



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

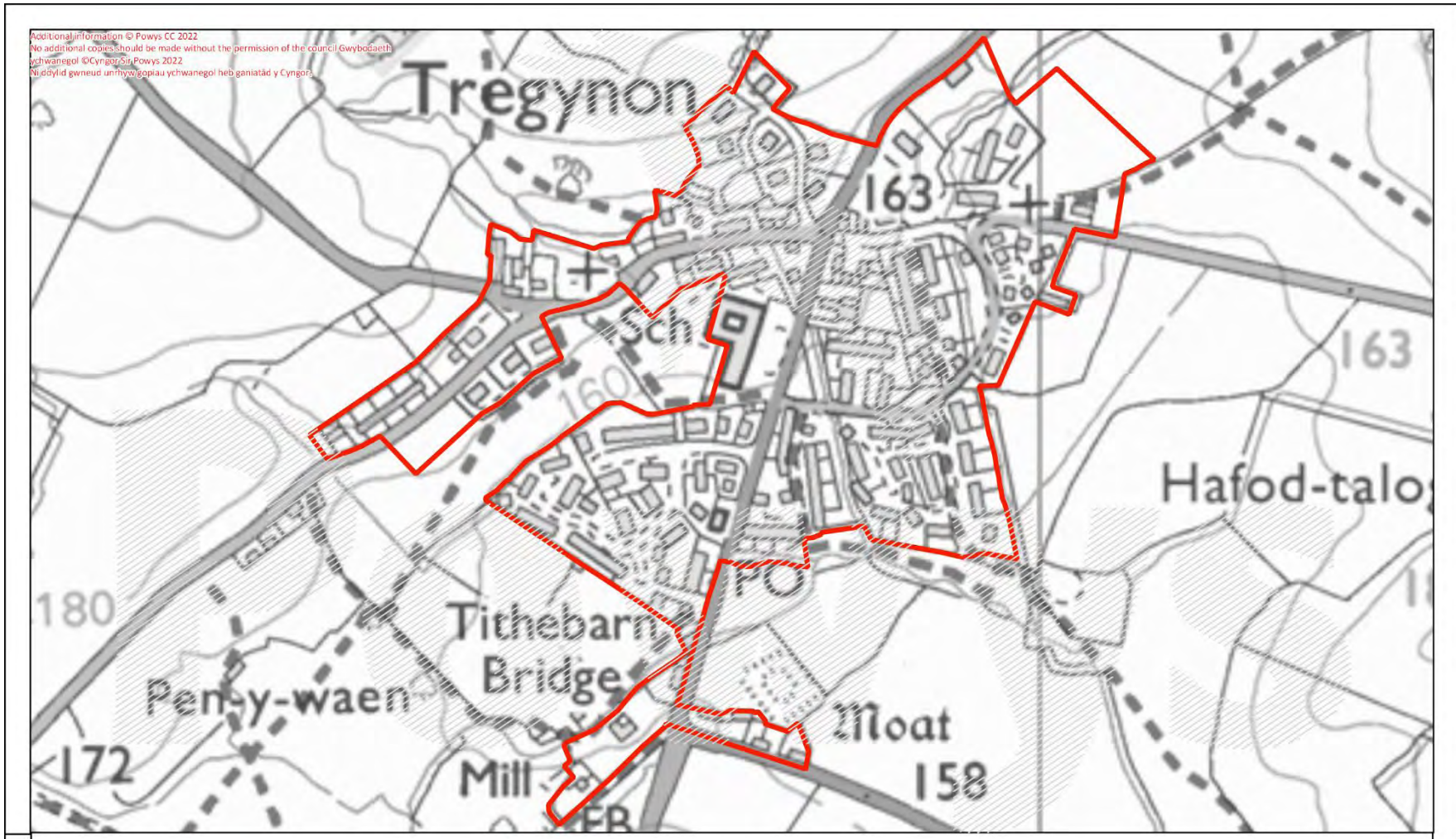
Settlement Profile:

Tregynon

Prepared by Powys County Council in partnership with Cadnant Planning



Tregynon Settlement Profile



1. Introduction

The settlement of Tregynon, classified as a Large Village in the adopted Powys LDP (2011-2026), is located fairly centrally within Powys, to the north of Newtown.

The settlement has a limited number of services and facilities which include a primary school, community hall, two places of worship, a post office, two convenience stores and a restaurant. Tregynon is located approximately 5.8 miles from Newtown where the community can access a wider range of services, facilities and employment opportunities.

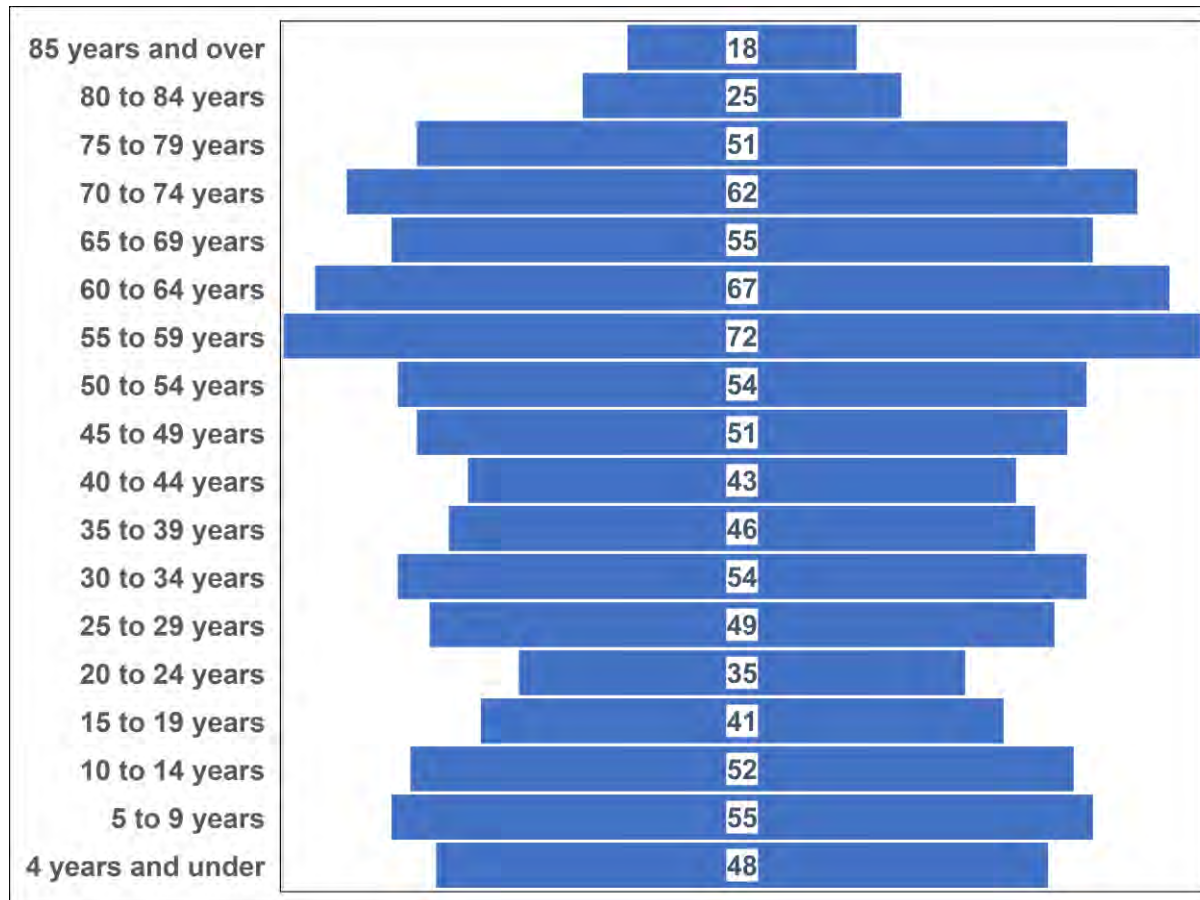
St Cynon's Church is located to the north western side of the village, which is where the older, historic properties are located within the Conservation Area. The development to the south and east of the settlement are predominantly modern.

