



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

Settlement Profile:

New Radnor

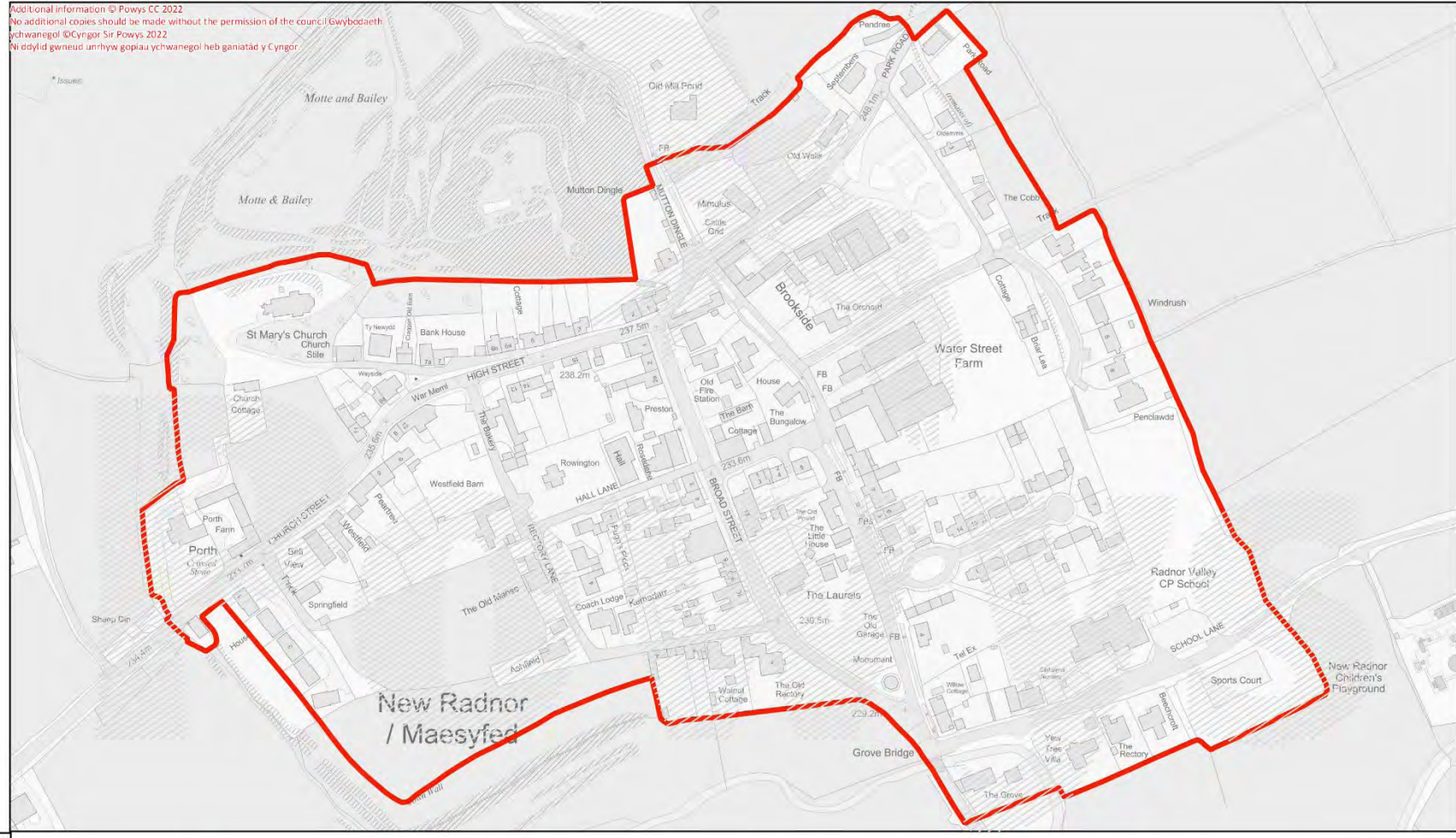
Prepared by Powys County Council in partnership with Cadnant Planning



New Radnor Settlement Profile

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1. Introduction

The settlement of New Radnor, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in central Powys. The settlement lies just north of the A44 which is an important gateway route into Wales linking the larger settlements of Rhayader and Leominster, partially following the line of drovers' routes.

The settlement is served by a primary school, community hall, one place of worship, a post office, café and convenience store. The larger settlement of Presteigne is located approximately 8.7 miles to the north east of New Radnor which provides a wider range of services, facilities and employment opportunities.

The settlement lies within the New Radnor Conservation Area reflecting its historic integrity and character. Also found within the settlement is Radnor Castle, which is a Scheduled Monument along with the Town Bank and Ditch. There are also a number of listed buildings within the settlement

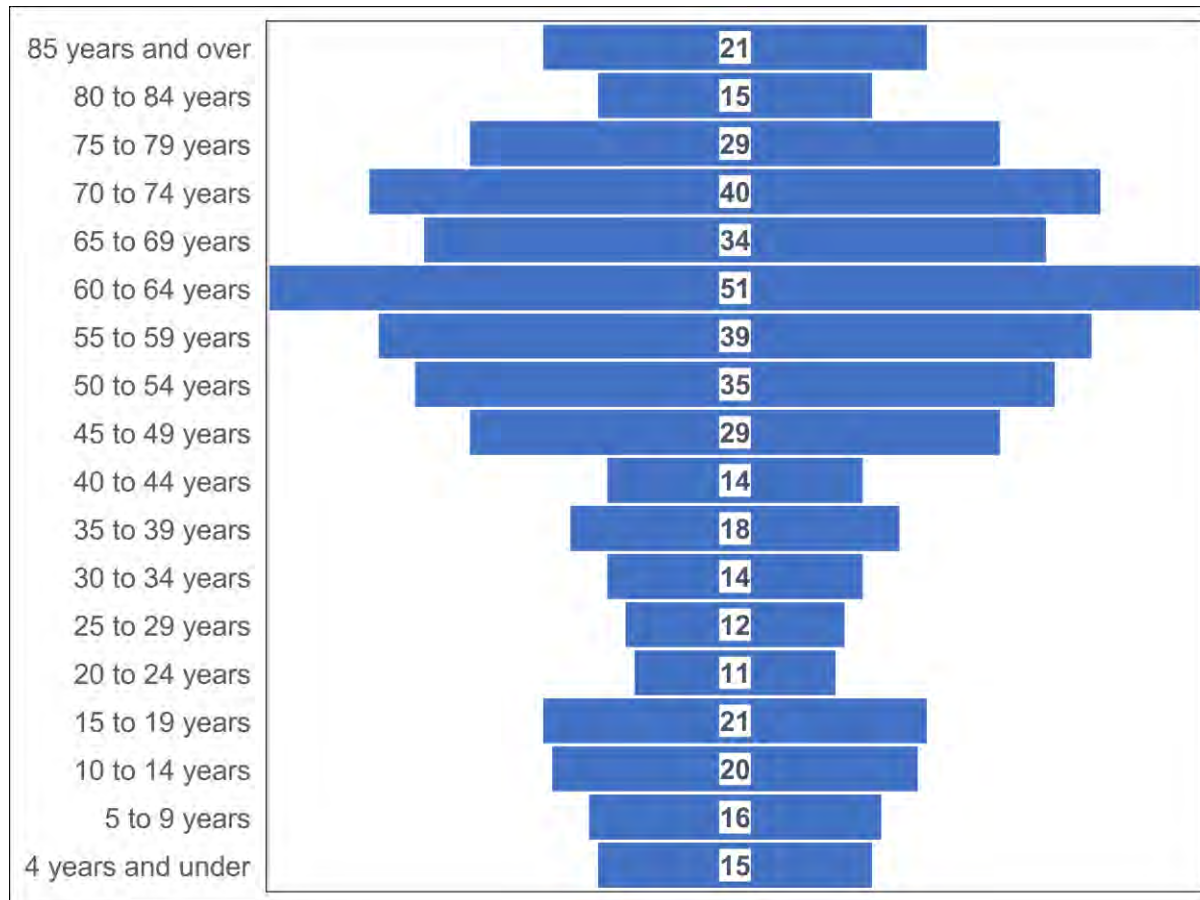
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Rural / Non-Cluster Settlement
Housing Market Area / Locality:	Knighton and Presteigne
Size of Settlement based on Adopted LDP (2011-2026) boundary:	15.9 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	285

Site Survey Date: July 2022

New Radnor Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

Type	Number
College / Further education	0
Secondary school	0
Primary school	1
Nursery / pre-school provision	1
Total number of education facilities	2

