.
Aspirations in terms of housing (including affordable housing)	<p>No need for large dwellings with four or more bedrooms. Previous developments have not provided affordable housing, which has not adequately served the local community. The only need for housing relates to affordable housing for young people and young families to help retain them in the area. There is also a need for bungalows to allow those older single occupiers of larger house (Bryn Hafren Estate) the opportunity to release their larger properties and move into something more appropriate housing but still be within the immediate area of previous housing to ensure they are not isolated from friends and family and familiarity.</p> <p>The ward is unusual in that it has been developed over the years in a “Ribbon development” with strips of single (largely unaffordable housing) following the course of the B4393 and has eroded green field land with infilling. This fractures any “village” atmosphere. There isn’t a village green, no memorial, no central gathering point, the community hall is only accessible by car two miles from Crewgreen etc. There is no village shop and no village pub. Crewgreen is merely houses, and need to re-establish a community identity. Affordable housing with more younger families integrated with older residents would help to achieve that.</p>

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Community aspirations in terms of:	Summary of feedback
Growth in terms of future employment opportunities	Alongside affordable housing and bungalows, there is a need for small retail units or workshops to encourage small businesses to settle and develop.
Aspirations in terms of education provision (primary and secondary schools)	Bryn Hafren Primary School is an excellent village school which has been affected by reduced pupil numbers and Powys County Council's current approach to education reflects centralised larger schools, which the community of Crewgreen do not want. The Community Council wish for Bryn Hafren school to grow and support the families within the communities and lead to a local secondary school, as currently secondary schools are 10 – 14 miles away. Due to the unaffordable nature of housing locally, younger families are being forced to move away to areas such as Telford (outside of Wales) to try and get a house suitable for a family. Another local family with two children, parents who are teachers who grew up in the area, are being forced to move out of the area, which will impact further on the school in terms of pupil numbers.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	An aspiration to create a focal point for the community, such as a shop / post office / public house, social meeting point etc, however, at this time the geography of the area does not lend itself to it and would require fresh development to create such a venue.
Aspirations in terms of health care provision in your communities	The community has to travel out of the ward to access GP surgeries – which are always over booked and difficult to access. Furthermore, the easiest surgery is probably in England which creates the two-tier care dilemma and is not helpful for the community or Powys.
Aspirations in terms of public open spaces, sports and play provision	The Community Council own the playing field at the rear of Bryn Hafren school, therefore the provision exists, however its locality does not help draw the community together particularly well.

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Community aspirations in terms of:	Summary of feedback
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	Any retail facilities would be welcome within the community to help create a focal point. Sadly, the filling station and shop within the village 30 years ago was sold off to be developed for housing, which was a huge mistake. Councillors at the time tried to reason with Powys County Council to prevent this, but were unsuccessful.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	Transport infrastructure seems to by-pass Crewgreen with a bus service that collects passengers at 10am and return by 2pm, which does not allow residents to venture far afield and severely limits the travel and socialising of the community's older residents. Furthermore, it stops students from attending college and stops those without transport getting to work. The Community Council have approached Powys Corporate Fleet and Transport Highways, on a number of occasions but their concerns have not been addressed.
Summary which describes the long-term vision for your town / community council area.	<p>There is frustration by the Community Council that their wishes and suggestions regarding the type of housing, transport and infrastructure at Crewgreen is regularly ignored by Powys County Council. Residential development in the village has comprised of large properties which are unaffordable to the local community and do not benefit the community. No affordable housing has been provided and recent development have not contributed towards infrastructure in the village. Developments should be required to improve facilities and provisions within the community.</p> <p>Young families need to be encouraged to remain in Powys rather than having to move elsewhere. Local schools should be encouraged not amalgamated into larger central schools. Agricultural families should have the option for their children to be able to afford to live locally rather than having to leave their family heritage.</p> <p>If a genuine wish to improve the circumstances of residents in Powys does exist, the Replacement Powys LDP should be the start of it and recognise what the community actually need, rather than led by developers or central policy.</p>
Other comments received	None.

10. Previously Developed Land Opportunities

No PDL opportunities were identified.

11. Housing Need and Supply

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

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

Total number of new dwellings (net) built between 2011 and 2024 = 15

Median house price paid data 01/04/2020 to 01/04/2023 = £203,500 (Average = £227,296)

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

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Table 29. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
361		P/2016/0603	Land Adjoining Bear House, Crew Green	Residential development for eight dwellings.	Commenced	2	1	5	8
1052	P15 HA1	22/2032/FUL	Land South Of Berlin Mount Crew Green	Erection of 23 dwellings, garages, formation of vehicular access roadway and all associated works	Commenced	23	0	0	23
					TOTAL	25	1	5	31