



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

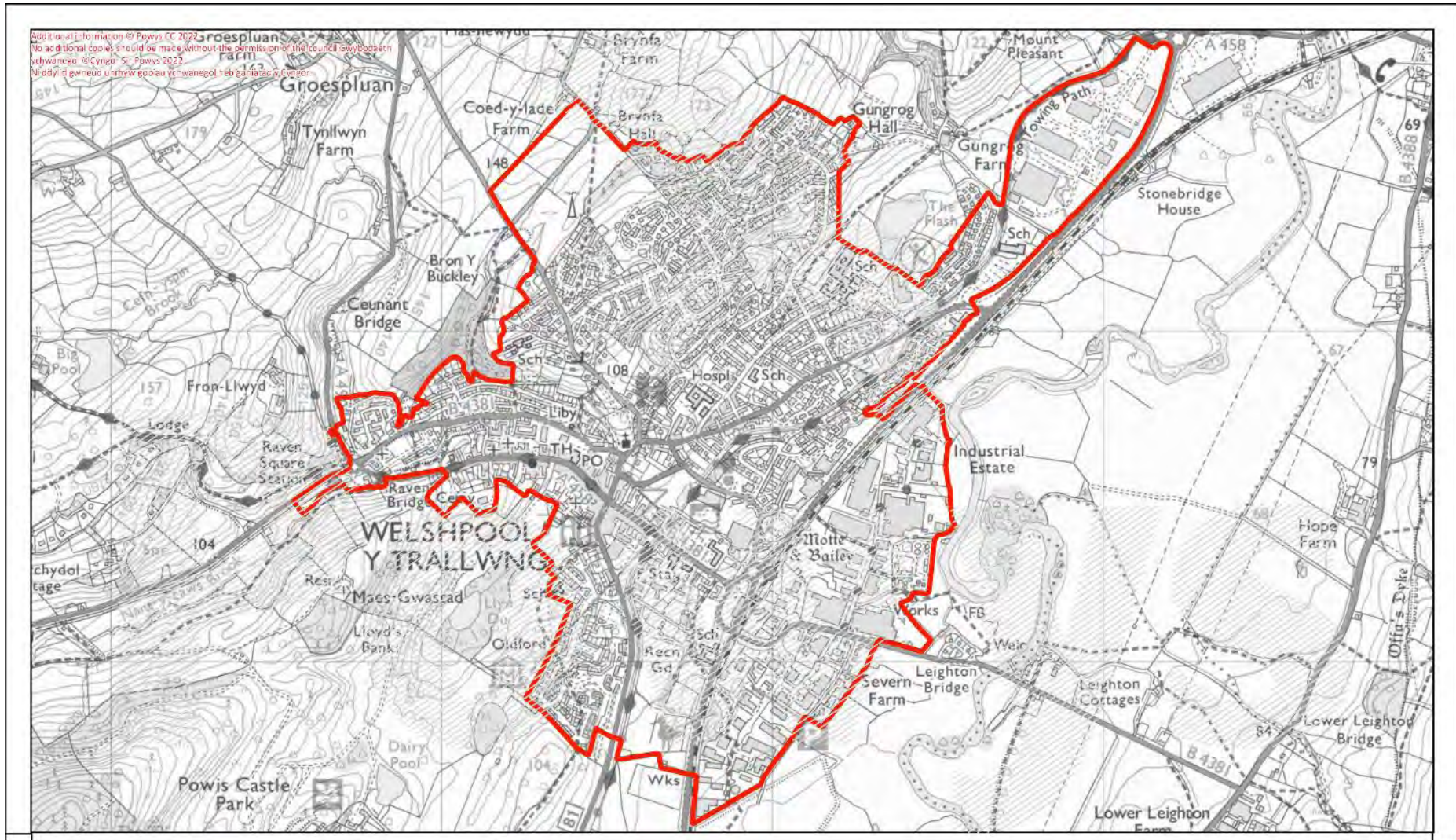
Settlement Profile:

Welshpool

Prepared by Powys County Council in partnership with Cadnant Planning



Welshpool Settlement Profile



1. Introduction

The town of Welshpool, situated in the north-eastern region of Powys, is historically centred around the livestock market and has close associations with the medieval Powis Castle.

The community is served by a wide range of services, including two primary schools and a secondary school, a hospital, GP surgery and a dentist along with two pharmacies and three opticians. Welshpool has a strong retail presence with three supermarkets, eight cafes, 11 takeaway outlets and 11 public houses available to the community. It is one of the largest towns in Powys, serving smaller towns and villages nearby.

The Montgomery Canal runs through Welshpool, with the River Severn flowing to the east.

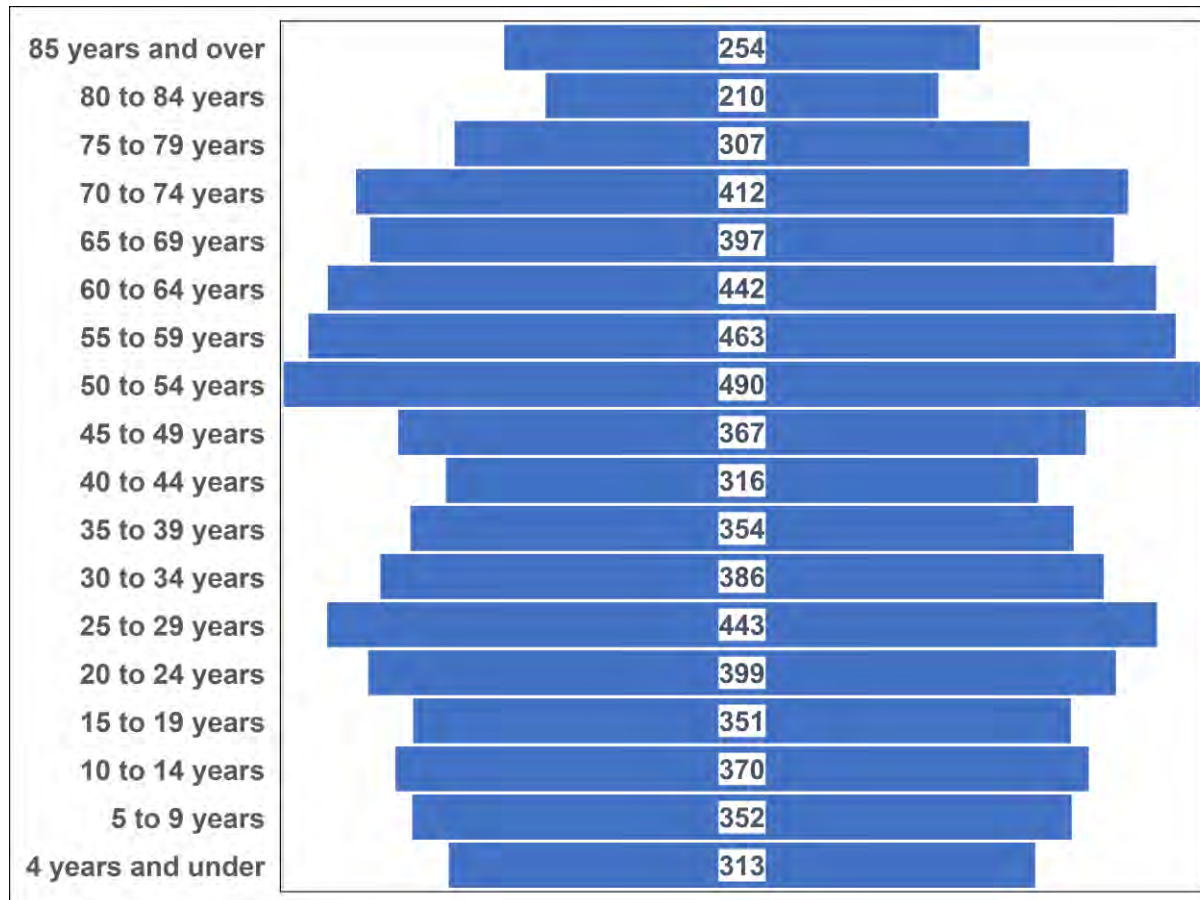
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Town
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 1
Replacement LDP (2022-2037) Settlement Type:	Regional Growth Area Cluster Settlement
Housing Market Area / Locality:	Welshpool and Montgomery
Size of Settlement based on Adopted LDP (2011-2026) boundary:	253.68 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	5,935

Site Survey Date: July 2022

Welshpool 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	2
Nursery / pre-school provision	3
Total number of education facilities	12

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	7
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	4
Post Office / Post Depot	1
Public House	11
Cultural Facilities (theatre, museum gallery)	1
Police Station	1
Fire Station	1
Ambulance Depot	1
Total number of community facilities	30

Welshpool Settlement Profile

Table 3. Health Facilities within Settlement

Type	Number	Comments
Hospital (A& E, Minor injuries)	1	
GP Surgeries	1	
Pharmacy	2	
Dentist	1	There is also a Communal Dentist Service ¹ within the settlement.
Opticians	3	
Total number of health facilities	8	

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	3
Convenience store / local grocery shop	2
Other food outlet	4
Take away food	11
Café	8
Restaurant	2
Petrol station	5
Farm shop	0
Other non-food shops	93
Total number of retail facilities	128

¹ The service provides dental treatment to vulnerable groups of adults and children, whose additional needs may not be accommodated in NHS general dental services.

