



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

## **Infrastructure Provision and Settlements Profiles**

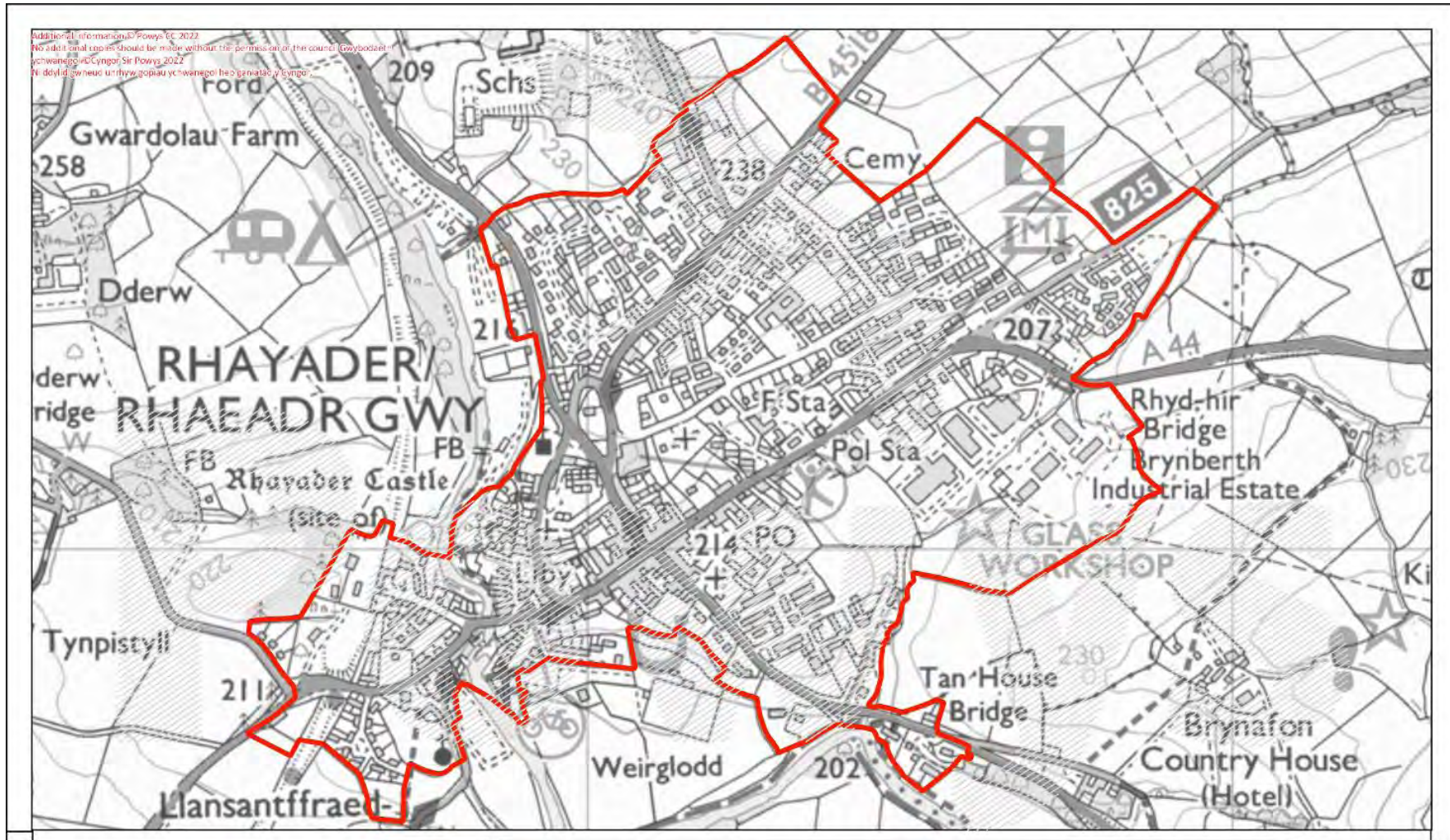
### **Settlement Profile:**

### **Rhayader**

Prepared by Powys County Council in partnership with Cadnant Planning



# Rhayader Settlement Profile



## 1. Introduction

The town of Rhayader is a historic market town located in central Powys and is the first town on the River Wye. The trunk road A470 runs through the settlement from the north-west to the south-east, as does the River Wye. A large part of the settlement is designated as a Conservation Area which hosts a range of historic buildings and features including a Scheduled Monument. The settlement is sited close to the Elan Valley to the west, which is home to a large complex of dams and reservoirs.

There is a wide range of local facilities and services within Rhayader, including a general practice, pharmacy, primary school, library, leisure centre and museum. In addition to employment from the agriculture and tourism industry, there are designated industrial/commercial parks 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.

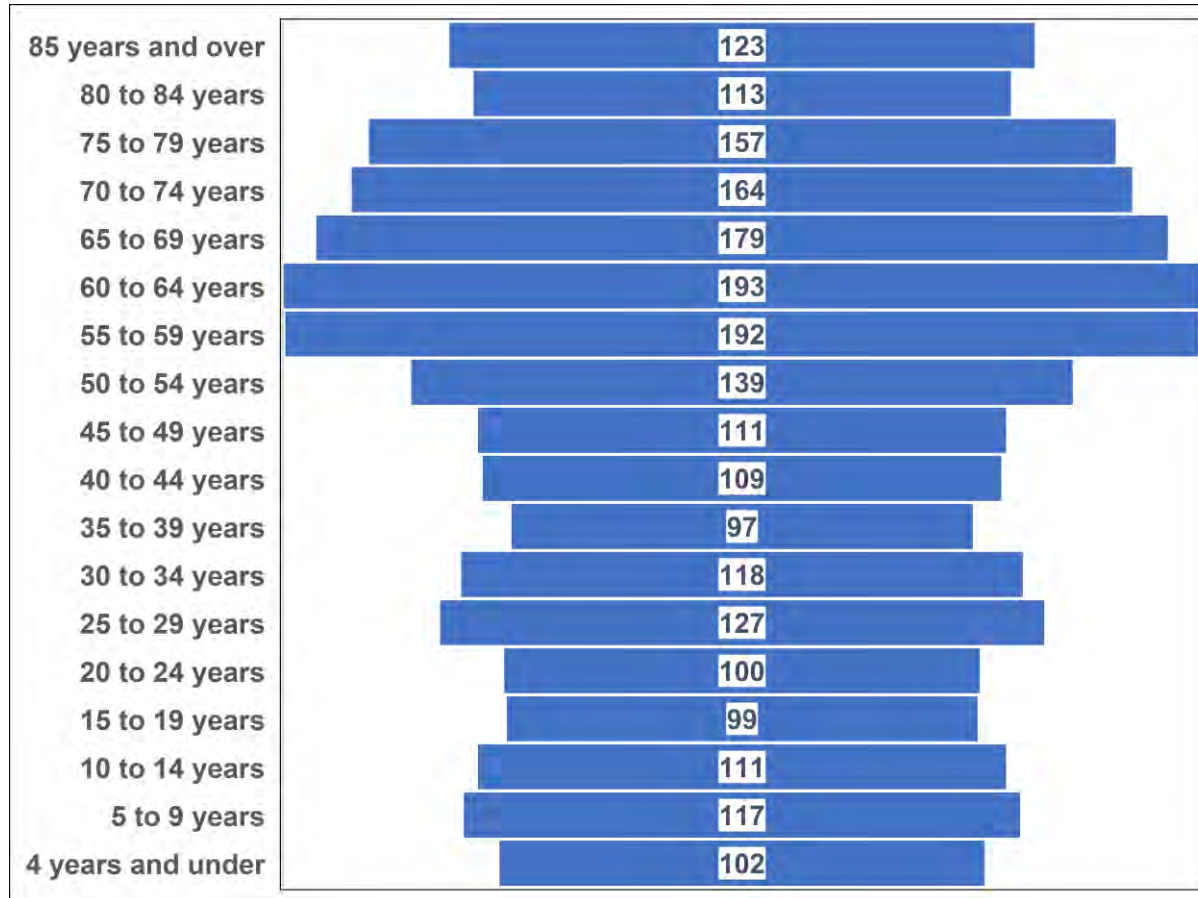
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Town
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 2
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Regional Growth Area Cluster Settlement
<b>Housing Market Area / Locality:</b>	Llandrindod and Rhayader
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	86.75 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	1,867

**Site Survey Date:** July 2022

## Rhayader 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	3
<b>Total number of education facilities</b>	<b>4</b>

There are no other forms of nursery / pre-school provision nearby (within 5 miles).

**Table 2. Community Facilities within Settlement**

Type	Number
Village / Community / Town Hall	1
Place of Worship	3
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	0
Post Office / Post Depot	1
Public House	7
Cultural Facilities (theatre, museum gallery)	1
Police Station	0
Fire Station	1
Ambulance Depot	0
<b>Total number of community facilities</b>	<b>15</b>

Rhayader Settlement Profile

**Table 3. Health Facilities within Settlement**

Type	Number
Hospital (A& E, Minor injuries)	0
GP Surgeries	1
Pharmacy	1
Dentist	1
Opticians	0
<b>Total number of health facilities</b>	<b>3</b>

**Table 4. Retail Facilities within Settlement**

Type	Number
Supermarket	0
Convenience store / local grocery shop	6
Other food outlet	3
Take away food	3
Café	1
Restaurant	2
Petrol station	2
Farm shop	0
Other non-food shops	24
<b>Total number of retail facilities</b>	<b>41</b>

