





Settlement: LLANDRINDOD WELLS




Site Summary		Site allocated in LDP
Candidate Site: 24	Land to rear of Woodlands & Hillside	X
Candidate Site: 70	Land west of Ithon Road	X
Candidate Site: 71	Land East of Ithon Road	✓
Candidate Site: 108	Land at Heart of Wales Business Park	✓
Candidate Site: 173	Crabtree Green	✓
Candidate Site: 263	Land to East of Pentrosfa	X
Candidate Site: 488	Land adj Lakeside Ave	X
Candidate Site: 604	Land at Cefnlllys Lane	X
Candidate Site: 607	Land to rear of Maelog Court	X
Candidate Site: 746	Llandrindod Wells CP School, Cefnlllys	X
Candidate Site: 882	Llandrindod Wells High School	X
Candidate Site: 910	Danygraig Farm, Cefnlllys Lane	X
Candidate Site: 933	Cae Bach, Ddole Road	X
Candidate Site: 934	The Links & Oakridge, Glanllyn & Graignant	X
Candidate Site: 953	Land at Southfields, County Hall	X
Candidate Site: 978	2/3 Ddole Road	X
Candidate Site: 982	Llandrindod Wells Branch Library, Cefnlllys Lane	X
Candidate Site: 985	Playing field opp Alexandra Court	X
Candidate Site: 1043	Site 1-Land to South Tremont Park	✓
Candidate Site: 1044	Site 2-Land Nth of Tremont Park	✓
Candidate Site: 1091	Land at Gorse Farm, Howey	X
Candidate Site: 1109	Land at Ridgebourne Drive	✓
Candidate Site: 1111	Land at Pentrosfa Road	X
Committed Site: P28 HC1	Land at Gate Farm	✓
Committed Site: P28 HC2	Highland Moors	✓
Committed Site: P28 HC3	Site adj, Autopalace	✓


Site		Summary
<p>Candidate Site: 24 Site Address: Land to rear of Woodlands & Hillside</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site sits to the south west of Gorse Farm estate, to the south of the property 'Hillside'. The site is made of sloping fields, which contain mature trees and which sit higher than the adjoining estate although beneath the skyline. The Inspector who considered objections made on the UDP described the edge of development south of Cefnlllys lane as a strong defensible boundary. The Town Council and Local Member have concerns, amongst others, over drainage from the site its impact on the Arlais brook.</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.</p> <p>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>


<p>Candidate Site: 70 Site Address: Land west of Ithon Road</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site sits to the west of Ithon Road adjoining the small cul-de-sac of Rock Park Close off Rock House Road. A mature tree line adjoins the south east of the site which are noted as restored ancient woodlands, beyond which are fields in the Ithon floodplain. The site has a defensible boundary on three sides. To the north sit fields in the same ownership and an electricity substation. The Town Council is concerned about the issues of highways access and parking. The land covers an area safeguarded for Minerals and any allocation / development without pre-extraction would need to be justified. A sewer crosses the site meaning that either an easement or diversion would be necessary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by mature trees, highway issues and a minerals safeguarding site. The site sits outside of the development boundary and therefore is considered an incursion into the open countryside.</p> <p>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>
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<p>Candidate Site: 71 Site Address: Land East of Ithon Road</p> <p>This long site runs along Ithon Road (which forms the sites western boundary) and adjoins the cemetery to the north and the all-weather pitch to the south. The western boundary is with Llandrindod Wells high school playing fields (southern section) and Holcombe Drive (northern section). The Town Council has concerns that this site forms an important part of the setting of the town and with the proximity to the school, impact on existing properties and have suggested issues with flooding at the cemetery end, important trees and have noted the public footpath. All are important design considerations, in particular the impact of any new properties on the operation of the all weather facility which has floodlights and the potential to create a noise disturbance for the occupiers of any new housing. In this location Ithon Road runs along the route of the Castell Collen - Cardiff Roman Road.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension of the existing built form and is a site of suitable size.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No:P28 HA3</p>
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<p>Candidate Site: 108 Site Address: Land at Heart of Wales Business Park</p> <p>This site, part of the Heart of Wales business park allocated for employment uses in the unitary development plan (R66 EA1), contains a pond - an important ecological and land drainage feature. An assessment of the sewage pumping station is needed to ensure capacity for foul flows prior to any further development taking place. The pond supports a breeding great crested newt population and the land around it is also used by newts. Any future application to develop the site will need suitable ecological surveys to inform a suitable mitigation and enhancement strategy. The developable area of the site will be restricted to ensure that the favourable conservation status of the great crested newt population is not compromised.</p>		<p>The site has been taken forward as an employment allocation in the draft LDP as it represents a logical extension of the existing built form, was previously allocated in the UDP and is a site of suitable size.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P28 EA1</p>
