



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

Settlement Profile:

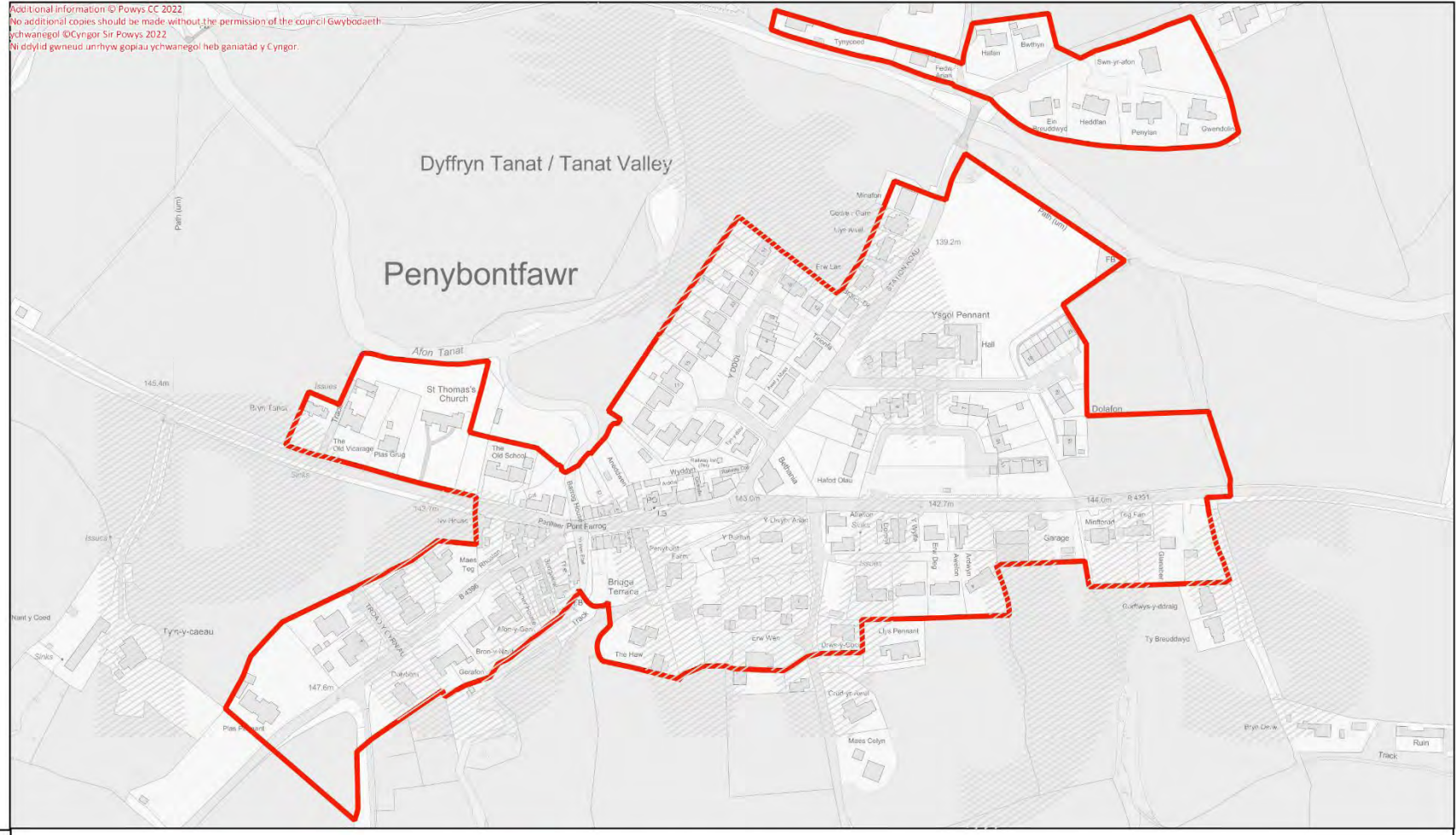
Penybontfawr

Prepared by Powys County Council in partnership with Cadnant Planning



Penybontfawr Settlement Profile

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 **Adopted LDP (2011-2026) Ffin Datblygu / Development Boundary**
Penybontfawr / Penybontfawr

1. Introduction

The settlement of Penybontfawr, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in the north-central area of Powys. The entirety of the settlement lies within the Tanat Valley Registered Historic Landscape. A conservation area also lies within the western part of the village.

Penybontfawr is split into two parts; a small group of residential dwellings to the north and the larger, main part of the settlement to the south. Within the settlement is a limited number of local facilities, including a primary school, a post office, a pub and community centre.

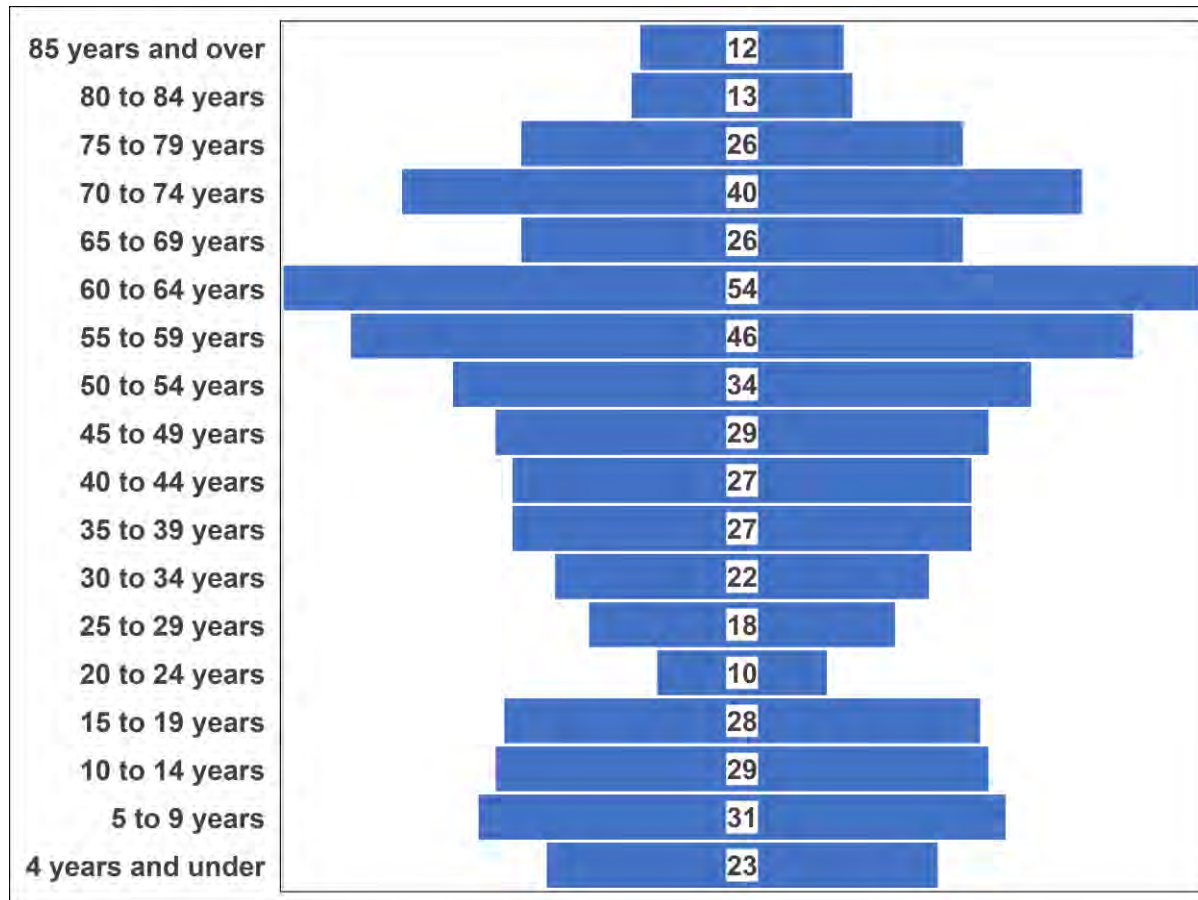
The settlement is located approximately 4.6 miles away from the nearby settlement of Llanfyllin where residents are able to access the wider range of facilities, services and employment opportunities within this larger settlement.

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:	Llanfyllin
Size of Settlement based on Adopted LDP (2011-2026) boundary:	12.64 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	329
Site Survey Date:	July 2022

Penybontfawr 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)

Health Facilities within Settlement = None

Table 2. Community Facilities within Settlement

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

Penybontfawr Settlement Profile

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	0
Farm shop	0
Other non-food shops	0
Total number of retail facilities	1

