



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

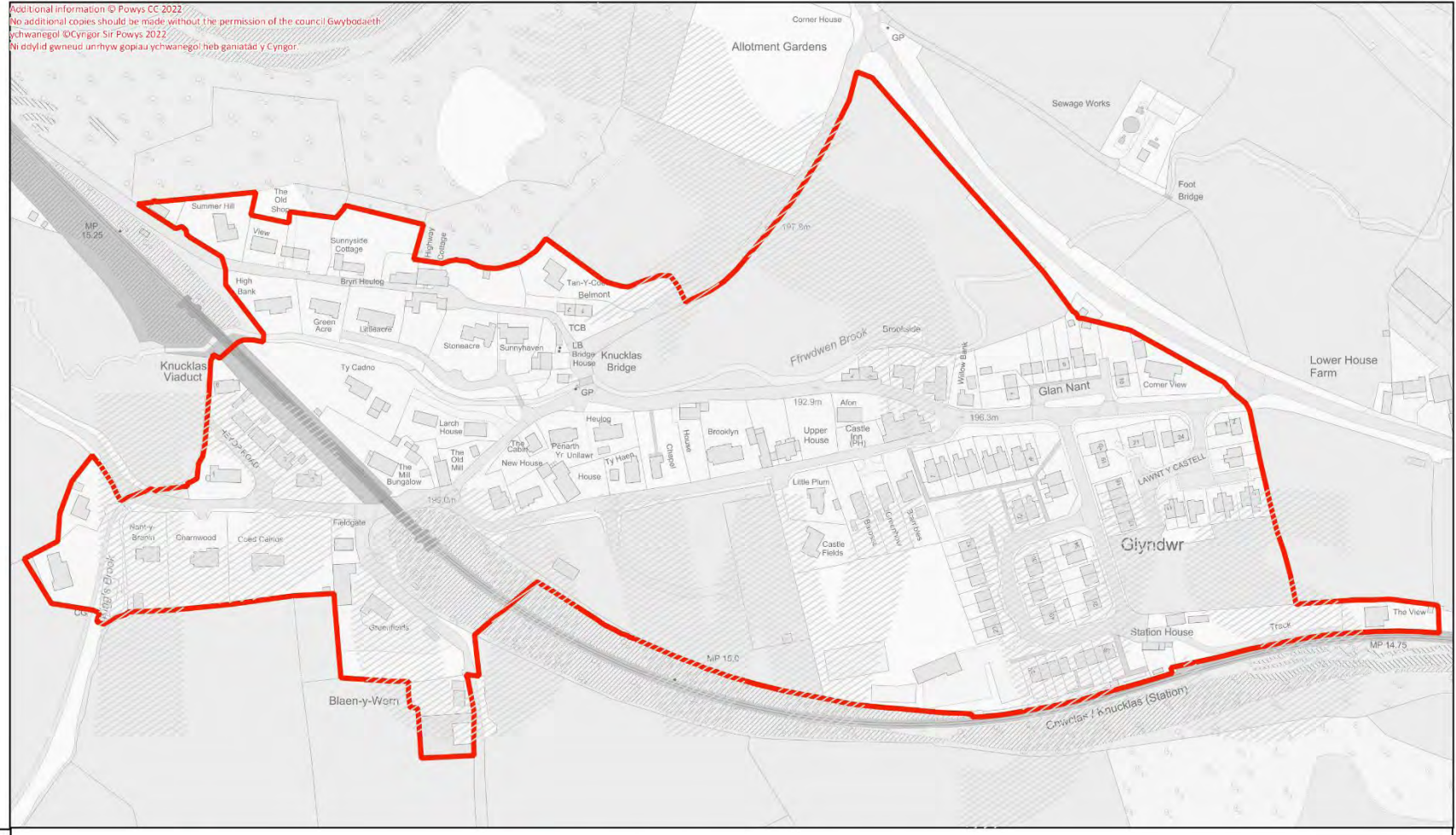
Settlement Profile:

Knucklas

Prepared by Powys County Council in partnership with Cadnant Planning



Knucklas Settlement Profile



1. Introduction

The settlement of Knucklas, classified as a Large Village in the adopted Powys LDP (2011-2206), is located in eastern Powys, in close proximity to the border with Shropshire, England. It is approximately 1.8 miles to the north-west of Knighton, which has a wider range of facilities and services which are in easy access to the residents of Knucklas.

The village itself has a small number of local facilities, including a community hall, public house and a church. Despite the small number of facilities, the village is well connected with the town of Knighton. Knucklas has a railway station, from which there are frequent services to and from the larger centres of Shrewsbury, Swansea and Crewe, and the settlements in between.

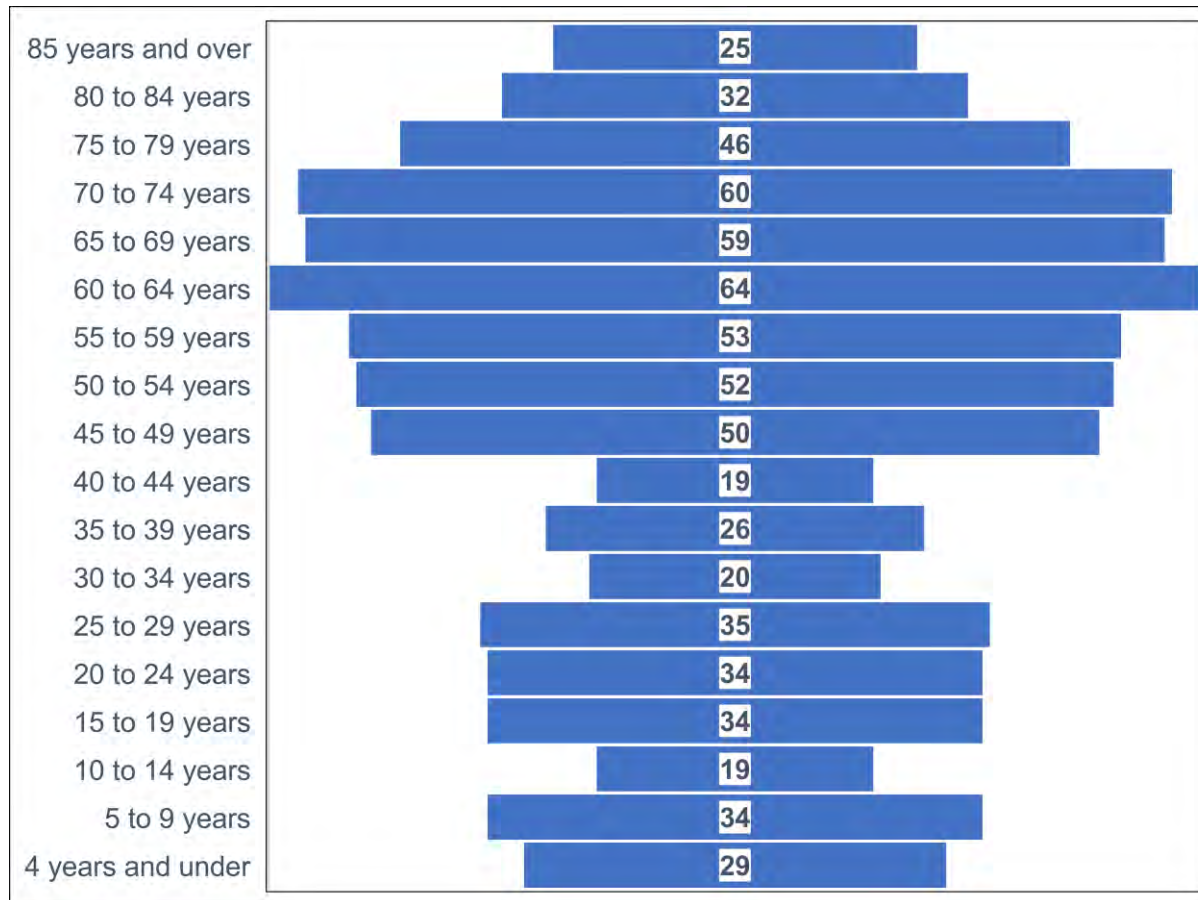
A Scheduled Ancient Monument lies to the north of the village; this castle mound is notable landscape feature. Another key feature of the settlement is the 13-arch span viaduct, which runs along the south-west boundary of the site.