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

Table 2. Community Facilities within Settlement

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

New Radnor Settlement Profile

Health Facilities within Settlement = None

Table 3. Retail Facilities within Settlement

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

3. Employment Provision

Table 4. Key Employment Opportunities within Settlement

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

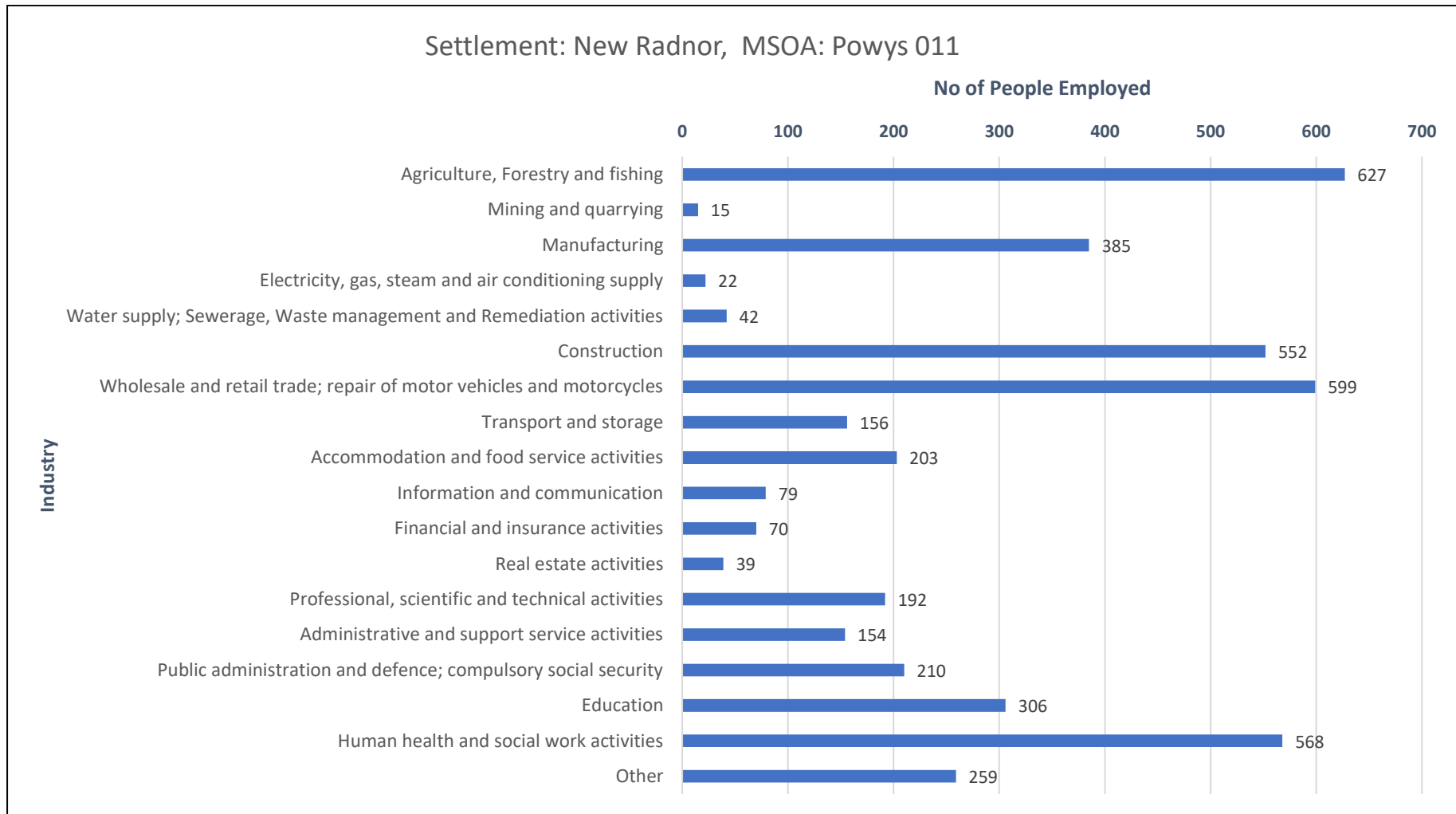
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 7.2 miles to Kington, 8 miles to Presteigne Industrial Estate

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

¹ Nomis Data (2021)

New Radnor Settlement Profile

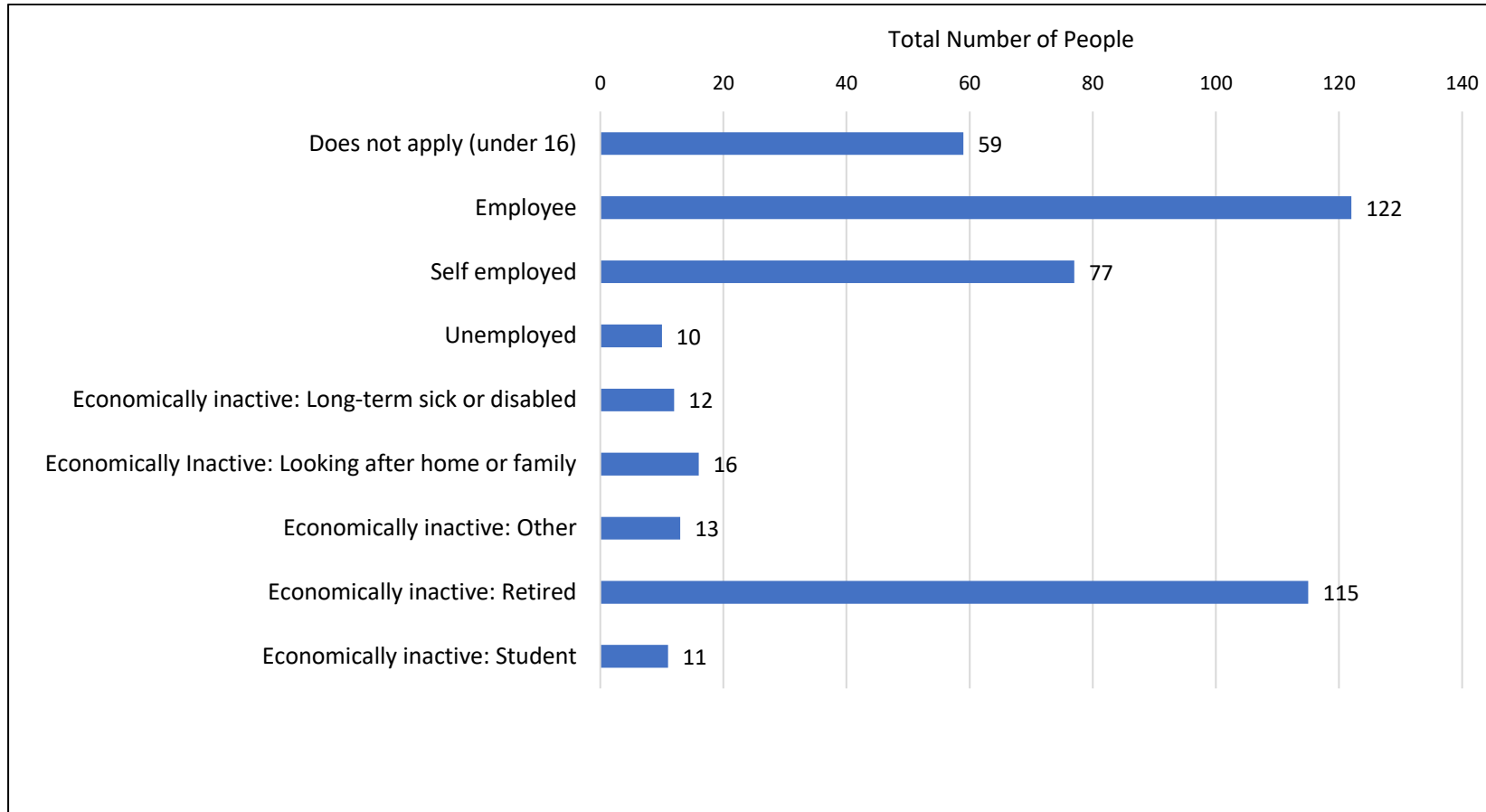
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

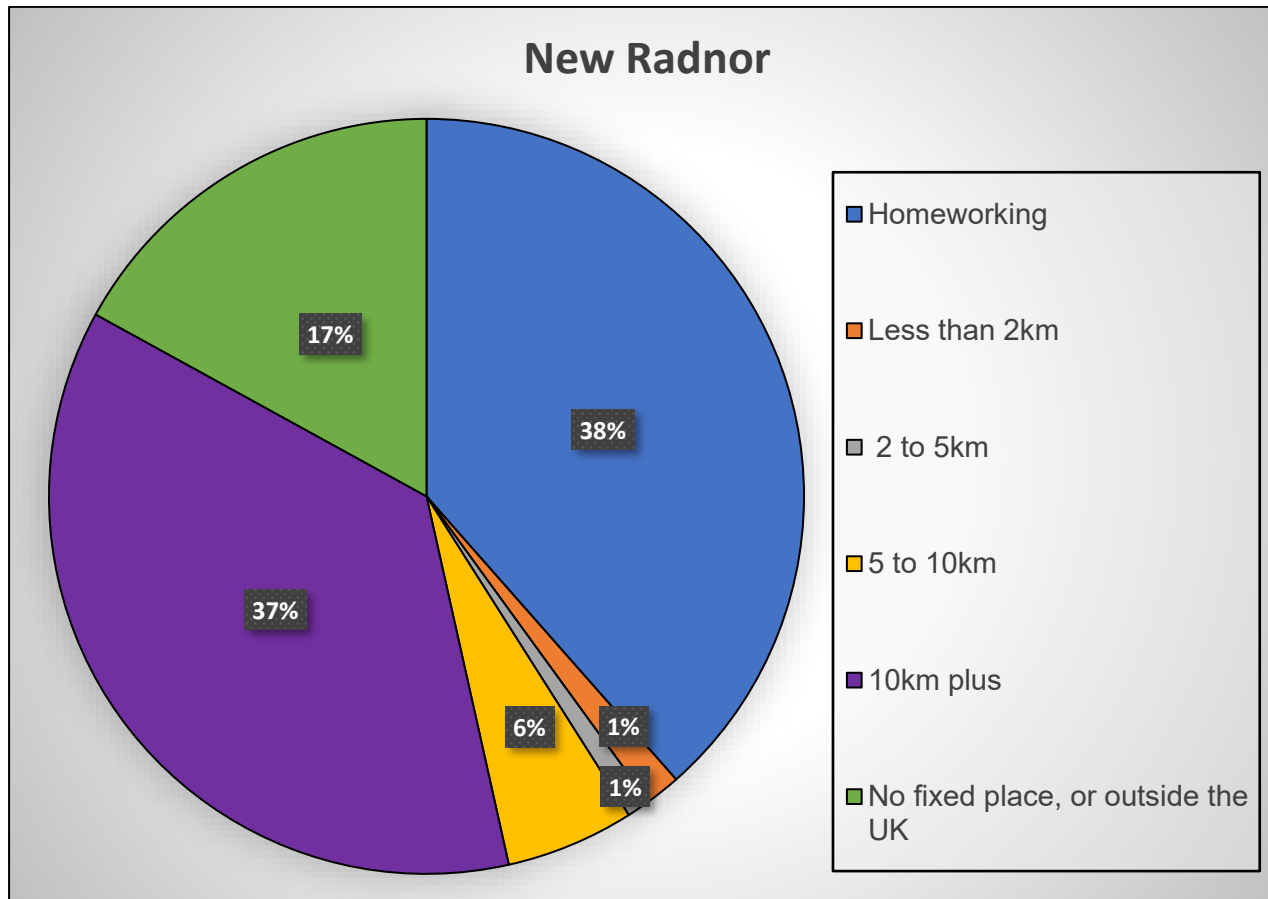
New Radnor Settlement Profile

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



New Radnor Settlement Profile

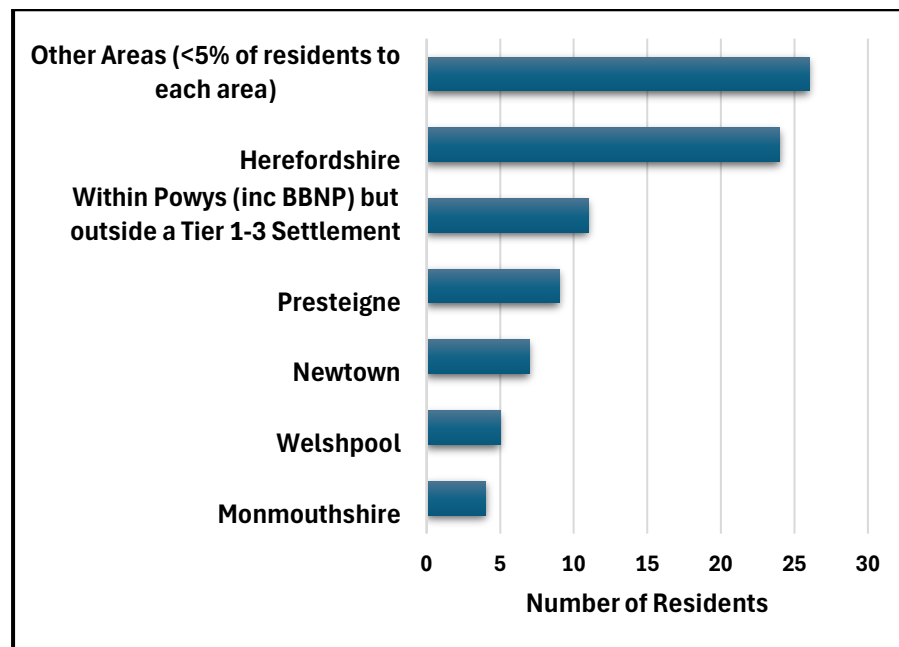
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