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:	Llanfair Caereinion
Size of Settlement based on Adopted LDP (2011-2026) boundary:	19.12 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	622
Site Survey Date:	July 2022

Tregynon Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

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

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

Table 2. Community Facilities within Settlement

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

Health Facilities within Settlement = None

Tregynon Settlement Profile

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	1
Petrol station	0
Farm shop	0
Other non-food shops	0
Total number of retail facilities	3

3. Employment Provision

Table 4. Key Employment Opportunities within Settlement

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

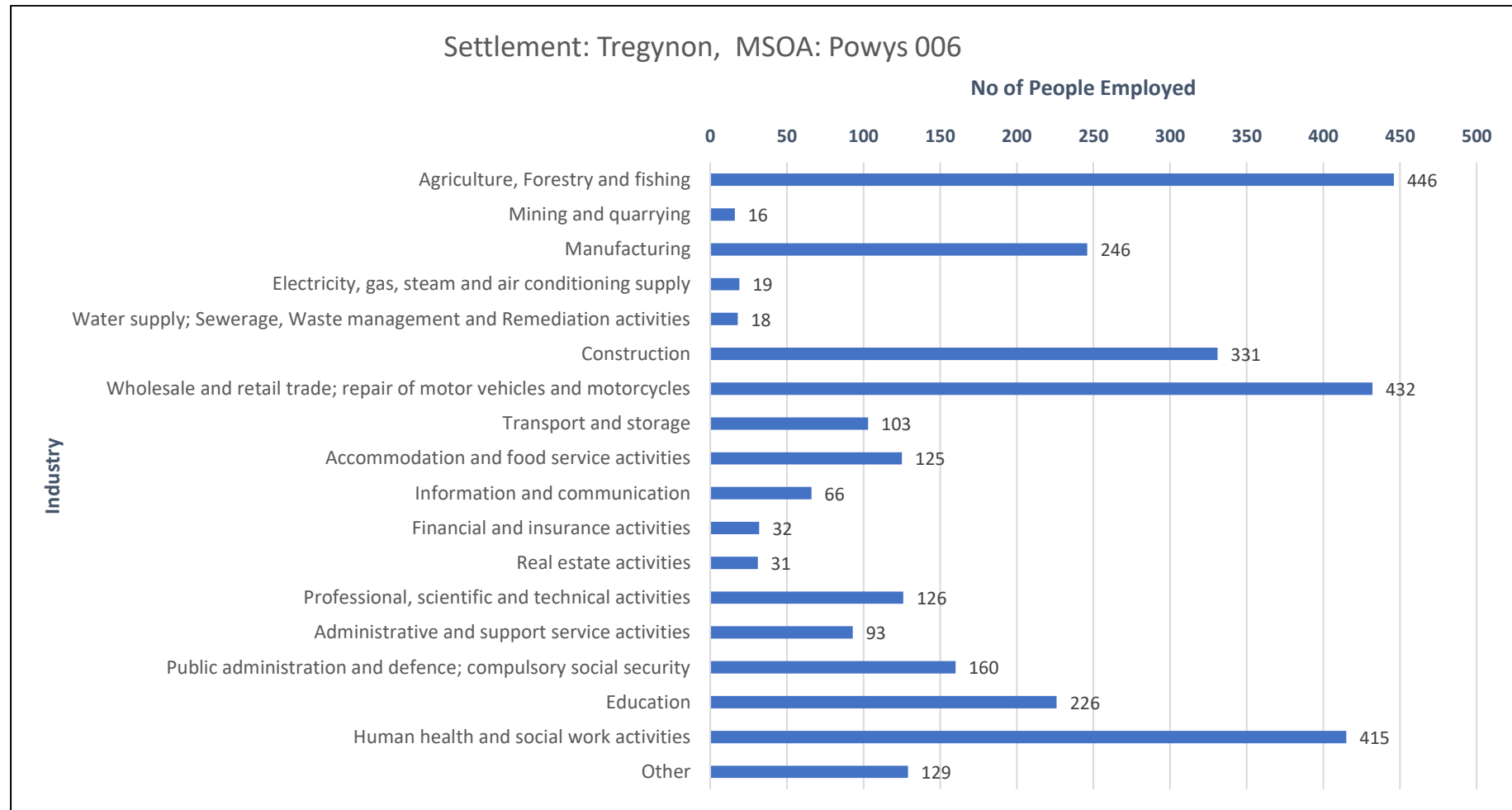
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 5.8 miles to Dyffryn Ind Est, Newtown

Local employers (employing five or more) in overlapping output areas = 70¹

¹ Nomis Data (2021)

