



Powys Replacement Local Development Plan (2022 - 2037)

Infrastructure Provision and Settlements Profiles

Settlement Audit and Profiles

August 2024

Prepared by Cadnant Planning in partnership with Powys County Council.



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1. Introduction

- 1.1 A Settlement Audit was undertaken with the results used to prepare Settlement Profiles for the 58 largest settlements in the Powys Local Development Plan (LDP) area. The results from the Settlement Audit and Profiles have been used as evidence to inform the preparation of the Replacement LDP (2022 – 2037).
- 1.2 The Local Planning Authority (LPA) must use the National Sustainable Placemaking Outcomes set out within Planning Policy Wales to inform the preparation and assessment of development plans. A comprehensive knowledge of each settlement's functions, opportunities, services, constraints, aspirations and character enable an assessment to be made regarding where growth can be best accommodated in line with the National Sustainable Placemaking Outcomes, which are as follows:
- Creating and sustaining communities;
 - Making the best use of resources;
 - Maximising environmental protection and limiting environmental impact;
 - Growing our economy in a sustainable manner; and
 - Facilitating accessible and healthy environments.

2. Methodology

2.1 The Development Plans Manual (Edition 3) states that:

“The LPA should undertake a settlement assessment to inform decisions regarding where development should be spatially located to achieve a sustainable pattern of growth, minimise unsustainable patterns regarding the movement of people and support local services and facilities....

.... The assessment should not be confined to the geographical boundaries of its administrative boundary but take account of the relationship settlements have with neighbouring areas. Examples of topics to be considered as part of the settlement assessment are highlighted in Diagram 14”.

Figure 2.1 Extract of Diagram 14 of the Development Plans Manual (Edition 3): Settlement Assessment



2.2 The Settlement Audit and Settlement Profiles were undertaken to inform the Settlement Assessment which reviewed the status of all settlements identified as Towns and Large Villages within the adopted Powys LDP sustainable settlement

hierarchy. This included the 15 Towns and 43 Large Villages identified in the Adopted LDP Settlement Hierarchy. A list of the settlements assessed is included in Appendix 1.

2.3 The Settlement Audit captured the following for each settlement:

- Previously Developed Land (PDL) opportunities
- Transport opportunities
- Infrastructure capacity
- Services and facilities
- Employment provision
- Open space/green infrastructure
- Environmental capacity
- Character
- Community aspirations

2.4 The results are recorded in the individual Settlement Profiles as per the methodology set out below.

Previously Developed Land Opportunities

2.5 The Settlement Audit captured the presence of any previously developed land (PDL) that has the potential for redevelopment within the replacement Powys LDP (2022-2037). This does not mean that the land will be taken forward in the Replacement LDP but that it will be given consideration. Identified sites will be subject to the assessments included in the Candidate Site Assessment Methodology and the Integrated Sustainability Assessment.

2.6 PDL opportunities were observed whilst undertaking site visits to each settlement, by identifying areas of land within the development boundary, or directly adjoining the development boundary. They include sites with previous brownfield uses that were either vacant at the time of the site visit or are anticipated to become vacant in the next 12 months.

Transport opportunities

2.7 The following information was recorded, including availability within settlements and proximity to such transport services:

- Train and Bus Services (routes and frequency)
- Active Travel Routes
- Well-used (other than Active Travel Routes) pedestrian (or cycle) cut throughs / walkways
- Public Electric Vehicle Charging Stations
- Proximity to a Town / Retail Centre (which one)
- Proximity to a Trunk Road

2.8 The above were recorded using a combination of desk top searches and site visits.

Infrastructure capacity

2.9 The capacity of the following infrastructure was captured:

- Water Supply
- Wastewater
- Electricity
- Gas
- Broadband
- Education – primary and secondary school places.
- Health Care Services
- Transport
- Emergency Services

2.10 Consultation was undertaken with infrastructure providers to establish an understanding of the existing capacity of infrastructure across the relevant settlements and to determine where improvements are going to be made and the capacity increases as a result. The audit also sought to obtain an indication of the timing of any planned improvements and to identify any shortfall or deficiencies that would need to be funded for development to take place.