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<p>Candidate Site: 173 Site Address: Crabtree Green</p> <p>This site is an extension of the Crabtree Green housing development on the A4081 and is currently the subject of a planning application for 50 houses (Ref P/201/0444) with a committee resolution of approval subject to a s106 legal agreement being completed. The site has also been suggested as a community nature reserve. This is a matter for the Local Wildlife Trust to pursue, if it is designated this would be reflected by the plan, However given the current application on the site the deliverability of such a proposal is unclear.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension of the existing built form and was previously allocated in the UDP.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No P28 HA1</p>
<p>Candidate Site: 263 Site Address: Land to East of Pentrosfa</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site runs behind existing houses on the Pentrosfa estate, sloping gently away from it, and adjoins candidate site 22. The existing development line here is a strong defensible boundary and development here would constitute an undesirable encroachment on the countryside. To the east of the site lies open countryside and the Pentrosfa Mire SSSI, the closeness of which brings ecological concerns to any development of this land. Works to the trunk road would be required (the creation of a right ghost lane in the trunk turning to the Pentrosfa estate) and a Transport Assessment before development could be accepted. Furthermore, access arrangements within the estate would need to be proven. Offsite water mains and sewers will be required and the foul is a rising main with pumped flow. The water main is some distance away.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as development would constitute an incursion into the open countryside.</p> <p>The site is also constrained, most significantly by Trunk Road and ecological issues.</p> <p>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>
<p>Candidate Site: 488 Site Address: Land adj Lakeside Ave</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site sits to the east of Lakeside Avenue and slopes gently towards the existing development from east to west and towards the lake from south to north. The site is bounded to the south and east by fields, its northern boundary has a road frontage with Lake Park Road which, it is suggested, is insufficient to provide appropriate visibility splays. These are unlikely to be achievable without control over neighbouring land. The site, if developed, would extend the built form over an area of importance for minerals safeguarding. Offsite water mains and sewers will be required and the foul is a rising main with pumped flow. Furthermore any design would have to respect the setting of listed buildings. Additionally the Town Council is concerned with any potential for development here to adversely impact on the lake local nature reserve.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by highways, minerals safeguarding, ecology and listed building concerns.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>


<p>Candidate Site: 604 Site Address: Land at Cefnlllys Lane,</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site is located adjacent to the existing development boundary at the top of Cefnlllys Lane. The proposed area sits between the existing building line to the west and the class III road to the north. Fields extend to the east of the site. The land is high and flattens to the north east of the site meaning that development here would be prominent. Development would extend the built form further into the open countryside over an area considered important for minerals safeguarding. Highways access would require the realignment of the class III road through the site. The Town Council are concerned that the site is sloping and is steep to get to, additionally with access and drainage into the Arlais brook.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by highways, minerals safeguarding, drainage and topography issues.</p> <p>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>
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<p>Candidate Site: 607 Site Address: Land to rear of Maelog Court</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site, land to the rear of Maelog court, is partly within the existing development boundary behind properties along the north side of Cefnlllys Lane. The site extends to the north into the countryside and over an area important for minerals safeguarding and includes both sloping and undulating land which contains mature trees. Land to the east and north east of the site rises and contains trees and provides a defensible backdrop to the site. A right of way follows the north eastern boundary of the site. The flatter area of the site, towards this right of way, would be best accessed from the junction which provides access to Gorse Barn, off Cefnlllys Lane. This would require improvements and further pedestrian links would need to be provided which may be facilitated by realignment of the highway through candidate site 604. A public sewer traverses the site and the water mains are some distance away. The site has attractive natural features, is said to be home to badgers and sits near to a listed building, these would need to be taken into account in any scheme. Additionally the Town Council is concerned over any impact that development would have on land stability and on the Arlais Brook.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is constrained most significantly by highway, ecology, natural heritage and nature conservation issues.</p> <p>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>
