



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

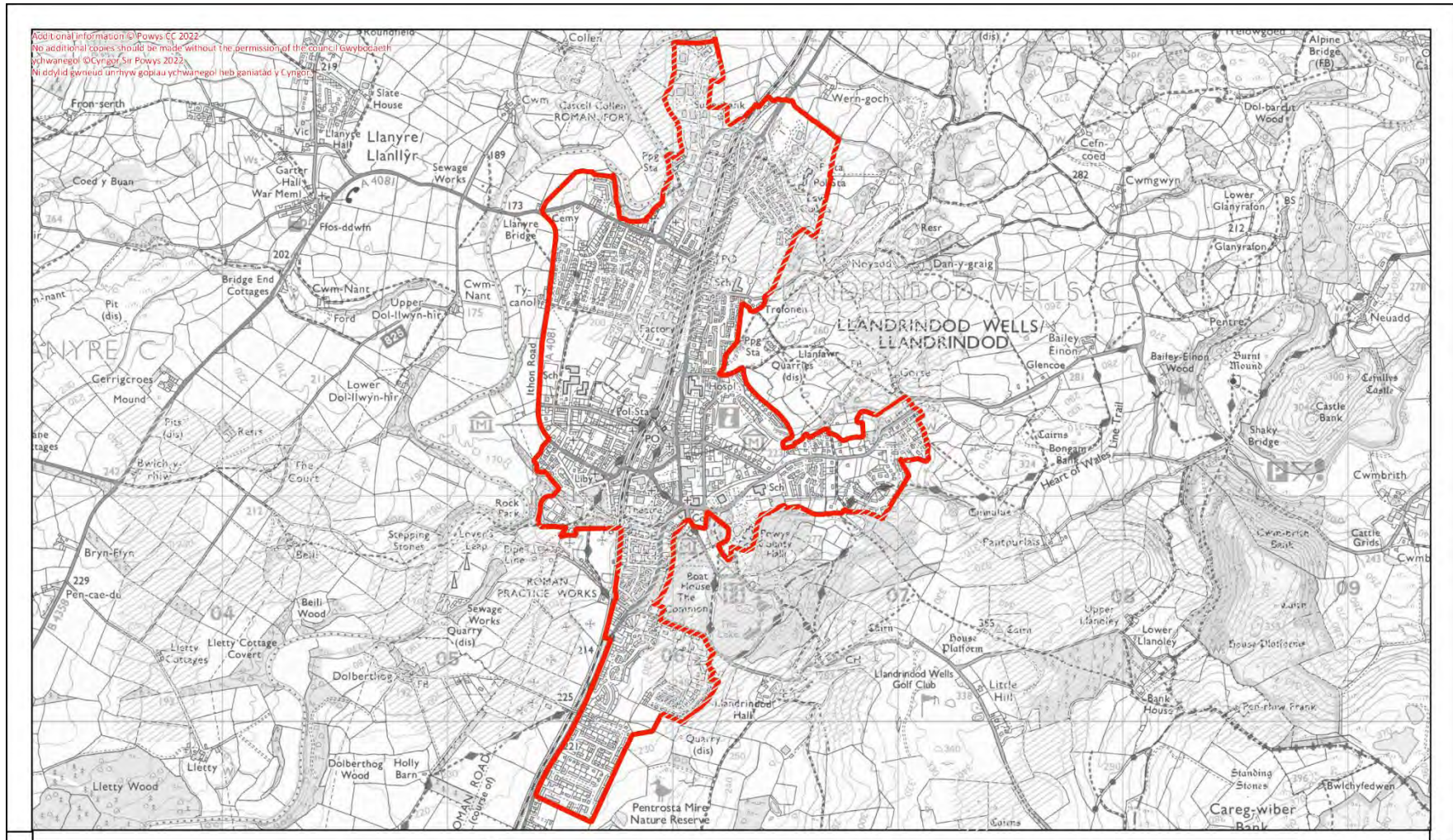
Settlement Profile:

Llandrindod Wells

Prepared by Powys County Council in partnership with Cadnant Planning



Llandrindod Wells Settlement Profile



1. Introduction

The town of Llandrindod Wells is located centrally within Powys. The town has good rail and road links with the A483 running through the town providing connections with Crossgates and other smaller settlements to the north and the market town of Builth Wells (including Llanelwedd) to the south.

Llandrindod Wells benefits from a range of community facilities and services, including a strong retail and employment provision which serve both local residents as well as those within the wider catchment area.

The Llandrindod Wells Conservation Area contains many listed buildings and overlaps with the western extent of the Llandrindod Wells Public Parks Registered Historic Park and Garden (RHPG)s, a series of Grade II* RHPGs surrounding Llandrindod Wells including Rock Park, one of the first public parks created in Wales.

The Heart of Wales Railway line is a popular recreational and tourist route serving Llandrindod Wells.

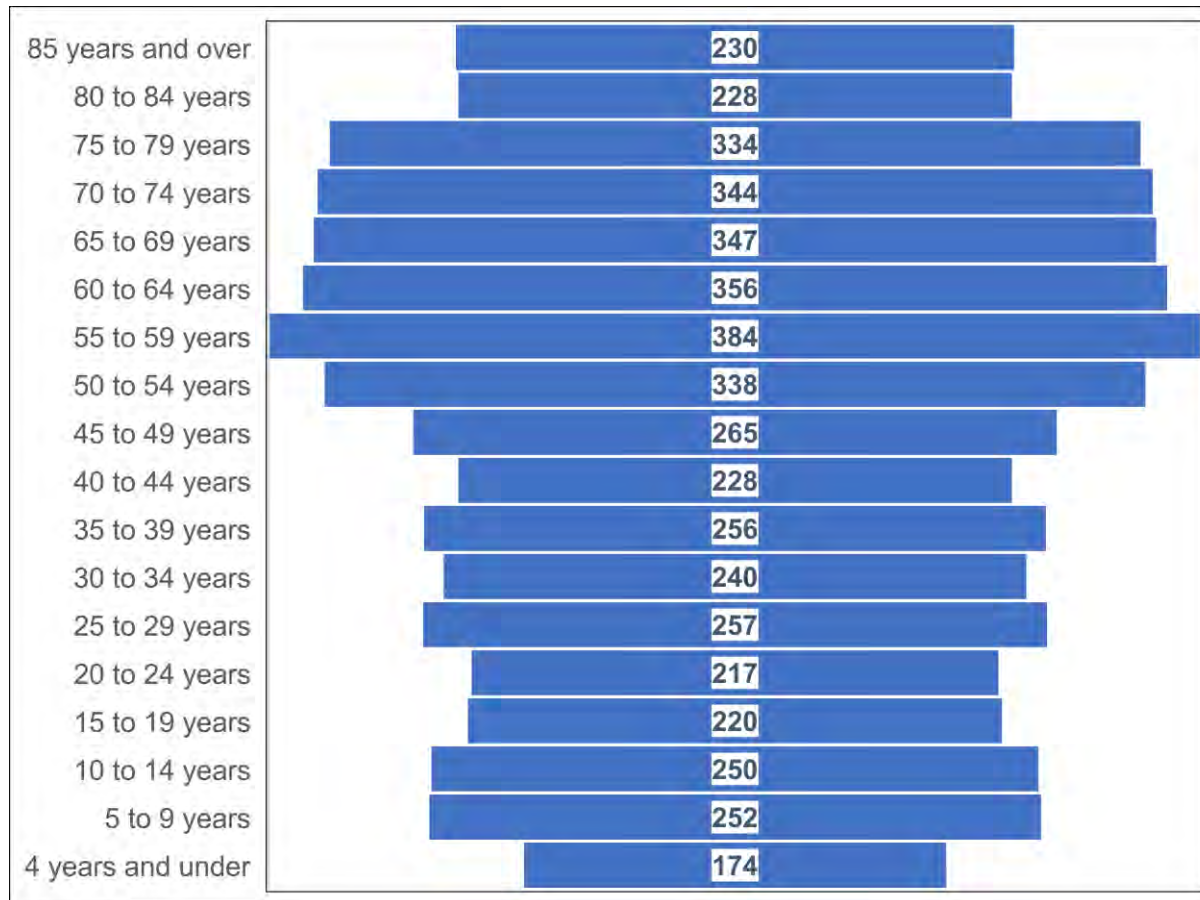
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Town
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 1
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:	247.34 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	4,907

Site Survey Date: July 2022

Llandrindod Wells 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	1
Primary school	1
Nursery / pre-school provision	7
Total number of education facilities	9

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	1
Place of Worship	6
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	3
Post Office / Post Depot	2
Public House	4
Cultural Facilities (theatre, museum gallery)	2
Police Station	1
Fire Station	1
Ambulance Depot	0
Total number of community facilities	22

Llandrindod Wells Settlement Profile

Table 3. Health Facilities within Settlement

Type	Number	Comments
Hospital (A& E, Minor injuries)	1	
GP Surgeries	1	
Pharmacy	2	
Dentist	2	There is also a Communal Dentist Service ¹ within the settlement.
Opticians	2	
Total number of health facilities	8	

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	2
Convenience store / local grocery shop	2
Other food outlet	2
Take away food	7
Café	7
Restaurant	8
Petrol station	2
Farm shop	0
Other non-food shops	47
Total number of retail facilities	77

¹ The service provides dental treatment to vulnerable groups of adults and children, whose additional needs may not be accommodated in NHS general dental services.

