



Powys Replacement Local Development Plan (2022-2037)

Infrastructure Provision and Settlements Profiles

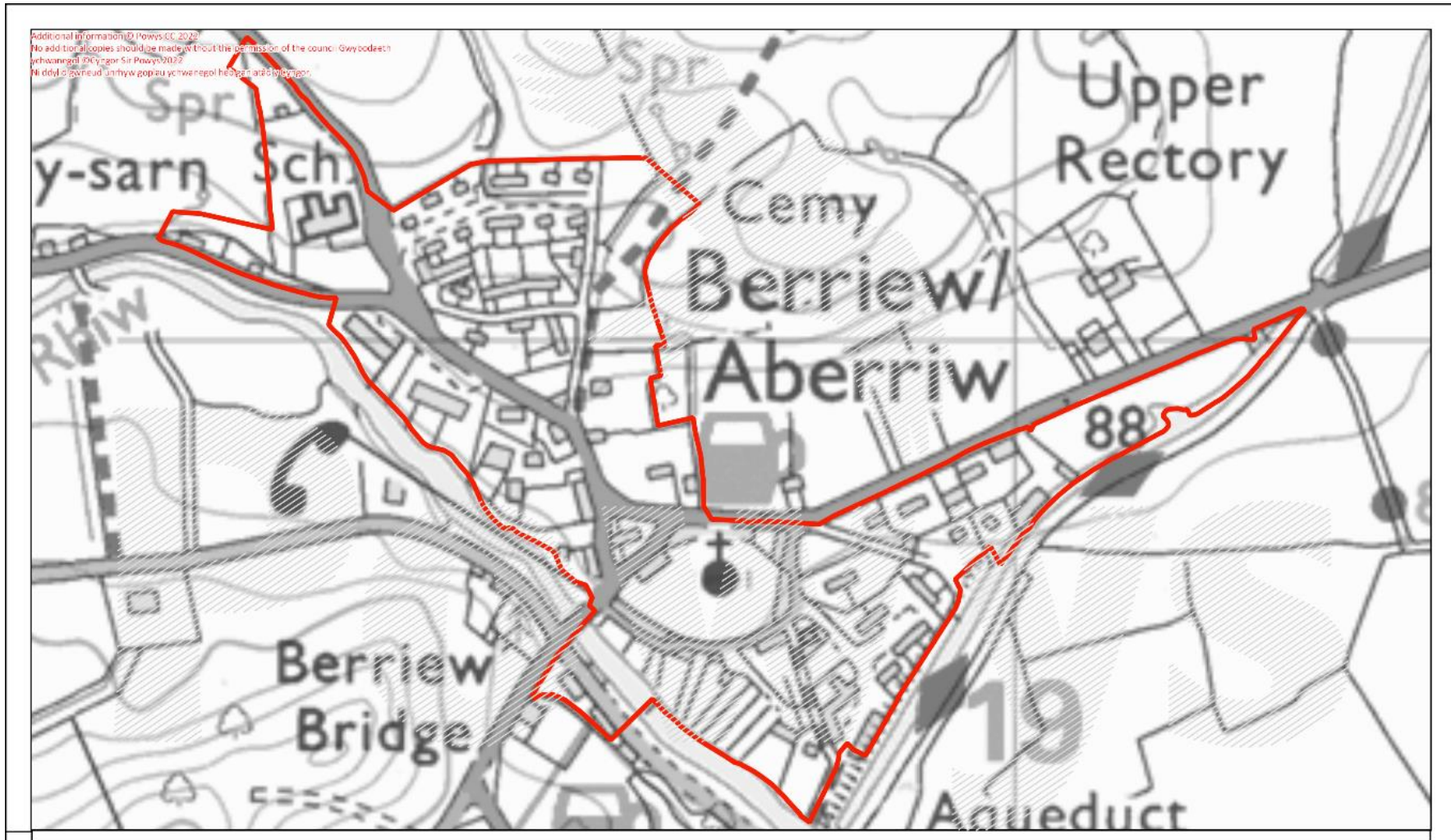
Settlement Profile:

Berriew

Prepared by Powys County Council in partnership with Cadnant Planning



Berriew Settlement Profile



1. Introduction

The settlement of Berriew, classified as a Large Village in the adopted Powys LDP (2011-2026), is one of the smallest settlements designated as a “Large Village” within the Powys LDP. The settlement lies to the west of the main road A483, approximately four miles to the south-west of Welshpool.