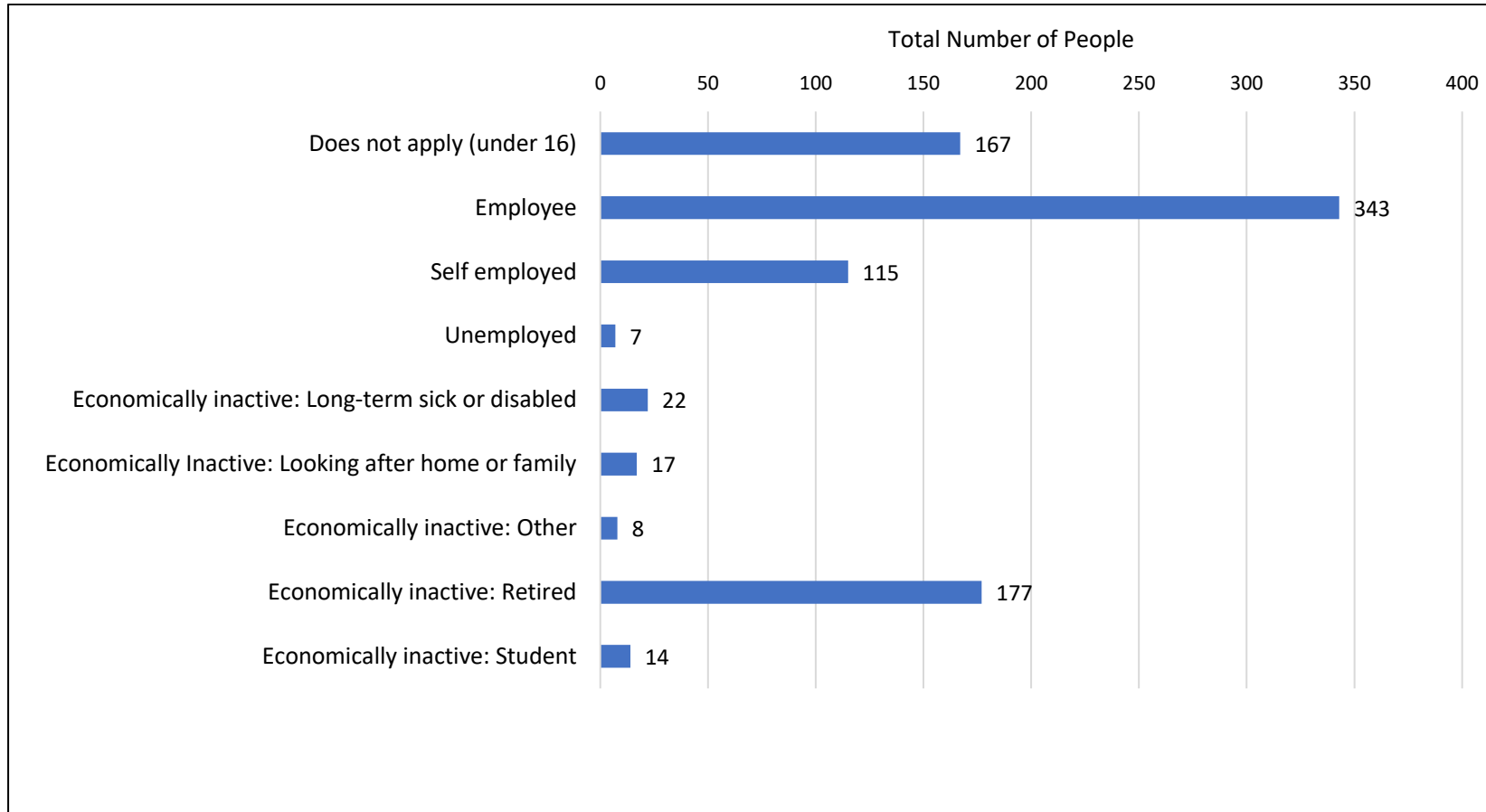
Tregynon Settlement Profile

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



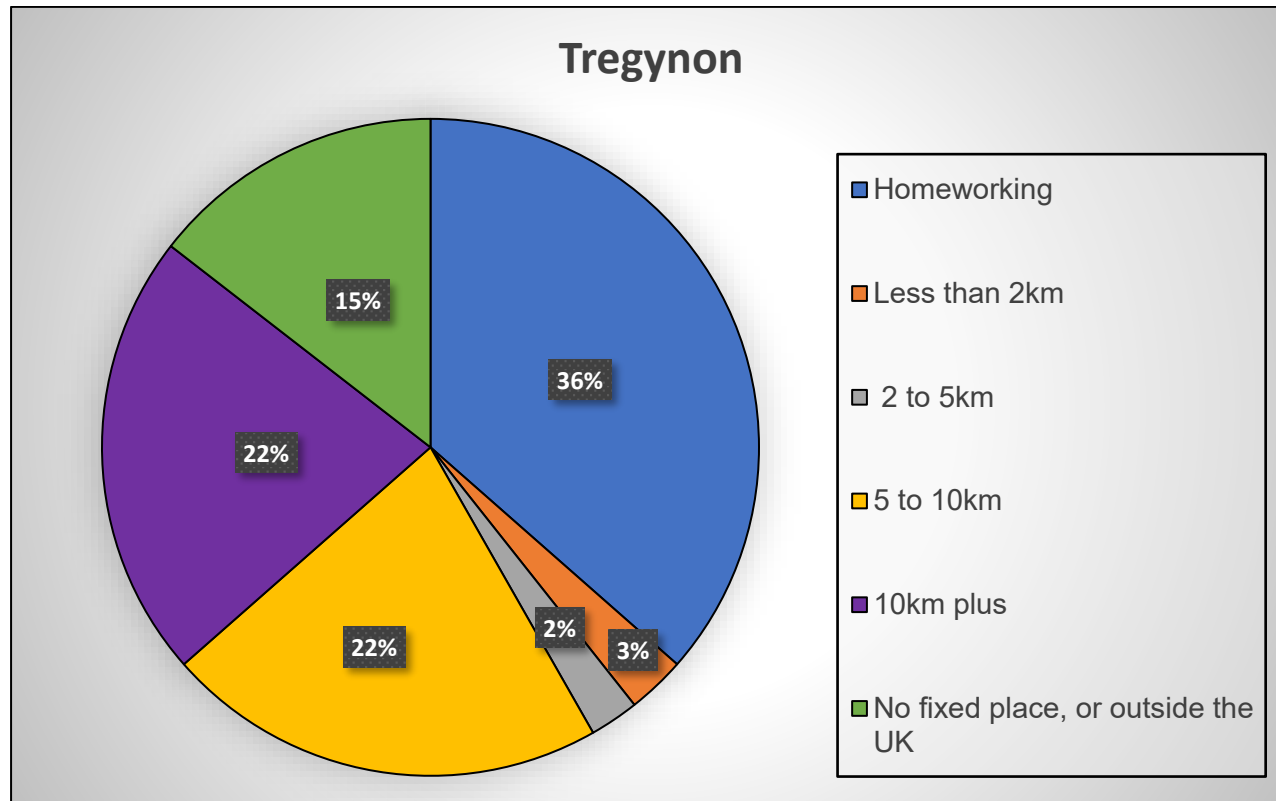
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



