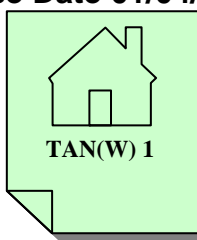


**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Abergavenny
Ward	Croesonen
Site Address	Ross Road (part) Land Off Ross Road Abergavenny Monmouthshire
LPA Reference	DC/2007/01679
Grid Reference	Easting 330835 Northing 215151
Market Type (Private, Public, RSL)	Private
Owner	
Developer	Redrow Homes (South Wales) Ltd Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH
Agent	Urban Illustrate Ltd 10 Tulip Walk Afon Village Rogerstone Newport Gwent NP10 9LF
Landowner / developer intentions	
Description of Development	Erection of 9 dwellings and associated works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	07.04.09	07.04.14	DC/2007/01679
			UDP Alloc – H2c

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	Planning consent secured by construction of access
JHLAS History	First recorded as forming part of the five year housing land supply = 2006/07
Other	

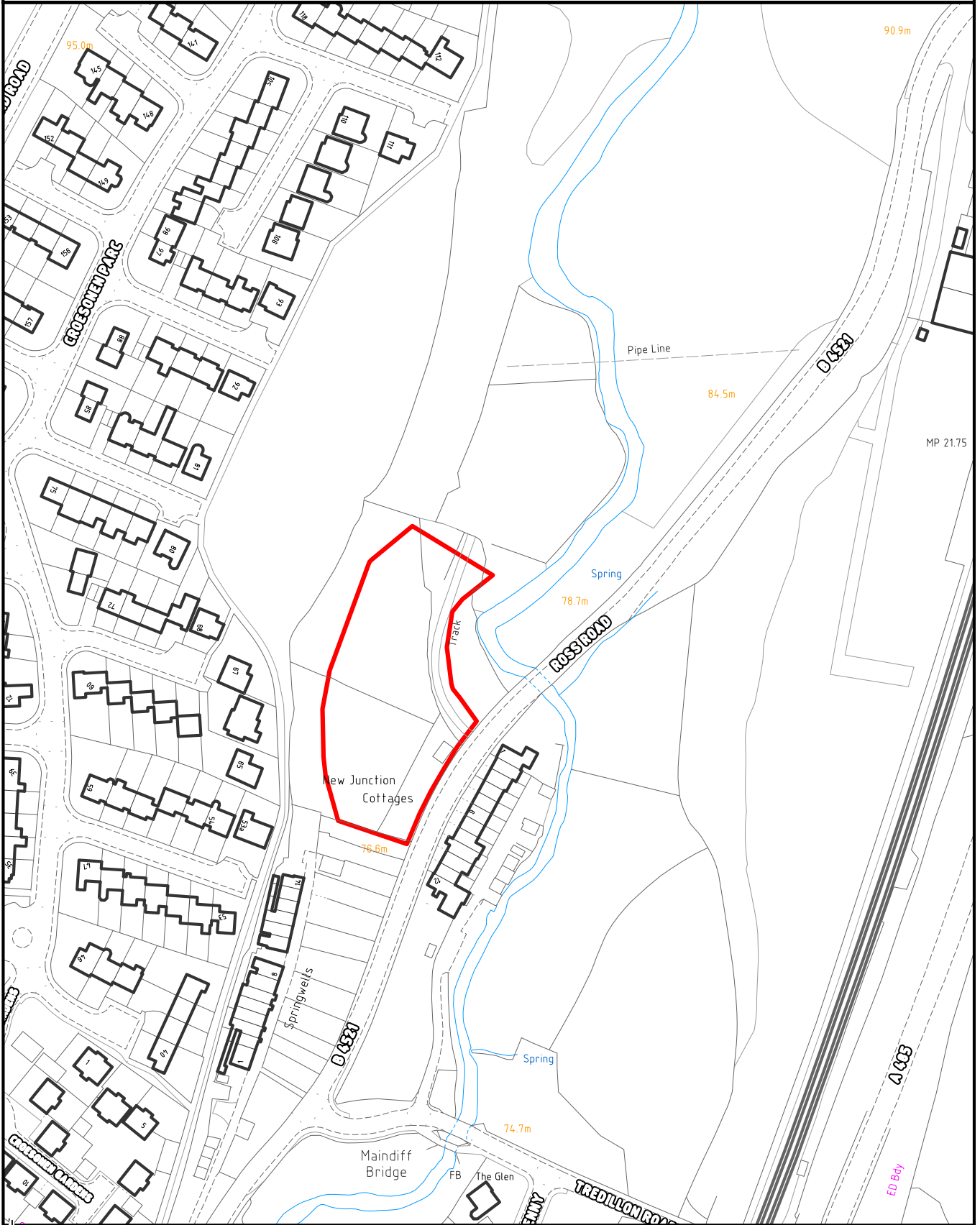
Site Size / Capacity:**Forecast Completions:**

Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.55		16.36	0	0	0	0	0

Categorisation:

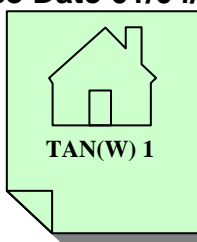
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
9	0	0	9	0	0	0	9

DC/2007/01679 - Ross Road, Abergavenny



	Details JHLA Site Plan		Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415	
	Drawn by edge.j	Scale 1:2000	Date 4/14/2015		Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	File Pathname / Project / Drawing No.				

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Abergavenny
Ward	Croesonen
Site Address	Ross Road Land Off Ross Road Abergavenny Monmouthshire
LPA Reference	DC/2008/00024
Grid Reference	Easting 330835 Northing 215151
Market Type (Private, Public, RSL)	Private – 7 dwellings Public – 2 dwellings
Owner	Western Power Distrbution Investments Ltd
Developer	
Agent	RPS Cardiff Park House Greyfriars Road Cardiff CF10 3AF
Landowner / developer intentions	
Description of Development	Outline planning application for residential development.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Outline	25/10/2013	25/10/2016	DC/2008/00024

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	
Utilities / Services Comment	
Constraints	

Comment	
Capital Works Comment	Planning consent secured by construction of access to neighbouring site.
JHLAS History	First recorded as forming part of the five year housing land supply = 2006/07
Other	

Site Size / Capacity:

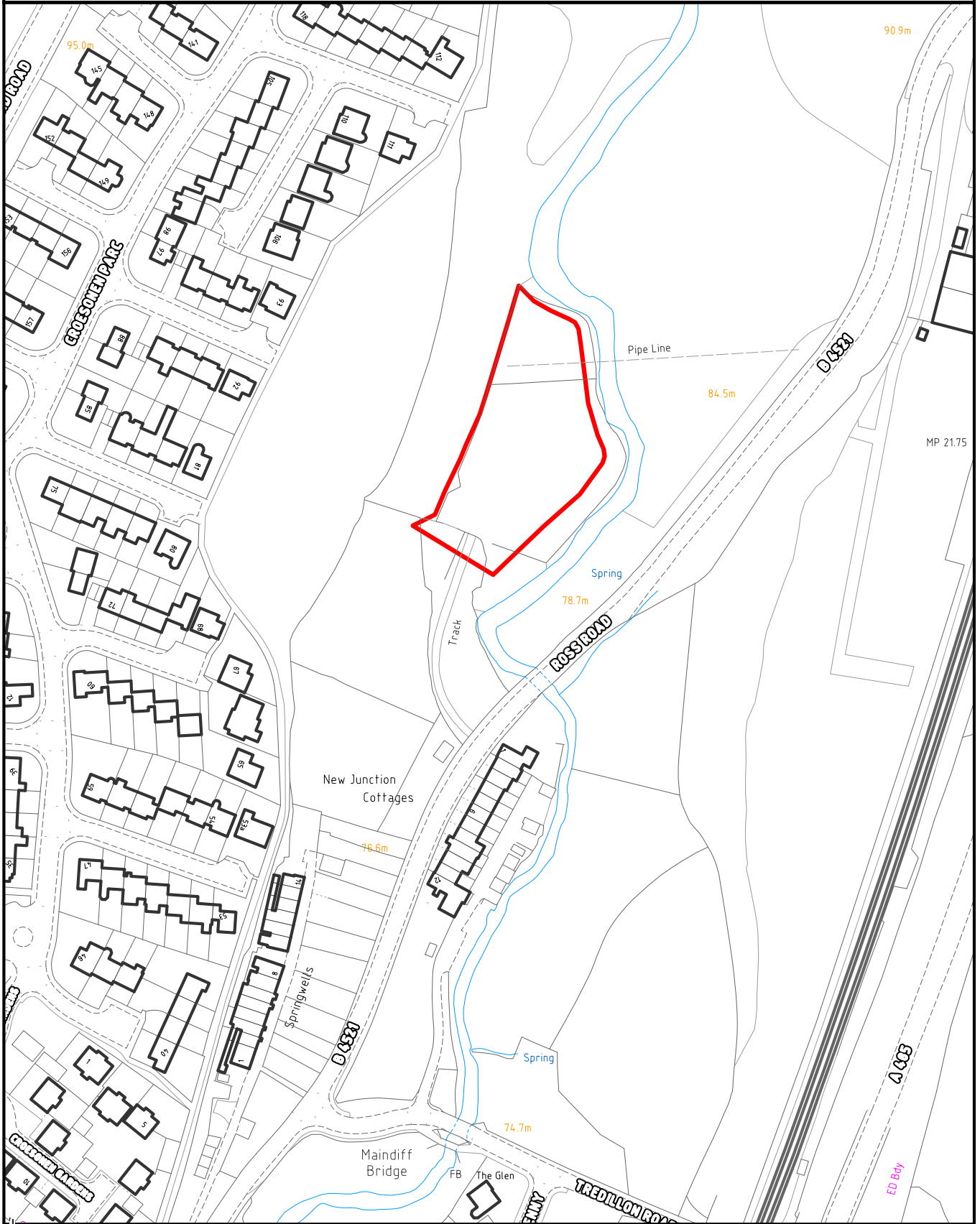
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.41		31.7	0	0	0	0	0

Categorisation:

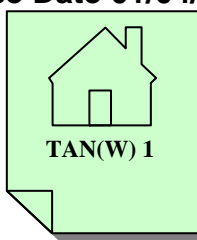
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
9	0	0	9	0	0	0	9

DC/2008/00024 (O/L) - Ross Road, Abergavenny



	Details JHLA Site Plan		Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415	
	Drawn by edge.j	Scale 1:2000	Date 4/14/2015		Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	File Pathname / Project / Drawing No.				