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

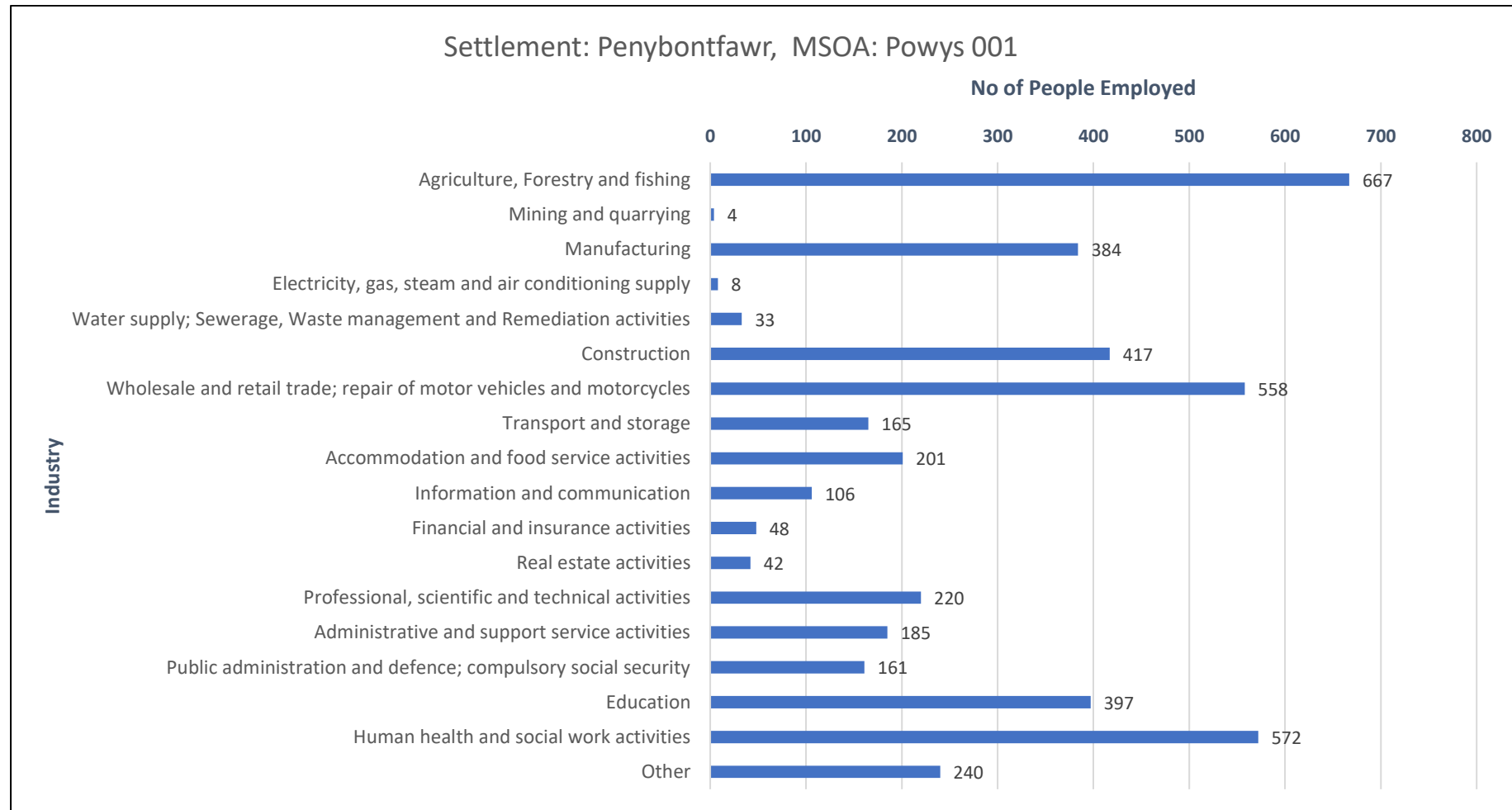
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 6.5 miles to Llanfyllin

Local employers (employing five or more) in overlapping output areas = 120¹

¹ Nomis Data (2021)

Penybontfawr Settlement Profile

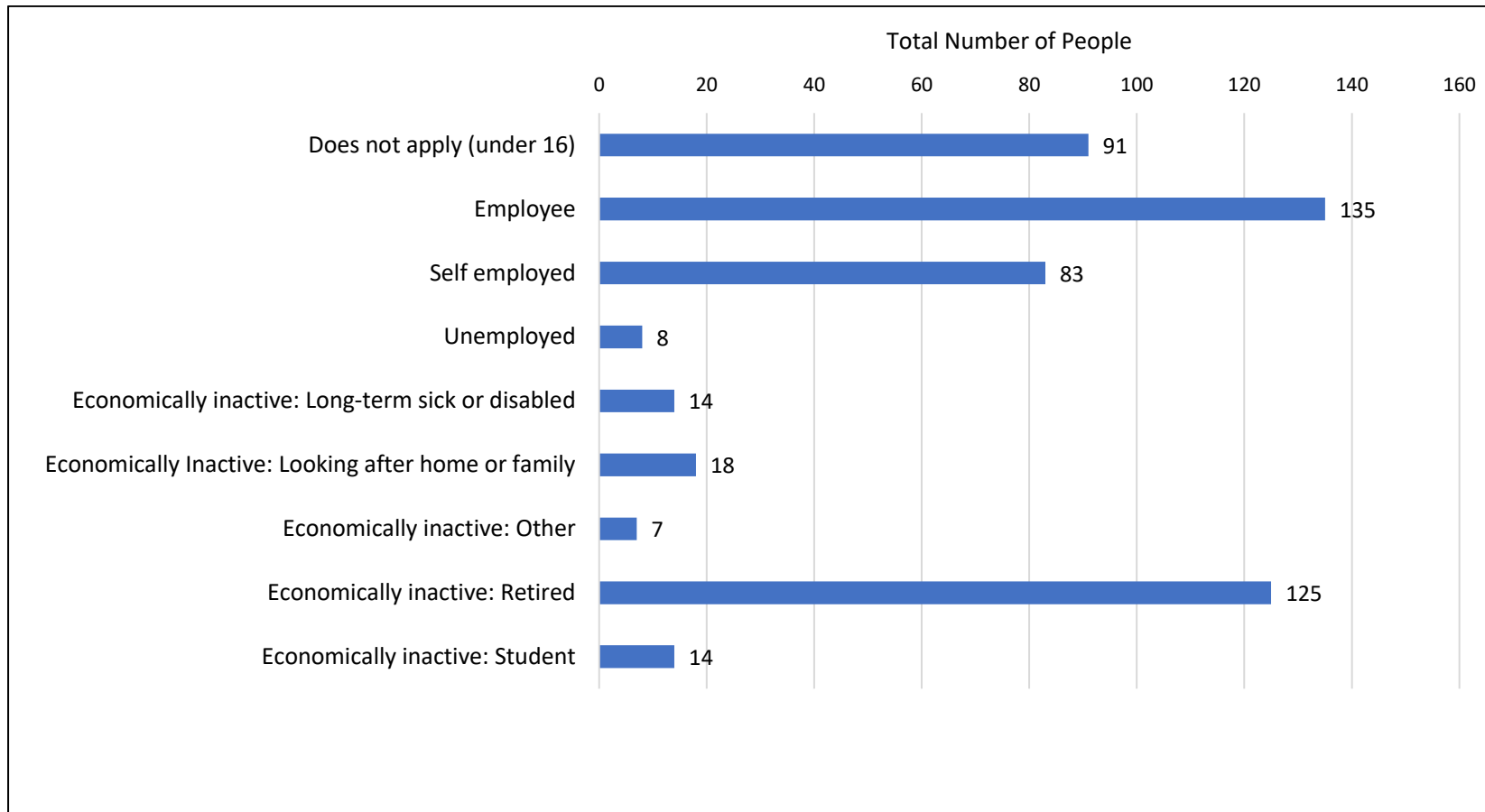
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

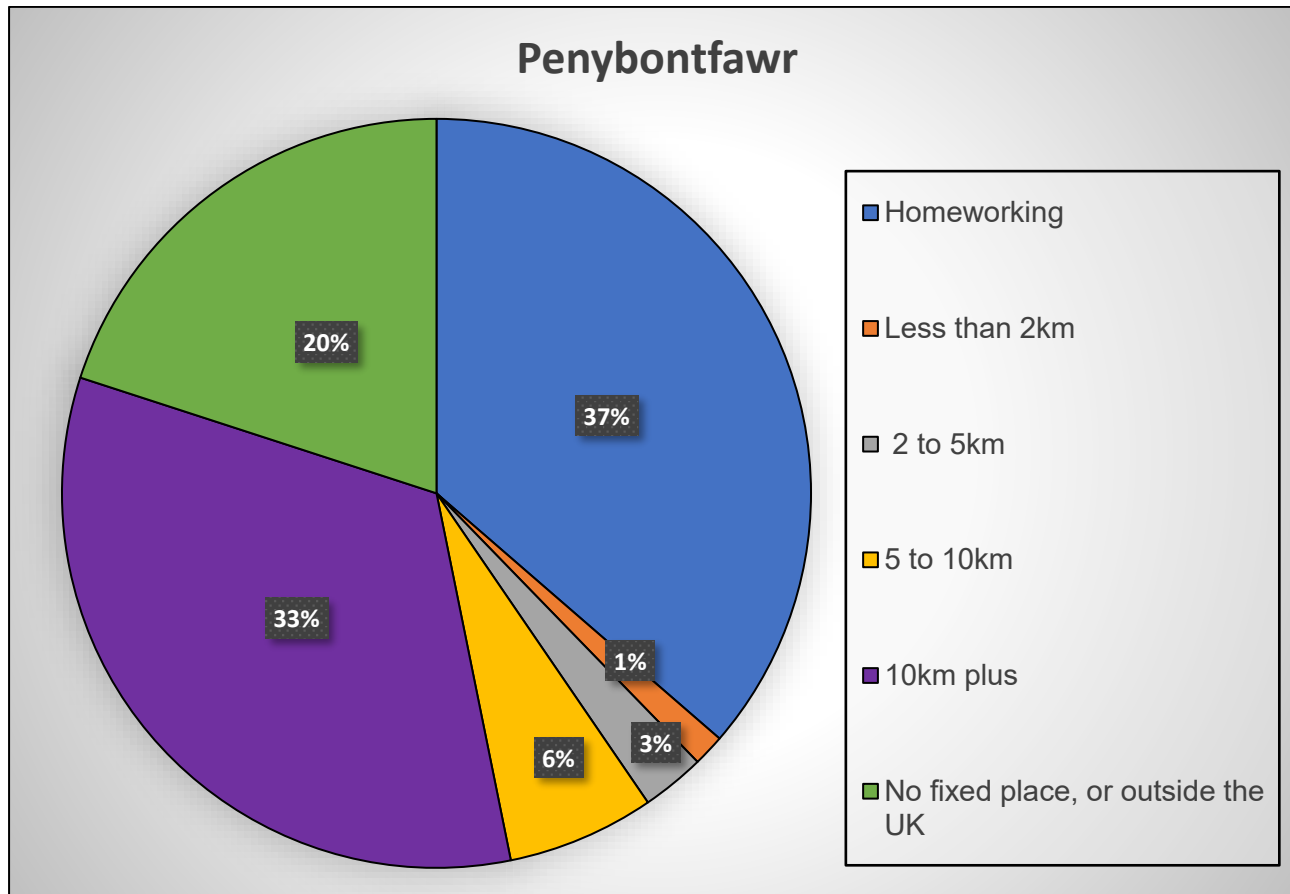
Penybontfawr Settlement Profile

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



Penybontfawr Settlement Profile

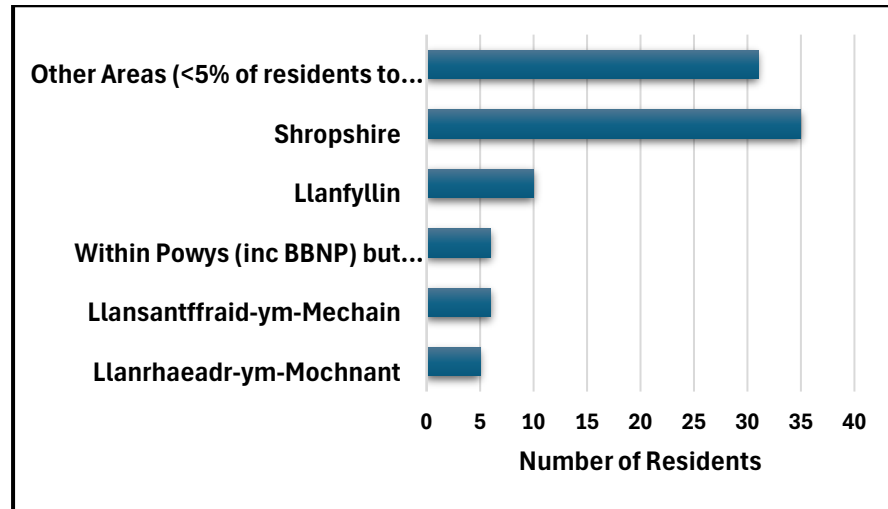
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Penybontfawr Settlement Profile