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:	Knighton and Presteigne
Size of Settlement based on Adopted LDP (2011-2026) boundary:	14.62 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	287
Site Survey Date:	July 2022

Knucklas 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)

Health Facilities within Settlement = None

Retail Facilities within Settlement = None

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

3. Employment Provision

Table 2. Key Employment Opportunities within Settlement

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

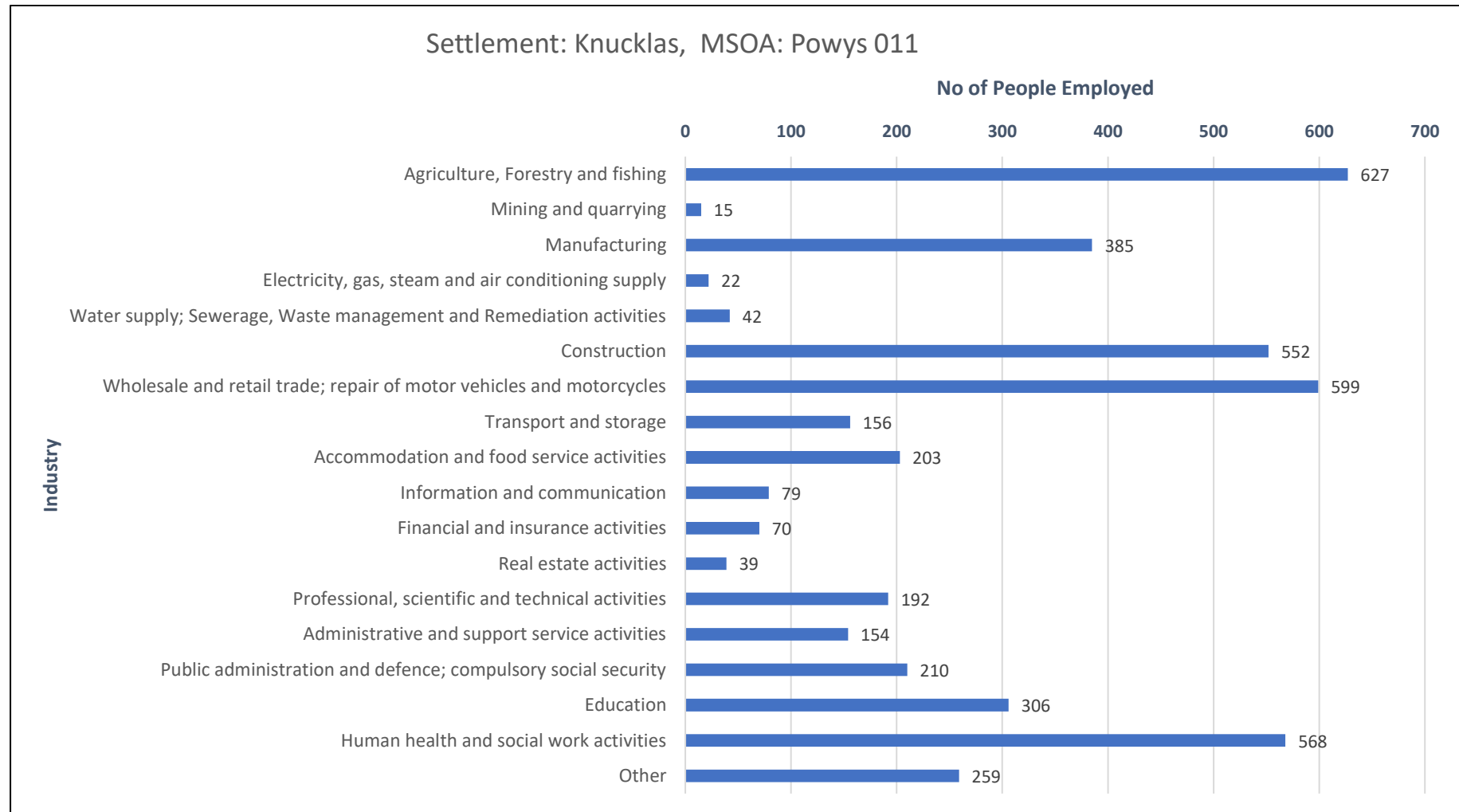
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = less than 3 miles to Knighton Enterprise Park

Local employers (employing five or more) in overlapping output areas = 140¹

¹ Nomis Data (2022)

Knucklas Settlement Profile

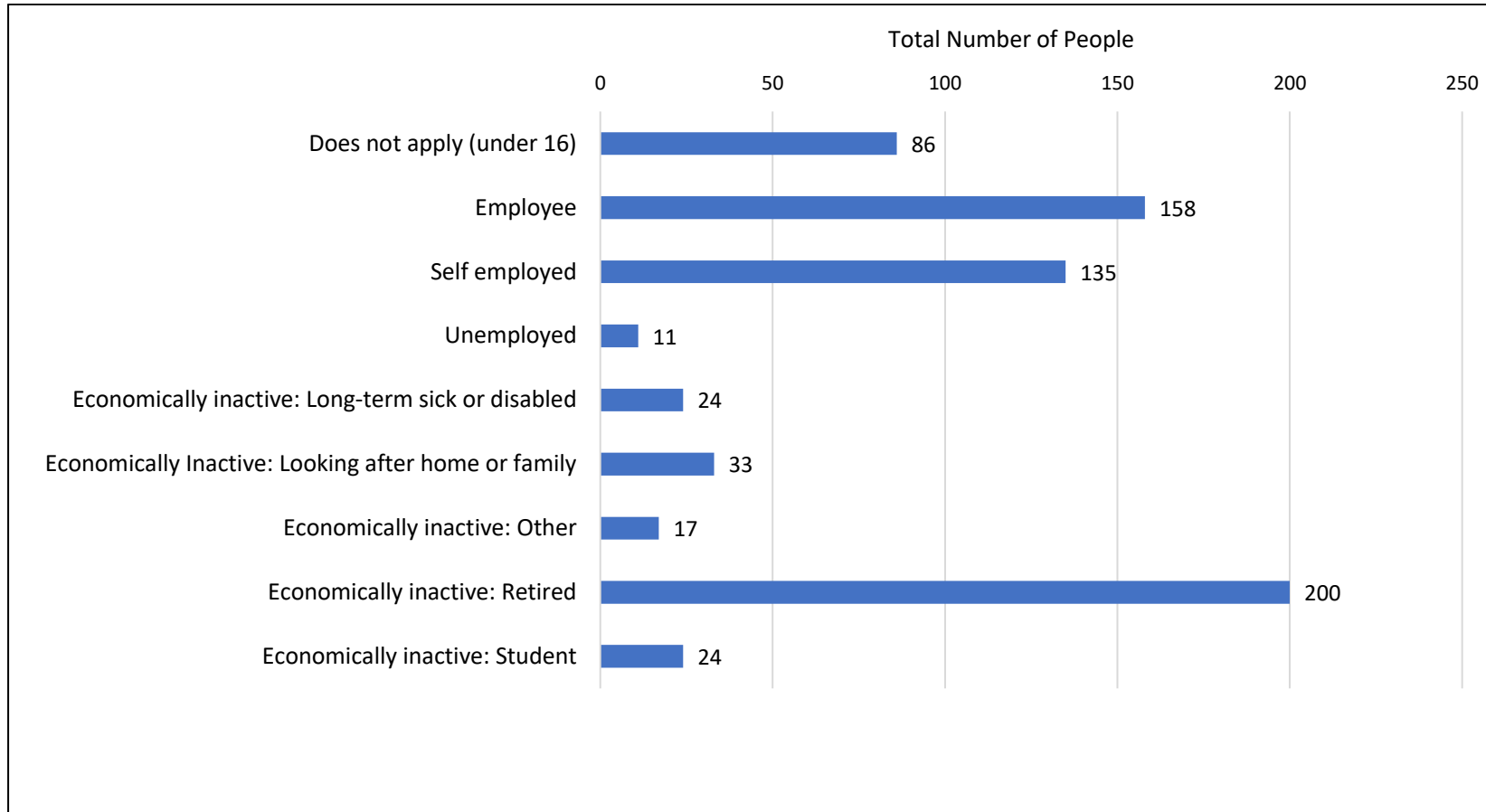
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