A large portion of the settlement is a designated conservation area. The Montgomery Canal runs along the south-east boundary of the settlement and the Afon Rhiw runs through along the south-west. Indeed, one of the most notable features of Berriew is the Grade II listed aqueduct, which carries the Montgomery Canal over the river.

The settlement is rich in historical features, with a large number of listed buildings and a portion of the settlement designated as a conservation area. Local facilities within the village include a primary school, nursery, post office, church and a museum. There are also a number of local eateries, including public houses, most likely associated with the tourist industry within the settlement. Additionally, the wider range of facilities, services and employment opportunities within the larger settlement of Welshpool are within easy access via the A483.

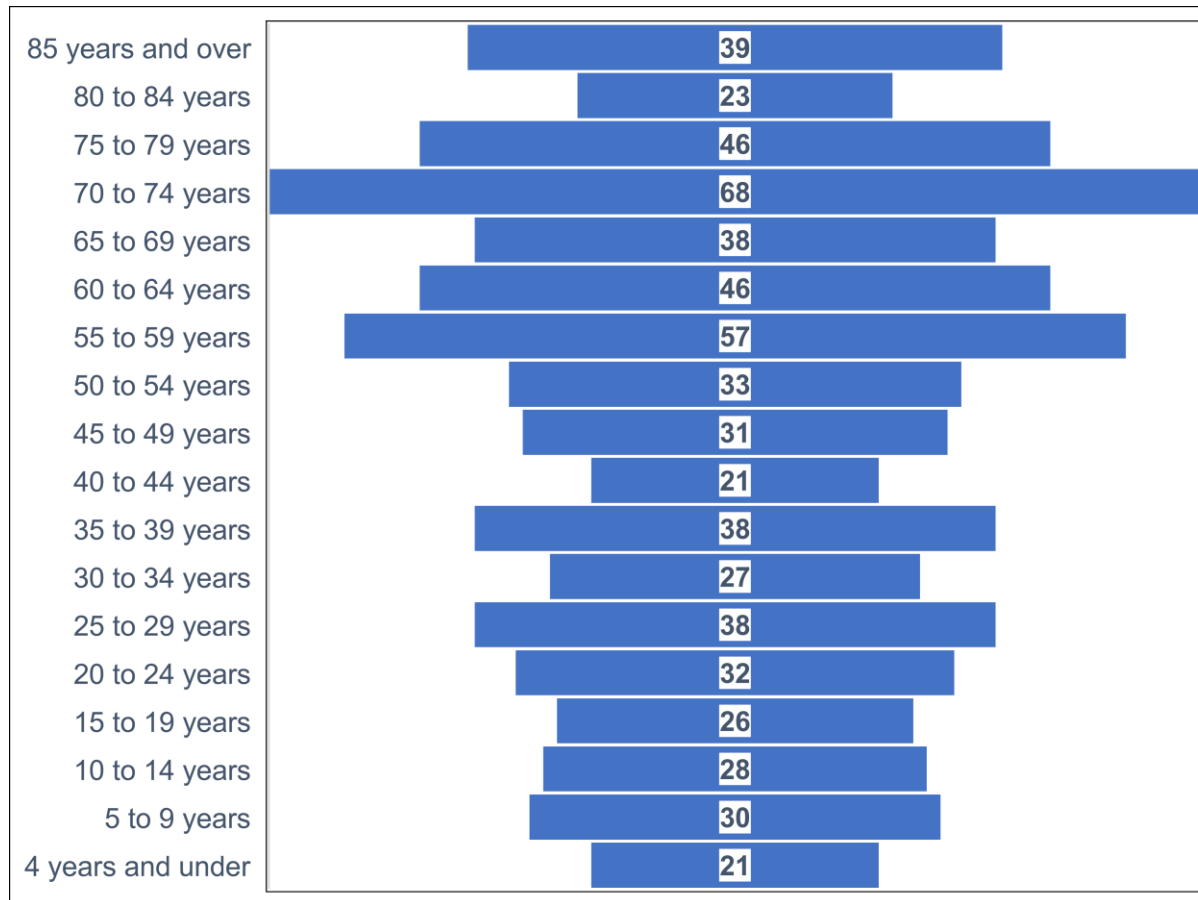
Key Facts:

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:	13.89 hectares
Population within or adjacent to Adopted LDP Settlement Boundary:	296

Site Survey Date: July 2022

Berriew 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)

There are no health facilities within the settlement.

