



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

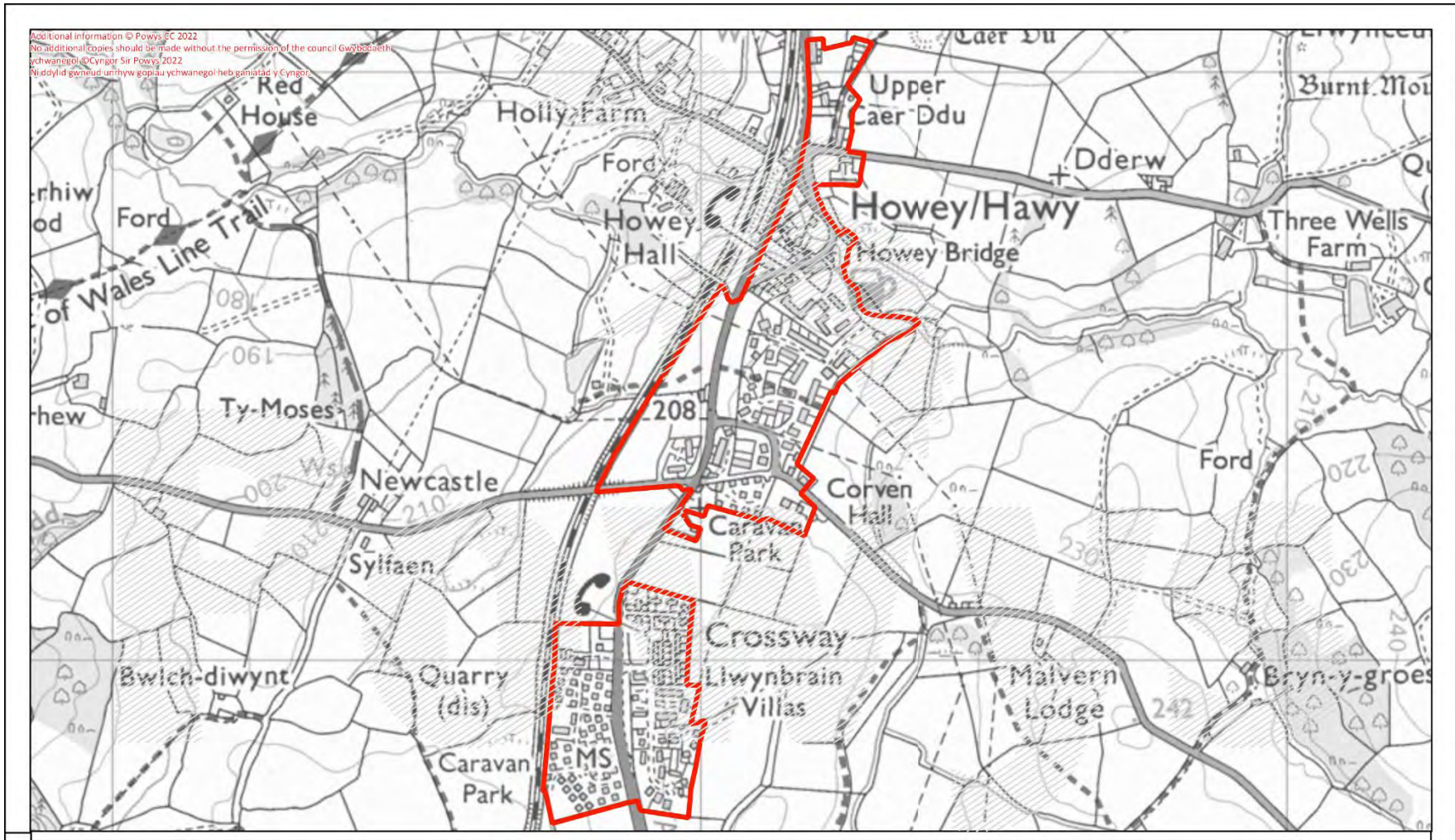
Settlement Profile:

Howey

Prepared by Powys County Council in partnership with Cadnant Planning



Howey Settlement Profile



1. Introduction

The settlement of Howey, classified as a Large Village in the adopted Powys LDP (2011-2026), is located along the A483, and is divided into two separate parts; the larger, main part of the settlement within which the local facilities and services are located, and smaller residential section to the south. Howey Brook runs through the north of the settlement, and there is a Scheduled Ancient Monument located just outside of the settlement boundary, to the north-east.

The village is in very close proximity to the town of Llandrindod Wells, which lies to the north of the settlement along the A483.

There are a number of local facilities within Howey, including a café, restaurant, village hall, church and post office. The wider range of facilities, services and employment opportunities provided within Llandrindod Wells are within easy access to local residents.

Key Facts:

**Adopted LDP (2011-2026)
Settlement Hierarchy:** Large Village

**Replacement LDP (2022-2037)
Settlement Hierarchy:** Tier 3

**Replacement LDP (2022-2037)
Settlement Type:** Regional Growth Area
Cluster Settlement

Housing Market Area / Locality: Llandrindod and
Rhayader

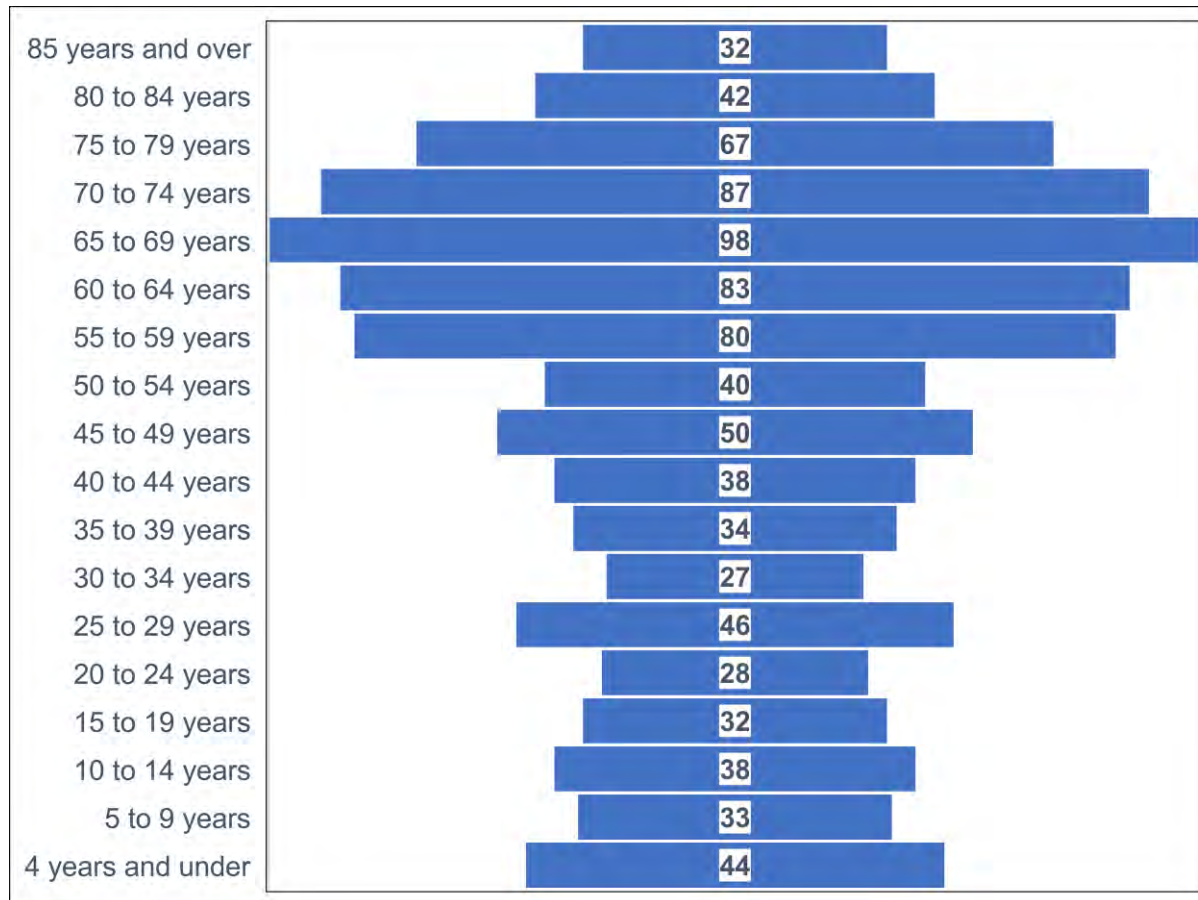
**Size of Settlement based on
Adopted LDP (2011-2026) boundary:** 24.68 hectares.

**Population within or adjacent to
Adopted LDP Settlement Boundary:** 720

Site Survey Date: July 2022

Howey Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

Type	Number
College / Further education	0
Secondary school	0
Primary school	0
Nursery / pre-school provision	1
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	1
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	0
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	3

Howey 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	1
Restaurant	1
Petrol station	0
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

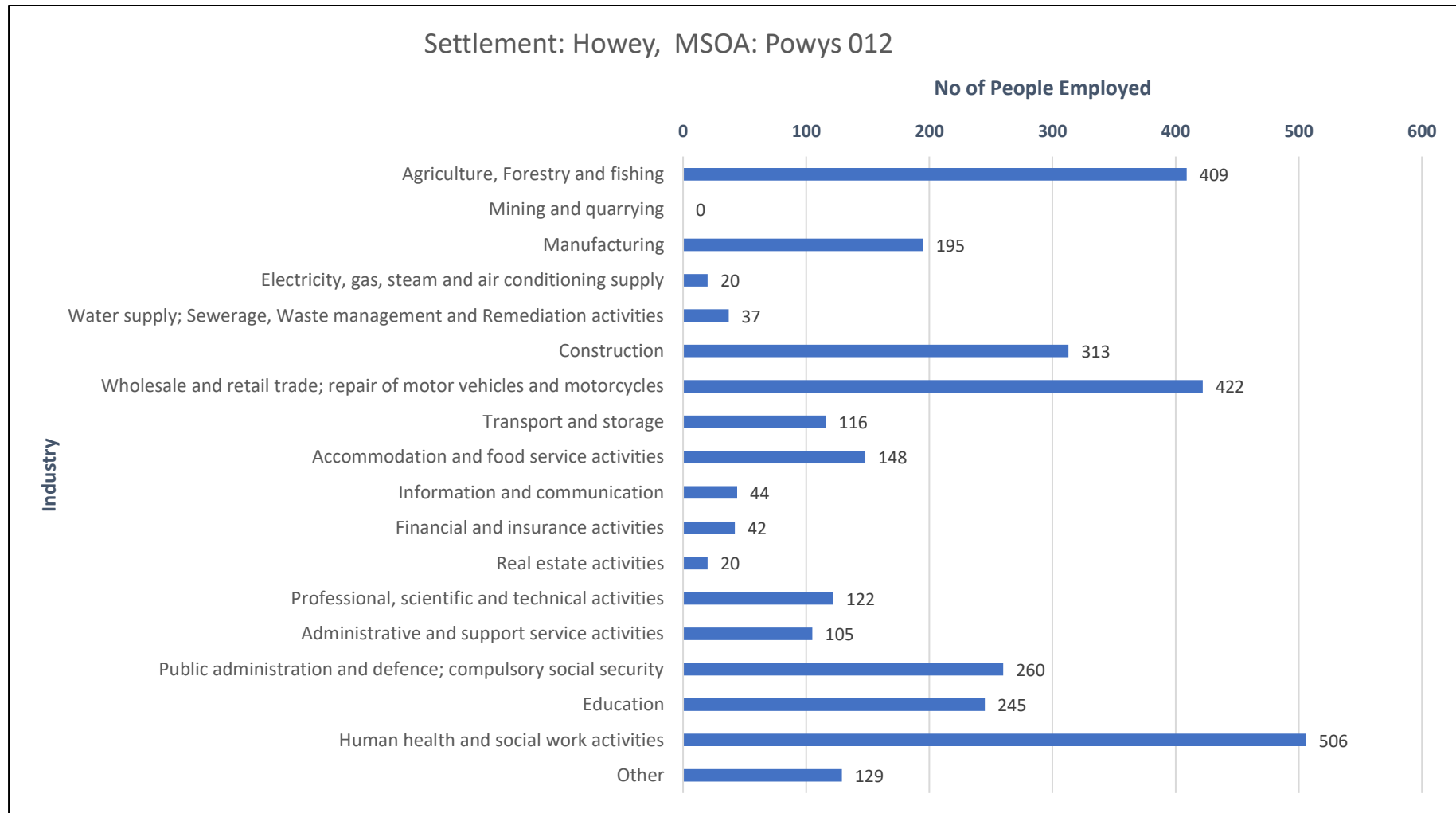
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 2.8 miles to Ddole Ent Park, Llandrindod Wells