### 3. Employment Provision

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

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

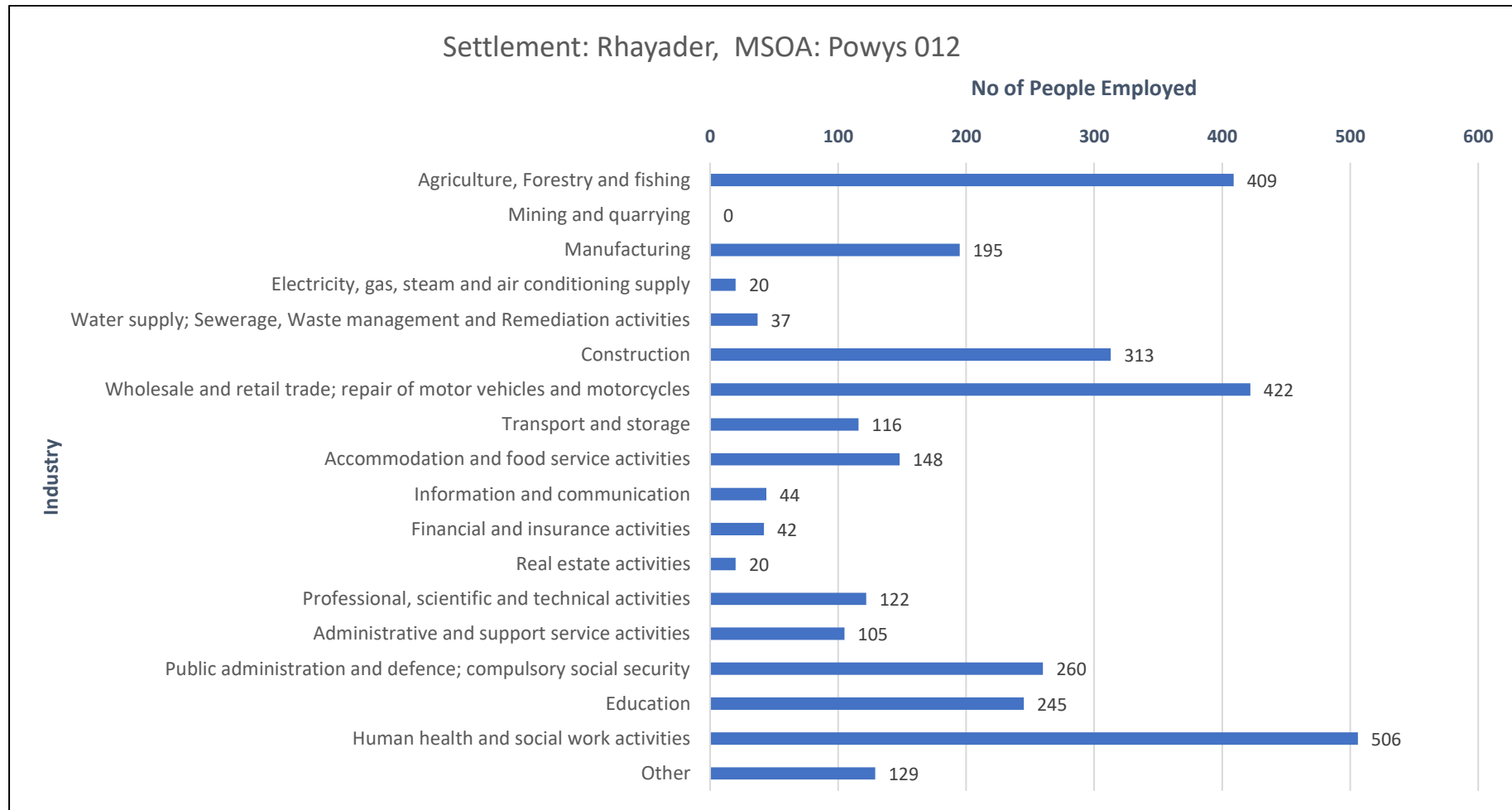
**Local employers (employing five or more) in overlapping output areas<sup>1</sup> = 85**

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

## Rhayader Settlement Profile

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

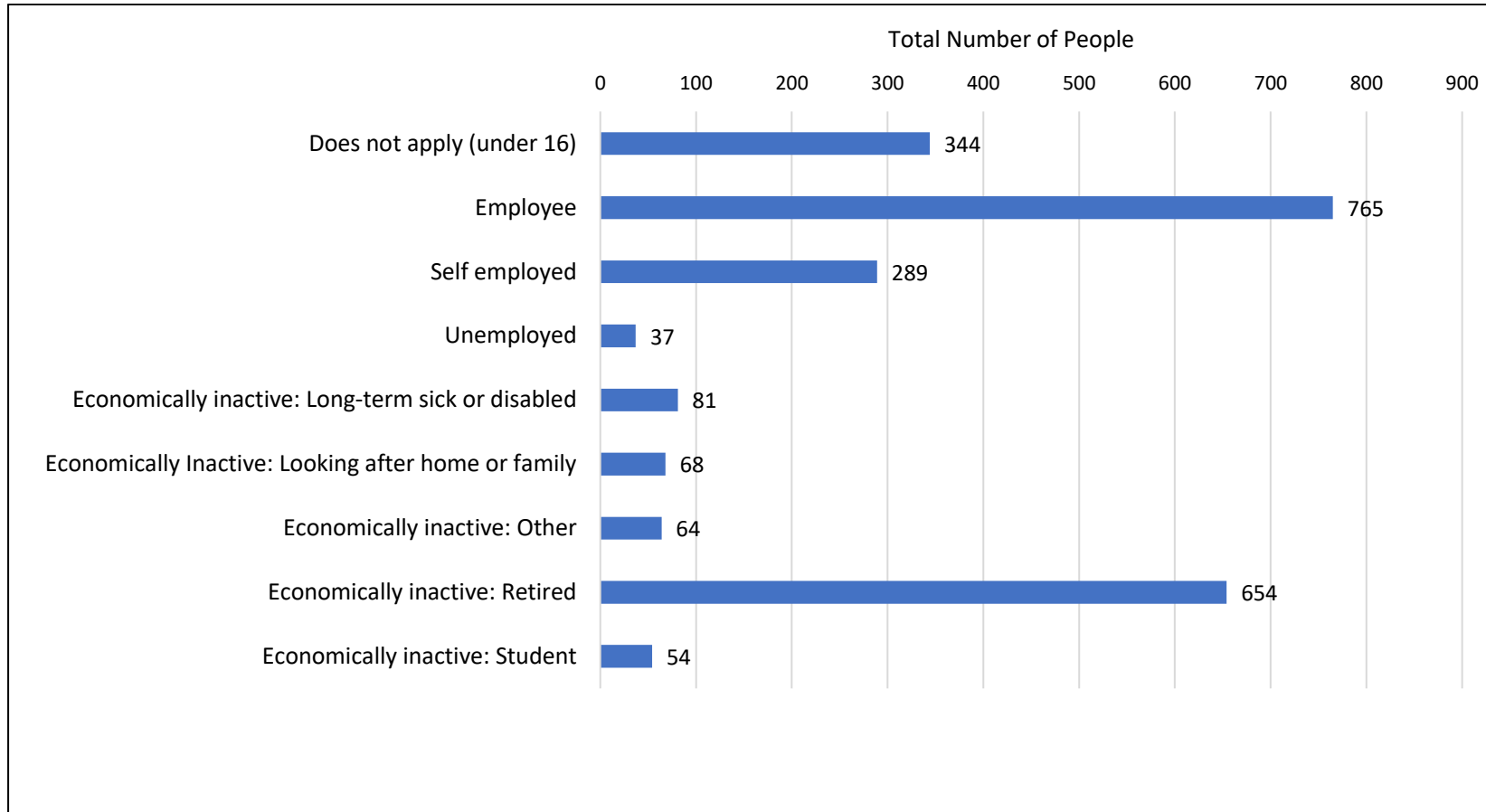


Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.