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

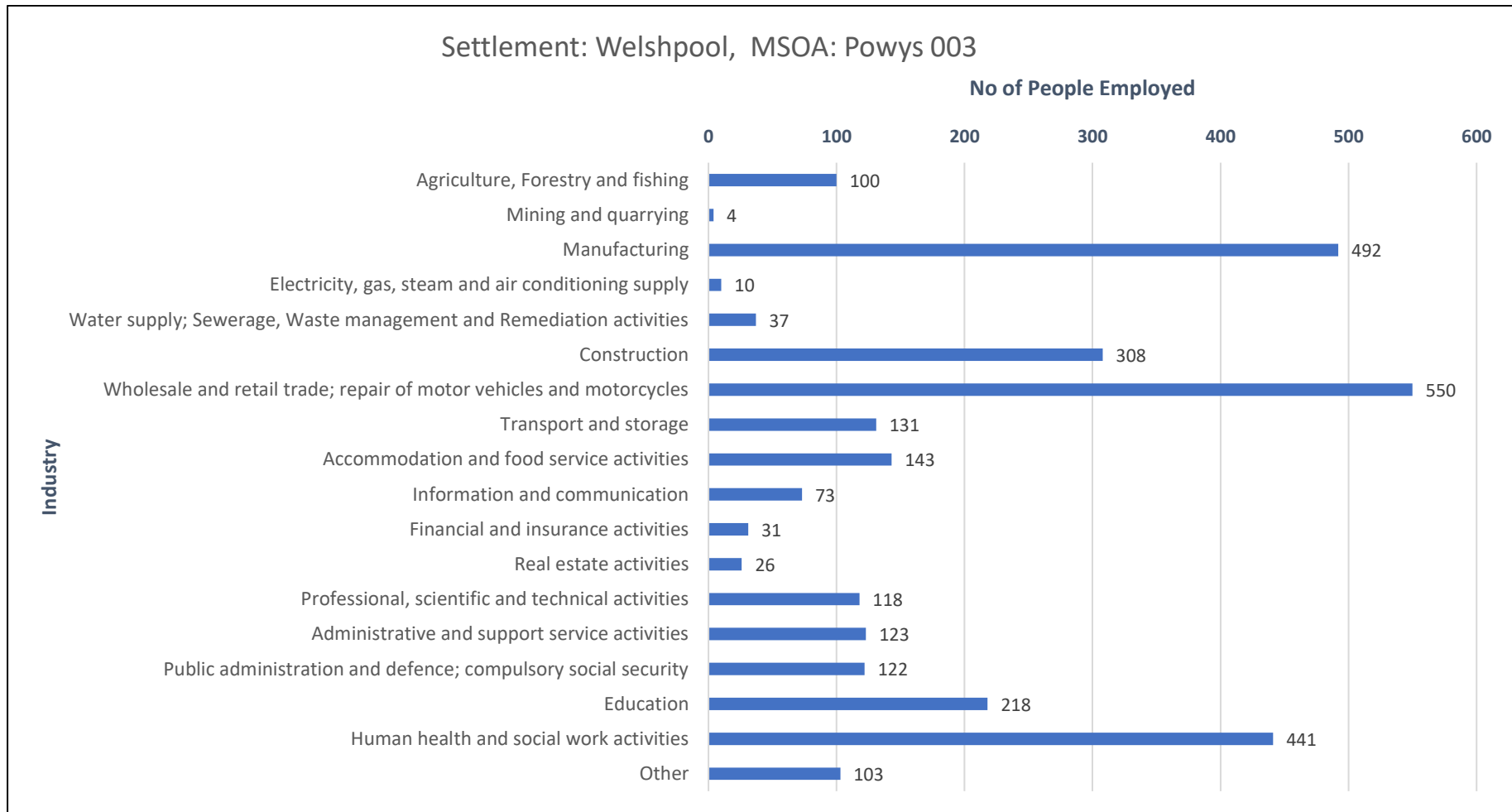
Type	Presence in Settlement (Yes / No)
Public Sector Offices	Yes
LDP Retail centre	Yes
Care home	Yes
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

Local employers (employing five or more) in overlapping output areas² = 115

² Nomis Data (2021)