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Abergavenny
Ward	Priory
Site Address	Milsteel Fabrications Swan Meadow Monmouth Road Abergavenny NP7 5HF
LPA Reference	DC/2013/00304
Grid Reference	Easting 330179 Northing 214044
Market Type (Private, Public, RSL)	Private – 36 units Public – 3 units
Owner	
Developer	McCarthy and Stone Retirement Lifestyles Ltd Homelife House 26-32 Oxford Road Bournemouth Dorset BH8 8EZ
Agent	The Planning Bureau Ltd 26-32 Oxford Road Bournemouth Dorset BH8 8EZ
Landowner / developer intentions	
Description of Development	Redevelopment of the site to form 39 retirement apartments for older persons including communal facilities, car parking and associated landscaping

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full (Additional unit)	30.12.2016	30.12.2021	DC/2016/01424
Full	12.06.2014	12.06.2019	DC/2013/00304

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	No building on the site to be brought into use earlier than 01 st April 2015, unless the upgrading of the Waste Water Treatment Works has been completed.
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2014/15
Other	

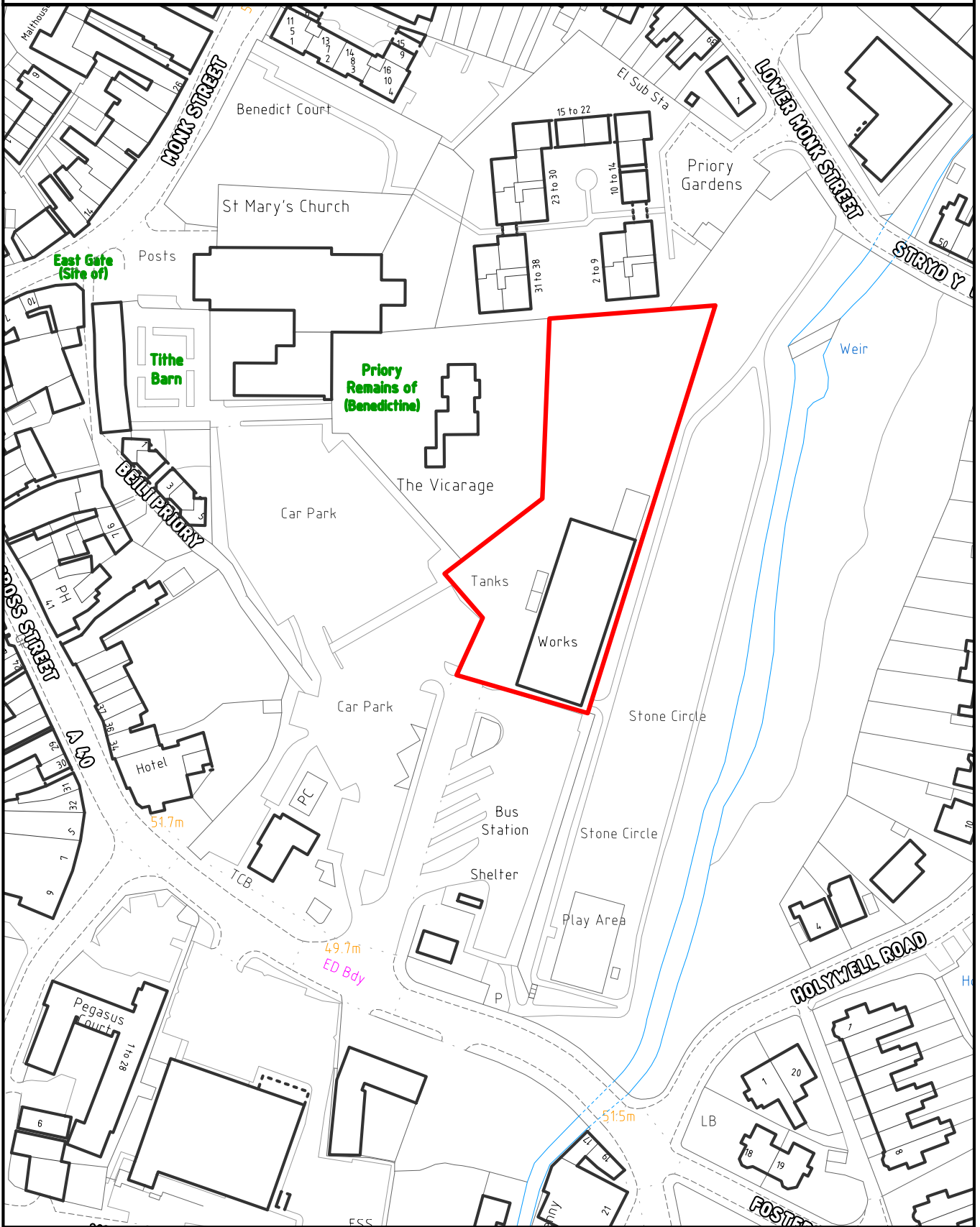
Site Size / Capacity:**Forecast Completions:**

Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.45		87	39	0	0	0	0

Categorisation:

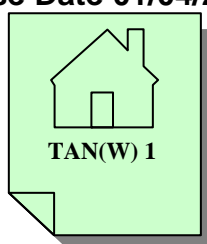
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
39	0	0	39	39	0	0	0

DC/2013/00304 - Former Milsteel Fabrications, Abergavenny



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415
	Drawn by Edge.J	Scale 1:1500	Date 4/15/2015	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.				

**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Abergavenny
Ward	Lansdown
Site Address	Mulberry House Pen y Pound Abergavenny NP7 5UD
LPA Reference	DC/2014/01015
Grid Reference	Easting 329667 Northing 214589
Market Type (Private, Public, RSL)	Private – 16 units Public – 9 units
Owner	Sennybridge Ltd
Developer	
Agent	Indigo Planning 87 Chancery Lane London WC2A 1ET
Landowner / developer intentions	
Description of Development	Conversion of Mulberry House to provide 16 apartments within the 1950's Annex, conversion of Mulberry House and the chapel into 2x dwellings and erection of six houses and one flat on land to the rear of Mulberry Court including, 34 car park spaces and associated landscaping works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	29.03.2017	29.03.2022	DC/2014/01015

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Dwr Cymru Welsh Water –conditions and advisory notes to be included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.
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Access / Highways Comment	The main issue presented with this application on highway terms relates to the parking, however the Council's Highways Engineer has recognised that the relaxation in numbers has been supported by a transport statement.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	

Site Size / Capacity:

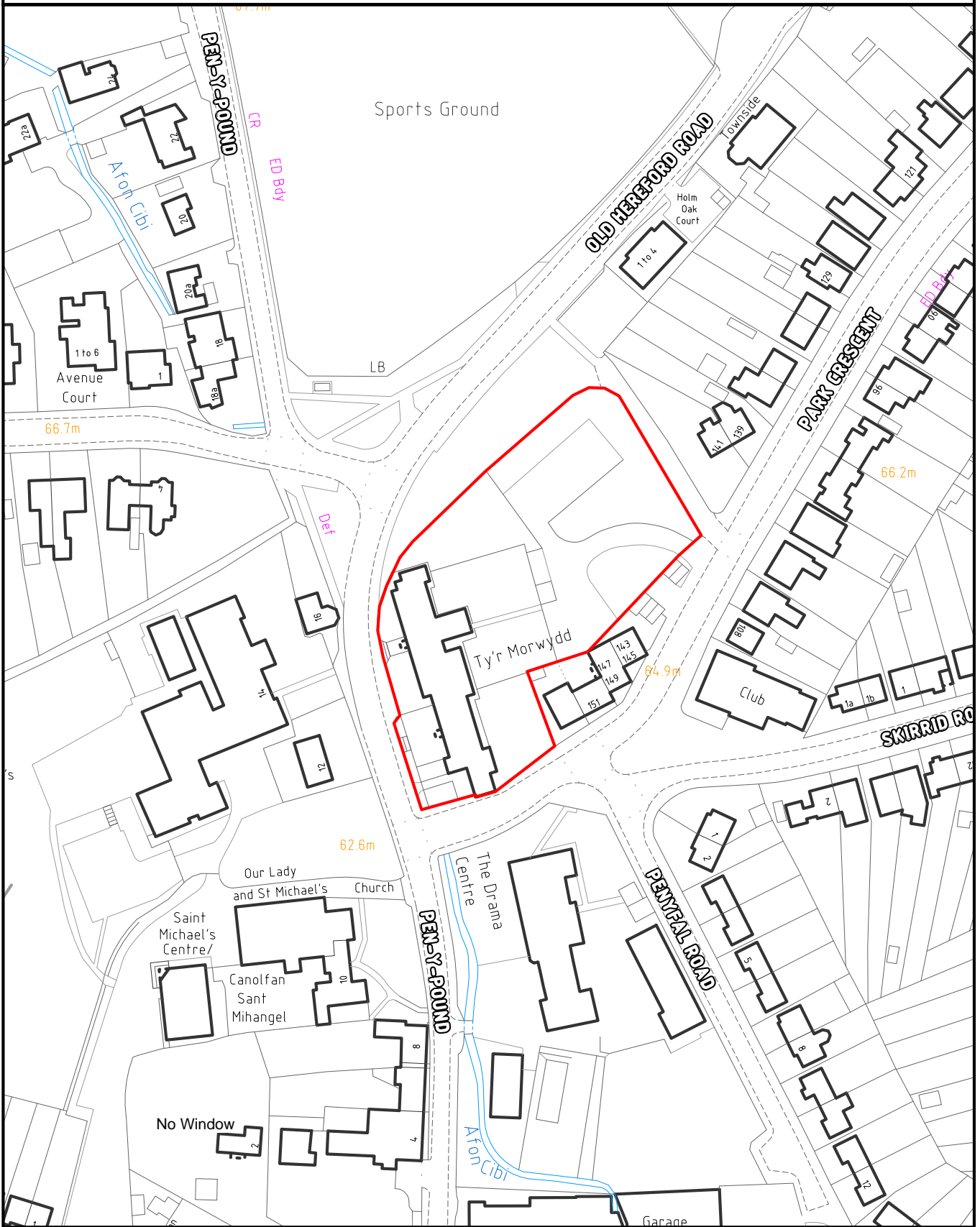
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.7		35.7	10	15	0	0	0

Categorisation:

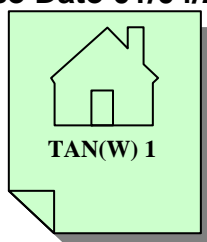
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	Units U/C	1	2	3	4
25	0	0	25	0	0	25	0	0

DC/2014/01015 - Mulberry House, Abergavenny



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2017 Arolwg Ordnans 100023415 © Crown copyright and database rights 2017 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	Drawn by Edge.J	Scale 1:1500	Date 4/7/2017			
	File Pathname / Project / Drawing No.					

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Abergavenny
Ward	Lansdown
Site Address	Old Hereford Road Abergavenny
LPA Reference	DC/2015/01174
Grid Reference	Easting 330024 Northing 215167
Market Type (Private, Public, RSL)	RSL
Owner	
Developer	Monmouthshire Housing Association Nant y Pia House Mamhilad Technology Park Mamhilad NP4 0JJ
Agent	Asbri Planning Ltd Unit 9, Oak Tree Court Cardiff Gate Business Park Cardiff. CF23 8RS
Landowner / developer intentions	
Description of Development	Construction of 12 retirement apartments (C3 use), 5 supported living apartments (C2 use) and associated works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	03/02/2016	03/02/2021	DC/2015/01174

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	The application was the subject of pre application meetings where the highway concerns were tabled

	and proposals amended in accordance with the recommendations. The parking is compliant with the required standards for the type of dwellings proposed, the visibility and access have been proposed and amended to satisfy highway requirements.
Utilities / Services Comment	
Constraints Comment	Biodiversity - no objection subject to conditions. An ecological assessment has been undertaken at the site which is considered to be of a sufficient standard.
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2015/16
Other	Application is for 12 retirement apartments and 5 supported living apartments, only the 12 retirement apartments are included on the schedule.