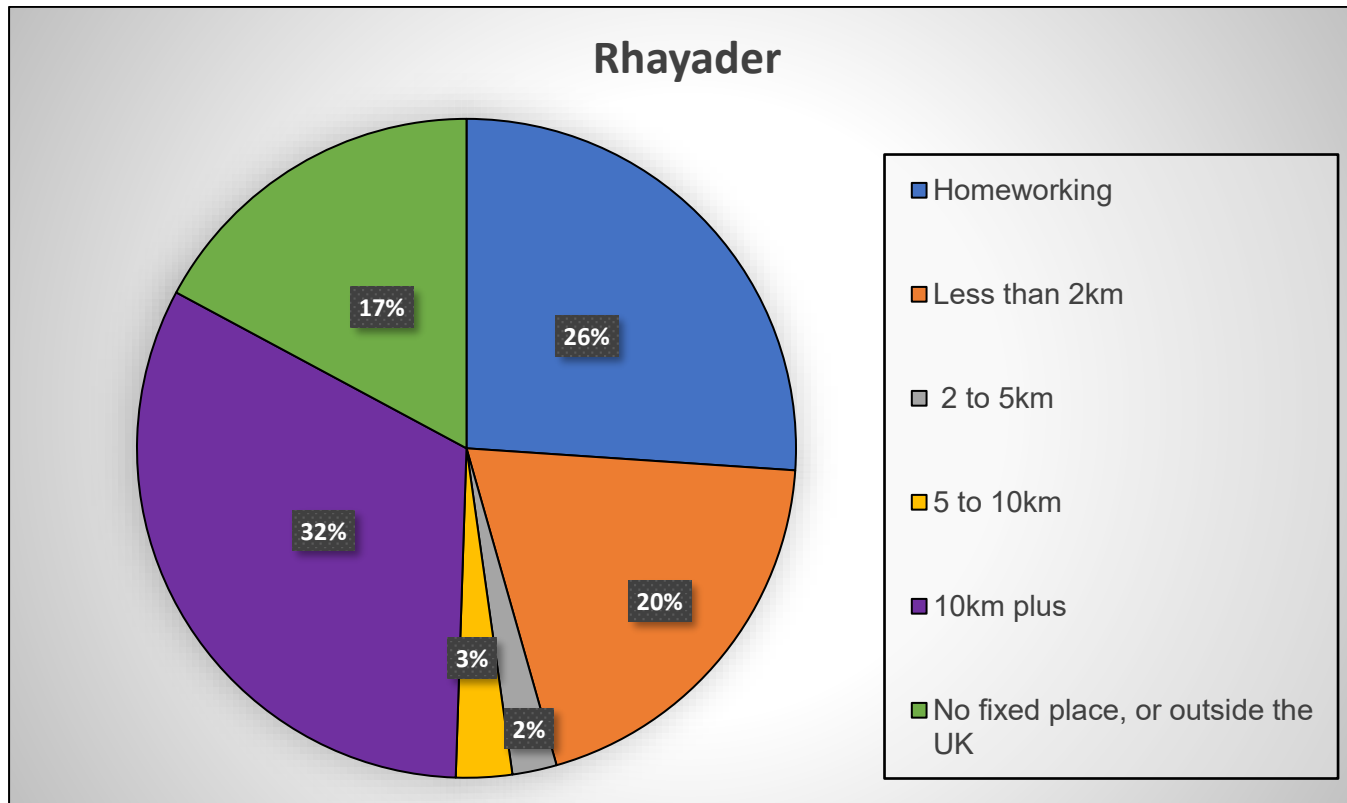
## Rhayader Settlement Profile

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



## Rhayader Settlement Profile

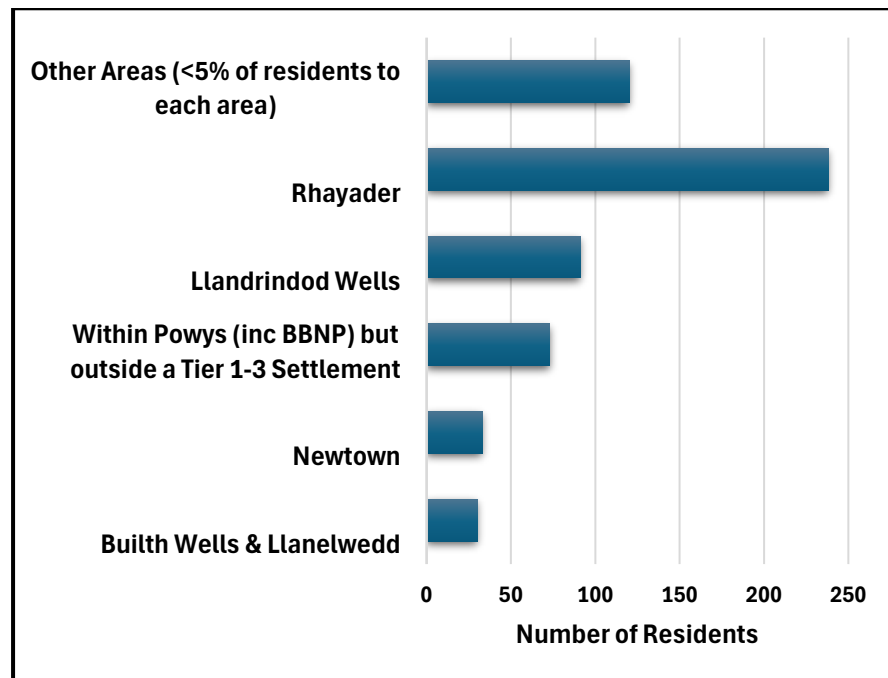
**Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)**



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

## Rhayader Settlement Profile

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

Settlements / Areas	Residents	Percentage
Builth Wells & Llanelwedd	30	5%
Llandrindod Wells	91	16%
Newtown	33	6%
Other Areas (<5% of residents to each area)	120	21%
Rhayader	238	41%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	73	12%
<b>Grand Total</b>	<b>585</b>	<b>100%</b>

## 4. Environmental Capacity

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

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

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

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

Rhayader Settlement Profile

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

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b>  <b>Yes / No</b>	<b>Comments</b>
Special Area of Conservation (SAC)	Yes	River Wye
Site of Special Scientific Interest (SSSI)	Yes	New House Meadow, River Wye
National Nature Reserve	No	
Local Nature reserve	No	

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

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

## 5. Infrastructure Capacity

### Water Supply

Water 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

## Rhayader Settlement Profile

growth. This creates a natural tension with the level of investment that can be supported in any particular AMP period and DCWW must prioritise the funding available to ensure it is used in the most appropriate way. DCWW's operational area covers all 25 Welsh LPAs as well as the whole of Herefordshire and parts of other bordering English LPAs.

## Water supply within Powys LPA

DCWW operate a variety of water sources to supply their customers. Most of DCWW's water is supplied from their impounding reservoirs although significant volumes are extracted from lowland river sources. For water resource planning purposes, DCWW subdivide their regions 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.

Rhayader lies within the 8102 Elan Builth WRZ. This zone covers a large area of Powys, centred on the Elan Valley reservoirs and the town of Builth Wells. The zone is supplied from two sources, the Elan Valley Reservoirs and an abstraction from the River Wye at Builth Wells. This zone is heavily influenced by the additional demand for water that is placed on Builth Wells Water Treatment Works during the Royal Welsh Show week.

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

## Rhayader Settlement Profile

### Wastewater treatment works (WwTW)

Wastewater provider: DCWW

WwTW within DCWW's operational area serve individual settlements.

**Table 11. Capacity information at Welsh Water Treatment Works**

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



## Rhayader Settlement Profile

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

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

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

**Table 12. Information regarding relevant Welsh Water Treatment Work**

<b>WwTW</b>	<b>Within SAC?</b>	<b>Phosphate permit?</b>	<b>AMP7 P scheme?</b>
<b>Rhayader</b>	Yes	Yes  5mg/l  Effective from: 04/04/2024  Phosphate permit tightening to 3mg/l, effective from 31/03/2025	Yes – Phosphate reduction scheme due for completion March 2025.

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.

Rhayader Settlement Profile

**Electricity Provision**

**Electricity supply provider:** National Grid

**Table 13. Electricity Supply Capacity information<sup>2</sup>**

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

<sup>2</sup> [National Grid - Network capacity map](#)

<sup>3</sup> The amount of power available on the circuit.

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

<sup>5</sup> The amount of power available on the circuit.

<sup>6</sup> Less than 10% total site capacity available

<sup>7</sup> Less than 5% total site capacity available

## Gas Supply

**Table 14. Gas Supply Capacity and Planned Improvements**

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

## Rhayader Settlement Profile

### Broadband Provision

Broadband connection <sup>8</sup> in Settlement: Yes

**Table 15. Broadband Provision and Planned Improvements**

Broadband performance	% of properties within Settlement
Broadband speed of >30 Mb/s	94%
Broadband speed of <30 Mb/s	6%

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

### Education Provision

**Table 16. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Rhayader C. in. W	213	239	112.2%	-26	-12.2%

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<sup>8</sup> Data correct from Welsh Government OMR, June 2022

## Health Care Provision

**Table 17. GP surgery information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
<b>Rhayader Group Practice</b>	3,297	No	0	0	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age
- Rhayader Group Practice is a single handed practice.

## Transport

**Table 18. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
<b>Powys Local Highway Authority</b>	The historic core of the settlement is constrained from a highway network perspective.

## 6. Transport Opportunities

### Active Travel

Presence of active travel routes within the settlement: Yes

**Table 19. Active Travel Routes within Settlement**

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

### 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 Aberystwyth, Llandrindod Wells, Llanidloes, Newtown, Welshpool, Shrewsbury
No Service	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	Yes	Pen-y-Bont Train Station. Services to Swansea, Shrewsbury.
Further than 10 miles	No	

### Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A44, A470

### Electric Vehicle Charging Points

**Table 23. Provision of Electric Vehicle Charging Point within Settlement**

Electric Vehicle Charging Point	Yes / No	Location
Provision of electric vehicle charging point within settlement	Yes <sup>9</sup>	Dark Lane Car Park, Rhayader, LD6 5DD

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<sup>9</sup> There are two charge points in each car park, with each charge point having two charging sockets, allowing four vehicles to charge simultaneously at each location.

## 7. Review of Open Spaces in Settlement

**Open Space Assessment (2018) correct:** Possible increase in NEAP/LAP

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

**Spaces to be deleted from Open Space Assessment:**0

**Total Number of Open Spaces:** 20

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	3
Amenity greenspace	3
Green corridors	0
Natural and semi-natural green spaces	0
Public parks and gardens	1

**Table 25. Provision for Children and Young People**

Typology (from Open Space Assessment)	Number of Spaces	Comments
Neighbourhood Equipped Areas of Plan (NEAP)	1	Possibly 1 new NEAP on land off Nant Rhyd-Hir
Local Equipped Areas of Plan (LEAP)	3	
Unequipped Local Areas of Plan (LAPs)	1	

**Table 26. Outdoor Sports Facilities**

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	4
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	3



Rhayader Settlement Profile

**Table 27. Public Right of Way**

<b>Typology (from Open Space Assessment)</b>	<b>Number of Spaces</b>	<b>Comments</b>
Canals/Aqueduct	0	
Riparian Access	Yes	River Wye
PROW	Yes	Some PROW within settlement, concentrated along River Wye
Walkways	Yes	Riverside Walk, Elan Valley Trail, Wye Valley Walk

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

## 8. Character

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

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

Rhayader is a market town with a Conservation Area containing a cluster of listed buildings and the Scheduled Monuments of Rhayader Castle; consisting of the remains of a castle, dating to the medieval period and Tomen Llansantffraid; comprising the remains of a motte, dating to the medieval period. The Upper Wye and Severn Valleys LCA has strong historical links with the woollen and textile industries, as well as quarrying and lead mining. The Dderw

Registered Historic Park and Garden lies a short distance to the north-west of Rhayader.

The A44 and A470 main roads run along the bottom of the Wye Valley, and cross at Rhayader connecting other major settlements in the area. Minor roads and PRowS rise up the valley sides, allowing access to the adjacent uplands. The Wye Valley Walk long distance footpath follows the Wye Valley and runs through Rhayader.

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

The River Wye and its tributaries support a diverse range of aquatic flora and fauna and are SSSI and SAC designated.

## **9. Community aspirations**

Rhayader 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 Rhayader Town Council specifically in relation to community aspirations as part of the Settlement Audit.

## 10. Previously Developed Land Opportunities

Figure 6. Derelict building (due to fire), off Dark Lane/ Green Gardens, Rhayader



## 11. Housing Need and Supply

**Table 28. Affordable Housing Need (April 2023) within Settlement (1<sup>st</sup> Preference Band 1-3)**

<b>Number of Bedrooms</b>	<b>Total on Common Housing Land Register Waiting List</b>
<b>1</b>	15
<b>2</b>	12
<b>3</b>	3
<b>4</b>	3
<b>TOTAL</b>	<b>33</b>

**Total number of new dwellings (net) built between 2011 and 2024 = 43**

**Median house price paid data 01/04/2020 to 01/04/2023 = £170, 000 (Average = £192, 281)**

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

**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
393		P/2017/1284	Site adj to Tir Gaia, Abbey Cwm Hir Road, Rhayader	Outline: Erection of 9 residential dwellings inc 3 affordable dwellings and all associated works (all matters reserved)  21/0102/RES - Reserved matters application for details of appearance, layout, scale, access and landscaping in connection with outline approval P/2017/1284 for 9 dwellings (3 affordable)	Commenced	0	9	0	9
78		20/0011/RES	St Harmon Road North, Rhayader	Reserved matters application for 17 dwellings following outline consent P/2015/0029	Commenced	0	17	0	17
80		P/2010/1383	Tir Gaia, Rhayader	Residential Development	Commenced	4	1	0	5
					<b>TOTAL</b>	<b>4</b>	<b>27</b>	<b>0</b>	<b>31</b>