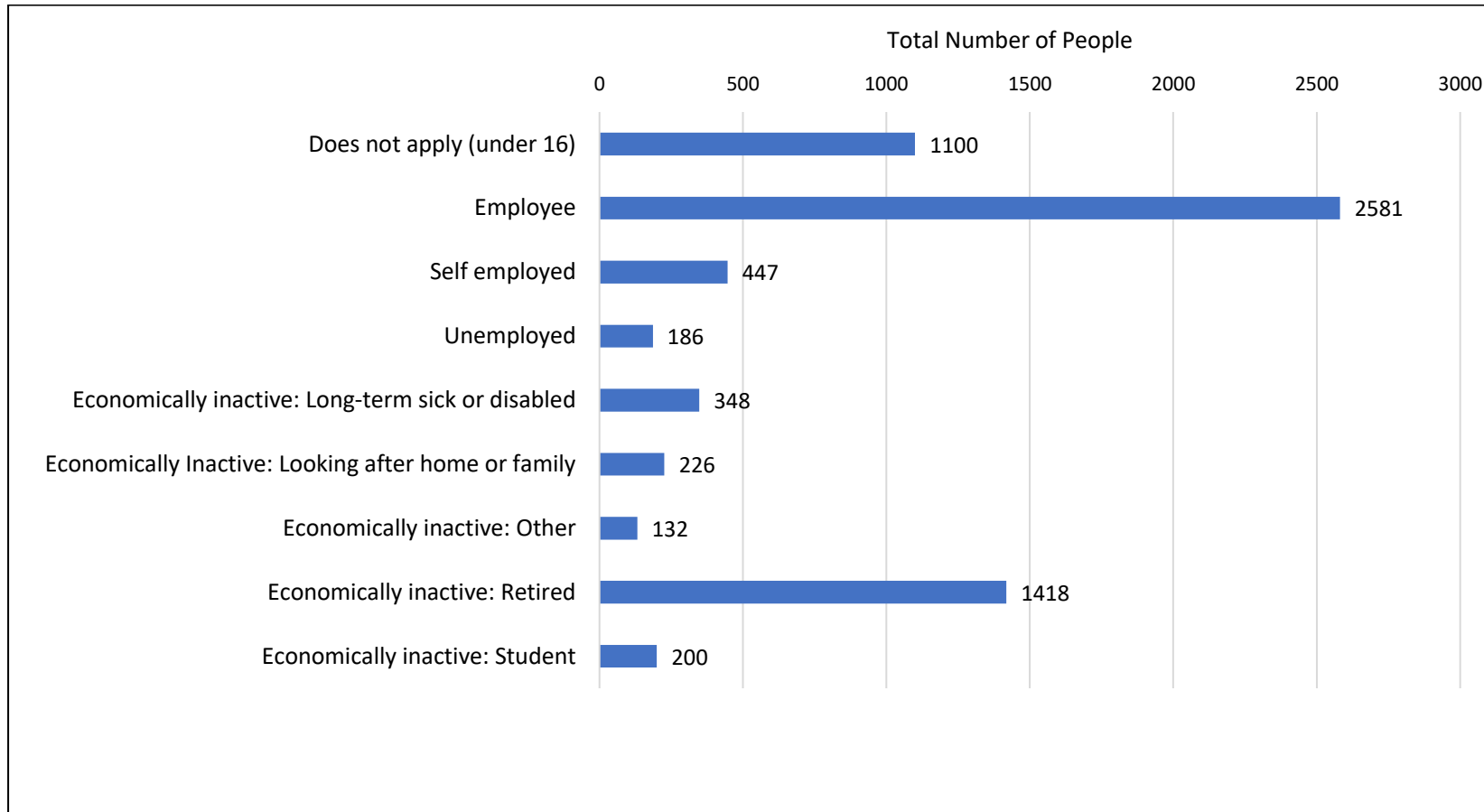
Welshpool Settlement Profile

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



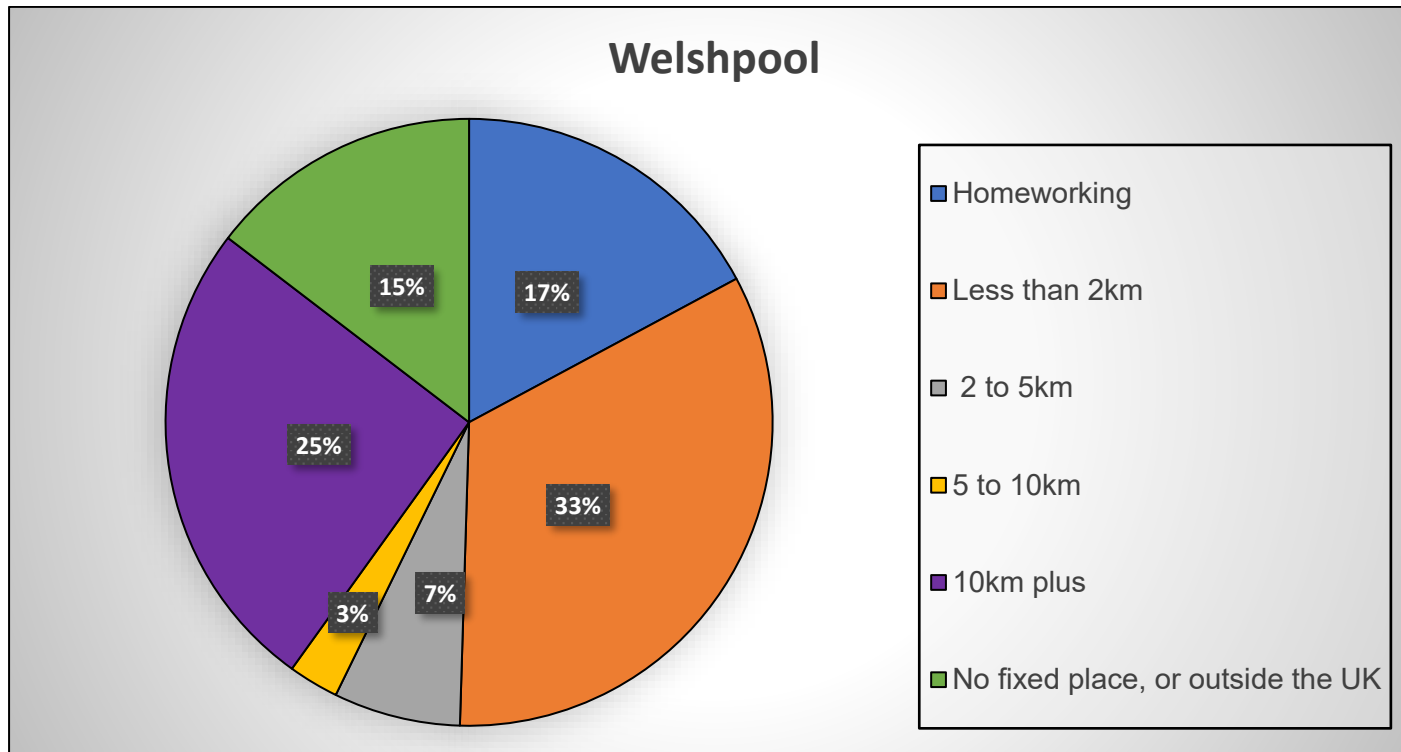
Source: 2021 Census, all usual residents aged 16 years and over in employment the week before the census.

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



Welshpool Settlement Profile

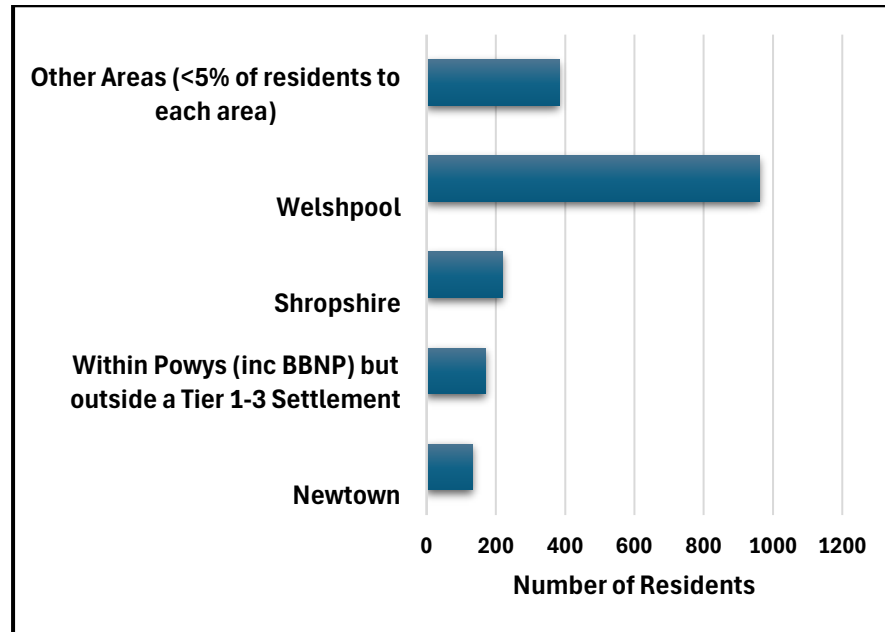
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Welshpool Settlement Profile

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

Settlements / Areas	Residents	Percentage
Newtown	133	7%
Other Areas (<5% of residents to each area)	383	21%
Shropshire	219	12%
Welshpool	962	51%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	171	9%
Grand Total	1,868	100%

4. Environmental Capacity

Table 7. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Medium – river to east of settlement. High-surface water

Table 8. Built Heritage Designations within or adjacent to Settlement

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

Welshpool Settlement Profile

Table 9. Natural Heritage Designations within or adjacent to Settlement

Designation	Presence in or adjacent to Settlement Yes / No	Comments
Special Area of Conservation (SAC)	Yes	Montgomery Canal
Site of Special Scientific Interest (SSSI)	Yes	Gungrog Flash Bron y Buckley Wood Montgomery Canal
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

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

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. Welshpool lies within the Llandinam and Llanwrin Water Resource Zone (WRZ). This zone is supplied by groundwater abstraction. WRMP19 concluded that Llandinam and Llanwrin WRZ is expected to retain surplus across the 25-year planning period.

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

Wastewater Treatment Works (WwTW)

Wastewater provider: Hafren Dyfrdwy

Table 11. Capacity information at Hafren Dyfrdwy Wastewater Treatment Works

WwTW	Towns and Large villages served	Estimated spare capacity at the WwTW?	Any other comments
Welshpool	Welshpool	Not expected to be an issue	AMP7 (2020-2025) scheme promoted to ensure compliance with future Phosphate permit.

Welshpool Settlement Profile

Electricity Provision

Electricity supply provider: SP Energy Networks

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

Electricity network planned improvements

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

Driver: Voltage

Table 12. Electricity Supply Capacity

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

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

⁴ Category: Red – At least one factor is close to its operational limit and so installation of most levels of Distributed Generation and a local connection is highly unlikely. It may also require extensive reinforcement works or given the lack of a local connection, require an extensive amount of sole user assets to facilitate such a connection.

Welshpool Settlement Profile

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

Driver: Fault level

Table 13. Electricity Supply Capacity

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

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

Driver: Asset Modification

Table 14. Electricity Supply Capacity

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

Gas Supply

Table 15. Gas Supply Capacity and Planned Improvements

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

Welshpool Settlement Profile

Broadband Provision

Broadband connection⁵ in Settlement: Yes

Table 16. Broadband Provision and Planned Improvements

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

Education Provision

Table 17. Education Capacity and Surplus

Education capacity	Capacity	Actual number (2023)	Filled %	Surplus	Surplus %
Welshpool High School	1181	794	67.2%	387	32.8%
Welshpool C. in W.	341	296	86.8%	45	13.2%
Ysgol Gymraeg Y Trallwng	150	89	59.3%	61	40.7%

⁵ Data correct from Welsh Government OMR, June 2022

Health Care Provision

Table 18. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
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 19. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Development potential to the northwest is severely restricted due to the highway infrastructure (Red Bank).

6. Transport Opportunities

Active Travel

Presence of active travel routes within the settlement: Yes

Table 20. Active Travel Routes within Settlement

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

Bus Services

Bus stops located within the settlement: Yes

Table 21. Bus Services within Settlement

Service Provision	Yes / No	Comments
'Turn up and go' provision, frequency of approximately every 10 minutes	No	
Medium frequency of service between 10 -30 minutes.	Yes	Service around Welshpool Town
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 Shrewsbury, Llangurig, Rhayader, Wrexham, Machynlleth, Llanfair Caereinion, Foel, Llanfyllin, Newtown.

