




Settlement: ABERCRAVE

Site Summary		Site allocated in LDP
Candidate Site: 36	Land to East of Maescyribarth	✓
Candidate Site: 805	Land north of Heol Tawe	✓
Candidate Site: 1047	Land south of Caehopkin	✗

SITE		SUMMARY
<p>Candidate Site: 36 Site Address: Land to East of Maescyribarth</p> <p>Greenfield site with mature trees on boundaries. Site adjoined by residential development to south and west and a graveyard to the east. Adjacent existing settlement and development boundary. Logical extension of new housing development and cul de sac Maes-Y-Cribarth. Potential for allocation with part of CS 805.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP. It represents an extension of the existing built form.</p> <p>Allocation No: P01 HA1</p>
<p>Candidate Site: 805 Site Address: Land north of Heol Tawe</p> <p>Within and adjacent to existing settlement and development boundary. Ecology survey required (reptiles). Could put 1 detached or semi-detached properties at the front of the site, leaving a path to the Graveyard? Potential to allocate half the site adjoining cs 36. Retain graveyard & whole site within the development boundary.</p>	 Part Allocated	<p>Part of the site has been taken forward as a housing allocation in the draft LDP. It represents an extension of the existing built form. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P01 HA1</p>
<p>Candidate Site: 1047 Site Address: Land south of Caehopkin</p> <p>Small Village - policy approach? The southern half of the site is grazed agricultural land, whilst the northern half of the site is scrub land & mature trees. North part of site Rhos pasture. There are telegraph poles in the north west corner of the site. There is a mature hedge line running through the centre of the site. The A4221 runs along the northern boundary of the site. The southern half of the site would form a logical extension to a rounding off of the settlement. However the northern half of the site would act as an encroachment into open countryside. This part of site also important BAP habitat? Negotiate boundary amendment? The site adjoins the current UDP development boundary for Caehopkin. The LDP sets out a policy approach in Small Villages which will lead development, therefore the land is not being considered as an allocation for housing development.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained and may be considered an incursion into the open countryside. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>