Site Size / Capacity:

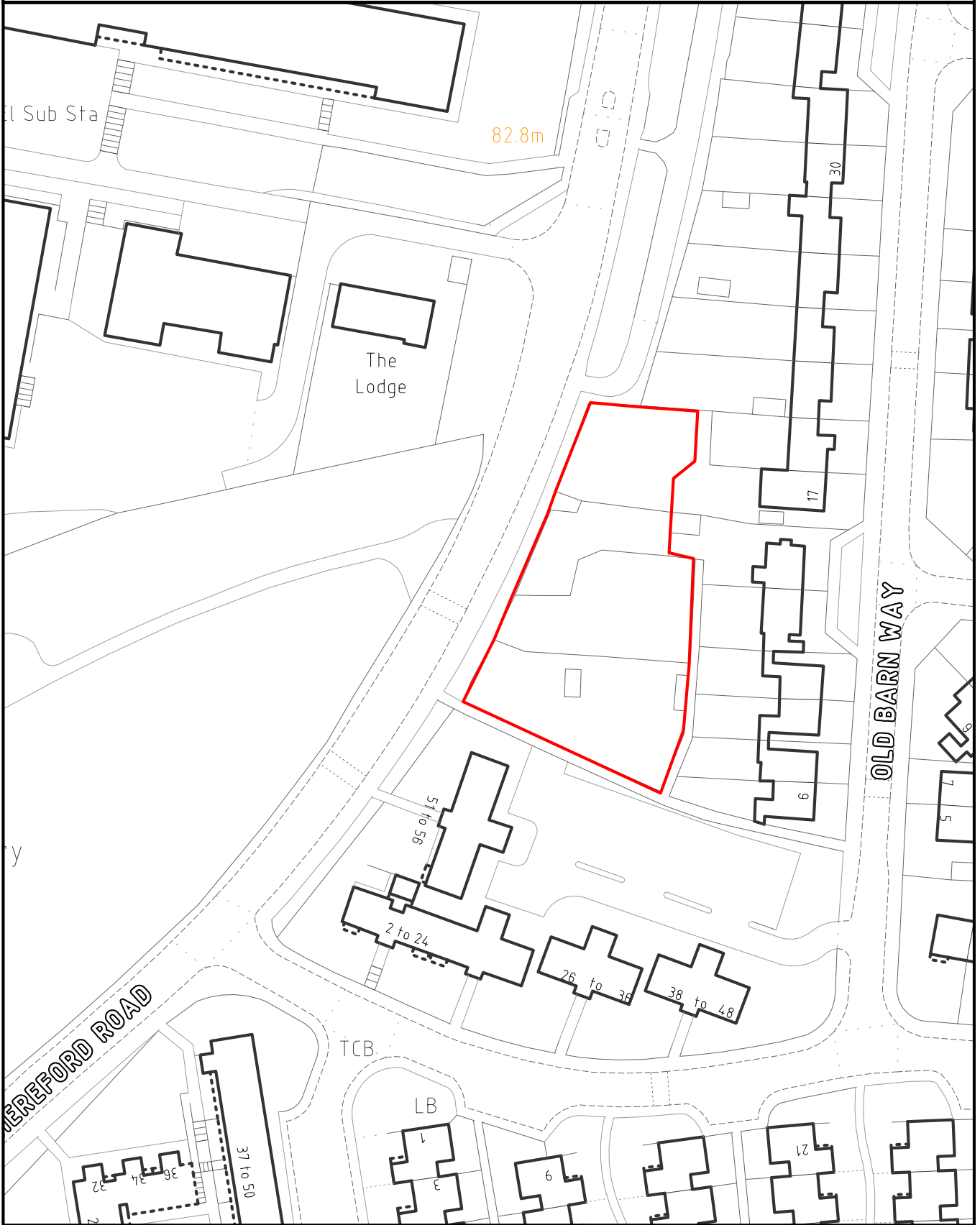
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.22		77	12	0	0	0	0

Categorisation:

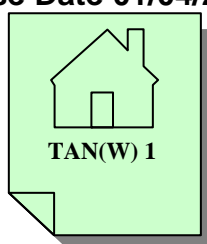
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
12	0	0	12	12	0	0	0

DC/2015/01174 - Old Hereford Road, Abergavenny



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2016 Arolwg Ordnans 100023415 © Crown copyright and database rights 2016 Ordnance Survey 100023415	
	Drawn by Edge.J	Scale 1:1000	Date 2/23/2016			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	File Pathname / Project / Drawing No.					

**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Abergavenny
Ward	Lansdown
Site Address	The Hill Pen-Y-Pound Abergavenny NP7 7RP
LPA Reference	DC/2015/01585
Grid Reference	Easting 329 564 Northing 215403
Market Type (Private, Public, RSL)	Private – 33 units Public – 12 units
Owner	Coleg Gwent
Developer	Edenstone Homes Ltd
Agent	RPS Group PLC Park House Greyfriars Road Cardiff CF10 3AF
Landowner / developer intentions	
Description of Development	Conversion of original house to 6 apartments; conversion of coach house, garden cottage and stables into separate residential units. Demolition of 1970's extension block, erection of 36 new build residential units (including 10 affordable retirement apartments and 2 affordable retirement bungalows).

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	11.10.2016	11.10.2021	DC/2015/01585

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Dwr Cymru-Welsh Water – No objection subject to conditions and advisory notes
Access / Highways	MCC Highways – No objection. Main part of access

Comment	road to be adopted
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	An ecological objection was offered for the scheme based on insufficient assessment of impacts of development on habitats and species and loss of woodland habitat. As such an Ecological Impact Assessment (EclA) has been submitted to support the application. Forecast completions provided by Edenstone Homes.

Site Size / Capacity:

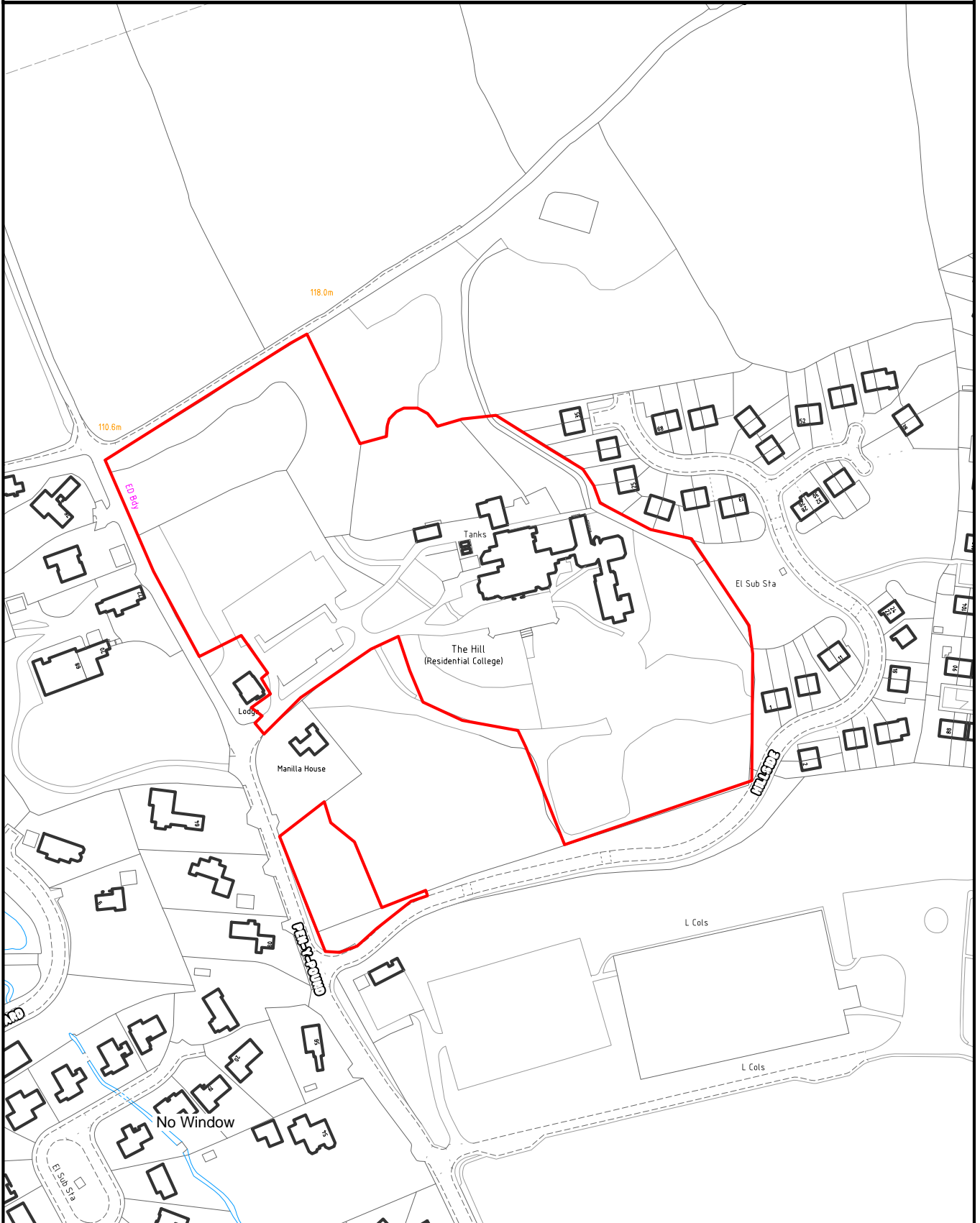
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
3.95		11.4	25	20	0	0	0

Categorisation:

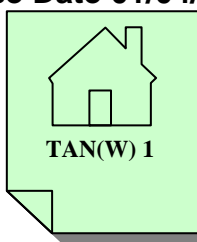
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
45	0	0	45	0	45	0	0

DC/2015/01585 - The Hill, Abergavenny



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2017 Arolwg Ordnans 100023415 © Crown copyright and database rights 2017 Ordnance Survey 100023415	
	Drawn by Edge.J	Scale 1:2500	Date 4/7/2017			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	File Pathname / Project / Drawing No.					

**Amended Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Abergavenny
Ward	Castle
Site Address	Coed Glas
LPA Reference	DC/2015/01587
Grid Reference	Easting 330539 Northing 214089
Market Type (Private, Public, RSL)	Private – 33 units Public – 18 units
Owner	Monmouthshire County Council
Developer	Now Your Home
Agent	Asbri Planning Ltd Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS
Landowner / developer intentions	Planning application approved for demolition of the existing buildings, and re-development of the site to include 51 residential dwellings, and associated works.
Description of Development	Site allocated in LDP for residential development

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	03.11.2016	03.11.2021	DC/2015/01587
			LDP Alloc – SAH9

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	There are a number of mature trees on the site that will need to be taken into account in any development proposal.

Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	

Site Size / Capacity:

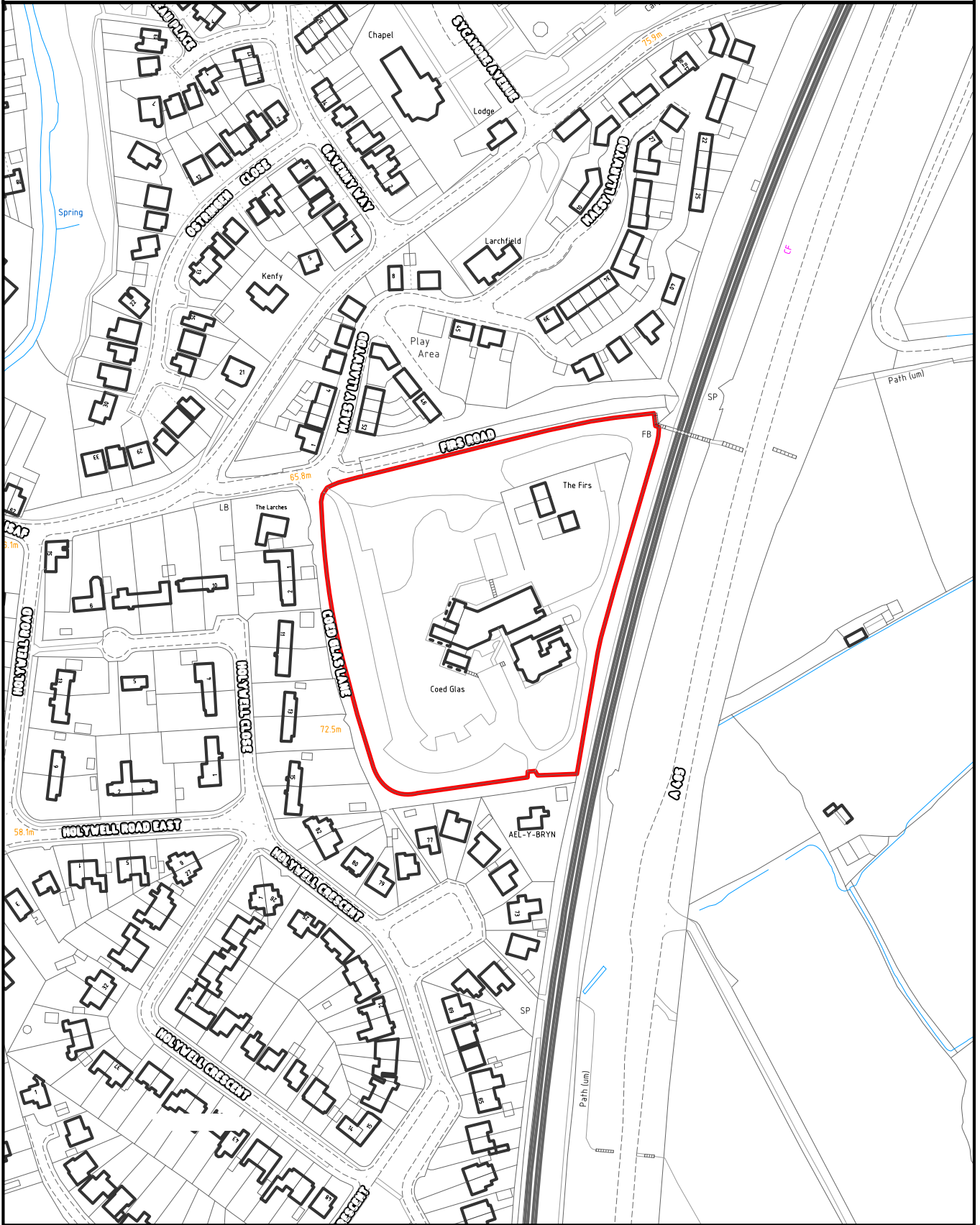
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
1.9		26.8	10	20	21	0	0

Categorisation:

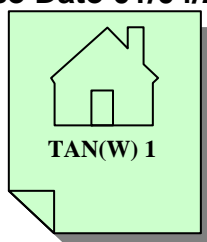
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
51	0	0	51	0	51	0	0

DC/2015/01587 - Coed Glas, Abergavenny



	Details JHLA Site Plan		Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415	
	Drawn by edge.j	Scale 1:2500	Date 4/14/2015		Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	File Pathname / Project / Drawing No.				

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Abergavenny
Ward	Mardy
Site Address	Deri Farm
LPA Reference	DC/2014/01360
Grid Reference	Easting 330819 Northing 216266
Market Type (Private, Public, RSL)	Estimated will deliver in the region of 250 units of which 20% will be affordable.
Owner	
Developer	Persimmon Homes East Wales Llantrisant Business Park Llantrisant Rhondda Cynon Taff CF72 8YP
Agent	
Landowner / developer intentions	Persimmon Homes have submitted a planning application on the site, DC/2014/01360, for the construction of 250 residential units with associated demolition and infrastructure works. The site has been assessed by the District Valuer and a position agreed. It is intended to take the application to the June 2017 Planning Committee.
Description of Development	Site allocated for residential development in LDP. Development to be phased so can commence as soon as planning granted (and S106 signed) rather than have to wait for pylons to be undergrounded.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	Not decided		DC/2014/01360
			LDP Alloc – SAH1

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Dwr Cymru Welsh Water have advised that the development of this site should not be released until after 1 April 2014 to enable completion of the improvement works to the Waste Water Treatment
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	Works at Llanfoist.
Access / Highways Comment	A Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for any necessary sustainable travel contributions to mitigate any adverse implications for the highway network linking the site to the centre of Abergavenny.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	A Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for the removal of the existing electricity pylons on and adjacent to the site and under grounding of the associated overhead electricity cables.
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	Provision to be made in any detailed scheme for a strong landscape buffer along the northern edge of the site in order to minimise the impacts of the development on the landscape character of the adjoining Brecon Beacons National Park. Forecast completions provided by Persimmon Homes.

Site Size / Capacity:

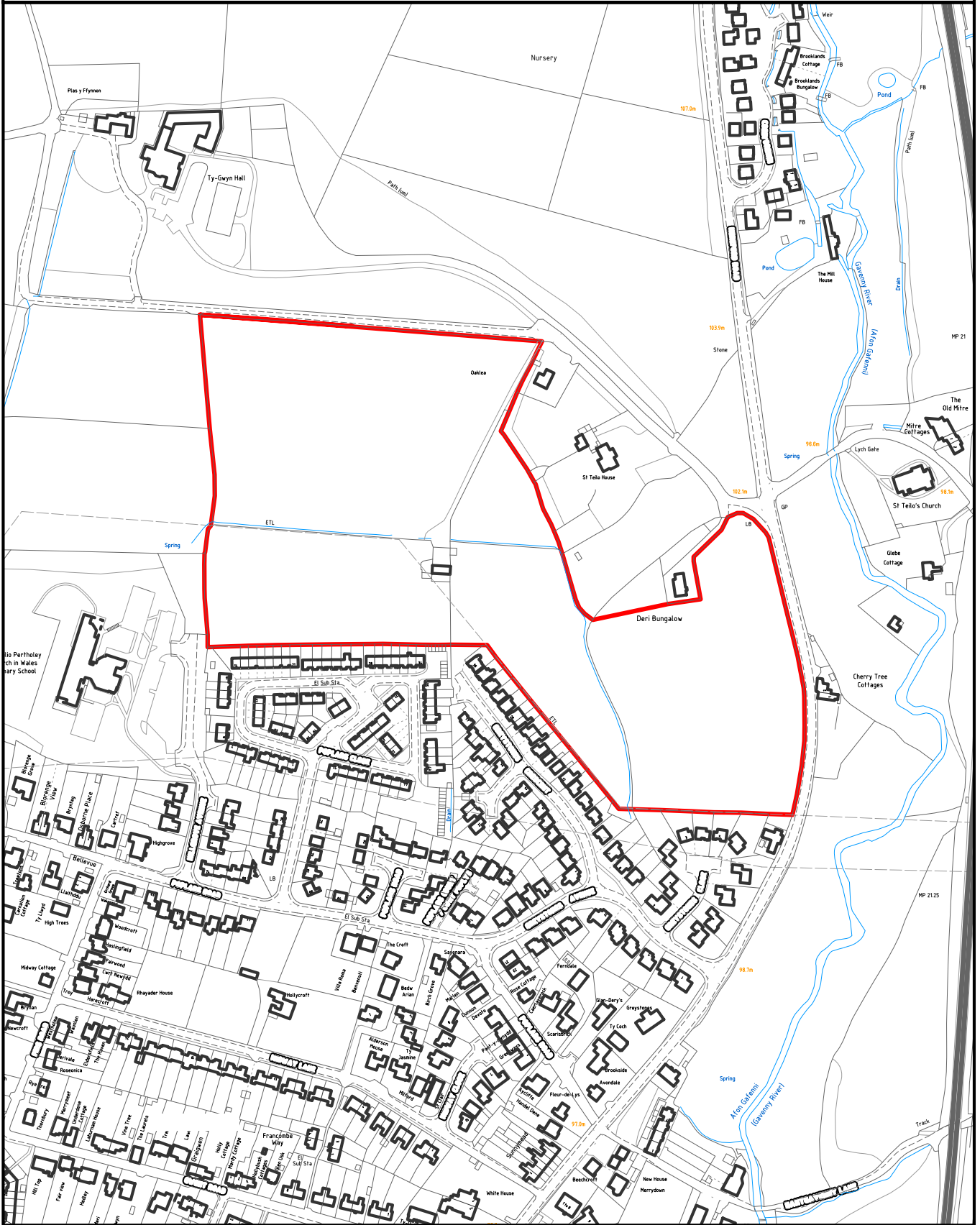
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
8.7		28.7	32	50	50	50	50

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
250	0	0	250	0	232	0	18

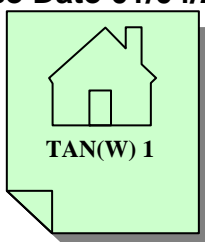
LDP Allocation SAH1 - Deri Farm, Abergavenny



	Details JHLA Site Plan			Rev No.		© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by edge.j	Scale 1:4000	Date 4/14/2015			
	File Pathname / Project / Drawing No.					



**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Caldicot
Ward	West End
Site Address	Former West End School Masefield Road Caldicot NP26 4JY
LPA Reference	DC/2013/01034
Grid Reference	Easting 347349 Northing 187927
Market Type (Private, Public, RSL)	RSL
Owner	
Developer	Monmouthshire Housing Association Nant y Pia House Mamhilad Technology Park Mamhilad NP4 0JJ
Agent	Asbri Planning Ltd 1st Floor Westview House Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS
Landowner / developer intentions	
Description of Development	Demolition of former school, construction of 17 no. residential units and associated works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	05/11/2014	05/11/2019	DC/2013/01034

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	No problems are envisaged with the capacity of the Waste Water Treatment Works
--	---

Access / Highways Comment	No objections subject to planning conditions.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2014/15
Other	

Site Size / Capacity:

