



# **Powys Replacement Local Development Plan (2022-2037)**

## **Infrastructure Provision and Settlements Profiles**

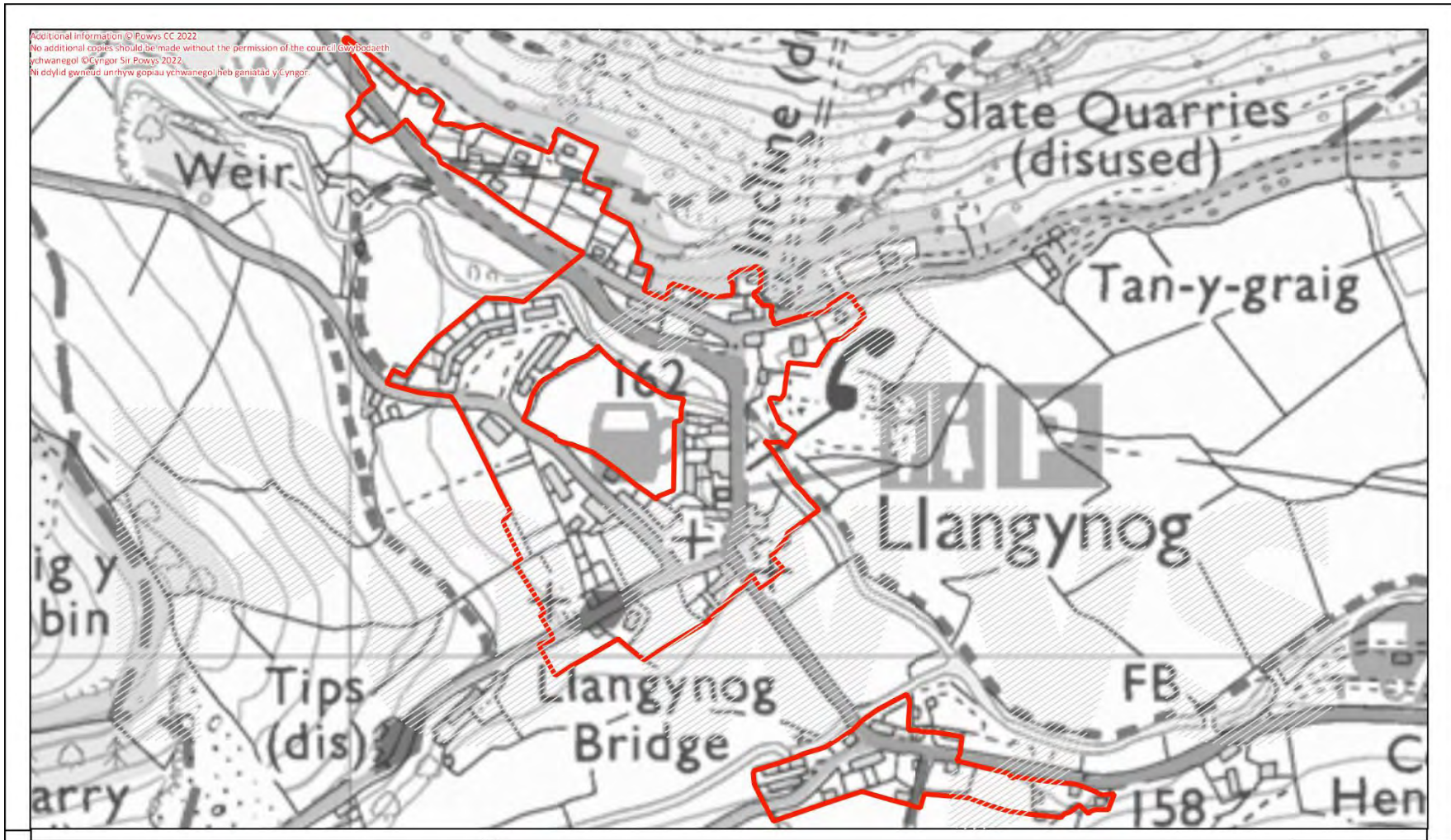
### **Settlement Profile:**

### **Llangynog**

Prepared by Powys County Council in partnership with Cadnant Planning



# Llangynog Settlement Profile



## 1. Introduction

The settlement of Llangynog, classified as a Large Village in the adopted Powys LDP (2011-2026), is located within the north-central area of Powys and is divided into two areas by the River Tanat. A number of holiday parks are located along the development boundaries of the settlement.

The main larger cluster of the settlement contains a limited number of local facilities which include a community centre and two public houses.

The settlement lies within the Tanat Valley Registered Historic Landscape and is surrounded by protected areas including the Berwyn Mountains to the north. There is also a conservation area which runs through the middle of the settlement.

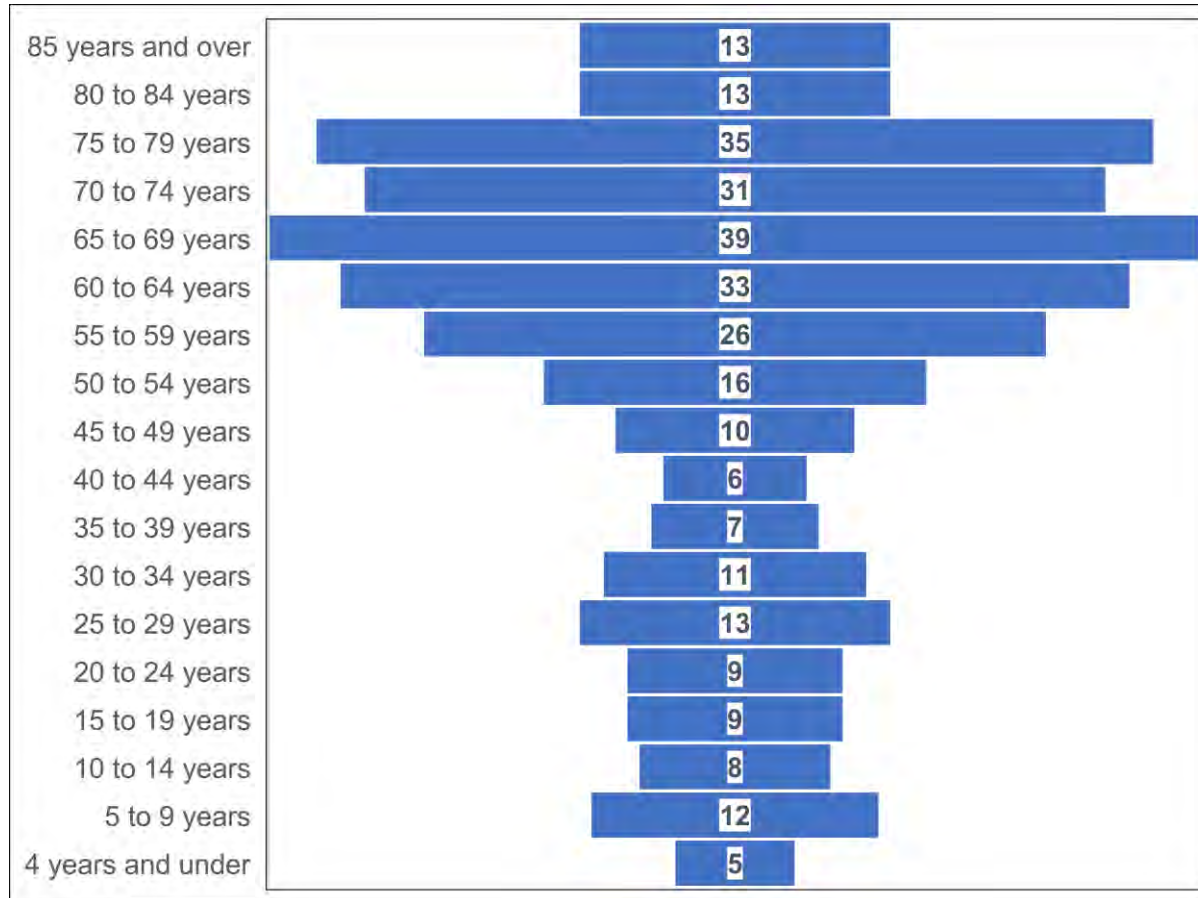
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Large Village
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 3
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Rural / Non-Cluster Settlement
<b>Housing Market Area / Locality:</b>	Llanfyllin
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	10.15 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	214

**Site Survey Date:** July 2022

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

### 3. Employment Provision

**Table 2. Key Employment Opportunities within Settlement**

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

Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 5.3 miles to Llanrhaeadr-ym-Mochnant

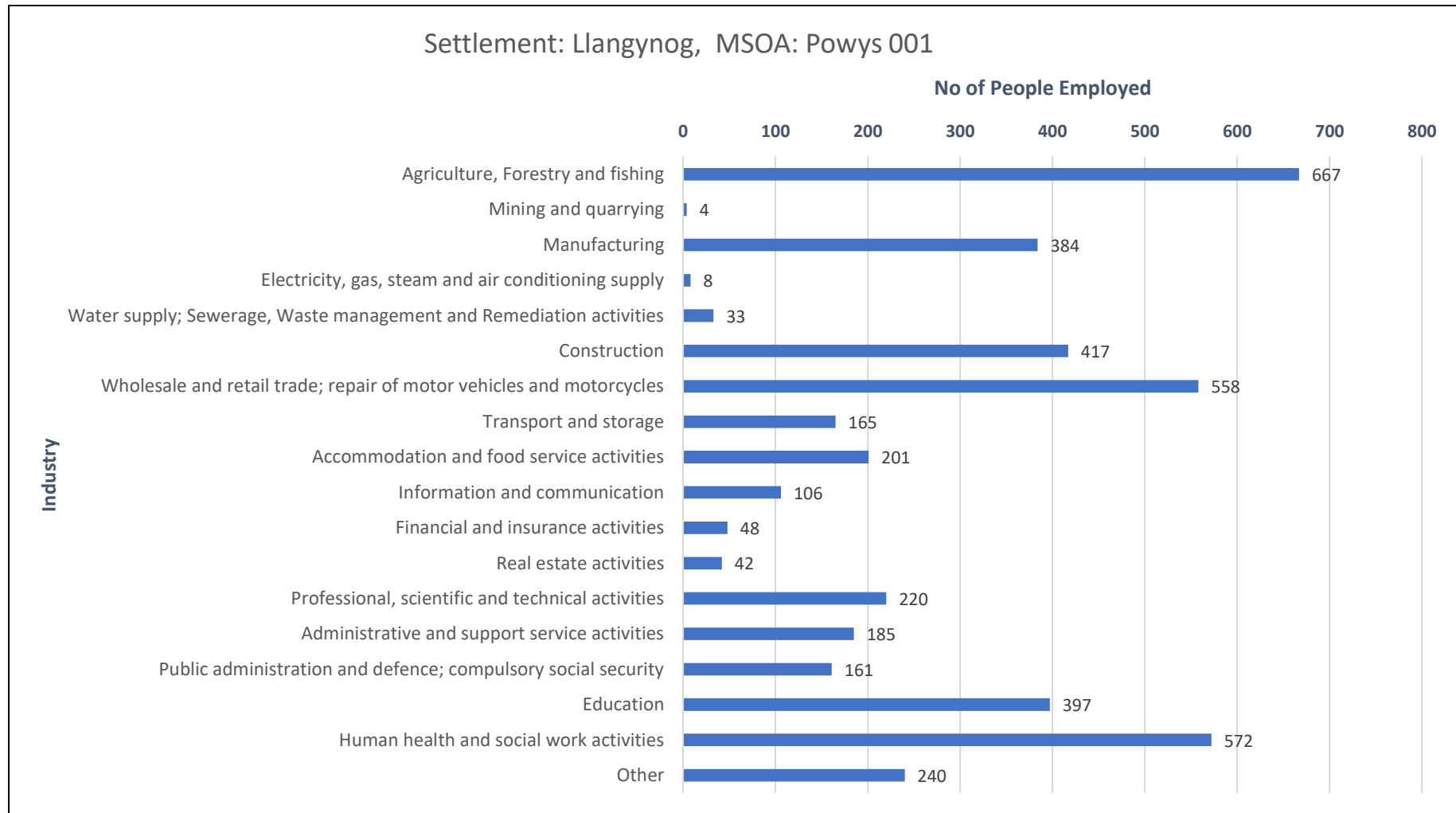
**Local employers (employing five or more) in overlapping output areas = 120<sup>1</sup>**