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

## **Infrastructure Provision and Settlements Profiles**

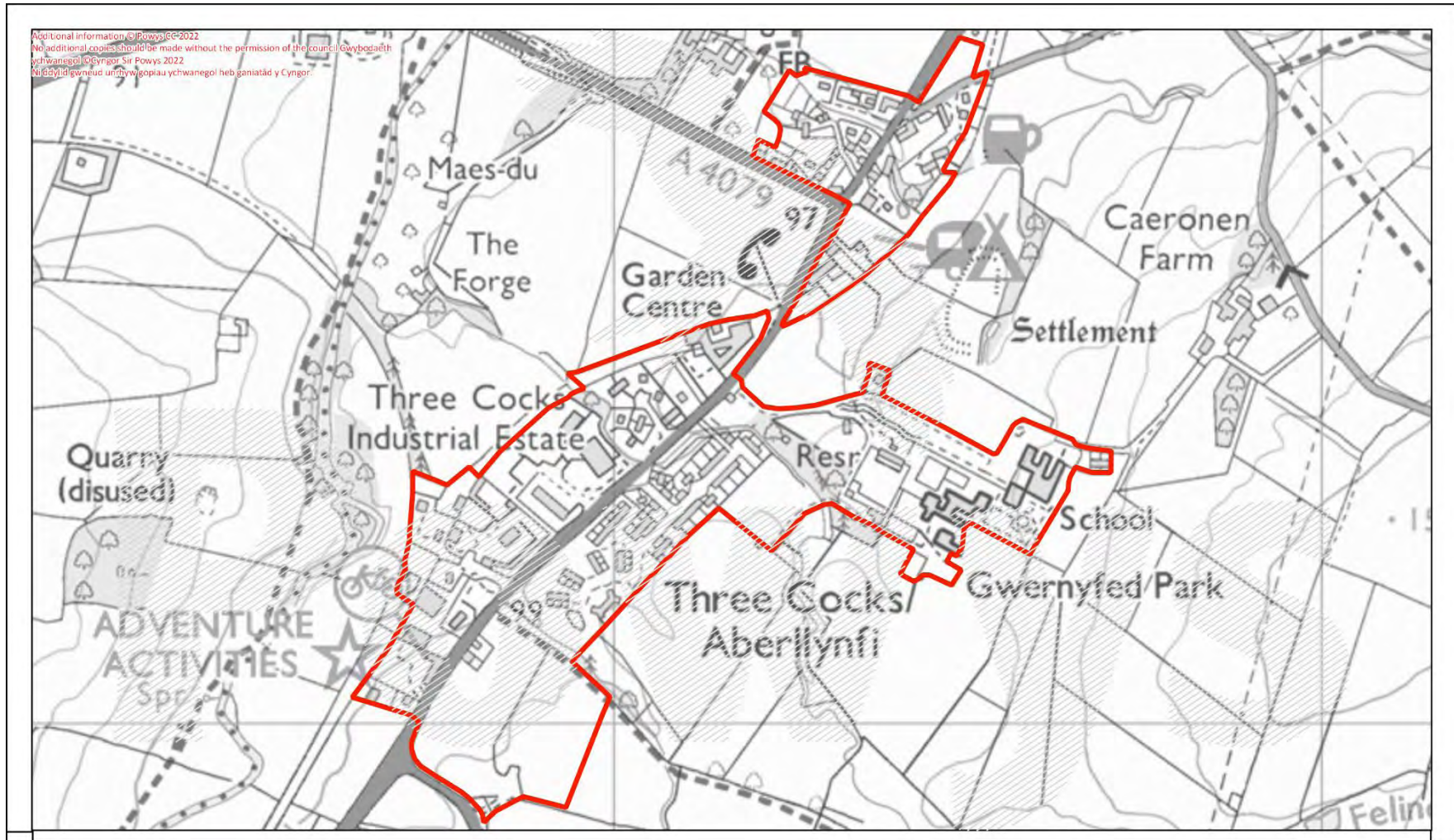
### **Settlement Profile:**

#### **Three Cocks**

Prepared by Powys County Council in partnership with Cadnant Planning



# Three Cocks Settlement Profile





## 1. Introduction

The settlement of Three Cocks, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in the southern half of Powys. Llyfni River runs to the west of the settlement and the larger River Wye also runs further to the west. The village is located along the A438 which provides good road access to Brecon.

The settlement is served by a limited number of services and facilities with a stronger retail provision consisting of four non-food shops and a farm shop, one restaurant, two public houses and a secondary school. The larger settlement of Hay-on-Wye is located approximately five miles to the northeast of the settlement where the community are able to access a wider range of services and facilities.

The Old Gwernyfed and Gwernyfed Park Historic Park and Garden are located to the east of the settlement, and there are several scheduled monuments in close proximity to the village.

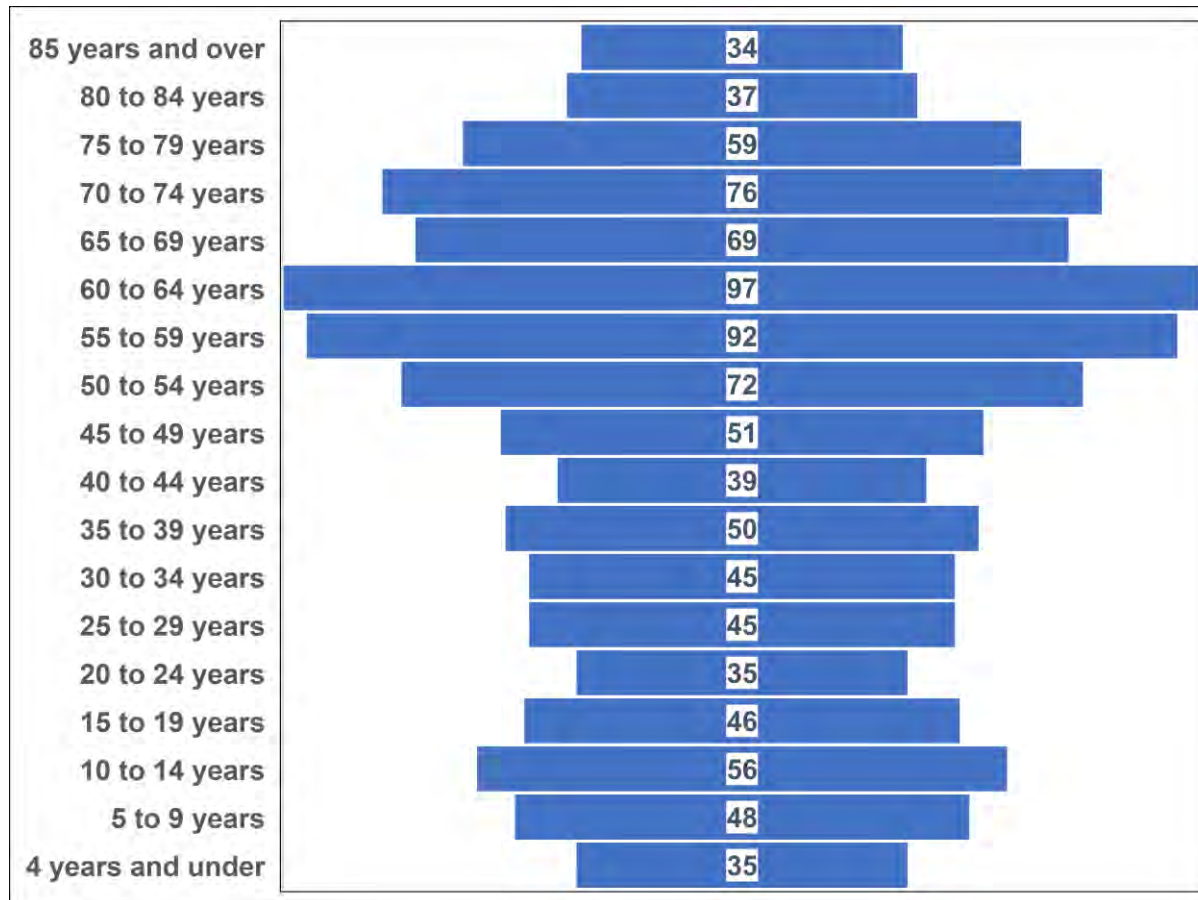
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Large Village
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 3
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Local Cluster Settlement
<b>Housing Market Area / Locality:</b>	Hay and Talgarth
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	34.31 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	383

**Site Survey Date:** July 2022

## Three Cocks 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	0
Nursery / pre-school provision	0
<b>Total number of education facilities</b>	<b>1</b>

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

**Table 2. Community Facilities within Settlement**

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

Three Cocks Settlement Profile

**Health Facilities within Settlement = None**

**Table 3. Retail Facilities within Settlement**

Type	Number
Supermarket	0
Convenience store / local grocery shop	0
Other food outlet	0
Take away food	0
Café	0
Restaurant	1
Petrol station	0
Farm shop	1
Other non-food shops	4
<b>Total number of retail facilities</b>	<b>6</b>