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<p>Candidate Site: 746 Site Address: Llandrindod Wells CP School, Cefnlllys</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This is the site of Cefnlllys primary school part of which sits in the development boundary in the Unitary Development Plan. Spa Road East forms one boundary of the site, the Woodlands housing estate and candidate site 953 sits to the east of the site. Powys County Council's County Hall carpark and woodland sit to the south of the site. As a site operating as a primary school, deliverability is a concern. The site sits on an area important for minerals safeguarding although development of this site it would not extend the built form into the countryside. The impact of further development of this site on the Arlais brook has been raised by the Town Council as a concern as has the potential for any new development to impact on the existing school use and the potential for a loss of play space. There is the potential for some development, subject to the aforementioned constraints and design considerations being addressed.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is currently an operating primary school and has other site constraints. The site does sit within the proposed development boundary for Llandrindod Wells.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 882 Site Address: Llandrindod Wells High School</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This is the site of Llandrindod Wells High School. It lays between Dyffryn Road to the south, candidate site 71 and Ithon Road to the west, Holcombe Drive to the north and brownfield sites accessed off Waterloo Rd to the east. The proposals are unclear and the fact that the site is of an operating high school brings concerns over the deliverability of a comprehensive scheme on the whole site. Nevertheless the proximity to other land promoted for development and fact that the site sits within the existing development boundary show that the site is well located and offers the potential for a joined up scheme. Part of the land has been used as ecological mitigation for the Tesco's store and therefore the site is ecologically sensitive, the site lies within 250m of a historic landfill site and in an area important for minerals safeguarding. A right of way runs through the site. Additionally the Town Council would be concerned at the loss of recreation space and of the closeness of any new properties to the school.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is currently an operating high school and has ecology and mineral safeguarding constraints. Development would also result in the loss of open space,.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 910 Site Address: Danygraig Farm, Cefnlllys Lane</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site, a gently sloping field, is at the top of Cefnlllys Lane beyond the existing development limits. Existing hedgerows and Cefnlllys Lane contain the site, however none of the neighbouring fields have been developed. The land to the north of Cefnlllys Lane between this site and the Gorse Barn junction is clearly unsuitable for development as it slopes steeply towards the road (north to south), meaning that if Llandrindod were to expand in this direction this would be the next logical site for development north of Cefnlllys Lane. However the land is high and the sites surroundings are rural in character and so development would encroach on the countryside. Cefnlllys Lane has no pedestrian facilities to the site and is narrow and so accessing the site is an issue, however potential road straightening through site 604 could ease these concerns. Furthermore development of the site would extend development over an area important for minerals safeguarding. The water main and sewer services are some distance away, additionally the Town Council is concerned with the potential impact that development of this land would have on the Arlais Brook.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is located in the open countryside and is poorly located in terms of accessibility to services.</p> <p>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>
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<p>Candidate Site: 933 Site Address: Cae Bach, Ddole Road</p> <p>This site, which has a frontage along Ddole Rd, is largely within the existing development plan boundary although the northern part of the site sits outside the development boundary. Houses adjoin the site along north road (to the south west) although the remainder of the site relates more closely to the industrial estate. However, this land does not feel like it is part of the industrial estate and lends itself more to either a light mixed use or residential development so long as any conflicts with neighbouring land uses can be avoided. A small part of the site which sits outside the development boundary is within the flood zone. The site is largely surrounded by hedgerows / trees and is considered a species rich grassland of ecological importance. The site forms the setting of Cae-bach Chapel which is listed. A right of way follows, generally, the western site boundary. The site sits on an area important for minerals safeguarding. The site is also close to the former Ddole Road landfill and although a public sewer traverses the site, it is recommended that offsite sewers would be required. The site is obviously very sensitive and any schemes would require very careful design.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained and sensitive eg. Considered a species rich grassland. Part of the site however does fall within the proposed settlement boundary for Llandrindod Wells.