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<sup>1</sup> Nomis Data (2021)

## Llangynog Settlement Profile

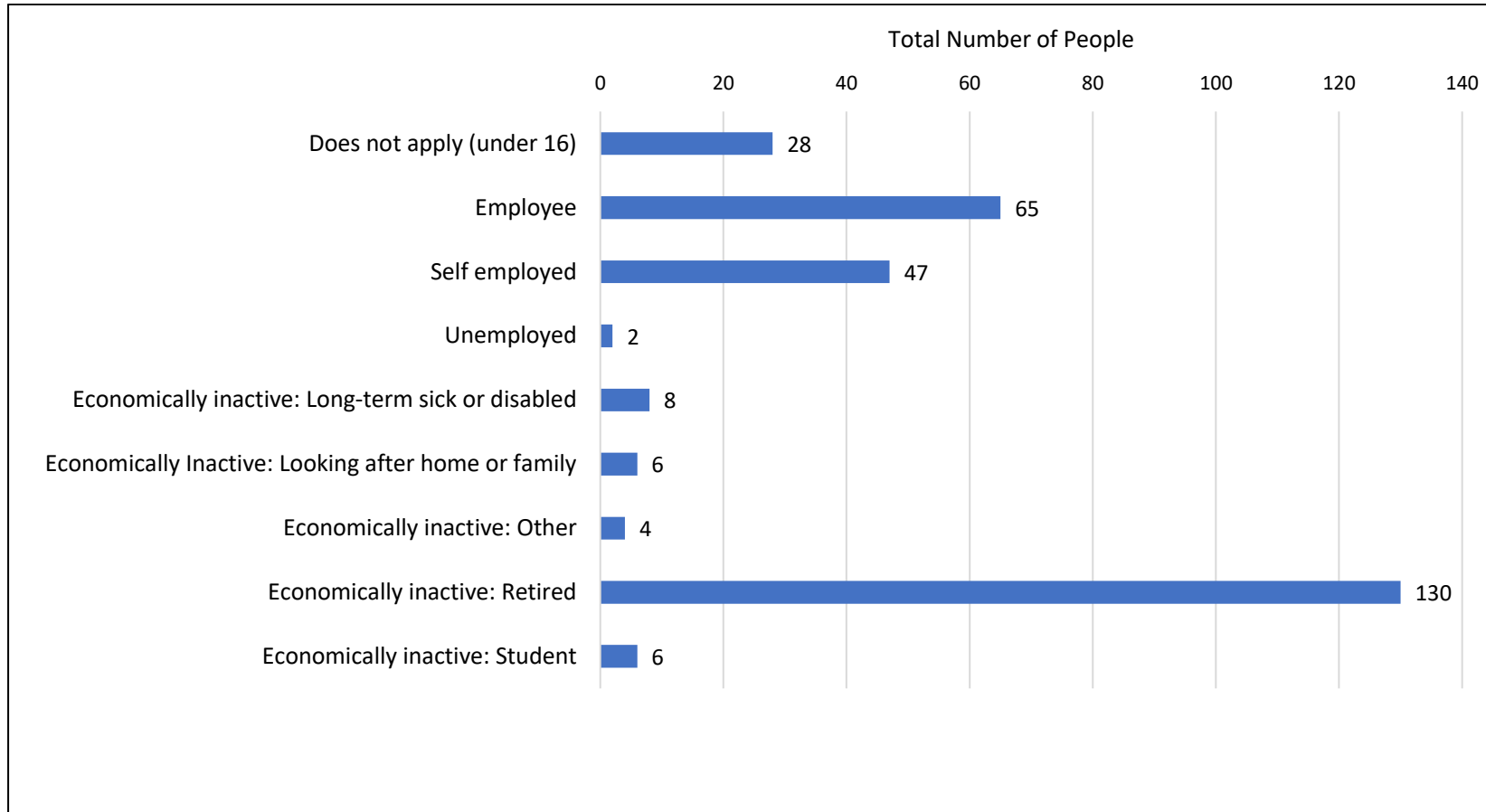
**Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)**



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

## Llangynog Settlement Profile

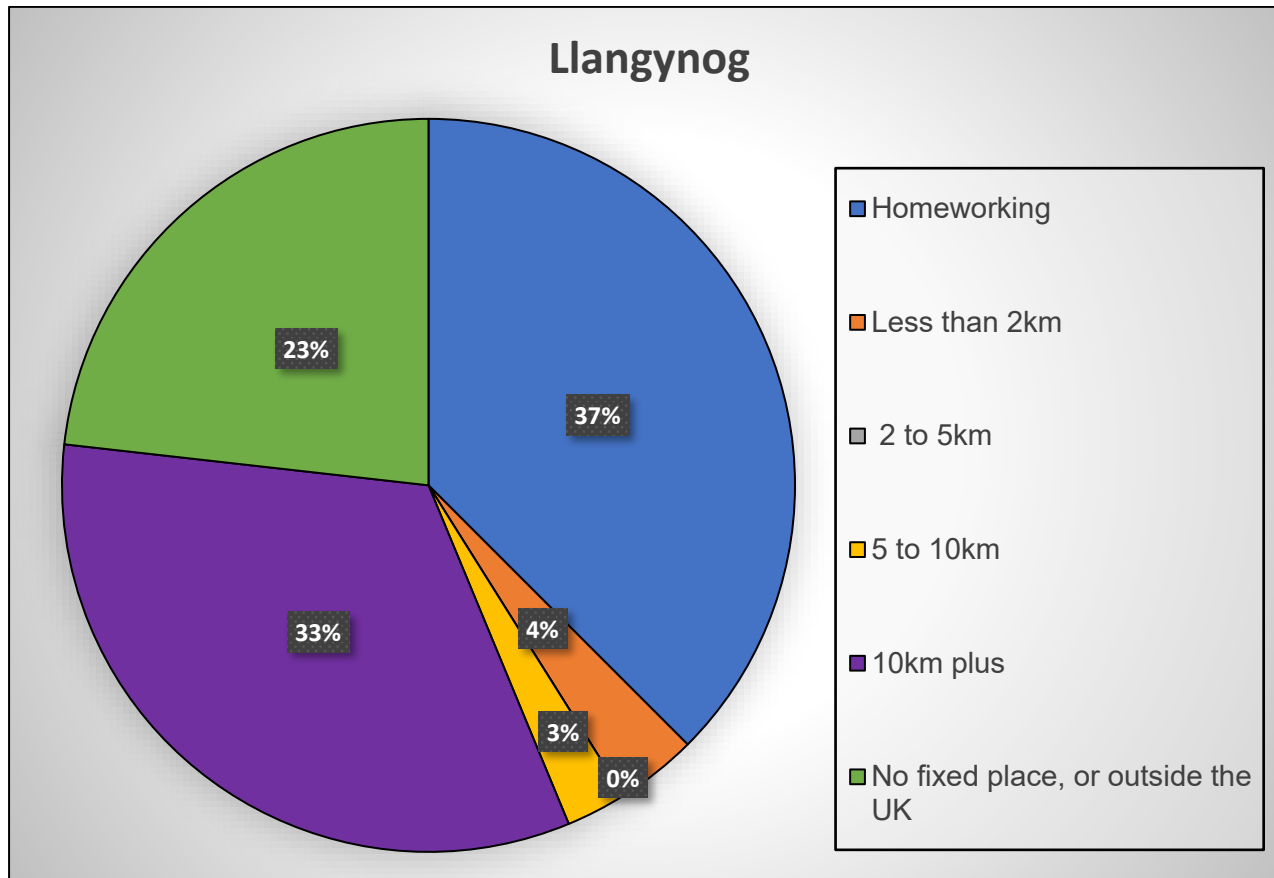
**Figure 3. Economic Activity Status of Population within the Output Areas that overlap Settlement (Census 2021)**





## Llangynog Settlement Profile

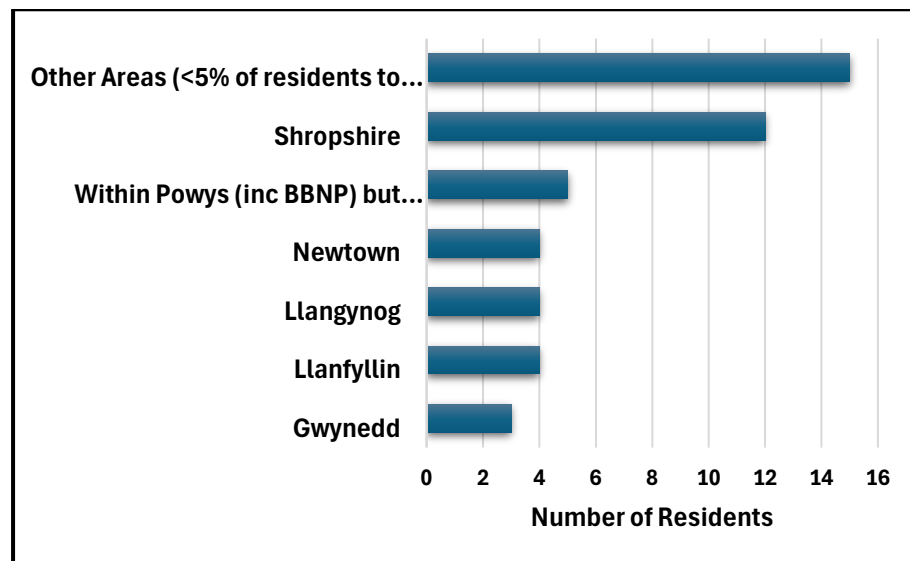
**Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)**



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

## Llangynog Settlement Profile

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

Settlements / Areas	Residents	Percentage
Gwynedd	3	6%
Llanfyllin	4	9%
Llangynog	4	9%
Newtown	4	9%
Other Areas (<5% of residents to each area)	15	32%
Shropshire	12	26%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	5	11%
<b>Grand Total</b>	<b>47</b>	<b>100%</b>

## 4. Environmental Capacity

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

<b>Constraint</b>	<b>Presence in or adjacent to Settlement</b>
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Large-medium coverage of flood risk from rivers

**Table 5. Built Heritage Designations within or adjacent to Settlement**

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

Llangynog Settlement Profile

**Table 6. Natural Heritage Designations within or adjacent to Settlement**

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b>  <b>Yes / No</b>	<b>Comments</b>
Special Area of Conservation (SAC)	Yes	Tanat and Vyrnwy Bat Sites
Site of Special Scientific Interest (SSSI)	Yes	West Llangynog Slate Mine  Berwyn and South Clwyd Mountain
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**

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b>  <b>Yes / No</b>
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.