### 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	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	No

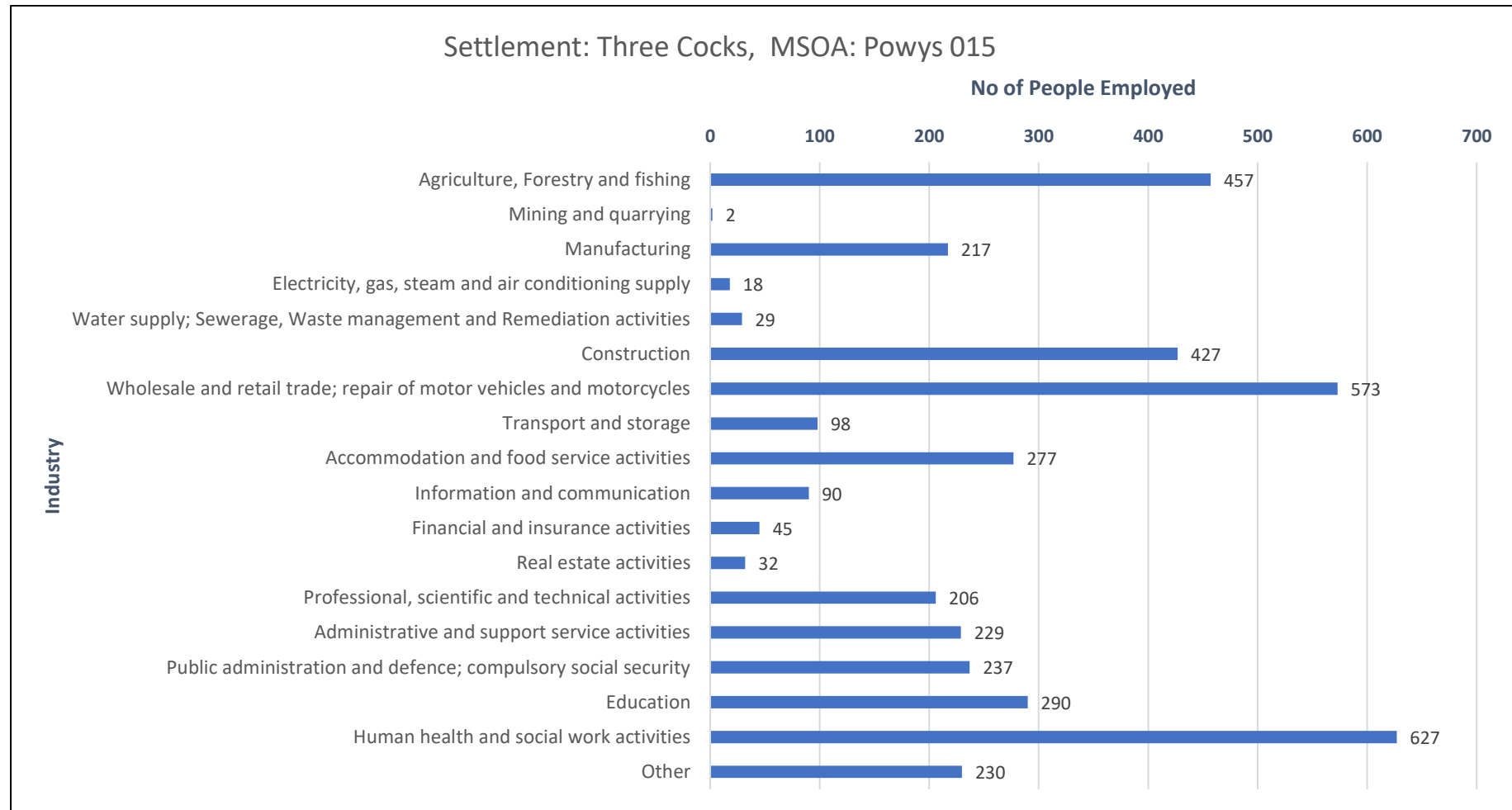
**Local employers (employing five or more) in overlapping output areas = 135<sup>1</sup>**

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

## Three Cocks Settlement Profile

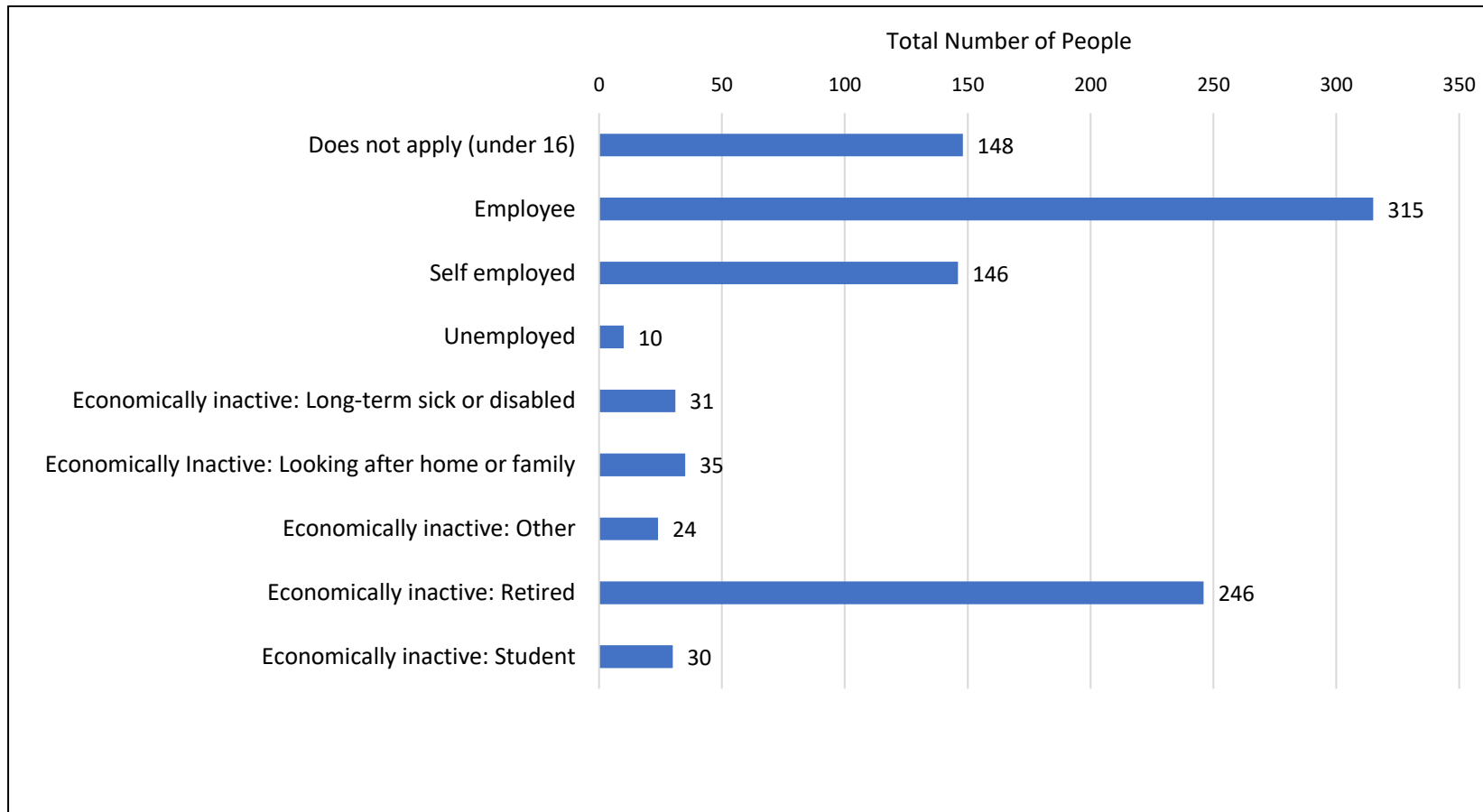
**Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)**



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

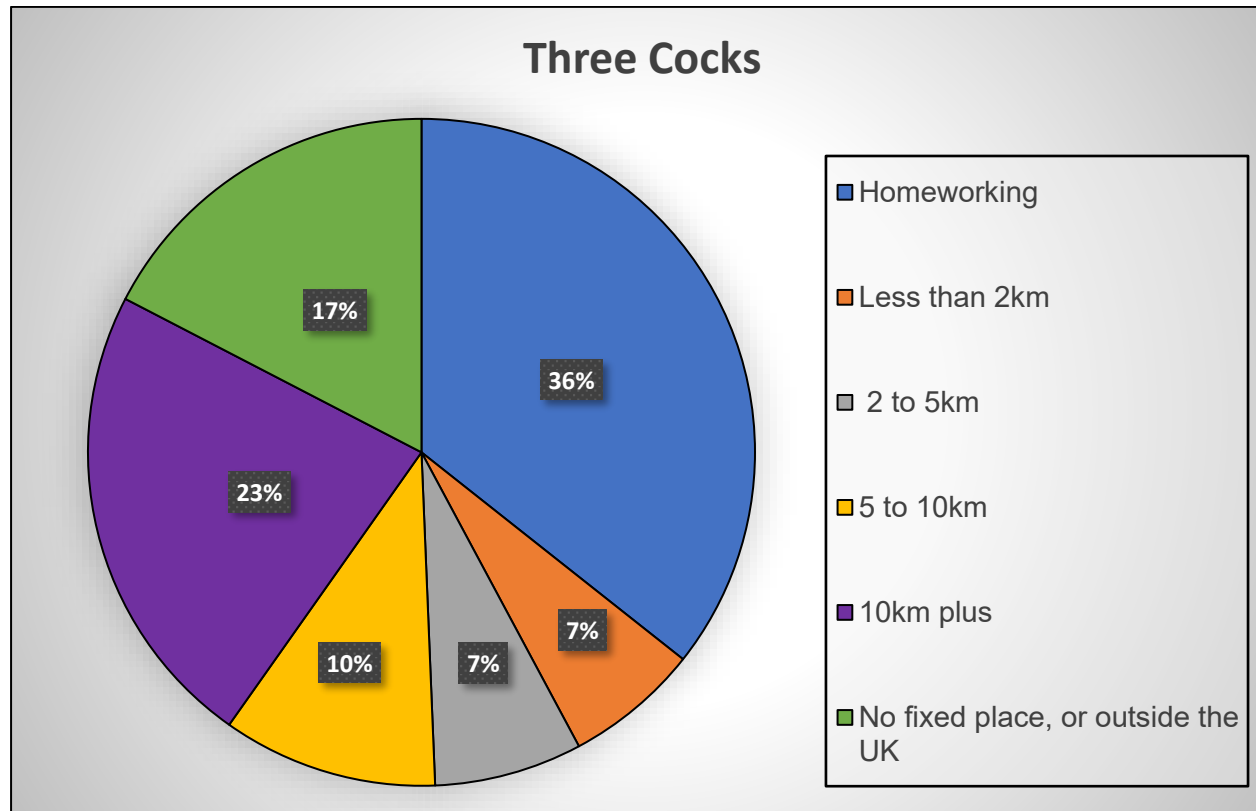
## Three Cocks Settlement Profile

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



## Three Cocks Settlement Profile

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

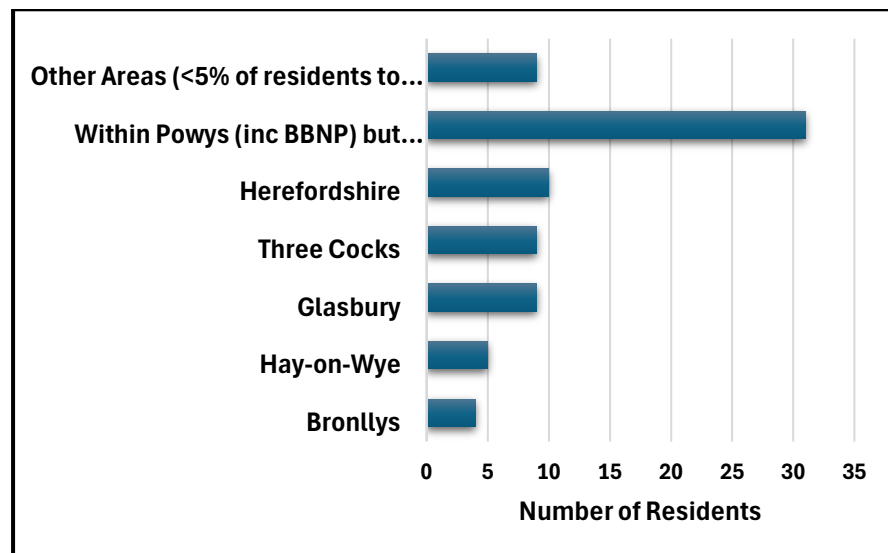


It is important to note that the 2021 Census was undertaken at a time when Covid 19 restrictions encouraged working from home.