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

¹ Nomis Data (2022)

Howey Settlement Profile

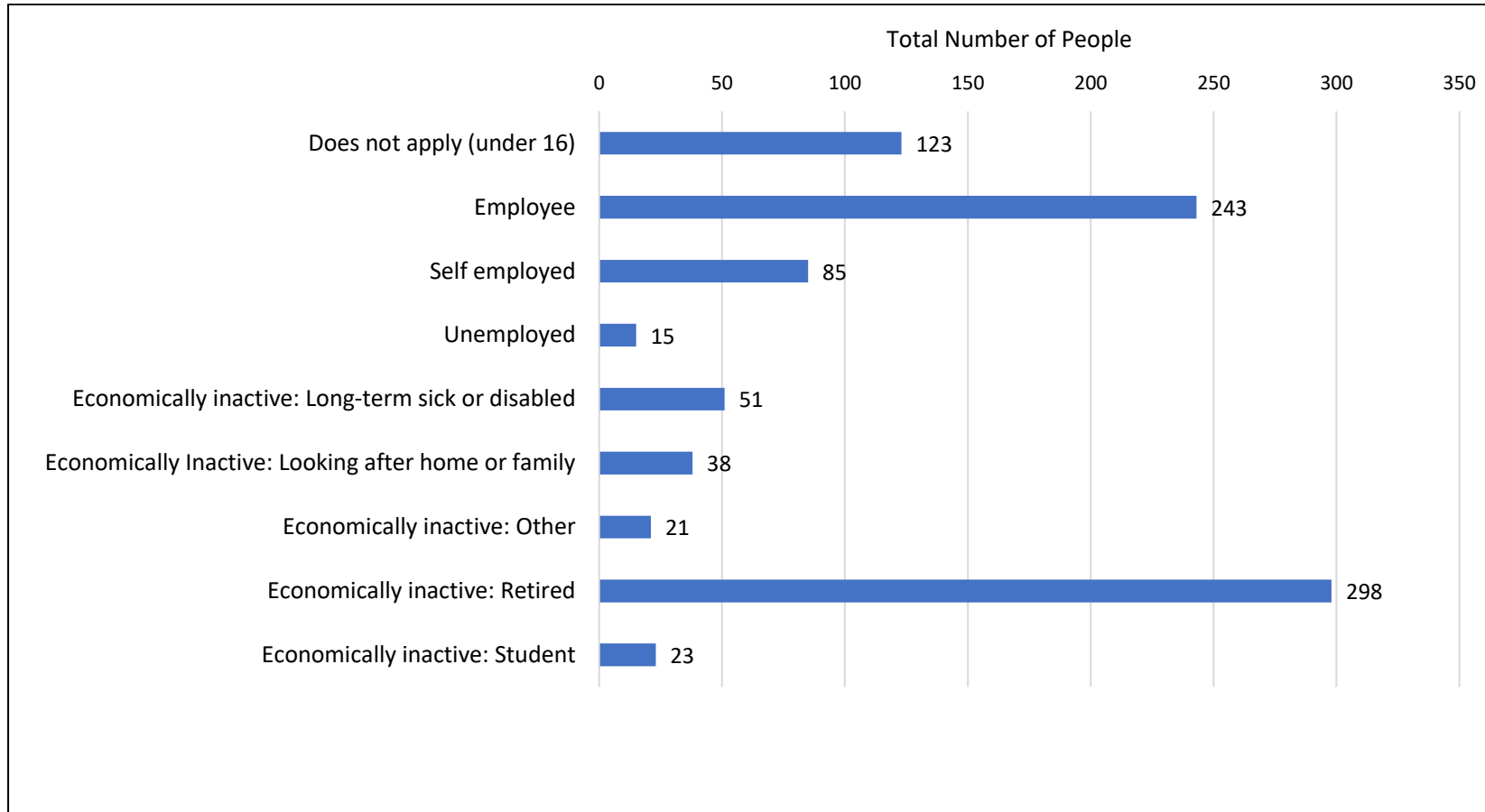
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

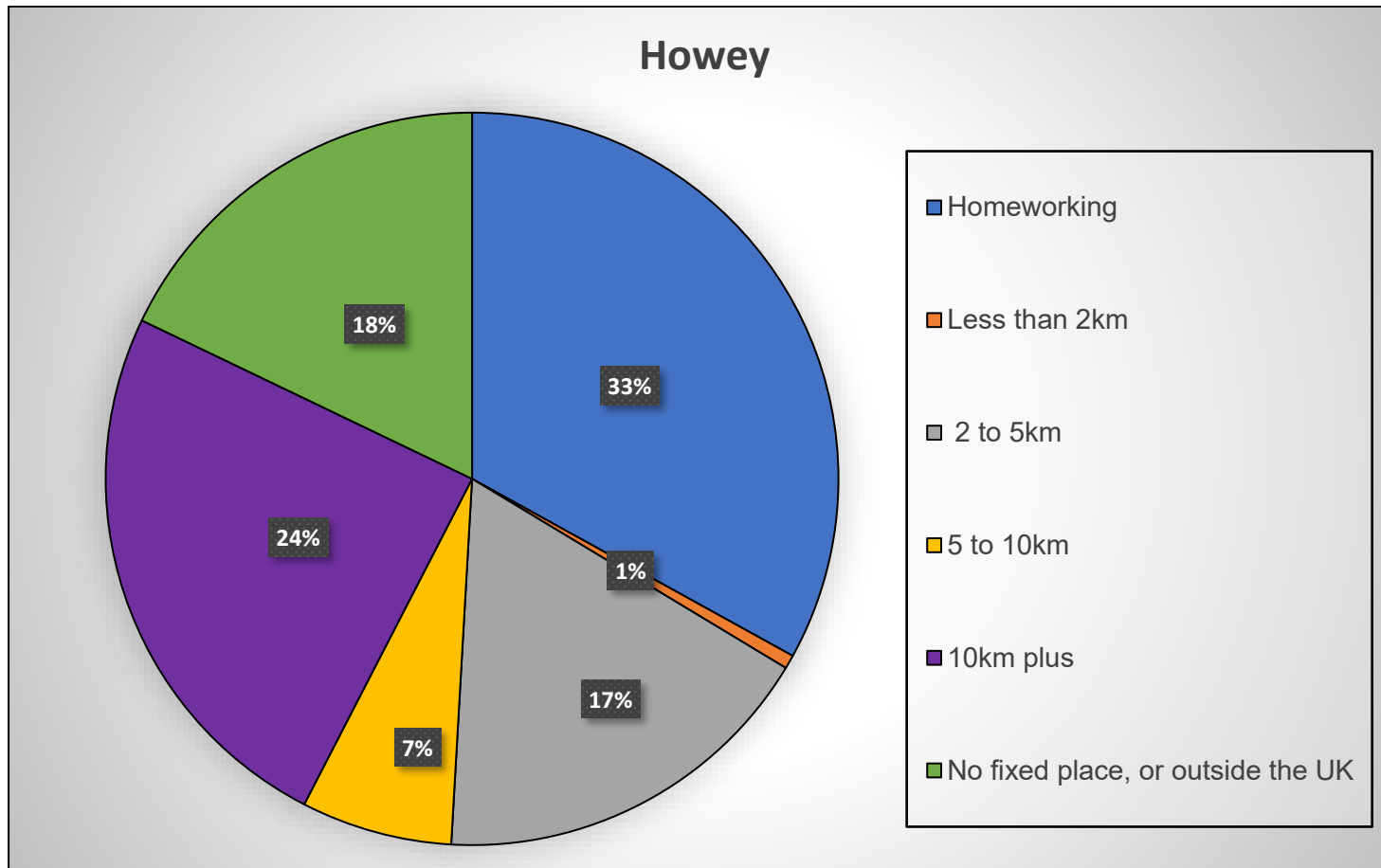
Howey Settlement Profile

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



Howey Settlement Profile

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



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

Howey Settlement Profile

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

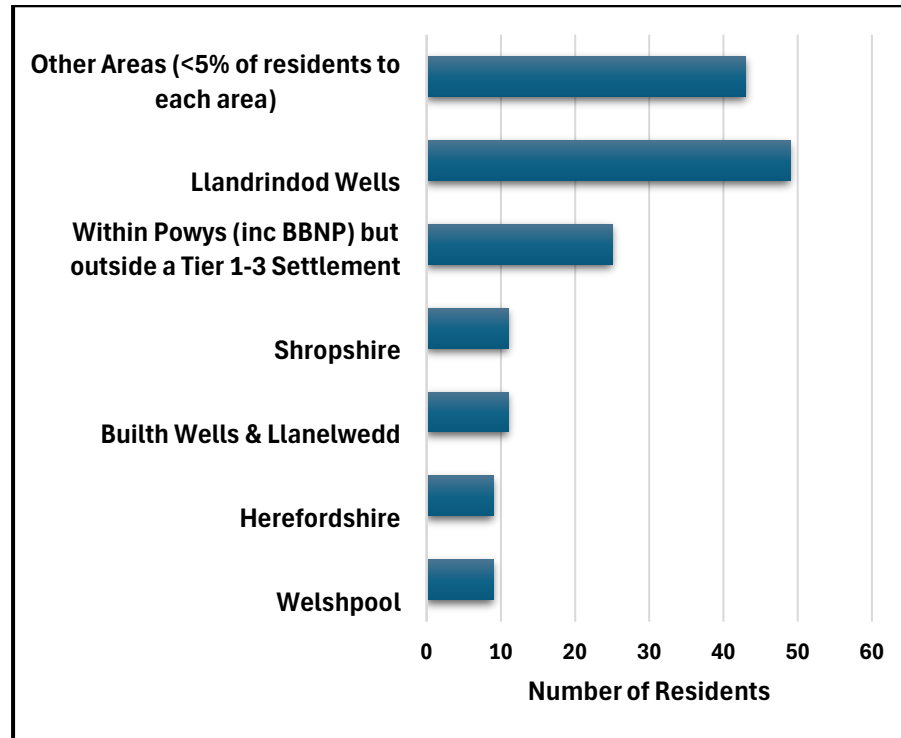


Table 5. Where Residents Living in Howey Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Builth Wells & Llanelwedd	11	7%
Herefordshire	9	6%
Llandrindod Wells	49	31%
Other Areas (<5% of residents to each area)	43	27%
Shropshire	11	7%
Welshpool	9	6%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	25	16%
Grand Total	157	100%

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.