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

Settlements / Areas	Residents	Percentage
Llanfyllin	10	11%
Llanrhaeadr-ym-Mochnant	5	5%
Llansantffraid-ym-Mechain	6	6%
Other Areas (<5% of residents to each area)	31	33%
Shropshire	35	38%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	6	6%
Grand Total	93	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)	Large/medium risk coverage to the north and along rivers

Table 7. Built Heritage Designations within or adjacent to Settlement

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

Penybontfawr 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	No	
Topography	Yes	Land rises towards the south of settlement.
Land Ownership (e.g. charitable organisations)	No	

5. Infrastructure Capacity

Water Supply

Water provider: Hafren Dyfrdwy

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

Penybontfawr 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 10. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

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

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Table 11. Electricity Supply Capacity

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

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

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

Penybontfawr Settlement Profile

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

Driver: Fault level

Table 12. 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 13. Electricity Supply Capacity

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

Penybontfawr Settlement Profile

Network area: Llanfyllin T1 / Llanfyllin T2 **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	Primary Transformer Replacement Replace Llanfyllin T1 and T2 with 7.5/10MVA units.	-	2.2	2024/25	Planned ED2

Gas Supply

Table 15. 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>

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 16. Broadband Provision and Planned Improvements

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

Education Provision

Table 17. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Pennant	88	77	87.5%	11	12.5%

⁴ Data correct from Welsh Government OMR, June 2022

Penybontfawr Settlement Profile

Health Care Provision

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

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	The B4391 and B4396 are narrow with limited footway width and little scope for improvement.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 20. Bus Services within Settlement

Service Provision	Yes / No	Comments
'Turn up and go' provision, frequency of approximately every 10 minutes	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 Oswestry, Llangynog,

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 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	18.1 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

Table 22. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Between 5-10 miles	Yes	6.5 miles to A490

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

Spaces to be added to Open Space Assessment: 2 – 1 churchyard under 0.2 ha not noted on OSA; 1 outdoor playing pitch to rear of school not noted on OSA - approximately 0.77 ha + PROW data

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 2

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

Penybontfawr Settlement Profile

Table 26. Public Right of Way

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

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Penybontfawr lies in the Tanat Valley Landscape Character Area (LCA), which is an elongated west-east orientated valley following the course of the River Tanat, from the eastern edge of Llangynog in the west to Pen-y-bont Llanerch Emrys in the east. The LCA has a strong relationship with the enclosing valley sides, particularly at its more dramatic western end. The western end of the valley borders the Berwyn Foothills LCA, where there is a transition to high moorland summits and foothills at the edge of the Berwyn plateau. The northern side of the LCA borders the gently rising slopes of Llanrhaeadr LCA. The eastern end of the LCA borders Shropshire in England and the south of the LCA borders the Llanfyllin Farmlands LCA 6, where there is a transition to the fertile upper slopes of the Tanat Valley and upland moorland.

This LCA is within the Berwyn National Landscape Character Area (NLCA) in the west and Montgomeryshire Hills and Vales NLCA in the east.

In terms of topography, the Tanat Valley LCA comprises a narrow steep sided valley transitioning to well-developed floodplain descending gradually from the west (to the east of Llangynog) to Pen-y-bont Llanerch Emrys in the east. The Distinctive topography is influenced by the River Tanat. The area includes the steep-sided, enclosed V-shaped valley complex on the upper reaches of the River Tanat and the more open valley on the lower reaches.

Western and central extents of the LCA, including Penybontfawr, are within the Tanat Valley Registered Historic Landscape, with Scheduled Monuments.

The Tanat Valley LCA consists of scattered settlements contain a mixture of traditional and post-war housing. Penybontfawr is a small post-medieval industrial and nodal settlement. A scenic route runs east/west along the Tanat Valley, with a network of minor roads, tracks and footpaths providing connections to adjacent LCAs.

There are scenic views available along the valley, including from the scenic route between Pen-y-bont Llanerch Emrys and Llangynog. This is a domesticated farming landscape, with a great sense of shelter in the valleys.

9. Community Aspirations

Penybontfawr 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 Penybontfawr 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 (1st Preference Band 1-3)

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

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

Median house price paid data 01/04/2020 to 01/04/2023 = £340,000 (Average = £ 304,000)

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

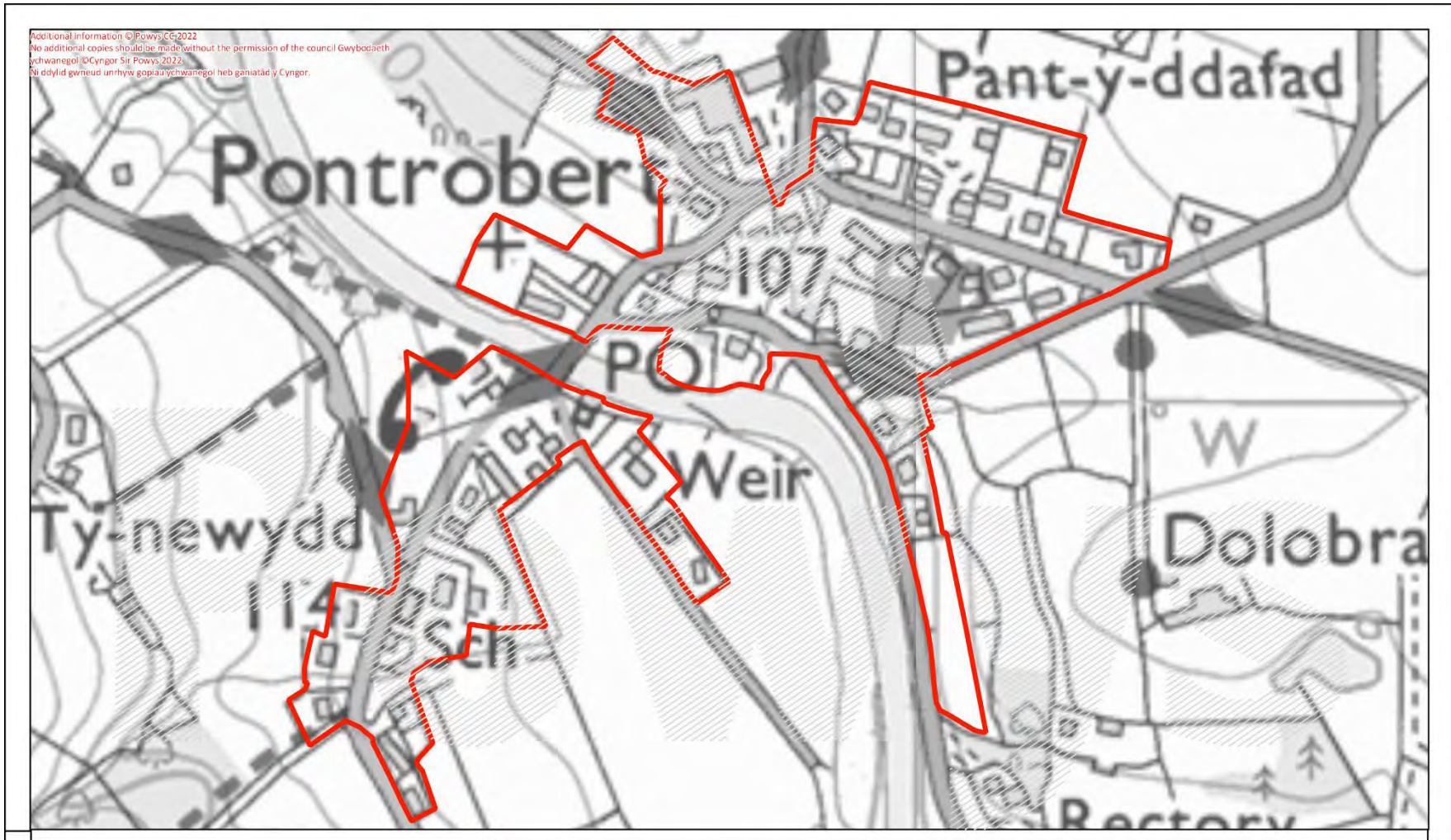
Settlement Profile:

Pontrobert

Prepared by Powys County Council in partnership with Cadnant Planning



Pontrobert Settlement Profile



1. Introduction

The settlement of Pontrobert, classified as a Large Village in the adopted Powys LDP (2011-2026), a village located in the northern part of Powys, with the River Vyrnwy running through its centre dividing the settlement into two clusters.

The settlement is served by a limited number for services and facilities which include a primary school, community hall, two places of worship, a post office and one public house. The larger settlement of Welshpool is located approximately 11.7 miles to the south east where the community are able to access a wider range of services, facilities and employment opportunities.