## Three Cocks Settlement Profile

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

Settlements / Areas	Residents	Percentage
Bronllys	4	5%
Glasbury	9	12%
Hay-on-Wye	5	6%
Herefordshire	10	13%
Other Areas (<5% of residents to each area)	9	12%
Three Cocks	9	12%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	31	40%
<b>Grand Total</b>	<b>77</b>	<b>100%</b>

## 4. Environmental Capacity

**Table 6. Flood Risk Constraints within or adjacent to Settlement**

<b>Constraint</b>	<b>Presence in or adjacent to Settlement</b>
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Low flood risk. Medium flood risk to the south

**Table 7. Built Heritage Designations within or adjacent to Settlement**

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

Three Cocks Settlement Profile

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

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

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

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

## 5. Infrastructure Capacity

### Water Supply

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

## Three Cocks 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.

Three Cocks lies within the 8105 Llyswen WRZ. This zone covers the small rural communities in and around Hay-on-Wye. Water is abstracted from the River Wye at Llyswen where it is treated at the associated water treatment works before it enters the supply network.

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.

## Three Cocks 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?
<b>Aberllyfni Three Cocks</b>	Aberllyfni, Three Cocks	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.

## Three Cocks 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**

<b>WwTW</b>	<b>Within SAC?</b>	<b>Phosphate permit?</b>	<b>AMP7 P scheme?</b>
<b>Aberllyfni Three Cocks</b>	Yes	Yes  5mg/l  Effective from: 01/03/2025  Phosphate permit tightening to 3.5mg/l, effective from 31/03/2030	Yes

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.

Three Cocks Settlement Profile

**Electricity Provision**

**Electricity supply provider:** National Grid

**Table 12. Electricity Supply Capacity information<sup>2</sup>**

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

<sup>2</sup> [National Grid - Network capacity map](#)

<sup>3</sup> The amount of power available on the circuit.

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

<sup>5</sup> The amount of power available on the circuit.

<sup>6</sup> Less than 10% total site capacity available

<sup>7</sup> Less than 5% total site capacity available



## Gas Supply

**Table 13. Gas Supply Capacity and Planned Improvements**

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

## Three Cocks Settlement Profile

### Broadband Provision

Broadband connection <sup>8</sup> 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

There is no primary school at Three Cocks. The nearest primary school is at Llyswen (Archdeacon Griffiths Church in Wales Primary School).

**Table 15. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Gwernyfed High School	613	530	86.5%	83	13.5%
Archdeacon Griffiths Church in Wales Primary School	148	157	106.1%	-9	-6.1%

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<sup>8</sup> Data correct from Welsh Government OMR, June 2022

## Three Cocks Settlement Profile

### Health Care Provision

There is no GP Surgery provision in Three Cocks. The nearest GP surgery would be at Brecon.

**Table 16. GP Surgery information**

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Ty Henry Vaughan	15,550	Yes	5,835	5,835	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	Three Cocks is generally served by two A roads and therefore any future development sites would need to create an appropriate junction. Depth of any new development sites should not be restricted by creating small estate with no potential through access.

## 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 Brecon, Hereford, Llandrindod Wells, Builth Wells, Newtown
No Service	No	

### 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	No	
Between 5-10 miles	No	
Further than 10 miles	Yes	16.2 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	A438
Less than 5 miles	No	

## 7. Review of Open Spaces in Settlement

**Open Space Assessment (2018) correct:** Yes

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

**Spaces to be deleted from Open Space Assessment:** 0

**Total Number of Open Spaces:** 4

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	0
Amenity greenspace	1
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

Three Cocks Settlement Profile

**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. PROW leading to Hay Forest to the south west and towards Glasbury to the north
Walkways	Yes	Walkway linking both parts of settlement

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

## 8. Character

Three Cocks lies within the Llanfilo/Bronllys Farmlans Landscape Character Area (LCA) which is situated in the south-east of the Powys Local Development Plan (LDP) area, extending from Brecon to the south-west and Hay on Wye to the north-east. The southern and eastern boundary of the LCA is formed by the edge of the Brecon Beacons National Park. To the north, the edge of the LCA is defined by the transition in landform to the broad valley of the Wye Valley (Builth Wells to Haye-on-Wye) LCA, and to the more elevated landforms of the Eastern Mynydd Epynt Hills and Mynydd Epynt to the north-east. The western boundary of the LCA is defined by the change in landform to the Southern Mynydd Epynt Valleys with landform lowering to meet the valley of the River Honddu.

The majority of the LCA lies within the Wye and Usk Vales National Landscape Character Area (NLCA), although the north-eastern extent is situated within the Epynt Plateau and Valleys NLCA.

The riverine habitats of the River Llynfi (a tributary of the River Wye) is designated as a SSSI and SAC.

The north-eastern half of the LCA, which includes Three Cocks, lies within the Middle Wye Valley Registered Historic Landscape, designated for its multi-period evidence of human exploitation.

There are prehistoric features, designated as Scheduled Monuments including a prehistoric camp at Gwernyfed Park Camp.

Medium to large estate houses with historic parks and gardens in the LCA include RHPGs at Old Gwernyfed (Grade II\*) and Gwernyfed Park (Grade II).

There are scattered settlements situated within valleys including Three Cocks, The LCA is crossed by several major roads including the A438 which runs through Three Cocks.

There are a network of PROWs which often scale slopes between settlements, as well as parts of National Cycle Network (NCN) Route 8 which runs to the south-east of Three Cocks.

## **9. Community Aspirations**

Gwernyfed 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 Gwernyfed 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 (1<sup>st</sup> Preference Band 1-3)**

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

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

**Median house price paid data 01/04/2020 to 01/04/2023 = 225,000 (Average = £256,539)**

**Average Household Income (by Locality) = £36,333 (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**

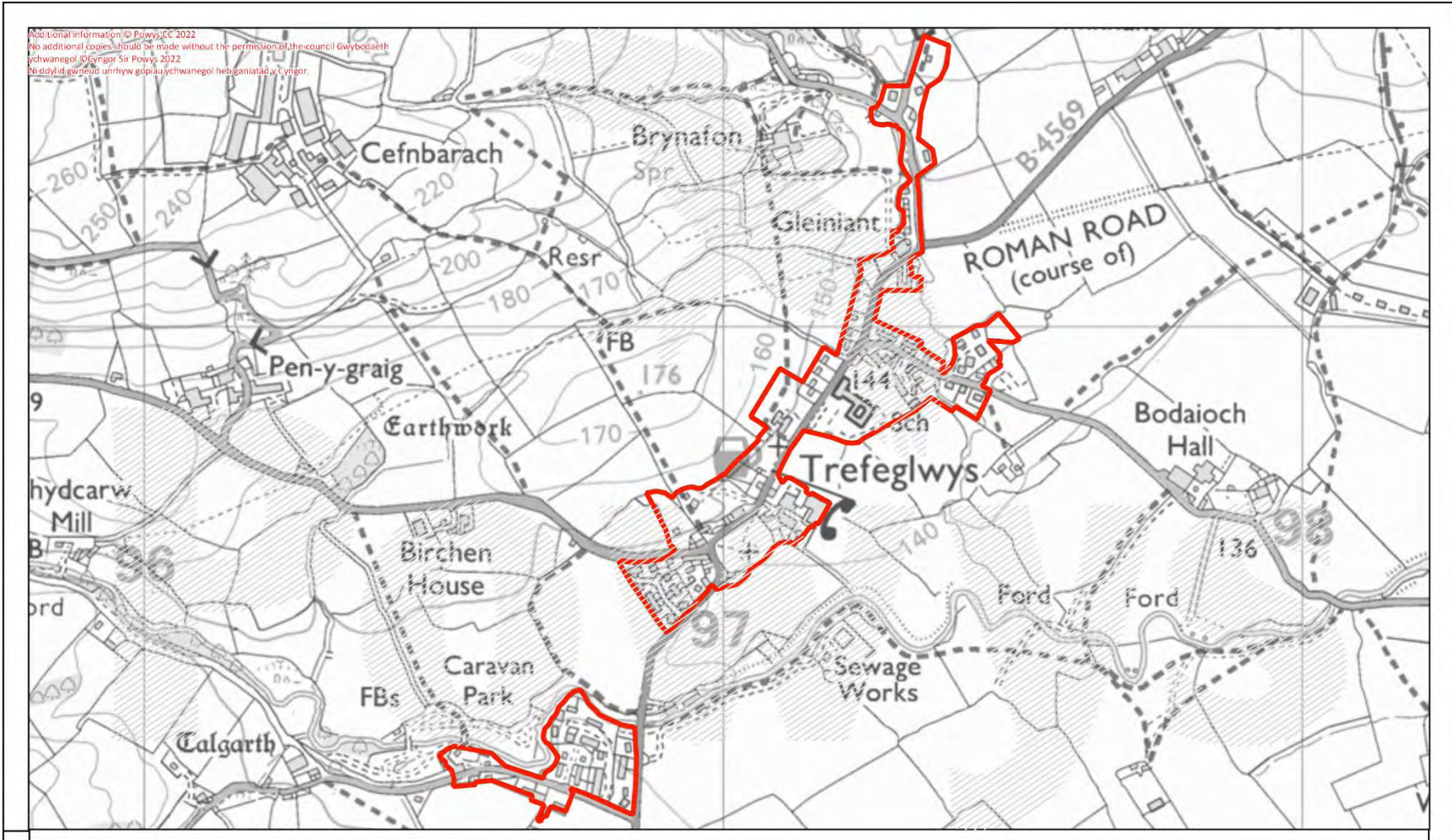
### **Settlement Profile:**

#### **Trefeglwys**

Prepared by Powys County Council in partnership with Cadnant Planning



# Trefeglwys Settlement Profile



## 1. Introduction

The settlement of Trefeglwys, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in central Powys, situated along the River Trannon. The settlement is divided into two parts; the larger, main part of the settlement within which the local facilities are located, and a smaller residential part, situated adjacent to a caravan park.

There are limited local services and facilities within the settlement which include a primary school, two convenience stores, one non-food shop, a post office, public house and community hall. The settlement of Llanidloes is located approximately 4.2 miles to the south of Trefeglwys where the community can access a wider range of services, facilities and employment opportunities.