Table 2. Community Facilities within Settlement

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

Berriew Settlement Profile

Table 3. Retail Facilities within Settlement

Type	Number
Supermarket	0
Convenience store / local grocery shop	0
Other food outlet	1
Take away food	0
Café	1
Restaurant	0
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

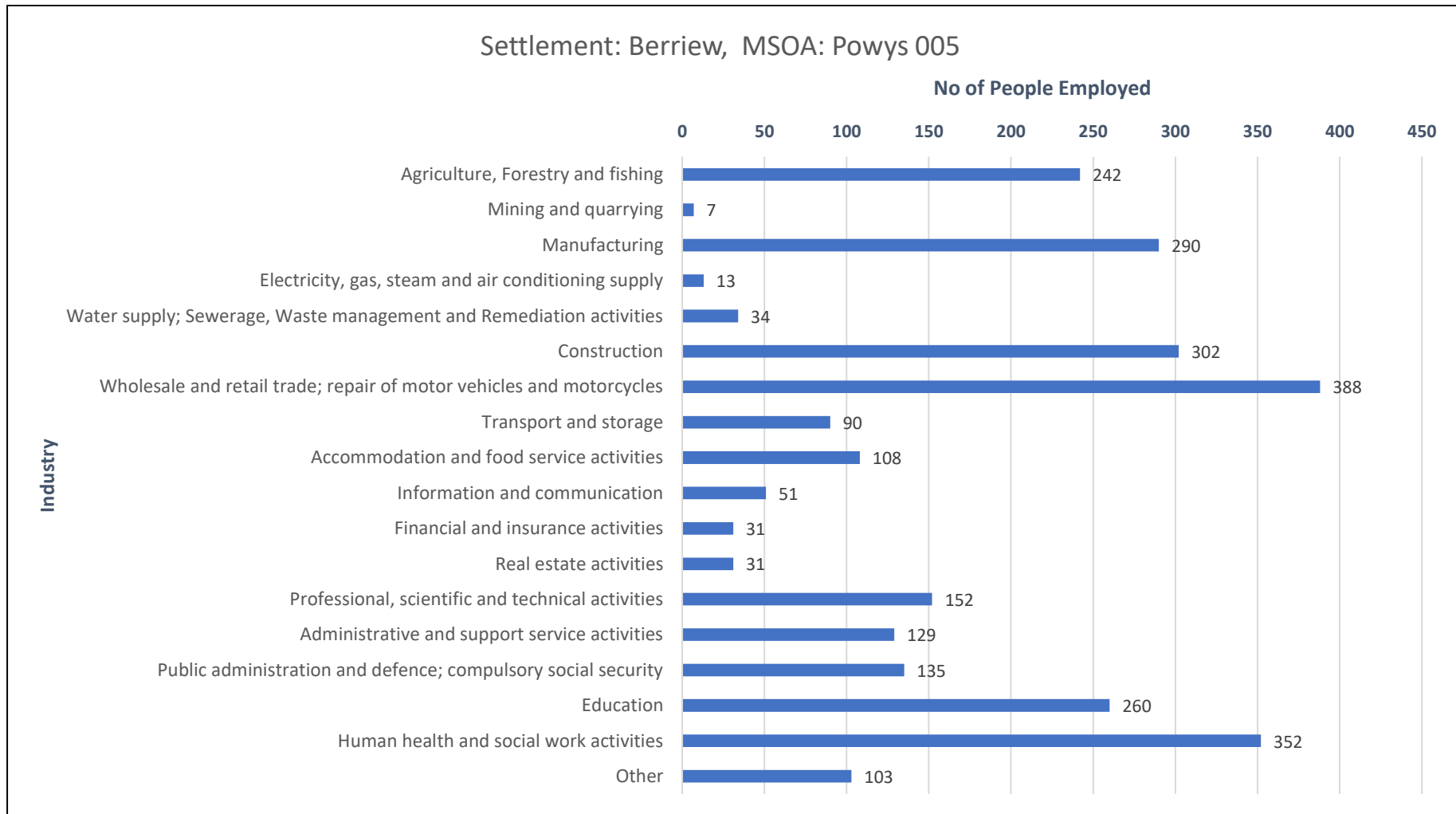
Distance to nearest Safeguarded / Identified industrial estate/business park if not within settlement: 5.6 miles to Severn Farm Industrial Estate, Welshpool

Local employers (employing five or more) in overlapping output areas ¹= 70

¹ Nomis Data (2021)