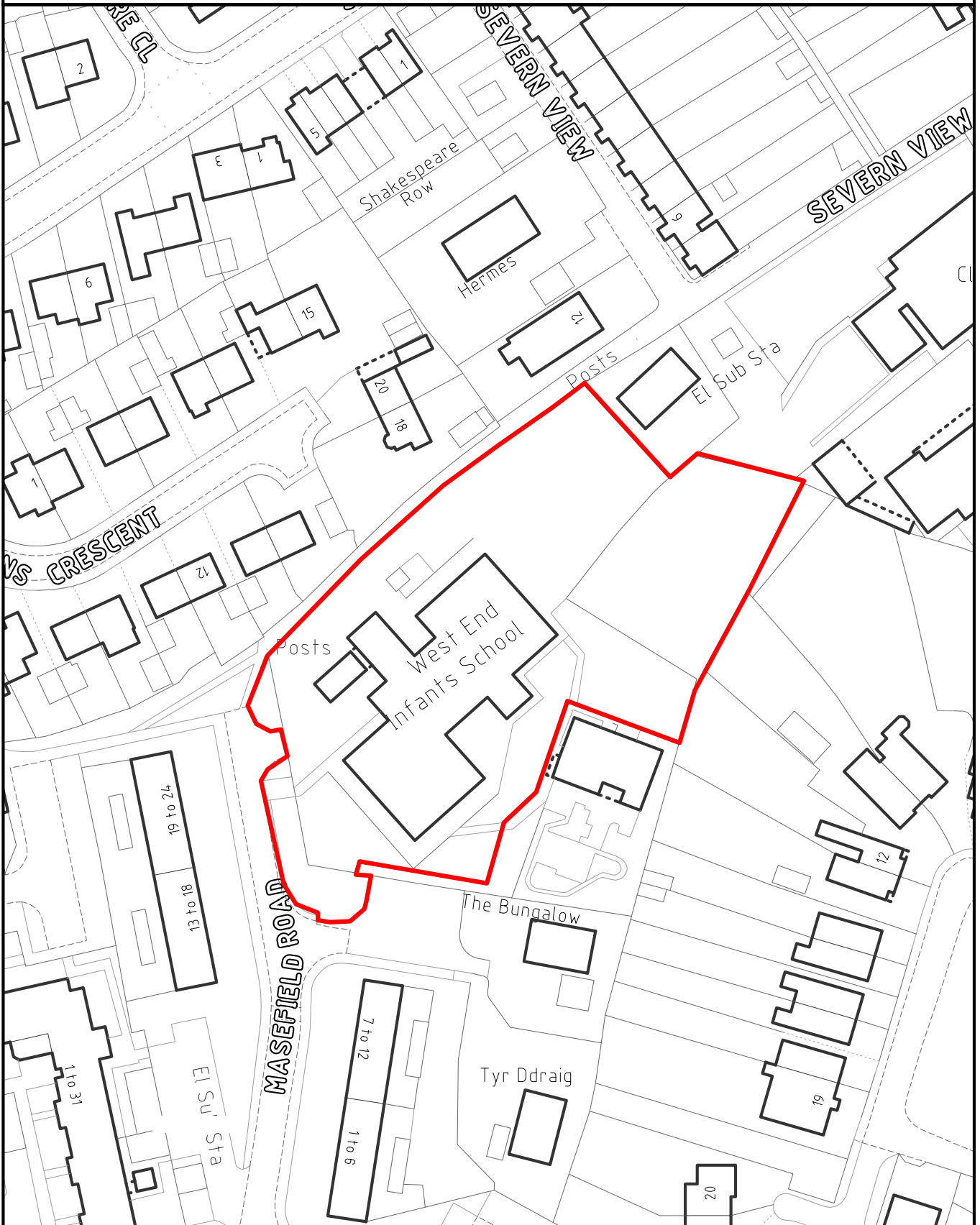
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.52		33	0	0	0	0	0

Categorisation:

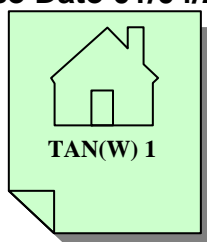
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
17	9	8	0	0	0	0	0

DC/2013/01034 - Former West End School, Caldicot



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415	
	Drawn by Edge.J	Scale 1:1000	Date 4/15/2015			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	File Pathname / Project / Drawing No.					

**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Caldicot
Ward	Dewstow
Site Address	Brookside Neddern Way Caldicot NP26 4RJ
LPA Reference	DC/2016/01453
Grid Reference	Easting 347745 Northing 189062
Market Type (Private, Public, RSL)	RSL
Owner	
Developer	Monmouthshire Housing Association
Agent	LRM Planning Ltd 22 Cathedral Road Cardiff CF11 9LJ
Landowner / developer intentions	
Description of Development	Demolition of existing structures on site, construction of 25 new dwellings and associated works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	06.04.2017	06.04.2022	DC/2016/01453
Full	07.02.2017 – approved subject to S106 Agreement	07.02.2022	DC/2016/01453

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Dwr Cymru Welsh Water (DCWW) – Condition requested for drainage strategy to be approved prior to works commencing
Access / Highways	MCC Highways Officer - No Objections. There are no

Comment	highway grounds to sustain an objection to the application subject to conditions
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	

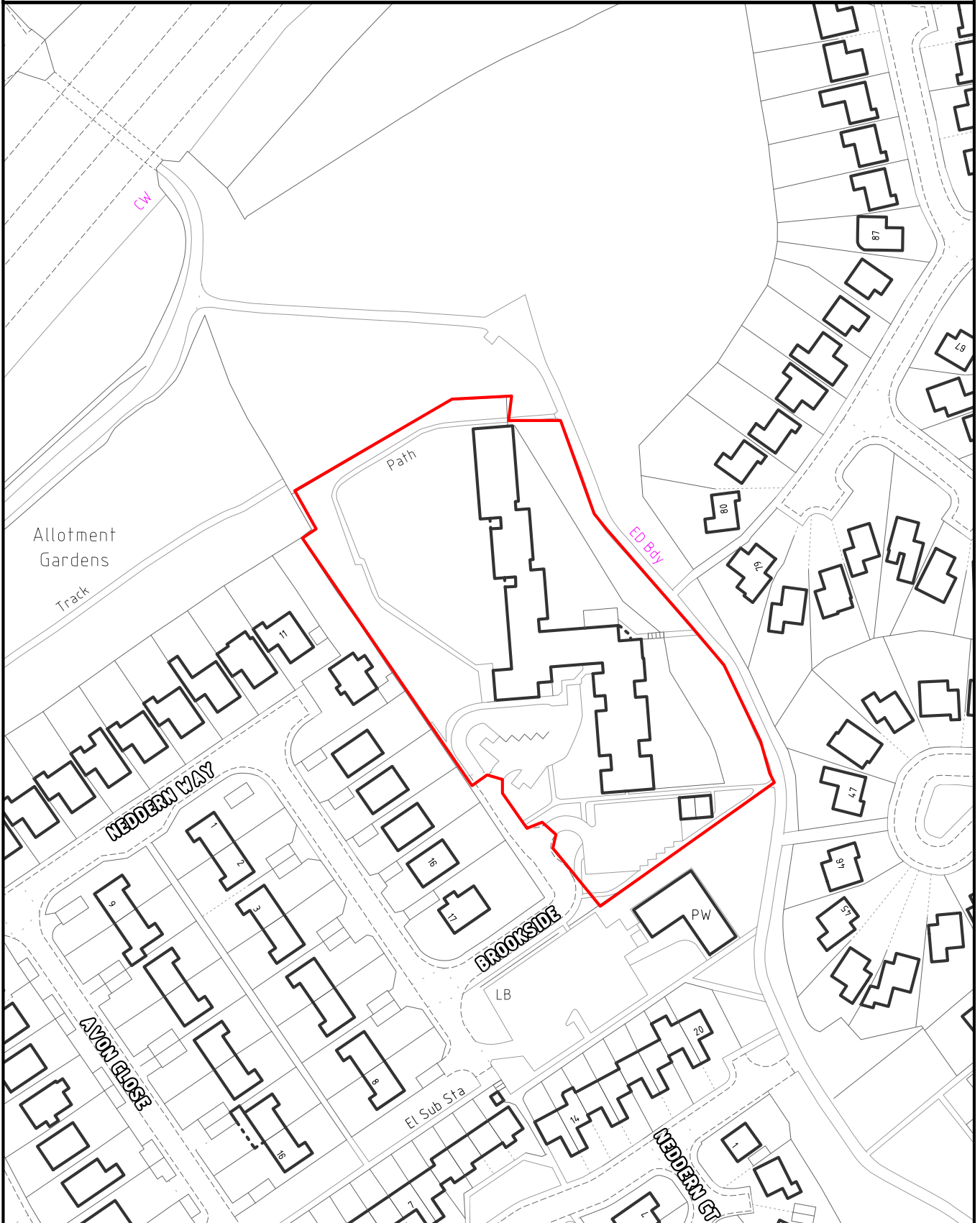
Site Size / Capacity:


Forecast Completions:

Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.97		25.8	10	15	0	0	0

Categorisation:

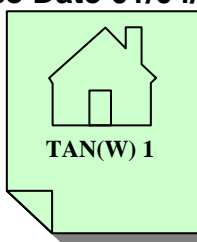
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
25	0	0	25	0	25	0	0



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	File Pathname / Project / Drawing No.				



**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Chepstow
Ward	St Marys
Site Address	Osborn International Lower Church Street Chepstow NP16 5HJ
LPA Reference	DC/2009/00910
Grid Reference	Easting 353753 Northing 194109
Market Type (Private, Public, RSL)	Private – 135 dwellings Public – 34 dwellings
Owner	
Developer	Chepstow Properties Ltd
Agent	Grass Roots Planning Ltd 11 Olveston Road Ashley Down Bristol BS7 9PB
Landowner / developer intentions	
Description of Development	Demolition of existing industrial buildings, furniture showroom and gas depot and the erection of 169 dwellings, B1 office space, an A3 cafe/restaurant, provision of public open space, parking and associated engineering works and infrastructure

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	12.09.11	12.09.16	DC/2009/00910
Approved subject to S106 – never signed			DC/2007/00800
Withdrawn			DC/2005/00590

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Mains sewer
Access / Highways Comment	No major concerns over increase in traffic over immediate highway network, existing traffic lights on junctions on A48 at capacity. S278 required for improvements.
Utilities / Services Comment	
Constraints Comment	Site lies within Zone C1, Environment Agency has no objection if measures detailed in the Flood Consequences Assessment are conditioned.
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2011/12
Other	In the past 12 months the large factory building has been demolished and construction begun on a block of 35 apartments. Forecast completions provided by project manager of the site.

