



Settlement: BERRIEW

Site Summary	Site allocated in LDP
Candidate Site: 889 Berriew CP School	X
ASN9 UDP Site M105 HA2 North of Glan yr Afon	X
ASN10 Land to the East of the Village, South of the Welshpool Road, North of the Canal	✓

Site		Summary
<p>Candidate Site: 889 Site Address: Berriew CP School</p> <p>Existing primary school with grounds. As a centrally located village site, a sustainable re-use of the school site, should the school close, would be supported. If ever re-development is proposed, the LDP policies will determine the planning decision, hence a land allocation on the site is not appropriate especially given the current situation of an operational school.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is an existing primary school. However the site does fall within the development boundary for Berriew and so LDP policies can determine any future planning application on this site.</p>

Site		Summary
<p>Alternative Site Number: 9 Site Address: UDP Site M105 HA2 North of Glan yr Afon</p>		<p>The Council does not agree that site (UDP allocation M105 HA2) should be allocated for housing within the Local Development Plan for the following reasons: 1. The Council has been advised directly by the landowner that the site is not favoured by him for residential development in the LDP period. The Council refutes that decision making was "not based on anything in particular", instead decisions were based on land availability and other evidence relating to the settlement available at the time. Please refer to the Focussed Changes document for an update on site allocations in Berriew.</p>

Site		Summary
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Alternative Site Number: 10
Site Address: Land to the East of the Village, South of the Welshpool Road, North of the Canal



Summary:

Having considered the representations made in respect of this site, it is recommended that the site is allocated for housing within the Local Development Plan for the following reason(s):

1. The site provides a modest but important contribution to meeting future residential land requirements of the settlement.
2. The settlement of Berriew is classed as a Large Village but the Deposit LDP did not make any land allocations for housing in Berriew due to a shortage of suitable sites being proposed at the candidate sites stage. The allocation of this new site will help to redress this imbalance
3. The site owner has shown a clear intention to develop with a planning application made in 2006 and significant investment in further subsequent design work
4. Please be advised that the site's development will have to have special regard to the proximity of the Montgomery Canal protected waterway. Development of the site should be taken forward with the involvement of main stakeholders such as the Canal & Rivers Trust, the Council's ecologist, heritage officer and other relevant parties.

Now an Allocated Site: P04 HA1