Berriew Settlement Profile

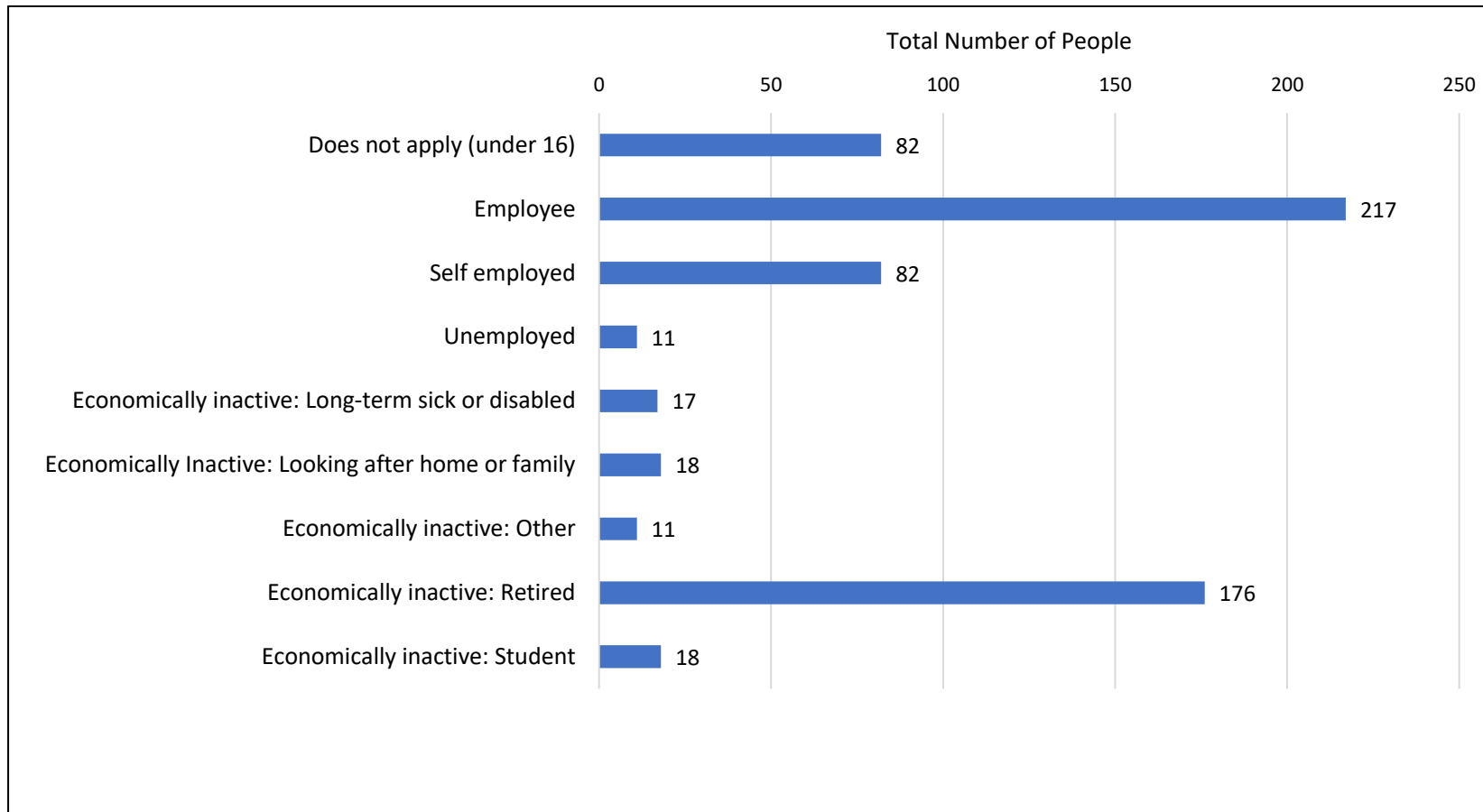
Figure 2. Population Employed per Industry within Middle Super Output Area (MSOA)