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

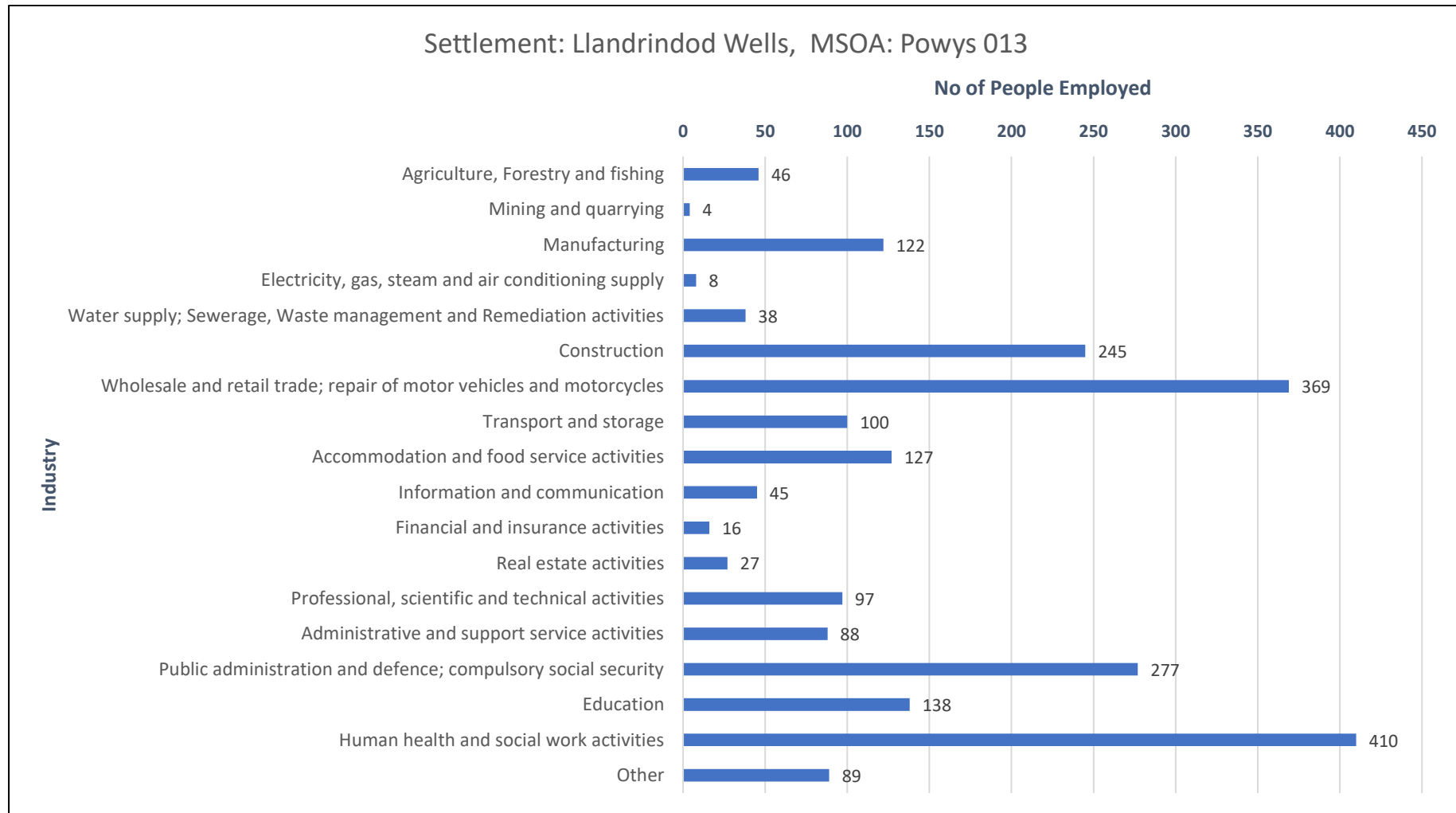
Type	Presence in Settlement (Yes / No)
Public Sector Offices	Yes
LDP Retail centre	Yes
Care home	Yes
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

Local employers (employing five or more) in overlapping output areas² = 70

² Nomis Data (2021)

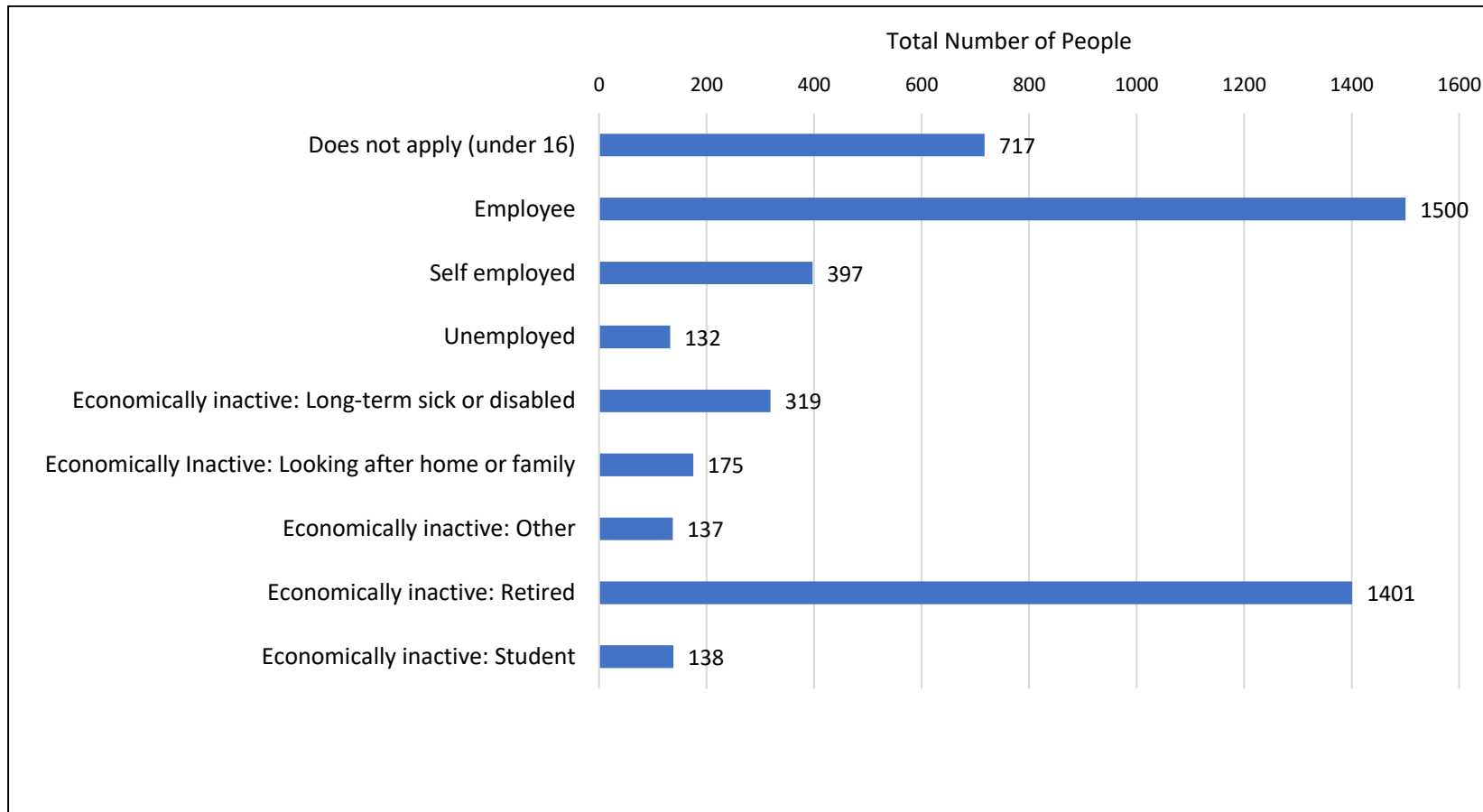
Llandrindod Wells Settlement Profile

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



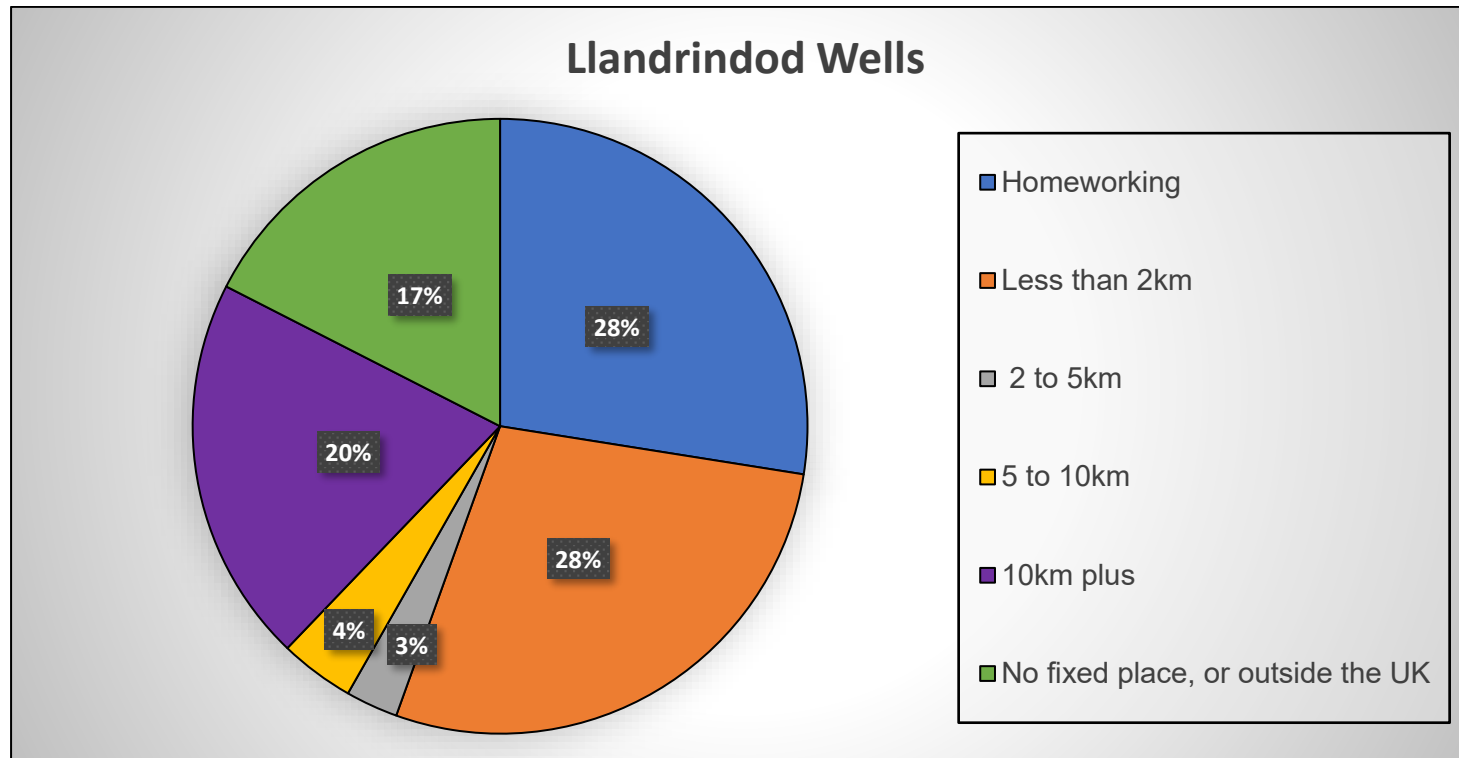
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Llandrindod Wells Settlement Profile