New Radnor Settlement Profile

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



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

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

Settlements / Areas	Residents	Percentage
Herefordshire	24	28%
Monmouthshire	4	5%
Newtown	7	8%
Other Areas (<5% of residents to each area)	26	30%
Presteigne	9	10%
Welshpool	5	6%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	11	13%
Grand Total	86	100%

4. Environmental Capacity

Table 6. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	High - surface water along road and medium risk from rivers to the south

Table 7. Built Heritage Designations within or adjacent to Settlement

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

New Radnor Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

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

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

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

5. Infrastructure Capacity

Water Supply

Provider: Dŵr Cymru Welsh Water (DCWW)

Statutory duties

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

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

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

Welsh Water Capital Investment for Growth and New Development

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

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

New Radnor 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.

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

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

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Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

Table 10. Capacity information at Welsh Water Treatment Works

WwTW	Towns and Large villages served	Capacity at the WwTW?
New Radnor	New Radnor	No capacity available to accommodate further growth beyond existing commitments. Until details of the location of any sites being considered and unit numbers are available, no assurances can be provided regarding available capacity.

Development Impact Assessment (DIA) process

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

Phosphates

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

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

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

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

Table 11. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
New Radnor	Yes	Yes - 5mg/l Effective from: 25/06/2024	No

The delivery of an AMP scheme to introduce or tighten a phosphate permit does not necessarily resolve any other capacity concerns that may be present at a WwTW.

Electricity Provision

Electricity supply provider: National Grid

Table 12. Electricity Supply Capacity information²

Substation name	Substation type	Upstream Demand Headroom ³	Other Towns or Large Villages served	Bulk Supply Point ⁴ (BSP) Substation	Upstream Demand Headroom ⁵	Other Towns or Large Villages served by BSP
Llandrindod Wells	Primary	2.69MVA (Red ⁶)	Newbridge-on-Wye, Howey, Crossgates, Llanyre	Abergavenny Primary (BSP)	26.03MVA (Red ⁷)	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, Llanyre (including other settlements outside the Powys LDP boundary)

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

³ The amount of power available on the circuit.

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

⁵ The amount of power available on the circuit.

⁶ Less than 10% total site capacity available

⁷ Less than 5% total site capacity available

Gas Supply

Table 13. Gas Supply Capacity and Planned Improvements

Gas supply provider	Capacity comments
Wales and West Utilities	<p>Wales and West Utilities (WWU) has sufficient capacity to maintain network pressures at all times and reinforce for general growth. However, specific reinforcement of the network to support larger loads would be undertaken on a project-by-project basis, as the need arises. This work may involve upsizing local mains, pressure control equipment and higher-pressure feeder mains. Costs will be apportioned between what WWU will fund and the charges to the customer via the use of WWU’s Economic Test model.</p> <p>The following considerations would be relevant when considering development of particular sites:</p> <ul style="list-style-type: none"> • If reinforcement would be required to supply new development • Which pressure tier or main would be appropriate to supply the new development • Would any WWU mains need to be diverted within the development • Identify any risks to supplying the new development i.e. opposite side of motorway, railway or major river course <p>WWU have an approved Reinforcement Investment Plan currently until 2026. Before this comes to an end, WWU will be working on a new investment plan to see them into the future beyond this point. WWU invest reinforcement in the network to ensure reliability for current and future loads when required.</p>

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Broadband Provision

Broadband connection ⁸ in Settlement: Yes

Table 14. Broadband Provision and Planned Improvements

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

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Radnor Valley C. P.	97	49	50.5%	48	49.5%

⁸ Data correct from Welsh Government OMR, June 2022

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Health Care Provision

There is no GP Surgery provision in New Radnor. The nearest GP would be at Presteigne.

Table 16. GP Surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Presteigne Medical Practice	3,029	Yes	1	1	Yes

Considerations which could affect GP surgeries:

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

Transport

Table 17. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The existing highways off the main streets of High Street and Broad Street are considered to be constrained from a highway perspective.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 18. Bus Services within Settlement

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

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement
= No

Train Services

Table 19. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	No	
Between 5-10 miles	Yes	9.5 miles to Knighton

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A44

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 21. 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 22. Provision for Children and Young People

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

Table 23. Outdoor Sports Facilities

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

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Table 24. Public Right of Way

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

Number of Allotments / Community Gardens in Settlement: 0

8. Character

New Radnor lies within the New Radnor Valley Landscape Character Area (LCA) which is an area of almost flat land with a lowland character, following the course of a series of tributary streams to the Hindwell Brook. The LCA lies on the eastern boundary of the Powys Local Development Plan (LDP) area, with the south-eastern boundary of the character area defined by the England-Wales border. The settlement of New Radnor lies in the west of the LCA. The extent of the area is defined by a change in topography with all surrounding LCAs being elevated, with often steep slopes rising up from the New Radnor Valley. Surrounding LCAs include the Presteigne & Beggar's Bush Hillside LCA to the north-east, the Radnor Forest LCA to the north-west, the Aberedw Uplands LCA to the south-west and the Painscastle Uplands LCA to the south, which together enclose the area and give it a broad, bowl-like, lowland valley character.

The whole of this LCA lies within the Radnorshire Hills National Landscape Character Area (NLCA).

In terms of topography it is an almost flat, open bowl-like landscape with a lowland character despite its elevation at Lower Harpton in the east and the lower slopes of Knowle Hill in the west. The area is contained by the surrounding elevated areas of the Presteigne &

Beggar's Bush Hillside LCA to the north-east, the Radnor Forest LCA to the north-west, the Aberedw Uplands LCA to the south-west and the Painscastle Uplands LCA to the south. There are well established floodplains with Summerhill Brook, the Knobley Brook and other small tributaries of the Hindwell Brook draining to the east.

Many settlements are of medieval origin, including the planned settlement New Radnor, which contains the site of Radnor Castle (a Scheduled Monument). The whole of the settlement lies within the New Radnor Conservation Area reflecting its historic integrity. In New Radnor lies the distinctive monument to Sir George Cornwall Lewis, an MP for Radnor, who lived at Harpton Court.

New Radnor lies to the north of the A44 national highway, an important gateway route into Wales, partially following the line of drovers' routes.

There are relatively open and far-reaching views across this bowl-like landscape, with a strong visual connection to the surrounding elevated character areas, which form a backdrop to views. From this LCA, there are extensive views over the landscape of the New Radnor Valley.

9. Community Aspirations

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

Table 25. Table summarising New Radnor Community Council’s Community Aspirations

Community aspirations in terms of:	Summary of feedback
Would you like to see future growth (general) as part of the LDP in your town/community council area?	The key priority for the Community Council is to maintain the provision of the village school.
Aspirations in terms of housing (including affordable housing)	No comments provided in this regard.
Growth in terms of future employment opportunities	No comments provided in this regard.
Aspirations in terms of education provision (primary and secondary schools)	The key priority for the Community Council is to maintain the provision of the village school.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	No comments provided in this regard.
Aspirations in terms of health care provision in your communities	No comments provided in this regard.

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Community aspirations in terms of:	Summary of feedback
Aspirations in terms of public open spaces, sports and play provision	No comments provided in this regard.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	No comments provided in this regard.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	No comments provided in this regard.
Summary which describes the long-term vision for your town / community council area.	The key priority for the Community Council is to maintain the provision of the village school.
Other comments received	None.

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

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

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

Total number of new dwellings (net) built between 2011 and 2024 = 9

Median house price paid data 01/04/2020 to 01/04/2023 = £260,000 (Average = £287,000)

Average Household Income (by Locality) = £31,678 (CACI Paycheck GROSS household income 2021)

Replacement LDP Housing Commitments at April 2024 = None



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

Settlement Profile:

Newbridge on Wye

Prepared by Powys County Council in partnership with Cadnant Planning



Newbridge on Wye Settlement Profile



1. Introduction

The settlement of Newbridge on Wye, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in the central part of Powys, along the A470 which runs north to south through Wales. The River Wye runs to the west of the village.

Newbridge on Wye is served by a primary school, convenience store, two non-food shops, one petrol station, and two village halls. The larger settlement of Llandrindod Well is situated approximately three miles to the north east, with Builth Wells approximately five miles to the south east.

National Cycle Network Route 8 runs through Newbridge on Wye linking the settlement to Builth Wells and Rhayader with a network of Public Rights of Way linking the settlement to the surrounding area as well as the Wye Valley Walk and Heart of Wales Line Trail.