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 934 Site Address: The Links & Oakridge, Glanllyn & Graignant</p> <p>This site sits in the angle between Lakeside Avenue and Grosvenor Rd in front of properties known as Graignant, Glanllyn, Oakridge and 'The Links'. It is within the existing unitary development plan boundary and there are some mature trees on the site. The impact of any development proposals on these trees, and vice versa of the trees on any development will need to be carefully considered. The site is highly visible from the lakeside walk and so any development would need to be of high quality not to detract from the pleasant surroundings. The site sits on an area considered important for minerals safeguarding, however is already within a built up area where extraction is unlikely. A sewer traverses the site. The Town Council are concerned that the visual amenities are maintained and that any drainage issues are appropriately addressed.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site has constraints and is sensitive however it does fall within the settlement boundary for Llandrindod Wells.</p> <p>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>
<p>Candidate Site: 953 Site Address: Land at Southfields, County Hall</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site sits to the south of the woodlands estate off Cefnlllys Lane. To the west is candidate site 746 and which contains the Cefnlllys Primary School and the 'Southfields' property which offers the opportunity for a more comprehensive scheme, to the east is the property known as hillside and candidate site 24. To the south, a bank of mature trees sits above the site. The site is comprised of meadows and are of ecological interest. The site is contained and does not encroach on the countryside. The Town Council are concerned about the impact that development of this site would have on the Arlais Brook, consider that development on the site which slopes east to west could lead to a land slip and that new development would overlook existing properties.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site has constraints such as its impact on the Arlais Brook. Part of the site however does fall within the settlement boundary for Llandrindod Wells.</p> <p>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>
<p>Candidate Site: 978 Site Address: 2/3 Ddole Road</p> <p>This site has been proposed as a waste / recycling facility. It currently has units on it and is within the Unitary Development Plan boundary. The proposed use could be tested through an application now, which would help to identify any detailed impacts on neighbouring land uses. Nevertheless, in general the site is well located for its proposed use. The site sits between the railway line and Ddole Rd along which is a verge with trees (with potential ecological interest), to the south is the Council's depot and to the north are further employment units. Furthermore it is served by a good access.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however it does fall within the development boundary for Llandrindod Wells.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>

<p>Candidate Site: 982 Site Address: Llandrindod Wells Branch Library, Cefnlllys Lane</p> <p>The Library sits between the junction of Beaufort Road and Cefnlllys Lane and it is proposed for use as office accommodation. The Arlais Day Centre adjoins the site to the north. Planning permission has been granted for a dormer bungalow on land to the east known as Tyn y Coed. The land is close to the town centre and other office uses, any development would need to maintain and enhance the Conservation Area. It is likely that its future will be determined through a planning application rather than a development plan land allocation. Such an application would need to respect the water main which crosses the site and any ecological interest present.</p>		<p>The site has not been taken forward as an allocation in the draft LDP, however it does fall within the development boundary for Llandrindod Wells.</p> <p>It is likely that its future will be determined through a planning application rather than a development plan land allocation.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>
<p>Candidate Site: 985 Site Address: Playing field opp Alexandra Court</p> <p>The Town Council proposed this site be considered for an undecided use and have since returned a response suggesting this land be retained as amenity area retaining its existing use which is sensible.</p>		<p>The site has not been taken forward as an allocation in the draft LDP.</p> <p>The Town Council proposed this site be considered for an undecided use and have since returned a response suggesting this land be retained as amenity area retaining its existing use.</p>
<p>Candidate Site: 1043 Site Address: Site 1-Land to South Tremont Park</p> <p>This site, an extension to and accessed via the 'Tremont Park' housing development, was considered by the Inspector at the Unitary Development Plan Inquiry who found the site would be an undesirable encroachment into the open countryside in the absence of an identified shortfall of housing to meet needs. It is considered that this land is now needed to meet the housing apportioned, by the LDP strategy, to the town over the plan period. The site extends from the existing Tremont Park housing development, south to Trefonen Lane, access via the roundabout serving Tremont Park. The Town Council have commented that they would wish to see open leisure and play spaces in any development and that pedestrian facilities to the school should be provided. The public sewer is some distance away.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension of the existing built form to meet the growth requirements of Llandrindod Wells.</p> <p>It is considered any constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P28 HA2</p>