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 - rivers to the North and Low- Surface Water risk along road

Table 7. Built Heritage Designations within or adjacent to Settlement

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

Howey Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No	Comment
Special Area of Conservation (SAC)	Yes	River Ithon
Site of Special Scientific Interest (SSSI)	Yes	River Ithon
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
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

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

Howey 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.

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

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

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Wastewater Treatment Works

Wastewater provider: DCWW

Wastewater Treatment Works (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?
Llandrindod Wells	Howey, Llandrindod Wells	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.

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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?
Llandrindod Wells	Yes	Yes - 1.25mg/l Effective from: 13/11/2023 Phosphate permit tightening to 0.8mg/l, effective from 31/03/2025	Yes – Phosphate reduction in place

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
Llandrindod Wells	Primary	2.69MVA (Red ⁶)	Llandrindod Wells, Newbridge-on-Wye, Crossgates, Llanyre, New Radnor	Abergavenny Primary (BSP)	26.03MVA (Red ⁷)	Builth Wells and Llanelwedd, Llandrindod Wells, Llanwrtyd Wells, Llangynog, Newbridge-on-Wye, Crossgates, Rhayader, Bronllys, Hay-on-Wye, Glasbury, Clyro, Llyswen and Boughrood, Llanyre, Newbridge on Wye, Three Cocks, New Radnor (including other settlements outside the Powys LDP boundary)

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

³ The amount of power available on the circuit.

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

⁵ The amount of power available on the circuit.

⁶ Less than 10% total site capacity available

⁷ Less than 5% total site capacity available

Gas Supply

Table 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>

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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	75%
Broadband speed of <30 Mb/s	25%

Education Provision

There are no primary or secondary school provisions within the settlement of Howey. The nearest primary school is at Llandrindod Wells. There is one provision of a nursery.

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Cefnlllys	258	213	82.6%	45	17.4%
Ysgol Calon Cymru (Llandrindod Wells and Builth Wells Campus)	1406	1015	72%	391	28.0%
Ysgol Trefonnen C. in W. Community	189	207	109.5%%	-18	-9.5%

⁸ Data correct from Welsh Government OMR, June 2022

Howey Settlement Profile

Health Care Provision

There is no GP surgery in Howey. The nearest GP surgery would be at Llandrindod Wells.

Table 16. GP surgery information

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 17. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The highway network in Howey is primarily served by the A483 trunk road. The highway network is constrained to the north east along Chapel Road.

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	Services to Cardiff, Newtown

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	Yes	1.9 miles to Llandrindod Wells

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	A483
Less than 5 miles	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: 1

Table 21. 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 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)	1
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)	0
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	0

Howey Settlement Profile

Table 24. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	Limited PROW within settlement. One PROW linking Howey to Llandrindod Wells Lake and Heritage Trail
Walkways	Yes	Linking both parts of settlement

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Howey lies in the Llanbister to Penybont Landscape Character Area (LCA) which is extensive, comprising rolling hills and valleys located in the mid-east of the Powys Local Development Plan (LDP) area. The area extends from just north of the settlement of Builth Wells in the south, to near Llanbister in the north. The eastern boundary of the LCA is defined by a change in topography to more elevated LCAs including the Aberedw Uplands LCA to the south-east, the Radnor Forest LCA to the east and the Teme Hillside LCA and Beacon Hill LCA to the north-east. The western boundary is defined by the valleys of the Wye Valley (Rhayader to Builth Wells) LCA to the south-west and the Ithon Valley LCA to the west (which also cuts through the centre of LCA 39) and the Ithon Valley Hillside LCA situated to the north-west.

The majority of the LCA is within the Radnorshire Hills National Landscape Character Area (NLCA), with the south-west situated within The Vales of Irfon and Ithon NLCA.

Many watercourses are designated as part of the Upper River Wye SSSI and SAC, including Howey Brook which runs across the village.

Early prehistoric settlement and land use is represented in a large number of burial and ritual monuments including cairns, standing stones and barrows are designated as Scheduled Monuments, including ones located near Howey.

9. Community Aspirations

Disserth and Trecoed 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 Disserth and Trecoed 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	1
3	1
4	0
TOTAL	3

Total number of new dwellings (net) built between 2011 and 2024 = 3

Median house price paid data 01/04/2020 to 01/04/2023 = £160,000 (Average = £204,923)

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

Replacement LDP Housing Commitments at April 2024 = None



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

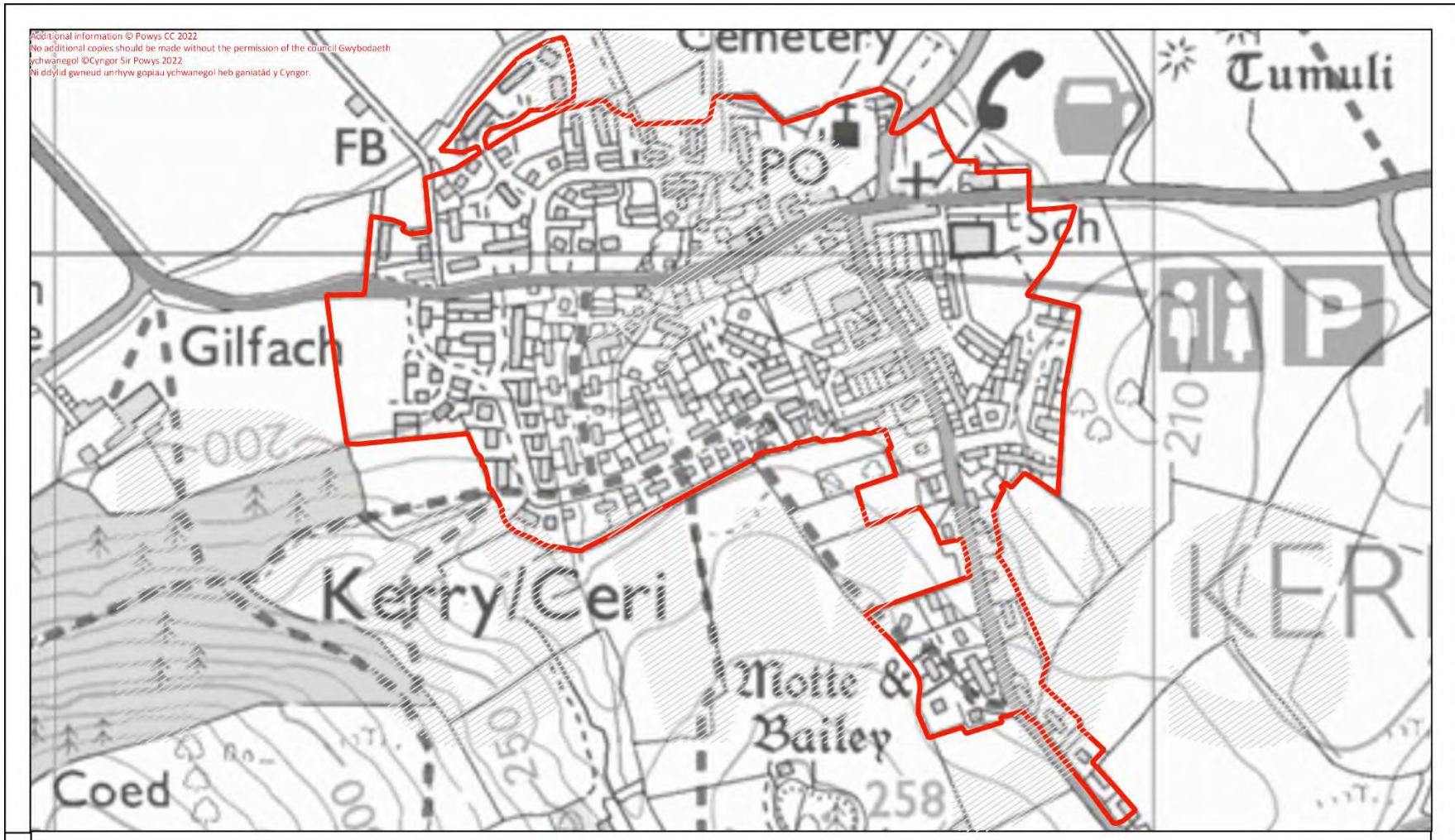
Settlement Profile:

Kerry

Prepared by Powys County Council in partnership with Cadnant Planning



Kerry Settlement Profile



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Ni ddylid gwneud unrhyw gopiâu ychwanegol heb ganiatâd y Cyngor.

1. Introduction

The settlement of Kerry, classified as a Large Village in the adopted Powys LDP (2011-2026), lies within the eastern part of Powys, along the main road the A489, which runs through the settlement. It is located approximately 2.8 miles to the south-east of Newtown, and therefore, residents are able to easily access the wide range of facilities, services and employment opportunities within.

Kerry has a limited number of local facilities which include a primary school, convenience store, post office and a village hall. There is also a specialist school for pupils aged 8-19 years with specific needs, currently subject to redevelopment.

There is a conservation area designated within the north-eastern part of the settlement. In terms of notable landscape features, The Mule, a tributary of the River Severn, runs along the north-west of the village.

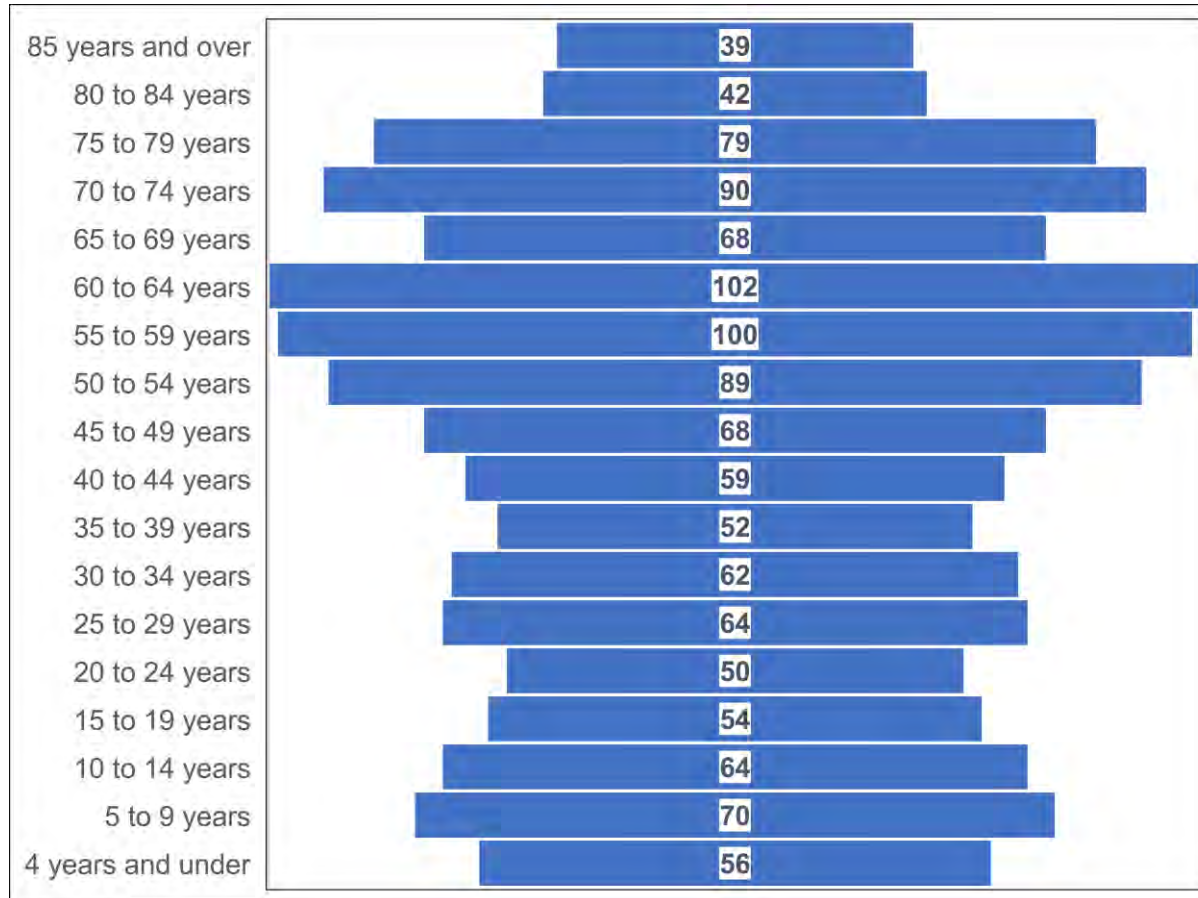
Key Facts:

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:	Newtown
Size of Settlement based on Adopted LDP (2011-2026) boundary:	23.15 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	866

Site Survey Date: July 2022

Kerry 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
Other: Special School	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	2
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
Total number of community facilities	6

Kerry 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	1
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

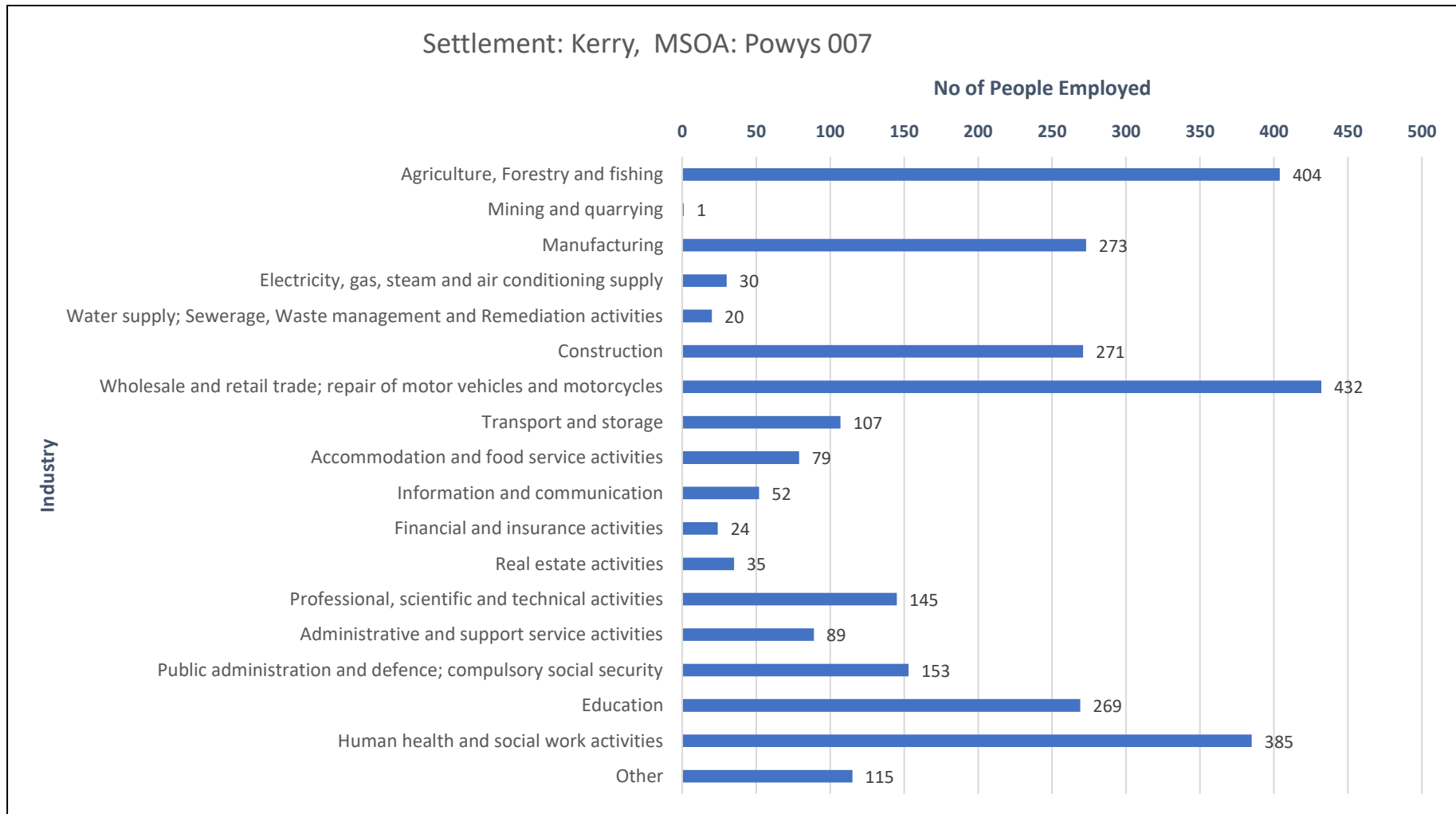
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 2.5 miles to Vastre Industrial Estate, Newtown

Local employers (employing five or more) in overlapping output areas = 55¹

¹ Nomis Data (2022)

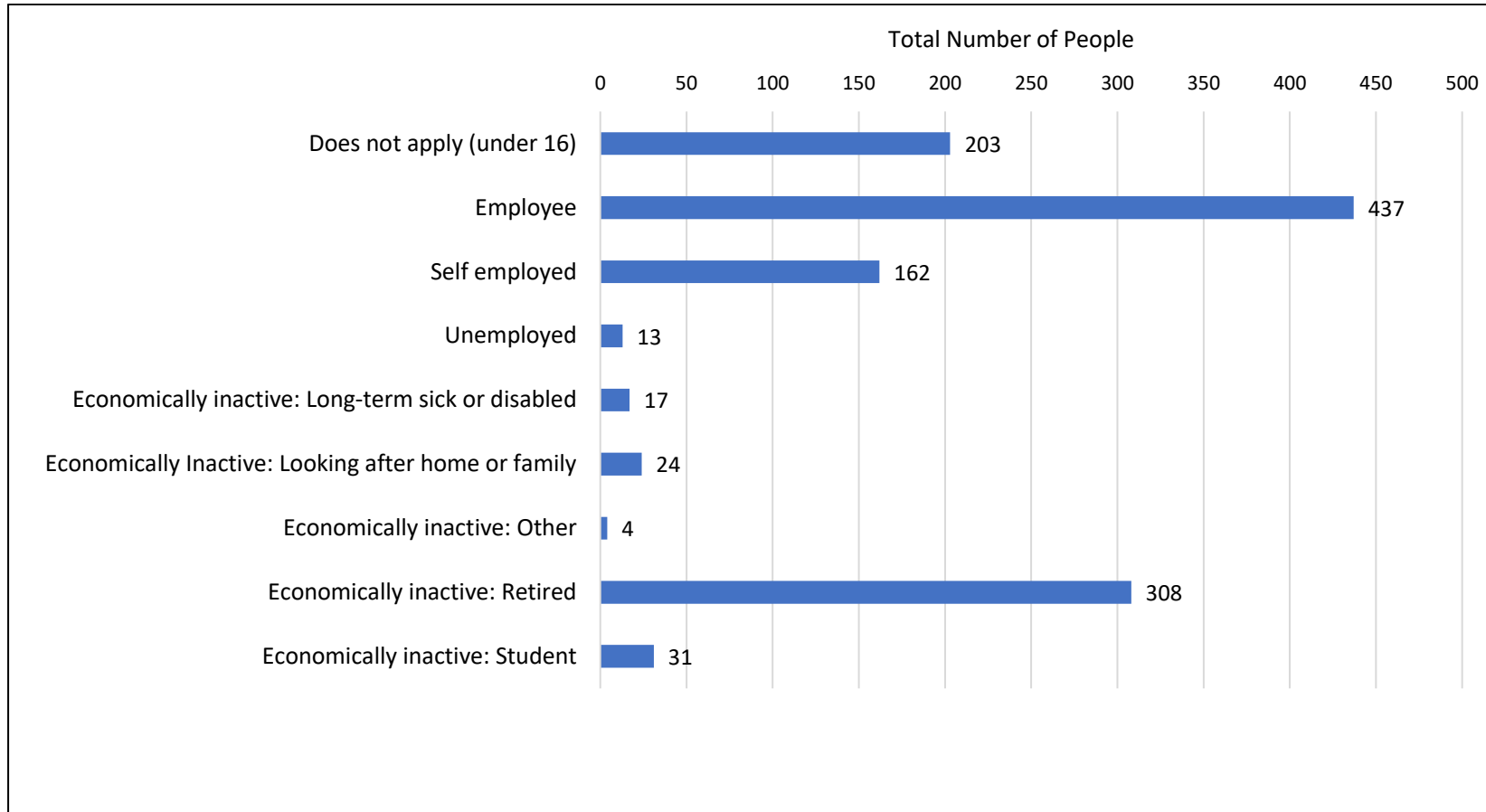
Kerry Settlement Profile

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



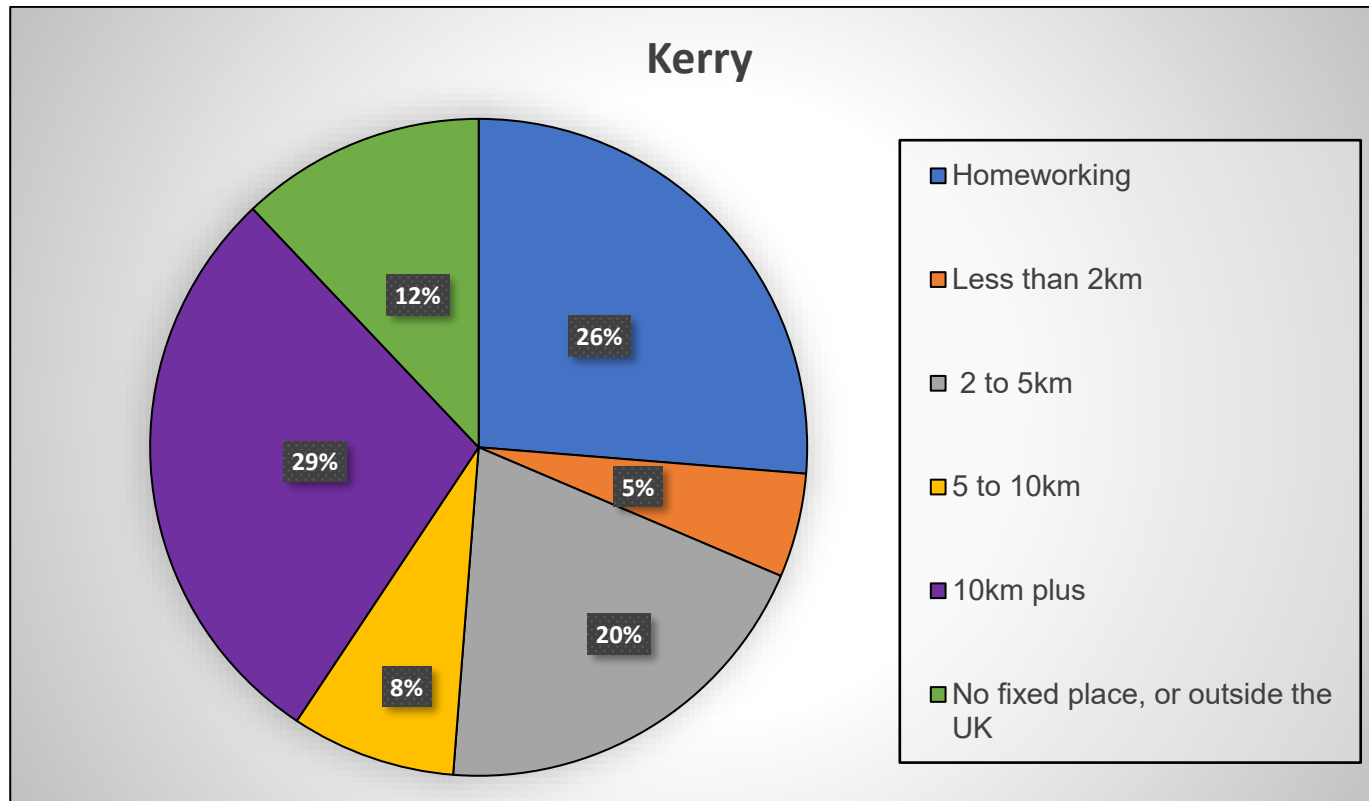
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Kerry Settlement Profile