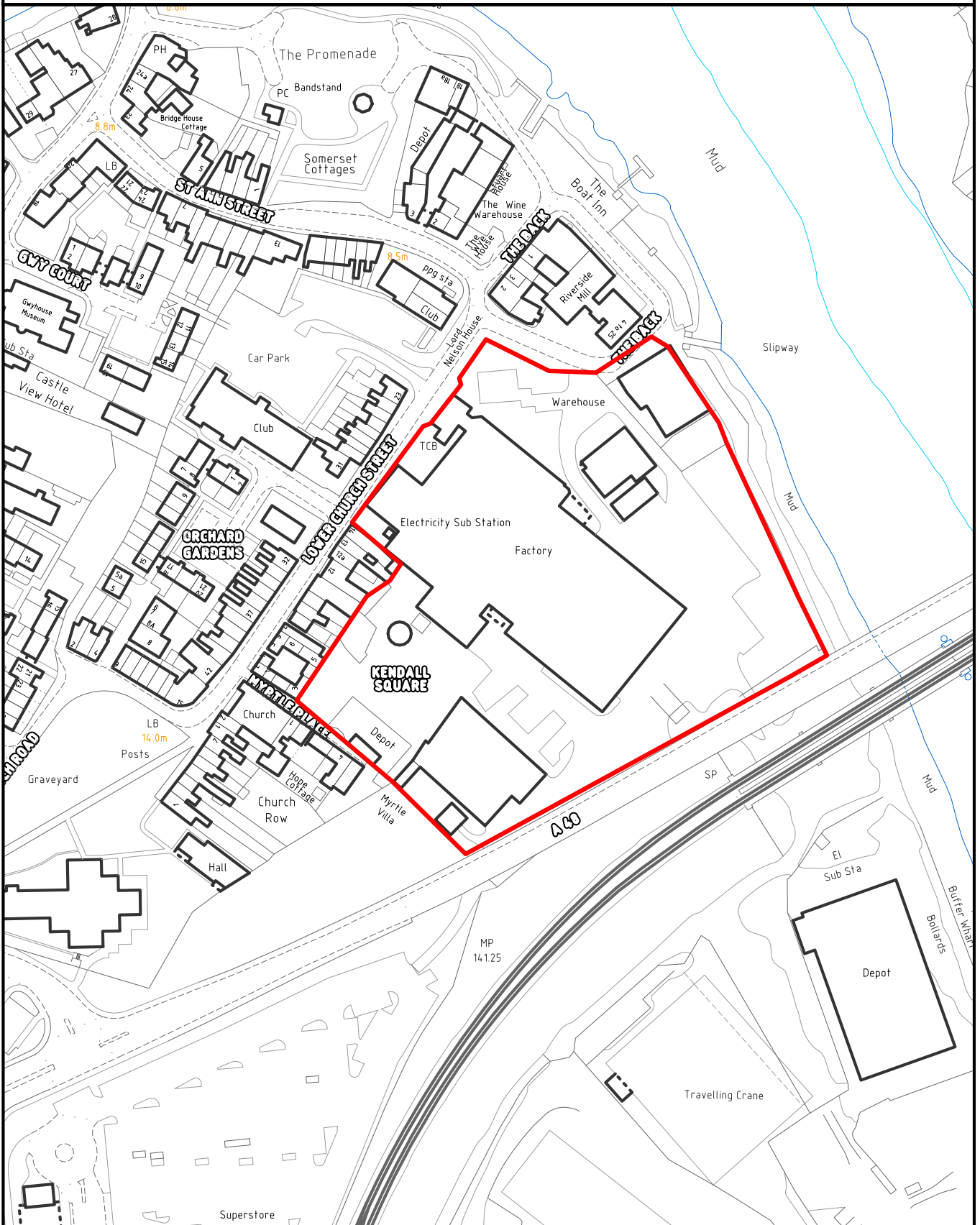
Site Size / Capacity:**Forecast Completions:**



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
2.4		70.4	45	30	30	30	29

Categorisation:

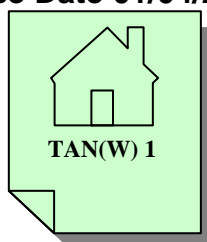
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
169	5	0	164	35	129	0	0

DC/2009/00910 - Osborn International, Chepstow



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	File Pathname / Project / Drawing No.				
				Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Chepstow
Ward	St Mary's
Site Address	Mabey Bridge Ltd Station Road Chepstow NP16 5YL
LPA Reference	DC/2014/01290
Grid Reference	Easting 353770 Northing 193570
Market Type (Private, Public, RSL)	Allocated in the LDP for in the region of 350 units of which 35% will be affordable.
Owner	Mabey Holdings
Developer	
Agent	Mr Tim Gent Savills 12 Windsor Place Cardiff CF10 3BY Email: tgent@savills.com Tel: 02920 368 914
Landowner / developer intentions	<p>Landowner has submitted an outline application for redevelopment of the site to provide up to 450 residential units, offices, workshops, commercial and leisure facilities, including the change of use of Brunel House. A network of open spaces, footpaths, highway infrastructure, new services and infrastructure, creation of a new treatment/amenity wetlands and drainage channels, ecological mitigation and enhancement works. Alterations to the highway network and other ancillary works.</p> <p>An Environmental Impact Assessment was submitted with this application.</p>
Description of Development	Allocated for a mixed use residential and employment development, provision made within the site for 3ha of serviced land for industrial and business development (Class B1)

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Outline	Not yet determined		DC/2014/01290
			LDP Alloc – SAH3

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	The proposal is to be accompanied by a Surface Water Management Plan that considers both the construction and operation of proposed development.
Access / Highways Comment	<p>The application should demonstrate that traffic flows can be satisfactorily accommodated and air quality standards met in relation to the highway network leading to the site. A Section 106 Agreement, in addition to standard requirements, to include provision for any necessary off-site highway works to ensure that this is achieved.</p> <p>The Section 106 Agreement to include provision for any necessary off-site works to improve pedestrian access to and from the site, particularly in relation to the Chepstow town centre, and to assist in taking advantage of other opportunities for sustainable transport in relation to the proximity of the adjoining Chepstow railway station.</p> <p>The Section 106 Agreement to make provision for a riverside walkway and cycling track, subject to compliance with criteria in the allocation policy.</p>
Utilities / Services Comment	
Constraints Comment	<p>No highly vulnerable development shall take place in those parts of the site that are within the designated C2 flood zone. No other development shall take place in those parts of the site that are within the designated C2 flood zone unless a flood consequences assessment has been carried out that demonstrates that the consequences of flooding in these areas are acceptable.</p> <p>Project level HRA to satisfactorily demonstrate that appropriate mitigation can be taken during construction and operation of the scheme to avoid adverse effects (either direct or indirect) on the integrity of the River Wye SAC.</p> <p>The proposal to include a buffer strip of undeveloped land between the River Wye SAC and any</p>

	development. The exact size and position of the buffer strip in relation to the development and SAC to be determined through the detailed project level HRA and in consultation with NRW.
Capital Works Comment	Provision to be made within the site for 3 hectares of serviced land for industrial and business development (Class B1 of the Town and Country Planning (Use Classes) Order), unless it can be demonstrated that a reduced area would be appropriate by means of an equivalent amount of other employment and wealth creating opportunities contributing to sustainable economic growth being provided within the development proposals.
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	<p>Whilst the Welsh Government have taken a considerable amount of time to consider the air quality and highways issues connected to the site, their report is now available on the Welsh Government's website. Deemed no issues with air quality on the A48, with the focus on junction improvements at Station Road to accommodate the whole scheme. Hydraulic modelling has been completed, and whilst there are site contamination issues required remediation works are not substantial and can be undertaken as one contract so will not affect sales of the first phase of development.</p> <p>It is intended to take the application to the 25 April 2017 Planning Committee.</p> <p>The agent for the site, Savills, state in their report that they are expecting 6 development phases. They assume 6 months site preparation, 4 house build phases of 66 months in total with sales starting in month 12 and a final phase of commercial property disposals (100 units per phase). As the current site schedule is still based on the number of dwellings in the LDP the forecast completions have been calculated at a lower rate.</p>

Site Size / Capacity:

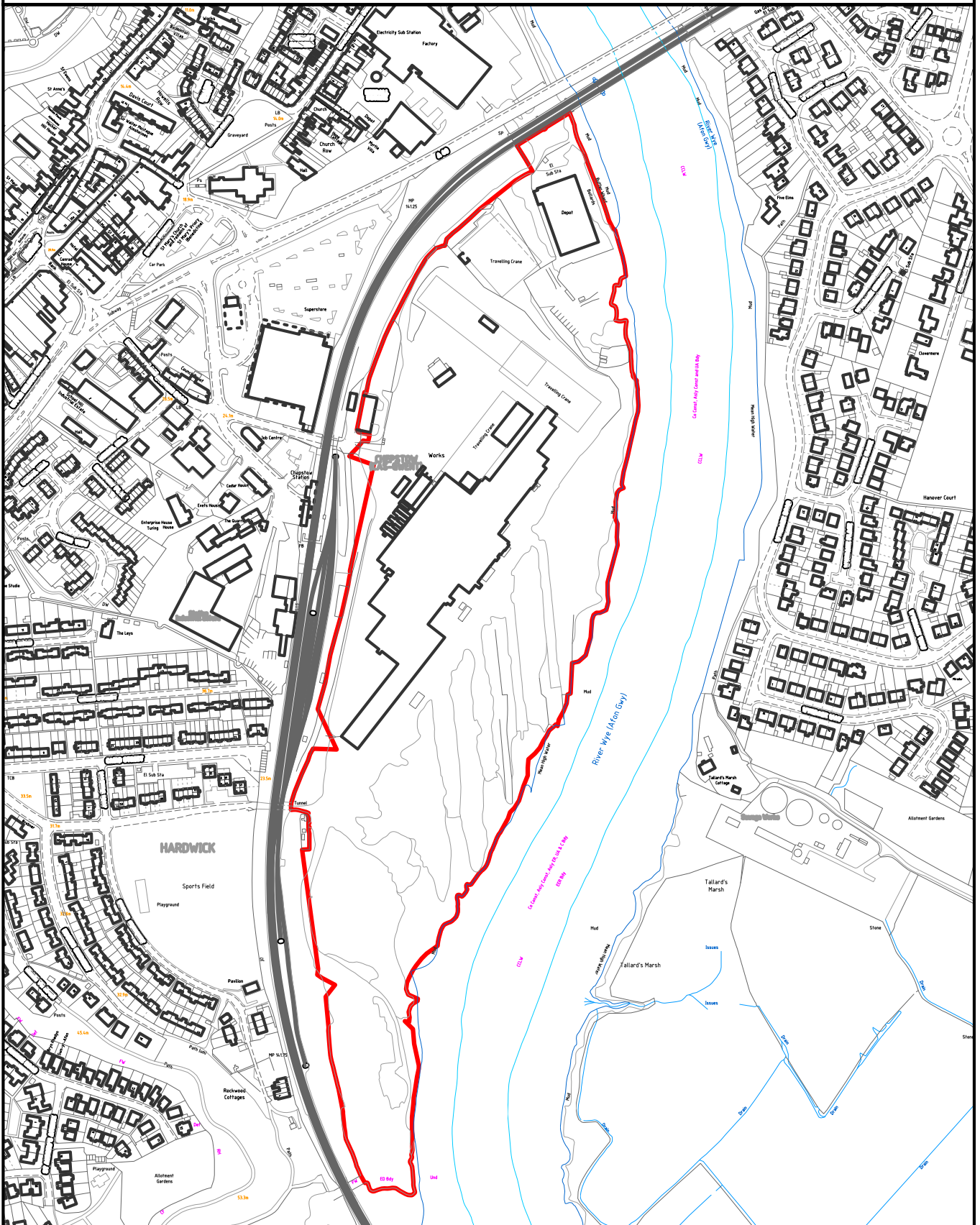
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
9.5		36.8	0	35	75	75	75

Categorisation:

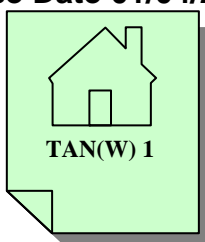
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
350	0	0	350	0	260	0	90

LDP Allocation SAH3 - Fairfield Mabe, Chepstow



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	File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Llanellen
Ward	Llanfoist Fawr
Site Address	Llanellen Court Farm Llanellen Abergavenny NP7 HT
LPA Reference	DC/2015/00474
Grid Reference	Easting 330207 Northing 210385
Market Type (Private, Public, RSL)	Private
Owner	Morspan Holdings Ltd
Developer	
Agent	Buckle Chamberlain Partnership Mill House Llancayo Court Llancayo Usk NP15 1HY
Landowner / developer intentions	Original application submitted for the development of 14 close care apartments together with a warden apartment. Latest application is approved for 14 apartments for those over 55 years in age.
Description of Development	Proposed conversion of redundant agricultural building into a mix of one and two bedroom apartments.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	15.05.2015	15.05.2020	DC/2015/00474
Full			DC/2010/00981