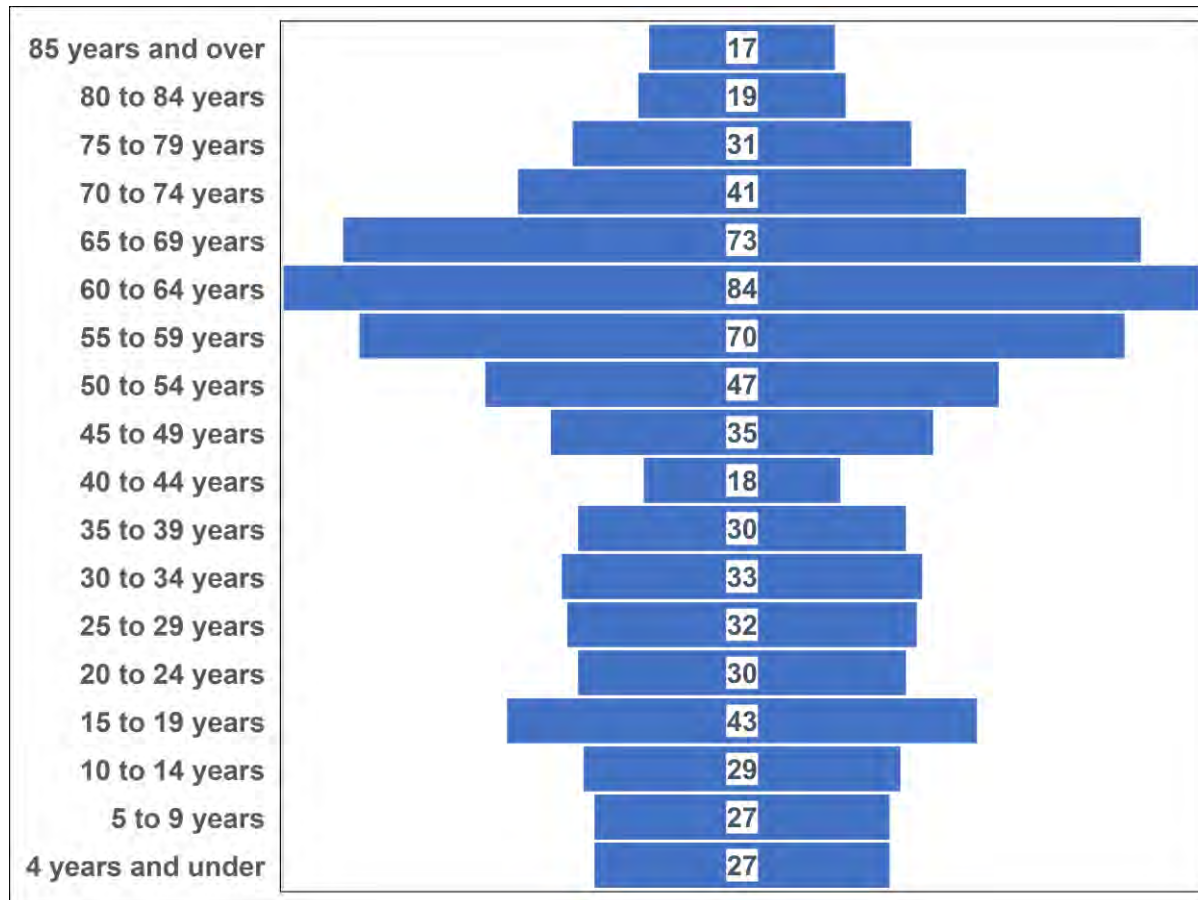
### Key Facts:

<b>Adopted LDP (2011-2026) Settlement Hierarchy:</b>	Large Village
<b>Replacement LDP (2022-2037) Settlement Hierarchy:</b>	Tier 3
<b>Replacement LDP (2022-2037) Settlement Type:</b>	Rural / Non-Cluster Settlement
<b>Housing Market Area / Locality:</b>	Llanidloes
<b>Size of Settlement based on Adopted LDP (2011-2026) boundary:</b>	16.77 hectares.
<b>Population within or adjacent to Adopted LDP Settlement Boundary:</b>	304

**Site Survey Date:** July 2022

## Trefeglwys Settlement Profile

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



## 2. Services and Facilities

**Table 1. Educational Facilities within Settlement**

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

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

**Table 2. Community Facilities within Settlement**

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

Trefeglwys Settlement Profile

**Health Facilities within Settlement = None**

**Table 3. Retail Facilities within Settlement**

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

### 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 = 4.2 miles to Llanidloes

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

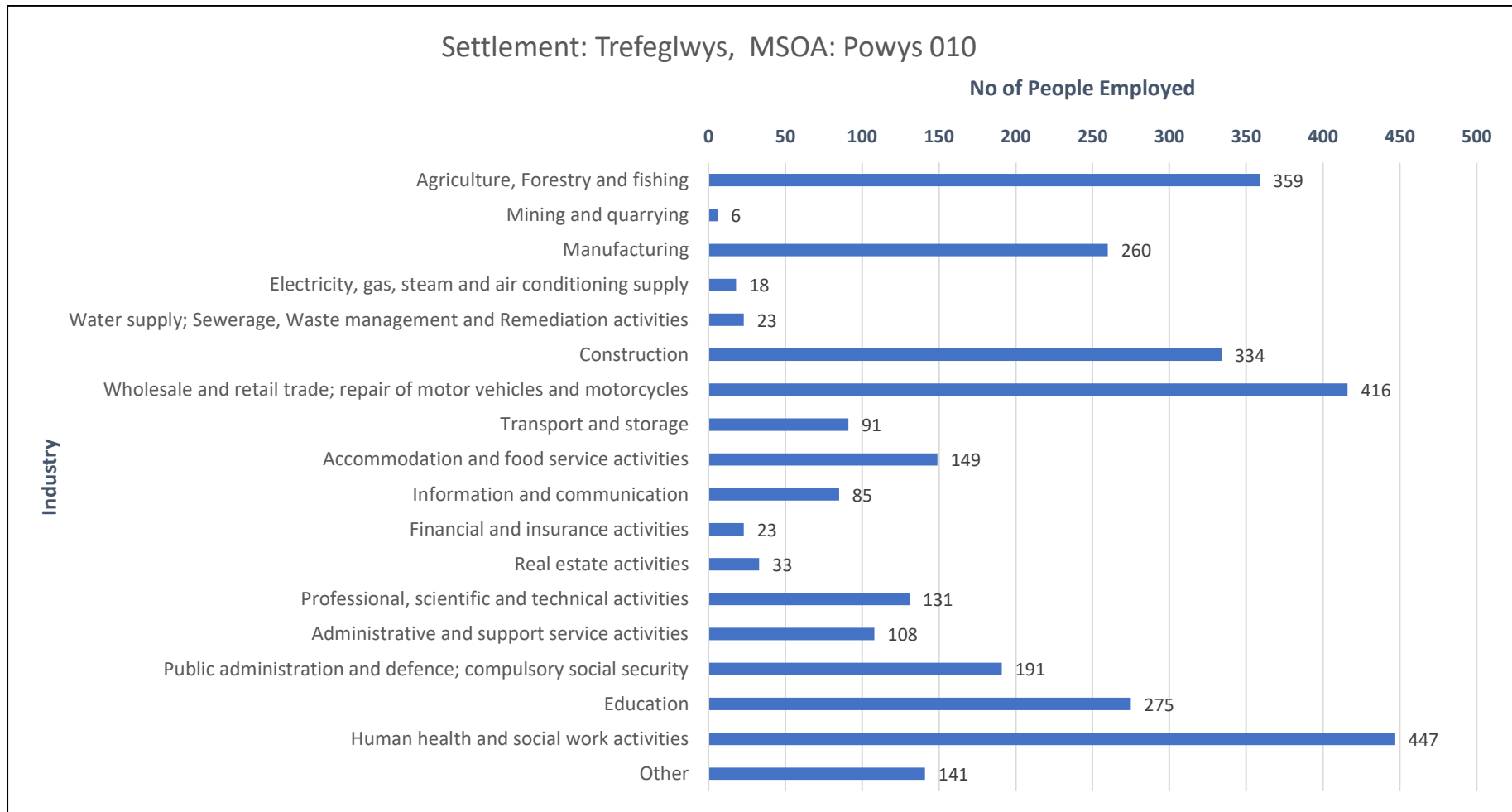
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<sup>1</sup> Nomis Data (2021)