Llangynog 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**

<b>WwTW</b>	<b>Towns and Large villages served</b>	<b>Estimated spare capacity at the WwTW?</b>	<b>Any other comments</b>
Llangynog	Llangynog	Not expected to be an issue	None.

## Llangynog Settlement Profile

### Electricity Provision

**Electricity supply provider:** SP Energy Networks

**Capacity issues:** SPEN Distributed Generation Heat Map<sup>2</sup> identifies the network to be in a red category<sup>3</sup>.

### 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

<sup>2</sup> [SPM Heat Map - SP Energy Networks](#)

<sup>3</sup> 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.

Llangynog 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><b>Wales and West Utilities</b></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"> <li>• If reinforcement would be required to supply new development</li> <li>• Which pressure tier or main would be appropriate to supply the new development</li> <li>• Would any WWU mains need to be diverted within the development</li> <li>• Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course</li> </ul> <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>



## Llangynog Settlement Profile

### Broadband Provision

Broadband connection <sup>4</sup> 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 educational facilities within the settlement of Llangynog. The nearest primary school is at Penybontfawr.

**Table 14. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Pennant	88	77	88.0%	11	13.0%

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<sup>4</sup> Data correct from Welsh Government OMR, June 2022

## Llangynog Settlement Profile

### Health Care Provision

There is no GP Surgery provision in Llangynog. The nearest GP would be at Llanrhaeadr-ym-Mochnant.

**Table 15. Healthcare Capacity and Surplus**

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

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	The B4391 is constrained in terms of its width, with limited or no opportunity for pedestrian /active travel improvements. Minor roads, away from the B4391 could not accommodate further development.

## 6. Transport Opportunities

### Active Travel

Active Travel Routes within Settlement = None

### Bus Services

Bus stops located within the settlement: No

**Table 17. 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.		
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		
Limited Service	Yes	Very limited service to Llanrhaeadr Y M once a day with no return trip that day

### 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	No	
Between 5-10 miles	No	
Further than 10 miles	Yes	22.2 miles to Gobowen Train Station. Services to Holyhead, 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	No	
Less than 5 miles	No	
Between 5-10 miles	Yes	9.1 miles to A490

## 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:** 3

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	0
Amenity greenspace	0
Green corridors	0
Natural and semi-natural green spaces	1
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)	0
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	1

Llangynog Settlement Profile

**Table 23. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Tenat
PROW	Yes	<p>Limited PROW access to the wider area and through settlement.</p> <p>PROW footpath leading from settlement along Afon Tanat to the west</p>
Walkways	Yes	Pererindod Melangell long distance trail

**Number of Allotments / Community Gardens in Settlement: 0**

## 8. Character

Llangynog lies in the Berwyn Foothills Landscape Character Area (LCA), a transitional landscape located in the far north of the Powys LDP area, lying between the Berwyn Mountains to the north-west and the lower lying Tanat Valley to the south, on the hills above the settlements of Llanrhaeadr-ym-Mochnant and Llansilin. The western part of the LCA contains the settlement of Llangynog, which is contained by the enclosing hillsides. The LCA contains high moorland summits and foothills at the edge of the Berwyn plateau, which are dissected by steep-sided valleys of upland grazing. The western and northern boundaries of the LCA border the Berwyn Mountains where there is a transition to upland moorland plateau, with intervisibility between the LCAs. The northern boundary also borders Wrexham and the eastern boundary borders Shropshire. The LCA is intervisible with parts of Llanrhaeadr, the Tanat Valley and Dyfnant Forest/Llanbrynmair Moors to the south, where there is a transition to the farmed slopes and floor of the Tanat Valley.

This LCA is within the Berwyn National Landscape Character Area (NLCA).

The western extents of the Berwyn Foothills LCA, including Llangynog are within the Tanat Valley Registered Historic Landscape, The upper reaches of the valley around Llangynog bear the marks of an industrial past. Historic lead, phosphate and slate mining and granite quarrying evident in the upper reaches of the Tanat Valley.

There are scattered settlements in sheltered valleys which contain a mixture of traditional and post-war housing, and include Llangynog, located on the valley floor.

The Berwyn and South Clwyd Mountain Site of Special Scientific Interest (SSSI) lies to the north of Llangynog and the Tanat and Vyrnwy Bat Sites to the west is a SSSI with the West Llangynog Slate Mine identified as a Special Area of Conservation.

There are a network of minor roads, tracks and footpaths cross the landscape. The Pererindod Melangell long distance trail passes through Llangynog, connecting the Tanat and Vyrnwy Valleys.

## 9. Community Aspirations

Llangynog 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 Llangynog Community Council’s Community Aspirations**

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
<b>Would the Community Council like to see future growth (general) as part of the LDP in the Community Council area?</b>	No response received.
<b>Aspirations in terms of housing (including affordable housing)</b>	Llangynog Community Council would like to request affordable housing. Most houses that go on the market here are unaffordable for young, local families.
<b>Growth in terms of future employment opportunities</b>	No response received.
<b>Aspirations in terms of education provision (primary and secondary schools)</b>	No response received.
<b>Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)</b>	The Community Council would like to request allotments. In the past, attempts to rent land for this purpose have unfortunately failed.

## Llangynog Settlement Profile

<b>Aspirations in terms of health care provision in your communities</b>	No response received.
<b>Aspirations in terms of public open spaces, sports and play provision</b>	The Community Council would like to request allotments. In the past, attempts to rent land for this purpose have unfortunately failed.
<b>Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)</b>	No response received.
<b>Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)</b>	No response received.
<b>Summary which describes the long-term vision for your town / community council area.</b>	No response received.
<b>Other comments received</b>	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 (1<sup>st</sup> Preference Band 1-3)**

<b>Number of Bedrooms</b>	<b>Total on Common Housing Land Register Waiting List</b>
<b>1</b>	<b>1</b>
<b>2</b>	<b>4</b>
<b>3</b>	<b>0</b>
<b>4</b>	<b>0</b>
<b>TOTAL</b>	<b>5</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 1**

**Median house price paid data 01/04/2020 to 01/04/2023 = £250,000 (Average = £222,564)**

**Average Household Income (by Locality) = £34,241 (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**

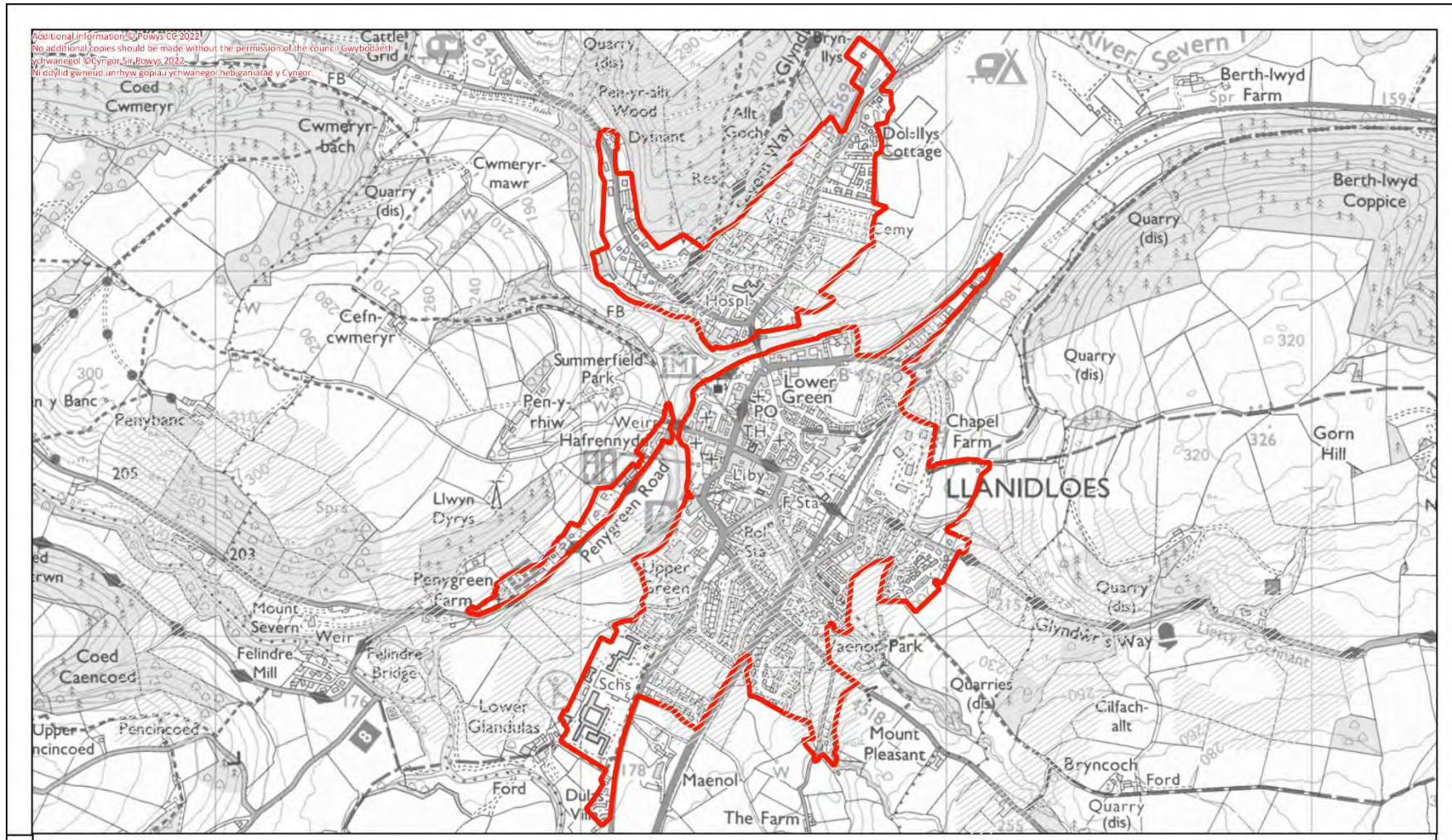
### **Settlement Profile:**

# **Llanidloes**

Prepared by Powys County Council in partnership with Cadnant Planning



# Llanidloes Settlement Profile



## 1. Introduction

The town of Llanidloes is situated toward the centre of Powys with the settlement boundary being divided into two by the River Severn which also meets the Clywedog River.