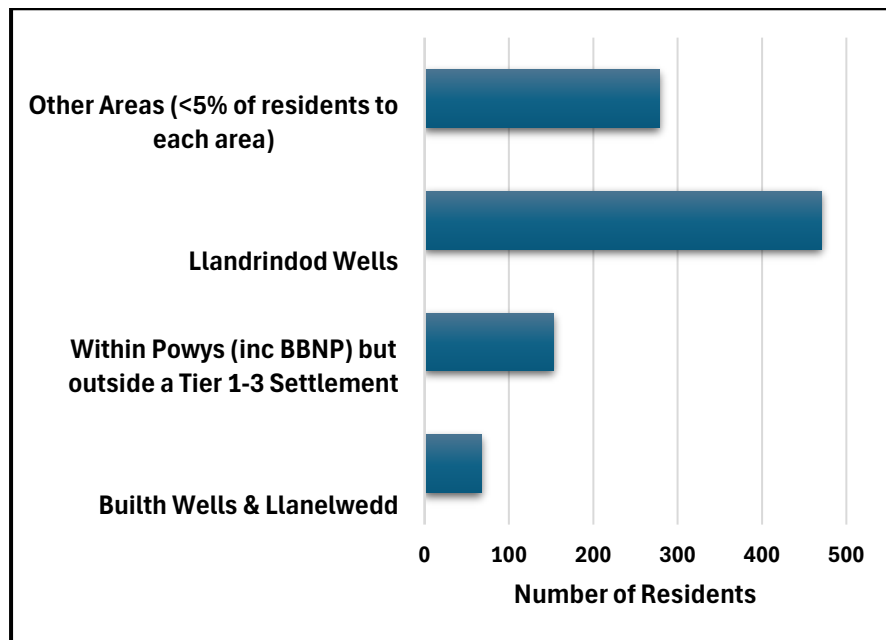
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llandrindod Wells Settlement Profile

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

Settlements / Areas	Residents	Percentage
Builth Wells & Llanelwedd	68	7%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	153	16%
Llandrindod Wells	471	49%
Other Areas (<5% of residents to each area)	279	29%
Grand Total	971	100%

4. Environmental Capacity

Table 7. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium - surface water & small watercourses to South East

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	Yes
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	Comments
	Yes / No	
Special Area of Conservation (SAC)	Yes	River Wye
Site of Special Scientific Interest (SSSI)	Yes	Lake Wood, Llanfawr Quarries, Pentrosfa Mire, Bach-y-graig Stream Section, Crabtree Green Meadow, River Wye
National Nature Reserve	No	
Local Nature Reserve	Yes	Lake Park

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

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

5. Infrastructure Capacity

Water Supply

Water supply provider: Dŵr Cymru Welsh Water

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

Llandrindod Wells 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.

Llandrindod Wells 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.

Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

Table 11. 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.

Llandrindod Wells Settlement Profile

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

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

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

Table 12. 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 13. Electricity Supply Capacity information³

Substation name	Substation type	Upstream Demand Headroom ⁴	Other Towns or Large Villages served	Bulk Supply Point ⁵ (BSP) Substation	Upstream Demand Headroom ⁶	Other Towns or Large Villages served by BSP
Llandrindod Wells	Primary	2.69MVA (Red ⁷)	Newbridge-on-Wye, Howey, Crossgates, Llanyre, New Radnor	Abergavenny Primary (BSP)	26.03MVA (Red ⁸)	Builth Wells and Llanelwedd, Llanwrtyd Wells, Llangynog, Newbridge-on-Wye, Howey, 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)

³ [National Grid - Network capacity map](#)

⁴ The amount of power available on the circuit.

⁵ A major substation where transformers reduce the transmission network voltage to a lower level suitable for the distribution network.

⁶ The amount of power available on the circuit.

⁷ Less than 10% total site capacity available

⁸ Less than 5% total site capacity available

Gas Supply

Table 14. 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 ⁹ in Settlement: Yes

Table 15. 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 16. 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%

Council has plans for a new building for Ysgol Calon Cymru (Llandrindod Wells campus). This is in an early planning phase and has yet to be subject to the statutory reorganisation process.

⁹ Data correct from Welsh Government OMR, June 2022

Health Care Provision

Table 17. 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 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The highway network is constrained to the east along Cefnlllys Lane.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: Yes

Table 19. 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 20. Bus Services within Settlement

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

Train Services

Train station located within or close to the settlement: Yes

Table 21. Nearest Train Services Related to Settlement

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

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	A483, A4081
Less than 5 miles		
Between 5-10 miles		
Further than 10 miles		

Electric Vehicle Charging Points

Table 23. Provision of Electric Vehicle Charging Point within Settlement

Electric Vehicle Charging Point	Yes / No	Location
Provision of electric vehicle charging point within settlement	Yes ¹⁰	High Street Car Park, Llandrindod Wells, LD1 6BG

¹⁰ 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: 38

Table 24. Informal Open Spaces (All over 0.2 hectares)

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	1
Amenity greenspace	9
Green corridors	0
Natural and semi-natural green spaces	7
Public parks and gardens	0

Table 25. Provision for Children and Young People

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	2
Local Equipped Areas of Plan (LEAP)	3
Unequipped Local Areas of Plan (LAPs)	1

Table 26. Outdoor Sports Facilities

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	5
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	8

Llandrindod Wells Settlement Profile

Table 27. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Ithon, Llandrindod Lake
PROW	Yes	PROW within settlement and wider area, including trails near Llandrindod Wells Lake
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 2

8. Character

Llandrindod Wells lies within the Wye Valley (Rhayader to Builth Wells) Landscape Character Area (LCA) which is a settled pastoral river valley landscape located in the centre of the Powys Local Development Plan (LDP) area, with the market town of Builth Wells to the south, Llandrindod Wells in the north-east and Rhayader and the Elan Valley to the north-west. This LCA is within the Vales of Irfon and Ithon National Landscape Character Area (NLCA).

Llandrindod Wells, which was developed as a Victorian spa town, is one of the largest settlements in the Wye Valley LCA.

The Llandrindod Wells Conservation Area contains many listed buildings and overlaps with the western extent of the Llandrindod Wells Public Parks RHPGs, a series of Grade II* RHPGs surrounding Llandrindod Wells including Rock Park, one of the first public parks created in Wales.

Historic settlement and land use is indicated by scattered prehistoric cairns and standing stones, and medieval earthworks, such as Cwrt Llechryd, many of which are Scheduled Monuments.

Roman influences on the landscape include Castell Collen hillfort, Practice Camps on Llandrindod Common, and scattered sections of Roman Road, many of which are Scheduled Monuments.

The Heart of Wales Railway line is a popular recreational and tourist route serving Llandrindod Wells.

The River Ithon, which runs to the west of Llandrindod Wells is a tributary of the River Wye and is designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

The LCA is a strongly rural landscape, with pockets of tranquillity away from settlements and main roads. There are broad views across the valley, including some intervisibility with the Llanbister-Penybont Uplands LCA to the east and the Epynt Hills LCA to the south-west.

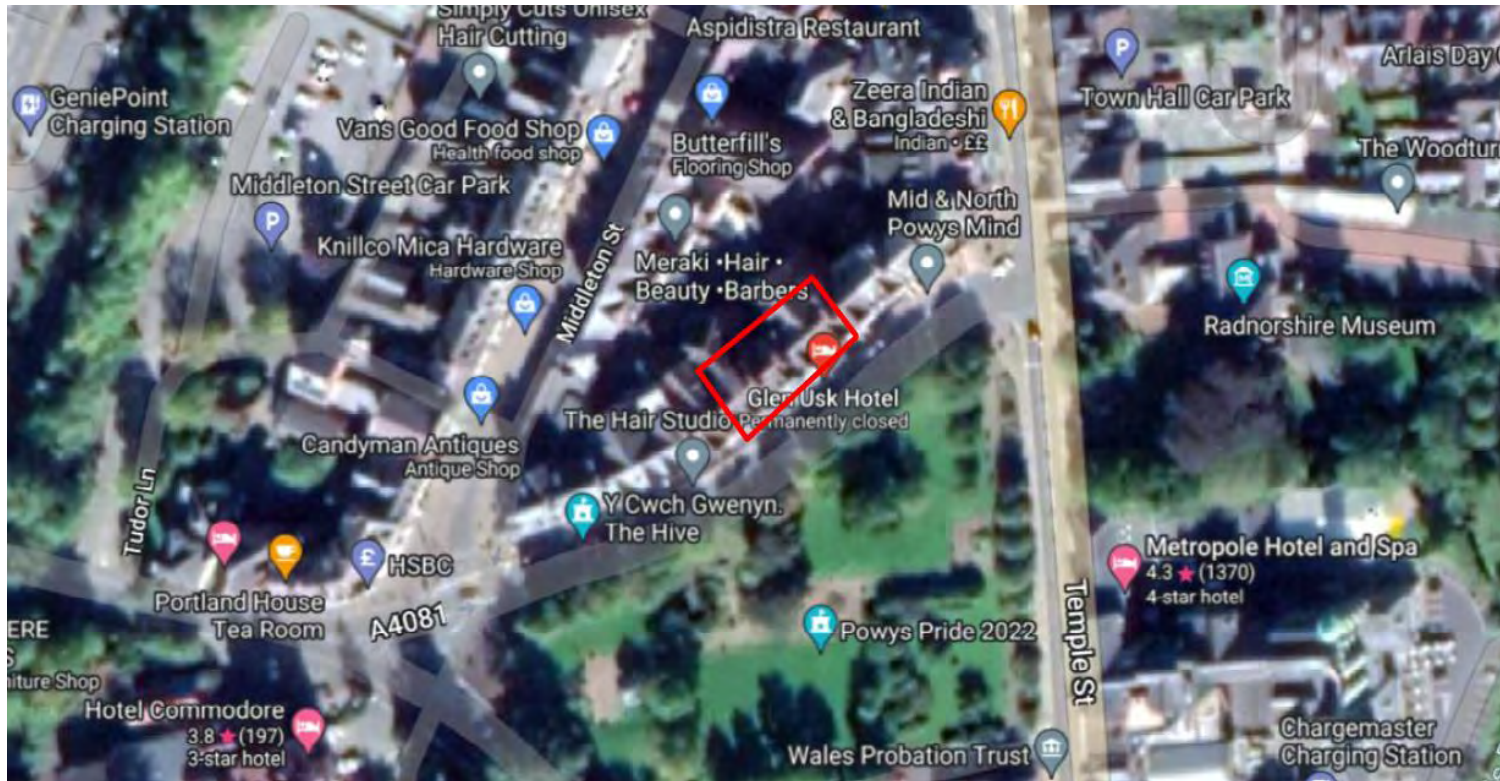
9. Community aspirations

Llandrindod Wells 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.