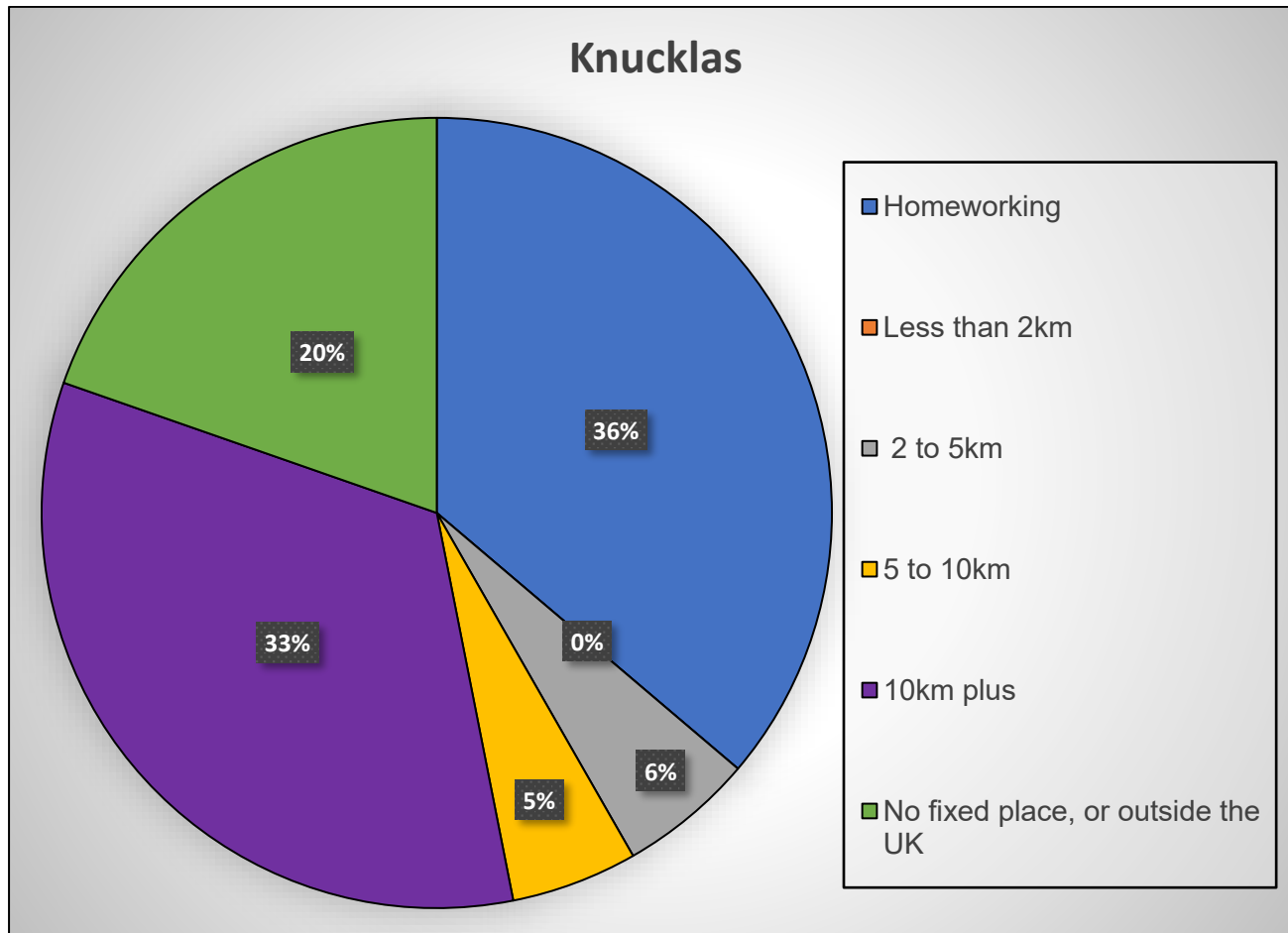
Knucklas Settlement Profile

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



Knucklas Settlement Profile

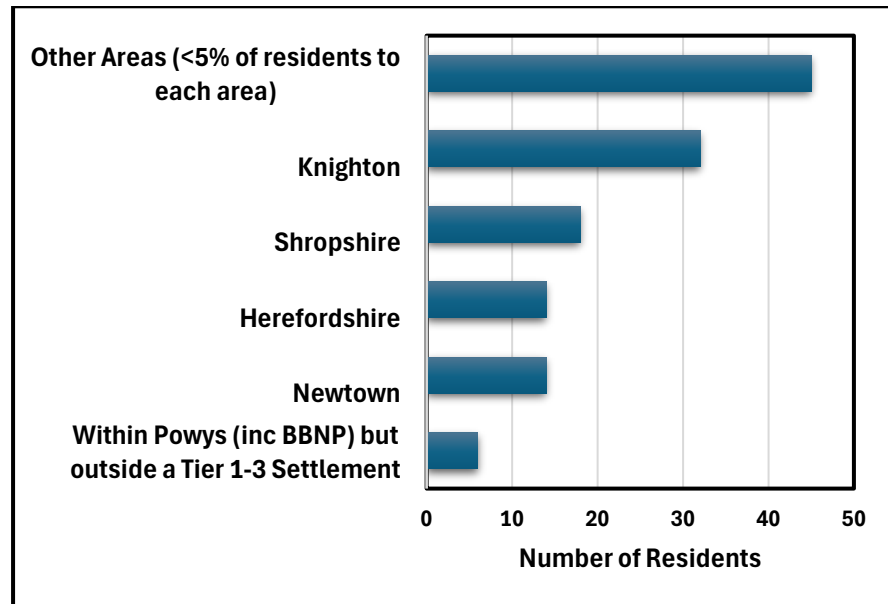
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Knucklas Settlement Profile

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



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

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

Settlements / Areas	Residents	Percentage
Newtown	14	11%
Herefordshire	14	11%
Shropshire	18	14%
Knighton	32	25%
Other Areas (<5% of residents to each area)	45	35%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	6	5%
Grand Total	129	100%

4. Environmental Capacity

Table 4. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Low – rivers Medium - surface water flood risk

Table 5. Built Heritage Designations within or adjacent to Settlement

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

Knucklas Settlement Profile

Table 6. Natural Heritage Designations within or adjacent to Settlement

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

Table 7. Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No	Comments
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	2 and 3a
Topography	Yes	Some steep topography to the north 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 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

Knucklas Settlement Profile

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, 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.

Knucklas 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.

Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 8. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Knucklas	Knucklas	Not measured - scale of WwTW is below that requiring flow monitoring	None.

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

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

Education Provision

There are no educational facilities within the settlement of Knucklas. The nearest primary school is in Knighton.

Table 12. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Knighton C. in W.	264	200	76%	64	24%

⁷ Data correct from Welsh Government OMR, June 2022

Knucklas Settlement Profile

Health Care Provision

There is no GP Surgery provision in Knucklas. The nearest GP would be at Knighton.

Table 13. 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 14. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The historic core is constrained in terms of the highway network. The northern access into the village is sub-standard in terms of its width.

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 Knighton and Presteigne

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement
= No

Train Services

Train station located within or close to the settlement: Yes

Table 16. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	Yes	Services to Swansea, Shrewsbury

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	No	
Less than 5 miles	Yes	3 miles to A488

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: 5

Table 18. Informal Open Spaces (All over 0.2 hectares)

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

Table 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)	0

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)	1

Knucklas Settlement Profile

Table 21. 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 PROW access to Knucklas Castle Hill
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Knucklas 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 which runs to the north of Knucklas is designated as a Site of Special Scientific Interest (SSSI), as an important biologically rich watercourse.

NCN Route 825 runs through Knucklas and the Heart of Wales Railway crosses through the centre of the LCA, north of Knighton, running along the Knucklas viaduct where it crosses the Ffrwdwen Brook.

9. Community Aspirations

Beguildy 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 Beguildy 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 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	0
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 = £310,000 (Average = £283,743)

Average Household Income (by Locality) = £31,678 (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

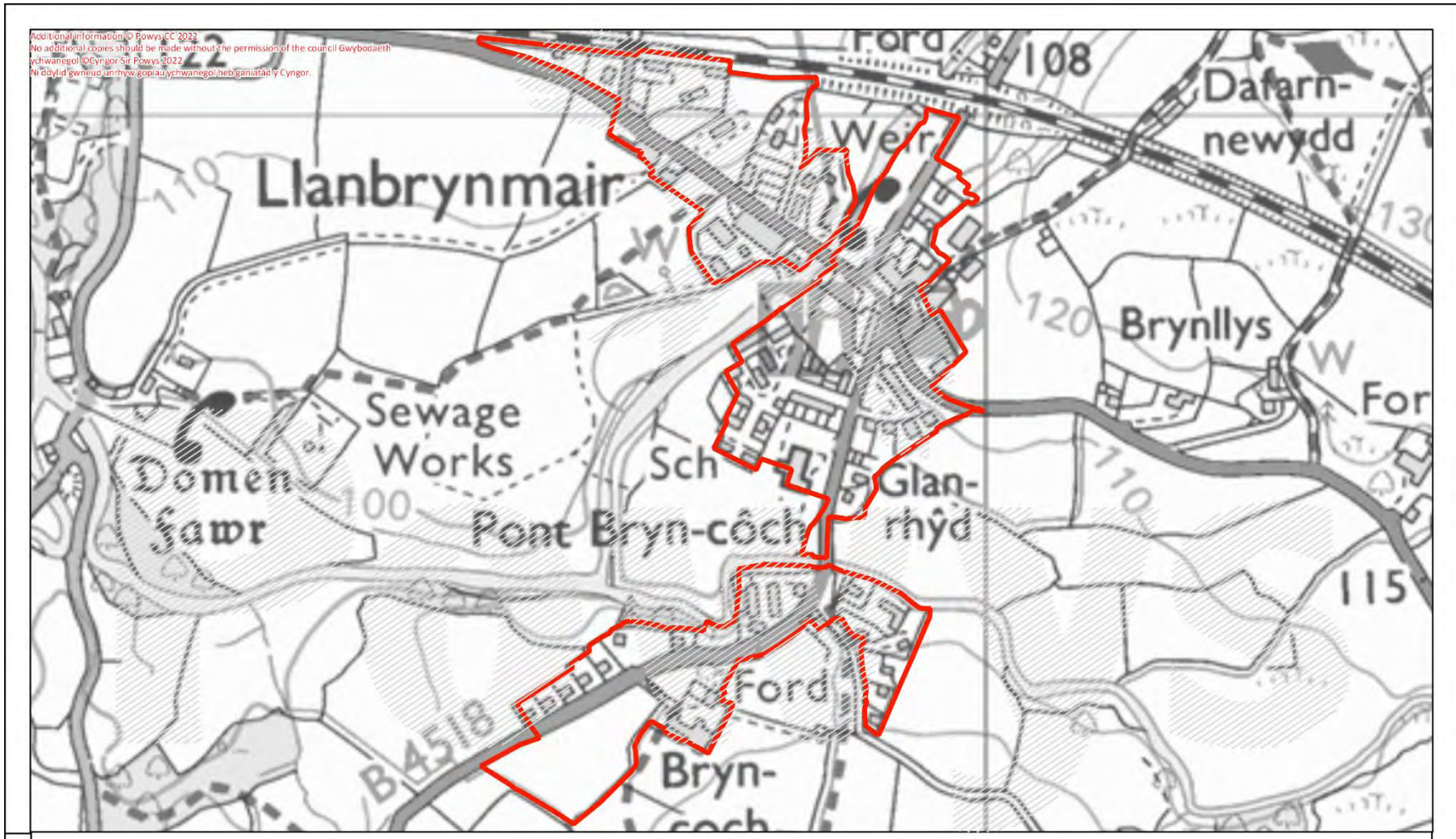
Settlement Profile:

Llanbrynmair

Prepared by Powys County Council in partnership with Cadnant Planning



Llanbrynmair Settlement Profile



1. Introduction

The settlement of Llanbrynmair, classified as a Large Village in the adopted Powys LDP (2011-2026), is a settlement in the northern part of Powys, separated into three sections by the Afon Rhiwsaeson and Afon Laen. The A470 runs through the northern part of the village, connecting it to the larger settlements of Newtown, around 17.5 miles to the southeast and Machynlleth, around 11 miles to the west.

The community of Llanbrynmair are served by limited facilities, which include a post office and public house, along with one café and a local convenience store. Llanbrynmair also has a primary school, located towards the centre of the settlement.