Train Services

Train station located within or close to the settlement: Yes

Table 22. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	Yes	Services to Pwllheli, Aberystwyth, Birmingham New Street

Road Services

Table 23. Nearest Major Road Network (Trunk Road) Related to Settlement

Distance to major road network	Yes / No	Comments
Within / adjacent to settlement	Yes	A483, A458

Electric Vehicle Charging Points

Table 24. Provision of Electric Vehicle Charging Point within Settlement

Electric Vehicle Charging Point	Yes / No	Location
Provision of electric vehicle charging point within settlement	Yes ⁶	Church Street Car Park, Welshpool, SY21 7DD

Plus, others in Tesco, Aldi and the Smithfield Bell carparks

⁶ 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: No

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

Spaces to be deleted from Open Space Assessment: 4

Total Number of Open Spaces: 39

Table 25. Informal Open Spaces (All over 0.2 hectares)

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	2
Amenity greenspace	8
Green corridors	0
Natural and semi-natural green spaces	3
Public parks and gardens	1

Table 26. Provision for Children and Young People

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	3
Local Equipped Areas of Plan (LEAP)	8
Unequipped Local Areas of Plan (LAPs)	0

Table 27. Outdoor Sports Facilities

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	11
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	0

Welshpool Settlement Profile

Table 28. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	1	Montgomery Canal
Riparian Access	Yes	River Severn, Montgomery Canal
PROW	Yes	Within settlement linking to surrounding area PROW from Welshpool link to Offa's Dyke Path
Walkways	Yes	Offa's Dyke Path, Severn Way long distance trail

Number of Allotments / Community Gardens in Settlement: 2

8. Character

Welshpool lies in the Severn Farmlands Landscape Character Area (LCA) which incorporates the valleys of the Severn and Vyrnwy rivers, with settlements of various sizes including Newtown and Welshpool as the largest settlements, as well as the smaller settlements of Llanfyllin, Montgomery, Llandrinio, Llanfechain and Meifod. The Severn Farmlands LCA wraps around the rolling hills of the Guilsfield LCA to the south and west. It borders the Llanfyllin Farmlands LCA to the north, Pont Llogel LCA and Tregynon LCA to the west, Long Mountain / Breidden Hills LCA to the east and Llandinam to Llandyssil Hillside LCA to the south. A small unit of the LCA in the south is bordered by the Llandinam to Llandyssil Hillside LCA to the west, Corndon Hill LCA to the north and Kerry Hills LCA to the south, as well as parts of Shropshire to the north and east.

The LCA is within the Severn Valley National Landscape Character Area (NLCA), Montgomeryshire Hills and Vales NLCA and Shropshire Hills NLCA.

Severn Farmlands LCA is an extensive open valley landscape along the Severn and Vyrnwy rivers and their tributaries. The LCA is low-lying, with a wide floodplain. The River Severn is a notable landscape feature. The Montgomery Canal, which runs broadly parallel to the River Severn between Llanmynech and Aberbechan, and through Welshpool is designated as a Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI).

The medieval town of Welshpool was historically centred around a livestock market and has some Victorian red brick terraces, with some fine examples of half-timbered buildings in the main street.

The medieval Powis Castle to the south of Welshpool is set within an internationally renowned Grade I listed Registered Historic Park and Garden (RHPG) lies on the outskirts of Welshpool. The Grade II* listed Llanerchydol Hall RHPG also lies on the north-western outskirts of the town.

The Severn and Vyrnwy Valleys contain several major transport routes and a well-developed network of PRoWs and long-distance walking and cycling routes including parts of the Severn Way long distance trail, Offa's Dyke National Trail and NCN Route 81. The corridor of the mid-18th century and early 19th century Montgomery Canal runs through the town, and there are numerous listed structures along its course including bridges, aqueducts and limekilns. The Montgomery Canal is also designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Bron y Buckley Wood and Gungrog Flash are also designated as SSSI.

Views across the valley are wide but views out of the LCA tend to be restricted by the enclosing valley sides. The LCA experiences dark night skies as indicated by the Natural Resources Wales (NRW) map of Dark Skies and Light Pollution in Wales, which are locally reduced in proximity to settlements, including Welshpool.

9. Community aspirations

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

10. Previously Developed Land Opportunities

The following PDL opportunities were identified:

Figure 6. Former Sainsburys site, Welshpool



Figure 7. Ysgol Ardwyn site, Red Bank:



11. Housing Need and Supply

Table 29. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	100
2	101
3	42
4	26
TOTAL	269

Total number of new dwellings (net) built between 2011 and 2024 = 199

Median house price paid data 01/04/2020 to 01/04/2023 = £ 160,000 (Average = £ 171,899)

Average Household Income (by Locality) = £34,731 (CACI Paycheck GROSS household income 2021)

Table 30. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1088		19/0099/FUL	Land At Lansdowne House And William Ainge Court Chapel Street / Bowling Green Lane Welshpool Powys SY21 7LB / 7PA	16 additional apartments, single-storey plantroom, buggy store and dayroom extensions, car parking, internal and external alterations, and all associated works.	Complete	0	0	15	15
1112		20/0659/FUL	Neuadd Maldwyn, Severn Road, Welshpool SY21 7AS	Extra care facility, to include 66 no. self-contained 1- & 2-bedroom apartments with supporting facilities.	Commenced	0	66	0	66
190	P57 HC1	P/2011/0402	Burgess Land, Redbank (A/45/005) - P57 HC1		Commenced	25	0	0	25
					TOTAL	25	66	15	106



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

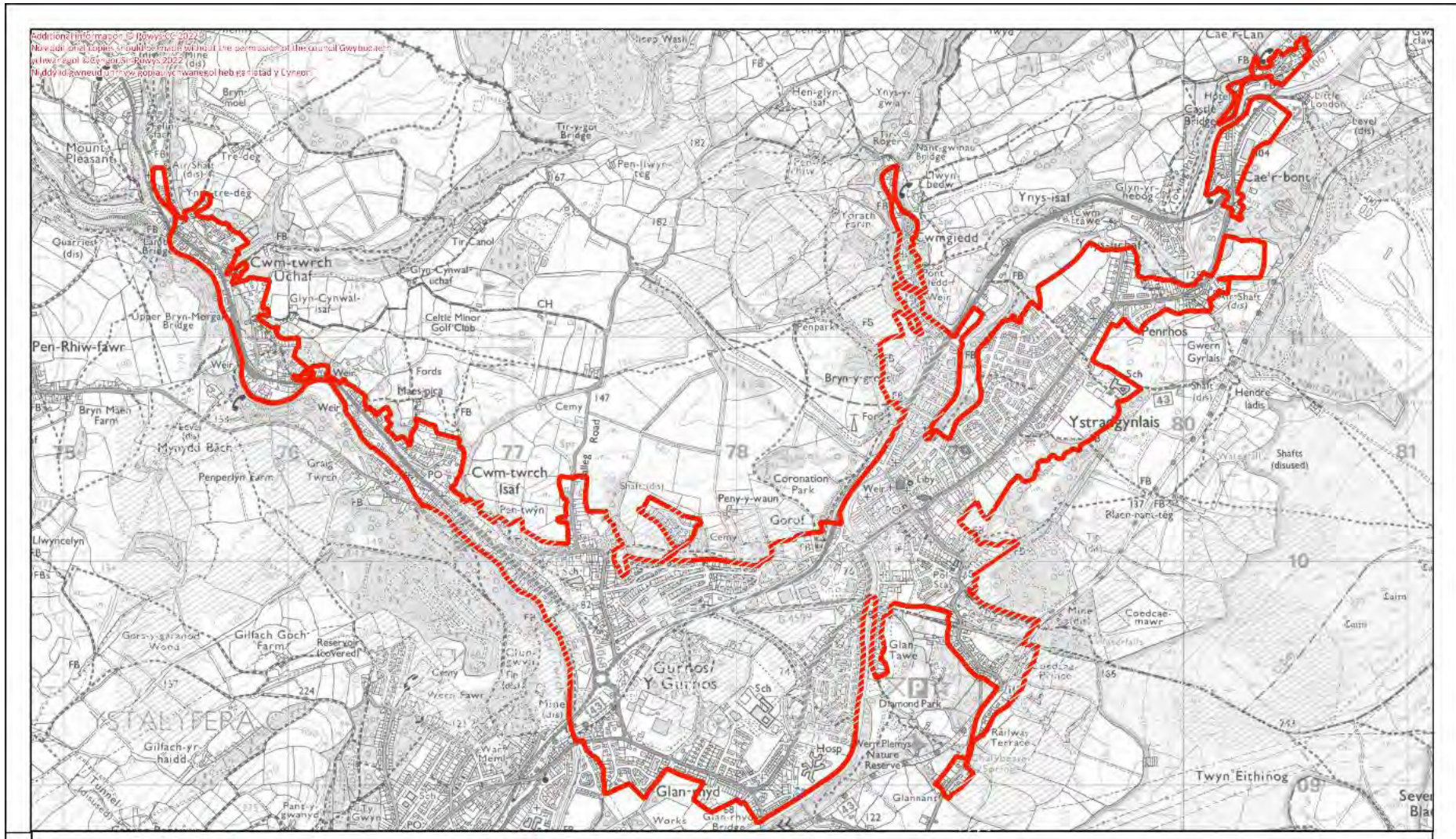
Settlement Profile:

Ystradgynlais

Prepared by Powys County Council in partnership with Cadnant Planning



Ystradgynlais Settlement Profile



1. Introduction

The town of Ystradgynlais is the second-largest town within Powys. It is located in the south-west corner of the county. The settlement shares its northern boundary with the Bannau Brycheiniog National Park, as well as Neath Porth Talbot to the south-west.