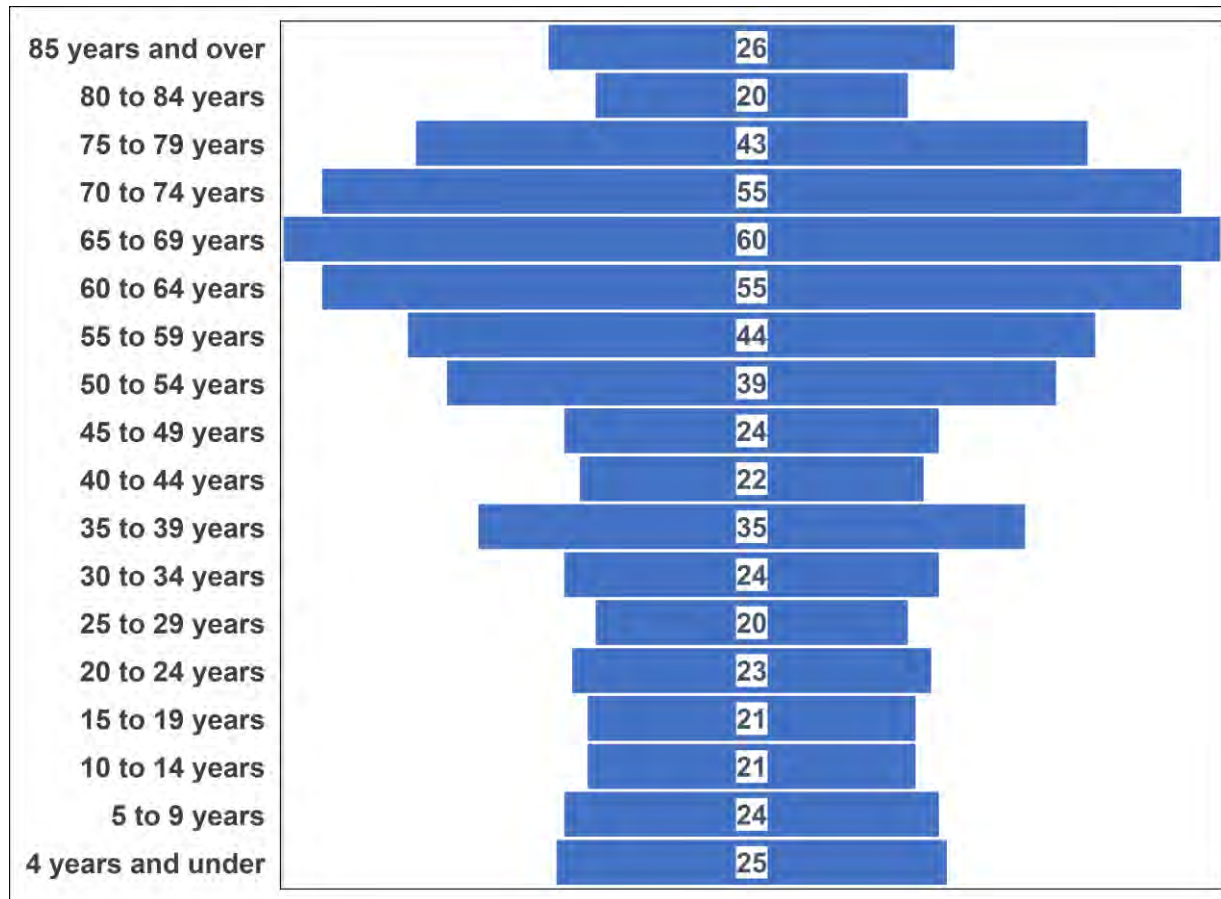
The settlement is characterised by its historic properties and the low density of development in the older parts of the village. From the river, the settlement rises up the hillside with the development being spread out across the network of lanes, with the older properties generally located close to the River Vyrnwy and the bridge that crosses the river.

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:	Llanfyllin
Size of Settlement based on Adopted LDP (2011-2026) boundary:	10.2 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	198
Site Survey Date:	July 2022

Pontrobert 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	2
Total number of education facilities	3

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

Health Facilities within Settlement = None

Retail Facilities within Settlement = None

Table 2. Community Facilities within Settlement

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

3. Employment Provision

Table 3. Key Employment Opportunities within Settlement

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

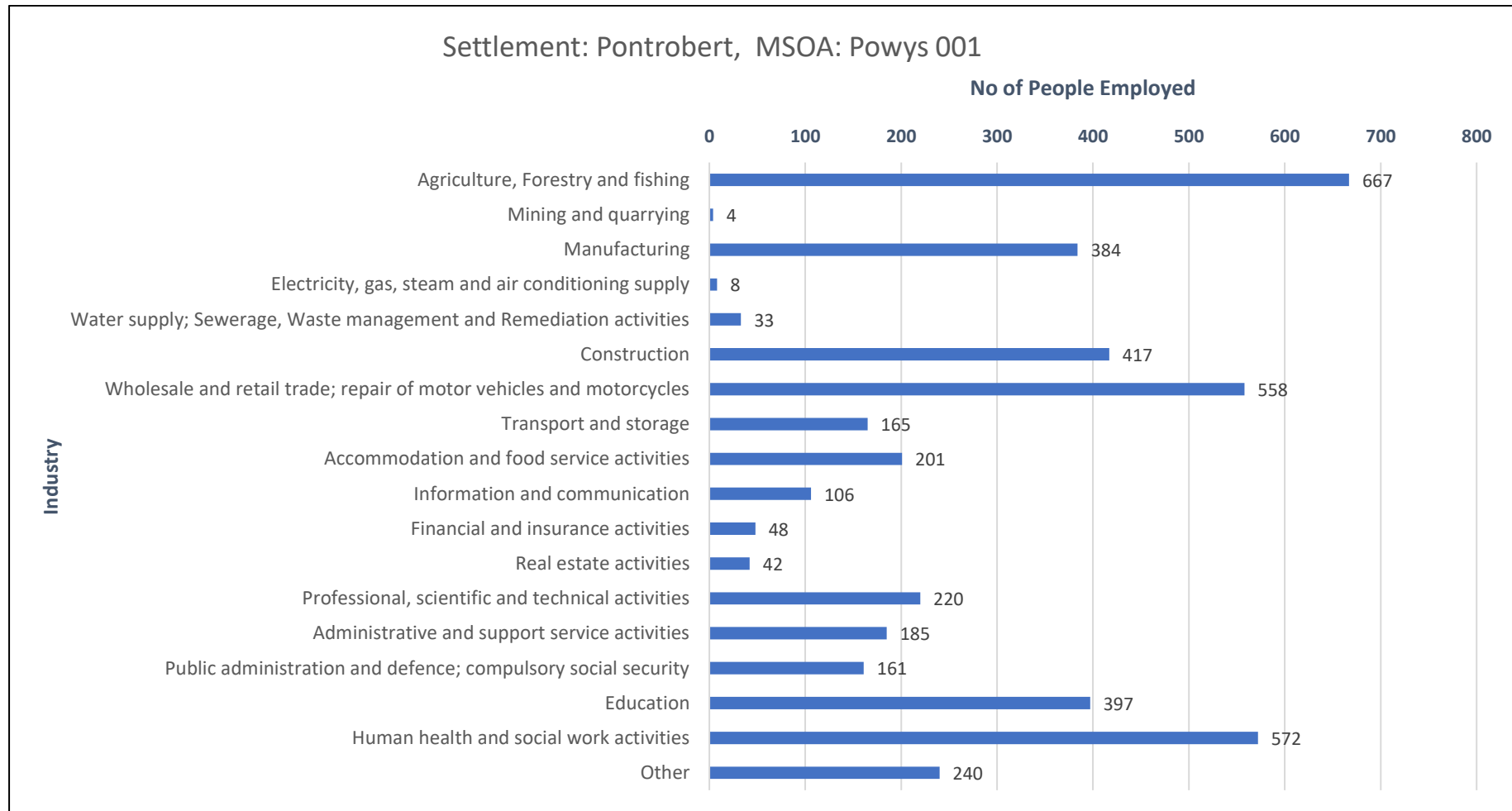
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 6.4 miles to Llanfair Caereinion and Llanfyllin

Local employers (employing five or more) in overlapping output areas = 120¹

¹ Nomis Data (2021)