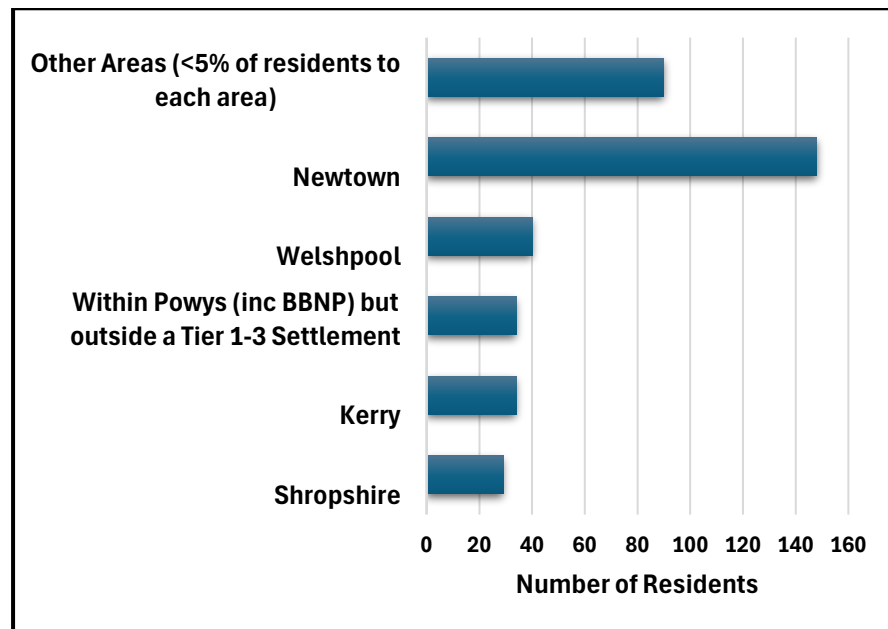
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Kerry Settlement Profile

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

Settlements / Areas	Residents	Percentage
Shropshire	29	8%
Kerry	34	9%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	34	9%
Welshpool	40	11%
Newtown	148	39%
Other Areas (<5% of residents to each area)	90	24%
Grand Total	375	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)	Low/Medium - rivers to North of Kerry. Low-surface water throughout village

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	No

Kerry 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	Comment
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	2 and 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. Kerry 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
Kerry	Kerry	Not expected to be an issue	None.

Electricity Provision

Table 36.5.3: Electricity Supply Capacity

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 light 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.

Kerry 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>

Kerry 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 %
St Michael's C. in W.	140	100	71	40	29

Brynlywarch Hall School⁵ is a special school located near Kerry for pupils with behavioural and emotional difficulties, in 2023 53 pupils went to this school.

⁴ Data correct from Welsh Government OMR, June 2022

⁵ School is in the process of being redeveloped.

Kerry Settlement Profile

Health Care Provision

There is no GP surgery in Kerry. 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	Access onto the A489 at the existing junctions with Common Road and Nook Lane is constrained due to width issue. No further development on Common Road could be accommodated.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

There is a future route connecting Kerry to Newtown on the Active Travel Network maps.

Bus Services

Bus stops located within the settlement: Yes

Table 20. 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).	Yes	Services to Newtown, Welshpool

Train Services

Table 21. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Less than 5 miles	Yes	2.8 miles to Newtown 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	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	2
Amenity greenspace	2
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)	0
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	0

Kerry Settlement Profile

Table 26. Public Right of Way

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

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Kerry lies within the Kerry Hill Landscape Character Area (LCA) which is an elongated area of grazed uplands with coniferous forestry, located in the east of the Powys LDP area. The LCA extends from Dolfor in the west to the English border south of Churchstoke. The LCA borders the Llandinam to Llandyssil Hill-sides and part of the Severn Farmlands to the north, Shropshire to the east and south including the Shropshire Hills AONB to the south, and the Elenydd Uplands and Teme Hill-sides to the south-east.

The majority of the LCA is within the Radnorshire Hills National Landscape Character Area (NLCA), with the north-eastern extents falling within the Shropshire Hills NLCA.

The topography comprises the elevated escarpment of the Kerry Ridgeway running south-west to north-east, dissected by steep sided cwms. The Kerry Ridgeway is the source of many rivers including the River Ithon, River Mule and River Teme, all in the west of the LCA.

Kerry has a Conservation Area which includes listed buildings. The Moat Mound and Bailey Castle lies to the south of Kerry and Tomen Madoc Castle Mound lies to the north, both of which are Scheduled Monuments.

9. Community aspirations

Kerry 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 Kerry 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?	No response received in relation to this question.
Aspirations in terms of housing (including affordable housing)	The village of Kerry has a new housing estate of 62 new homes nearing completion. In addition, planning consent has been granted for seven affordable houses to be built elsewhere in the village.
Growth in terms of future employment opportunities	No response received in relation to this matter.
Aspirations in terms of education provision (primary and secondary schools)	Kerry has a thriving primary school which also serves the children from Dolfor and Sarn and a Special Needs School attended by children from outside the area. This school is shortly to be rebuilt on an adjoining plot. The Community Council was disappointed at the loss of a Section 106 agreement contribution for education purposes in respect of the Sarn development.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	Kerry currently has a village shop/post office. This business is vital to the rural area as it offers some banking services. Unfortunately, it does not include all of the major banks and none of the building societies.

Kerry Settlement Profile

Community aspirations in terms of:	Summary of feedback
Aspirations in terms of health care provision in your communities	Health care is currently accessed in Newtown, Montgomery and dental care wherever it is available in Powys and/or across the border in Shropshire. A medical centre located in Kerry would be greatly welcomed.
Aspirations in terms of public open spaces, sports and play provision	Kerry currently has a bowling green, a large park, a football pitch, two equipped playgrounds (LEAPS) and one green space play area. An outdoor gym, tennis courts etc. would have beneficial health benefits but these are restricted by financial constraints. The Community Council own the public conveniences in the village and work is due to start shortly to extend these to include a facility for the disabled and baby changing. The Community Council is supporting Kerry Football Club's application to re-build and extend the community facilities at their ground on Dolforgan Park.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	Kerry currently has a village shop, which also offers Post Office services. The Community Council believes that tourists and local residents would benefit from having a café in the village.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	<p>Kerry residents wish for the footpath from the new Dolforgan housing estate on the south side of the A489 to be extended to the Gilfach bridge. This is currently an overgrown narrow verge. Residents from Gilfach Lane would be able to safely access facilities in Kerry. It would also provide safe access to Gilfach Lane from the village for the Kerry Walking Group and many other residents who wish to gain access to a number of circular walks within the area. The wider verge on the north side of the A489 involves the dangerous practice of crossing the A489 highway on a blind bend.</p> <p>A cycle and pedestrian path from Kerry to Newtown would facilitate the safety, health and wellbeing of residents who currently walk and cycle on the narrow, steep and winding A489.</p> <p>There is a very limited bus service from Kerry to Newtown. There are three buses daily Monday to Saturday at 08.15am; 10.50am and 13.50pm. The bus times from Newtown to Kerry are -08.48am; 11.48am; 14.28pm and 16.28. There is no Sunday service. An improved bus service might reduce the number of cars on the roads particularly in cases where young</p>

Kerry Settlement Profile

Community aspirations in terms of:	Summary of feedback
	<p>people want to access facilities such as the sports centre in Newtown but currently are dependent upon parents for lifts.</p> <p>At the current time, there are no public electric car charging points in Kerry and this is a matter which the Community Council feels needs to be addressed.</p>
Summary which describes the long-term vision for your town / community council area.	<p>To maintain the existing vibrant and welcoming village community which is very much appreciated by old and new residents alike. Kerry Community Council supports and encourages many of the activities which take place in the community, such as the planting of a community orchard and biodiversity projects. The Community Council are currently looking to improve highway safety; to replace the ageing playground equipment on Dolforgan Park; to extend the cemetery and to ensure Community Councillors access training to better enable them to carry out their roles on behalf of the residents.</p>
Other comments received	<p>Housing:</p> <p>In Sarn, building is about to commence on 45 new houses following the recent grant of planning permission. Low-cost housing has outstripped current facilities. However, Dolfor would welcome expansion.</p>

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

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

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	2
2	10
3	4
4	0
TOTAL	16

Total number of new dwellings (net) built between 2011 and 2024 = 65

Median house price paid data 01/04/2020 to 01/04/2023 = £190,000 (Average = £ 210,817)

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

Kerry Settlement Profile

Table 29. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1094		P/2017/1144	Land Adj Uchel Dre Common Road Kerry Powys SY16 4PS	Outline: Proposed residential development of 5 no. dwellings, formation of a vehicular access and all associated works (some matters reserved)	Planning Permission Not Started	5	0	0	5
40	P23 HC1	P/2009/0106	PT Encs 3186 & 4186, Dolforgan - P23 HC1		Complete	0	0	19	19
					TOTAL				24