2.11 A list of the infrastructure providers consulted is provided in Appendix 2.

Services and facilities

2.12 An audit of the following services and facilities within the settlements was recorded:

- Education
- Higher Education
- Secondary School
- Primary School
- Nursery / Pre-school Provision
- Health
- Hospital (Accident and Emergency, Minor Injuries)
- GP Surgery
- Pharmacy
- Dentist
- Opticians
- Community
- Village Hall
- Place of Worship
- Sports Centre
- Library
- Bank / Building Society
- Post Office
- Public House
- Cultural Facilities
- Retail
- Supermarket
- Convenience Store / Local Shop
- Other Food outlets
- Other Specialist Shops
- Take Away Food / Café / Restaurant
- Petrol Station
- Farm Shop

2.13 The above were recorded using a combination of desk top searches and site visits.

Employment provision

- 2.14 The following employment provisions within the settlements were recorded:
- All key employment opportunities within settlements (e.g., Local Government Offices, Retail Centre, Care Homes, etc...)
 - Presence of Industrial Estates / Business Parks (B1/B2/B8 Use Classes)
 - Distance to nearest Industrial Estate / Business Park if not within settlement.
- 2.15 The above were recorded using a combination of desk top searches, a review of the adopted Powys LDP and site visits.
- 2.16 The number of businesses employing five or more people was based on data from Nomis (2021). This data is based on Middle Super Output Areas, which are identified on a map provided in Appendix 3.

Open Space/Green infrastructure

- 2.17 The Settlement Audit included a review of the open spaces in the Powys LDP Open Space Assessment (2018) to check that these remain available to the public. The Audit also identified any open spaces that may have been omitted, ones that may have been lost or new provision since the 2018 Open Space Assessment.
- 2.18 Green and blue infrastructure opportunities that do not fit the definition of 'Open Space' as defined in the Open Space Assessment e.g. Public Rights of Ways (PRoW), walkways, trails and paths, canals, riparian access have also been identified.
- 2.19 The Open Spaces were reviewed during site visits to the settlements. Information regarding open spaces which have been lost, or new ones provided (as part of approved planning applications) in the settlements was also received from Powys County Council's Planning Policy Team. This information was also reviewed and checked during site visits. Any new residential developments under construction were noted as new open space provision may be forthcoming as part of those developments.

Environmental capacity

- 2.20 The Settlement Audit records the presence of strategic constraints that may prevent a settlement from growing have been identified based on desk top research and also

any which were noted from the site visits. Strategic constraints considered include flood risk, built heritage, historic environment, environmental designations, topography and land ownership.

Character

2.21 A description of the character of each settlement has been provided aligning with Natural Resources Wales Area Statements and the Local Landscape Character Assessment (2022) prepared for the Powys LDP area.

Community aspirations

2.22 The preparation of the Settlement Audit included engagement with relevant towns and community councils in order to understand the community's aspirations for the relevant settlements. A questionnaire was sent to relevant towns and community councils to request feedback on their aspirations. A copy of the template used can be found in Appendix 4. The initial findings of the Settlement Audit were also shared with the Towns and Community Councils enabling them to provide feedback on the information collected.

3. Further Data

In addition to the data collated as part of the Settlement Audit the Settlement Profiles have been supplemented with data from the 2021 Census, Annual Monitoring Reports and other relevant sources.

The Settlement Profiles will continue to be updated and inform the preparation of the Replacement LDP.

Appendix 1 – List of Settlements

Settlement

Towns

- 1 Builth Wells (inc Llanelwedd)
- 2 Knighton
- 3 Llandrindod Wells
- 4 Llanfair Caereinion
- 5 Llanfyllin
- 6 Llanidloes
- 7 Llanwrtyd Wells
- 8 Machynlleth
- 9 Montgomery
- 10 Newtown
- 11 Presteigne
- 12 Rhayader
- 13 Welshpool
- 14 Ystradgynlais
- 15 Hay-on-Wye (part BBNP area)