The settlement boasts a wide range of local facilities and services, including a secondary school, primary schools, a leisure centre, library and a wide range of retail facilities. There are also a number of industrial/commercial parks within the town, which provide a range of employment opportunities for local residents.

The town and its facilities and services serve nearby smaller villages.

Ystradgynlais is bypassed by the A4067 which runs from north to south to the west of the town, linking the town with the lower part of the Tawe Valley and Brecon Road which runs north to south to the east of the town. The boundaries of Ystradgynlais can be difficult to identify due to the coalescence of neighbouring ribbon settlements of Glan-rhyd, Gunrhos and Ystalafera.

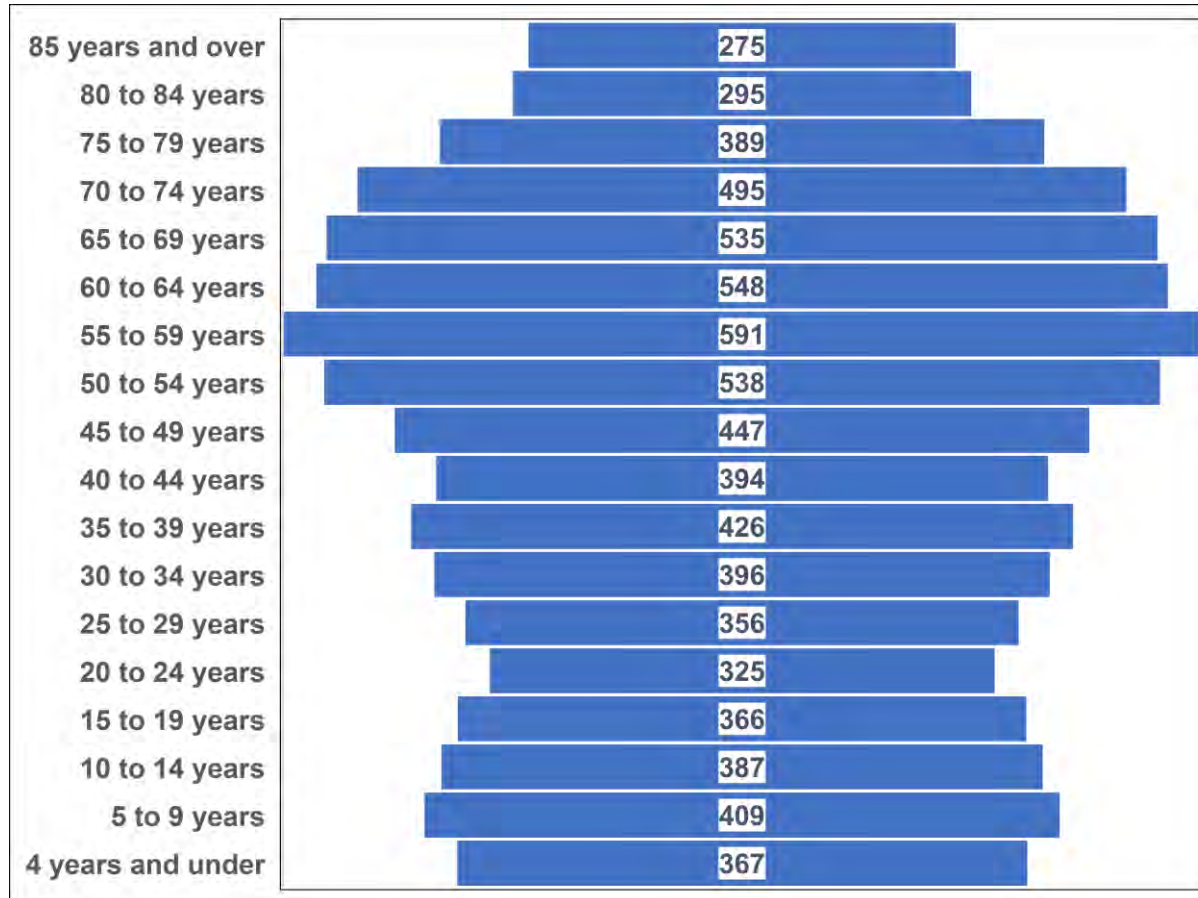
Key Facts:

Adopted LDP (2011-2026) Settlement Hierarchy:	Town
Replacement LDP (2022-2037) Settlement Hierarchy:	Tier 1
Replacement LDP (2022-2037) Settlement Type:	Local Cluster Settlement
Housing Market Area / Locality:	Ystradgynlais
Size of Settlement based on Adopted LDP (2011-2026) boundary:	340.33 hectares.
Population within or adjacent to Adopted LDP Settlement Boundary:	7,376

Site Survey Date: July 2022

Ystradgynlais 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	3
Nursery / pre-school provision	1
Total number of education facilities	5

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	4
Place of Worship	6
Sports Centre	1
Library (including mobile)	1
Bank / Building Society	1
Post Office / Post Depot	1
Public House	8
Cultural Facilities (theatre, museum gallery)	1
Police Station	0
Fire Station	0
Ambulance Depot	1
Total number of community facilities	24

Ystradgynlais Settlement Profile

Table 3. Health Facilities within Settlement

Type	Number	Comments
Hospital (A& E, Minor injuries)	1	
GP Surgeries	1	
Pharmacy	4	
Dentist	1	There is also a Communal Dentist Service ¹ within the settlement.
Opticians	1	
Total number of health facilities	8	

Table 4. Retail Facilities within Settlement

Type	Number
Supermarket	1
Convenience store / local grocery shop	4
Other food outlet	0
Take away food	12
Café	8
Restaurant	4
Petrol station	2
Farm shop	0
Other non-food shops	20+
Total number of retail facilities	50+

¹ The service provides dental treatment to vulnerable groups of adults and children, whose additional needs may not be accommodated in NHS general dental services.

3. Employment Provision

Table 5. Key Employment Opportunities within Settlement

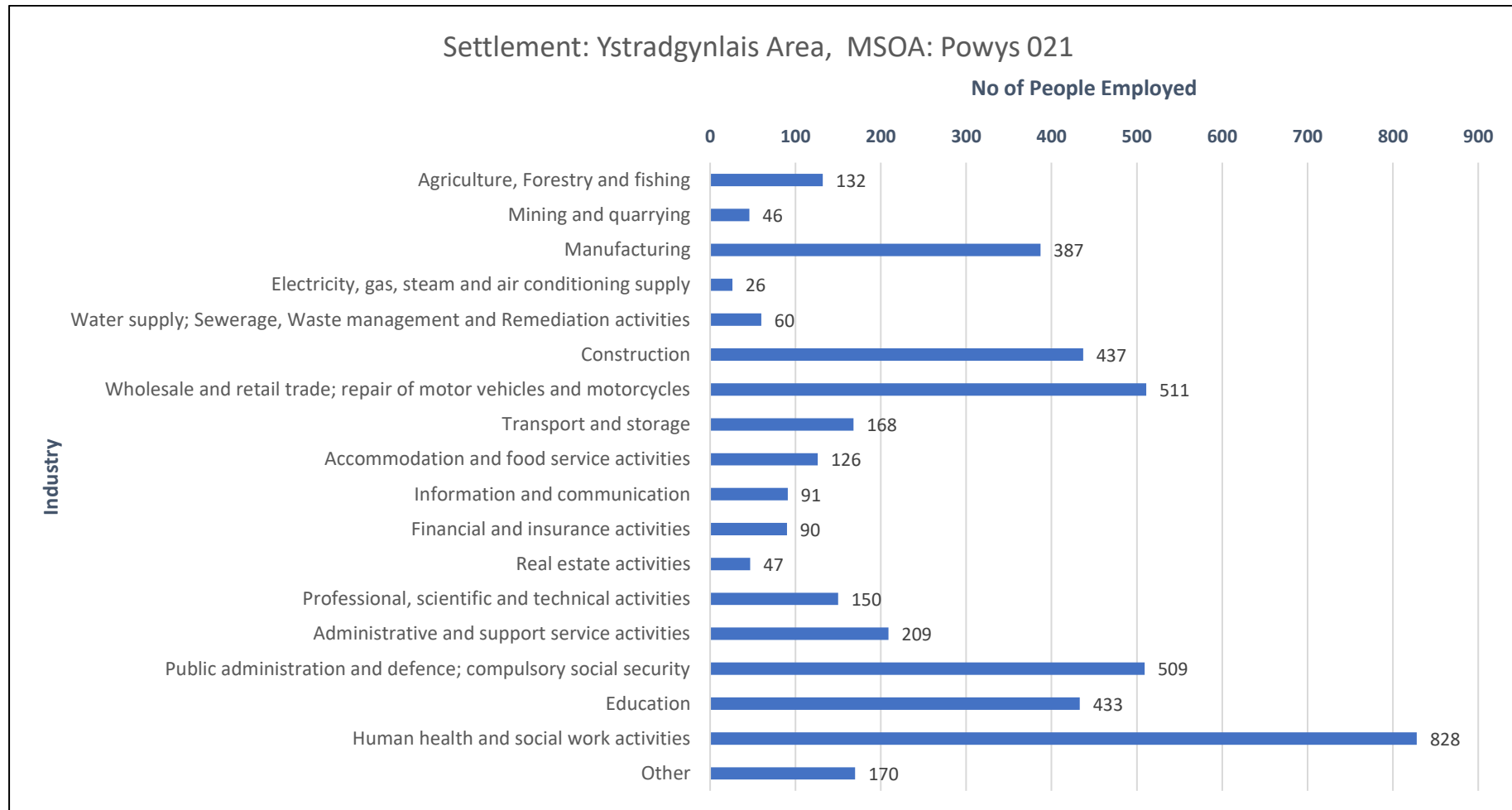
Type	Presence in Settlement (Yes / No)
Public Sector Offices	Yes
LDP Retail centre	Yes
Care home	Yes
Safeguarded / Identified - Industrial Estate / Business Park	Yes
Other Employment Opportunity (B1/B2/B8) in settlement	N/A