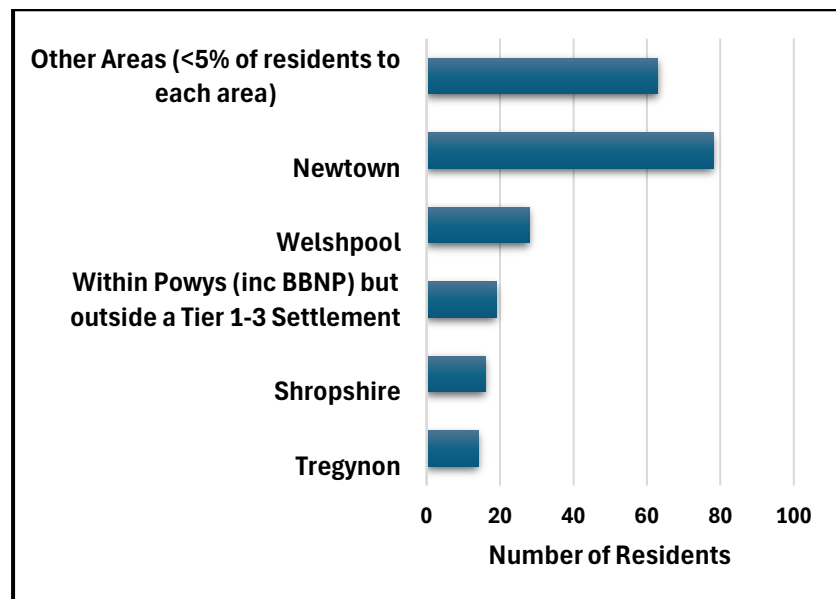
Tregynon Settlement Profile

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.

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

Settlements / Areas	Residents	Percentage
Newtown	78	36%
Other Areas (<5% of residents to each area)	63	29%
Shropshire	16	7%
Tregynon	14	6%
Welshpool	28	13%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	19	9%
Grand Total	218	100%

4. Environmental Capacity

Table 6. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium/high surface water

Table 7. Built Heritage Designations within or adjacent to Settlement

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

Tregynon 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	No	
Land Ownership (e.g. charitable organisations)	Yes	Gregynog Hall

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.

Tregynon 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 10. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Tregynon	Tregynon	Not expected to be an issue	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.

Tregynon Settlement Profile

Network area: Legacy Local GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1Oswestry 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 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 / GT1Oswestry GT5 / Whitchurch 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 33kV circuit breaker replacements at Milford.	-	*	2027/28	Planned ED2

Gas Supply

Table 14. 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>

Tregynon 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 %
Ysgol Rhiw Bechan	146	169	115.8%	-23	-15.8%

⁴ Data correct from Welsh Government OMR, June 2022

Health Care Provision

There is no GP Surgery in Tregynon. The nearest GP surgery would be at Newtown or 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?
Newtown Medical Practice	13,354	Yes	2,760	2,760	Yes
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

Plans are underway by the North Powys Wellbeing Programme to develop a new facility in Newtown which will connect to a number of community wellbeing hubs to offer more services locally, bringing the latest technology and training to mid Wales. The multi-agency wellbeing campus would include primary education, health, social care and supported accommodation and will focus on wellbeing; promote early help and support by being able to provide technology that helps you live at home; tackle the biggest causes of ill health and poor wellbeing; and ensure joined up care involving neighbourhood teams and communities working together, ensuring a more seamless service when it's needed.

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

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Potential for development to the west of the B4389 is restricted due to poor highway infrastructure.

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).	Yes	Services to Newtown, Welshpool, Llanfair Caereinion

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

Train Services

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	5.8 miles to Newtown 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	No	
Between 5-10 miles	Yes	Just over 5 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: 6

Table 22. Informal Open Spaces (All over 0.2 hectares)

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	2
Amenity greenspace	2
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)	1
Unequipped Local Areas of Plan (LAPs)	0

Table 24. 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

Tregynon 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	PROW within settlement leading to the wider area including along Bechon Brook
Walkways	Yes	

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Tregynon lies in the Tregynon Landscape Character Area (LCA) which comprises a rolling landscape extending between the upland landscape of the Dyfnant Forest/Llanbrynmair Moors LCA in the north-west and Severn Farmlands LCA in the south-east. It also borders the Esgair Cwmowen LCA and Caersws Valleys LCA to the west, Banwy Valley LCA to the north and Guilsfield LCA to the east. Tregynon is at the centre of the southern part of the LCA, it extends northwards up to parts of the Banwy Valley around Llanerfyl and includes the Cwm Nant Yr Eira Valley to the south of Llanerfyl.

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

The topography consists of low rolling hills with gently sloping sides and rounded tops, dissected by numerous tributary valleys and cwms.

Tregynon is a nucleated church settlement of probably medieval or earlier origin. Tregynon Moated Site lies to the south-east of the settlement and is a Scheduled Monument comprising the remains of a well-preserved medieval moated homestead.

There is a National Nature Reserve (NNR) at Gregynog overlying Gregynog SSSI, protected for its woodland and parkland habitats. The Grade I Gregynog Registered Historic Park and Garden (RHPG) near Tregynon dates from at least 1500 and is described as one of the most important gardens and parks in Powys. It has wooded parkland including part of the ancient Great Wood of Tregynon.

Views across the area, including from long distance trails, are generally from a succession of rolling ridges, with long distance views to far distant ridgelines of upland areas.

9. Community Aspirations

Tregynon 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 Tregynon 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	1
2	5
3	3
4	2
TOTAL	11

Total number of new dwellings (net) built between 2011 and 2024 = 20

Median house price paid data 01/04/2020 to 01/04/2023 = 181,000 (Average = £201,064)

Average Household Income (by Locality) = £35,448 (CACI Paycheck GROSS household income 2021)

Tregynon 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
386		19/0814/RES	Land adjacent to Tyn y Ddol, Tregynon	<p>19/0814/RES - Application for reserve matters following the approval of P/2017/0580 for the erection of 5 dwellings (including 1 affordable dwelling), garages and all associated works</p> <p>P/2017/0580 - Outline: Erection of up to 5 dwellings, formation of vehicular access and access road and all associated works</p>	Commenced	3	1	1	5
					TOTAL	3	1	1	5