Key Facts:

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

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

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

Housing Market Area / Locality: Llandrindod and
Rhayader

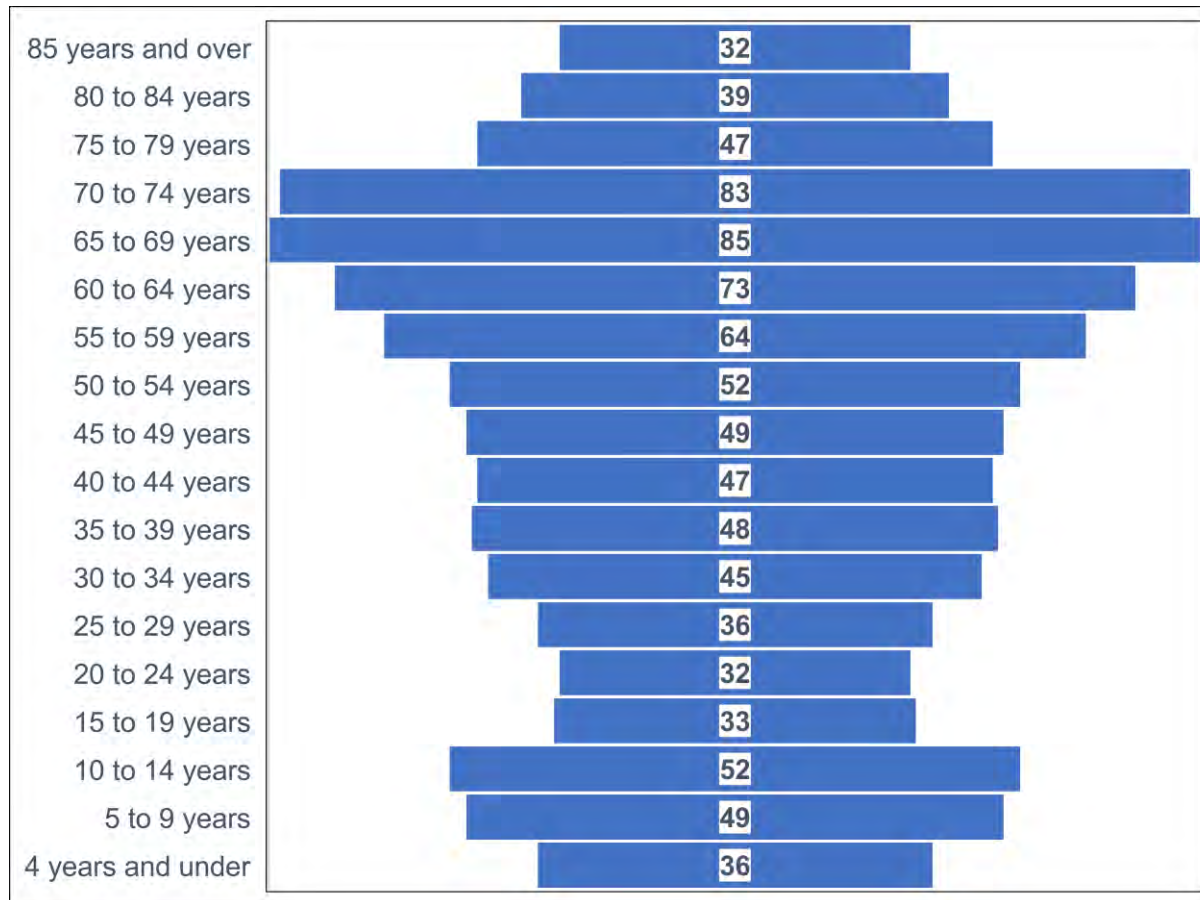
**Size of Settlement based on
Adopted LDP (2011-2026) boundary:** 26.14 hectares.

**Population within or adjacent to
Adopted LDP Settlement Boundary:** 606

Site Survey Date: July 2022

Newbridge on Wye Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

Type	Number
College / Further education	0
Secondary school	0
Primary school	1
Nursery / pre-school provision	1
Total number of education facilities	2

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

Table 2. Community Facilities within Settlement

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

Newbridge on Wye Settlement Profile

Health Facilities within Settlement = None

Table 3. Retail Facilities within Settlement

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

3. Employment Provision

Table 4. Key Employment Opportunities within Settlement

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

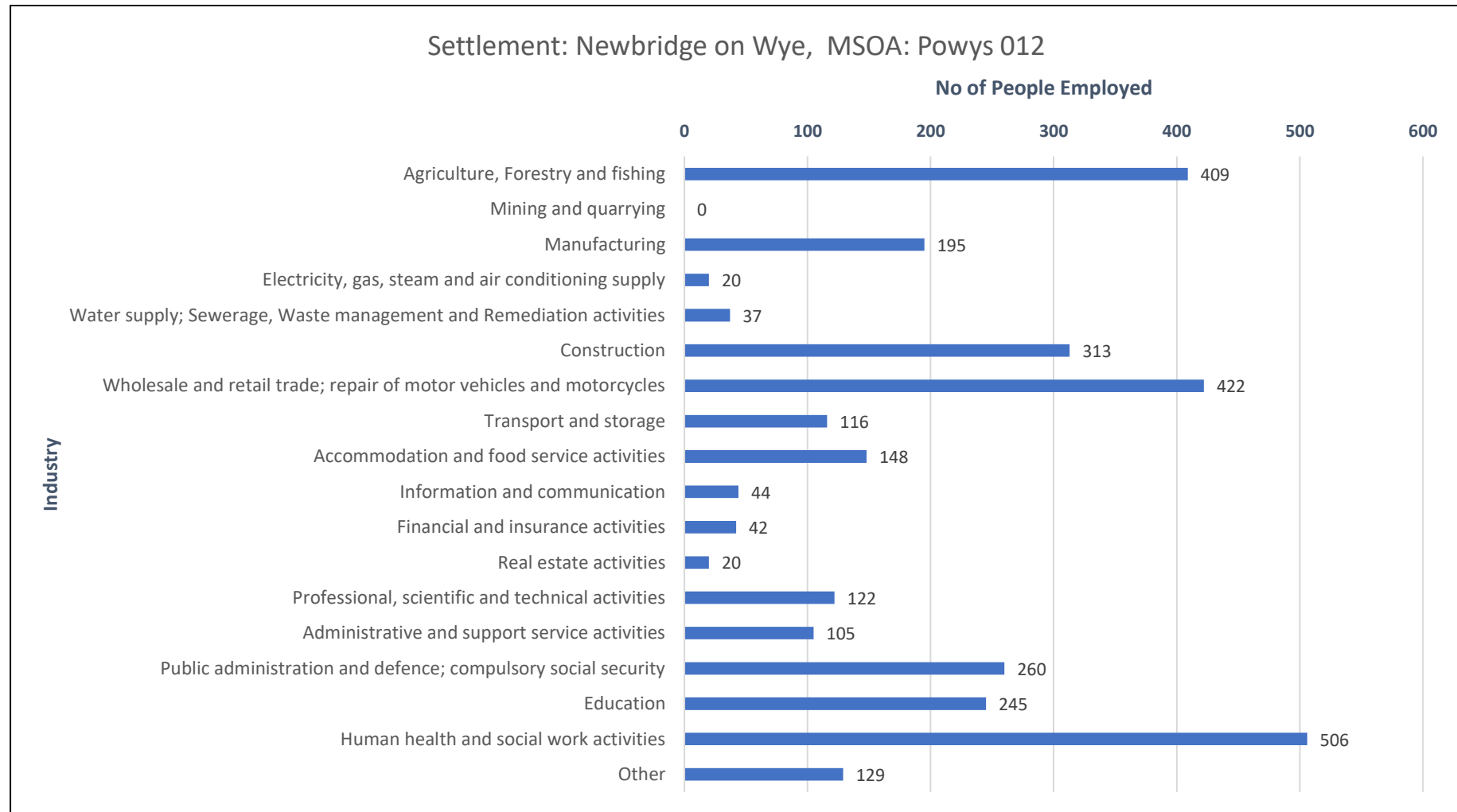
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 4.5 miles to Ddole Ent Park, Llandrindod Wells

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

¹ Nomis Data (2021)