No response was received from Llandrindod Wells Town Council specifically in relation to community aspirations as part of the Settlement Audit.

10. Previously Developed Land Opportunities

Figure 6. Former Glen Usk Hotel, Llandrindod Wells



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	96
2	55
3	19
4	9
TOTAL	179

Total number of new dwellings (net) built between 2011 and 2024 = 211

Median house price paid data 01/04/2020 to 01/04/2023 = £ 165, 000 (Average = £ 176, 793)

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

Llandrindod Wells 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
1129	P28 HC1	21/1343/FUL	Land at Gate Farm Llandrindod - P28 HC1		Planning Permission Not Started	6	0	0	6
46	P28 HA1	P/2013/0444	Crab Tree Green, Brookland Rd, Llandrindod Wells	Residential Development	Planning Permission Not Started	50	0	0	50
1089 + 1090	P28 HA3	19/0021/FUL	Land East Of Ithon Road Ithon Road Llandrindod Powys LD1 6AS	Residential development comprising of 55 units	Commenced	0	79	0	79
1134		23/0815/FUL	The Manor Lindens Walk Llandrindod Wells	Conversion and change of use of property to create self-contained residential flats	Planning Permission Not Started	9	0	0	9
22/1706/FUL		22/1706/FUL	Land At Lakeside Avenue Lakeside Avenue Llandrindod Wells	Proposed full planning application for residential development of 69 houses and all associated works	Commenced	0	69	0	69
					TOTAL				213



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

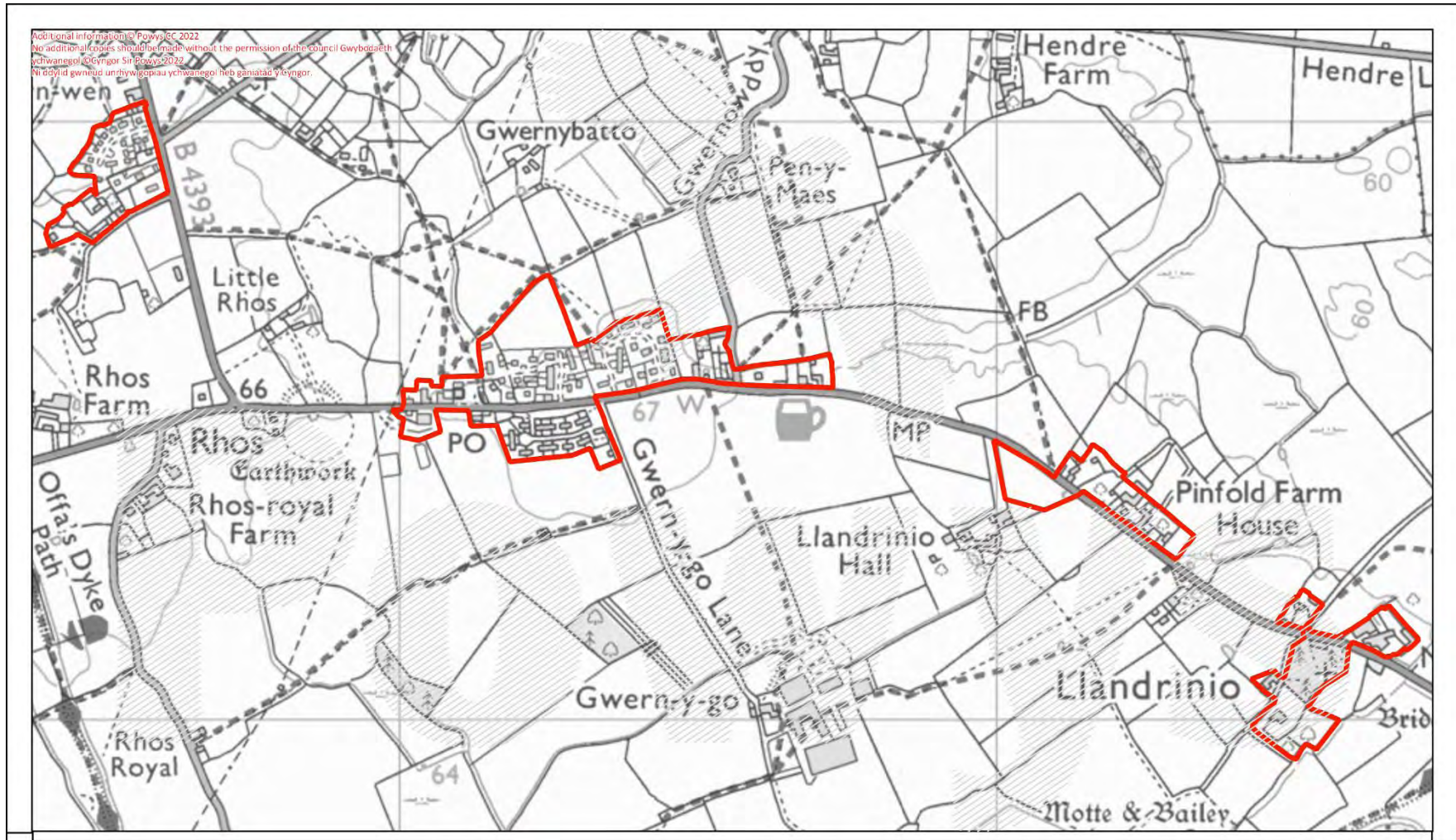
Settlement Profile:

Llandrinio

Prepared by Powys County Council in partnership with Cadnant Planning



Llandrinio Settlement Profile



1. Introduction

The settlement of Llandrinio, classified as a Large Village in the adopted Powys LDP (2011-2026), is located within the north-eastern part of Powys. The settlement lies just to the east of the A483, and is spread out over four separate clusters.

The local services and facilities are mostly located within the largest area of the settlement and provides a village hall, convenience store, post office and public house. Llandrinio is in close proximity to the A483 means that residents are able to access the wider range of services within the nearby centres of Welshpool and Oswestry.

The three, smaller clusters of the settlement comprise mainly of residential dwellings, with the exception of St Peter and St Paul Church, located in the cluster furthest to the south-east.

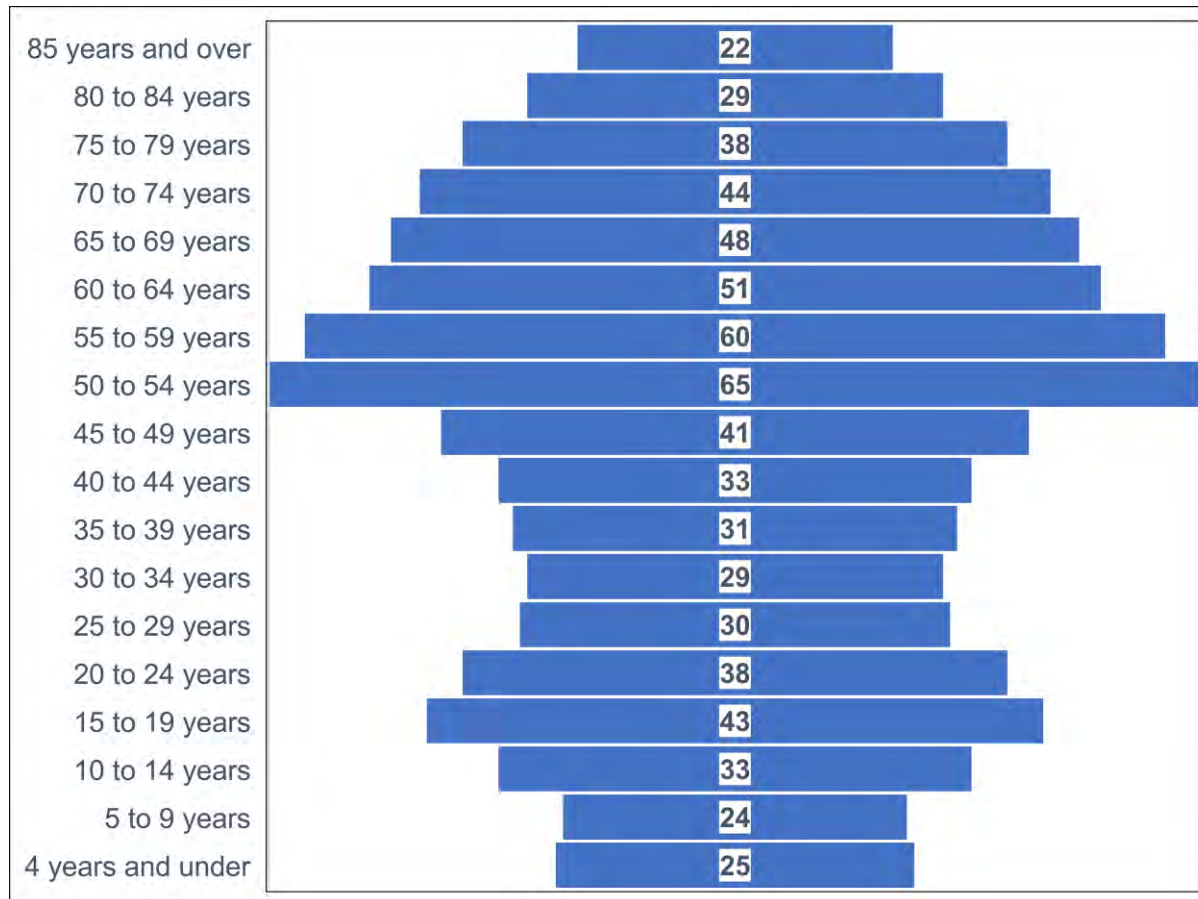
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Welshpool and Montgomery
Size of Settlement based on Adopted LDP (2011-2026) boundary:	16.1 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	386