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

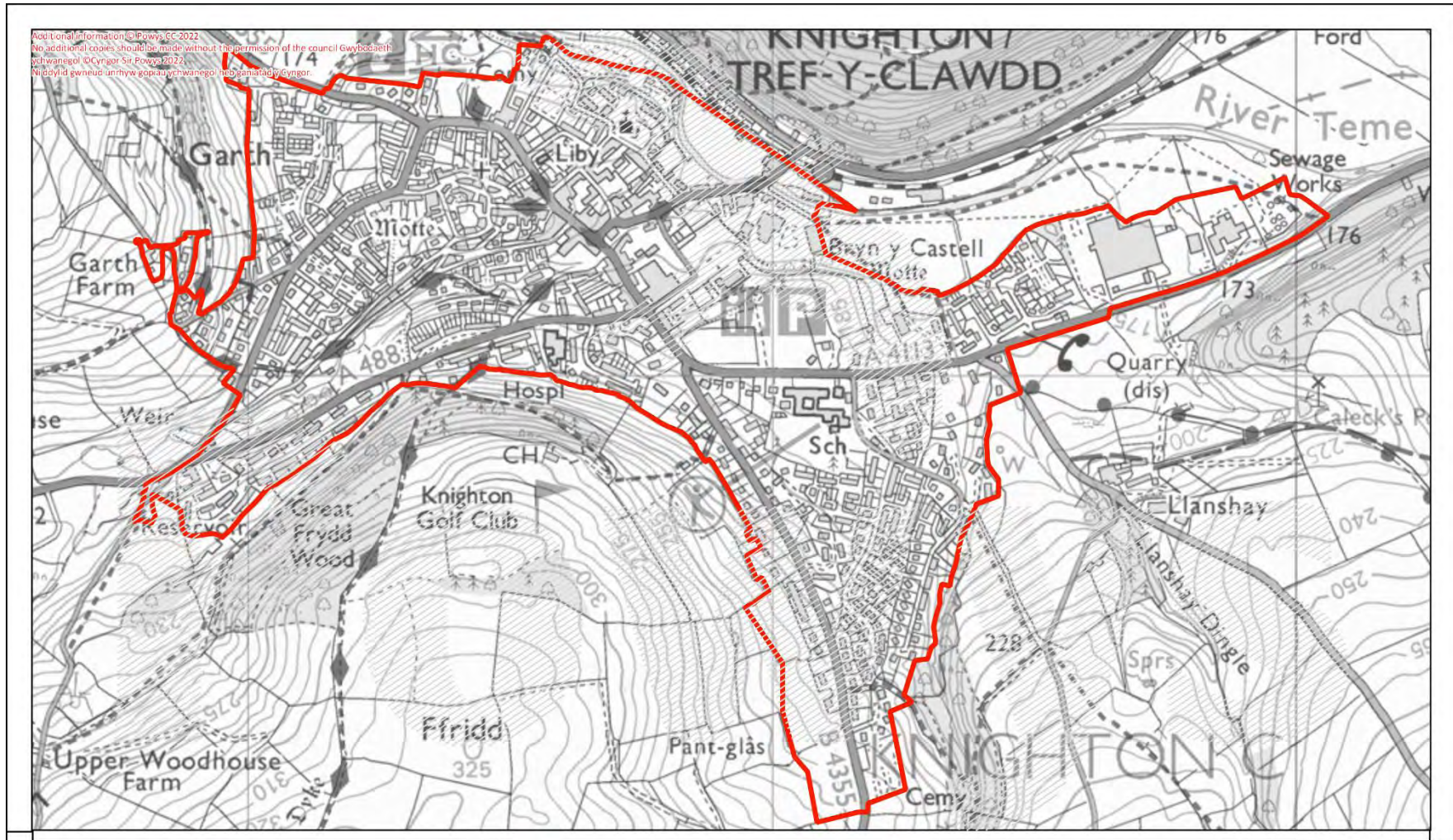
Settlement Profile:

Knighton

Prepared by Powys County Council in partnership with Cadnant Planning



Knighton Settlement Profile



1. Introduction

The town of Knighton is located close to Powys' Welsh / English border, with Shropshire to the north of the settlement.

The historic core of Knighton is a Conservation Area, containing a distinctive mixture of town houses with assorted styles and building materials particularly along Broad Street, many of which are listed buildings. Knighton is crossed by a relatively intact section of the early medieval Offa's Dyke political boundary, parts of which are designated as a Scheduled Monument

The River Teme runs along the town's northern extent. Knighton is well connected in terms of its rail and road network with a train station and the A488 linking the town to the south-west, the B4355 running from north to south through the town and the A4113 providing connections towards the Welsh/English border.

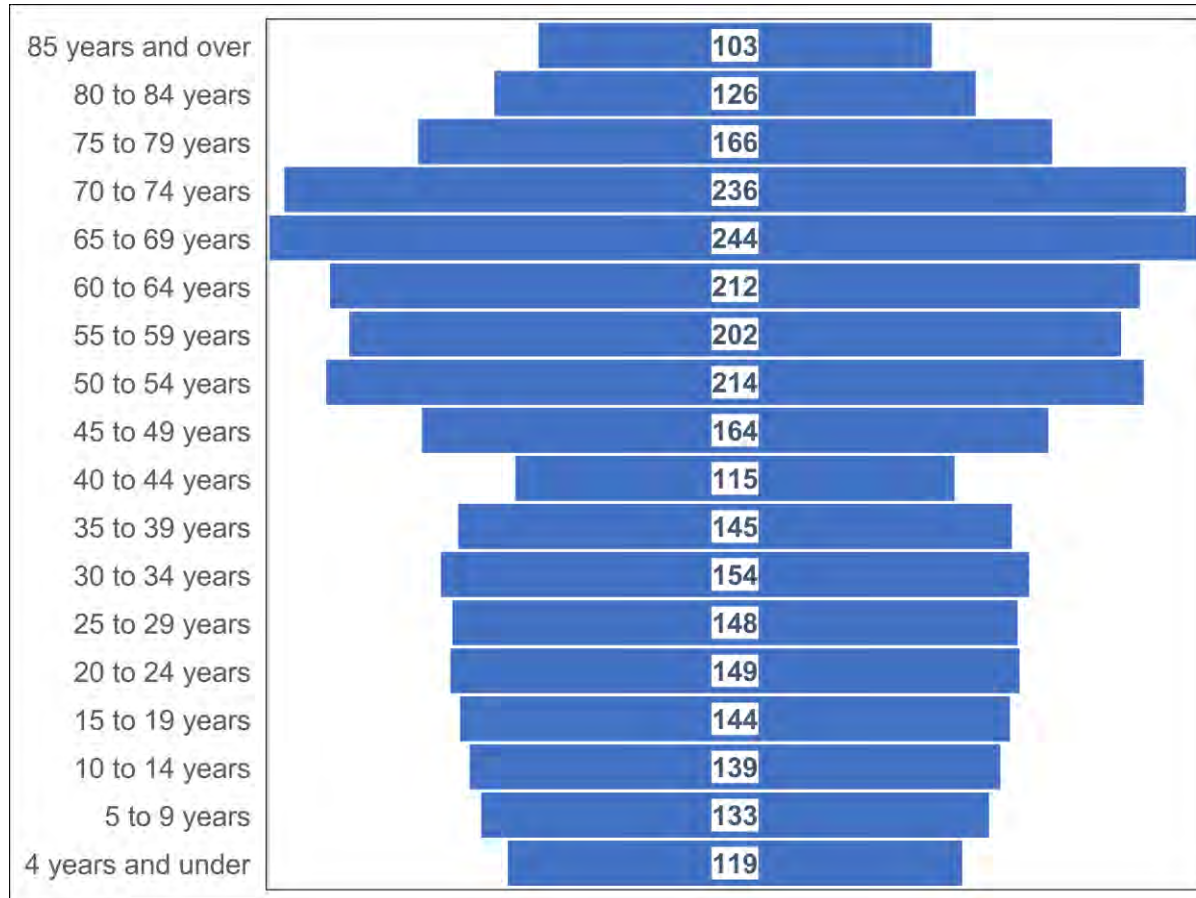
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Town
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 1
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Knighton and Presteigne
Size of Settlement based on Adopted LDP (2011-2026) boundary:	117.93 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	2,728

Site Survey Date: July 2022

Knighton 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 no other forms of nursery / pre-school provision nearby (within 5 miles).

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	3
Sports Centre	3
Library (including mobile)	0
Bank / Building Society	1
Post Office / Post Depot	1
Public House	0
Cultural Facilities (theatre, museum gallery)	1
Police Station	3
Fire Station	3
Ambulance Depot	0
Total number of community facilities	16

Knighton Settlement Profile

Table 3. Health Facilities within Settlement

Type	Number
Hospital (A& E, Minor injuries)	1
GP Surgeries	1
Pharmacy	1
Dentist	1
Opticians	1
Total number of health facilities	5

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	3
Other food outlet	3
Take away food	5
Café	5
Restaurant	1
Petrol station	2
Farm shop	0
Other non-food shops	34
Total number of retail facilities	53

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

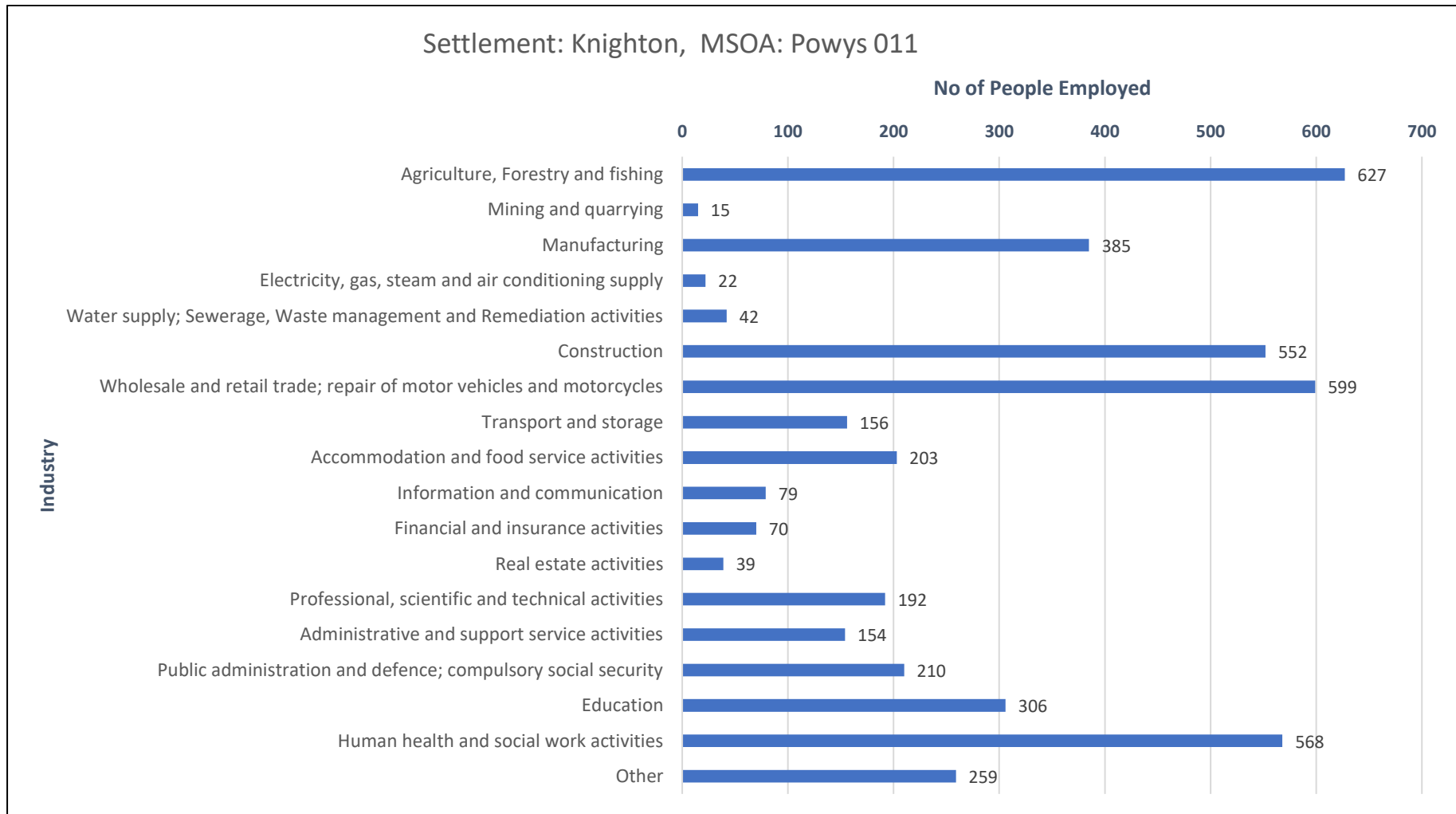
Type	Presence in Settlement (Yes / No)
Public Sector Offices	No
LDP Retail centre	Yes
Care home	Yes
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