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

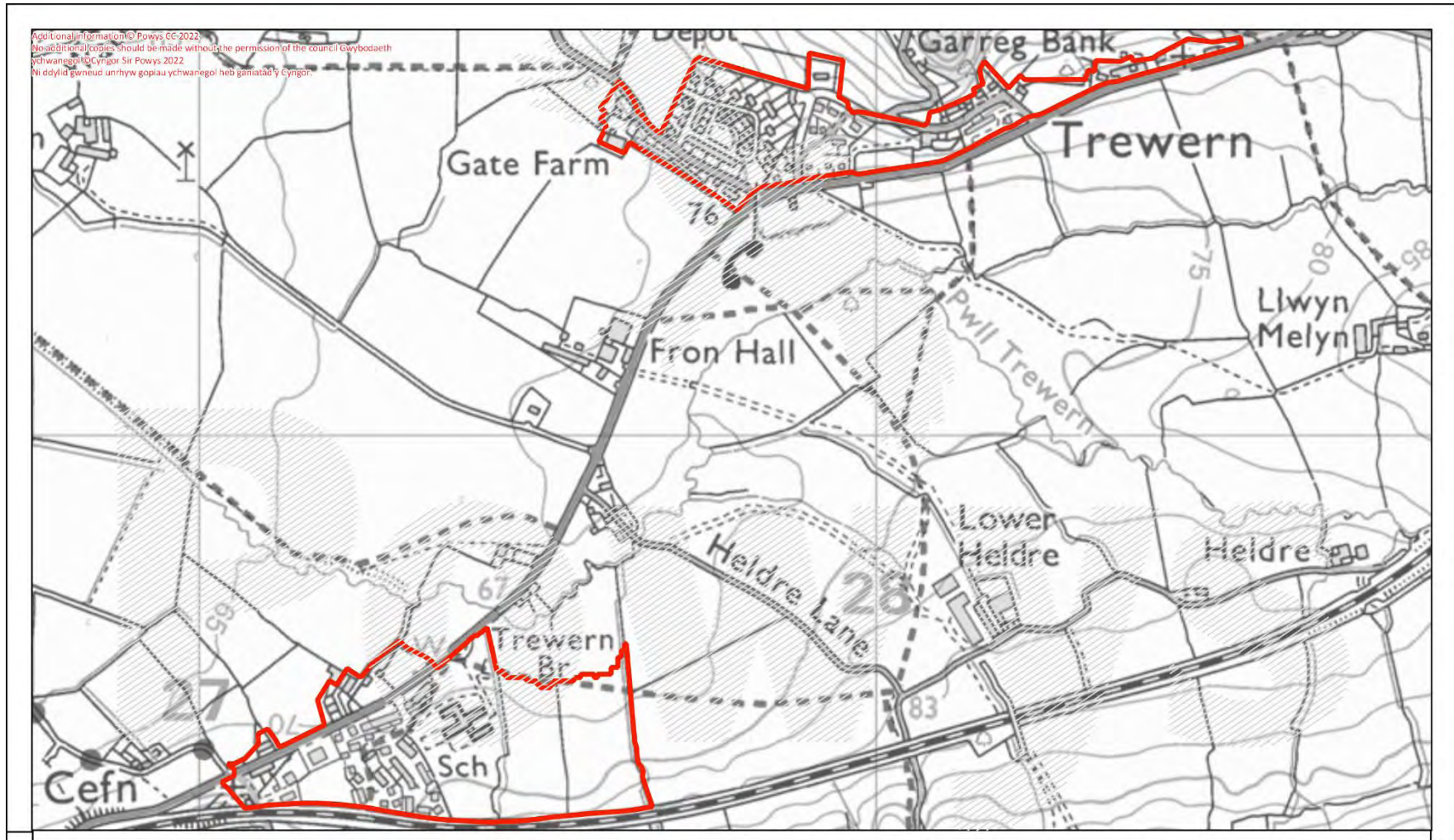
Settlement Profile:

Trewern

Prepared by Powys County Council in partnership with Cadnant Planning



Trewern Settlement Profile



1. Introduction

The settlement of Trewern, classified as a Large Village in the adopted Powys LDP (2011-2026), is located in north west Powys and consists of two clusters linked by the A458. The northern part of the settlement is mainly a residential area with the community's services and facilities being located within the southern part of the settlement along with residential dwellings.

The settlement is served by a limited number of services and facilities which include a café, restaurant, one place of worship, a community hall and a primary school. The larger settlement of Welshpool is located approximately 4.4 miles to the south of Trewern where the community can access a wider range of services, facilities and employment opportunities.

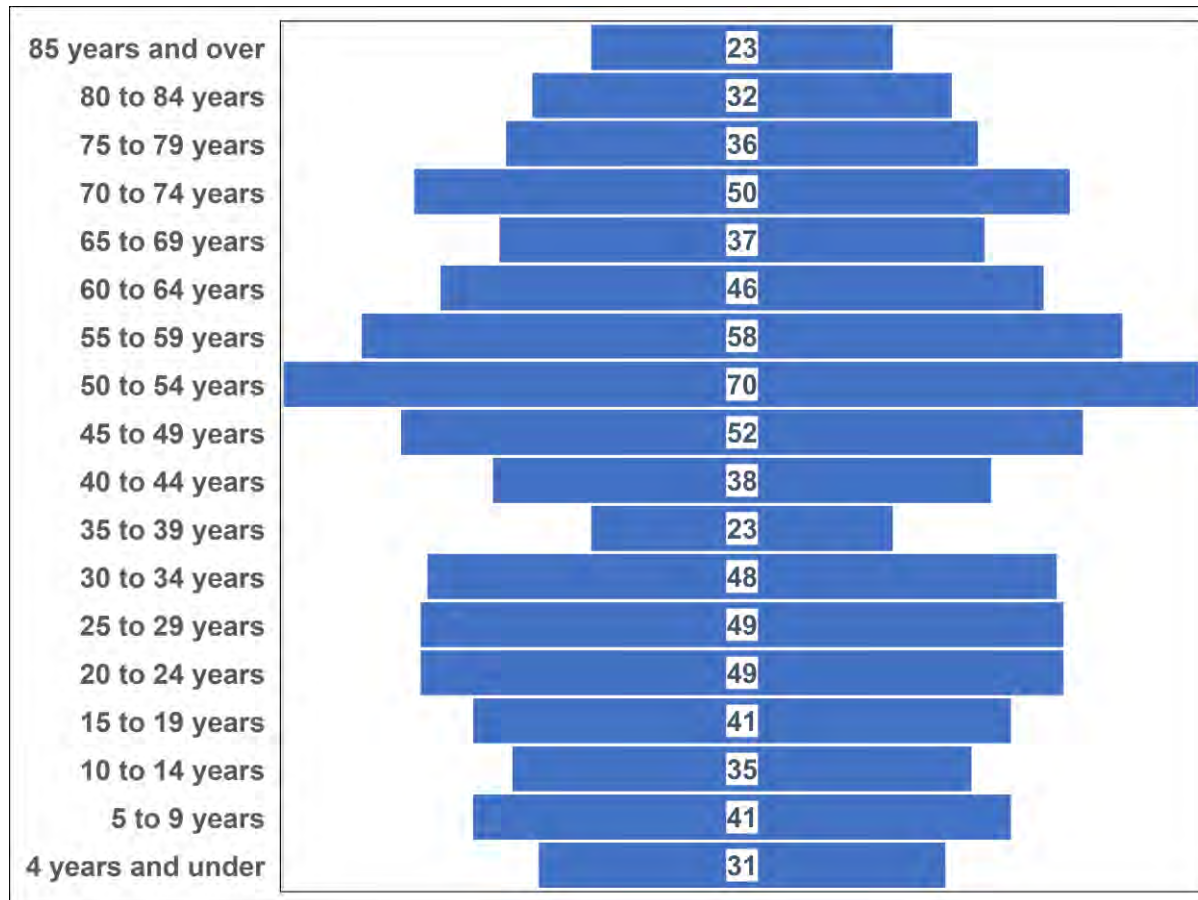
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Large Village
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 3
Replacement LDP (2022-2037) Settlement Type:	Regional Growth Area Cluster Settlement
Housing Market Area / Locality:	Welshpool and Montgomery
Size of Settlement based on Adopted LDP (2011-2026) boundary:	19.5 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	490