The settlement is well connected to surrounding settlements by both the A470 and B4518 and also has the National Cycle Route 81 passing through.

Within the settlement there are a number of facilities serving the local community, including a primary and secondary school, a sports centre with swimming facilities, a library and a number of public houses and retail facilities.

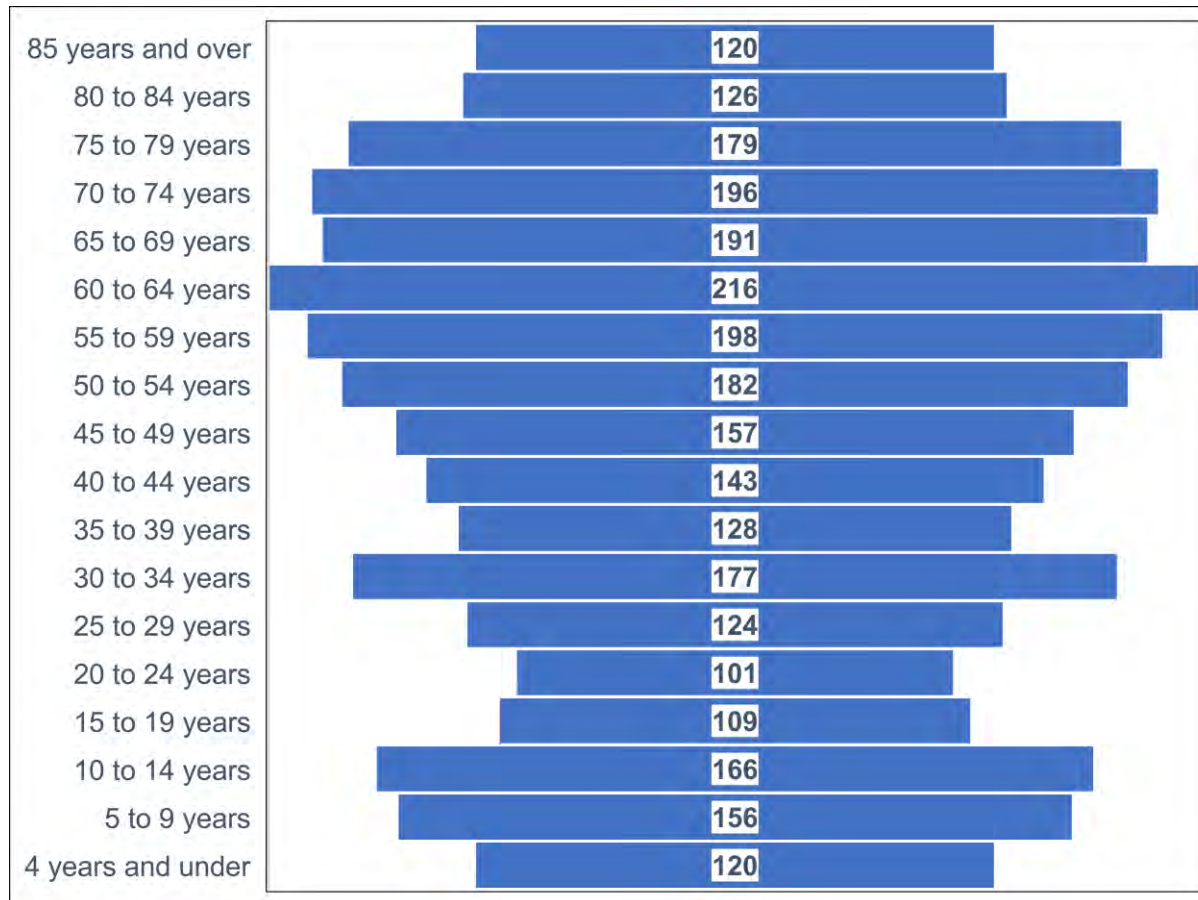
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Town
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 2
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Regional Growth Area Cluster Settlement
<b>Housing Market Area / Locality:</b>	Llanidloes
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	104.12 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	2,741

**Site Survey Date:** July 2022

## Llanidloes 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	2
Nursery / pre-school provision	5
<b>Total number of education facilities</b>	<b>8</b>

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	4
Sports Centre	0
Library (including mobile)	1
Bank / Building Society	1
Post Office / Post Depot	0
Public House	10
Cultural Facilities (theatre, museum gallery)	2
Police Station	0
Fire Station	1
Ambulance Depot	1
<b>Total number of community facilities</b>	<b>19</b>

Llanidloes Settlement Profile

**Table 3. Health Facilities within Settlement**

Type	Number
Hospital (A& E, Minor injuries)	1
GP Surgeries	1
Pharmacy	1
Dentist	1
Opticians	0
<b>Total number of health facilities</b>	<b>4</b>

**Table 4. Retail Facilities within Settlement**

Type	Number
Supermarket	1
Convenience store / local grocery shop	3
Other food outlet	7
Take away food	4
Café	5
Restaurant	3
Petrol station	1
Farm shop	0
Other non-food shops	28
<b>Total number of retail facilities</b>	<b>52</b>

### 3. Employment Provision

**Table 5. Key Employment Opportunities within Settlement**

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

**Local employers (employing five or more) in overlapping output areas<sup>1</sup>= 70**

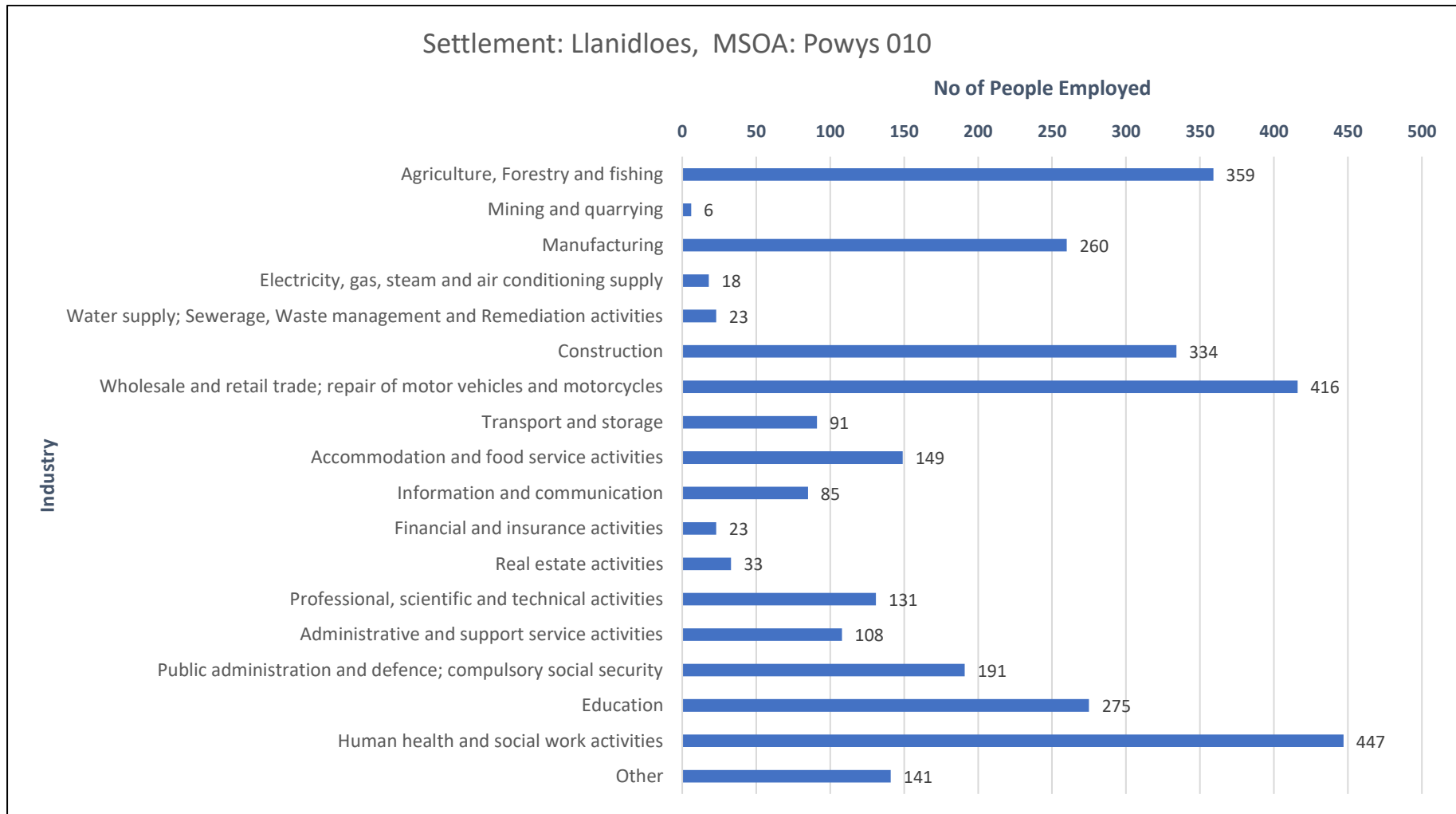
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Llanidloes Settlement Profile

