









	LDP Development Boundary		Tree Preservation Order	
	Candidate Site		Tree Preservation Order	
	Allocation		Site of Special Scientific Interest	
	Committed Site		European Protected Site	
	Brecon Beacons National Park		Local Nature Reserve	
	Public Right of Way		National Nature Reserve	
	Trunk Road		Regionally Important Geodiversity Sites	


Settlement: CREWGREEN


Site Summary	Site allocated in LDP
Candidate Site: 346 Land East of The Firs	X
Candidate Site: 348 Land Eastern end of Crewgreen	X
Candidate Site: 349 Land Eastern end of Crewgreen	X
Candidate Site: 350 Land Eastern end of Crewgreen	X
Candidate Site: 351 Land South of The Firs	✓
Candidate Site: 598 Adj. Simla	X
Candidate Site: 846 Land south of Brynhafren CP School	X
Candidate Site: 888 Brynhafren CP School	X
Candidate Site: 1009 Land at Malt Fallows	X


Site		Summary
<p>Candidate Site: 346 Site Address: Land East of The Firs</p> <p>Level agricultural land which would infill between existing housing development at two parts of Crew Green. Field lies outside but adjacent to the current development boundary(ies) for Crew Green. Hedging boundaries, footway on opposite side of main road. Could provide a logical extension to the settlement but the site has limited depth and may result in undesirable ribbon development. Candidate site 351, located on the other side of the main road and more directly accessible to existing community facilities, is the favoured site for land allocation to meet the identified needs in this settlement.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may result in undesirable ribbon development. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>

<p>Candidate Site: 348 Site Address: Land Eastern end of Crewgreen</p> <p>Small level grazing paddock on slightly lower ground to road. Hedging and post and rail fencing. Existing field gate opp entrance to Molverley View. Sits outside the existing development boundary around this cluster of houses at the far edge of Crew Green village although the boundary runs to three sides. Due to the location on a fast B-road and with a road bend to the east it is unlikely that the serious concerns raised by highways can be mitigated. The site is therefore not considered suitable for land allocation or for inclusion within the development boundary.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP due to its location. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 349 Site Address: Land Eastern end of Crewgreen</p> <p>A fairly level site, corner of an existing agricultural field. The field rises slightly up from the main road and is adjacent to the UDP development boundary surrounding a cluster of houses at the far edge of Crew Green. Narrow lane on western boundary, main B-road to front. Due to the access constraints and the availability of other more central village sites, this site is not considered suitable for land allocation.</p>		<p>The site has not been taken forward as a housing allocation as it is constrained most significantly by access issues. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
<p>Candidate Site: 350 Site Address: Land Eastern end of Crewgreen</p> <p>Part of an agricultural field adjacent to current development boundary at the eastern edge of Crew Green. Reasonably level, slight rise up from the road. The site is somewhat out-lying from the main village services and very close to Coedway (assessed as lower tier Rural Settlement within the settlement hierarchy). As other more suitable central sites are available to meet Crew Green's need, this site has not been selected for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as another more suitable site is available to meet Crewgreen's need. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
<p>Candidate Site: 351 Site Address: Land South of The Firs</p> <p>This village site is considered to offer the most logical extension to the settlement with the best connectivity being centrally located for safe access to services and large enough to meet housing needs whilst enabling sympathetic development (including protection of landscape features and ecology enhancement). Only a proportion of the candidate site is required to meet the identified housing need and hence, to avoid over-development and un-necessary loss of open countryside, only the western parcel is proposed for land allocation.</p>	 Part Allocated	<p>This site has been taken forward (in part) as an allocation in the draft LDP as it is a logical extension to the village. It has only been allocated in part to meet identified housing need. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P15 HA1</p>
<p>Candidate Site: 598 Site Address: Adj. Simla</p> <p>Paddock land set to the rear of existing housing. Simla is a bungalow situated directly behind a Victorian period dwelling. The land is currently outside but adjacent to the UDP development boundary. Rear (northern end) of the site is not suitable due to flood risk. Existing dwellings to east back onto the site. It is considered that the access constraints to this site will impede development and, furthermore, backland development is not encouraged. The site is therefore considered unsuitable for land allocation or inclusion within the development boundary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is constrained, most significantly by flooding and access issues. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>

<p>Candidate Site: 846 Site Address: Land south of Brynhafren CP School</p> <p>Sloping agricultural land, hedgerow between fields and adjacent roadway. Proposed sites are part of larger paddocks and comprise the more level ground adjacent to the roadside boundary. The western half of this site was considered at the UDP Inquiry (for 6 dwellings) and dismissed on grounds of inadequate highways and concerns re: a strip of ribbon development that would be an intrusion in the open countryside. The current UDP development boundary runs on the opposite side of the road. The concerns re: encroachment of the village into the open countryside still stand and highways again object to development in this location. This site is therefore not considered suitable for land allocation. It is considered that the allocated site is a more appropriate site which will meet the housing requirement of the settlement over the Plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it may be considered an incursion into the open countryside. It is considered that the allocated site is a more appropriate site which will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 888 Site Address: Brynhafren CP School</p> <p>Existing primary school with grounds. As a centrally located site within a large village, 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 however, it does fall within the development boundary and therefore could be developed under a policy approach subject to satisfactory planning approval. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 1009 Site Address: Land at Malt Fallows</p> <p>Farmland to the rear of existing dwellings at Malt Fallows. The current UDP development boundary cuts across the rear gardens of Malt Fallows development. Single track access leading on to Belan House. Flat level land. Identified constraints including flood risk, heritage and highways objections. Furthermore, backland development is not encouraged. The site is therefore considered unsuitable for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly by flooding and access issues. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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