Local employers (employing five or more) in overlapping output areas² = 80

² Nomis Data (2021)

Ystradgynlais 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.

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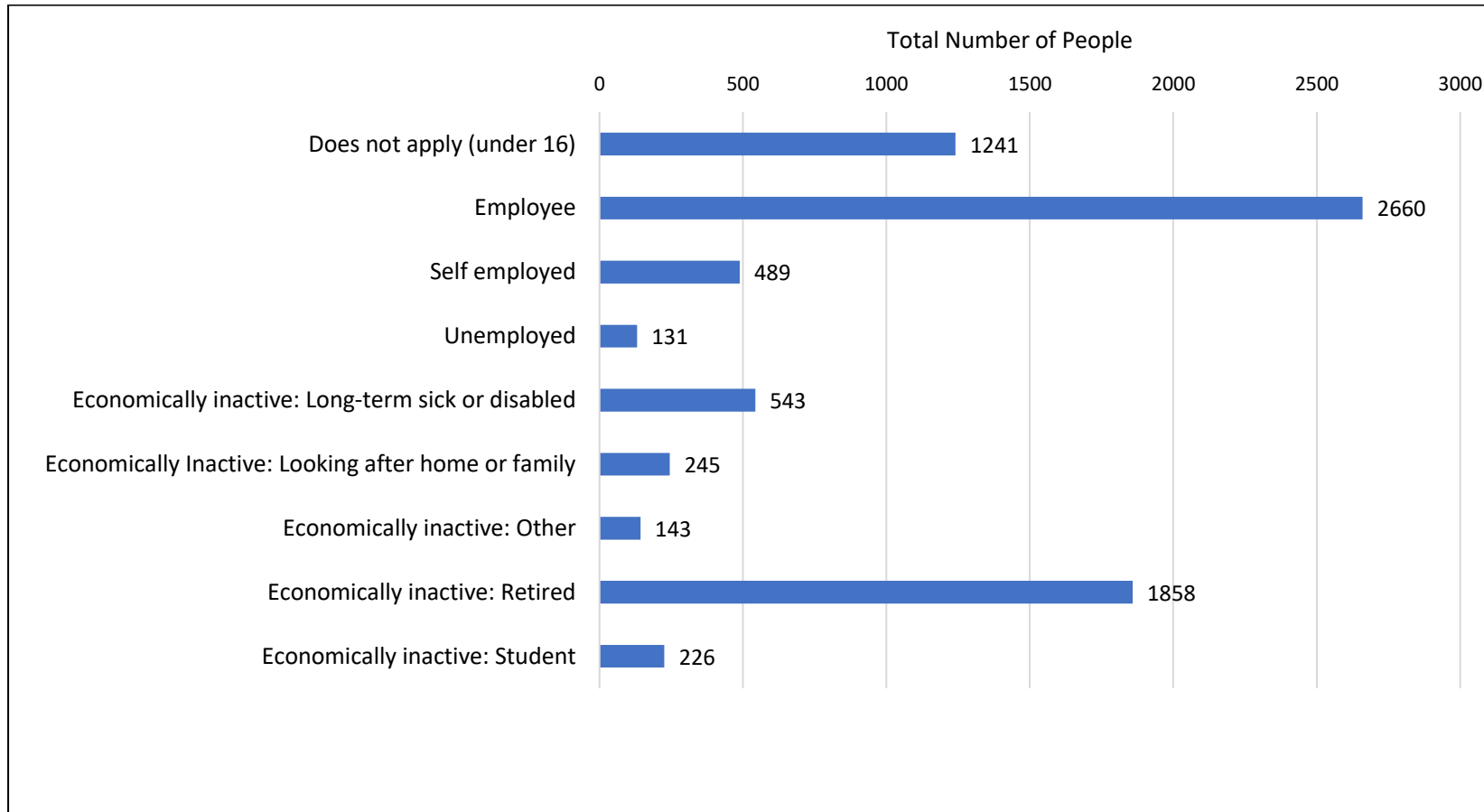
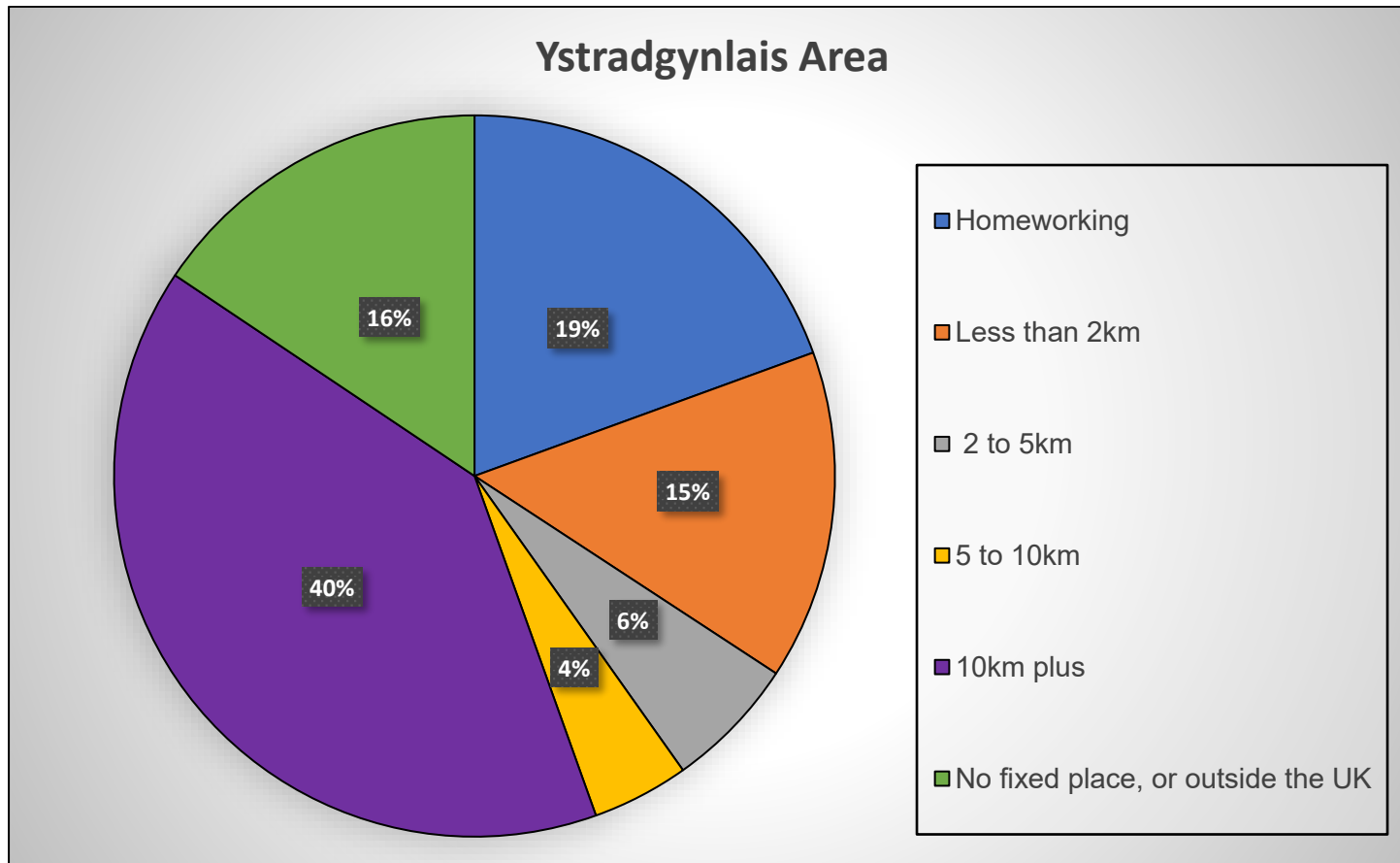