<p>Candidate Site: 1044 Site Address: Site 2-Land Nth of Tremont Park</p> <p>This site, to the east of Tremont Park and to the south of the new Police buildings, is flat and although does not have immediate defensible boundaries, sits in a natural bowl with rising land and a mature tree line as a near backdrop. Access would be via the existing estate road which serves Tremont Park. The site, if developed, would extend the built form over an area considered important for minerals safeguarding. A right of way crosses the site, and the public sewer is some distance away. The Town Council have commented that they would wish to see open leisure and play spaces in any development.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension of the existing built form to meet the growth requirements of Llandrindod Wells.</p> <p>It is considered any constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P28 HA2</p>
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<p>Candidate Site: 1091 Site Address: Land at Gorse Farm</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site sits behind the Gorse Farm estate and would be accessed through a gap left between two properties, considered unacceptable by the highways authority. The land is higher and sits to the south east of the estate, although would not extend to the skyline. There are mature trees around the site, particularly to the south. The inspector who considered objections into the UDP considered the existing edge of development south of Cefnlllys lane (here) provides a strong defensible boundary beyond which further development would encroach on open countryside. The site would extend development over an area important for minerals safeguarding. The Town Council is additionally concerned that development here would adversely impact on the Arlais Brook, on ecological interest and would be on a slope. Furthermore they question the need for additional properties in this area given the number of empty properties on the estate.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it has constraints, most significant highways and ecological issues.</p> <p>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>
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<p>Candidate Site: 1109 Site Address: Land at Ridgebourne Drive</p> <p>This site sits between lakeside avenue and ridgebourne drive in the south of the Town. The land slopes steeply from west to east, before levelling out to the south of lakeside avenue. To the north of Lakeside Avenue the land continues to rise to a highpoint level with the existing development. Various parts of this site were considered by the Planning Inspector's considering both the Unitary Development Plan and the previous Radnorshire Local Plan, their views being that the land does not form part of the urban fabric. For the LDP the land has been submitted as a whole, which would lead to a comprehensive development of the area and would form a planned extension to the urban fabric. Access onto the A483 would need to be supported by a transport assessment and right turning lane on the main road. Only a small extension to lakeside avenue would be considered acceptable if access were to be achieved this way. A contaminated land survey would need to influence any design. One of the key design considerations here is the topography, the site comprises a prominent bank and land on top of it. Development here would be highly visible. The adjoining lakeside avenue sits behind the bank and does not dominate the ridge, a mature boundary screening the single storey properties.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical planned extension of the existing built form to meet the growth requirements of Llandrindod Wells.</p> <p>It is considered any constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P28 HA4</p>
<p>Candidate Site: 1111 Site Address: Land at Pentrosfa Road</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. This site, to the south of the Pentrosfa estate, adjoins the 'highland moors' site which benefits from planning permission. The existing development boundary runs along these boundaries to the east of the site sits candidate site 263 (see comments above) and to the south is a field. The Town Council has raised the fact that planning permission has previously been refused on this land, however this does not mean that another detailed application cannot be made on the land.</p>		<p>The site has not been taken forward as an allocation in the draft LDP, however the site does fall within the settlement boundary for Llandrindod Wells.</p> <p>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>
<p>Committed Site: P28 HC1 Site Address: Land at Gate Farm</p> <p>Commitment (P/2009/0186, P/2013/0923). *Project level HRA screening required - River Wye</p>		<p>Committed Site: P28 HC1</p>

<p>Committed Site: P28 HC2 Site Address: Highland Moors</p> <p>Commitment. PR475404. 100% Affordable Housing Allocation. *Project level HRA screening required - River Wye SAC. Trunk road improvements (in the form of right turn lanes, roundabouts or possibly traffic lights) may be required if any further planning applications</p>		<p>Committed Site P28 HC2</p>
<p>Committed Site: P28 HC3 Site Address: Site adj, Autopalace</p> <p>Commitment. Series PR458300. *Project level HRA screening required - River Wye SAC.</p>		<p>Committed Site P28 HC3</p>