Site Survey Date: July 2022

Trewern Settlement Profile

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



2. Services and Facilities

Table 1. Educational Facilities within Settlement

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

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

Table 2. Community Facilities within Settlement

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

Trewern 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	1
Restaurant	1
Petrol station	0
Farm shop	0
Other non-food shops	0
Total number of retail facilities	2

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

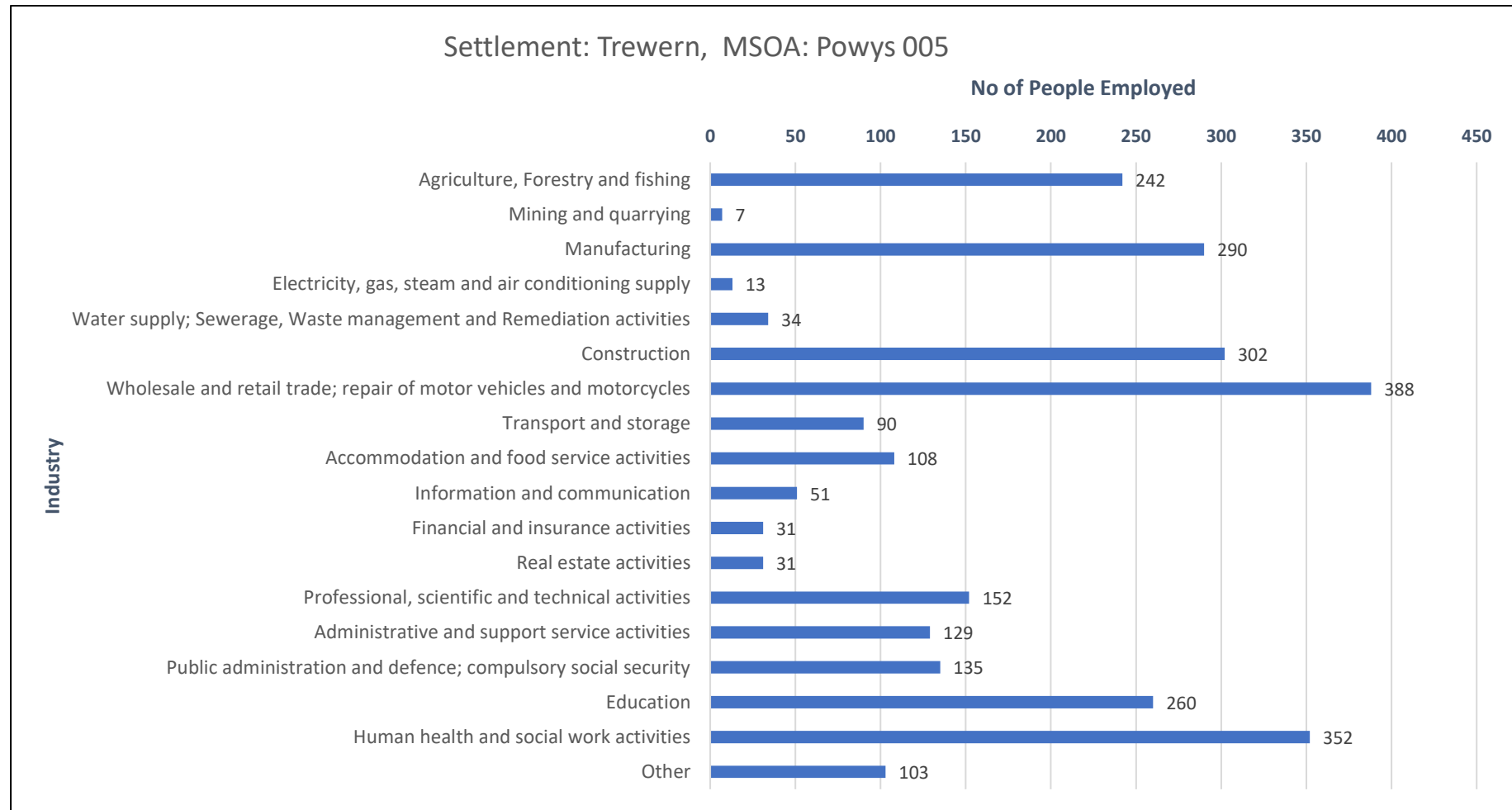
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement = 0.7 mile to Buttington Brickworks

Local employers (employing five or more) in overlapping output area = 70¹

¹ Nomis Data (2021)