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Welsh Water made no comments as a private means of foul drainage is proposed
Access / Highways	

Comment	
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2015/16
Other	

Site Size / Capacity:

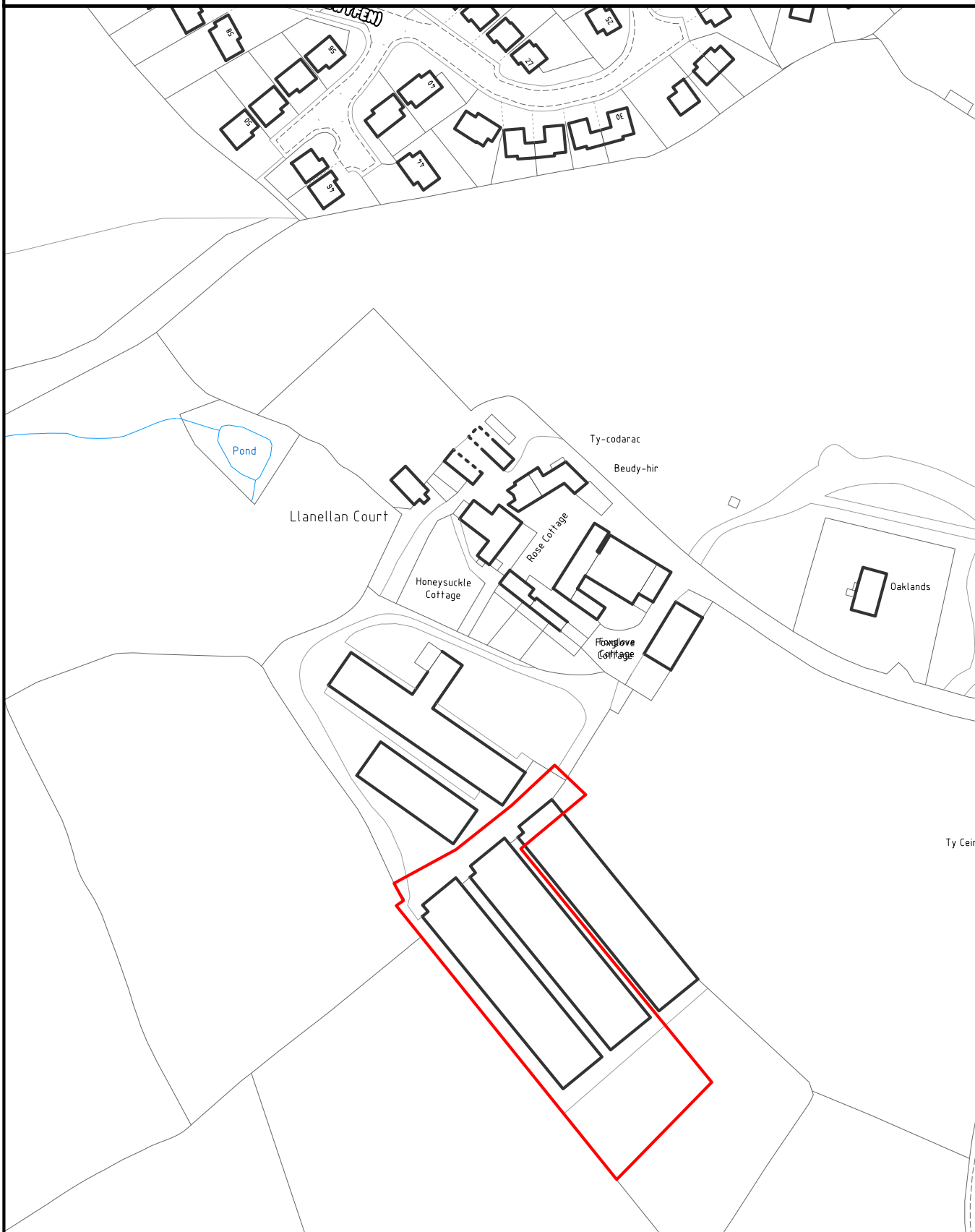
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.7		20	14	0	0	0	0

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
14	0	0	14	14	0	0	0

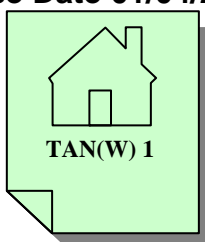
DC/2015/00474 - Llanellen Court Farm, Llanellen



	Details JHLA Site Plan			Rev		© Hawffraint y Goron a hawliau cronfa ddata 2016 Arolwg Ordnans 100023415 © Crown copyright and database rights 2016 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by Edge.J	Scale 1:2000	Date 4/5/2016	No.		
	File Pathname / Project / Drawing No.					



**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Llanfoist
Ward	Llanfoist Fawr
Site Address	Westgate Land off Merthyr Road Llanfoist
LPA Reference	DC/2013/00266
Grid Reference	Easting 329244 Northing 213262
Market Type (Private, Public, RSL)	Private – 52 units Public – 13 units
Owner	
Developer	Charles Church East Wales and Johnsey Estates UK Ltd
Agent	RPS Planning and Development Park House Greyfriars Road Cardiff CF10 3AF
Landowner / developer intentions	
Description of Development	Residential development of 65 dwellings.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Amendment	14/05/2015	14/05/2020	DC/2014/00663
Reserved Matters	05/09/2013	05/09/2018	DC/2013/00266
Outline	14/10/2010	14/10/2013	DC/2008/00818

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Dwr Cymru Welsh Water – no objection to development subject to certain conditions.
Access / Highways Comment	No objections.
Utilities / Services Comment	

Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2010/11
Other	

Site Size / Capacity:

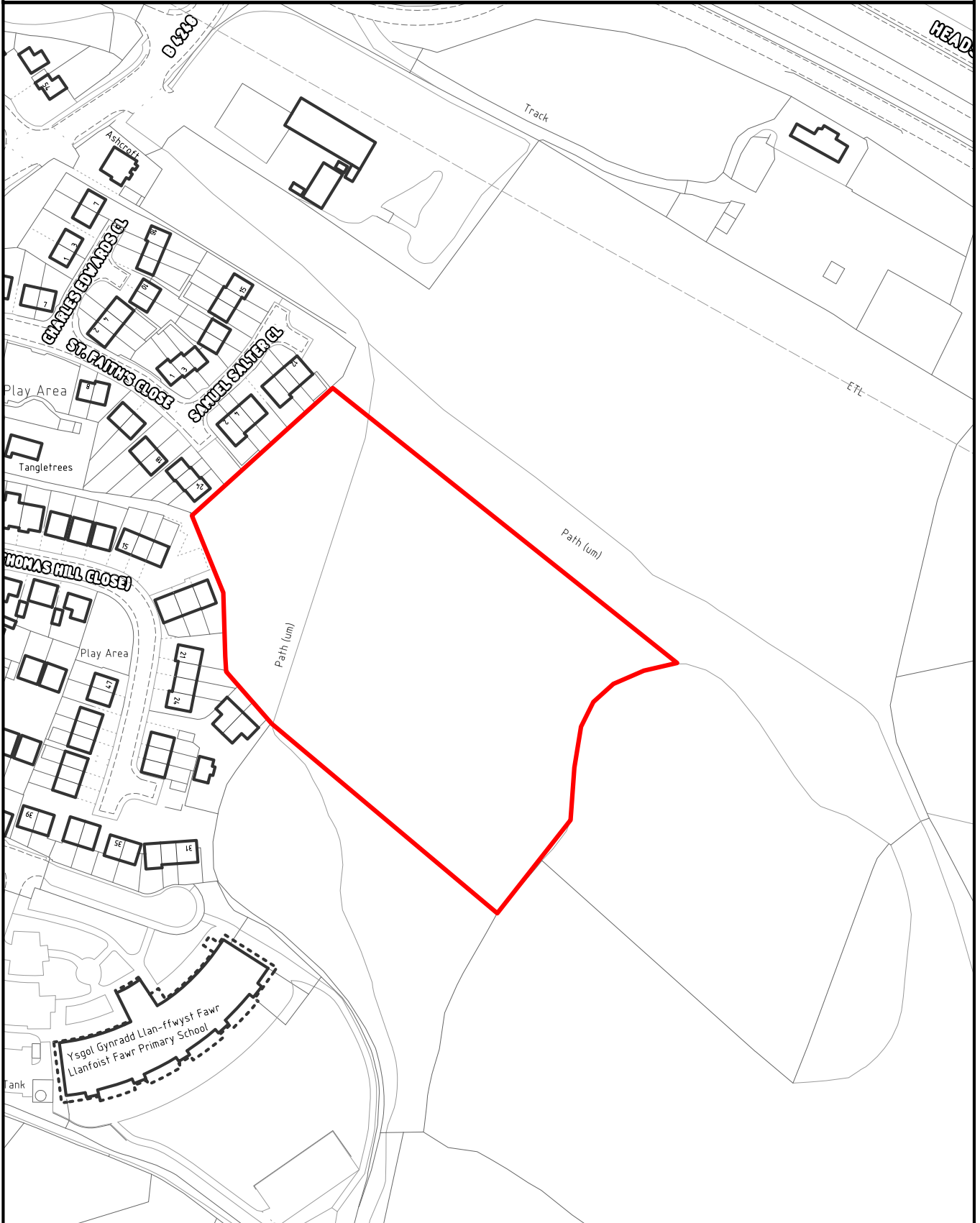
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
1.44		45	0	0	0	0	0

Categorisation:

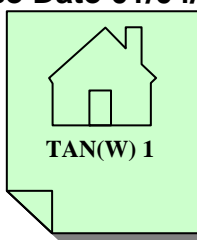
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
65	37	28	0	0	0	0	0

DC/2014/00663 - Westgate, Land off Merthyr Road, Llanfoist



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415	
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	File Pathname / Project / Drawing No.					