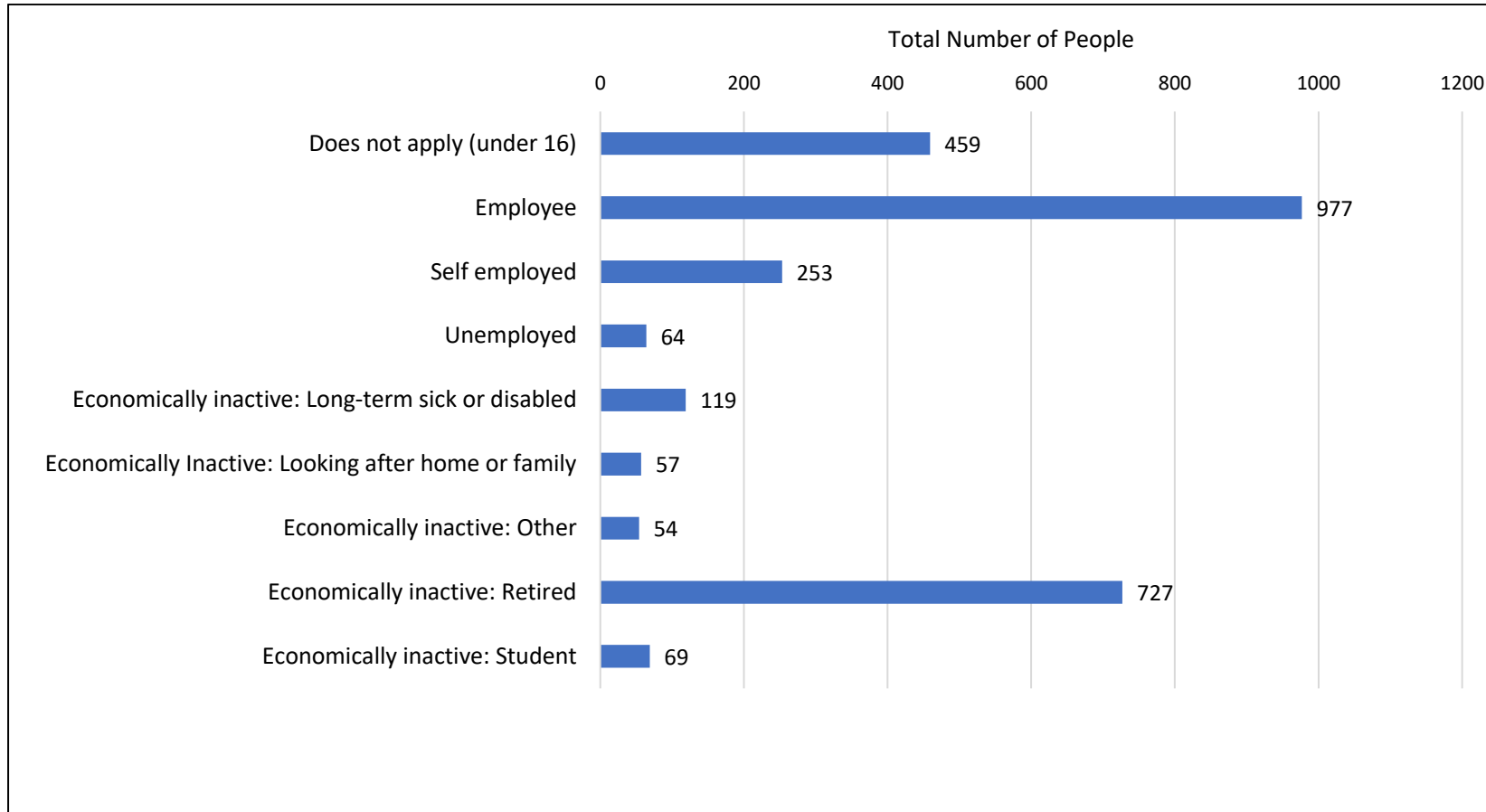
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Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

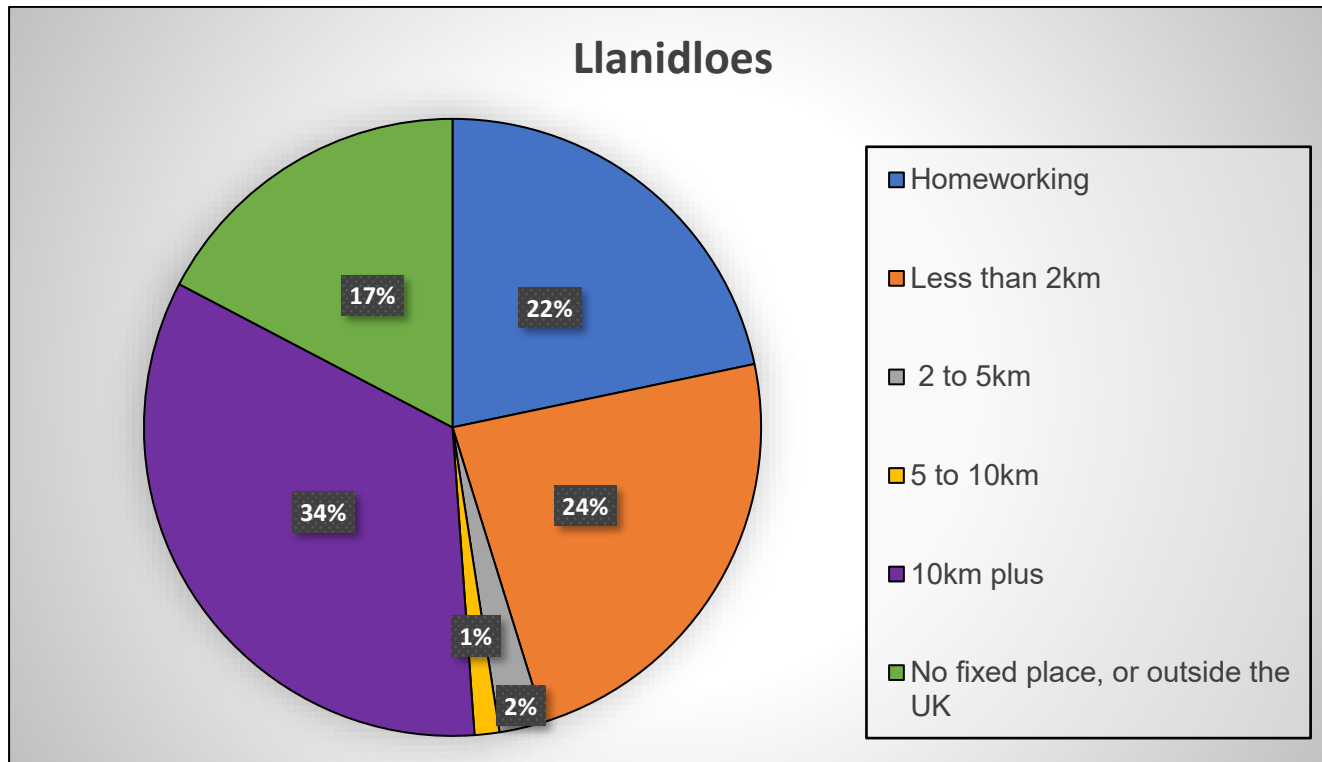
Llanidloes Settlement Profile

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



Llanidloes Settlement Profile

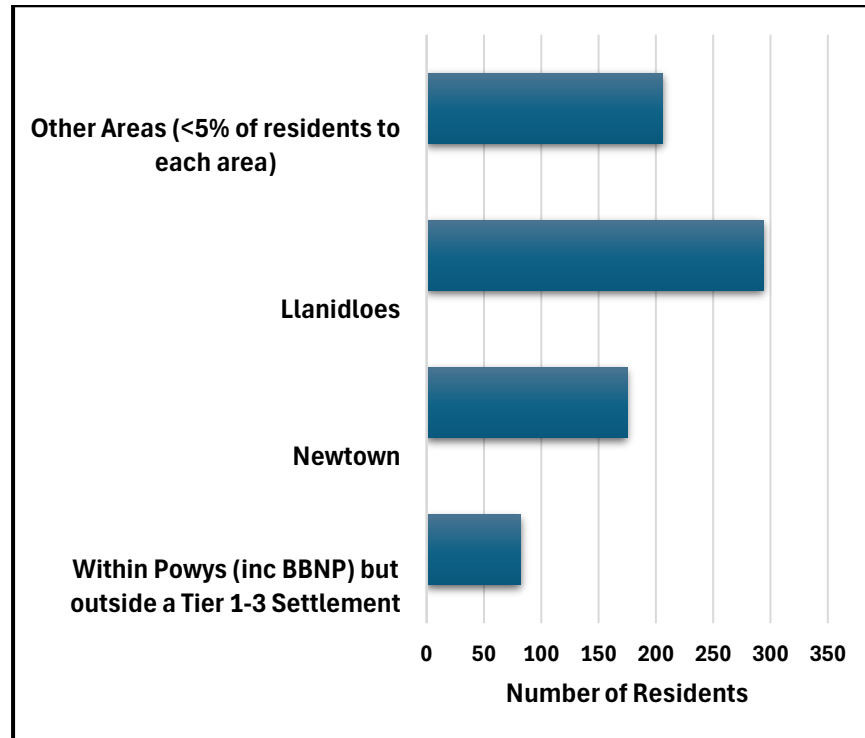
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It is important to note that the 2021 Census was undertaken at a time when Covid 19 restrictions encouraged working from home.

Llanidloes Settlement Profile

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

Settlements / Areas	Residents	Percentage
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	82	11%
Newtown	175	23%
Llanidloes	294	39%
Other Areas (<5% of residents to each area)	206	27%
<b>Grand Total</b>	<b>757</b>	<b>100%</b>

## 4. Environmental Capacity

**Table 7. Flood Risk Constraints within or adjacent to Settlement**

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2 Zone B
Flood risk (Flood Map for Wales)	High from Rivers surrounding town and high- surface water to South

**Table 8. Built Heritage Designations within or adjacent to Settlement**

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

Llanidloes 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	Comments
	Yes / No	
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	
Topography	Yes	Fairly steep to the West
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.

Llanidloes 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
Llanidloes	Llanidloes	Not expected to be an issue	None.

## Electricity Provision

**Electricity supply provider:** SP Energy Networks

**Capacity issues:** SPEN Distributed Generation Heat Map<sup>2</sup> identifies the network to be in a red category<sup>3</sup>.

### Electricity network planned improvements

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

**Driver:** Voltage

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<sup>2</sup> [SPM Heat Map - SP Energy Networks](#)

<sup>3</sup> 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.



Llanidloes Settlement Profile

**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
Replacement/modernisation of existing apparatus	Newtown-Morda 33kV Flexibility services to manage the network risk during delivery of reinforcement.	24.4	-	2023/24 to 2026/27	Planned ED2

**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

Llanidloes Settlement Profile

**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
<b>Wales and West Utilities</b>	<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"> <li>• If reinforcement would be required to supply new development</li> <li>• Which pressure tier or main would be appropriate to supply the new development</li> <li>• Would any WWU mains need to be diverted within the development</li> <li>• Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course</li> </ul> <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>

## Llanidloes Settlement Profile

### Broadband Provision

Broadband connection <sup>4</sup> in Settlement: Yes

**Table 16. Broadband Provision and Planned Improvements**

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

### Education Provision

**Table 17. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Llanidloes C. P.	269	280	104.1%	-11	-4.1%
Llanidloes High School	692	702	101.4%	-10	-1.4%

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<sup>4</sup> 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?
<b>Arwystli Medical Practice</b>	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 19. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
<b>Powys Local Highway Authority</b>	There are multiple restrictions in terms of the highway network. Development to the west of the river would be constrained by width of listed bridge on Shortbridge Street.  The Historic Market Hall at the centre of the B4518 impedes upon town centre movements.