Pontrobert Settlement Profile

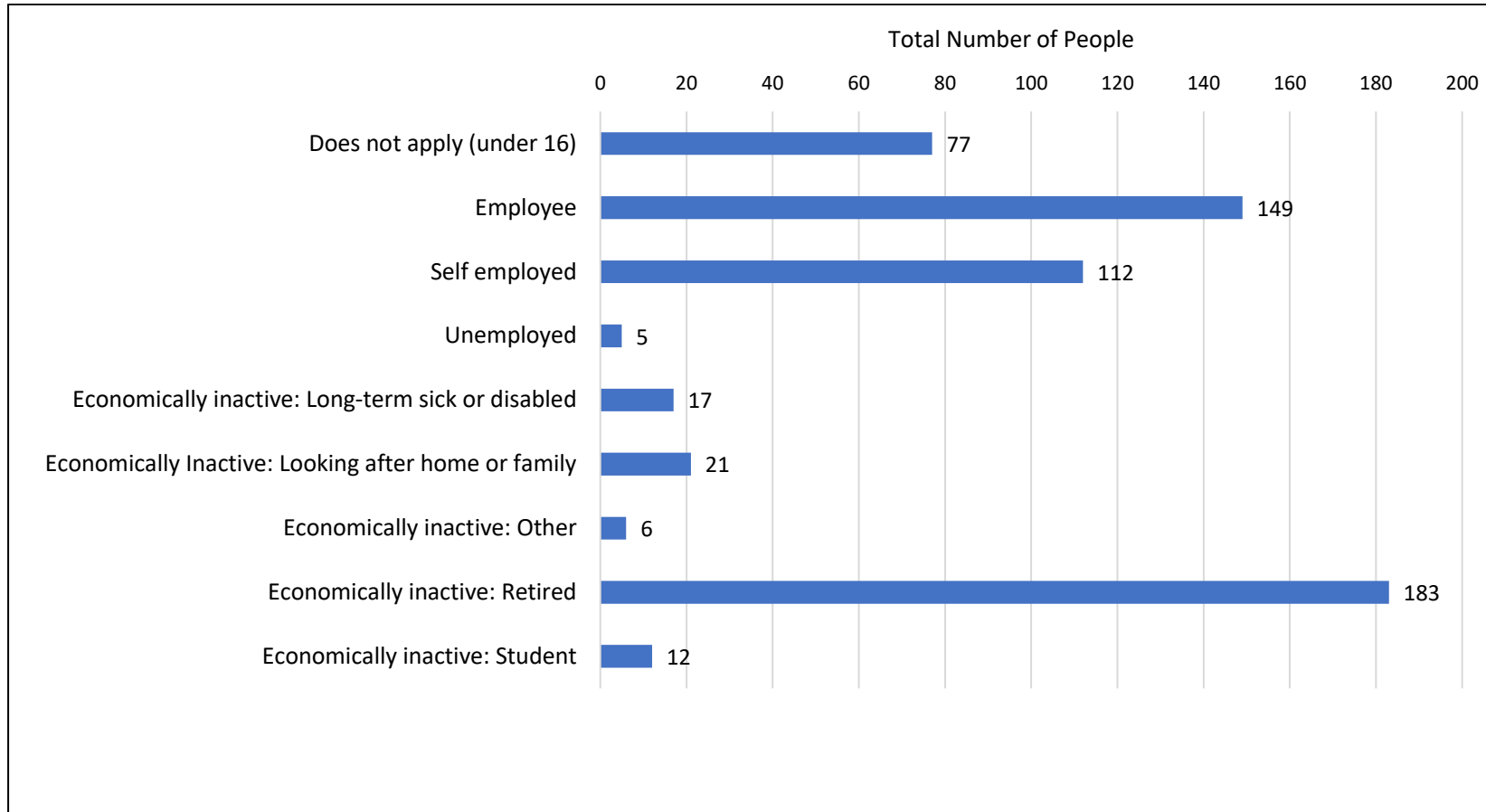
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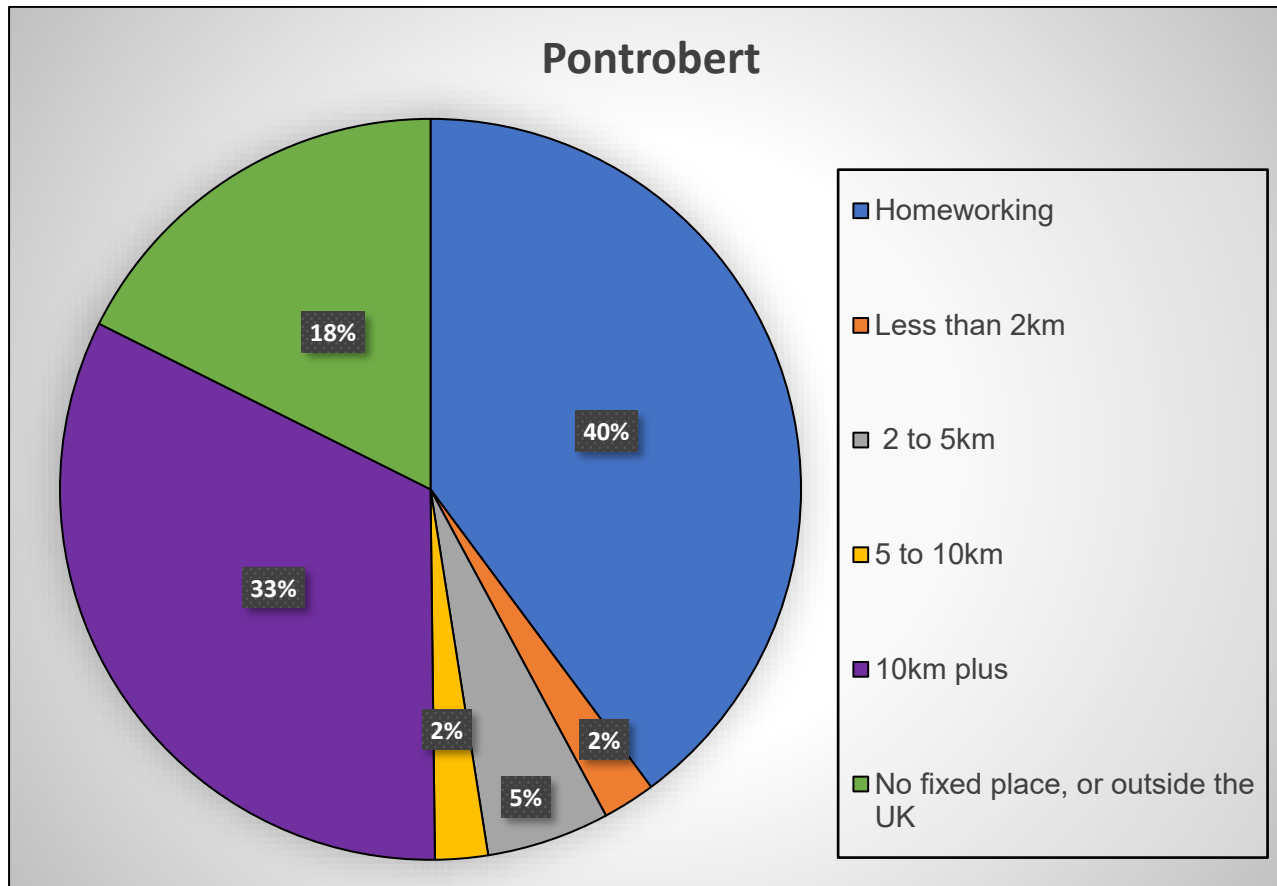
Pontrobert Settlement Profile

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



Pontrobert Settlement Profile

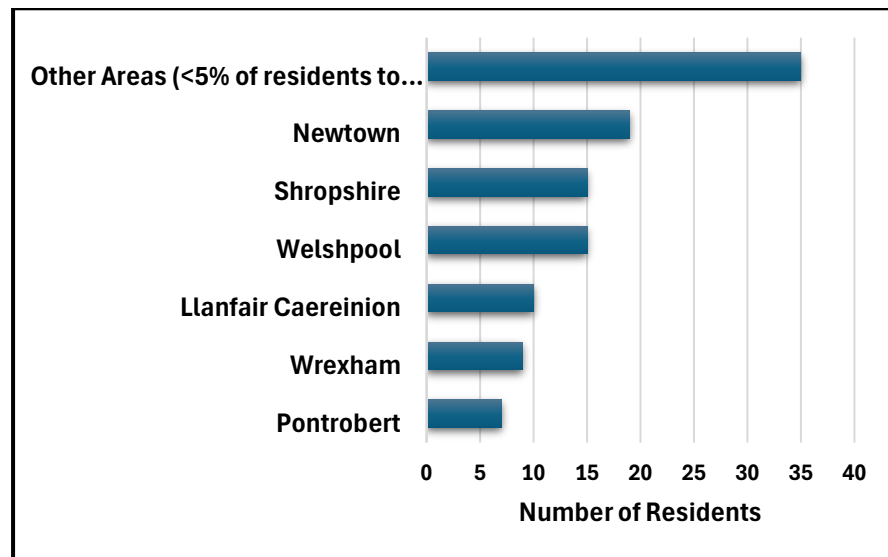
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Pontrobert Settlement Profile

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



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Table 4. Where Residents Living in Pontrobert Travel to Work (Census 2021)

Settlements / Areas	Residents	Percentage
Llanfair Caereinion	10	9%
Newtown	19	17%
Other Areas (<5% of residents to each area)	35	32%
Pontrobert	7	6%
Shropshire	15	14%
Welshpool	15	14%
Wrexham	9	8%
Grand Total	110	100%

4. Environmental Capacity

Table 5. Flood Risk Constraints within or adjacent to Settlement

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

Table 6. Built Heritage Designations within or adjacent to Settlement

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

Pontrobert Settlement Profile

Table 7. Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No
Special Area of Conservation (SAC)	No
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AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	2 and 3a
Topography	Yes	Land rises towards the north of the village.
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.

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Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 9. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large Villages served	Estimated spare capacity at the WwTW?	Any other comments
Pontrobert	Pontrobert	Marginal concern subject to size of development	None.

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 10. Electricity Supply Capacity

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

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

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

Pontrobert Settlement Profile

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

Driver: Fault level

Table 11. Electricity Supply Capacity

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

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

Driver: Asset Modification

Table 12. Electricity Supply Capacity

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

Pontrobert Settlement Profile

Network area: Llanfyllin T1 / Llanfyllin T2

Driver: Asset Modification

Table 13. Electricity Supply Capacity

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
Replacement/modernisation of existing apparatus	Primary Transformer Replacement Replace Llanfyllin T1 and T2 with 7.5/10MVA units.	-	2.2	2024/25	Planned ED2

Gas Supply

Table 14. 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>

Pontrobert Settlement Profile

Broadband Provision

Broadband connection ⁴ in Settlement: Yes

Table 15. Broadband Provision and Planned Improvements

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

Education Provision

Table 16. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Pontrobert C. P.	61	57	93.4%	4	6.6%

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP Surgery provision in Pontrobert. The nearest GP surgery would be at Llanfair Caereinion.

Table 17. GP Surgery information

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

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

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Pontrobert has narrow streets with little or no pedestrian infrastructure with very little opportunity to provide improvements.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: No

Bus Services

Bus stops located within the settlement: Yes

Table 19. Bus Services within Settlement

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

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 20. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	No	
Between 5-10 miles	No	
Further than 10 miles	Yes	11.9 miles to Welshpool Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	No	
Less than 5 miles	Yes	2.3 miles to A495

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: 2

Table 22. 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 23. 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)	0
Unequipped Local Areas of Plan (LAPs)	1

Table 24. Outdoor Sports Facilities

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

Pontrobert Settlement Profile

Table 25. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	Limited PROW located on outskirts of settlement
Walkways	No	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Pontrobert 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. Pontroberts lies along the western boundary of the Severn Farmlands LCA which 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.

Glyndŵr's Way, a long distance trail, runs through Pontrobert, connecting with Dolanog and Meifod.