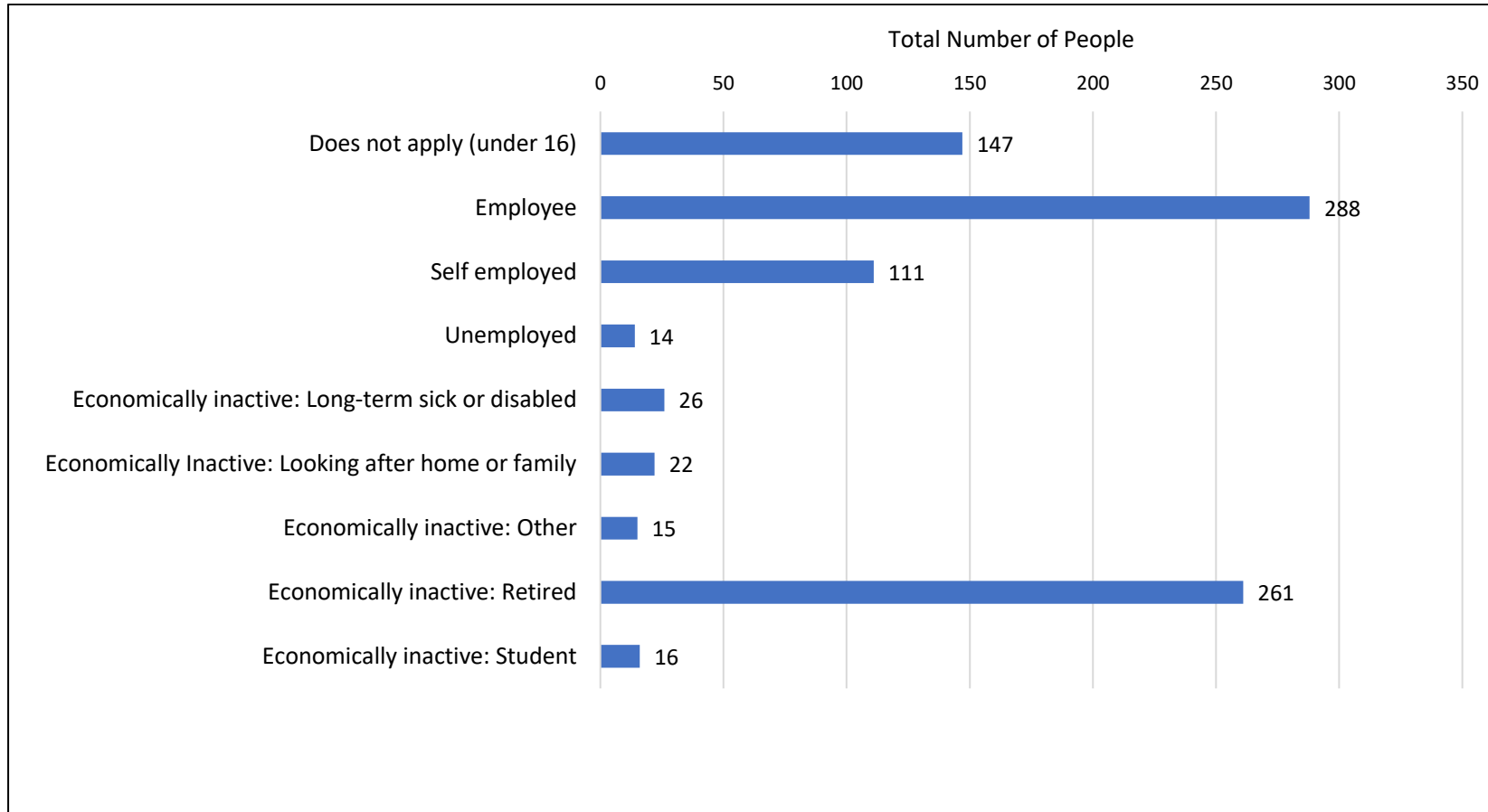
Newbridge on Wye Settlement Profile

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



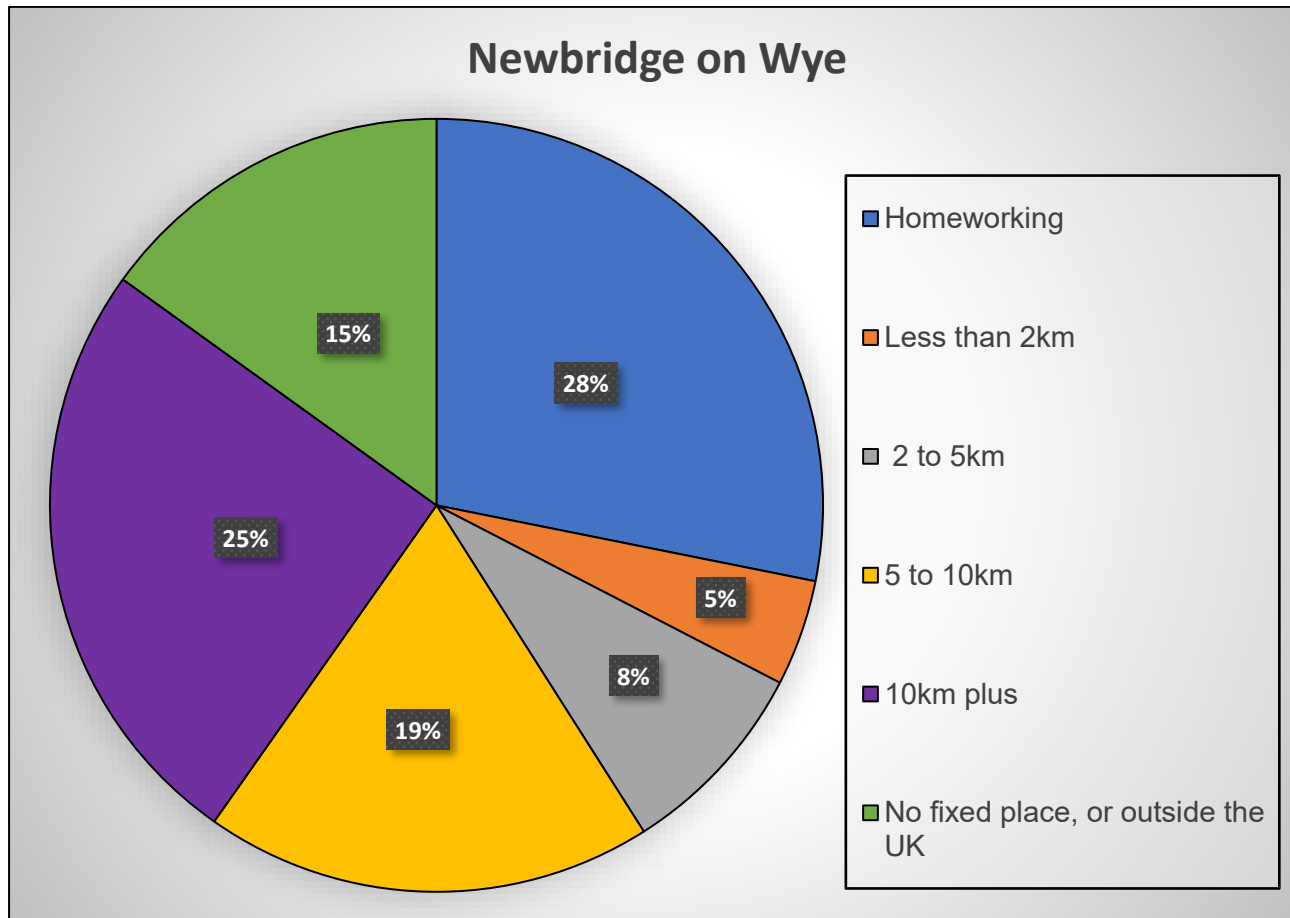
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Newbridge on Wye Settlement Profile

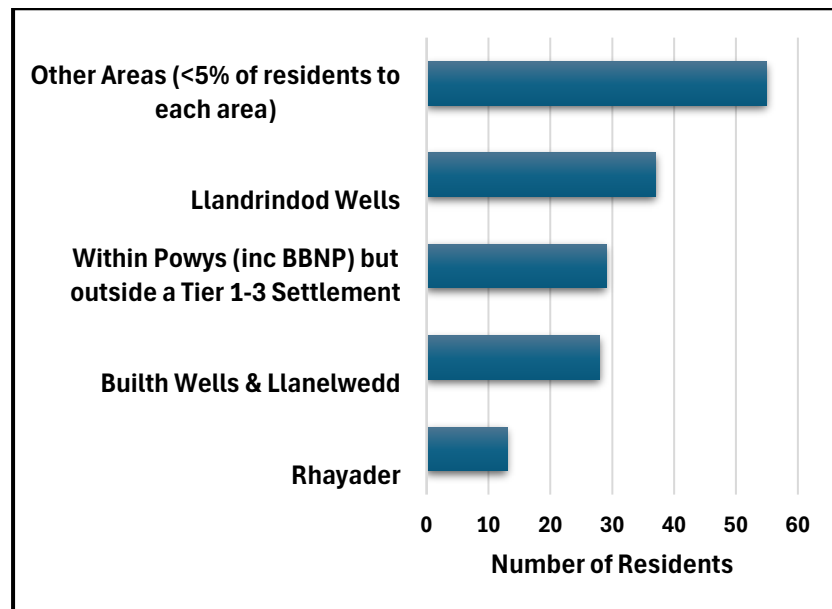
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Newbridge on Wye Settlement Profile

Figure 5. Where Residents Living in Newbridge on Wye Travel to Work (Census 2021)



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

Table 5. Where Residents Living in Newbridge on Wye Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Builth Wells & Llanelwedd	28	17%
Llandrindod Wells	37	23%
Other Areas (<5% of residents to each area)	55	34%
Rhayader	13	8%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	29	18%
Grand Total	162	100%

4. Environmental Capacity

Table 6. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium along river and small high surface area risk

Table 7. Built Heritage Designations within or adjacent to Settlement

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

Newbridge on Wye Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

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

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

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

5. Infrastructure Capacity

Water Supply

Provider: Dŵr Cymru Welsh Water (DCWW)

Statutory duties

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

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

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

Welsh Water Capital Investment for Growth and New Development

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

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

Newbridge on Wye 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.

Newbridge on Wye lies within the 8102 Elan Built Wells WRZ. This zone covers a large area of Powys, centred on the Elan Valley reservoirs and the town of Built Wells. The zone is supplied from two sources, the Elan Valley Reservoirs and an abstraction from the River Wye at Built Wells. This zone is heavily influenced by the additional demand for water that is placed on Built 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.

Newbridge on Wye Settlement Profile

Wastewater Treatment Works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

Table 10. Capacity information at Welsh Water Treatment Works

WwTW	Towns and Large villages served	Capacity at the WwTW?
Newbridge on Wye	Newbridge on Wye	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.

Newbridge on Wye Settlement Profile

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

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

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

Table 11. Information regarding relevant Welsh Water Treatment Work

WwTW	Within SAC?	Phosphate permit?	AMP7 P scheme?
Newbridge on Wye	Yes	Yes - 5mg/l Effective from: 22/02/2024	No

The delivery of an AMP scheme to introduce or tighten a phosphate permit does not necessarily resolve any other capacity concerns that may be present at a WwTW.

Electricity Provision

Electricity supply provider: National Grid

Table 12. Electricity Supply Capacity information²

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

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

³ The amount of power available on the circuit.

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

⁵ The amount of power available on the circuit.

⁶ Less than 10% total site capacity available

⁷ Less than 5% total site capacity available

Gas Supply

Table 13. Gas Supply Capacity and Planned Improvements

Gas supply provider	Capacity comments
Wales and West Utilities	<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>

Newbridge on Wye Settlement Profile

Broadband Provision

Broadband connection ⁸ in Settlement: Yes

Table 14. Broadband Provision and Planned Improvements

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

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Newbridge-on-Wye C. in W.	107	113	105.6%	-6	-5.6%

⁸ Data correct from Welsh Government OMR, June 2022

Newbridge on Wye Settlement Profile

Health Care Provision

There is no GP Surgery provision in Newbridge on Wye. The nearest GP surgery would be at Llandrindod Wells.

Table 16. GP Surgery information

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 17. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	The highway network is constrained to the north east along Cyffredin Lane and there is poor junction visibility on to B4358.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 18. Bus Services within Settlement

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

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement
= No

Train Services

Train station located within or close to the settlement: No

Table 19. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	3.5 miles to Builth Road Train Station. Services to Swansea, Shrewsbury

Road Services

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

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

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: Yes

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

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 5

Table 21. Informal Open Spaces (All over 0.2 hectares)

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

Table 22. Provision for Children and Young People

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

Table 23. Outdoor Sports Facilities

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

Newbridge on Wye Settlement Profile

Table 24. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Wye
PROW	Yes	Limited PROW leading to surrounding area including along River Wye to north west
Walkways	Yes	Wye Valley Walk and Heart of Wales Line Trail long distance footpaths

Number of Allotments / Community Gardens in Settlement: 1

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).

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.

Larger settlements in the LCA include Newbridge-on-Wye, a smaller nucleated settlement.

Larger country houses with parkland on the slopes north west of floodplain looking out over the Wye Valley and over Newbridge-on-Wye, for example at Llysdinam.

A network of PRoWs cross the landscape, as well as the Wye Valley Walk and Heart of Wales Line Trail long distance footpaths, which follow the River Wye. National Cycle Network (NCN) Route 8 runs through Newbridge-on-Wye, linking Builth Wells and Rhayader.