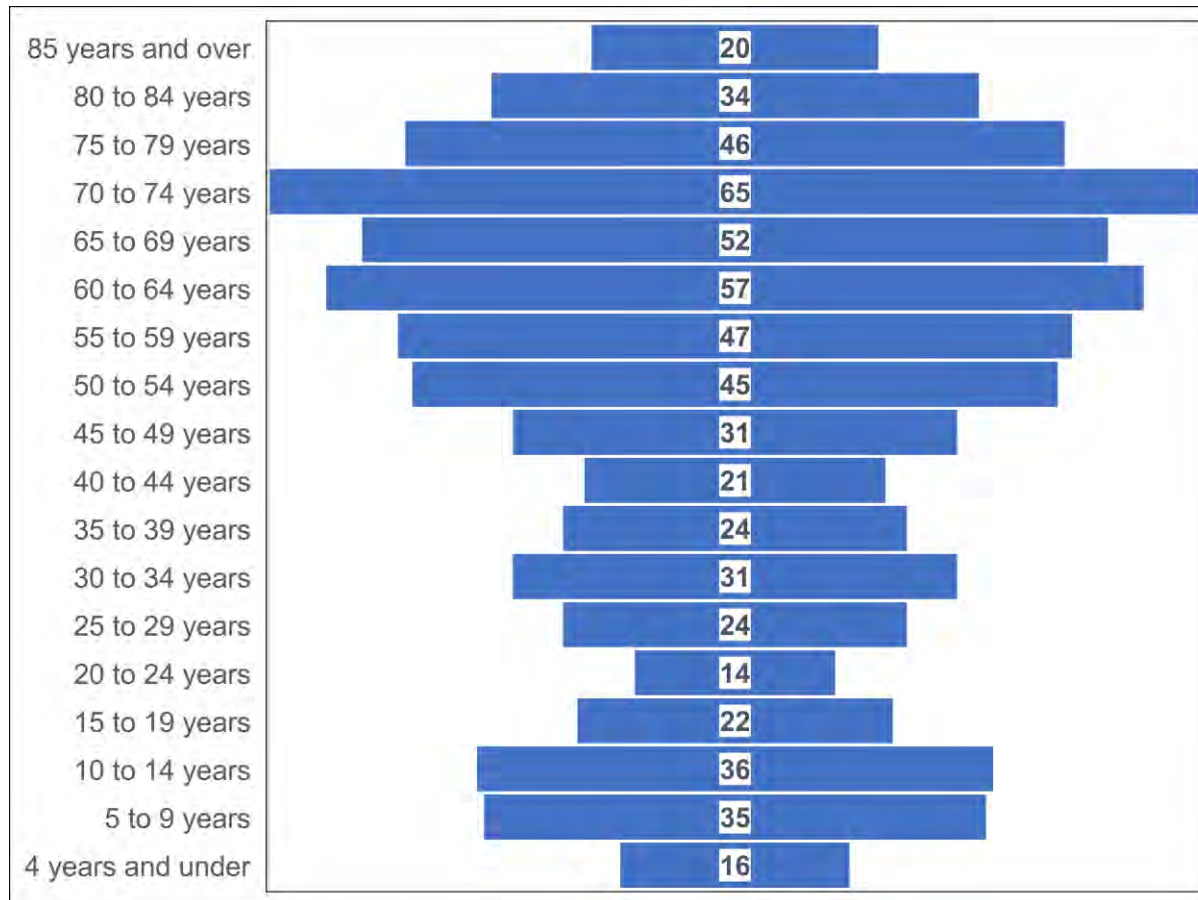
Key Facts:

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:	Machynlleth
Size of Settlement based on Adopted LDP (2011-2026) boundary:	13.04 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	240

Site Survey Date: July 2022

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

Llanbrynmair Settlement Profile

Health Facilities within Settlement = None

Table 3. Retail Facilities within Settlement

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

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	Yes

Workshops within settlement

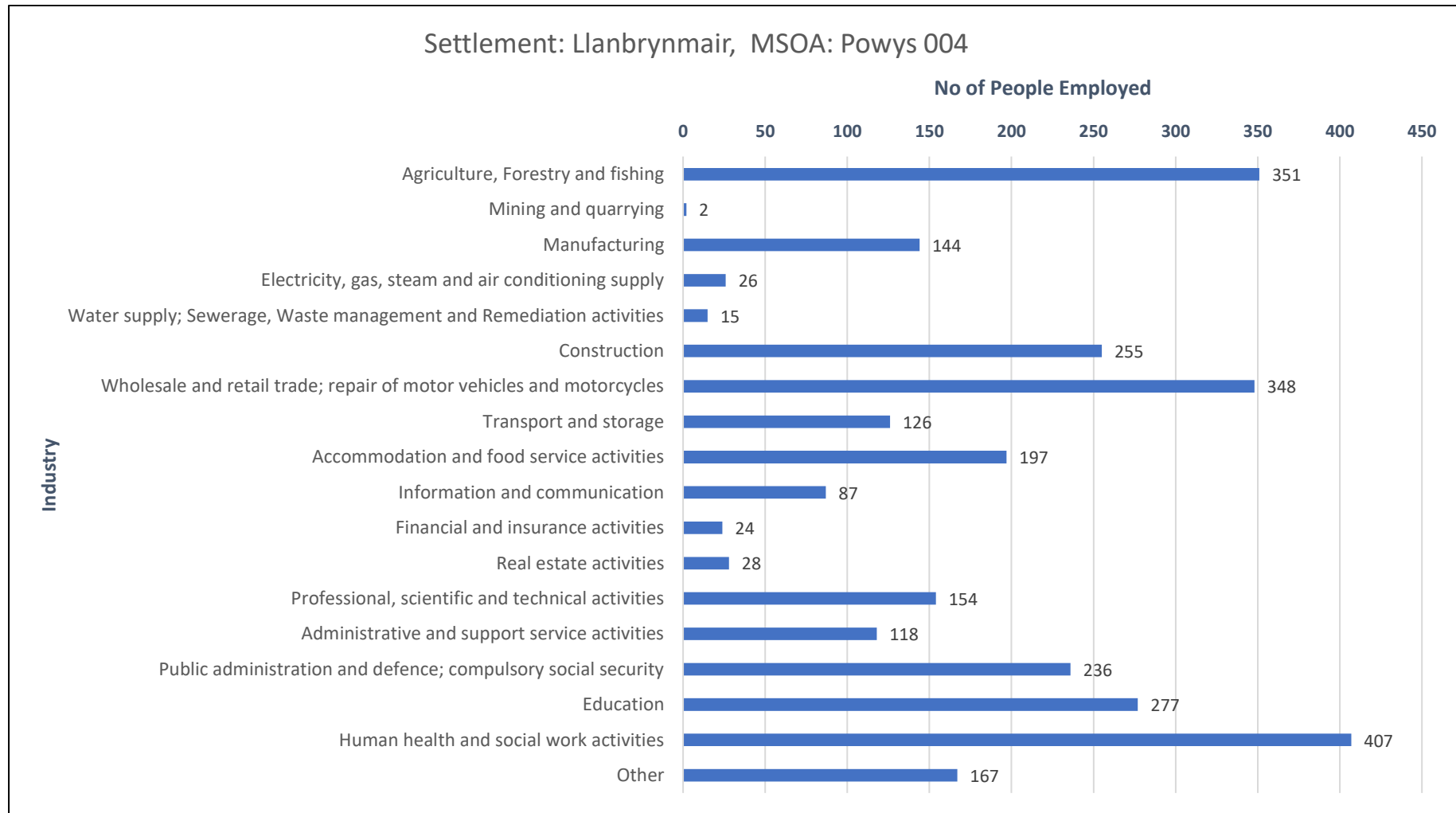
Distance to nearest Safeguarded / Identified Ind Est / Business Park = 11 miles Machynlleth

Local employers (employing five or more) in overlapping output areas = 65¹

¹ Nomis Data (2021)

Llanbrynmair 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)