9. Community Aspirations

Llangyniew 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 Llangyniew 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 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	0
4	0
TOTAL	1

Total number of new dwellings (net) built between 2011 and 2024 = 0

Median house price paid data 01/04/2020 to 01/04/2023 = £325,000 (Average = £326,962)

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

Pontrobert Settlement Profile

Table 27. 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
373		20/1187/RES	Land adj Pant-y-Ddafad Pontrobert	Application for reserved matters following the approval of P/2016/1337 for the erection of 9 dwellings and all associated works	Commenced	9	0	0	9
					TOTAL	9	0	0	9



Powys Replacement Local Development Plan (2022-2037)

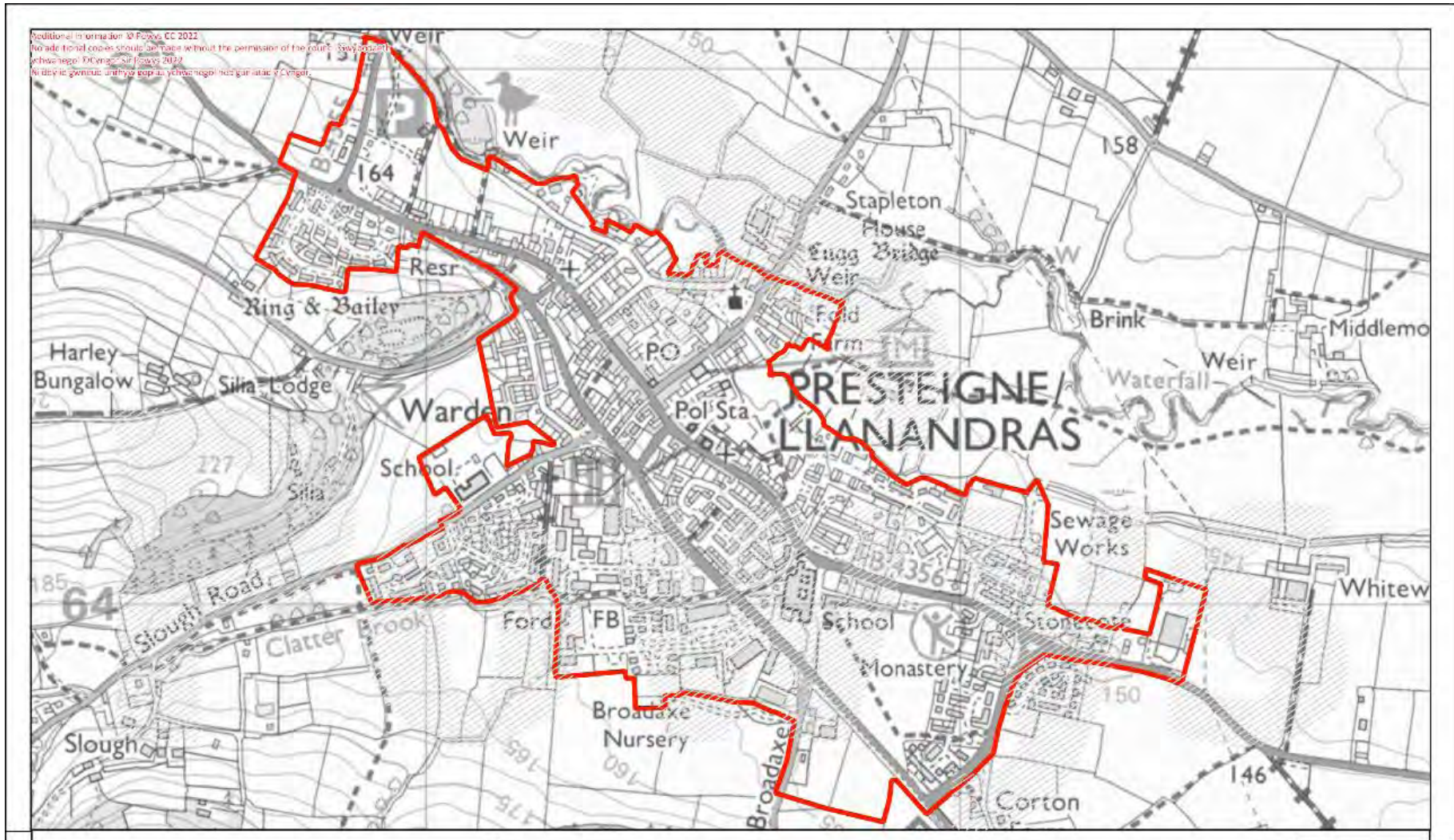
Infrastructure Provision and Settlements Profiles

Settlement Profile: Presteigne

Prepared by Powys County Council in partnership with Cadnant Planning



Presteigne Settlement Profile



1. Introduction

The town of Presteigne lies on the Welsh/ English border and is located to the south-west of the River Lugg.

Presteigne is a market town with a historic core designated as a Conservation Area, with a number of listed buildings and a Scheduled Monument. There is a primary and secondary school campus at Presteigne as well as a range of shops and services including a GP surgery, fire station, bank, post office and public houses. In addition to employment from the agriculture and tourism industry, there are industrial/commercial estates within the settlement which provide employment opportunities for local residents. Due to the wide range of facilities, the town also serves the populations of smaller, nearby settlements.

Presteigne is served by the B4536, B4355 and B4362 as well as other minor roads.

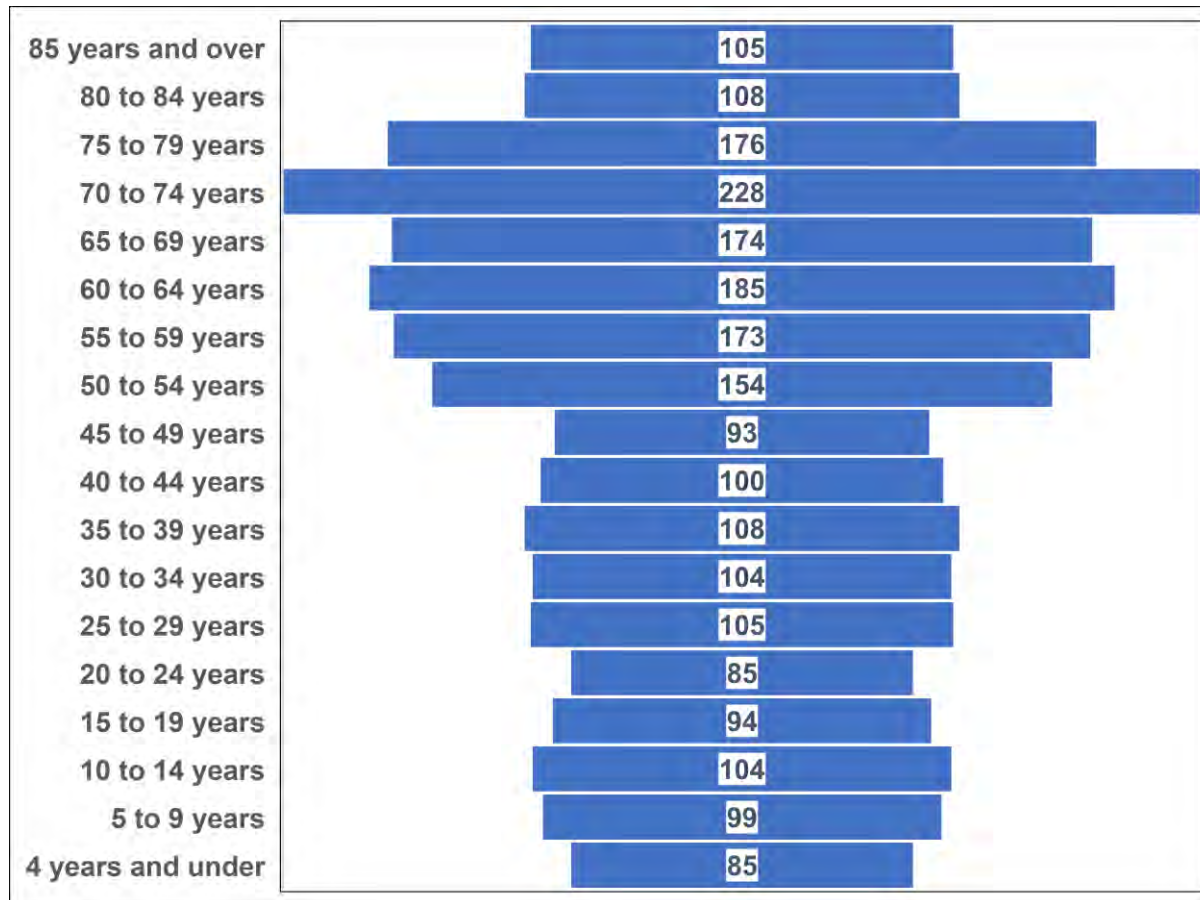
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Town
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 2
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Knighton and Presteigne
Size of Settlement based on Adopted LDP (2011-2026) boundary:	93.18 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	1,905

Site Survey Date: July 2022

Presteigne Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

Type	Number
College / Further education	0
Secondary school	1
Primary school	1
Nursery / pre-school provision	1
Total number of education facilities	3

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	1
Library (including mobile)	1
Bank / Building Society	1
Post Office / Post Depot	1
Public House	4
Cultural Facilities (theatre, museum gallery)	2
Police Station	1
Fire Station	1
Ambulance Depot	0
Total number of community facilities	17

Presteigne Settlement Profile

Table 3. Health Facilities within Settlement

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

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	2
Other food outlet	3
Take away food	3
Café	3
Restaurant	3
Petrol station	1
Farm shop	1
Other non-food shops	24
Total number of retail facilities	40