Large villages

- 16 Abercrave
- 17 Abermule
- 18 Arddleen
- 19 Berriew
- 20 Bettws Cedewain
- 21 Boughrood and Llyswen
- 22 Bronllys
- 23 Caersws
- 24 Carno
- 25 Castle Caereinion
- 26 Churchstoke
- 27 Clyro
- 28 Coelbren
- 29 Crewgreen
- 30 Crossgates
- 31 Forden and Kingswood
- 32 Four Crosses
- 33 Glasbury
- 34 Guilsfield
- 35 Howey
- 36 Kerry
- 37 Knucklas
- 38 Llanbrynmair
- 39 Llandinam
- 40 Llandrinio

- 41 Llanfechain
- 42 Llangurig
- 43 Llangynog
- 44 Llanrhaeadr-ym-Mochnant
- 45 Llansantffraid-ym-Mechain
- 46 Llansilin
- 47 Llanymynech
- 48 Llanyre
- 49 Meifod
- 50 Middletown
- 51 New Radnor
- 52 Newbridge on Wye
- 53 Penybontfawr
- 54 Pontrobert
- 55 Three Cocks
- 56 Trefeglwys
- 57 Tregynon
- 58 Trewern

Appendix 2 – List of infrastructure providers consulted

Infrastructure type	Infrastructure provider
Broadband	OGI Wales Broadway Partners Powys County Council
Education	Powys County Council
Electricity	SP Energy Networks National Grid
Fire Service	Mid and West Wales Fire and Rescue
Gas	Wales and West Utilities
Health Board	Powys Teaching Health Board
Highways	Powys County Council
Water supply / Foul sewer	Dŵr Cymru Welsh Water Hafren Dyfrdwy

Appendix 3 –

Map of Middle Super Output Areas in Powys

Appendix 4: Powys Local Development Plan – Settlement Audit

Community aspirations feedback form for Town and Community Councils

Please use this feedback form to provide your feedback in terms of your aspirations for your communities.

Name of Town Council:	
Community aspirations in terms of:	Feedback:
Would you like to see future growth (general) as part of the LDP in your town/community council area?	
Aspirations in terms of housing (including affordable housing)	
Growth in terms of future employment opportunities	
Aspirations in terms of education provision (primary and secondary schools)	
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	
Aspirations in terms of health care provision in your communities	
Aspirations in terms of public open spaces, sports and play provision	
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	
Please give a summary which describes the long-term vision for your town / community council area.	

Cynllun Datblygu Lleol Powys – Archwiliad Aneddiadau

Ffurflen adborth dyheadau'r gymuned ar gyfer cynghorau tref

Gallwch ddefnyddio'r ffurflen adborth yma er mwyn darparu eich adborth o ran dyheadau ar gyfer eich cymdeithas.

Enw'r Cyngor Tref:	
Dyheadau'r gymuned o ran:	Adborth
Hoffech weld tyfiant yn y dyfodol (yn gyffredinol) fel rhan o'r CDLI o fewn ardal eich Cyngor Tref/Cymuned?	
Dyheadau o ran tai (gan gynnwys tai fforddiadwy)	
Tyfiant o ran cyfleoedd cyflogaeth yn y dyfodol	
Dyheadau o ran darpariaeth addysg (ysgolion cynradd ac uwchradd)	
Dyheadau o ran cyfleusterau a gwasanaethu o fewn y gymuned (e.e. neuaddau pentref, canolfannau hamdden, llyfrgelloedd, banciau/cymdeithasau adeiladu, swyddfeydd post, tafarndai)	
Dyheadau o ran darpariaeth iechyd o fewn eich cymunedau	
Dyheadau o ran darpariaeth llecynnau agored, chwaraeon a mannau chwarae	
Dyheadau o ran darpariaeth manwerthu (siopau, archfarchnadoedd, caffi/bwytai, gorsafoedd petrol, siopau fferm ac ati)	
Dyheadau o ran mynediad a thrafnidiaeth (megis llwybrau teithio llesol, trafndiaeth gyhoeddus, trafndiaeth cymunedol, cyfleusterau parcio a rhannu, seilwaith gwefru ar gyfer cerbydau trydan)	
Darparwch grynodedb sy'n disgrifio y weledigaeth hir-dymor ar gyfer ardal eich cyngor tref/cymuned.	