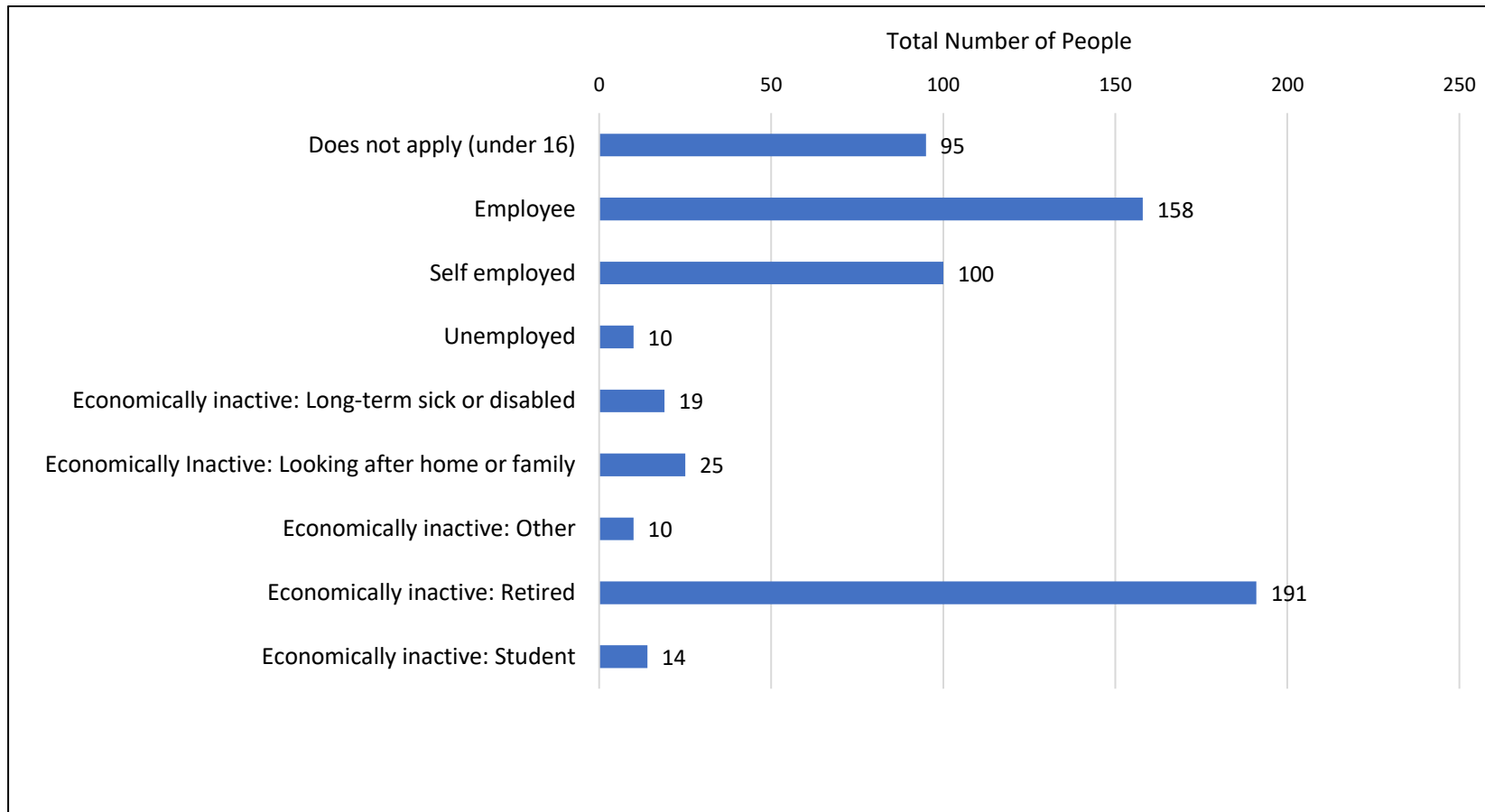
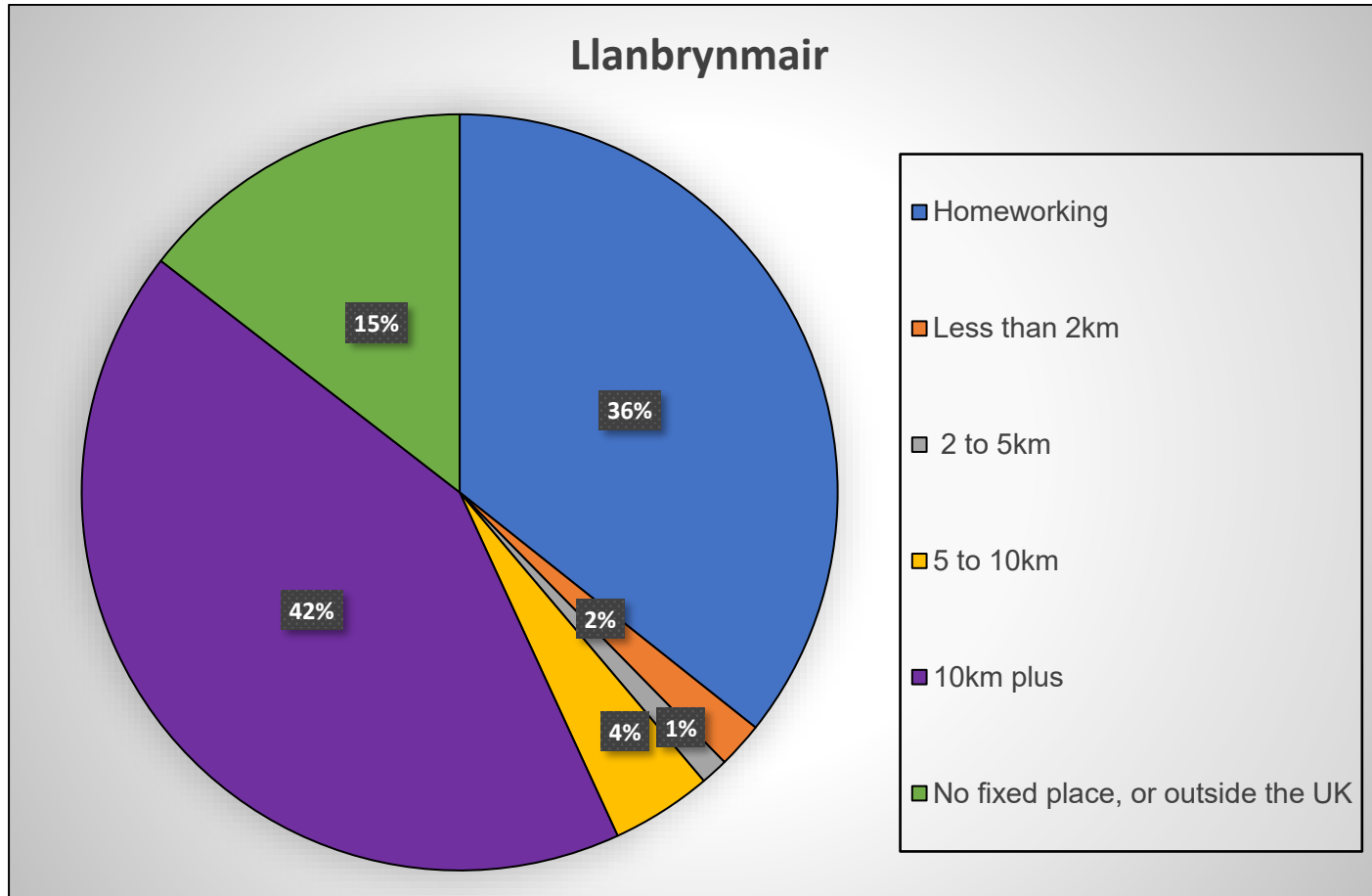


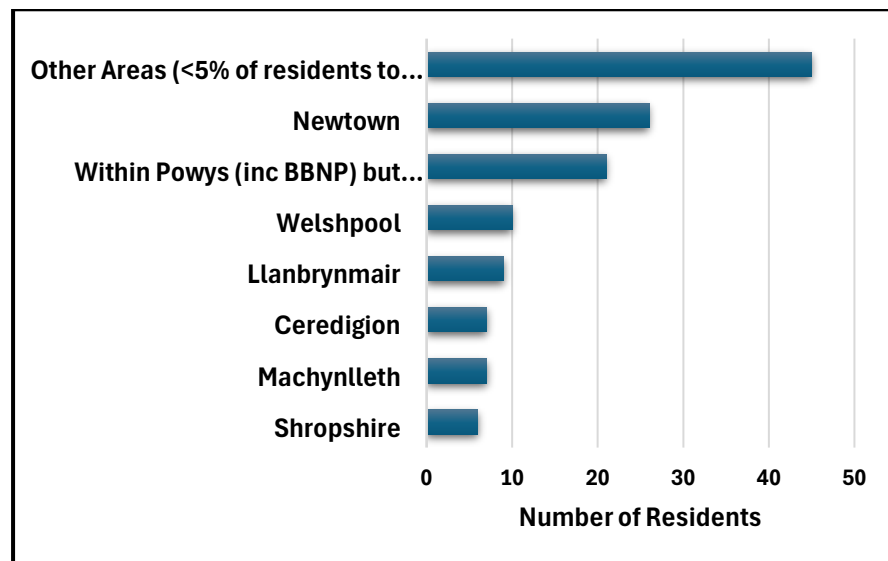
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llanbrynmair Settlement Profile

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

Settlements / Areas	Residents	Percentage
Ceredigion	7	5%
Llanbrynmair	9	7%
Machynlleth	7	5%
Newtown	26	20%
Other Areas (<5% of residents to each area)	45	34%
Shropshire	6	5%
Welshpool	10	8%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	21	16%
Grand Total	131	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)	Medium – flood risk along rivers

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

Natural Heritage Designations within or adjacent to Settlement
= None

Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement
= None

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.

Llanbrynmair 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: DCWW

WwTW within DCWW's operational area serve individual settlements.

Table 8. Capacity information at Welsh Water Treatment Works

WwTW	Towns and Large villages served	Capacity at the WwTW?
Llanbrynmair	Llanbrynmair	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.

Llanbrynmair Settlement Profile

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.

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.

Llanbrynmair Settlement Profile

Table 9. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Llanbrynmair	no	no	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.

Llanbrynmair Settlement Profile

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 10. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Keeping the lights on	Newtown-Morda 33kV Reinforcement. Additional 10MVAR STATCOM at Newton Grid substation. 33/11 kV step up transformer and outdoor circuit breaker. Additional 33kV, 5MVAR MSC and outdoor circuit breaker at Morda Substation.		15.0	2027/28	Planned ED2
Modernising to improve flexibility within the network	Newtown-Morda 33kV. Flexibility services to manage the network risk during delivery of reinforcement.			2024/25	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.

Llanbrynmair Settlement Profile

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

Driver: Fault Level

Table 11. Electricity Supply Capacity

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

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

Driver: Asset Modification

Table 12. Electricity Supply Capacity

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

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>

Llanbrynmair Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 14. Broadband Provision and Planned Improvements

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

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Llanbrynmair	70	41	59%	29	41%

⁴ Data correct from Welsh Government OMR, June 2022

Llanbrynmair Settlement Profile

Health Care Provision

There is no GP Surgery provision in Llanbrynmair. The nearest GP would be at Machynlleth.