## 6. Transport Opportunities

### Active Travel

Presence of active travel routes within the settlement: Yes

**Table 20. Active Travel Routes within Settlement**

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

### 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 Shrewsbury, Rhayader.
No Service	No	

### Train Services

**Table 22. Nearest Train Services Related to Settlement**

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	No	
Between 5-10 miles	Yes	Caersws 8.5 miles - Services to Pwllheli, Aberystwyth, Birmingham New Steet.
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	A470
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 <sup>5</sup>	Mount Street Car Park,

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<sup>5</sup> 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:** 20

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	3
Amenity greenspace	0
Green corridors	0
Natural and semi-natural green spaces	2
Public parks and gardens	2

**Table 26. Provision for Children and Young People**

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	1
Local Equipped Areas of Plan (LEAP)	3
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)	4
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	2



Llanidloes Settlement Profile

**Table 28. Public Right of Way**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Clywedog, River Severn
PROW	Yes	PROW linking settlement to wider area, including access through Pen yr Allt Woods to St Idloes Golf Club
Walkways	Yes	Includes walkway along River Severn

**Number of Allotments / Community Gardens in Settlement: 2**

## 8. Character

Llanidloes lies in the Upper Wye and Severn Valleys Landscape Character Assessment (LCA), which is located in the west of the Powys Local Development Plan (LDP) area. It is a roughly Y-shaped and centred on Llangurig, with branches extending north-west along the Severn Valley, north-east towards Llanidloes, and southwards, following the River Wye towards Rhayader.

The majority of the Upper Wye and Severn Valleys LCA is within the Upper Wye Valley National Landscape Character Area (NLCA). The western branch falls partially within the Cambrian Mountains NLCA, and a small area of the eastern branch is within the Radnorshire Hills NLCA.

The market town of Llanidloes lies within the Upper Wye and Severn Valleys, which contains a Conservation Area with a high number of listed buildings. Llanidloes lies within the south-eastern part of the Clywedog Valley Historic Landscape. Rhyd yr Onen

Mound & Bailey Castle (some distance to the south-west of Llanidloes) is a Scheduled Monument.

The A470 is one of the main roads which run along the bottom of the Wye Valley, connecting major settlements in the area and bypasses the town of Llanidloes.

Minor roads and PRoWs rise up the valley sides, allowing access to the adjacent uplands. The Severn Way is a long-distance footpath, Glyndwr's Way National Trail and Wye Valley Walk pass through Llanidloes, along with National Cycle Network (NCN) route 81.

The Upper Wye and Severn Valleys LCA is a sheltered pastoral valley with a sense of enclosure resulting from the steep valley sides and tree-lined watercourses. There is some intervisibility with adjacent upland landscapes, although the steep, wooded valley sides often limit views out.

## **9. Community aspirations**

Llanidloes 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 Llanidloes Town 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 29. Affordable Housing Need (April 2023) within Settlement (1<sup>st</sup> Preference Band 1-3)**

<b>Number of Bedrooms</b>	<b>Total on Common Housing Land Register Waiting List</b>
<b>1</b>	17
<b>2</b>	50
<b>3</b>	16
<b>4</b>	11
<b>TOTAL</b>	<b>94</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 73**

**Median house price paid data 01/04/2020 to 01/04/2023 = £ 165, 000 (Average = £ 185, 337)**

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

Llanidloes 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
1015		P/2017/0423	Land Adj Dolwenith And Tan Y Bryn Llanidloes Powys	Outline - Proposed residential development of 96 houses, vehicular access, infrastructure and all associated works (some matters reserved)	Planning Permission Not Started	96	0	0	96
1098		19/1578/FUL	Former Livestock Market Gorn Road Llanidloes Powys SY18 6DE	Proposed residential development of 22 affordable dwellings and all associated works, to include some demolition	Complete	0	0	22	22
18	P35 HC1	M2006/0103	Lower Green, Victoria Avenue - P35 HC1		Commenced	31	0	0	31
					<b>TOTAL</b>				<b>149</b>



# **Powys Replacement Local Development Plan (2022-2037)**

## **Infrastructure Provision and Settlements Profiles**

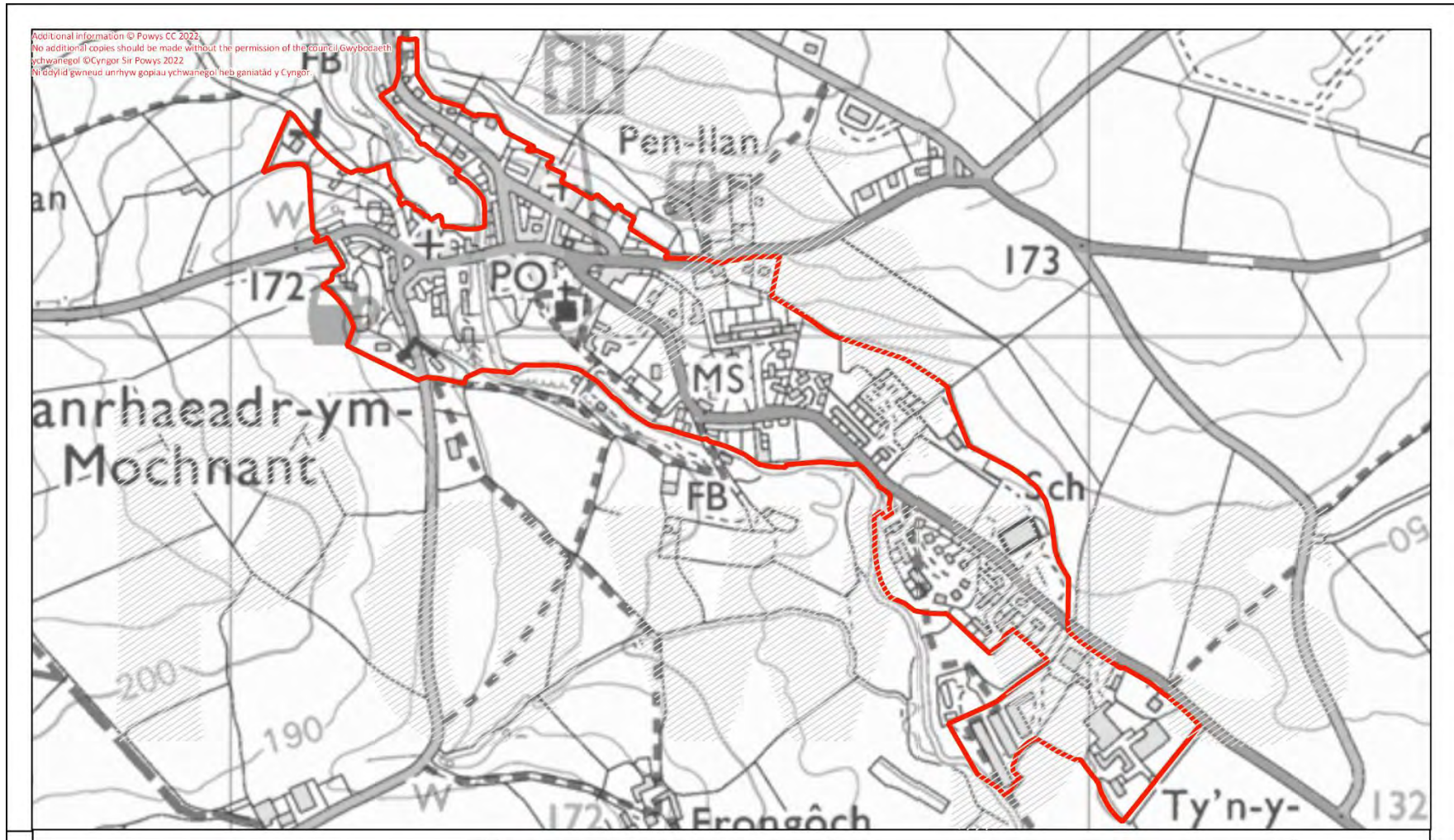
### **Settlement Profile:**

### **Llanrhaeadr-ym-Mochnant**

Prepared by Powys County Council in partnership with Cadnant Planning



# Llanrhaeadr-ym-Mochnant Settlement Profile



## 1. Introduction

The settlement of Llanrhaeadr-ym-Mochnant, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in northern Powys with the River Rhaeadr flowing to the south west of the settlement.

The settlement has a number of local services and facilities which include a primary school, dentist, GP surgery, a post office, three public houses, three convenience stores, two cafes, one restaurant and one takeaway food outlet. There are a number of commercial premises located within the settlement.

Half of the settlement is designated as a Conservation Area, and the settlement in its entirety lies within the Tanat Valley Registered Historic Landscape.

### Key Facts:

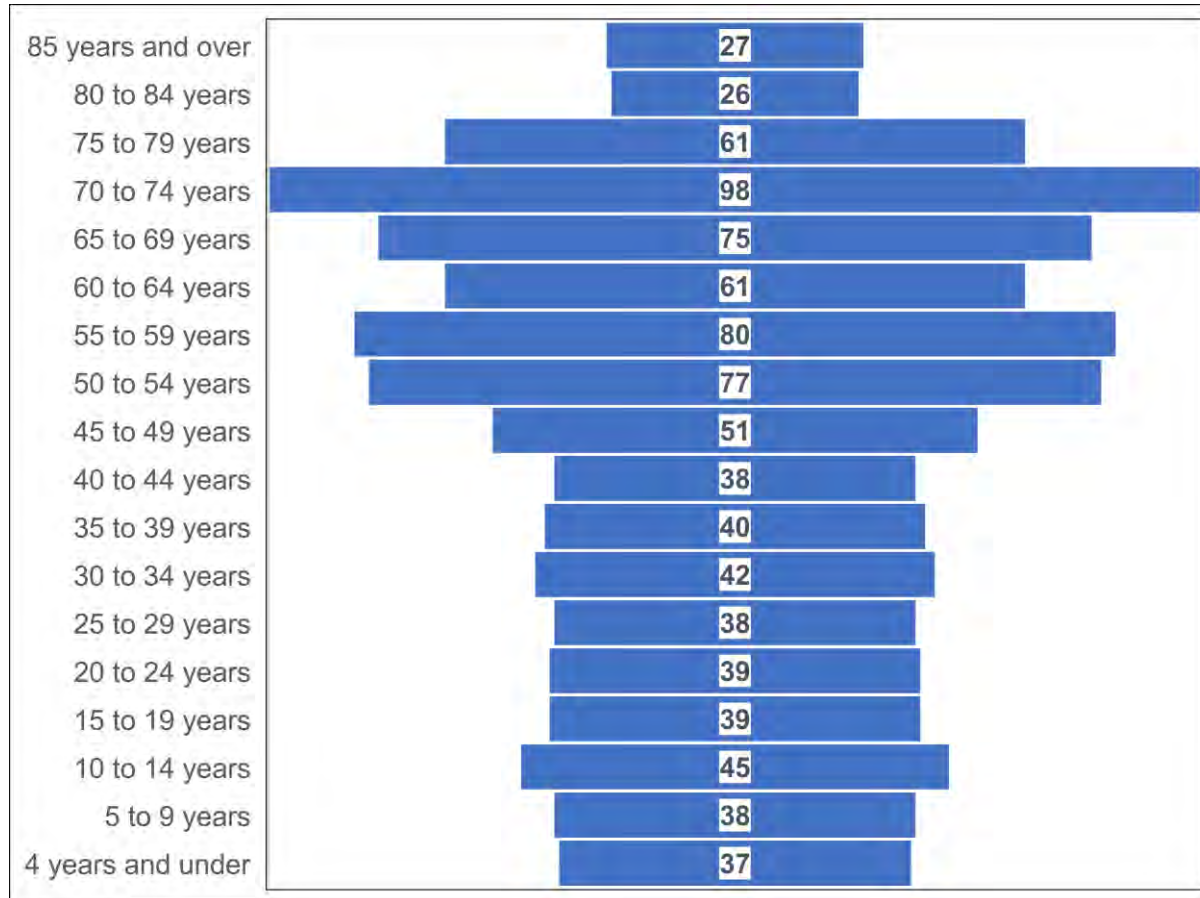
<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Large Village
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 3
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Local Cluster Settlement
<b>Housing Market Area / Locality:</b>	Llanfyllin
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	22.53 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	556