Local employers (employing five or more) in overlapping output areas¹ = 140

¹ Nomis Data (2021)

Knighton Settlement Profile

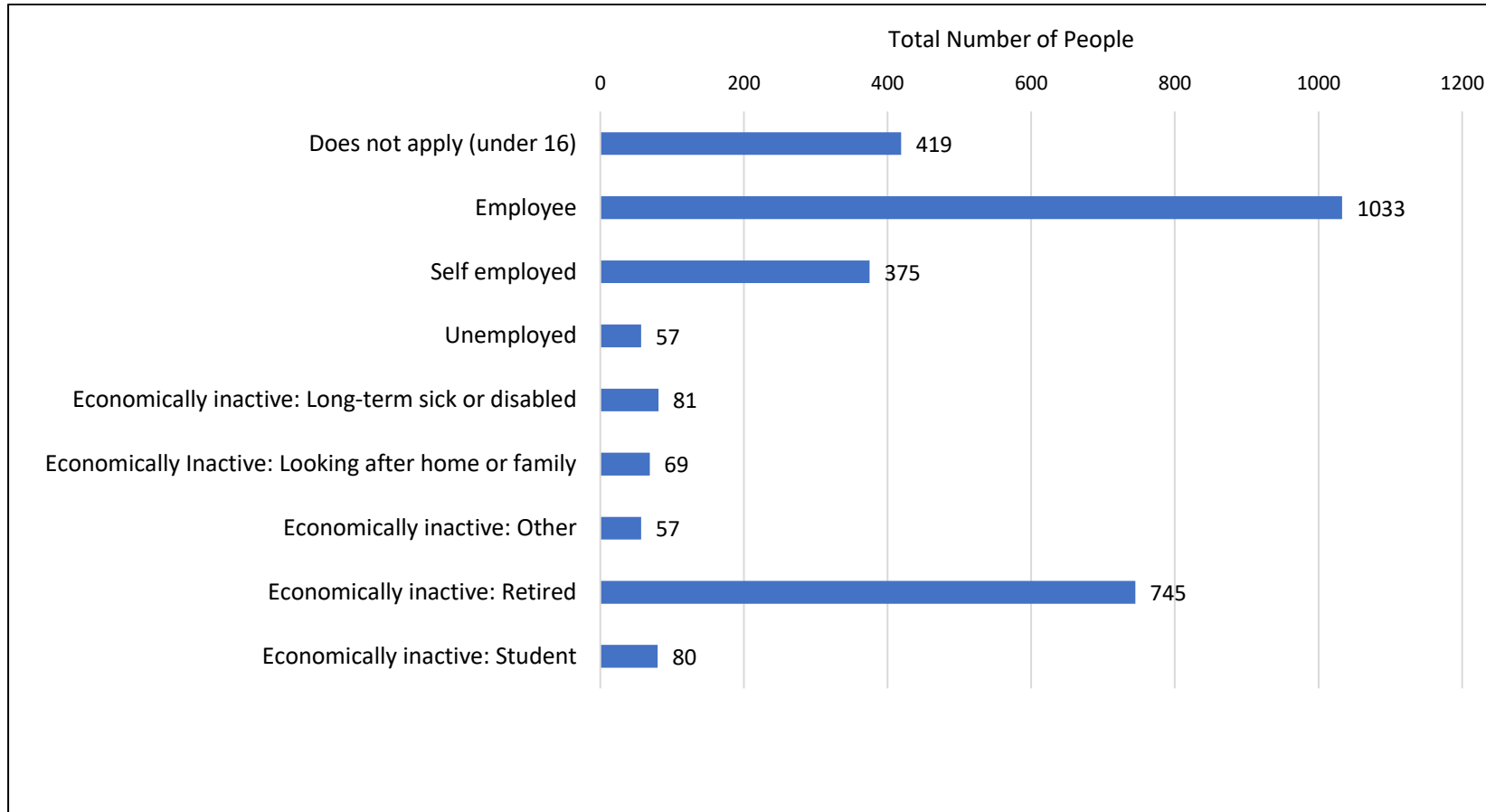
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

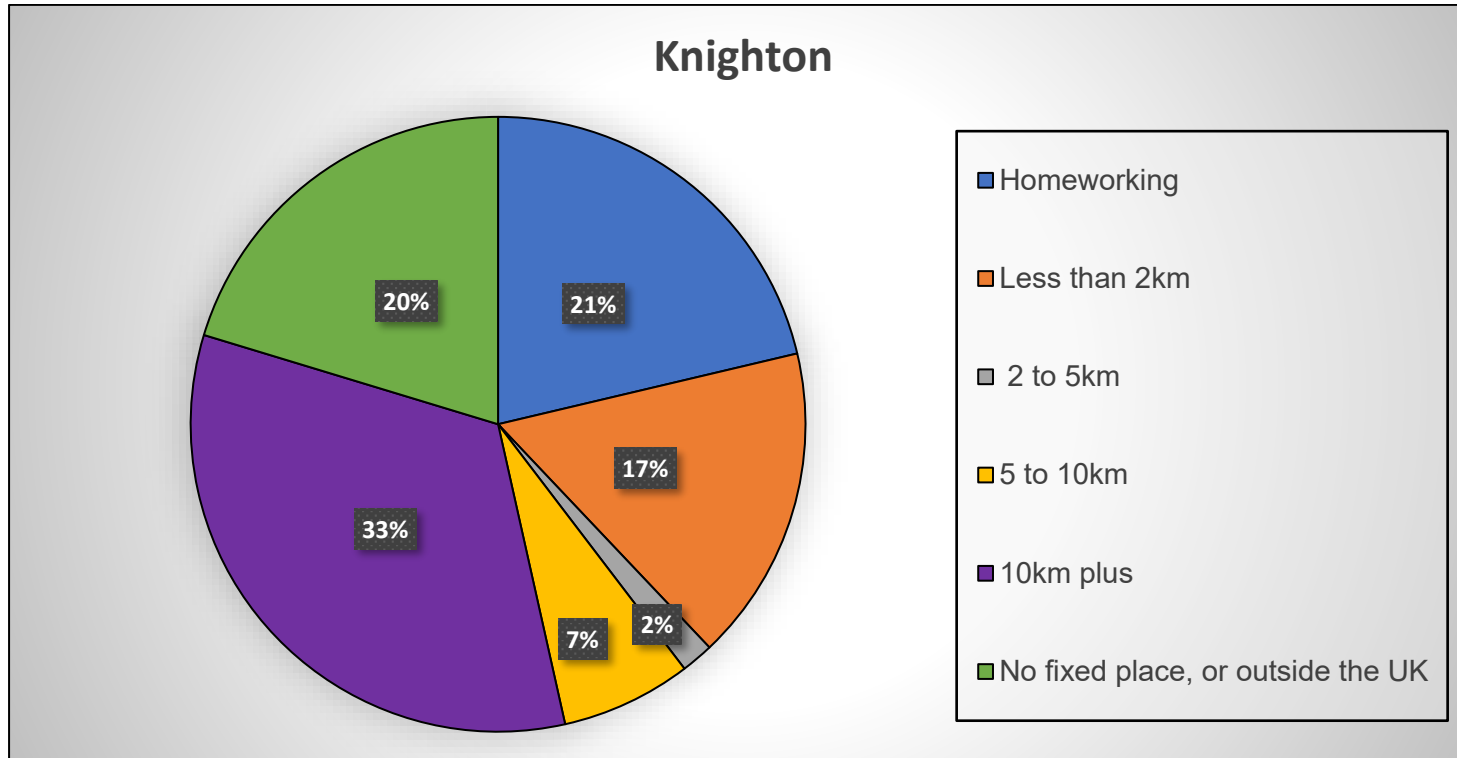
Knighton Settlement Profile

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



Knighton Settlement Profile

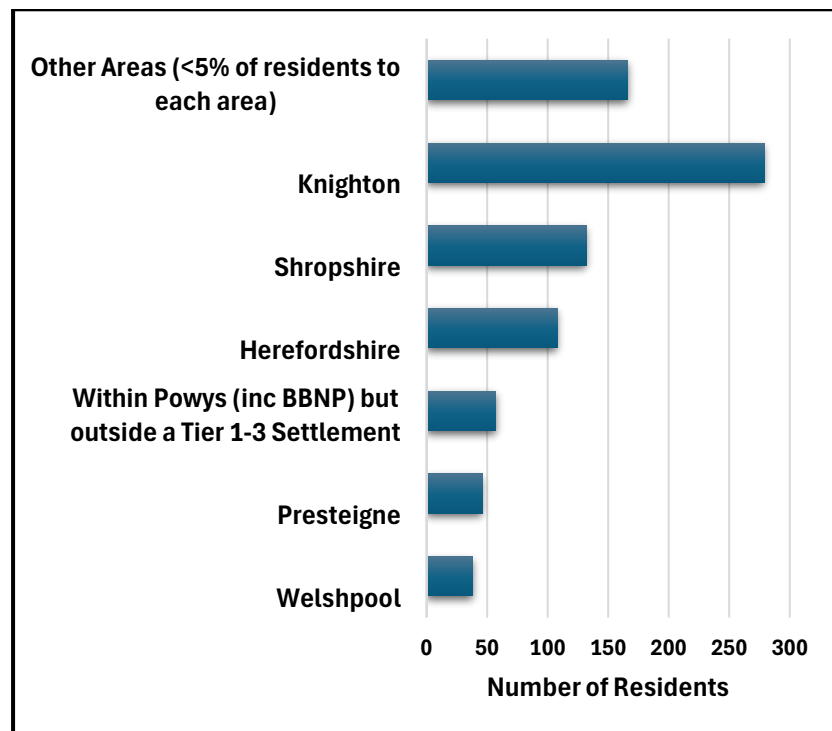
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Knighton Settlement Profile

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

Settlements / Areas	Residents	Percentage
Welshpool	38	5%
Presteigne	46	6%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	57	7%
Herefordshire	108	13%
Shropshire	132	16%
Knighton	279	34%
Other Areas (<5% of residents to each area)	166	20%
Grand Total	826	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 zone
Flood risk (Flood Map for Wales)	High/Medium - along rivers

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

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

Knighton Settlement Profile

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	3a
Topography	Yes	Steep topography throughout
Land Ownership (e.g. charitable organisations)	No	

5. Infrastructure capacity

Water Supply

Water 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

Knighton 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.

Knighton lies within the 8107 Pilleth WRZ. This zone supplies the small rural area surrounding Presteigne and extends into the adjacent catchment of the River Teme and serves Knighton. The zone is supplied from a single group of four individual boreholes located in the gravel aquifer adjacent to the upper River Lugg at Pilleth. Industrial usage in Presteigne is a disproportionately large component of demand.

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.

Knighton Settlement Profile

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
Knighton	Knighton	Marginal concern subject to size of development	Site considered for AMP8 (2026-2030) investment to meet growth projections.