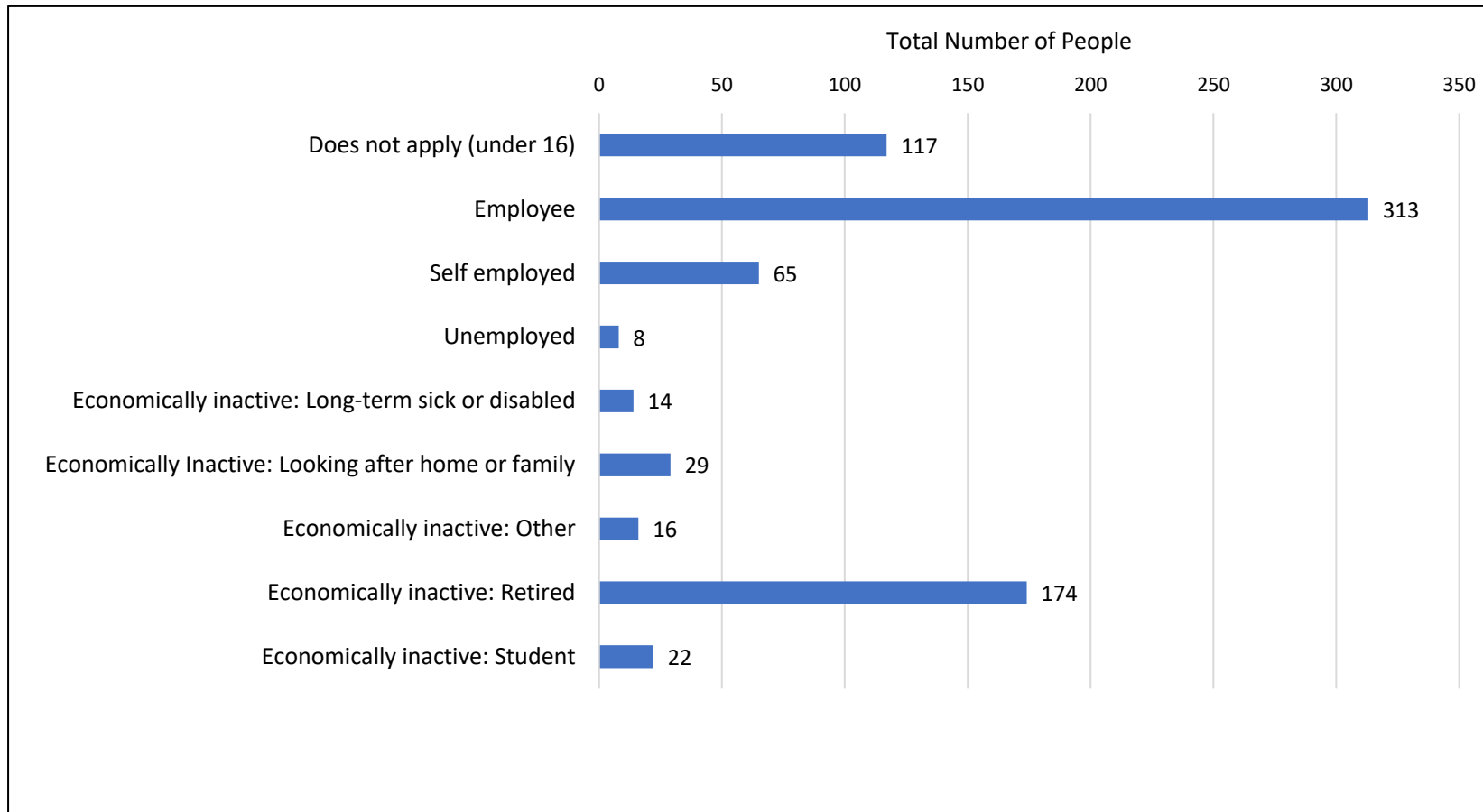
Trewern Settlement Profile

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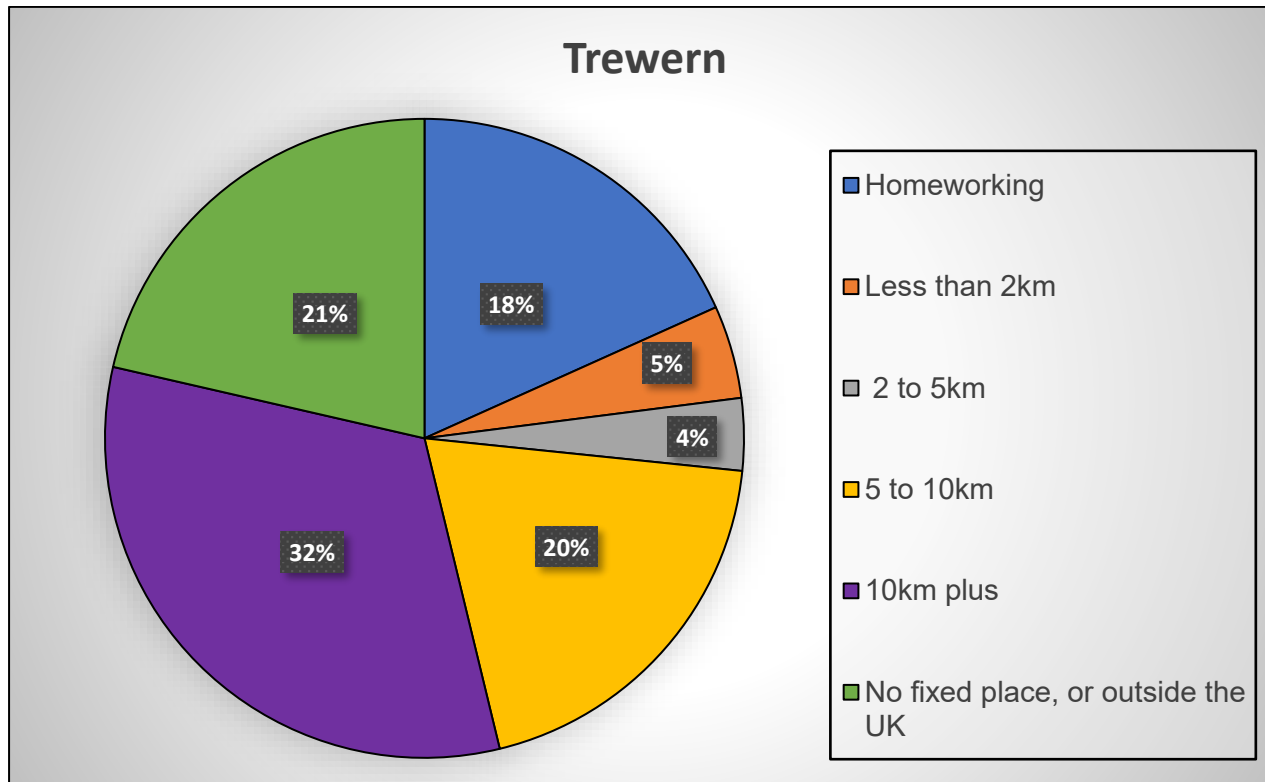
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Figure 3. Economic Activity Status of Population within the Output Areas that overlap Settlement (Census 2021)