9. Community Aspirations

Llanyre 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 Llanyre Community Council specifically in relation to community aspirations as part of the Settlement Audit.

10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

11. Housing Need and Supply

Table 25. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

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

Total number of new dwellings (net) built between 2011 and 2024 = 29

Median house price paid data 01/04/2020 to 01/04/2023 = £220,000 (Average = £220,485)

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

Replacement LDP Housing Commitments at April 2024 = None



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

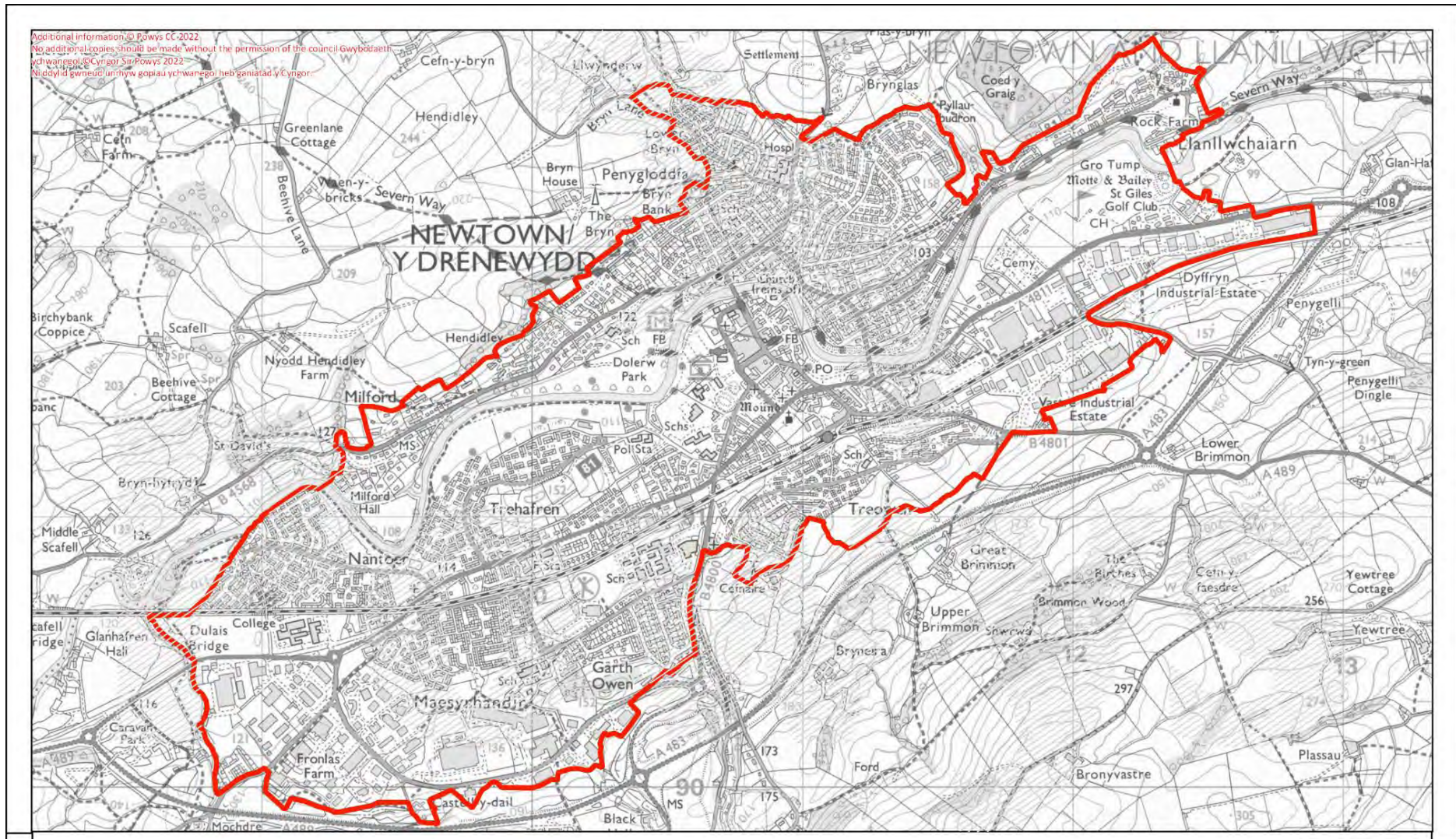
Settlement Profile:

Newtown

Prepared by Powys County Council in partnership with Cadnant Planning



Newtown Settlement Profile



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1. Introduction

The town of Newtown is a thriving market town of medieval origin founded in the 13th Century, with a historic core either side of the River Severn which is a Conservation Area. Newtown is the largest settlement in Powys and has a wide range of services and facilities serving the local and wider community.

The community in Newtown is served by a strong network of educational facilities, including six primary schools, a secondary school with a Sixth Form and by the Newtown Campus of Neath Port Talbot College.

Newtown bypass, which opened in 2019, connects the A489 and A483 allowing traffic to avoid travelling directly through Newtown.

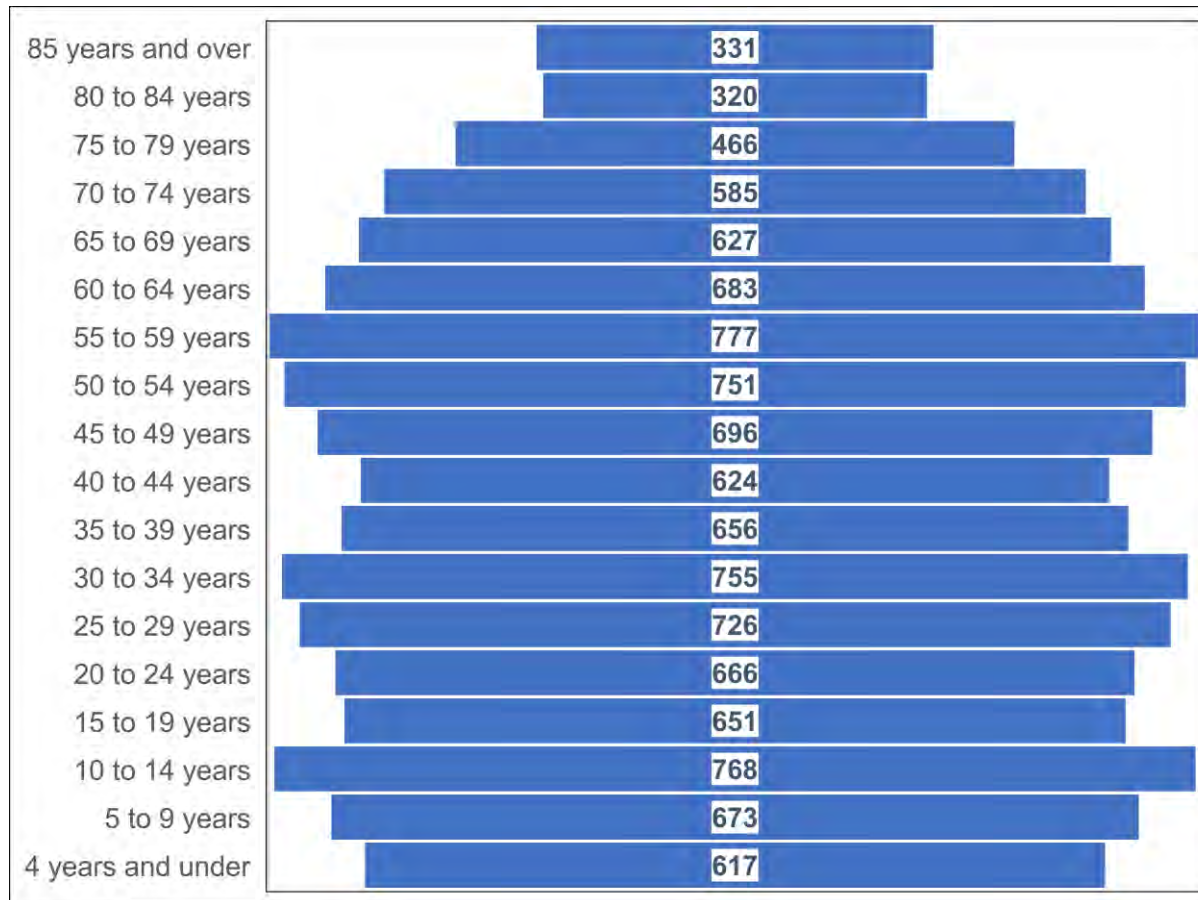
Key Facts:

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:	Newtown
Size of Settlement based on Adopted LDP (2011-2026) boundary:	515.6 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	11,006

Site Survey Date: July 2022

Newtown 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	1
Secondary school	1
Primary school	6
Nursery / pre-school provision	4
Total number of education facilities	12

Table 2. Community Facilities within Settlement

Type	Number
Village / Community / Town Hall	2
Place of Worship	9
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	8
Post Office / Post Depot	1
Public House	17
Cultural Facilities (theatre, museum gallery)	5
Police Station	1
Fire Station	1
Ambulance Depot	1
Total number of community facilities	45

Newtown Settlement Profile

Table 3. Health Facilities within Settlement

Type	Number	Comments
Hospital (A& E, Minor injuries)	1	
GP Surgeries	1	
Pharmacy	3	
Dentist	6	There is also a Communal Dentist Service ¹ within the settlement.
Opticians	3	
Total number of health facilities	13	

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	4
Convenience store / local grocery shop	8
Other food outlet	9
Take away food	17
Café	7
Restaurant	10
Petrol station	4
Farm shop	0
Other non-food shops	67
Total number of retail facilities	126