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

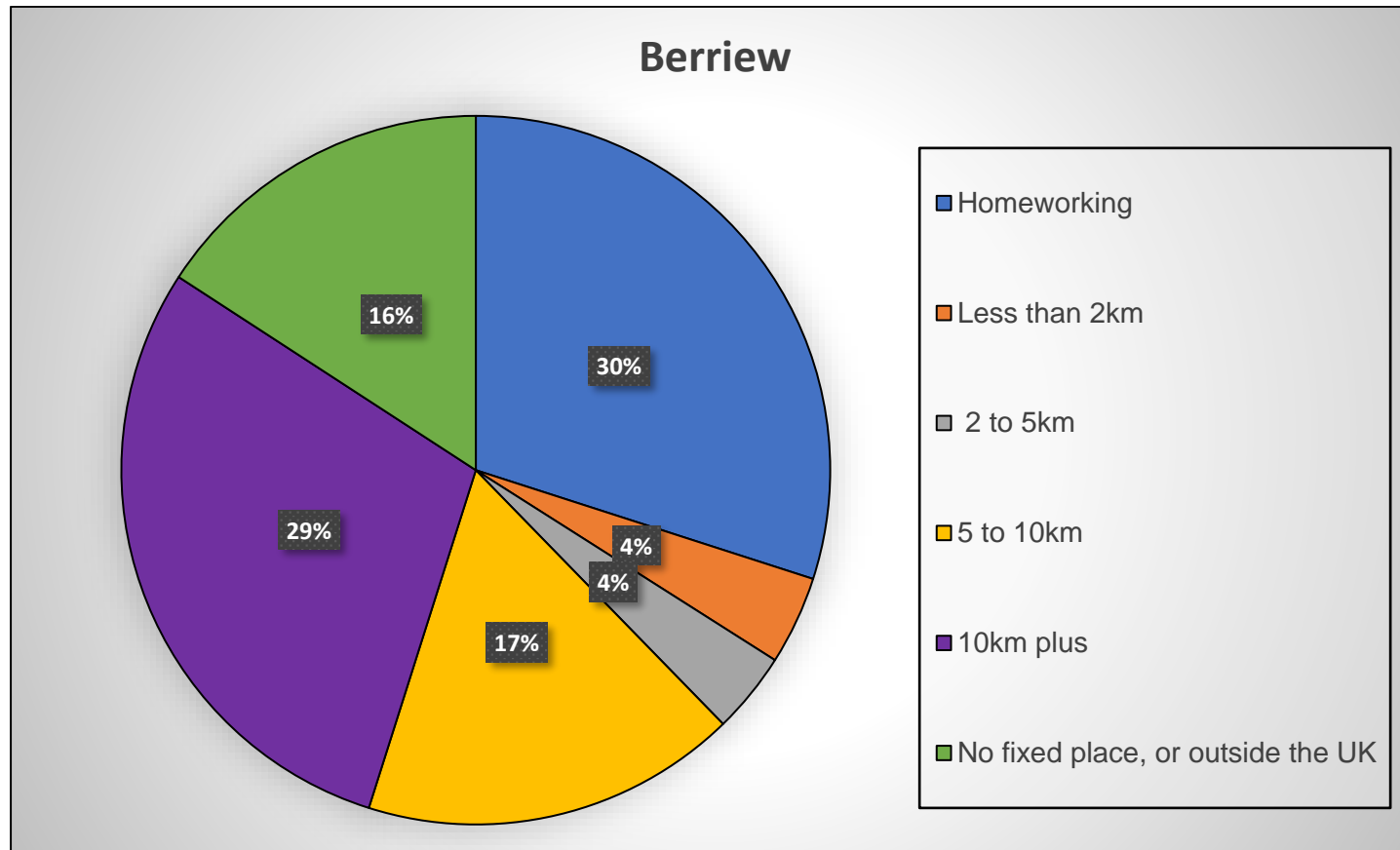
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Figure 3. Economic Activity Status of Population within the Output Areas that overlap Settlement (Census 2021)



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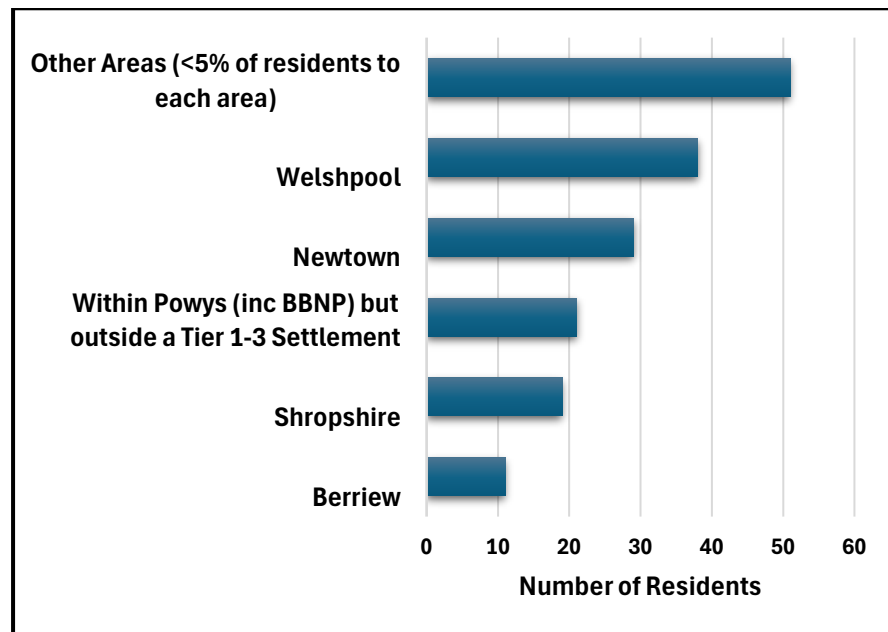
Figure 4. Distance Travelled to Work by Economically Active Population in Output Areas that overlap Settlement (Census 2021)