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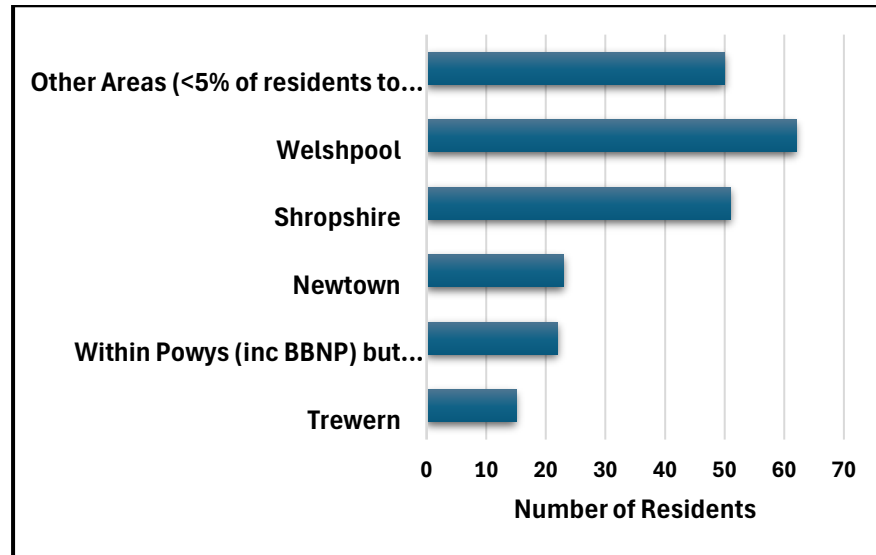
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Trewern Settlement Profile

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



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

Settlements / Areas	Residents	Percentage
Newtown	23	10%
Other Areas (<5% of residents to each area)	50	22%
Shropshire	51	23%
Trewern	15	7%
Welshpool	62	28%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	22	10%
Grand Total	223	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)	Yes
Flood risk (Flood Map for Wales)	No

Table 7. Built Heritage Designations within or adjacent to Settlement

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

Trewern Settlement Profile

Table 8. Natural Heritage Designations within or adjacent to Settlement

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

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

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

5. Infrastructure Capacity

Water Supply

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

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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
Trewern	Trewern and Middletown	Probable issue	AMP7 (2020-2025) scheme promoted to ensure compliance with increased Flow Fall Treatment requirement.

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

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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.

Trewern Settlement Profile

Network area: Legacy Local GT2 / Newtown GT2 / Oswestry GT8 / Welshpool GT1Oswestry 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 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 13. Electricity Supply Capacity

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

Gas Supply

Table 14. 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>

Trewern 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 %
Buttington/Trewern C. P.	190	147	77.4%	43	22.6%

⁴ Data correct from Welsh Government OMR, June 2022

Trewern Settlement Profile

Health Care Provision

There is no GP surgery in Trewern. The nearest GP surgery would be at Welshpool.

Table 17. GP Surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Welshpool Medical Practice	11,191	Yes	5,240	5,240	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age
- The proximity of Welshpool 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 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Trewern is primarily served by the A458 trunk road. Any significant development would require consideration of the access point onto the Trunk Road network (whether directly or via the county road network) and would therefore be a matter for Welsh Government consideration. Development along the county road network could be managed at a site level.

6. Transport Opportunities

Active Travel

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).	Yes	Services to Welshpool, Shrewsbury, Newtown, Rhayader,

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement

= No

Train Services

Table 20. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	4.2 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	Yes	A458

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: No

Spaces to be added to Open Space Assessment: 1

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 3

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

Table 24. 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

Trewern 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	PROW leading to the wider area, including to Moel y Gofa
Walkways	Yes	Walkway linking both parts of settlement

Number of Allotments / Community Gardens in Settlement: 0

8. Character

Trewern Crewgreen lies in the Long Mountain/Breidden Hills Landscape Character Area (LCA) which is an elongated area of upland lying above and to the east of the flat Severn Farmlands LCA, between the settlements of Forden and Crewgreen. The LCA borders England and both hill ranges continue into Shropshire to the east.

The majority of the LCA is within the Shropshire Hills National Landscape Character Area (NLCA).

Breidden Hill (some distance to the north of Trewern) and Moel y Golfa (which lies in close proximity to the north-east of Trewern) are both designated SSSIs and Middletown Hill is a Site of Importance for Nature Conservation (SINC).

Breidden Hill Camp (some distance to the north of Trewern) is a Scheduled Monument which also contains the Grade II* listed Admiral Rodney's Pillar, a memorial which is a conspicuous historical landmark which commemorates a controversial eighteenth-century military figure in his own lifetime. There is a large active quarry at Criggion on Breidden Hill.

The Long Mountain/Breidden Hills LCA includes hill ranges which straddle the border between Wales and England, with views east and west from elevated areas.

9. Community Aspirations

Trewern 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 26. Table summarising Trewern 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?	Yes, sustainable future growth.
Aspirations in terms of housing (including affordable housing)	There are sufficient future housing developments in the area, but there is a lack of bungalow provision for the elderly.
Growth in terms of future employment opportunities	Yes.
Aspirations in terms of education provision (primary and secondary schools)	The Community Council are content with the existing local education provision.
Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)	The Community Council is content with the Community Centre, however, there is a need for mobile banking services.
Aspirations in terms of health care provision in your communities	Mobile bi-monthly health clinic alternating between Middletown and Trewern.

Trewern Settlement Profile

Community aspirations in terms of:	Summary of feedback
Aspirations in terms of public open spaces, sports and play provision	There is a need for cycle tracks.
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	The Community Council are content with the existing retail facilities provision.
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	A better public transport systems linking to other travel hubs is required. Electric charging points in public area are also needed.
Summary which describes the long-term vision for your town / community council area.	There is a need to expand with the necessary infrastructure that will be required.
Other comments received	None.

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	2
3	2
4	3
TOTAL	7

Total number of new dwellings (net) built between 2011 and 2024 = 2

Median house price paid data 01/04/2020 to 01/04/2023 = £ 197,500 (Average = £ 236,415)

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

Table 28. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
379		P/2017/0574	Land at Gate Farm, Criggion Lane, Trewern	Residential development for up to 9 dwellings, garages, improvement to vehicular access, demolition of existing buildings and all associated works	Commenced	0	9	0	9
1123	P56 HA1	21/0577/OUT	Land To the East Of Trewern School Trewern	Outline permission for the erection of up to 40 dwellings, formation of new school parking and access road and associated works	Planning Permission Not Started	40	0	0	40
1130		22/1953/FUL	Land Adjoining The Wallers, Trewen	Erection of 17 affordable dwellings, formation of a vehicular access and associated works	Planning Permission Not Started	17	0	0	17
					TOTAL	57	9	0	66