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

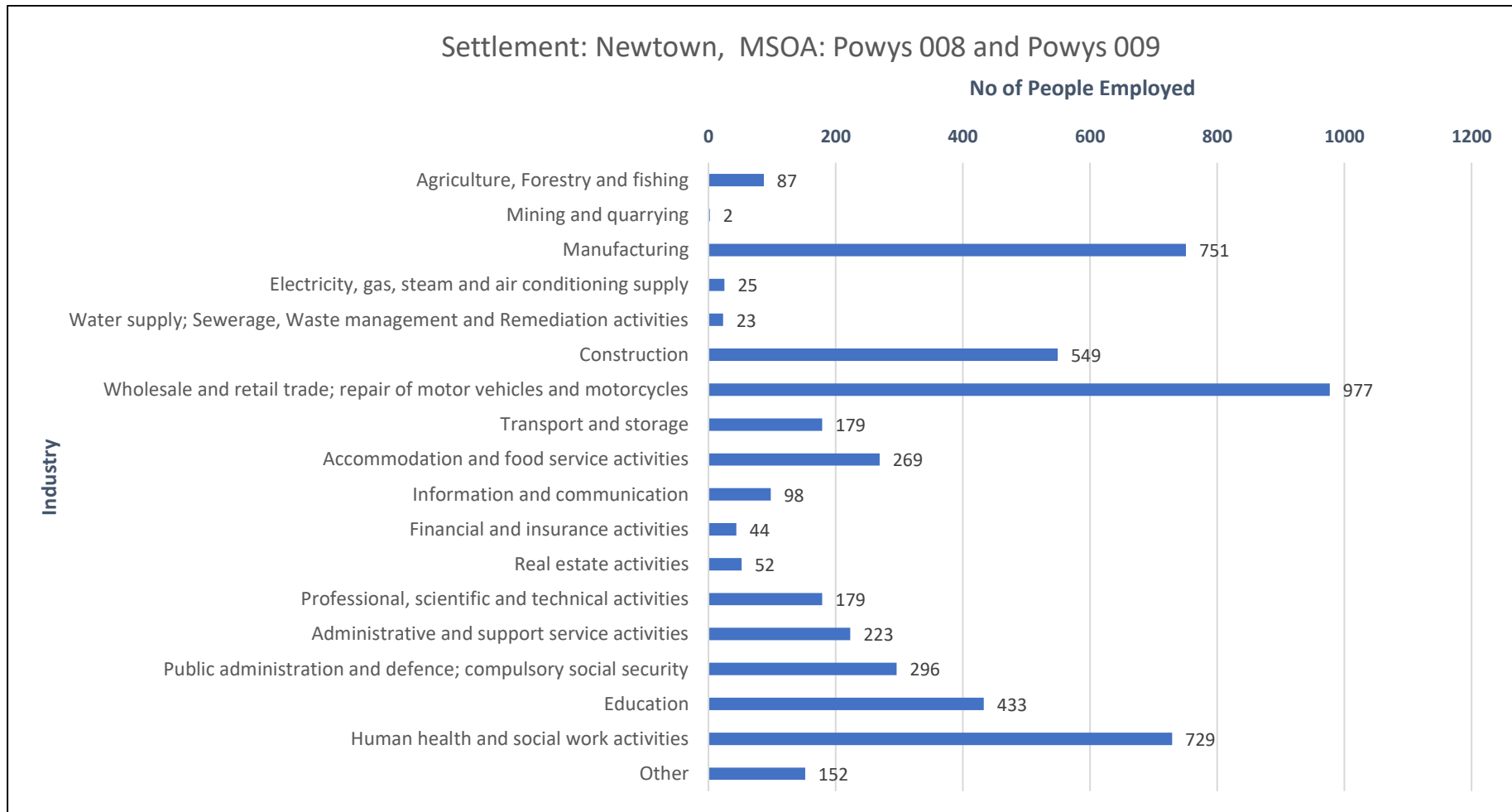
Type	Presence in Settlement
Public Sector Offices	Yes
LDP Retail centre	Yes
Care home	Yes
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

Local employers (employing five or more) in overlapping output areas² = 230

² Nomis Data (2021)

Newtown Settlement Profile

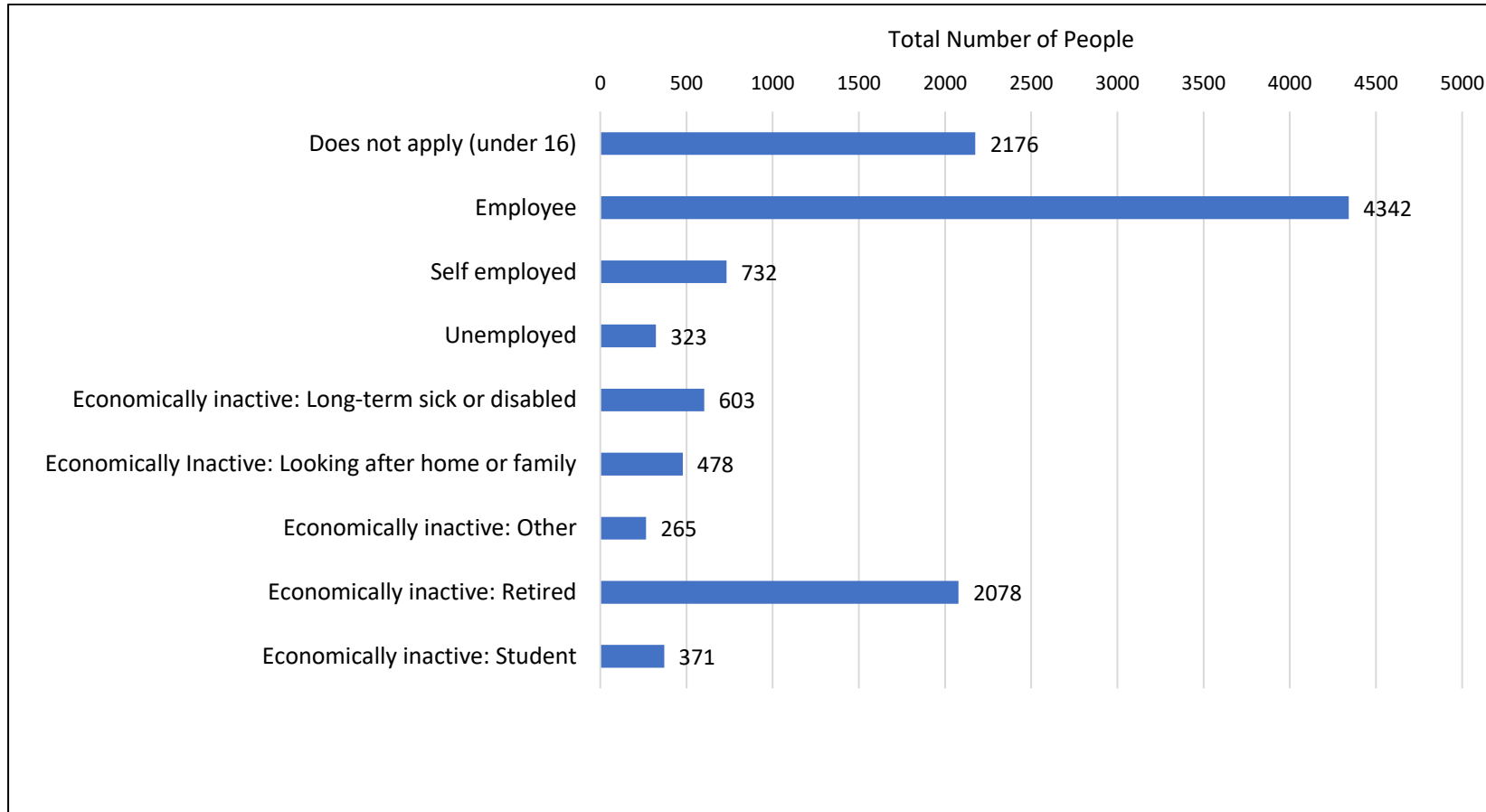
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