Table 16. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Dyfi Valley Health	6,747	Yes	3,024	4,366	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Bro Ddyfi Community Hospital has undergone a £15m upgrade, which will improve health and social care by developing a new community 'hub'. The facility was opened in 2023.⁵

Transport

Table 17. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The A470/B4518 junction could be a constraint to major development.

⁵ Dyfi Valley Health, 2022 (Published Jun 29, 2021); <https://www.dyfivalleyhealth.org/welsh-government-announces-15-million-for-major-upgrade-at-bro-ddyfi-community-hospital-machynlleth/>

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 Wrexham, Machynlleth

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

Train Services

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	11.5 miles to Machynlleth Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

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

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

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

Informal Open Spaces (All over 0.2 hectares) = None

Table 21. Provision for Children and Young People

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

Outdoor Sports Facilities = None

Table 22. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	Some PROW providing access to wider area
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement = None

8. Character

Llanbrynmair lies within the Dyfi Valley Catchment Landscape Character Area (LCA) which is focussed on the flat open lowland farmland closely associated with the course of the River Dyfi and its more upland tributaries, between Dovey Junction in the south-west and Aberangell in the north-east, and including the settlement of Machynlleth. The Dyfi Valley continues west into Gwynedd and north into Snowdonia National Park.

The Dyfi Valley Catchment LCA is on the boundary between the Eryri / Snowdonia National Landscape Character Area (NLCA) to the north and Cambrian Mountains NLCA to the south.

Glyndwr's Way National Trail runs north of Llanbrynmair connecting Machynlleth and Llangadfan. There are a small number of listed buildings in Llanbrynmair.

9. Community Aspirations

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

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

Total number of new dwellings (net) built between 2011 and 2024 = 16

Median house price paid data 01/04/2020 to 01/04/2023 = £160,000 (Average = £176,143)

Average Household Income (by Locality) = £32,164 (CACI Paycheck GROSS household income 2021)

Llanbrynmair Settlement Profile

Table 24. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
324	P26 HC1	P/2014/1060	Bryn Coch - P26 HC1		Commenced	0	4	1	5
322		P/2015/0817	Land opposite Rock Terrace, Llan, Llanbrynmair	Erection of 5 dwellings, garages and formation of vehicular access (outline) (resubmission) 20/1424/RES - Reserved matters application for all details of 5 dwellings and formation of access	Commenced	5	0	0	5
					TOTAL				10



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

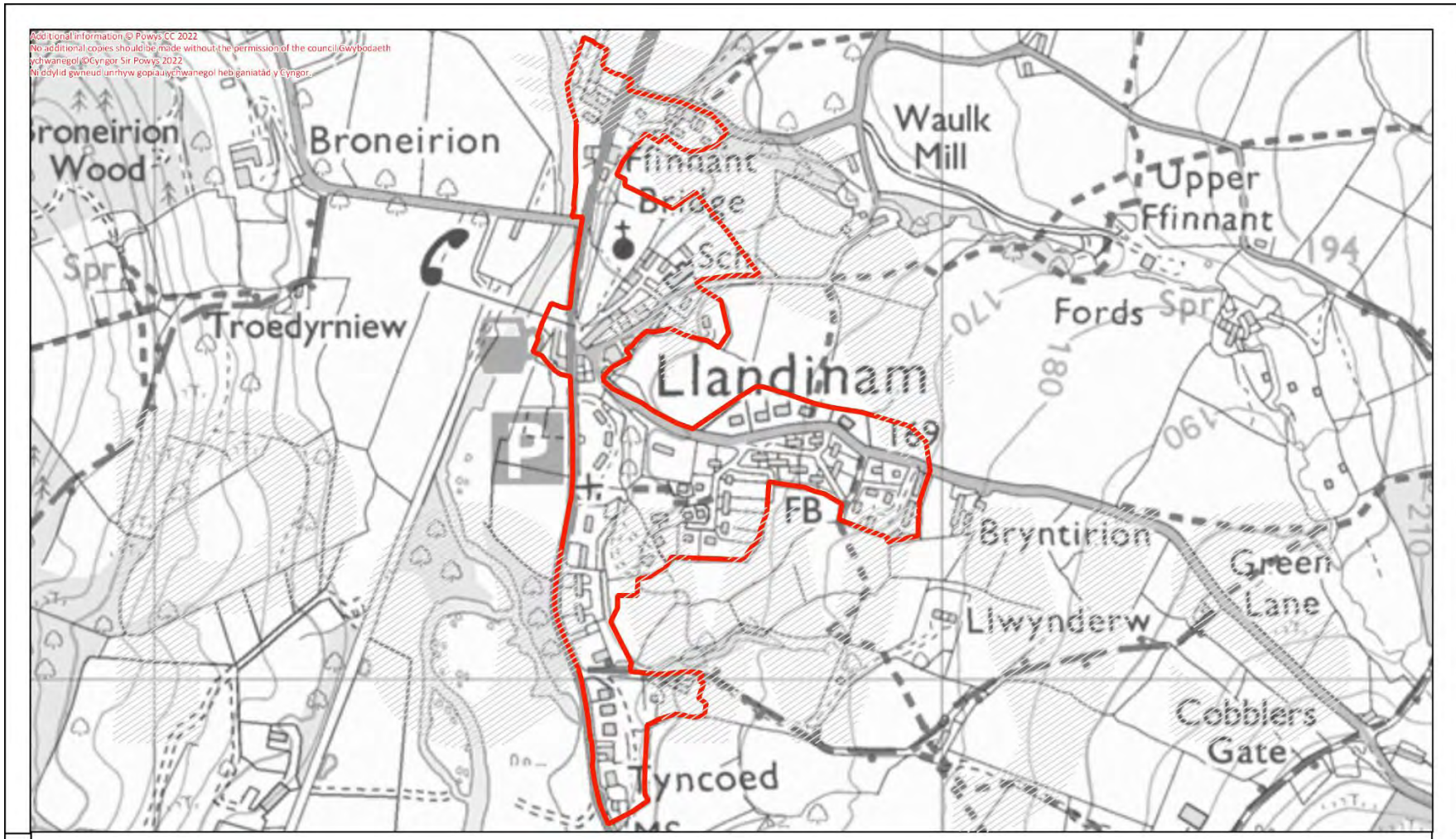
Settlement Profile:

Llandinam

Prepared by Powys County Council in partnership with Cadnant Planning



Llandinam Settlement Profile



1. Introduction

The settlement of Llandinam, classified as a Large Village in the adopted Powys LDP (2011-2026), is a village located approximately six miles southwest of the larger settlement of Newtown and five miles north east of Llanidloes. The A470 runs through the village, connecting North and South Wales, with the River Severn running to the west of the village and the A470.

Llandinam has limited services and facilities which include a primary school, village hall, library and post office.

Much of the northern part of the village is designated as a Conservation Area and there are a number of listed buildings located within it, including the Church of St Llonio to the northern end. Just to the north of the village is the Grade II* Plas Dinam which is located within the Plas Dinam Registered Historic Park and Garden (Grade II).

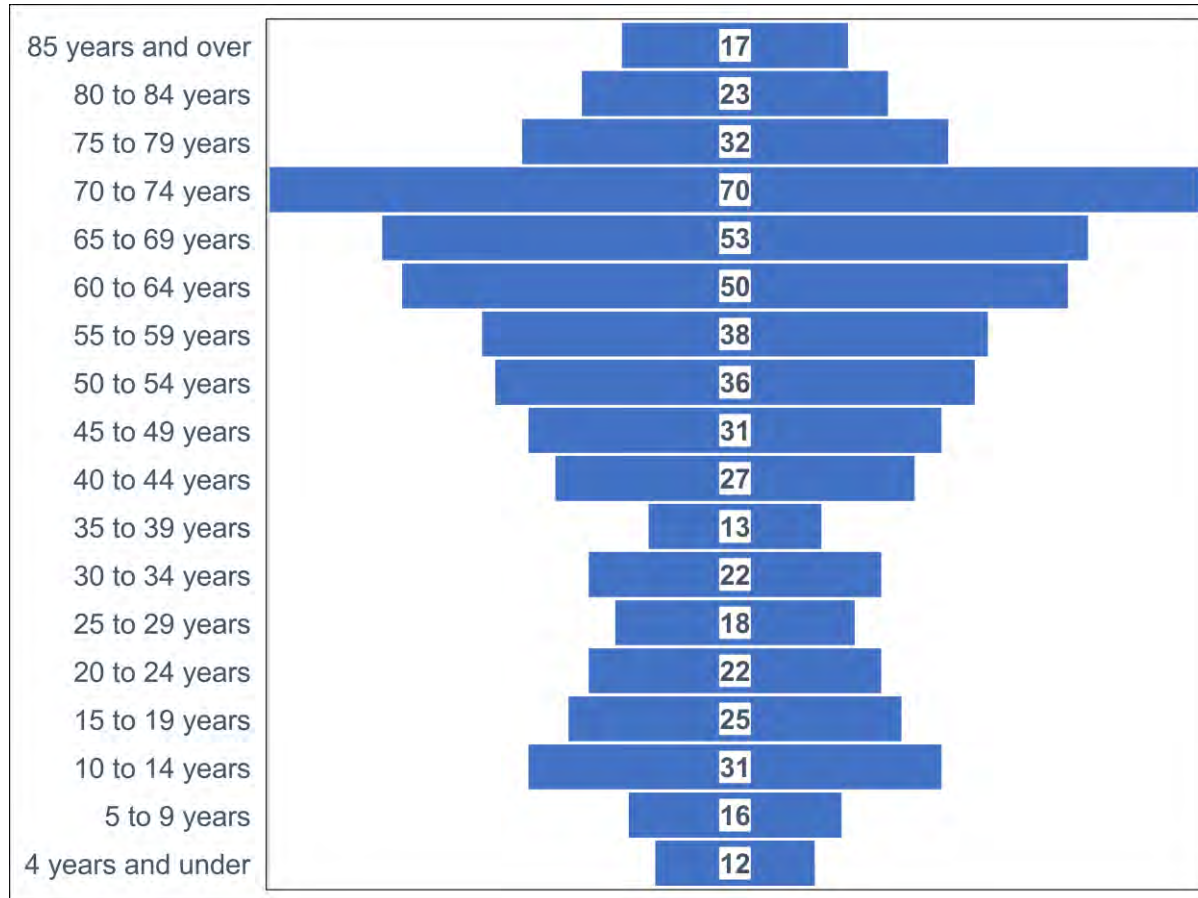
Key Facts:

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:	Llanidloes
Size of Settlement based on Adopted LDP (2011-2026) boundary:	16.27 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	277

Site Survey Date: July 2022

Llandinam Settlement Profile

Figure 1. Economic Activity Status of Population 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)

Health Facilities within Settlement = None

Retail Facilities within Settlement = None

Table 2. Community Facilities within Settlement

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

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

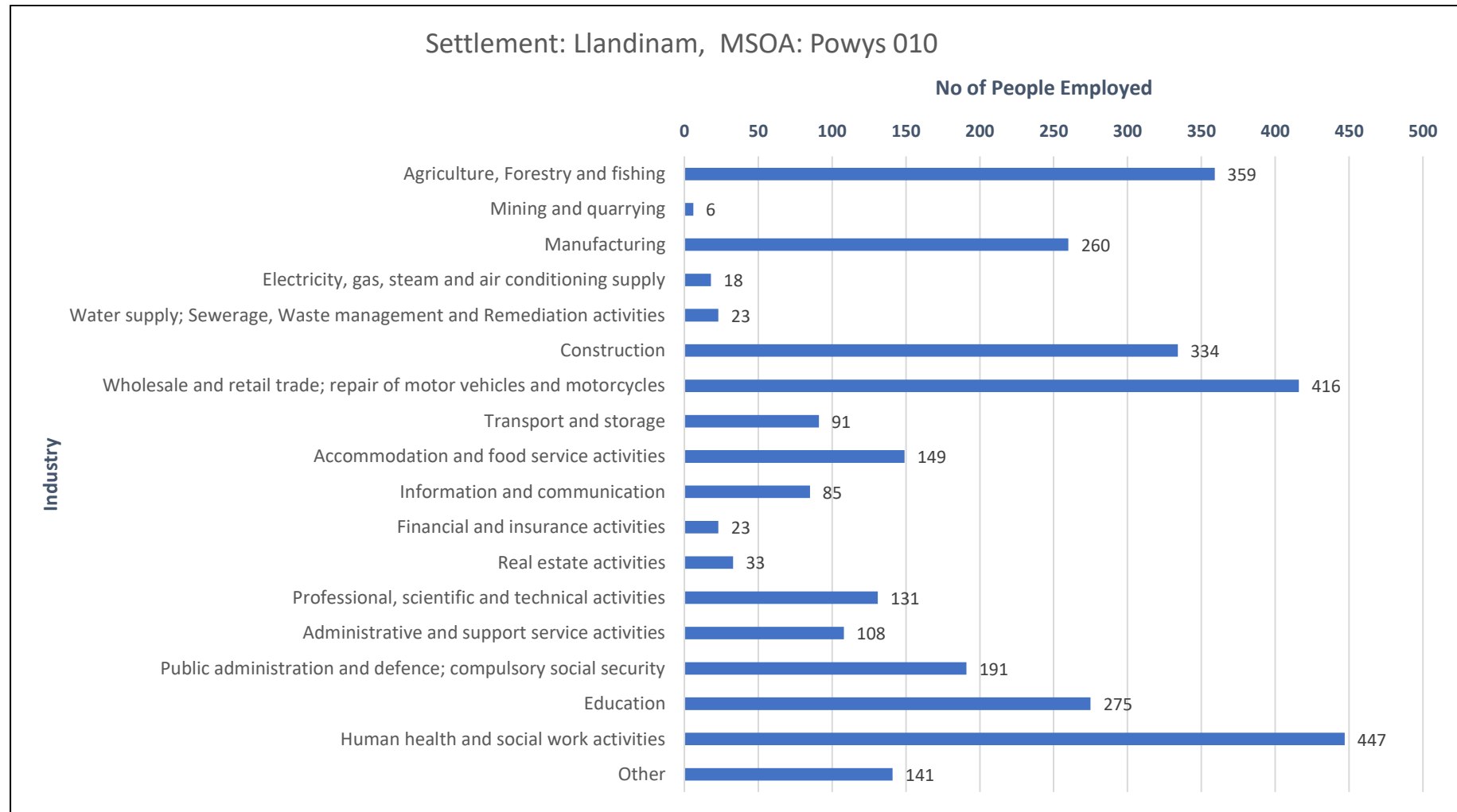
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 6.7 miles to Mochdre Ind Est, Newtown

Local employers (employing five or more) in overlapping output areas = 70¹

¹ Nomis Data (2022)

Llandinam Settlement Profile

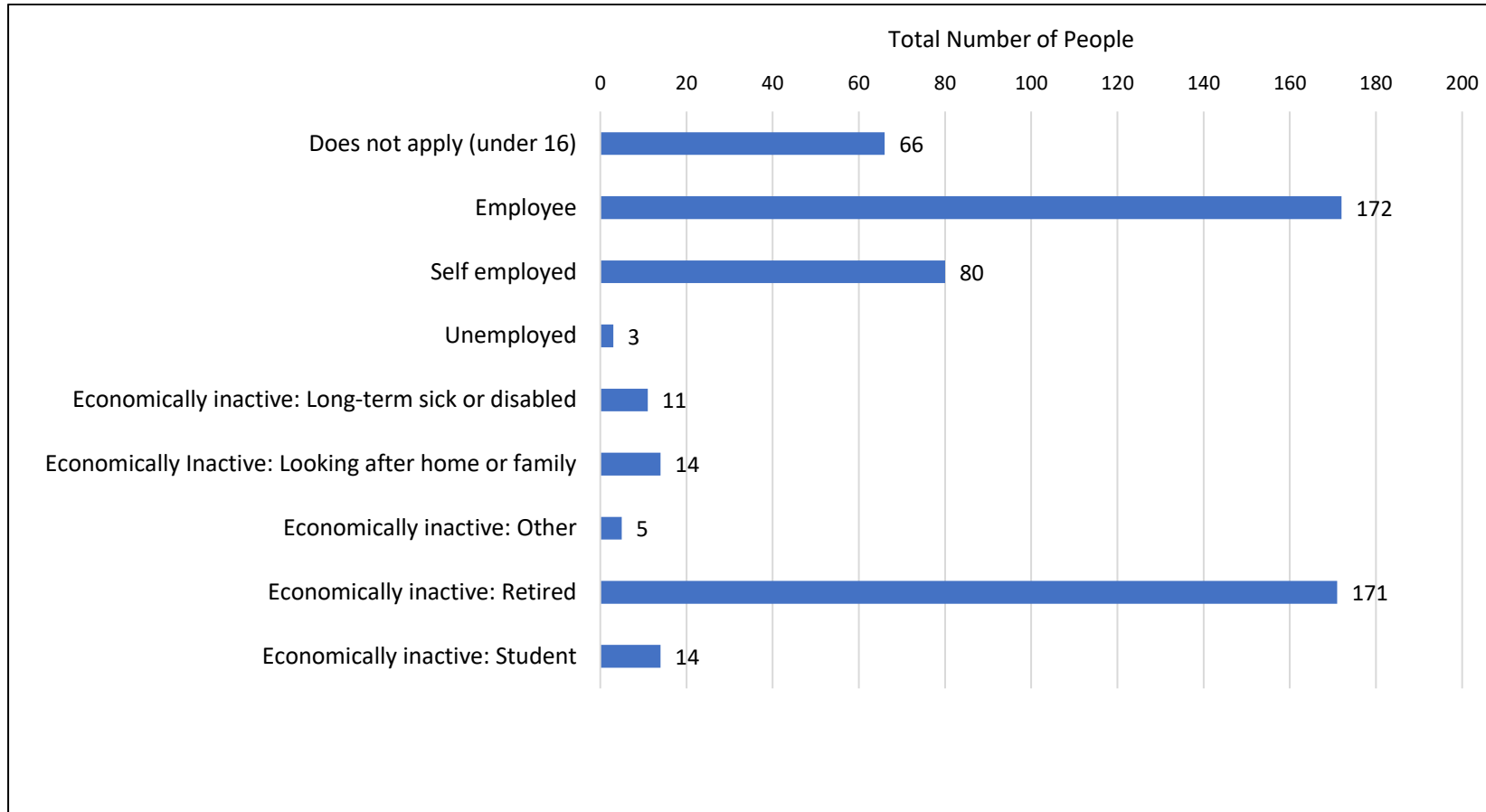
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