Site Survey Date: July 2022

Llandrinio 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

Table 1. Community Facilities within Settlement

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

Llandrinio Settlement Profile

Table 2. Retail Facilities within Settlement

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

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

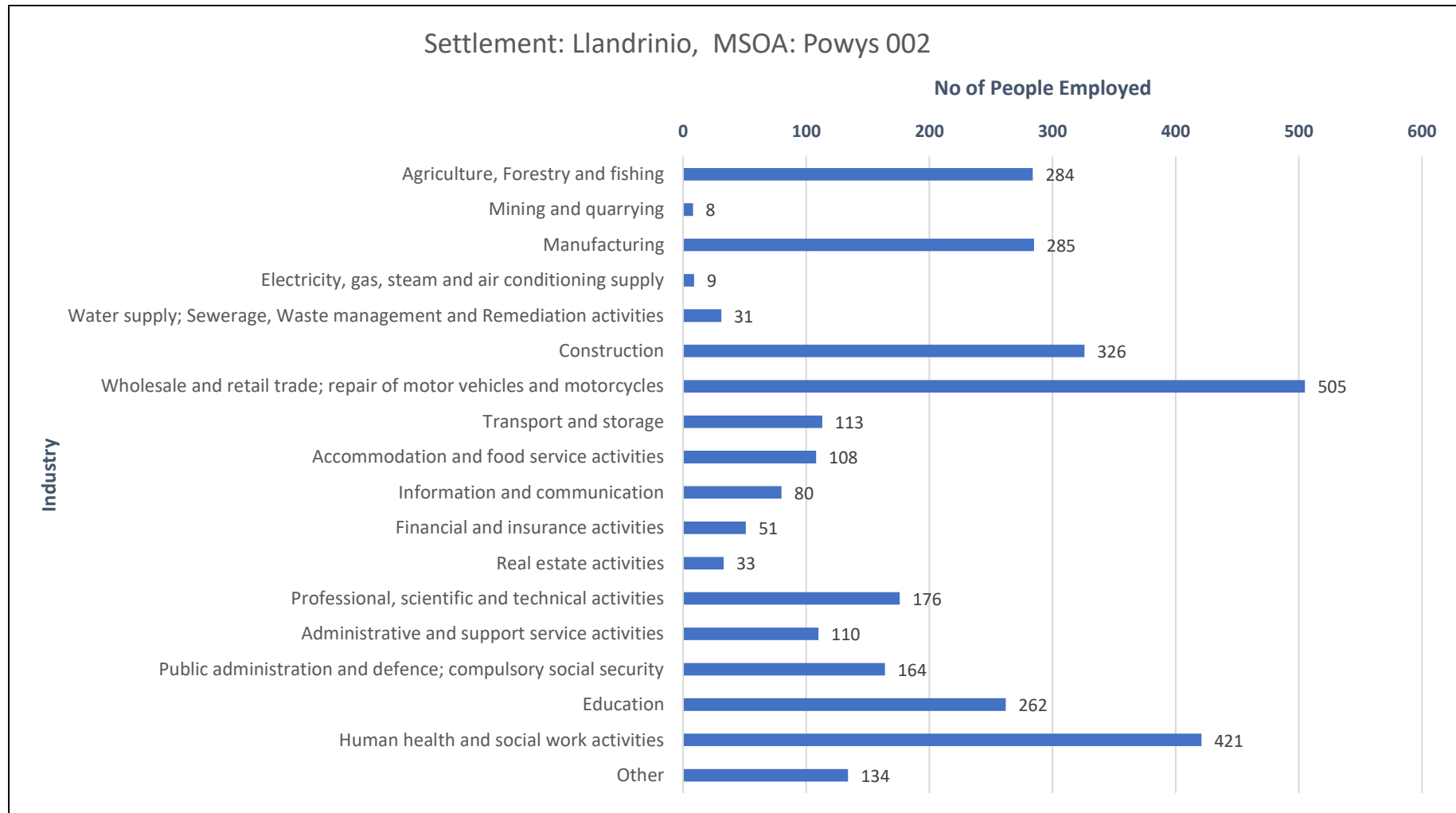
Distance to nearest Safeguarded / Identified industrial estate/business park if not within = 1.7 miles to Four Crosses

Local employers (employing five or more) in overlapping output areas = 45¹

¹ Nomis Data (2021)

Llandrinio Settlement Profile

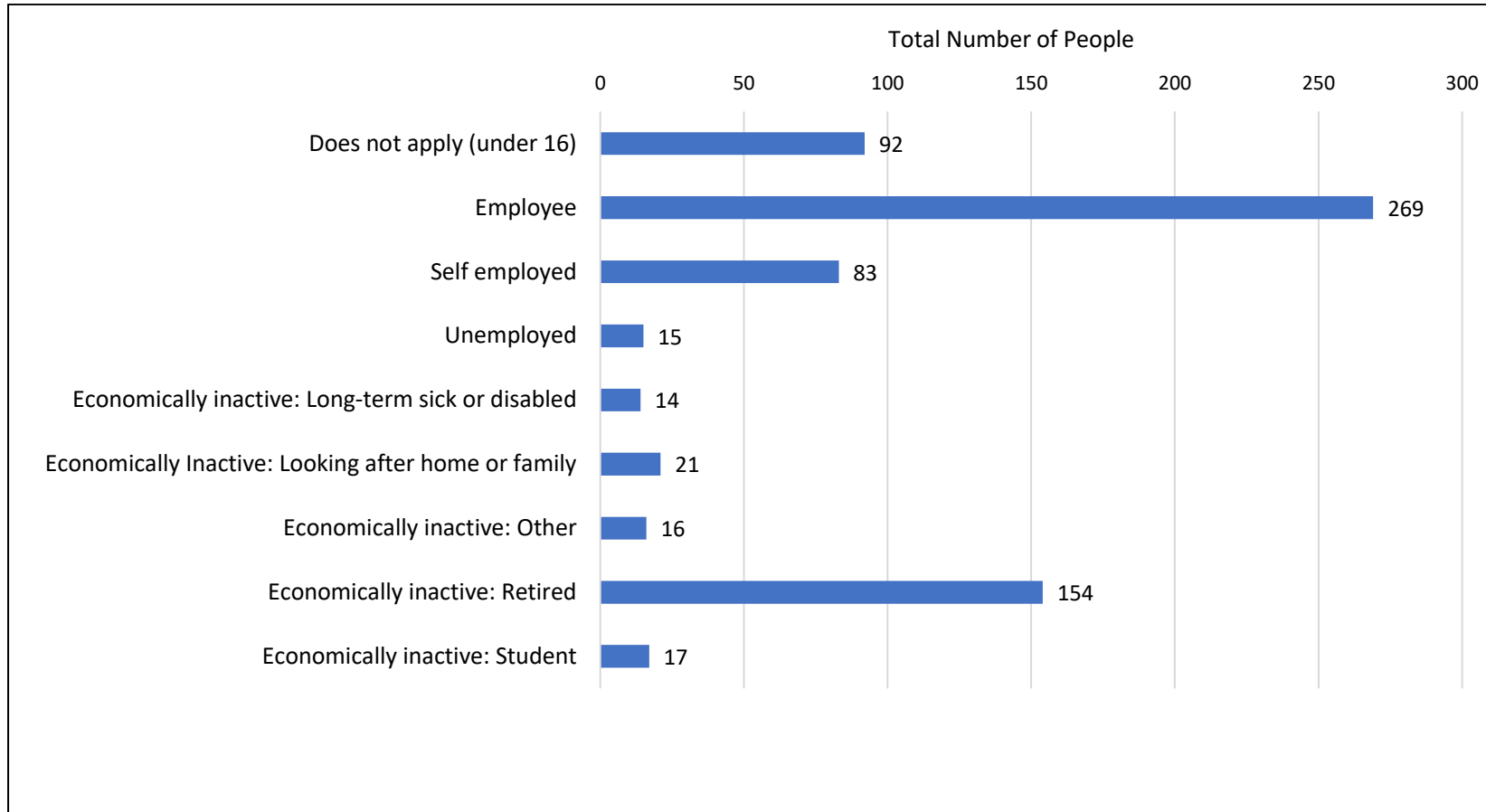
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

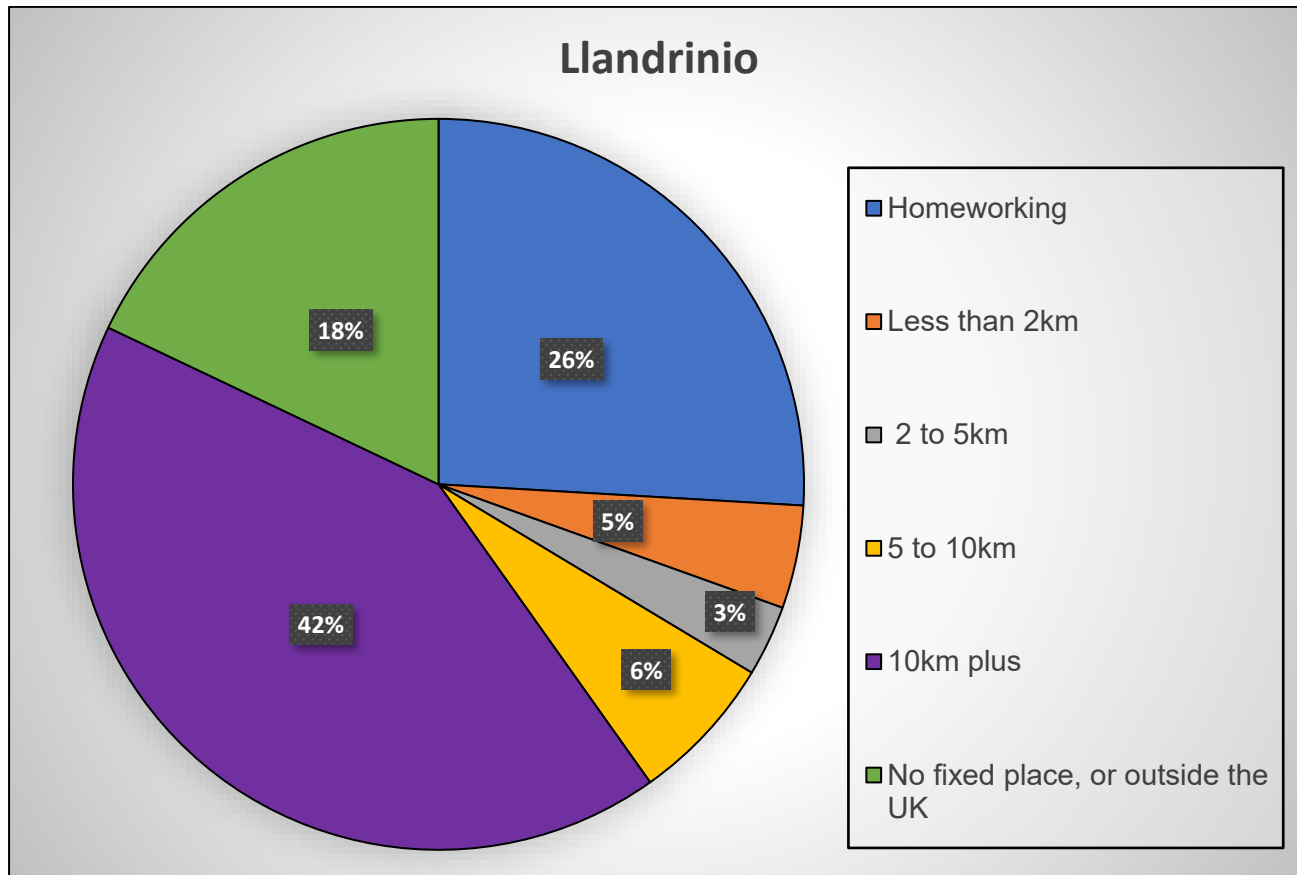
Llandrinio Settlement Profile

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



Llandrinio 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.