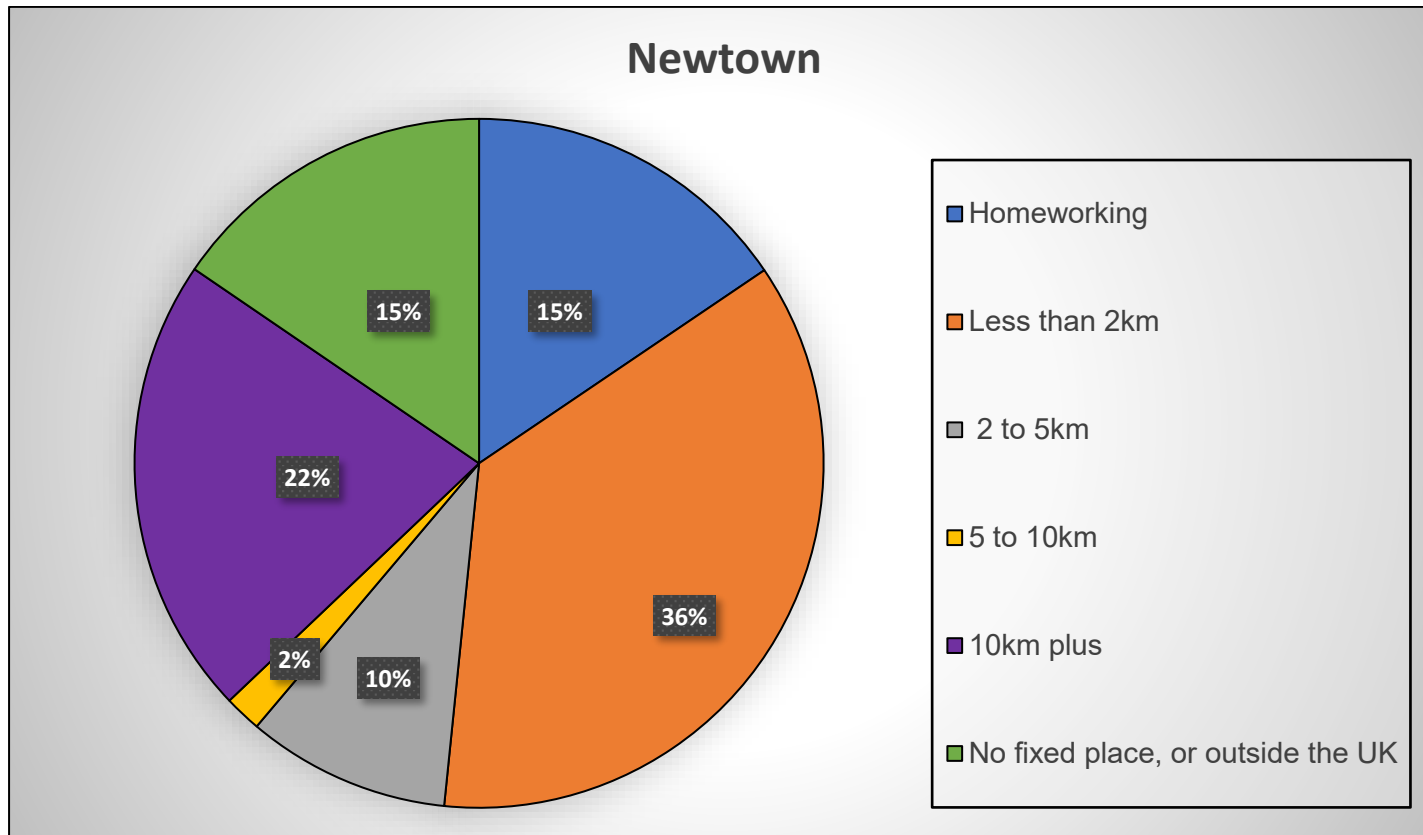
Newtown Settlement Profile

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



Newtown Settlement Profile

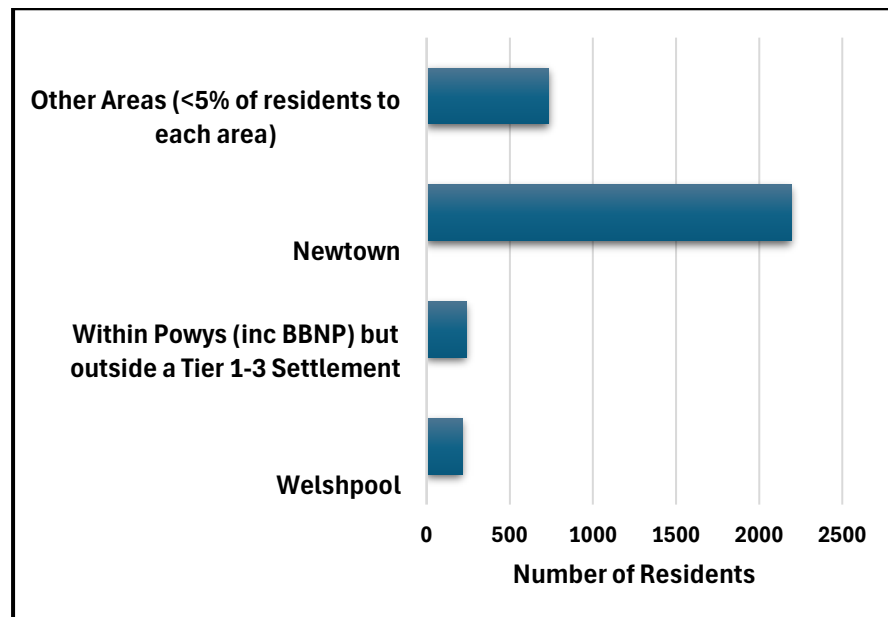
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Newtown Settlement Profile

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

Settlements / Areas	Residents	Percentage
Newtown	2,194	65%
Other Areas (<5% of residents to each area)	734	22%
Welshpool	213	6%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	237	7%
Grand Total	3,378	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)	C1/C2
Flood risk (Flood Map for Wales)	Mostly low across town but high along the river. High – surface water to the north

Table 8. Built Heritage Designations within or adjacent to Settlement

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

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

Newtown Settlement Profile

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

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

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

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

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

Wastewater treatment works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 11. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Newtown	Newtown and Abermule	Marginal concern subject to size of development	AMP7 (2020-2025) scheme promoted to ensure compliance with future Ammonia permit.

Newtown Settlement Profile

Electricity Provision

Electricity supply provider: SP Energy Networks

Capacity issues: SPEN Distributed Generation Heat Map³ identifies the network to be in a red category⁴.

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 2026/2027	Planned ED2

³ [SPM Heat Map - SP Energy Networks](#)

⁴ 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.

Newtown 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. 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

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%

Newtown Settlement Profile

Education Provision

Table 17. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Newtown High School	949	964	101.6%	-15	-1.6%
Pendyngloddfa C.P.	312	285	91.3%	27	8.7%
Maesyrrhandir C.P	214	118	55.1%	96	44.9%
Treowen C.P	172	114	66.3%	58	33.7%
Ysgol Dafydd Llwyd	210	183	87.1%	27	12.9%
Ysgol Calon y Dderwen	342	230	67.3%	112	32.7%
St Mary's Catholic School	117	64	54.7%	53	45.3%

Work commenced in Summer 2022 on the development of a replacement school building for the Special school Ysgol Cedewain, which will have purpose-built and state-of-the-art facilities including a hydrotherapy pool, sensory and physiotherapy rooms and garden as well as a community café. The school will provide Additional Learning Needs education for learners from 2 to 19 years old.

Ysgol Calon Y Dderwen and Treowen C.P. Schools are being considered within the North Powys Wellbeing Programme as part of the replacement school building programme.

Newtown College is located in Newtown and forms part of NPTC Group of Colleges. Newtown College offers an extensive range of courses and levels of study to include A-level, apprenticeships, Adult Learning and Higher Education.

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?
Newtown Medical Practice	13,354	Yes	2,760	2,760	Yes

Considerations which could affect GP surgeries: Care home provision in the area and patient population age

Plans are underway by the North Powys Wellbeing Programme to develop a new facility in Newtown which will connect to a number of community wellbeing hubs to offer more services locally, bringing the latest technology and training to mid Wales. The multi-agency wellbeing campus would include primary education, health, social care and supported accommodation and will focus on wellbeing; promote early help and support by being able to provide technology that helps you live at home; tackle the biggest causes of ill health and poor wellbeing; and ensure joined up care involving neighbourhood teams and communities working together, ensuring a more seamless service when it's needed. The scheme is planned for completion in 2026 with the school (Ysgol Calon y Dderwen) opening earlier, however the timetable is currently being reviewed and is likely to be revised.

Transport

Table 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Existing infrastructure is constrained but the opening of the Newtown bypass offers potential to accommodate further development. Any significant development may need to consider flows at key junctions within the town. B4568 Canal Road/Llanllwchaiairn Road is considered unsuitable for further development without consideration of a new cross-river link. Further development along U2604 Bryn Lane (north-west) would be difficult to accommodate due to poor infrastructure and junction with C2011 Llanfair Road (near the hospital).

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	Yes	
One route	No	
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.	Yes	Services to Shrewsbury, Rhayader, Wrexham, Machynlleth, Newtown circular, Cardiff

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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	Services to Aberystwyth, Pwllheli, Birmingham New Street

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	A483, A489

⁵ 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.

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 ⁵	Back Lane Car Park, Newtown, SY16 2NH

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

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

Spaces to be deleted from Open Space Assessment: 1

Total Number of Open Spaces: 50

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	7
Public parks and gardens	1

Table 26. Provision for Children and Young People

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	3
Local Equipped Areas of Plan (LEAP)	17
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)	13 (Including 1 golf course)
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	3

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Table 28. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	1	Montgomery Canal adjacent to settlement
Riparian Access	Yes	River Severn, Montgomery Canal
PROW	Yes	PROW located within settlement and linking to wider area, including along River Severn
Walkways	Yes	Linking settlement to Town Centre providing access over River Severn Severn Way long distance trail

Number of Allotments / Community Gardens in Settlement: 1

8. Character

Newtown 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 Hillside LCA to the south. A small unit of the LCA in the south is bordered by the Llandinam to Llandyssil Hillside 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.

Newtown is a thriving market / commercial town of medieval origin, with its historic core focused on the River Severn. It contains a Conservation Area with a high number of listed buildings and Scheduled Monuments including Newtown Hall Castle Mound which comprises the remains of a motte and ditch, dating to the medieval period and Newtown Old Church which comprises the remains of a church, probably dating to the medieval period.

The Severn and Vyrnwy Valleys contain several major transport routes and a well-developed network of PRoWs and long-distance walking and cycling routes including parts of the Severn Way long distance trail and NCN Route 81, both of which run through Newtown.

The LCA experiences dark night skies as indicated by the Natural Resources Wales (NRW) map of Dark Skies and Light Pollution in Wales, which are locally reduced in proximity to settlements, notably at Newtown, amongst others.

9. Community aspirations

Newtown 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 Newtown 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 (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	123
2	213
3	54
4	43
TOTAL	433

Total number of new dwellings (net) built between 2011 and 2024 = 370

Median house price paid data 01/04/2020 to 01/04/2023 = £152,250 (Average = £ 176,930)

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

Newtown 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
351		P/2016/0466	Newtown Bowling Club Back Lane, Newtown	Residential development of former bowling green to create 26 flats.	Complete	0	0	26	26
1100		19/1448/OUT	Land At Rock Farm Newtown Powys SY16 3BH	Residential development of up to 5 dwellings, demolition of existing buildings and all associated works	Planning Permission Not Started	5	0	0	5
1101		20/0061/OUT	Land Off Garth Owen Glandwr Newtown Powys SY16 1JP	Residential development for up to 14 affordable homes (some matters reserved) 22/0051/RES - Reserved matters application following outline approval 20/0061/OUT for the erection of 14	Planning Permission Not Started	14	0	0	14

Newtown Settlement Profile

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
				affordable dwellings					
1110		19/2042/FUL	Former Red Dragon Public House & Newtown Youth Centre, Newtown	Development of 18 affordable dwellings and associated works	Complete	0	0	18	18
1120		21/1961/FUL	Land At Former Travis Perkins Site New Road Newtown Powys	Proposed residential development comprising 32 no. residential apartments and 6 no. terrace dwellings together with site facility building and all associated works (6 terrace houses superceded by:) 22/1906/FUL - Erection of block of 8 no. apartments and all associated works	Commenced	0	34	0	34

Newtown Settlement Profile

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1124		22/0422/FUL	Robert Owen House Park Lane Newtown Powys SY16 1EN	Residential development of 32 units and associated works	Planning Permission Not Started	32	0	0	32
1128		22/0870/FUL	31 Market Street, Extending Over 30 Market Street And The Building To The Rear Of No 31 Newtown	Change of use and conversion of offices to create 5 residential units, to include the installation of an external staircases and walk way, the demolition of a lean to, internal and external alterations and all associated works	Commenced	2	3	0	5
366		P/2016/0796	Land to the south of A489 West of Mochdre Brook, Newtown	Outline application for erection of up to 60 dwellings and construction of vehicular access 20/1581/RES - Application for reserved matters	Commenced	23	16	21	60

Newtown Settlement Profile

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
				following the approval of P/2016/0796 for a residential development of 60 dwellings and associated works					
367		P/2016/0797	Land to the north of A489 west of Mochdre Brook, Newtown	Outline application for erection of up to 30 dwellings and construction of vehicular access	Planning Permission Not Started	30	0	0	30
1086	P48 HC4	P/2008/1620	Land at Severn Hts, Brimmon Close, Newtown		Commenced	0	23	0	23
140	P48 HC5		PT Enc0042/1463/1658/2053/2, Rock Farm Llanllwchaiarn - P48 HC5		Commenced	2	1	5	8
		21/2333/FUL	Land South of Llanidloes Road, Newtown		Planning Permission Not Started	8	0	0	8
					TOTALS	116	77	70	263