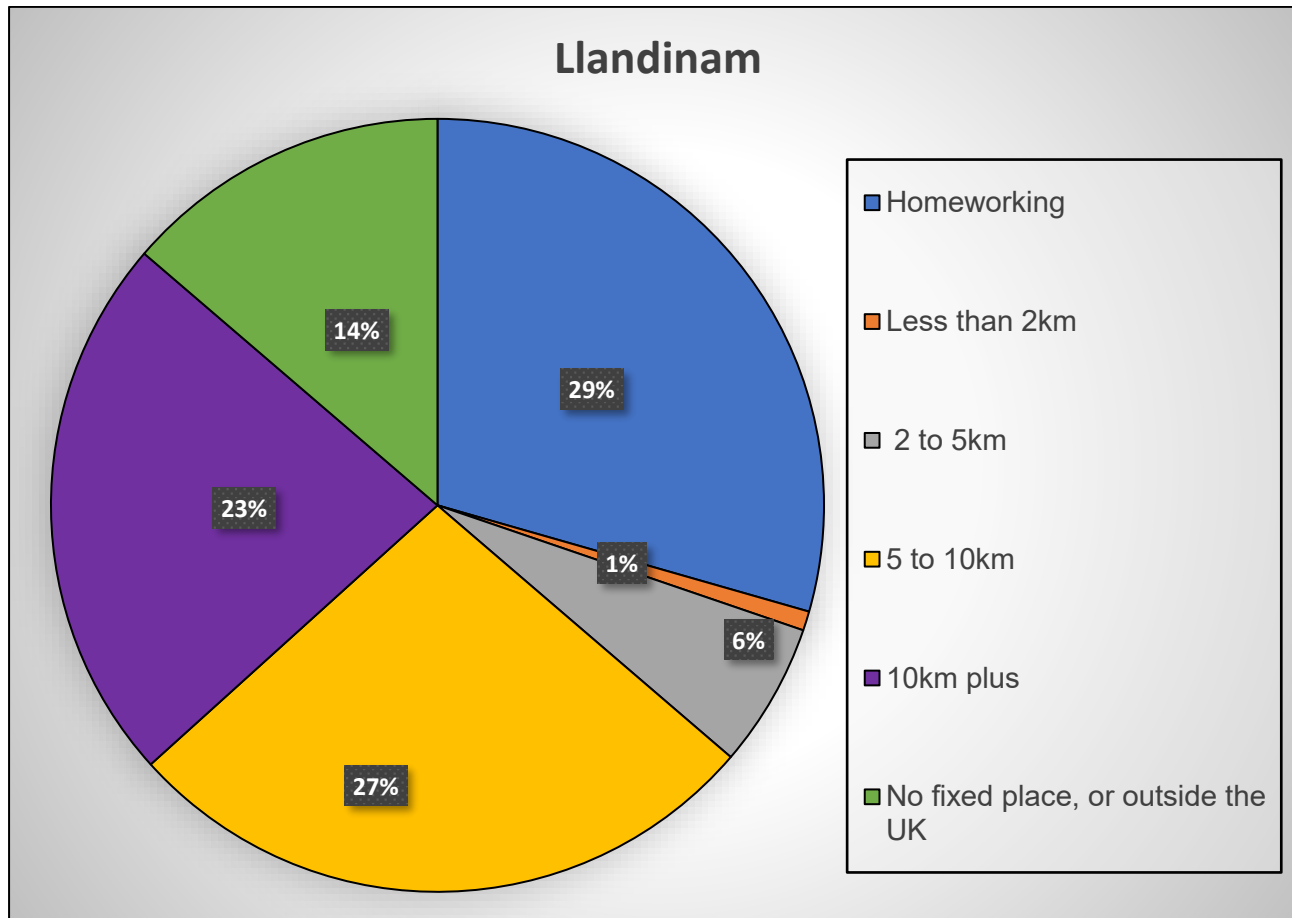
Llandinam Settlement Profile

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



Llandinam Settlement Profile

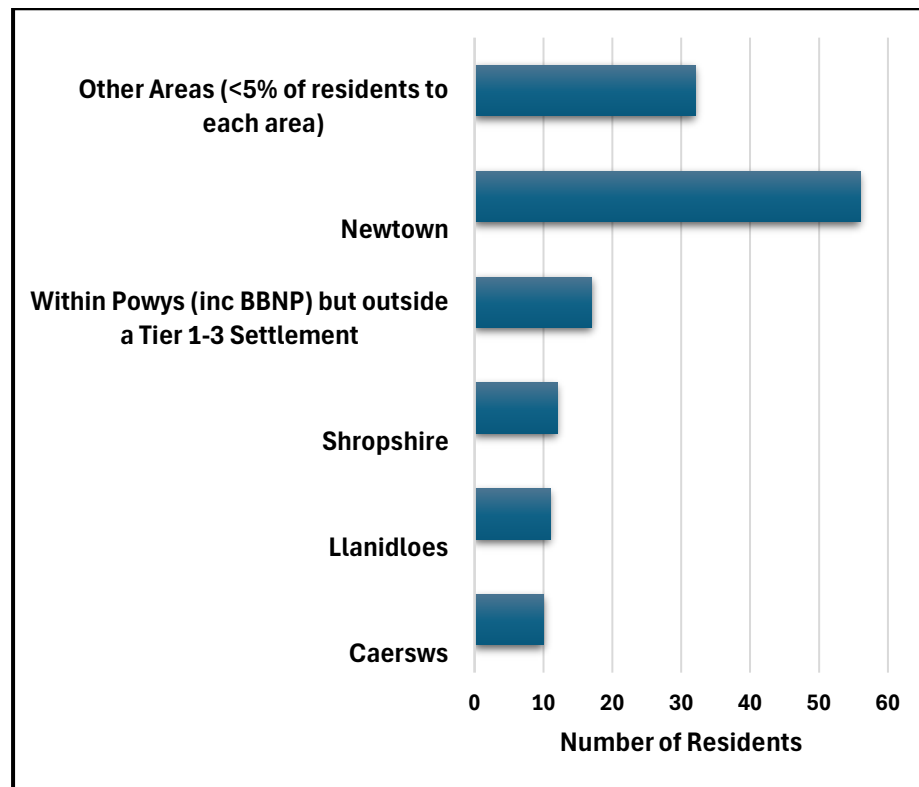
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llandinam Settlement Profile

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

Settlements / Areas	Residents	Percentage
Caersws	10	7%
Llanidloes	11	8%
Newtown	56	41%
Other Areas (<5% of residents to each area)	32	23%
Shropshire	12	9%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	17	12%
Grand Total	138	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)	C2
Flood risk (Flood Map for Wales)	Medium – along rivers to the East

Table 6. 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	Yes
Historic Park and Garden Kitchen Garden	No
Historic Landscape	Yes

Llandinam Settlement Profile

Natural Heritage Designations within or adjacent to Settlement

= None

Table 7. Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement	Comments
	Yes / No	
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	No	
Topography	Yes	River Severn flows along western side of settlement
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.

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

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

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

Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 8. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

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

Llandinam Settlement Profile

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 9. Electricity Supply Capacity

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

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

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

Llandinam Settlement Profile

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

Driver: Fault level

Table 10. Electricity Supply Capacity

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

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

Driver: Asset modification

Table 11. Electricity Supply Capacity

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

Gas Supply

Table 12. Gas Supply Capacity and Planned Improvements

Gas supply provider	Capacity comments
<p>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>

Llandinam Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 13. Broadband Provision and Planned Improvements

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

Education Provision

Table 14. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Llandinam C.P.	53	42	79	11	21%

⁴ Data correct from Welsh Government OMR, June 2022

Llandinam Settlement Profile

Health Care Provision

There is no GP surgery in Llandinam. The nearest GP would be at Llanidloes.

Table 15. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Arwystli Medical Practice	8,944	Yes	5,842	8,842	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 16. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Llandinam is primarily served by the A470 trunk road. The county road network off the trunk road is very constrained which restricts for potential development. There is a narrow weight limited bridge which restricts access to the west of the River Severn.

6. Transport Opportunities

Active Travel

Active Travel Routes within Settlement = No

Bus Services

Bus stops located within the settlement: Yes

Table 17. Bus Services within Settlement

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

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

Train Services

Table 18. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	2.6 miles to Caersws Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

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

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

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: Yes

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

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 4

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

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

Table 21. Provision for Children and Young People

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

Table 22. Outdoor Sports Facilities

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

Llandinam Settlement Profile

Table 23. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Severn
PROW	Yes	Some PROW providing access to the wider area, including access through Llandinam Gravels Nature Reserve
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Llandinam lies in the Caersws Valleys Landscape Character Area (LCA) which is a road, flat basin formed by the meeting of the three valleys carrying the River Carno, River Trannon, River Cerist and their confluence into the River Severn. It borders, and is enclosed by, the Llawr-y-glyn Hill-sides LCA to the west, Esgair Cwmowen LCA to the north, Tregynon LCA to the north-east and Llandinam to Llandyssil Hill-sides LCA to the south. The valley of the River Carno continues along the Carno Valley LCA to the north-west, and the Severn Valley continues to the east into the Severn Farmlands LCA and the settlement of Newtown.

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

The Caersws Basin Registered Historic Landscape lies at the heart of the LCA, with the confluence of river valleys at Caersws making it a natural focus for strategic communications. Llandinam lies towards the south of the Caersws Basin Registered Historic Landscape.

There is a Conservation Area in Llandinam containing the Grade II* listed statue to David Davies and Llandinam Bridge. Plas Dinam to the north of Llandinam is a Grade II Registered Historic Park and Garden (RHPG) centred on a 19th century house with gardens.

The Caersws Valleys LCA includes medieval church settlements including Llandinam. It is an area of historic focus for communications, with evidence of Roman roads, and now accommodating numerous roads including the A470 which runs through Llandinam. The Severn Way long distance trail runs to the west of Llandinam.

The Caersws Valleys LCA has a strong visual relationship with the enclosing low hills and ridges, which curtail long distance views.

9. Community Aspirations

Llandinam 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 Llandinam 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 24. 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	1
3	1
4	0
TOTAL	2

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

Median house price paid data 01/04/2020 to 01/04/2023 = £235,000 (Average = £229,189)

Average Household Income (by Locality) = £32,534 (CACI Paycheck GROSS household income 2021)

Replacement LDP Housing Commitments at April 2024 = None