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)	
Flood risk (Flood Map for Wales)	Some low/medium- surface water risk on outskirts

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

Llandrinio 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
National Park	No
AONB	No
Coal Resource Safeguarding Area	No
Agricultural Land Classification grades 3a and above	Yes
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.

Llandrinio lies within the Llanfyllin Water Resource Zone (WRZ). This zone is supplied from a bulk import from Hafren Dyfrdwy's neighbouring company, Severn Trent.

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

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

Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 8. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

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

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 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.

Llandrinio 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>

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

Education Provision

There are no primary or secondary schools within the settlement of Llandrinio, with the provision of one nursery/pre-school. The nearest primary school is at Arddleen.

Table 14. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Arddleen C.P	110	114	104%	-4	-4%

⁴ Data correct from Welsh Government OMR, June 2022

Llandrinio Settlement Profile

Health Care Provision

There is no GP Surgery provision in Llandrinio. The nearest GP surgery would be at Four Crosses.

Table 15. GP surgery information

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

Considerations which could affect GP surgeries:

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

Transport

Table 16. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	<p>The highway network could not accommodate further development along Rhos Common/Hendre Lane or Domgay Lane due to old railway bridge, hump, narrow nature and lack of footway.</p> <p>No further development could be accommodated along Gwern y Go Lane unless the junction is re-aligned.</p> <p>No further development could be accommodated along Gwernowddy Lane.</p>

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Bus Services

Table 17. Bus Services within Settlement

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

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	8 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street
Between 5-10 miles	No	
Further than 10 miles	No	

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	No	
Less than 5 miles	Yes	1.2 miles to A483

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No - Llandrinio Amenity ground should be numbered 5 not 6 on plan. Tennis Court to be added.

Spaces to be added to Open Space Assessment: 1 + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 7

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)	2
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	2

Llandrinio Settlement Profile

Table 23. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	PROW linking clusters within the settlement and the wider area, including the settlement of Four Crosses and Offa's Dyke Path
Walkways	Yes	Walkways link all four clusters of the settlement

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Llandrinio lies in the Severn Farmlands Landscape Character Area (LCA) which incorporates the valleys of the Severn and Vyrnwy rivers, with settlements of various sizes including Newtown and Welshpool as the largest settlements, as well as the smaller settlements of Llanfyllin, Montgomery, Llandrinio, Llanfechain and Meifod. The Severn Farmlands LCA wraps around the rolling hills of the Guilsfield LCA to the south and west. It borders the Llanfyllin Farmlands LCA to the north, Pont Llogel LCA and Tregynon LCA to the west, Long Mountain / Breidden Hills LCA to the east and Llandinam to Llandyssil Hillsides LCA to the south. A small unit of the LCA in the south is bordered by the Llandinam to Llandyssil Hillsides LCA to the west, Corndon Hill LCA to the north and Kerry Hills LCA to the south, as well as parts of Shropshire to the north and east.

The LCA is within the Severn Valley National Landscape Character Area (NLCA), Montgomeryshire Hills and Vales NLCA and Shropshire Hills NLCA.

Severn Farmlands LCA is an extensive open valley landscape along the Severn and Vyrnwy rivers and their tributaries. The LCA is low-lying, with a wide floodplain. The River Severn is a notable landscape feature with its well-developed meanders and oxbow lakes.

Llandrinio is a nucleated settlement of medieval origin. Offa's Dyke recreational route runs to the west of Llandrinio and is a Scheduled Monument.

9. Community Aspirations

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

Table 24. Table summarising Llandrinio and Arddleen Community Council’s Communtiy 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?	Yes, but any future development must take regard of flooding zone and also help to improve the existing infrastructure.
Aspirations in terms of housing (including affordable housing)	It is considered that there is adequate housing provision in the area following recent developments. Many of these are classed as affordable dwelling yet the Community Council continually receive planning applications 5 years down the line to remove the restrictions, therefore the affordable housing clauses need to be ensured for perpetuity.
Growth in terms of future employment opportunities	Yes, but only in suitable locations which are close to the Trunk Road.
Aspirations in terms of education provision (primary and secondary schools)	It is important to realise that as a border school, there is very limited demand for Welsh medium education. Existing schools could be developed to increase capacity and to include pre-school rather than building a larger centralised school.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	<p>It is important to retain the existing Mobile Library service.</p> <p>Community Halls well maintained and used.</p> <p>Local Post Offices are now used more often instead of the banks/building societies.</p>
Aspirations in terms of health care provision in your communities	More GP availability. Local Surgery should be expanded and financed by a Community Infrastructure Levy charge on development in the area.

Llandrinio Settlement Profile

Community aspirations in terms of:	Summary of feedback
	Access to NHS Dentists is a problem.
Aspirations in terms of public open spaces, sports and play provision	Additional funding required for Rights of Way.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	There is a good shop and petrol station in Llandrinio.
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>Electric Village charging point are needed near to community facilities.</p> <p>Public Transport is very limited especially the links to Shrewsbury and Welshpool.</p> <p>Encourage active travel routes and create circular trails.</p>
Summary which describes the long-term vision for your town / community council area.	<p>Encourage Tourism by linking to the Montgomery Canal and the Offa's Dyke and Severn Way Footpaths.</p> <p>Improve the infrastructure by repairing the roads, investing in the local schools and health provision.</p> <p>Maintaining bio-diversity and protect the environment.</p>
Other comments received	None.

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	5
3	1
4	0
TOTAL	7

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

Median house price paid data 01/04/2020 to 01/04/2023 = £358,000 (Average = £ 358,231)

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

Llandrinio Settlement Profile

Table 26. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1122	P29 HA1		Land At Trawscoed and At Orchard Croft Llandrinio Powys	Erection of 48 dwellings comprising 24 affordable homes at Trawscoed site and 24 open market dwellings at Orchard Croft site to include landscaping, sustainable drainage, car parking and all associated works	Planning Permission Not Started	48	0	0	48
					TOTAL	48	0	0	48



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

Settlement Profile:

Llanfair Caereinion

Prepared by Powys County Council in partnership with Cadnant Planning



1. Introduction

The town of Llanfair Caereinion is an early medieval town within the northern part of the county.

The town has good road links with the A458 which runs through the settlement and follows the River Banwy providing access to the market town of Welshpool to the north-east and smaller settlements along the Banwy Valley to the west. The B4389 also provides a connection with Newtown to the south. The Welshpool and Llanfair Light Railway runs through the area and is a heritage railway, which is popular with local people as well as visitors. Llanfair Caereinion has a range of traditional architectural styles and vernacular detailing, and distinct town centre based around the river crossing and traditional core.

The town benefits from secondary and primary school provision, with a range of community services and facilities including a GP surgery, local shops, the institute, a petrol filling station and public houses.

There is a Conservation Area including numerous Grade II listed buildings such as the Church of St Mary, occupying a prominent location above the River Banwy.

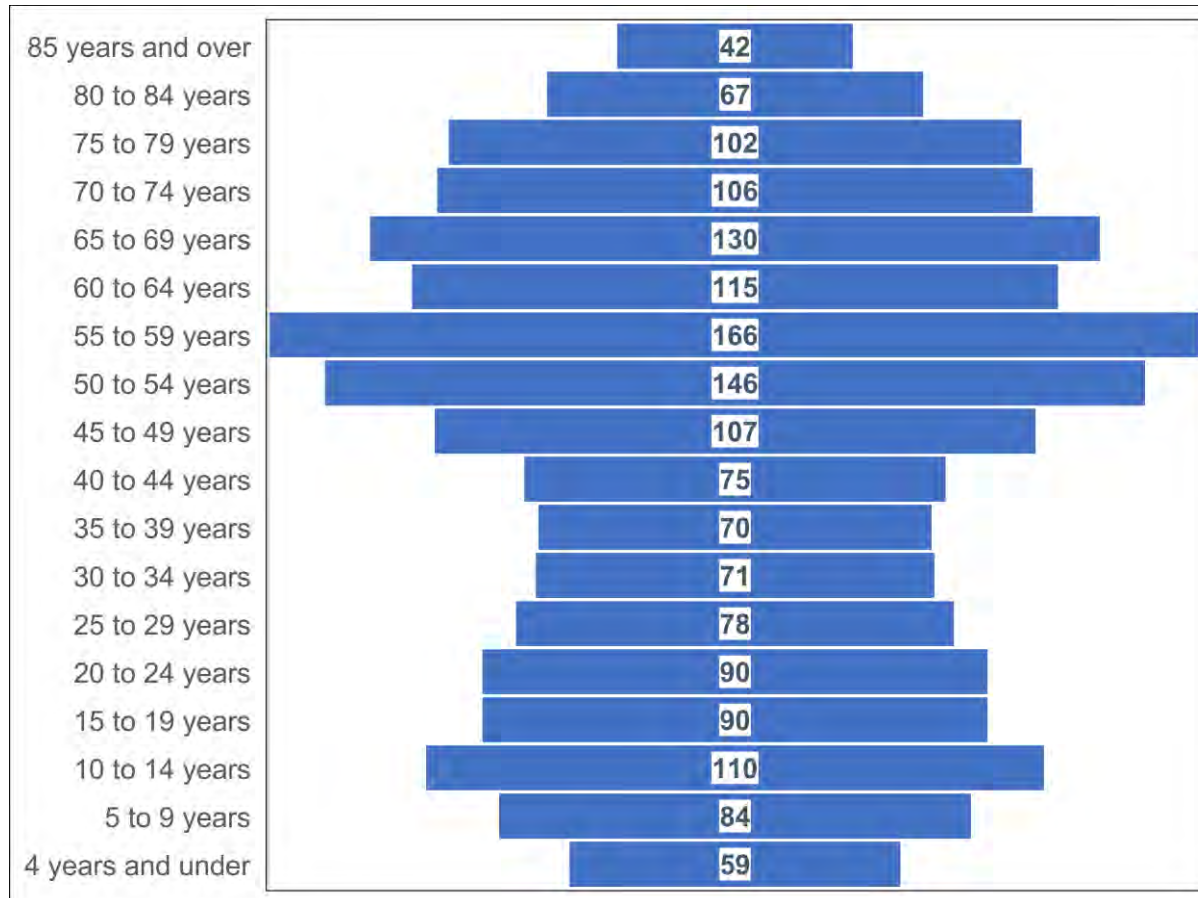
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Town
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 2
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Llanfair Caereinion
Size of Settlement based on Adopted LDP (2011-2026) boundary:	41.29 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	976