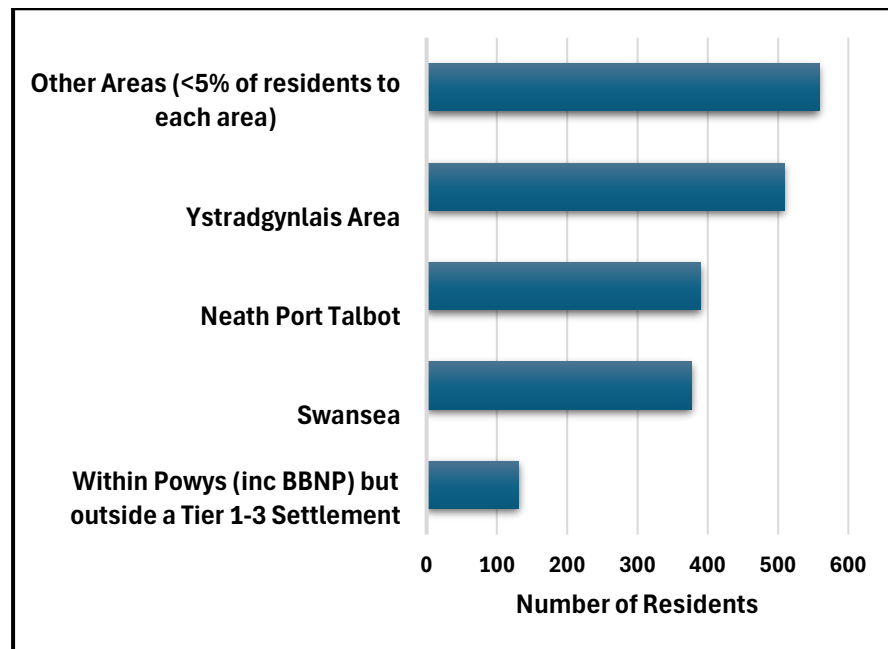
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Ystradgynlais Settlement Profile

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

Settlements / Areas	Residents	Percentage
Swansea	377	19%
Neath Port Talbot	390	20%
Ystradgynlais Area	509	26%
Other Areas (<5% of residents to each area)	559	28%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	131	7%
Grand Total	1,966	100%

4. Environmental Capacity

Table 7. Flood Risk Constraints within or adjacent to Settlement

Constraint	Presence in or adjacent to Settlement
Flood risk DAM (C1/C2)	C2
Flood risk (Flood Map for Wales)	Low Risk across settlement. High along rivers. Medium – Surface water on outskirts of town N and S

Table 8. Built Heritage Designations within or adjacent to Settlement

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

Ystradgynlais Settlement Profile

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Designation	Presence in or adjacent to Settlement
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Site of Special Scientific Interest (SSSI)	No
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

Designation	Presence in or adjacent to Settlement	Comments
	Yes / No	
National Park	No	
AONB	No	
Coal Resource Safeguarding Area	Yes	
Agricultural Land Classification grades 3a and above	No	
Topography	Yes	Areas within development boundary on the outskirts are poorly linked to main town centre in terms of distance.
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

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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.

Ystradgynlais lies within the 8201 Tywi WRZ. This is the largest WRZ in South-West Wales, extending in the east from the Vale of Glamorgan to west of Carmarthen and stretching northwards past Llanwytrd Wells. The water resources within the zone consist of four impounding reservoirs and two river abstractions.

DCWW has confirmed, within the draft WRMP24, that the Tywi Gower Zone is not resilient to its preferred 1 in 200 year level of drought resilience under a medium emission climate change scenario within the 25-year period to 2050. The draft WRMP24 finds that the Crai and Ystradfellte reservoirs, which serve the Tywi Gower Zone, will need water resource reinforcement to maintain supplies in the most extreme droughts.

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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?
Ystradgynlais	Ystradgynlais, Abercrave, Coelbren	Limited capacity to accommodate further growth beyond existing commitments. Discussions will be needed regarding the location of any sites being considered and unit numbers to address 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.

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

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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

WwTW	Within SAC	Phosphate permit	AMP7 P scheme
Ystradgynlais	No	Yes	No

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

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Electricity Provision

Electricity supply provider: National Grid

Table 13. Electricity Supply Capacity information³

Substation name	Substation type	Upstream Demand Headroom ⁴	Other Towns or Large Villages served	Bulk Supply Point ⁵ (BSP) Substation	Upstream Demand Headroom ⁶	Other Towns or Large Villages served by BSP
Ystradgynlais Grid - BSP	BSP (Bulk Supply Point)	No information.	Abercrave, Coelbren (including other settlements outside the Powys LDP boundary)	Ystradgynlais Grid - BSP	No information.	Abercrave, Coelbren (including other settlements outside the Powys LDP boundary)

³ [National Grid - Network capacity map](#)

⁴ The amount of power available on the circuit.

⁵ A major substation where transformers reduce the transmission network voltage to a lower level suitable for the distribution network.

⁶ The amount of power available on the circuit.

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>

Broadband Provision

Broadband connection ⁷ 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 %
Golwg y Cwm	210	215	102.4%	-5	-2.4%
Ysgol Bro Tawe	233	205	88.0%	28	12.0%
Ysgol Maesydderwen	706	536	75.9%	170	24.1%

⁷ 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?
Pengorof Surgery	12,334	Yes	1,669	1,686	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	<p>There are multiple local constraints from a highway network perspective.</p> <p>Within Cwmtwrch, any new development would likely require new access on to the A4068 which is constrained due to topography. There are constrains in Gurnos on Cwmpil Road and Gorof Road. The core of the town is constrained along with Station Road.</p>

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	Yes	
One route	No	
No routes	No	

Bus Services

Bus stops located within the settlement: Yes

Table 20. Bus Services within Settlement

Service Provision	Yes / No	Comments
'Turn up and go' provision, frequency of approximately every 10 minutes	No	
Medium frequency of service between 10 -30 minutes.	No	
Low frequency of service between 31-60 minutes.	Yes	Services to Swansea
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	Yes	Services to Upper Brynman, Ammanford, Crynant, Colebren, Swansea, Brecon,
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	No	
Further than 10 miles	Yes	Neath Train Station. Services to Swansea, Cardiff Central

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	A4067, A4068

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 ⁸	Heol Eglwys Car Park, Ystradgynlais, SA9 1EY

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

7. Review of Open Spaces in Settlement

Open Space Assessment (2018) correct: Yes

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

Spaces to be deleted from Open Space Assessment: 0

Total Number of Open Spaces: 44

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

Typology (from Open Space Assessment)	Number of Spaces
Cemeteries and churchyards	3
Amenity greenspace	9
Green corridors	0
Natural and semi-natural green spaces	4
Public parks and gardens	4

Table 25. Provision for Children and Young People

Typology (from Open Space Assessment)	Number of Spaces
Neighbourhood Equipped Areas of Plan (NEAP)	2
Local Equipped Areas of Plan (LEAP)	3
Unequipped Local Areas of Plan (LAPs)	3

Table 26. Outdoor Sports Facilities

Typology (from Open Space Assessment)	Number of Spaces
Outdoor Pitch Sport (including multipurpose pitch)	11
Other Outdoor Sports (e.g. bowling clubs, tennis courts, athletics tracks)	4

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Table 27. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	0	
Riparian Access	Yes	River Geidd, River Tawe
PROW	Yes	PROW mostly leading north, north east and north west
Walkways	Yes	Links Ystradgynlais and Ystalyfera

Number of Allotments / Community Gardens in Settlement: 1

8. Character

Ystradgynlais lies within the Tawe Valley Slopes Landscape Character Area (LCA) which comprises the valley of the River Tawe (also known as Swansea Valley), including the settled valley floor containing Ystradgynlais, and the valley slopes to the east and west of the river. The northern boundary of the area is defined by the edge of the Beacon Beacons National Park, where there is a noticeable change in topography, with the landform rising steeply up to the more elevated land of the Black Mountain. The eastern, southern and western boundaries of the LCA are defined by the edge of the Powys Local Development Plan (LDP) area, where it meets the Neath Port Talbot district boundary.