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

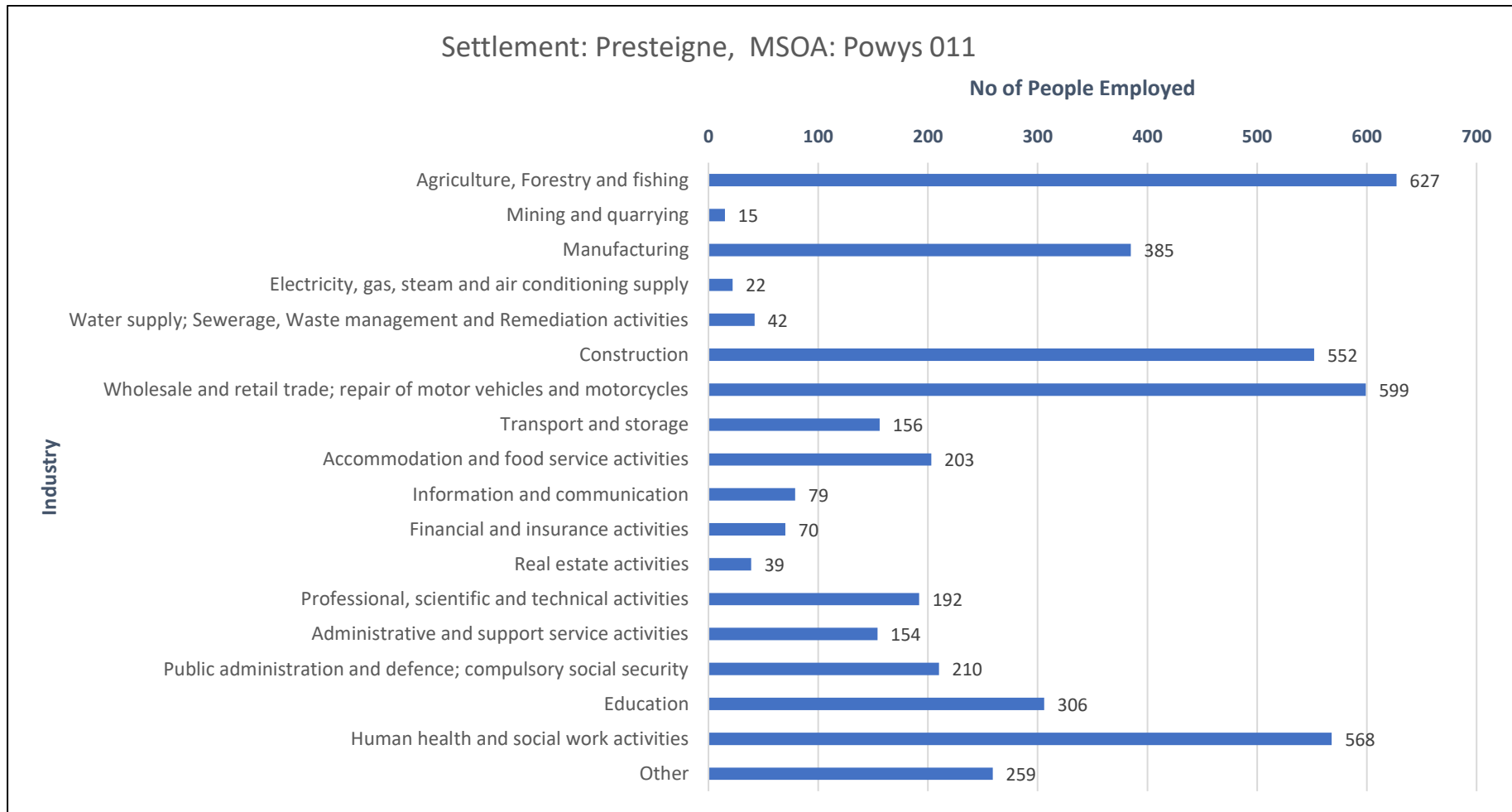
Type	Presence in Settlement (Yes / No)
Public Sector Offices	No
LDP Retail centre	Yes
Care home	Yes
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

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

¹ Nomis Data (2021)

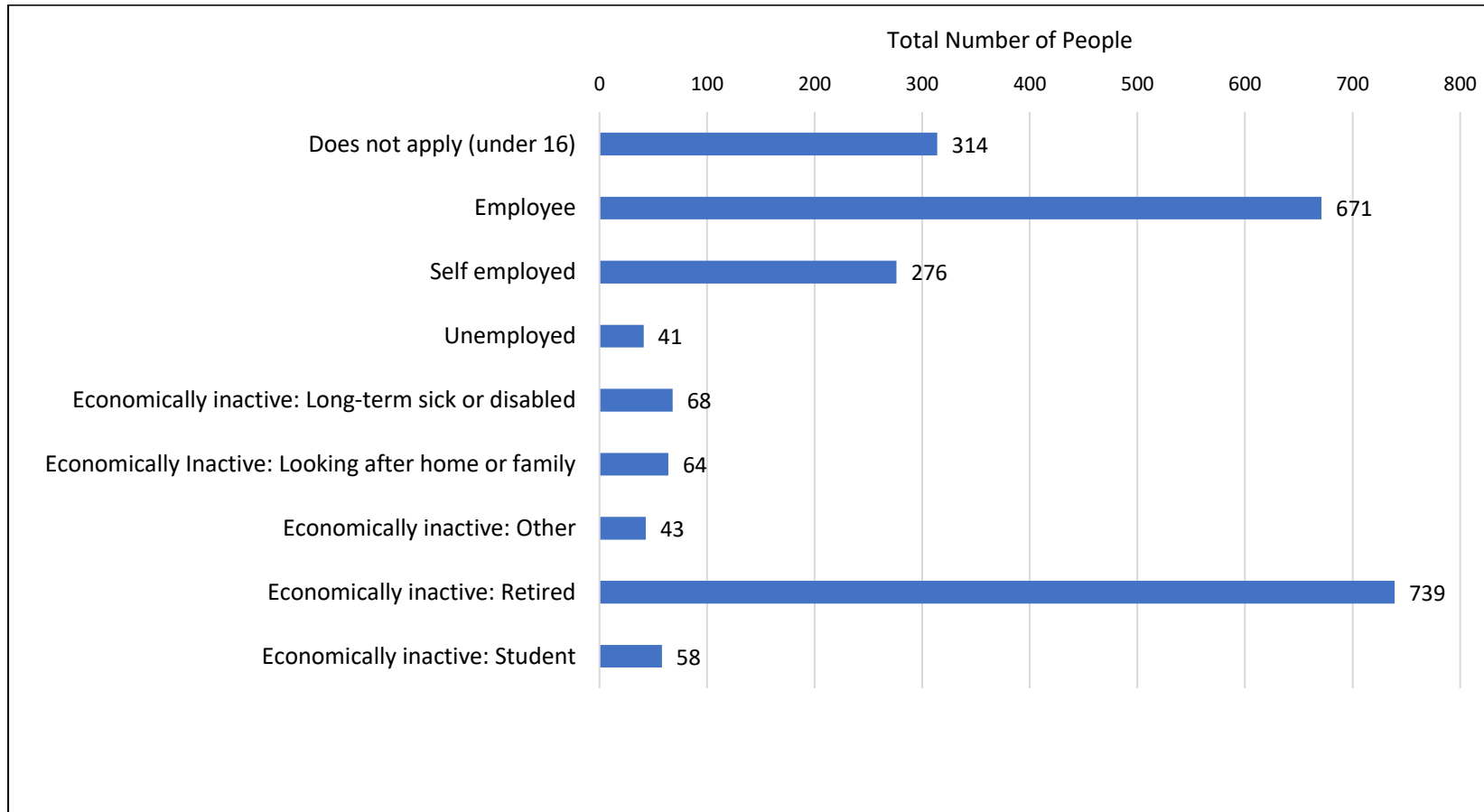
Presteigne Settlement Profile

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



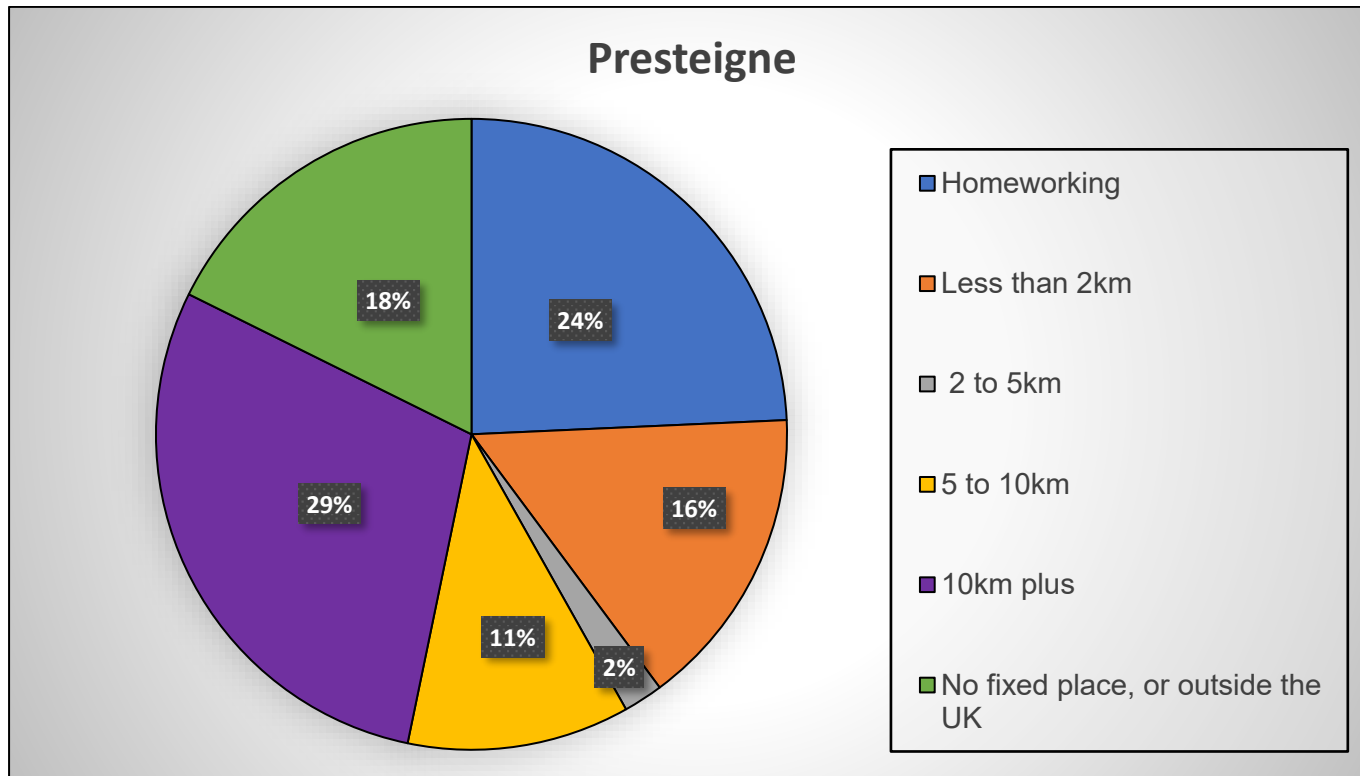
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Presteigne Settlement Profile