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
Knighton 66/11kv	Primary	-58.79 MVA (Red ⁶)	Knucklas	Hereford 132/66kv (BSP)	No information	Knucklas, Presteigne (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

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 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%

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

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Knighton C. in W.	264	200	75.8%	64	24.2%

⁷ Data correct from Welsh Government OMR, June 2022

Health Care Provision

Table 16. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Wylcwm Street Surgery	3,898	No	0	0	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age
- The proximity of Knighton 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	Historic core of the settlement is constrained from a highway network perspective. There is potential for development to the east of A488. Most development is likely to require new accesses.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: Yes

Table 18. Active Travel Routes within Settlement

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

Bus Services

Bus stops located within the settlement: Yes

Table 19. Bus Services within Settlement

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

Train Services

Train station located within or close to the settlement: Yes

Table 20. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	Yes	Services to Swansea and Crewe
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	No	

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A488, A4113
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	No	

Electric Vehicle Charging Points

Table 22. Provision of Electric Vehicle Charging Point within Settlement

Electric Vehicle Charging Point	Yes / No	Location
Provision of electric vehicle charging point within settlement	Yes ⁸	Bowling Green Lane Car Park, Knighton, LD7 1DJ

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

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: 16

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

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

Table 24. Provision for Children and Young People

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

Table 25. Outdoor Sports Facilities

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

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Table 26. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Teme
PROW	Yes	PROW linking settlement to Offa's Dyke, along River Teme and trails through Kinsley Wood
Walkways	Yes	Offa's Dyke Path National Trail, Glyndwr's Way National Trail, the Heart of Wales long distance trail

Number of Allotments / Community Gardens in Settlement: 1

8. Character

Knighton lies within the Teme Valley Landscape Character Area (LCA), which is situated on the eastern border of Powys, with its northern boundary defined by the England-Wales border, which broadly follows the route of the River Teme. The Teme Valley LCA comprises the long, narrow valley floor of the River Teme flowing from north-west to south-east, with the valley floor widening in the south-east near Knighton. To the north of the LCA on the English side of the border is the Shropshire Hills Area of Outstanding Natural Beauty (AONB), a nationally important and scenic landscape. The LCA has a strong visual relationship with the edge of this protected landscape, part of which form the northern banks of the Teme Valley. To the east the River Teme continues into Herefordshire.

The Teme Valley LCA is within the Radnorshire Hills National Landscape Character Area (NLCA). The course of the River Teme is designated as a Site of Special Scientific Interest (SSSI), as an important biologically rich watercourse.

Evidence of the areas historical occupation in Knighton includes Knighton Mound and Bailey Castle, comprising the remains of a motte and bailey castle, a military stronghold built during the medieval period, Bryn y Castell; the remains of a motte and ditch, dating of the medieval period and part of Offa's Dyke, all Scheduled Monuments. Many of the settlements in the Teme Valley are of likely medieval origin, whilst the historic core of Knighton is a

Conservation Area containing a high concentration of listed buildings. Knighton is crossed by a relatively intact section of the early medieval Offa's Dyke political boundary, parts of which are designated as a Scheduled Monument.

Several long-distance walking and cycle routes cross the landscape and the town of Knighton, including the Offa's Dyke Path National Trail, Glyndwr's Way National Trail, the Heart of Wales long distance trail and NCN Route 825, where there is a dedicated visitor centre for trail users at Knighton.

The valley has a sense of intimacy and enclosure as well as a strong visual relationship with the adjacent Teme Hillside LCA to the south and the Shropshire Hills AONB to the north (outside of the Powys Local Development Plan (LDP) area). The valley shares many similarities with the protected landscape of the Shropshire Hills AONB.

The valley has strongly rural and traditional character. There is a sense of tranquillity which is reduced in proximity to the trunk road network and larger settlements including Knighton. The LCA experiences dark night skies as indicated by the Natural Resources Wales (NRW) map of Dark Skies and Light Pollution in Wales.

Knighton is the largest settlement in the LCA, extending from the river crossing onto the steep southern valley slopes. The traditional settlement core is scenic, containing a distinctive clock tower, and a notable mixed building vernacular.

9. Community aspirations

Knighton Town Council were contacted to understand their aspirations for the local community at an early stage whilst gathering baseline information to inform the Replacement Powys Local Development Plan.

Knighton were also consulted as part of the process to inform the Powys Town Investment Plans Initiative and a summary of the responses to the Knighton Town Survey undertaken as part of that piece of work is provided below. No response was received from Knighton Town Council specifically in relation to community aspirations as part of the Settlement Audit.

Table 27. Table summarising Knighton Town Council’s Community Aspirations

Community aspirations in terms of:	Summary of feedback:
Would the Town Council like to see future growth (general) as part of the LDP in the Town Council area?	On the whole, the people who responded to the survey wanted Knighton to retain its special character, which they recognised could be ruined by unsympathetic or clumsy development.
Aspirations in terms of housing (including affordable housing)	<p>Knighton Town Survey highlighted affordable housing to rent, especially for younger people, and linked to the need to retain the younger population and, against this the need for activities for teenager and playparks for younger children. These were a significant feature of responses.</p> <p>Affordable housing to meet local needs is seen as a necessary requirement by many responding although concerns regarding the availability of health and other services to meet the need of new and existing residents were raised.</p> <p>A common theme for the future was affordable or social housing which many felt was required immediately and going to be required if the town was to support business development.</p>
Growth in terms of future employment opportunities	By far the largest number of responses to the Knighton Town Survey referenced the lack of employment opportunities, especially for young people and this was followed up with

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Community aspirations in terms of:	Summary of feedback:
	<p>highlighting the need to provide additional business units in the town, both for new business and to allow local businesses to expand.</p> <p>Creating job prospects was a major concern amongst responses with many highlighting the need to attract industry and jobs to the area in tackling poor wage levels and under-employment. The lack of available land for developing industrial/business units was highlighted as a necessary improvement for Knighton with additional jobs seen as critical to the future viability of the town.</p> <p>A key response centred on job creation and the need to provide more business and small industrial units. Responses indicated the need for jobs and skills training for young people and the need to capitalise on innovation and new/high tech industries and also food production challenges.</p>
Aspirations in terms of education provision (primary and secondary schools)	<p>The local Junior School is clearly valued within the town but the difficulties of providing a good education in a sparsely populated area was also referenced, with a request for <i>“Post 16 education in County within close proximity, saving onerous travel.”</i> Better healthcare, including through the valued Community Hospital, improved/increased public transport were also highlighted.</p>
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	<p>The loss of a bank in Knighton was highlighted as a negative for the town.</p>
Aspirations in terms of health care provision in your communities	<p>There were concerns regarding access to healthcare in Knighton both across GP and Dentistry services and responses indicated fears regarding the future of the Community</p>

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Community aspirations in terms of:	Summary of feedback:
	Hospital and associated services, especially step-down beds for the elderly, currently suspended and A+E or Minor Injury services.
Aspirations in terms of public open spaces, sports and play provision	<p>A number of responses highlighted the need for more sporting/recreational facilities including all-weather pitches. Some responses reflected a sense that Knighton had not been regarded as a priority by Powys County Council for some time compared to other towns.</p> <p>A number of responders highlighted the need for more/improved plan parks for children.</p>
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	<p>Residents expressed concerns both regarding the lack of value and choice in supermarket provision but also the appearance of the local Co-Operative store which, despite planning permission for re-development, has never been improved.</p> <p>The need for more shops was highlighted in the survey by a number of responders.</p>
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	<p>The lack of public transport was another key theme both in terms of limited train services and poor bus services to surrounding towns.</p> <p>Public Transport was seen as requiring improvement for residents including improved public transport links to neighbouring towns including Newtown and Craven Arms.</p>
Summary which describes the long-term vision for your town / community council area.	On the whole, the people who responded to the survey wanted Knighton to retain its special character, which they recognised could be ruined by unsympathetic or clumsy development. Concern was noticeable about the increasing proportion of older people in the town as the young leave for work or educational opportunities elsewhere, and a desire to provide employment opportunities for young people in order to keep them in Knighton.

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Community aspirations in terms of:	Summary of feedback:
	<p>A key response centred on job creation and the need to provide more business and small industrial units. Responses indicated the need for jobs and skills training for young people and the need to capitalise on innovation and new/high tech industries and also food production challenges. However, there was also the recognition of the job-creation potential of tourism and any improved retail offer in the town. To that end, building on the tourism assets of the town, it's links to Offa's Dyke, the role and importance of the Offa's Dyke Centre and cycling/walking were commonly referenced. Similarly, people expressed a desire to see town assets such as The Narrows and shop fronts to be enhanced and maintained with a number seeing incentives as a way of improving the town's visual appearance. A common theme for the future was affordable or social housing which many felt was required immediately and going to be required if the town was to support business development. The local Junior School is clearly valued within the town but the difficulties of providing a good education in a sparsely populated area was also referenced, with a request for "Post 16 education in County within close proximity, saving onerous travel." Better healthcare, including through the valued Community Hospital, improved/increased public transport were also highlighted.</p> <p>But there were other strands. A desire to contribute democratically and get involved with steering the town was expressed, with suggestions for a Junior Council and also for representatives from sporting and other clubs in the town, to sit on the Town Council to widen the base of decision-makers. Lastly there was passionate concern about the climate crisis and a recognition of its seriousness with the need to build on local food production/networks an interesting idea within that theme.</p>
Other comments received	<p>There was a sense amongst responses that the public realm required attention and that the town required tidying with improved signage, building conditions and the lack of green planting around the town.</p> <p>Tourism was identified as extremely important for Knighton with much benefit to be had by building on the town's tourism offer both within the town and in supporting tourism activities and accommodation in the surrounding countryside. Knighton was seen as the gateway to Wales by many. There was a recognition of the importance of walking and cycling as a current/future draw for tourism including the Heart of Wales line Trail and Glyndwr's Way opportunities. Responses highlighted the need to ensure the future of the Offa's Dyke Centre,</p>

Knighton Settlement Profile

Community aspirations in terms of:	Summary of feedback:
	<p>opening it for longer and enhancing the outdoor spaces adjacent to the centre including, an outdoor theatre/concert space at Pinner's Hole. Other ideas included developing an annual festival for the town, as per neighbouring towns, which could grow in economic importance for the town. The town could also develop a retail offer or theme such as antiques or books. The lack of information or guidance e.g. website for tourists to the town was also identified as requiring attention. Ideas for attracting tourism included providing camping/stayover facilities/spaces for motorhomes in the Town centre.</p> <p>An important theme for improvement centred on improving the appearance of the town which was seen as generally poor. Responses saw the need for improved shops fronts, improved public realm (including The Narrows) and improved signage for visitors. Ideas included shop front grants for property owners, improved planting and general maintenance of public spaces. The need for improved public toilet facilities for tourists was also highlighted and was generally seen as poor currently. However, the appearance of the Knighton Hotel and the Co-Operative store as specific locations on the entrance to the town were highlighted as negative features of the Town by a number of responders, who suggested they needed investment/improvement.</p>

10. Previously Developed Land Opportunities

Figure 6. Land off Mill Green, Knighton



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	22
2	18
3	2
4	4
TOTAL	46

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

Median house price paid data 01/04/2020 to 01/04/2023 = £180, 000 (Average = £198, 448)

Average Household Income (by Locality): £31,678 (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
1091		RAD/2004/0572	Land At Llanshay Farm, Knighton, Powys	Outline: Amended application for residential development of 103 dwellings, vehicular access and associated engineering works (all matters reserved)	Planning Permission Not Started	103	0	0	103
218	P24 HC1	P/2018/0507	Peter Christian Site, West St, Knighton		Planning Permission Not Started	18	0	0	18
355	P24 HA1	P/2009/0038	Site adjacent to Shirley Ludlow Road, Knighton	Outline: Residential development and creation of new vehicular access (SO 27 SE)	Planning Permission Not Started	24	0	0	24
					TOTAL				145