This LCA is within the South Wales Valleys National Landscape Character Area (NLCA).

There are a vast array of historic features relating to mining heritage including small areas of reclaimed former mine shafts, opencast coal mining, and the course of dismantled mineral railway lines. Some of these features are designated Scheduled Monuments, including the Tramroad at Ystradgynlais.

Within the Tawe Valley Slopes LCA, ribbon settlements have coalesced in varying amounts, with the edges of Ystradgynlais, Glan-rhyd, Penrhos, Cae'r Bont, Cae'r-Llan, Abercrave, Cwm-twrch and Cwm-twrch Uchaf often difficult to discern from the adjacent

settlement. In places, settlement extends up the lower valley slopes. Small linear settlements follow the course of roads passing through the area and are generally situated on the lower valley slopes.

Road networks often run parallel to the watercourses with the A4067 acting as a bypass to Ystradgynlais. Other major roads include the Heol Giedd (A4068) passing through the tributary valley of the Afon Twrch and the B4599. A number of minor lanes extend up the valley slopes.

From the open and exposed upper valley slopes there are expansive views across lower lying land in the south, and to the Black Mountain within the Brecon Beacons National Park to the north.

There is limited tranquillity along the valley floor due to the presence of modern development and major roads. A sense of tranquillity can be experienced from the open and expansive moorland on the upper valley slopes, reinforced by visual connections with the Black Mountain to the north.

Industrial land use has left its mark on this landscape with remnant mining infrastructure and exposed mining sites.

9. Community aspirations

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

Table 28. Table summarising Ystradgynlais Town Council’s Community Aspirations

Community aspirations in terms of:	Summary of feedback
Would the Town Council like to see future growth (general) as part of the LDP in the Town Council area?	Future growth is welcome, in the correct areas, but it needs to be in conjunction with a reduction in the environmental footprint of the area as part of the transition to net zero across Wales.
Aspirations in terms of housing (including affordable housing)	It is very difficult for local residents, particularly younger people, to access affordable housing – either to rent or to buy. There should be investment in social housing to meet community needs over the planning horizon.
Growth in terms of future employment opportunities	<p>Ystradgynlais community has a mixture of local employment and commuting to work in Swansea, Neath and other larger towns and cities in the region. However, wages are low and there is a “brain drain” with young people leaving the community for higher education and not returning.</p> <p>Following the pandemic there is a national and international trend towards hybrid working which mixes these two models through technology. The Ystradgynlais area is well suited to this model, and this could help to improve prosperity locally by providing better employment opportunities.</p> <p>Consideration should be given to how local amenities are developed in the light of these trends. There is a need to professionalise the social care sector, in order to drive recruitment and mobilise the workforce that will be needed to care for an ageing population in a rural area.</p> <p>The community also needs investment in Full Fibre Broadband to facilitate Hybrid working.</p>

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Community aspirations in terms of:	Summary of feedback
<p>Aspirations in terms of education provision (primary and secondary schools)</p>	<p>The local demand for Welsh medium education exceeds the supply at primary level. Further Welsh medium streams could be developed, or schools transitioned to Welsh medium education over time.</p> <p>Any future housing should make suitable contributions to local school facilities to prevent burdening the existing taxpayers further.</p>
<p>Aspirations in terms of community facilities and services (e.g. community/village halls, sports centres, libraries, banks/building societies, post offices, public houses)</p>	<p>The Ystradgynlais area is well served with community/welfare halls as a legacy of its mining heritage. However, the town has largely been abandoned in terms of Youth Services with an aging and poorly maintained building being transferred to a volunteer organisation to provide services previously provided centrally. A significant investment in new facilities for Youth service is urgently required prior to further expansion.</p> <p>In terms of business banking, due to bank closures a lot of businesses in the locality are now having to use remote services rather than driving 20 miles to make deposits. This service cannot cope with demand, and collections are often missed seriously affecting cashflow. Bank closures have led to significant problematic change in business models.</p> <p>Post Office facilities are tendered to local shops. These facilities are stretched beyond capacity, particularly during the festive period.</p>
<p>Aspirations in terms of health care provision in your communities</p>	<p>Primary care demand is far exceeding supply. The local surgery group is struggling to cope and needs investment and support before any further burden is placed on it by expansion of the town.</p> <p>Being able to find a private or NHS dentist willing to take on new patients is a big problem.</p>
<p>Aspirations in terms of public open spaces, sports and play provision</p>	<p>Ystradgynlais already has a number of public open spaces. However, there is an ongoing problem with littering and dog fouling in public spaces. Additional support in terms of Youth services and policing of dog fouling is required.</p>

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Community aspirations in terms of:	Summary of feedback
Aspirations in terms of retail facilities (shops, supermarkets, cafes/restaurants, petrol filling stations, farm shops etc)	<p>There are two supermarkets in easy reach of the town. However, support is needed for the local retailers in Ystradgynlais in terms of reductions in overheads / rates to ensure the vibrant town centre is maintained.</p> <p>Support for retailers to adapt to environmentally friendlier agenda. Signposting to relevant bodies who can assist would be welcomed. Support for diversification (pandemic/ forthcoming recession / change of spending habits due to cost-of-living crisis).</p>
Aspirations in terms of access and transport (such as active travel routes, public transport, community transport, park and share facilities, electric vehicle charging network)	<p>Access for disabled people, practical cycling infrastructure for everyday purposes (e.g. to travel to shops in the town) not just for recreation</p> <p>Parts of the local cycle tracks are likely to be in breach of DDA as mobility scooters are unable to fit through barriers to access these.</p> <p>Significant expansion (currently 4) of electric vehicle charging points is urgently needed and these also need signage.</p> <p>Future housing developments should also be within the town boundaries and link to active travel routes. Housing should not be supported if the development would require pedestrians to cross the busy A4067 without suitable provision.</p>
Summary which describes the long-term vision for your town / community council area.	<ul style="list-style-type: none"> • Healthy and active community • Social care and medical needs identified and met quickly • Facilities to support productive employment locally, via commuting and hybrid work • Resilient and thriving local businesses providing for the local community and beyond • Plan executed to reduce environmental footprint of the area in terms of carbon emissions and plastics and other waste • Robust approach in place to maintain and extend the strong bilingual social and cultural networks locally • Ystradgynlais acknowledged as an excellent place to live, work and play.
Other comments received	None.

10. Previously Developed Land Opportunities

Figure 6. Former School Site, Brecon Road



Figure 7. Former Pub and adjoining land, Brecon Road



11. Housing Need and Supply

Table 29. Affordable Housing Need (April 2023) within Settlement (1st Preference Band 1-3)

Number of Bedrooms	Total on Common Housing Land Register Waiting List
1	88
2	55
3	16
4	6
TOTAL	165

Total number of new dwellings (net) built between 2011 and 2024 = 117

Median house price paid data 01/04/2020 to 01/04/2023 = £155,000 (Average = £ 176,199)

Average Household Income (by Locality) = £30,367 (CACI Paycheck GROSS household income 2021)

Table 30. Replacement LDP Housing Commitments at April 2024

Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
1099		P/2018/0373	Land At 89 Gorof Road Lower CWMTWRCH Swansea SA9 1DS	Full: Demolition of dwellinghouse and construction of 8 detached dwellinghouses, formation of vehicular access road and all associated works	Complete	0	0	8	8
20/1696/FUL		20/1696/FUL	Pont Aur Ystradgynlais Powys SA9 1BP	Change of use of Pont Aur from sheltered accommodation (C3) to an extra care facility (C2). To include refurbishment and an extension to provide an additional 10 extra care apartments, landscaping and associated works	Commenced	0	10	0	10
1092	P58 HA1	P/2018/0195	Land At Brecon Road Ystradgynlais Powys SA9 1HH	Outline: Residential development and formation of vehicular access and all associated works (some matters reserved)	Planning Permission Not Started	0	21	5	26

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Database Number	Adopted LDP Ref No	Planning Application	Site Name	Proposal	Status	Units Not Started	Units Under Construction	Units Completed 2022-2024	Total
97	P58 HA10	P/2014/1133	Land at Bryn y Groes, Cwmgiedd, Ystradgynlais	Allocated for residential development	Planning Permission Not Started	56	53	8	117
358	P58 HA12	P/2016/0047	Land at Former Cynlais School Playing Field Ystradgynlais	Residential development, formation of vehicular access road and all associated works (outline)	Planning Permission Not Started	0	11	0	11
1038	P58 HA3	18/0663/OUT	Penrhos CP School, Brecon Road, Ystradgynlais	Residential allocation for 41 units.	Planning Permission Not Started	42	0	0	42
					TOTAL	98	95	21	214