Trefeglwys Settlement Profile

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



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

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

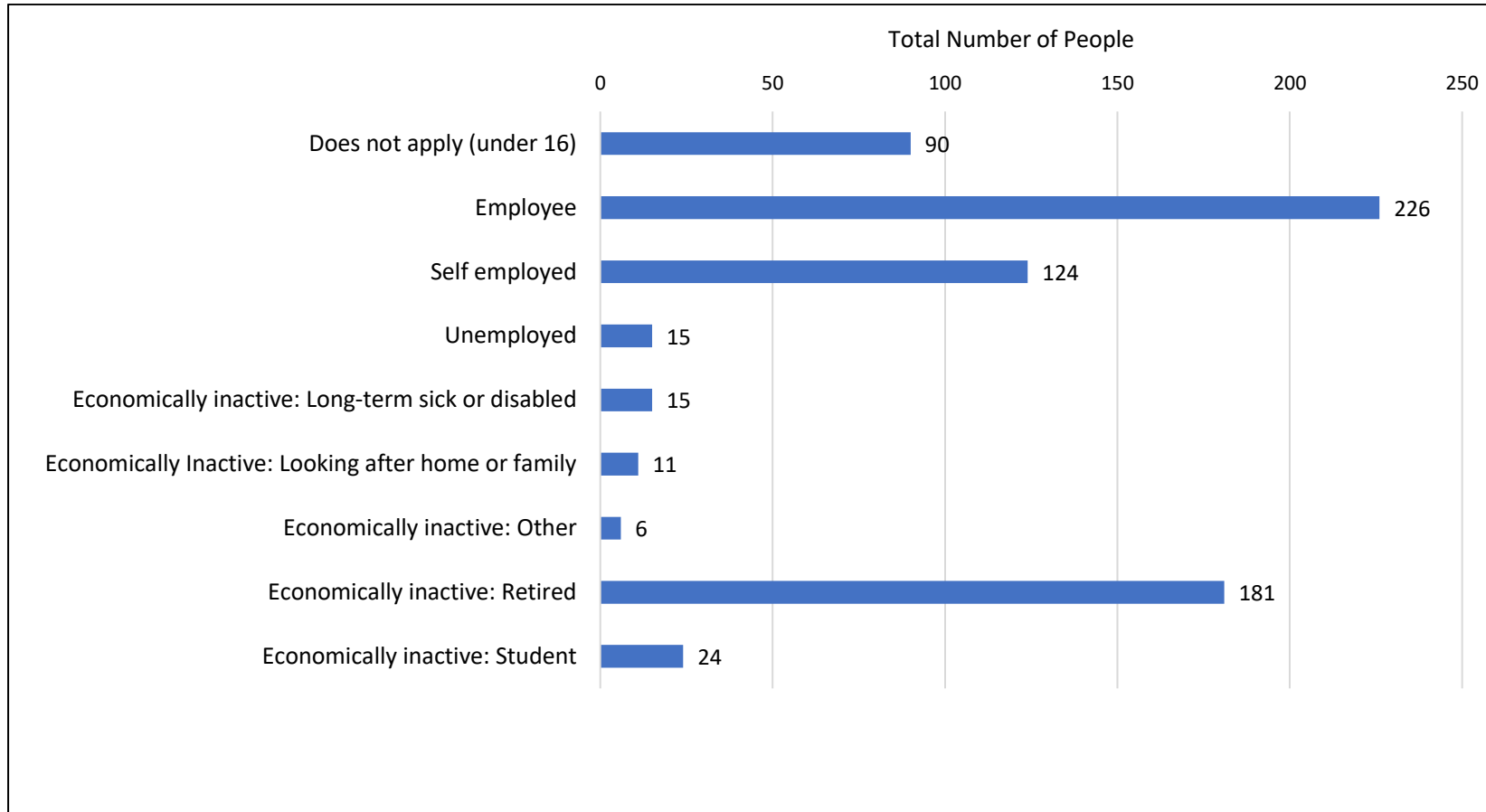
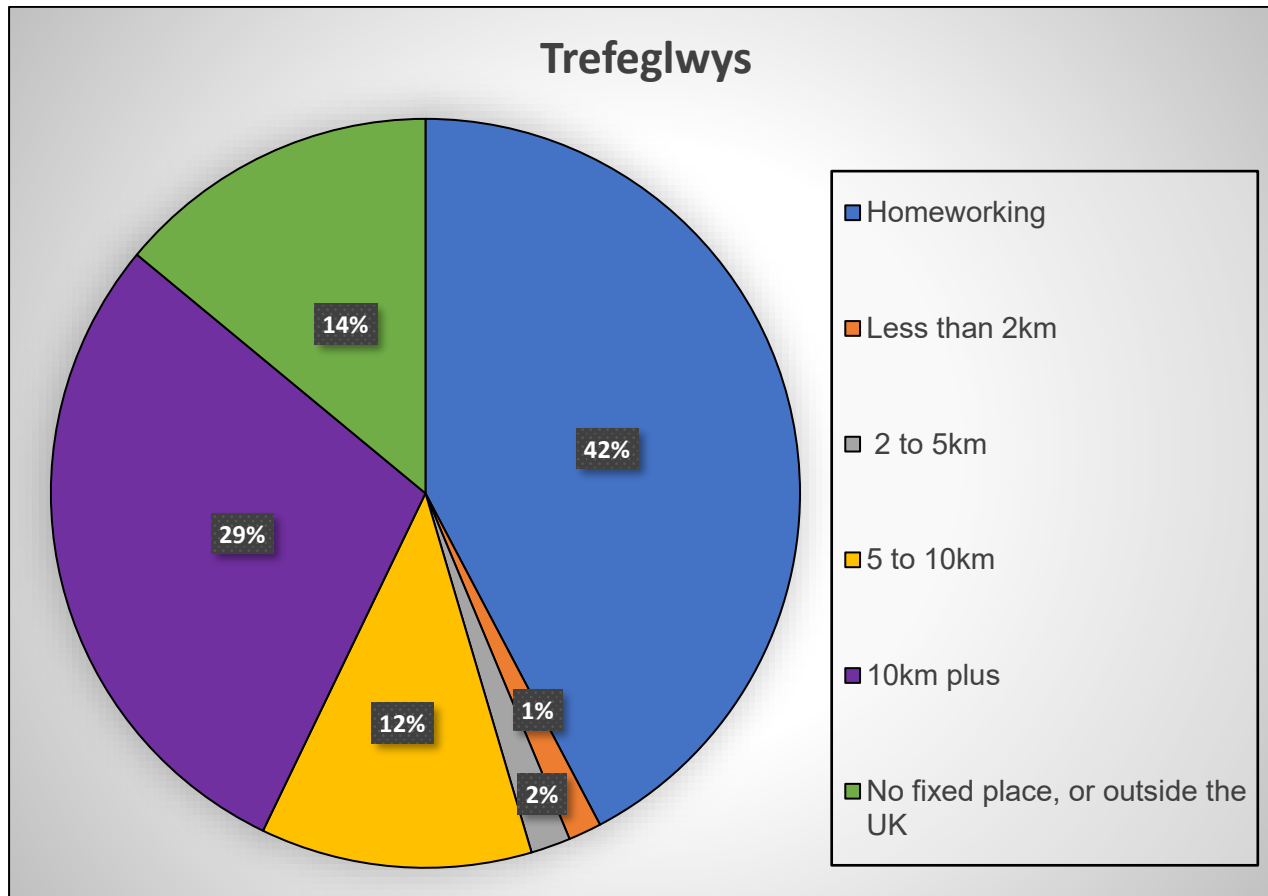


Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

## 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 Planning)	Flood Zone 2 and Flood Zone 3

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

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

Trefeglwys Settlement Profile

**Table 7. Natural Heritage Designations within or adjacent to Settlement**

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

**Table 8. Landscape Designations and other Environmental Constraints that may Restrict Development within or adjacent to Settlement**

<b>Designation</b>	<b>Presence in or adjacent to Settlement</b> <b>Yes / No</b>	<b>Comments</b>
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	No	
Agricultural Land Classification grades 3a and above	Yes	2 and 3a
Topography	No	
Land Ownership (e.g. charitable organisations)	No	

## 5. Infrastructure Capacity

### Water Supply

Water provider: Hafren Dyfrdwy

#### Llandinam and Llanwrin

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.

Trefeglwys 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 9. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works**

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

## Electricity Provision

**Electricity supply provider:** SP Energy Networks

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

### Electricity network planned improvements

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

**Table 10. Electricity Supply Capacity**

Type	Solution	Flexibility (MW)	Increase in Firm Capacity (MBA)	Expected by	Status
<b>Keeping the lights on</b>	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
<b>Modernising to improve flexibility within the network</b>	Newtown-Morda 33kV Flexibility services to manage the network risk during delivery of reinforcement	24.4	-	2023/24 to 2026/27	Planned ED2

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

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

Trefeglwys Settlement Profile

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

**Driver:** Fault level

**Table 11. Electricity Supply Capacity**

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



## Gas Supply

**Table 13. Gas Supply Capacity and Planned Improvements**

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

## Broadband Provision

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

**Table 14. Broadband Provision and Planned Improvements**

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

## Education Provision

**Table 15. Education Capacity and Surplus**

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Ysgol Dyffryn Trannon	144	101	70.1%	43	29.9%

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

## Trefeglwys Settlement Profile

### Health Care Provision

There is no GP Surgery provision in Trefeglwys. The nearest GP surgery would be at Caersws or Llanidloes.

**Table 16. GP Surgery information**

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

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

### Transport

**Table 17. Transport Capacity and Improvements**

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Direct access off the B4569 would be preferable to serve new development. The existing junctions onto the B4569 are constrained. The local road leading to the north of the B4569 (to the east of the river) is not suitable for further development.  Pedestrian/active travel provision along the B4569 from the shop to the Red Lion public house (adjacent to church yard) is a constraint to further development.

## 6. Transport Opportunities

### Active Travel

Presence of active travel routes within the settlement: = No

### Bus Services

Bus stops located within the settlement: = No

Bus Services within Settlement: = No

### Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement  
= No

### Train Services

Table 18. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	4.4 miles to Caersws Train Station. Services to Pwllheli, Aberystwyth, Birmingham New Street

### Road Services

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

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	No	
Less than 5 miles	Yes	4 miles to A489

## 7. Review of Open Spaces in Settlement

**Open Space Assessment (2018) correct:** Yes

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

**Spaces to be deleted from Open Space Assessment:** 0

**Total Number of Open Spaces:** 3

**Table 20. 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 21. Provision for Children and Young People**

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

**Table 22. Outdoor Sports Facilities**

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

Trefeglwys Settlement Profile

**Table 23. Public Right of Way**

<b>Typology (from Open Space Assessment)</b>	<b>Number of Spaces</b>	<b>Comments</b>
Canals/Aqueduct	0	
Riparian Access	0	
PROW	Yes	PROW from settlement leading to wider area, including east along Trannon River
Walkways	Yes	

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

## 8. Character

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

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

The Caersws Valleys LCA includes medieval church settlements which includes Trefeglwys. It is an area of historic focus for communications, with evidence of Roman roads, and now accommodating numerous roads including the A470 and A489 to the east of Trefeglwys.

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

## 9. Community Aspirations

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

**Table 24. Table summarising Trefeglwys 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?	No.
Aspirations in terms of housing (including affordable housing)	Yes, affordable housing in keeping with the character of the village.
Growth in terms of future employment opportunities	Digital infrastructure, roads, sewage and other infrastructure needs improving.
Aspirations in terms of education provision (primary and secondary schools)	Keeping the school and pre-school open for the community.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	Keeping the existing facilities open for the community.
Aspirations in terms of health care provision in your communities	No.



## Trefeglwys Settlement Profile

<b>Community aspirations in terms of:</b>	<b>Summary of feedback</b>
Aspirations in terms of public open spaces, sports and play provision	No.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	Supporting the village shop so that it remains open.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	Bus route is required and also improvements to the highways.
Summary which describes the long-term vision for your town / community council area.	Trefeglwys Community Council hopes for a continuing thriving village with the facilities needed to support the community.
Other comments received	None.

## 10. Previously Developed Land Opportunities

No Previously Developed Land opportunities were identified.

## 11. Housing Need and Supply

**Table 35. Affordable Housing Need (April 2023) within Settlement (1<sup>st</sup> Preference Band 1-3)**

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

**Total number of new dwellings (net) built between 2011 and 2024 = 45**

**Median house price paid data 01/04/2020 to 01/04/2023 = £ 195,000 (Average = £ 315,637)**

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

Trefeglwys Settlement Profile

**Table 26. Replacement LDP Housing Commitments at April 2024**

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
349		P/2015/0633	Pt Enclosure 7847 Phase 3, Trefeglwys	Full: Erection of 26 dwellings, together with construction of estate roadways, foul and storm drainage and landscaping	Complete	0	0	6	6