Site Survey Date: July 2022

Llanfair Caereinion 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	1
Primary school	1
Nursery / pre-school provision	4
Total number of education facilities	6

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	3
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	0
Post Office / Post Depot	1
Public House	3
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	1
Ambulance Depot	0
Total number of community facilities	11

Llanfair Caereinion Settlement Profile

Table 3. Health Facilities within Settlement

Type	Number
Hospital (A& E, Minor injuries)	0
GP Surgeries	1
Pharmacy	0
Dentist	1
Opticians	0
Total number of health facilities	2

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	3
Other food outlet	1
Take away food	1
Café	1
Restaurant	0
Petrol station	2
Farm shop	0
Other non-food shops	4
Total number of retail facilities	12

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	No
Safeguarded / Identified - Industrial Estate / Business Park	No
Other Employment Opportunity (B1/B2/B8) in settlement	Yes

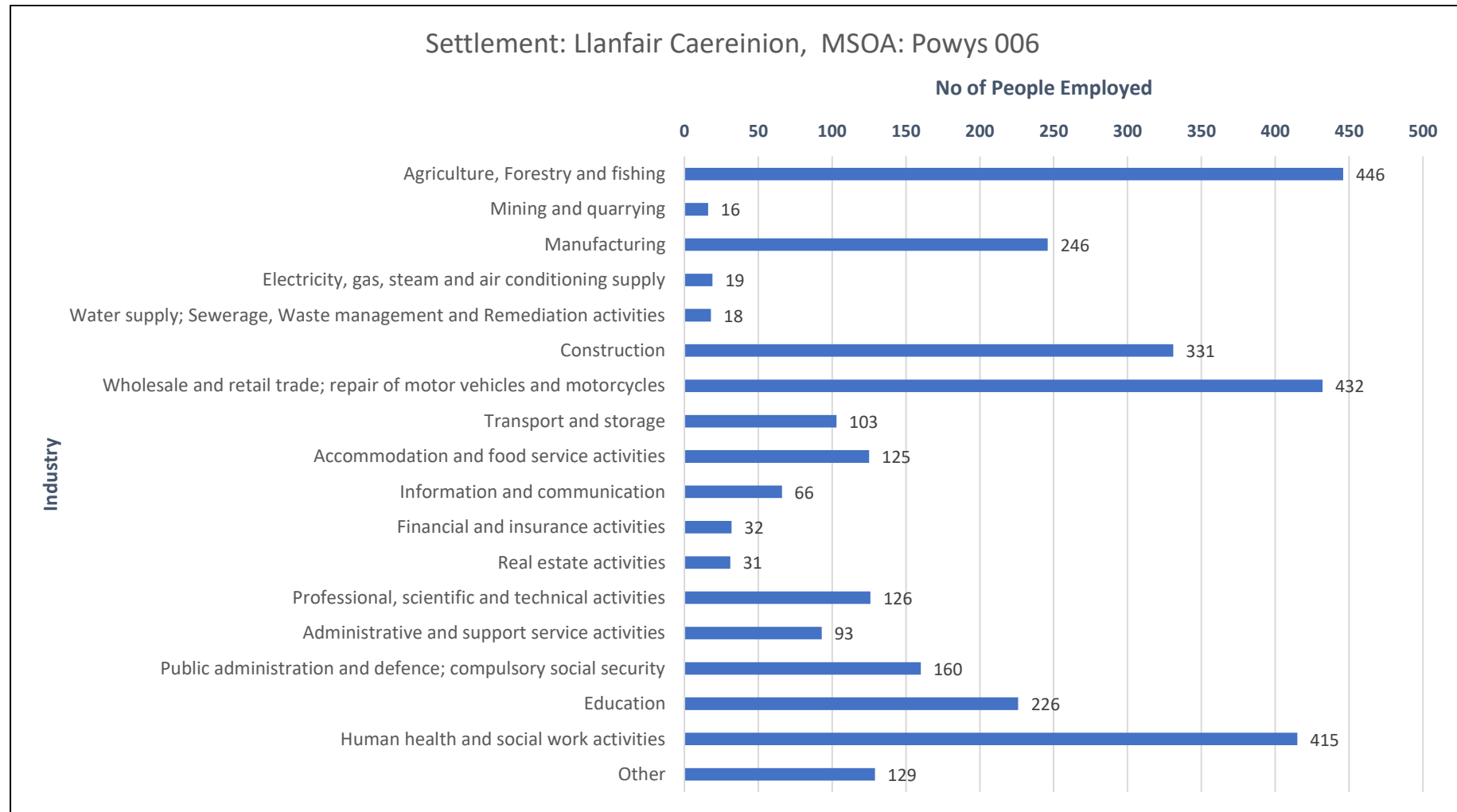
Local employers (employing five or more) in overlapping output areas¹ = 70

Distance to nearest Safeguarded / Identified Ind Est / Business Park = 8 miles Welshpool

¹ Nomis Data (2021)