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

Berriew Settlement Profile

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

Settlements / Areas	Residents	Percentage
Berriew	11	7%
Newtown	29	17%
Other Areas (<5% of residents to each area)	51	30%
Shropshire	19	11%
Welshpool	38	22%
Within Powys (inc BBNP) but outside a Tier 1-3 Settlement	21	12%
Grand Total	169	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 – along rivers. High – surface water outside

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	No
Historic Park and Garden Registered Area	No
Historic Park and Garden Kitchen Garden	No
Historic Landscape	No

Berriew 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	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. Berriew 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
Berriew	Berriew	Probable issue	Medium headroom available.

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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.

Berriew Settlement Profile

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

Berriew 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 %
Berriew C.P	106	100	94%	6	6%

⁴ Data correct from Welsh Government OMR, June 2022

Berriew Settlement Profile

Health Care Provision

There is no GP surgery in Berriew. The nearest GP surgery would be at Llanfair Caereinion, Welshpool or Montgomery.

Table 17. GP surgery information

GP surgery	Total registered patients	Dispensing service?	Number of dispensing patients	Total number of dispensing patients	Accepting new patients?
Caereinion Medical Practice	5,942	Yes	5,402	5,402	Yes
Welshpool Medical Practice	11,191	Yes	5,240	5,240	Yes
Montgomery Medical Practice	7,434	Yes	5,915	5,915	Yes

Considerations which could affect GP surgeries:

- Care home provision in the area and patient population age.
- The proximity of Welshpool and Montgomery 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.

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

Transport

Table 18. Transport Capacity and Improvements

Highway Authority	Highway capacity comments
Powys Local Highway Authority	Development opportunities to the south are severely restricted by highway access. Future development could only be accommodated to north of B4385.

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
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	Yes	Services to Shrewsbury, Llangurig, Rhayader, Oswestry, Machynlleth X75, T12

Electric Vehicle Charging Points

Provision of Electric Vehicle Charging Point within Settlement = No

Train Services

Train station located within or close to the settlement: No

Table 20. Nearest Train Services Related to Settlement

Service Provision	Yes / No	Comments
Train station	No	
Less than 5 miles	Yes	4.5 miles to Welshpool 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	A483

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: No

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	0
Green corridors	0
Natural and semi-natural green spaces	0
Public parks and gardens	6

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)	0
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)	2

Berriew Settlement Profile

Table 25. Public Right of Way

Typology (from Open Space Assessment)	Number of Spaces	Comments
Canals/Aqueduct	2	Montgomery Canal, Berriew Aqueduct
Riparian Access	Yes	River Severn
PROW	Yes	Limited PROW including PROW from settlement along River Rhiw to the east
Walkways	Yes	

8. Character

Berriew 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 with its well-developed meanders and oxbow lakes. The Montgomery Canal, which runs to the east of the village and is designated as a Special Area of Conservation (SAC) / Site of Special Scientific Interest (SSSI) for its aquatic emergent and marginal plant communities.

Berriew has a Conservation Area which contains numerous listed buildings and Vaynor Park is a Grade I listed Registered Historic Park and Garden which lies directly to the south-west of the village.

Berriew lies to the west of the A483, which is an important transport route in the area and there are a well-developed network of PROWs and long-distance walking and cycling routes including parts of the Severn Way long distance trail and NCN Route 81.

9. Community Aspirations

Berriew 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 Berriew 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	0
2	6
3	1
4	0
TOTAL	7

Total number of new dwellings (net) built between 2011 and 2024 = 5

Median house price paid data 01/04/2020 to 01/04/2023 = £263,500 (Average = £287,143)

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

Replacement LDP Housing Commitments at April 2024 = None