**Site Survey Date:** July 2022



Llanrhaeadr-ym-Mochnant 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
<b>Total number of education facilities</b>	<b>2</b>

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

**Table 2. Community Facilities within Settlement**

Type	Number
Village / Community / Town Hall	1
Place of Worship	2
Sports Centre	0
Library (including mobile)	0
Bank / Building Society	0
Post Office / Post Depot	1
Public House	3
Cultural Facilities (theatre, museum gallery)	0
Police Station	0
Fire Station	0
Ambulance Depot	0
<b>Total number of community facilities</b>	<b>7</b>

Llanrhaeadr-ym-Mochnant 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
<b>Total number of health facilities</b>	<b>2</b>

**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	2
Restaurant	1
Petrol station	0
Farm shop	0
Other non-food shops	2
<b>Total number of retail facilities</b>	<b>10</b>

### 3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

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

**Local employers (employing five or more) in overlapping output areas = 120<sup>1</sup>**

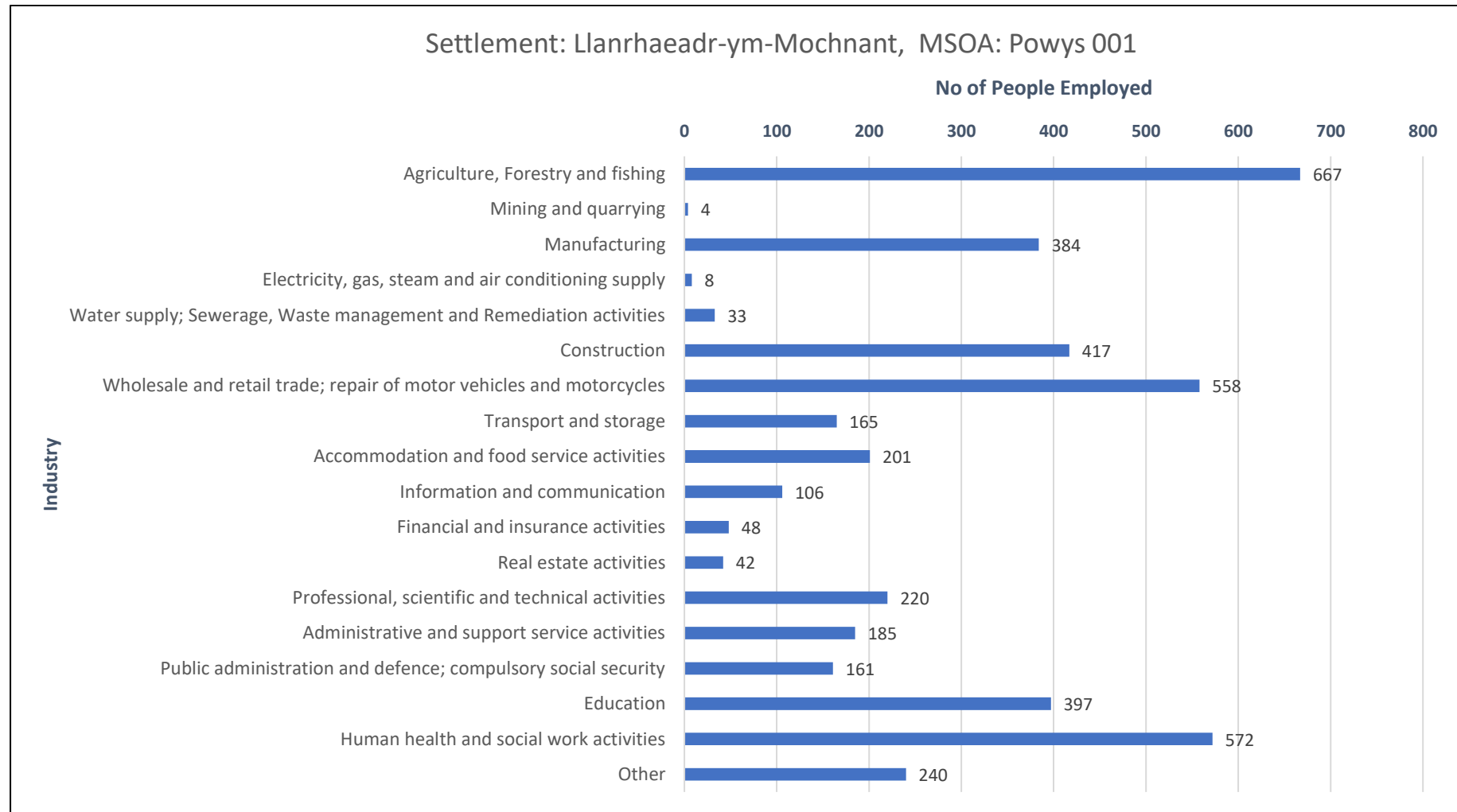
Distance to nearest Safeguarded / Identified Ind Est / Business Park = 6 miles Llanfyllin

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<sup>1</sup> Nomis Data (2021)

## Llanrhaeadr-ym-Mochnant Settlement Profile

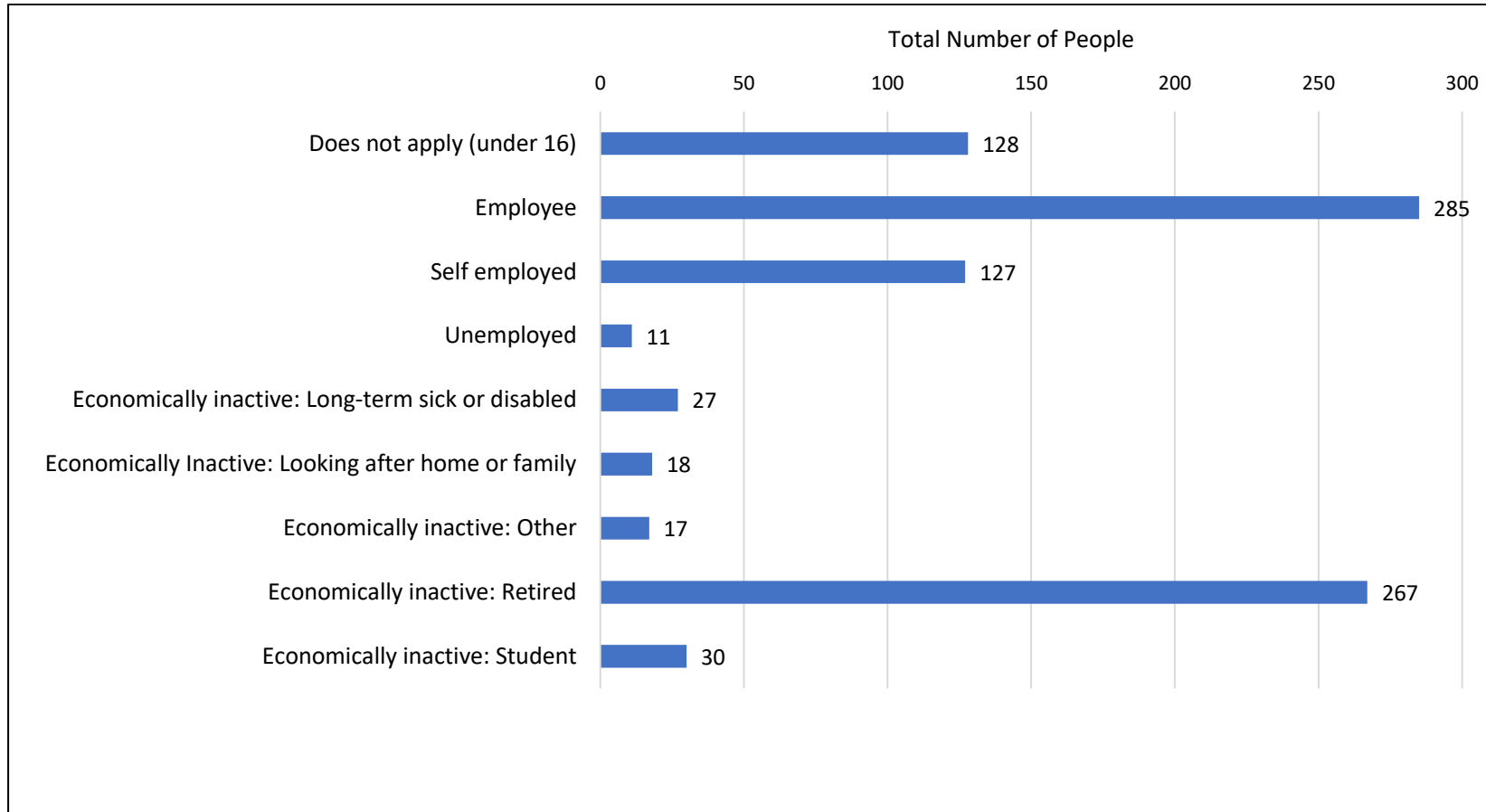
**Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)**