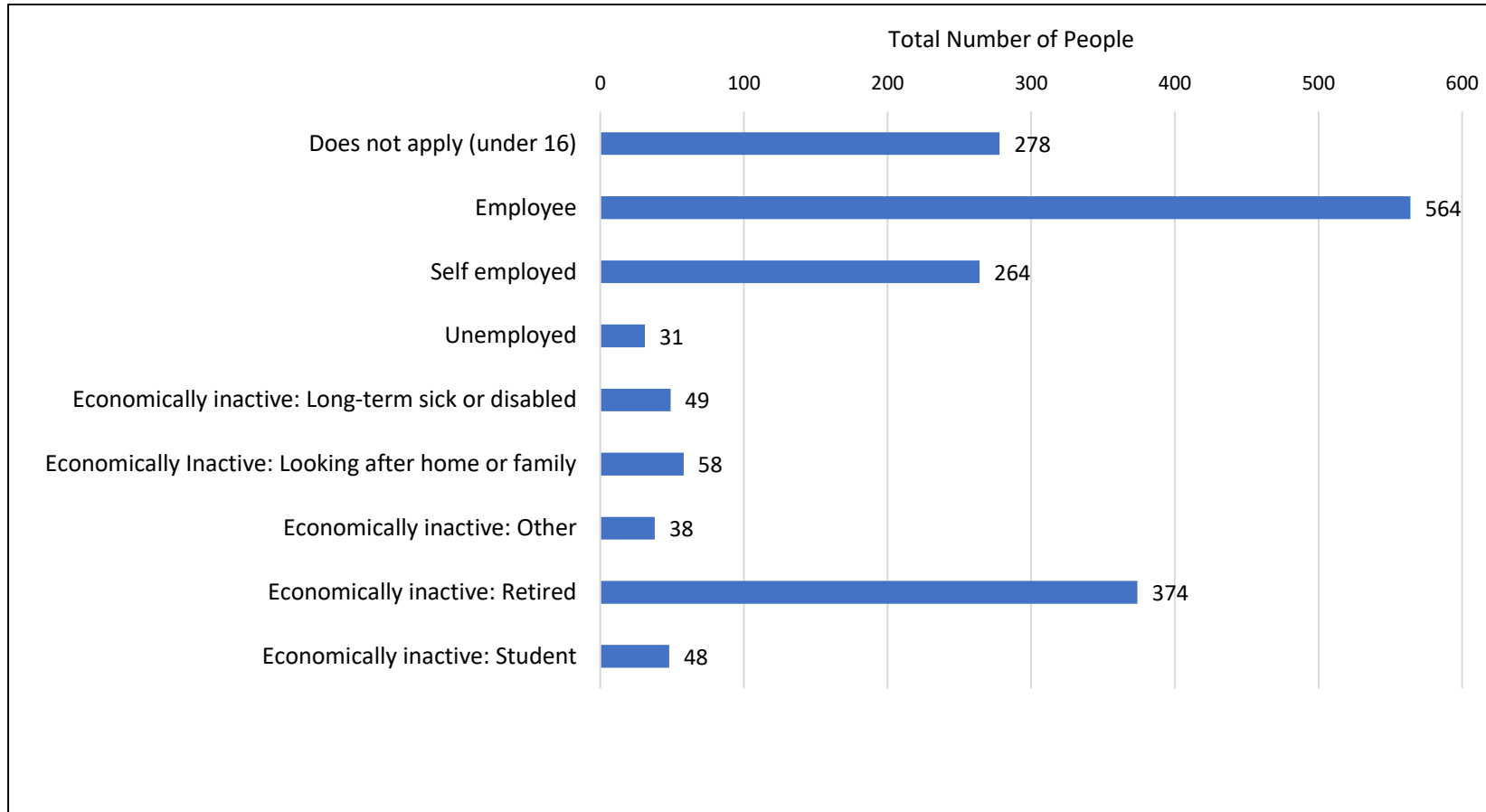
Llanfair Caereinion Settlement Profile

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



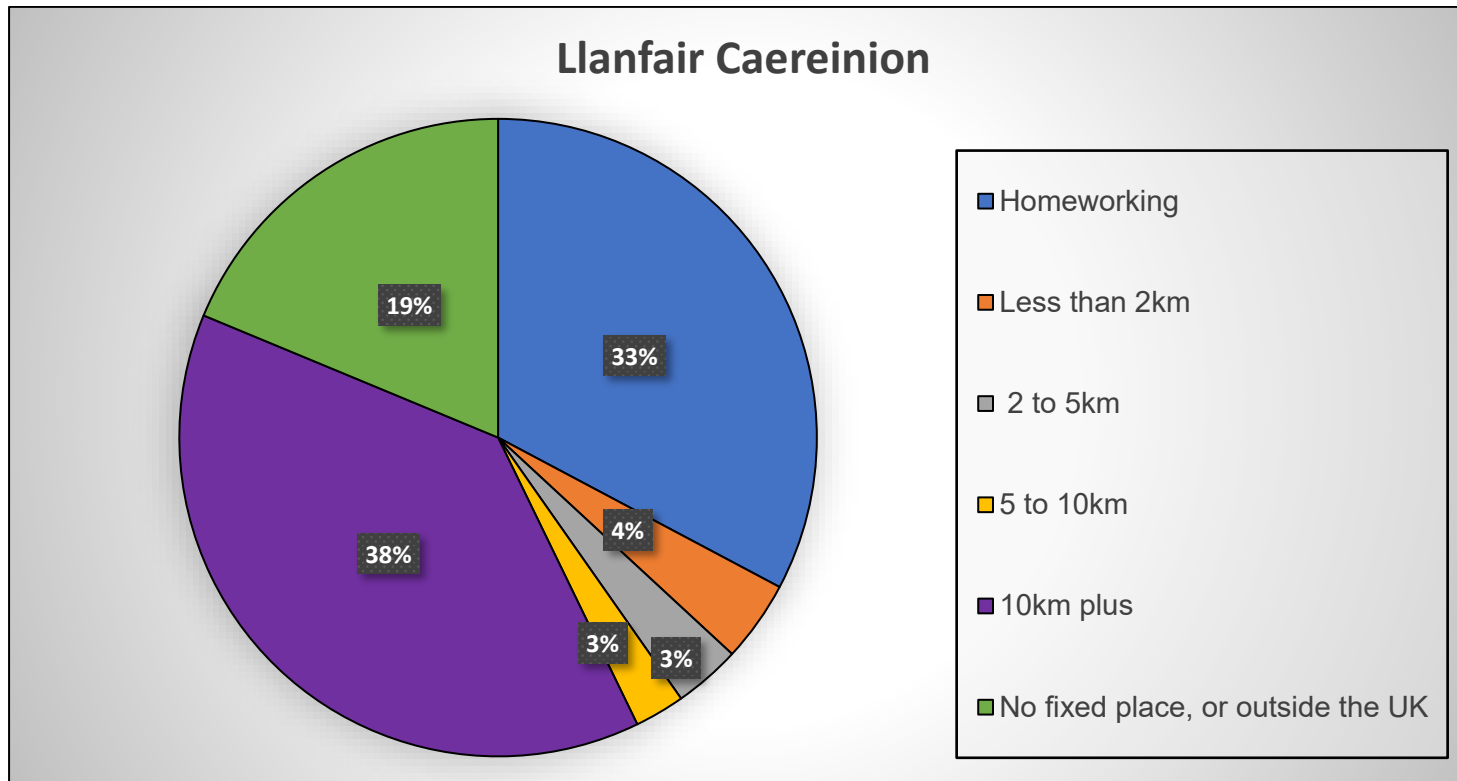
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Llanfair Caereinion Settlement Profile

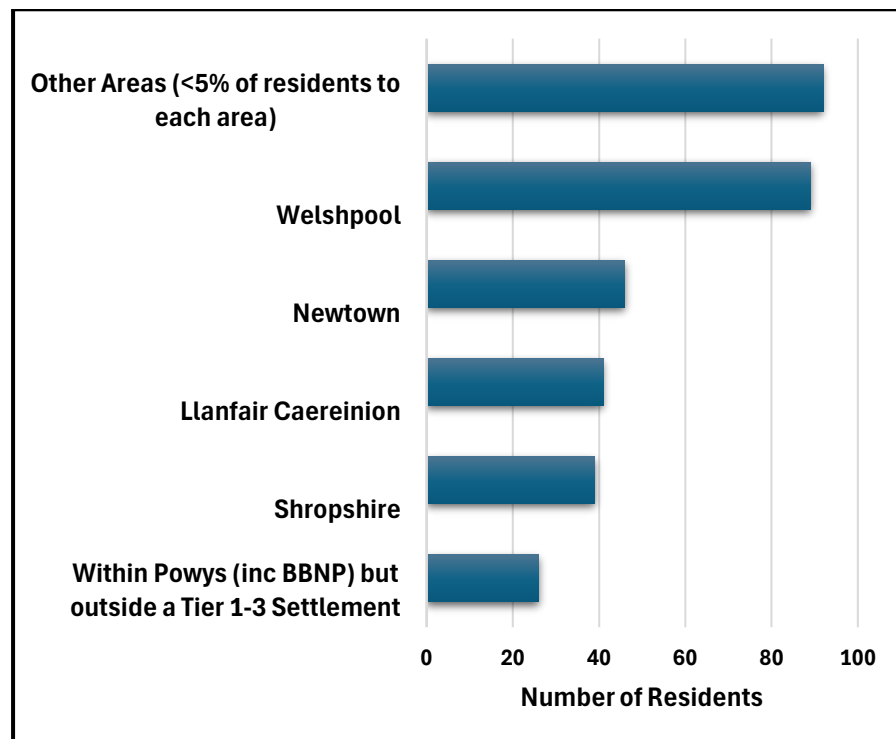
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llanfair Caereinion Settlement Profile

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



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

Table 6. Where Residents Living in Llanfair Caereinion Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	26	8%
Shropshire	39	12%
Llanfair Caereinion	41	12%
Newtown	46	14%
Welshpool	89	27%
Other Areas (<5% of residents to each area)	92	28%
Grand Total	333	100%

4. Environmental Capacity

Table 7. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium - surface water & small watercourses to SE

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	Yes
Historic Park and Garden Kitchen Garden	No
Historic Landscape	Yes

Llanfair Caereinion Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

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

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

5. Infrastructure Capacity

Water Supply

Water provider: Hafren Dyfrdwy

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

Llanfair Caereinion lies within the Llanfyllin Water Resource Zone (WRZ). This zone is supplied from a bulk import from Hafren Dyfrdwy's neighbouring company, Severn Trent.

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

Hafren Dyfrdwy will be submitting their draft WRMP24 to Welsh Government at the beginning of October 2022. 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.

Llanfair Caereinion 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
Llanfair Caereinion	Llanfair Caereinion	Probable issue	Site considered for AMP8 (2026-2030) investment to ensure continued permit compliance with expected growth.

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 12. Electricity Supply Capacity

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

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

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

Llanfair Caereinion 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>

Llanfair Caereinion 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

Education capacity	Actual number (2023)
Ysgol Bro Caereinion Llanfair Caereinion C. P.	572

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

Table 18. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Caereinion Medical Practice	5,942	Yes	5,402	5,402	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

A modern primary care service is proposed to be developed on land near Watergate Street on the edge of the town, which would replace the existing Caereinion Medical Practice.

Transport

Table 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	<p>There are numerous minor roads with poor junctions that are likely to impact further development at a site specific level.</p> <p>The B4385 and B4389 are narrow, with junctions with poor visibility. The topography of land within the settlement would also increase the cost of works.</p>

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Table 20. Active Travel Routes within Settlement

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

Bus Services

Bus stops located within the settlement: Yes

Table 21. 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, Welshpool, Newtown, Oswestry.
No Service	No	

Train Services

Train station located within or close to the settlement: Yes

Table 22. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	Yes	Llanfair Light Railway which is used for pleasure journeys only.
Less than 5 miles	No	
Between 5-10 miles	Yes	Services from Welshpool (8.8 miles) to Birmingham New Street, Aberystwyth and Pwllheli.
Further than 10 miles	No	

Road Services

Table 23. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A458
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	No	

Electric Vehicle Charging Points

Table 24. Provision of Electric Vehicle Charging Point within Settlement

Electric Vehicle Charging Point	Yes / No	Location
Provision of electric vehicle charging point within settlement	Yes	Light Railway Station

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

Spaces to be added to Open Space Assessment: 1 + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 11

Table 25. Informal Open Spaces (All over 0.2 hectares)

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

Table 26. 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)	1

Table 27. Outdoor Sports Facilities

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

Llanfair Caereinion Settlement Profile

Table 28. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Banwy
PROW	Yes	PROW within settlement, including through Deri Woods
Walkways	Yes	Including walkway linking Banwy Industrial Estate to larger part of settlement over the River Banwy

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Llanfair Caereinion lies in the Banwy Valley Landscape Character Area (LCA) which is a narrow and steep sided valley extending to the north-west and north-east of Llanfair Caereinion. The valley is located between Pont Llogel LCA to the north, Guilsfield LCA to the east and Tregynon / Llanerfyl LCA to the south. The LCA is within the Montgomeryshire Hills and Vales National Landscape Character Area (NLCA).

The River Banwy flows eastwards through Llanfair Caereinion and a narrow and relatively steep-sided valley to join the River Vyrnwy near Meifod.

Llanfair Caereinion is an early medieval or medieval settlement which contains a Conservation Area, including numerous Grade II listed buildings such as the Church of St Mary, occupying a prominent location above the River Banwy.

Llanfair Caereinion has a range of traditional architectural styles and vernacular detailing, and distinct town centre based around the river crossing and traditional core.

Former Welshpool and Llanfair Light Railway, built in 1903 to link farming communities and Welshpool, runs through the area and is a heritage railway and tourist attraction.

9. Community aspirations

Llanfair Caereinion 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.

No response was received from Llanfair Caereinion Town Council specifically in relation to community aspirations as part of the Settlement Audit.

10. Previously Developed Land Opportunities

The following Previously Developed Land opportunities were identified:

Figure 6. Former Wynnstay site, Gibbet Road, Llanfair Caereinion



Llanfair Caereinion Settlement Profile

Figure 7. Site of existing Caereinion Medical Practice (following planned relocation to a new facility at Watergate Street), Llanfair Caereinion



11. Housing Need and Supply

Table 29. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	4
2	5
3	2
4	3
TOTAL	14

Total number of new dwellings (net) built between 2011 and 2023 = 5

Median house price paid data 01/04/2020 to 01/04/2023 = £178, 000 (Average = £206, 559)

Average Household Income (by Locality): £35,448 (CACI Paycheck GROSS household income 2021)

Llanfair Caereinion Settlement Profile

Table 30. 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
383		P/2017/0370	Land adj Maes Gwyn, Llanfair Caereinion	Outline: Residential development of up to 9 dwellings, formation of vehicular access and associated works (some matters reserved) RES - pending	Planning Permission Not Started	9	0	0	9
					TOTAL:				9