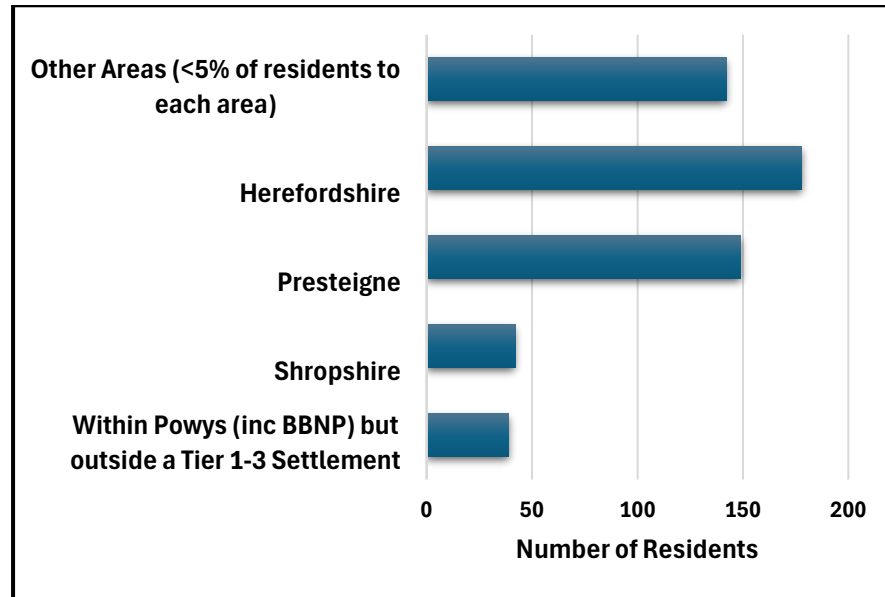
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Presteigne Settlement Profile

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

Settlements / Areas	Residents	Percentage
Shropshire	42	8%
Presteigne	149	27%
Herefordshire	178	32%
Other Areas (<5% of residents to each area)	142	26%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	39	7%
Grand Total	550	100%

4. Environmental Capacity

Table 7. Flood Risk Constraints within or adjacent to Settlement

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

Table 8. Built Heritage Designations within or adjacent to Settlement

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

Designation	Presence in or adjacent to Settlement Yes / No
Historic Landscape	No

Table 9. Natural Heritage Designations within or adjacent to Settlement

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

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

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

Presteigne 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.

Presteigne 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.

Presteigne 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?
Presteigne	Presteigne, Norton (AMP 7 scheme)	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.

Presteigne 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?
Presteigne	Yes	Yes - 1mg/l Effective from: 26/04/2023	Yes – Scheme completed 2023

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
Presteigne 66/11kv	Primary	No information (Red ⁶)	other settlements outside the Powys LDP boundary	Hereford 132/66kv (BSP)	No information	Knighton, Knucklas (including other settlements outside the Powys LDP boundary)

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

³ The amount of power available on the circuit.

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

⁵ The amount of power available on the circuit.

⁶ Less than 10% total site capacity available

Gas Supply

Table 13. Gas Supply Capacity and Planned Improvements

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

Presteigne Settlement Profile

Broadband Provision

Broadband connection ⁷ in Settlement: Yes

Table 14. Broadband Provision and Planned Improvements

Broadband performance	% of properties within Settlement
Broadband speed of >30 Mb/s	69%
Broadband speed of <30 Mb/s	31%

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

Education Provision

Table 15. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
John Beddoes Campus (Newtown High School)	499	964	193.2%	-465	-93.2%
Presteigne C.P	242	169	69.8%	73	30.2%

⁷ Data correct from Welsh Government OMR, June 2022

Health Care Provision

Table 16. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
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 historic core and Slough Road are constrained from a highway network. There are multiple opportunities for development on the fringes of the town which could be accommodated by the existing highway network.

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: Yes

Table 18. Active Travel Routes within Settlement

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

Bus Services

Bus stops located within the settlement: Yes

Table 19. Bus Services within Settlement

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

Presteigne Settlement Profile

Train Services

Train station located within or close to the settlement: No

Table 20. Nearest Train Services Related to Settlement

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

Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	No	
Less than 5 miles	No	
Between 5-10 miles	Yes	A44
Further than 10 miles	No	

Electric Vehicle Charging Points

Table 22. Provision of Electric Vehicle Charging Point within Settlement

Electric Vehicle Charging Point	Yes / No	Location
Provision of electric vehicle charging point within settlement	Yes ⁸	Hereford Street Car Park, Presteigne, LD8 2AT

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

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: Yes

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

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 20

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	2
Amenity greenspace	4
Green corridors	0
Natural and semi-natural green spaces	4
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)	1
Local Equipped Areas of Plan (LEAP)	3
Unequipped Local Areas of Plan (LAPs)	1

Table 25. Outdoor Sports Facilities

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	2
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	4

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Table 26. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Lugg
PROW	Yes	Linking settlement to wider area including along River Lugg and to Caen Wood
Walkways	Yes	Over Clatter Brook, around Warden Castle, Whithybeds

Number of Allotments / Community Gardens in Settlement : 1

8. Character

Presteigne lies in the Presteigne and Beggar Bush Hillside Landscape Character Area (LCA) which is an area of low hills forming the watershed to the Lugg Valley LCA to the north and north-east and the New Radnor Valley LCA to the south, as well as a westward arm of land between Kinnerton and New Radnor. The western boundary of the LCA is defined by the transition in topography to the steeply sloping and elevated Radnor Forest LCA. To the south-east the wooded hills within the eastern part of the LCA continue into Herefordshire. The settlement of Presteigne is located in the east of the LCA, in proximity to the border with England.

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

Presteigne is a market town with a historic core designated as a Conservation Area with numerous listed buildings and the Scheduled Monument of The Warden Mound and Bailey Castle, which comprises the remains of a motte and bailey castle, a military

stronghold built during the medieval period. Silia Registered Historic Park and Garden lies to the west of the town and Boultibrooke Registered Historic Park and Garden is located to the immediate north of Presteigne, on the English border.

Presteigne is served by the B4536, B4355 and B4362 as well as other minor roads. PRowS include the Natural Resource Wales promoted route through Nash Wood, Offa's Dyke path and National Cycle Network Route 825.

The Presteigne and Beggar Bush Hillside LCA comprises a mainly open landscape with long views, although areas of localised enclosure exist between ridges and areas of woodland. From the hilltops there are expansive views over the surrounding landscape with a strong visual relationship with the adjacent river valleys and the sloping LCAs of their opposite banks, as well as views to the elevated Radnor Forest LCA to the west including views of the distinctive conical point of The Wimble.

9. Community Aspirations

Presteigne 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. A summary of their response is provided below.

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

Community aspirations in terms of:	Summary of feedback
Would the Town Council like to see future growth (general) as part of the LDP in the Town Council area?	Yes, in the right areas.
Aspirations in terms of housing (including affordable housing)	Would like to see a small development of larger more exclusive houses and private development so people can move up the housing ladder. Presteigne have had quite a large investment of social housing so some private housing would now seem appropriate. However, affordable housing is always needed.
Growth in terms of future employment opportunities	Employment is always welcomed. Presteigne have several small units on the bypass Industrial Estate which are excellent, but all are occupied/allocated, and growth will be needed to allow for ongoing demand. The issue is the large piece of land in the centre of Presteigne that was “Kayes”; development of this site is paramount.
Aspirations in terms of education provision (primary and secondary schools)	An all-ages school combining primary and secondary education is the vision for Presteigne. A brand-new building to accommodate the new school built on the John Beddoes site would be the aspiration.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres,	Presteigne have several community buildings which are well used by the community. Norton is lacking in this area. The leisure centre covers the wider community but requires investment to increase the size of the gym. The library is supported by volunteers and is running well, and no changes are required. Presteigne still have one bank open two days

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Community aspirations in terms of:	Summary of feedback
libraries, banks/building societies, post offices, public houses)	<p>a week and other banking can be done at the Post Office. The Post Office is run from the Premier shop and closes for an hour every lunchtime. The Post Office is considered an important and vital service.</p> <p>Shops on High Street generally often have access issues (including the Post Office). However, it is difficult to see how this could be avoided/addressed.</p> <p>Public houses in Presteigne are adequate, however, there isn't one in Norton. There is a need to retain the one remaining hotel.</p> <p>An upgrade for the Memorial Hall should be include for the future.</p>
Aspirations in terms of health care provision in your communities	<p>Health care provision is a concern. There is a GP surgery in the town, however, it is very difficult to gain access to see a Doctor.</p> <p>Aspirations would be to have a community hub facility providing a range of health and well-being services for the wider community. Social care provision is a concern in the area. This could be incorporated into a well-being centre.</p> <p>There is currently no nursing home provision/care only residential care.</p> <p>Increased provision for young adults with learning needs is needed as locally available care seems to cease after school/college.</p>
Aspirations in terms of public open spaces, sports and play provision	<p>Presteigne is very well provided for in terms of open spaces, run by both Powys County Council and the Town Council. There is an issue with the John Beddoes School field having open access 24/7 which needs to be addressed on safety grounds.</p>

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Community aspirations in terms of:	Summary of feedback
	Norton is under provided for in terms of a community space and a space/play area provision in Norton would be an aspiration.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	<p>Presteigne has a thriving High Street but don't have any supermarket provision, nor even a smaller store. People cannot afford to do their weekly shop in the convenience stores available in Presteigne, and they are not able to stock adequate supplies for a weekly family shop.</p> <p>The aspiration would be to have a small store on the old Kayes site, however this would need to be very carefully considered and handled through the planning process to ensure any impact on the High Street is minimised and to promote those existing High Street businesses.</p>
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	<p>Presteigne has seen investment with Active Travel routes but has a woeful public transport service. There is a service bus that runs between Kington, Presteigne and Knighton all day, however, there is also a need for a bus service to larger towns such as Ludlow, Leominster and Llandrindod Wells.</p> <p>Free car parking in the town would be a real help.</p>
Summary which describes the long-term vision for your town / community council area.	To become a resilient, well connected and environmentally conscious community.
Other comments received	None.

10. Previously Developed Land Opportunities

Figure 6. Land off Back Lane (near Police station), Presteigne



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11. Housing Need and Supply

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

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	23
2	15
3	15
4	6
TOTAL	59

Total number of new dwellings (net) built between 2011 and 2024 = 66

Median house price paid data 01/04/2020 to 01/04/2023 = £210, 000 (Average = £ 229, 353)

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

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Table 29. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1034	P51 HA2	20/0116/OUT	Joe Deakins Road Site, Presteigne	Outline application (all matters reserved) for residential development of 35 dwellings and all associated works	Planning Permission Not Started	35	0	0	35
					Total				35