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

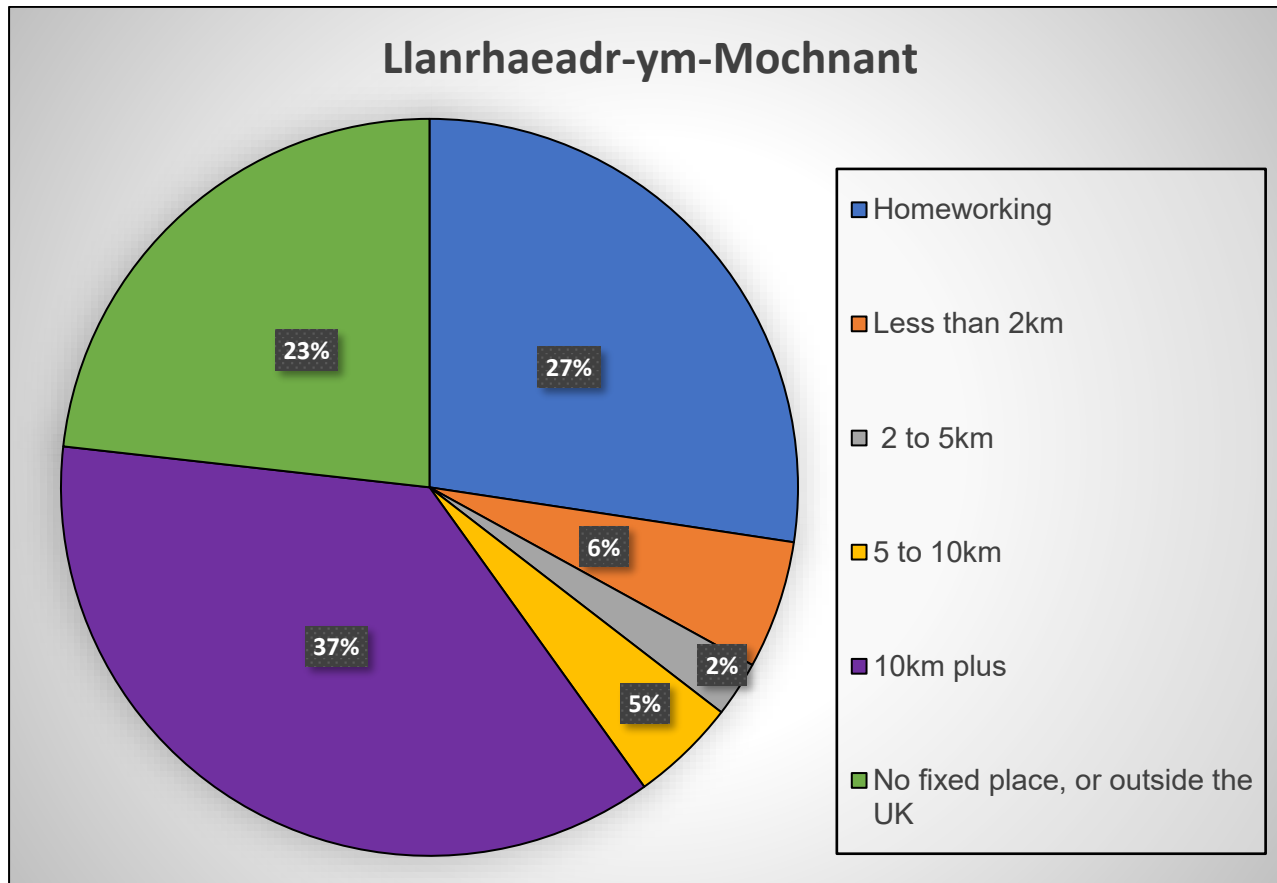
## Llanrhaeadr-ym-Mochnant Settlement Profile

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



Llanrhaeadr-ym-Mochnant Settlement Profile

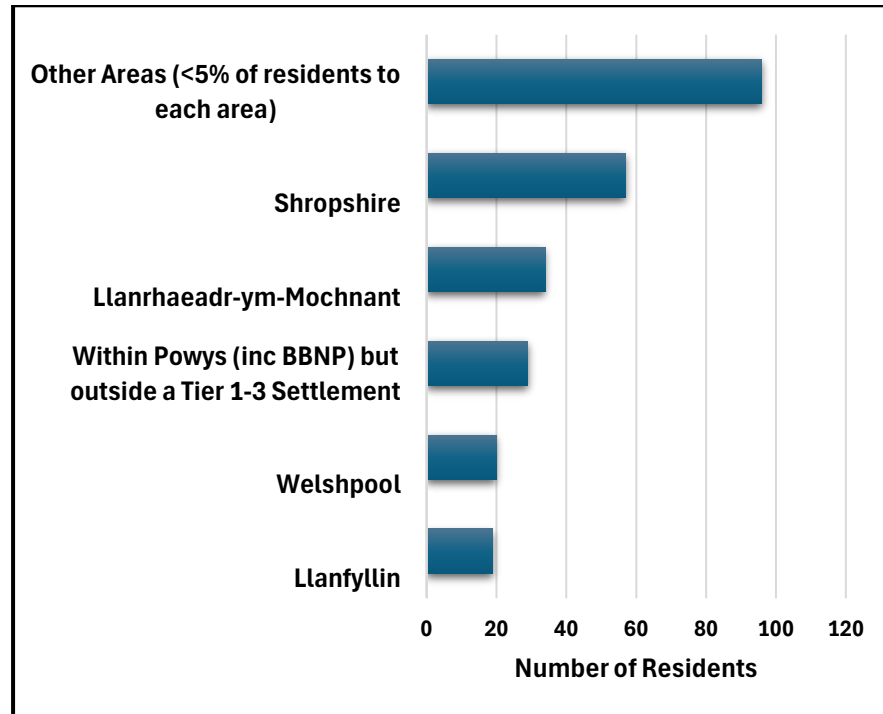
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Llanrhaeadr-ym-Mochnant Settlement Profile

**Figure 5. Where Residents Living in Llanrhaeadr-ym-Mochnant 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 Llanrhaeadr-ym-Mochnant Travel to Work (Census 2021)**

Settlements / Areas	Residents	Percentage
Llanfyllin	19	7%
Llanrhaeadr-ym-Mochnant	34	13%
Other Areas (<5% of residents to each area)	96	38%
Shropshire	57	22%
Welshpool	20	8%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	29	11%
<b>Grand Total</b>	<b>255</b>	<b>100%</b>



## 4. Environmental Capacity

**Table 7. Risk Constraints within or adjacent to Settlement**

<b>Constraint</b>	<b>Presence in or adjacent to Settlement</b>
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Low/medium along rivers and small amounts of low-surface water risk

**Table 8. Built Heritage Designations within or adjacent to Settlement**

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

Llanrhaeadr-ym-Mochnant Settlement Profile

**Table 9. Natural Heritage Designations within or adjacent to Settlement**

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b> <b>Yes / No</b>
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**

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b> <b>Yes / No</b>	<b>Comments</b>
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	No	
Topography	Yes	Steep topography in all directions apart from the south-east which is flat.
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.

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

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

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

### Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

**Table 11. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works**

<b>WwTW</b>	<b>Towns and Large villages served</b>	<b>Estimated spare capacity at the WwTW?</b>	<b>Any other comments</b>
Llanrhaeadr	Llanrhaeadr-ym-Mochnant	Not expected to be an issue	None.

## Electricity Provision

**Electricity supply provider:** SP Energy Networks

**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

Llanrhaeadr-ym-Mochnant Settlement Profile

**Network area:** Legacy Local GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1 / Oswestry GT5 / Whitchurch GT 1

**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	-	*	2024/25	Planned ED2
	Installation of Real Time Fault Level Monitoring equipment and Active Fault Level Monitoring at Oswestry Grid.				

**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><b>Wales and West Utilities</b></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"> <li>• If reinforcement would be required to supply new development</li> <li>• Which pressure tier or main would be appropriate to supply the new development</li> <li>• Would any WWU mains need to be diverted within the development</li> <li>• Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course</li> </ul> <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>

## Llanrhaeadr-ym-Mochnant Settlement Profile

### Broadband Provision

Broadband connection <sup>2</sup> in Settlement: Yes

**Table 16. Broadband Provision and Planned Improvements**

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

### Education Provision

**Table 17. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Llanrhaeadr Ym Mochnant	108	79	73.0%	29	27.0%

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<sup>2</sup> Data correct from Welsh Government OMR, June 2022

### Health Care Provision

**Table 18. Healthcare Capacity and Surplus**

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

### Transport

**Table 19. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Most of the highways in the core area of the village are not considered suitable to support further development.



## 6. Transport Opportunities

### Active Travel

Presence of active travel routes within the settlement: No

### Bus Services

Bus stops located within the settlement: No

**Table 20. Bus Services within Settlement**

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

### Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

## Train Services

**Table 21. Nearest Train Services Related to Settlement**

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	Yes	14.8 miles to Gobowen Train Station. Services to Holyhead, Birmingham New Street, Cardiff Central

## 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	No	
Less than 5 miles	No	
Between 5-10 miles	Yes	6 miles to A490

## 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 23. Informal Open Spaces (All over 0.2 hectares)**

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

**Table 24. Provision for Children and Young People**

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

**Table 25. Outdoor Sports Facilities**

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

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**Table 26. 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 including access through St Dogfan's Church and to the south east along Afon Rhaiadr
Walkways	Yes	

**Number of Allotments / Community Gardens in Settlement: 1**

## 8. Character

Llanrhaeadr-ym-Mochnant lies within the Llanrhaeadr Landscape Character Area (LCA) which is an elongated landscape running west to east between the Berwyn Foothills to the north and the Tanat Valley to the south, and includes the settlements of Llanrhaeadr-ym-Mochnant in the west and Llansilin in the east. The area is dominated by undulating, pastoral farmland, however the topography of this landscape is less pronounced than the neighbouring Berwyn Foothills LCA to the north, where there is a transition to high moorland summits and foothills at the edge of the Berwyn plateau. The western and southern boundaries border the Tanat Valley LCA, where there is a shift to the farmed slopes and floor of the valley, and the eastern boundary borders the English county of Shropshire.

This LCA is within the Berwyn National Landscape Character Area (NLCA).

The western extents of the Llanrhaeadr LCA, including Llanrhaeadr-ym-Mochnant are within the Tanat Valley Registered Historic Landscape.

The settlement of Llanrhaeadr-ym-Mochnant has a historic core and is designated as a Conservation Area with numerous listed buildings

There is a network of minor roads, tracks and footpaths which cross the landscape. The B4580 connects the settlements of Llanrhaeadr-ym-Mochnant, Efail-rhyd and Llansilin to the Tanat Valley and English border.

The Llanrhaeadr LCA has broad views available across the massif and valleys which dissect it, with open views available northwards with the Berwyn Hills forming the skyline and southwards across the Tanat Valley.

## 9. Community Aspirations

Llanrhaeadr-ym-Mochnant 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 Llanrhaeadr-ym-Mochnant Community Council specifically in relation to community aspirations as part of the Settlement Audit.

## 10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

## 11. Housing Need and Supply

**Table 27. Affordable Housing Need (April 2023) within Settlement (1<sup>st</sup> Preference Band 1-3)**

<b>Number of Bedrooms</b>	<b>Total on Common Housing Land Register Waiting List</b>
<b>1</b>	<b>8</b>
<b>2</b>	<b>8</b>
<b>3</b>	<b>0</b>
<b>4</b>	<b>1</b>
<b>TOTAL</b>	<b>17</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 12**

**Median house price paid data 01/04/2020 to 01/04/2023 = £160,000 (Average = £169,879)**

**Average Household Income (by Locality) = £34,241 (CACI Paycheck GROSS household income 2021)**

**Table 28. 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
1019		P/2017/0571	Land adj Byrnderw, Park Street, Llanrhaeadr Y M	<p>P/2017/0571 - Outline application for residential development for up to 5 dwellings, formation of access road and all associated works</p> <p>20/1591/RES - Application for reserved matters following the approval of P/2017/0571 for the erection of 5 dwellings and associated works</p>	Commenced	3	1	1	5
					<b>TOTAL</b>	3	1	0	5