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Llanfoist
Ward	Llanfoist Fawr
Site Address	Gavenny Gate Former Coopers Filters Site Merthyr Road Llanfoist NP7 9LZ
LPA Reference	DC/2015/00090
Grid Reference	Easting 329358 Northing 213566
Market Type (Private, Public, RSL)	Private – 69 units Public – 16 units
Owner	
Developer	David Wilson Homes Oakhouse Village Way Tongwynlais Cardiff CF15 7NE
Agent	Asbri Planning Ltd 1st Floor Westview House Unit 6 Oaktree Court Mulberry Drive Cardiff Gate Business Park Cardiff CF23 8RS
Landowner / developer intentions	
Description of Development	Erect 80 dwellings which are a mix of 2-5 bedroom homes and 2 bedroom apartments along with associated infrastructure, external works and landscaping. Amendment - Re-plan 16 residential units (-11 units from approved application and +16 3-4 bed units) with associated external works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Amendment	04.06.15	04.06.20	DC/2015/00090
Reserved Matters	02.04.14	02.04.19	DC/2013/00860
Outline	21.05.13	21.05.16	DC/2012/00810

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	It is considered that the existing access to the site can easily support the proposal as the traffic movements would be significantly less than that for the extant permission for commercial activity that exists on the site.
Utilities / Services Comment	
Constraints Comment	The former land use at the whole site was of an industrial nature and has resulted in land and ground water contamination. Site investigation work and remediation has been undertaken on the site
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	

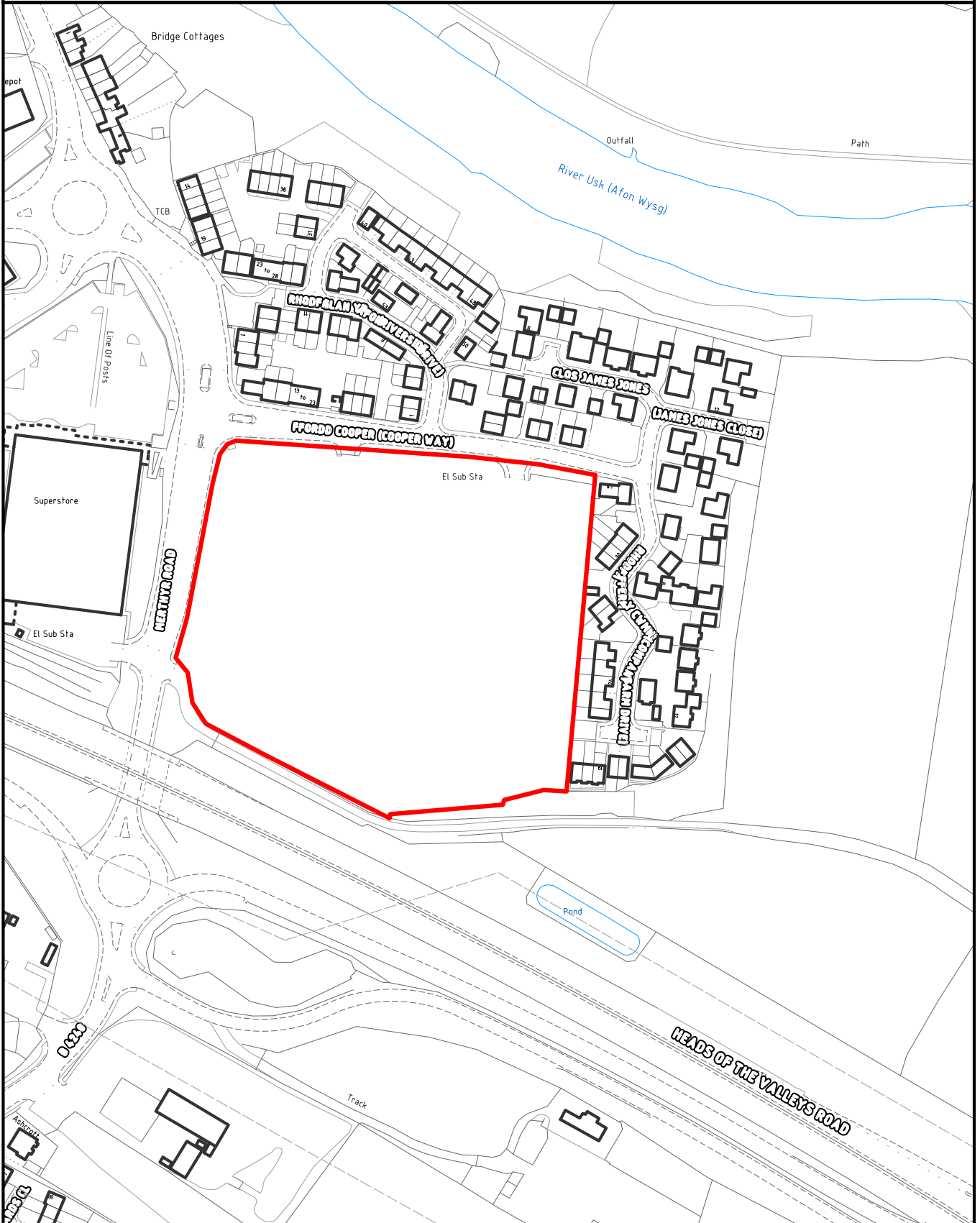
Site Size / Capacity:**Forecast Completions:**



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
2.76		31	13	0	0	0	0

Categorisation:

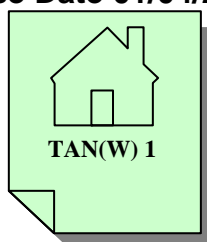
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
85	49	23	13	13	0	0	0

DC/2015/00090 - Gavenny Gate, Llanfoist



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	File Pathname / Project / Drawing No.				

**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Llanfoist
Ward	Llanfoist Fawr
Site Address	Land at Grove Farm (Off Gypsy Lane) Llanfoist NP7 9FF
LPA Reference	DC/2016/00880
Grid Reference	Easting 329045 Northing 212947
Market Type (Private, Public, RSL)	Up to 115 dwellings of which 35% to be affordable
Owner	Mr Ben Jones
Developer	
Agent	Nathaniel Lichfield & Partners Ltd Helmont House Churchill Way Cardiff CF10 2HE
Landowner / developer intentions	
Description of Development	Development of up to 115 residential dwellings (C3), open space, landscaping, vehicular access off Gypsy Lane, pedestrian accesses and related infrastructure and engineering works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Outline	07.02.2017 – Approved subject to S106 Agreement		DC/2016/00880

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Dwr Cymru – Welsh Water (DCWW) – No objection subject to no dwelling being occupied until an agreed
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	foul drainage system has been constructed, completed and brought into use in accordance with an approved scheme.
Access / Highways Comment	MCC Highways – No objection. There will be no significant impact on the local highway network to the detriment of highway safety. Therefore, there are no highway grounds to sustain an objection to the application subject to conditions being applied to any grant of planning approval or included in a Section 106 Agreement.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	The site is crossed by a public sewer with known flooding incidents in the past. It is likely that this will need to be diverted to facilitate a new housing layout the assessment of which would need to be carefully considered by DCWW engineers.
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	The standard condition whereby there are normally three years in which the reserved matters are to be submitted following the grant of outline permission has been reduced to allow twelve months for submission of reserved matters. The reason for this is that the site, which is in open countryside and not a housing allocation in the adopted LDP, is only approved on the basis that it will help reduce the shortfall in the Council's five year housing land supply. For similar reasons the period in which the development must be commenced has been reduced from five years from the date of the outline permission to three years

Site Size / Capacity:

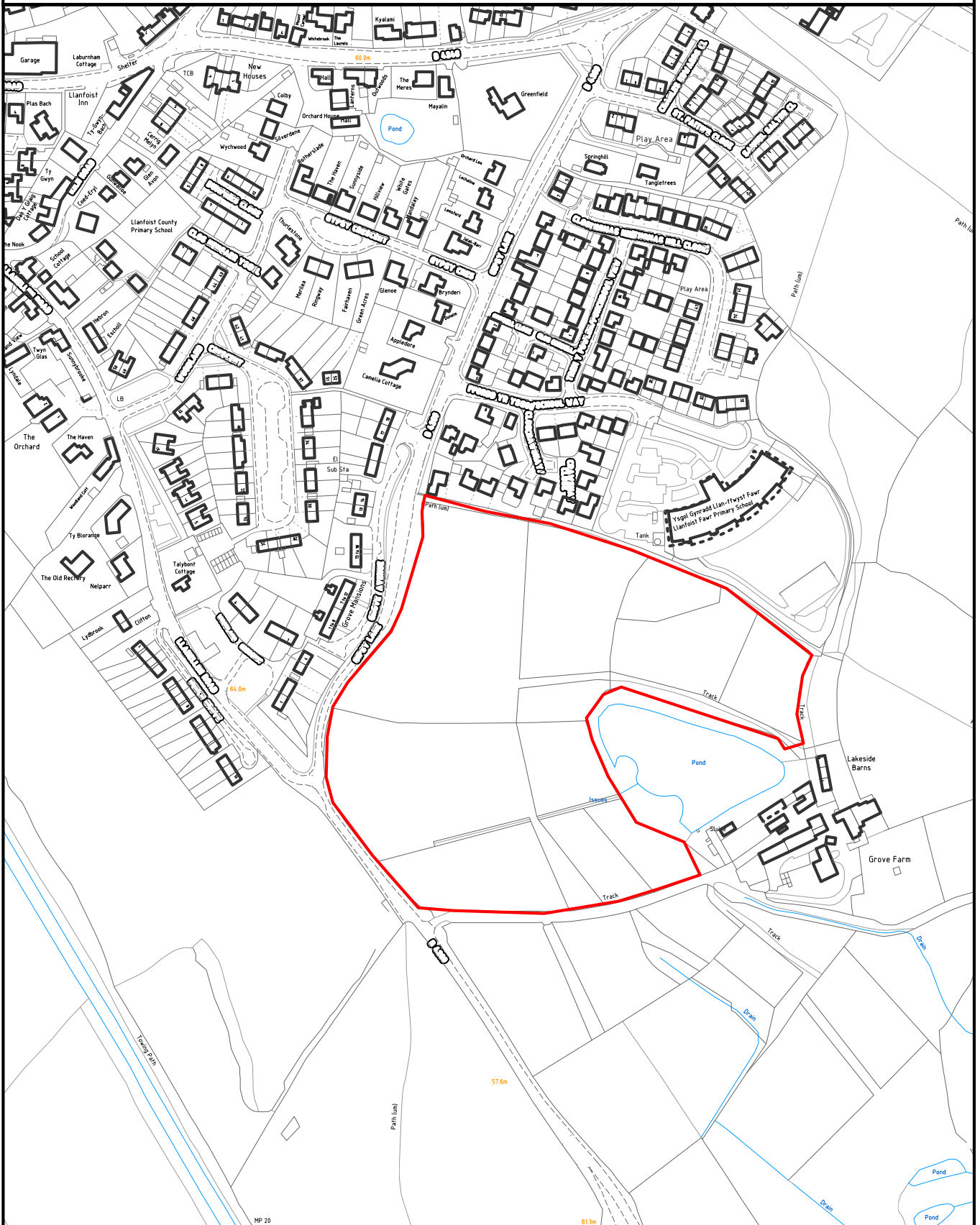
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
5.24		21.9	0	10	35	35	35

Categorisation:

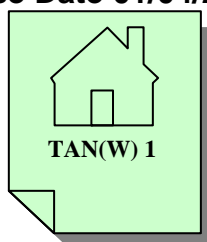
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
115	0	0	115	0	115	0	0

DC/2016/00880 (O/L) - Land at Grove Farm, Llanfoist



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**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Llanishen
Ward	Trellech United
Site Address	Site adjacent to the B4293 and Church Road, Llanishen
LPA Reference	DC/2016/00415(O/L)
Grid Reference	Easting 347816 Northing 203288
Market Type (Private, Public, RSL)	Private – 3 dwellings Public – 5 dwellings
Owner	
Developer	
Agent	Studio 4b Architects 4 Castle Parade Usk NP15 1AA
Landowner / developer intentions	
Description of Development	Outline planning consent for the construction of eight dwellings on allocated housing site SAH11 (ix)(a)

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Outline	16.11.2016 - approved subject to a S106 Agreement		DC/2016/00415
			LDP Alloc - SAH11(ix)(a)

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Welsh Water - no objections provided that surface water and land drainage are disposed of separately from foul water and that an 8 metre wide easement is left for the water main that crosses the site.
Access / Highways Comment	No objection - the applicant shall apply for permission prior to commencement of access works via

	Monmouthshire County Council Highways.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	

Site Size / Capacity:

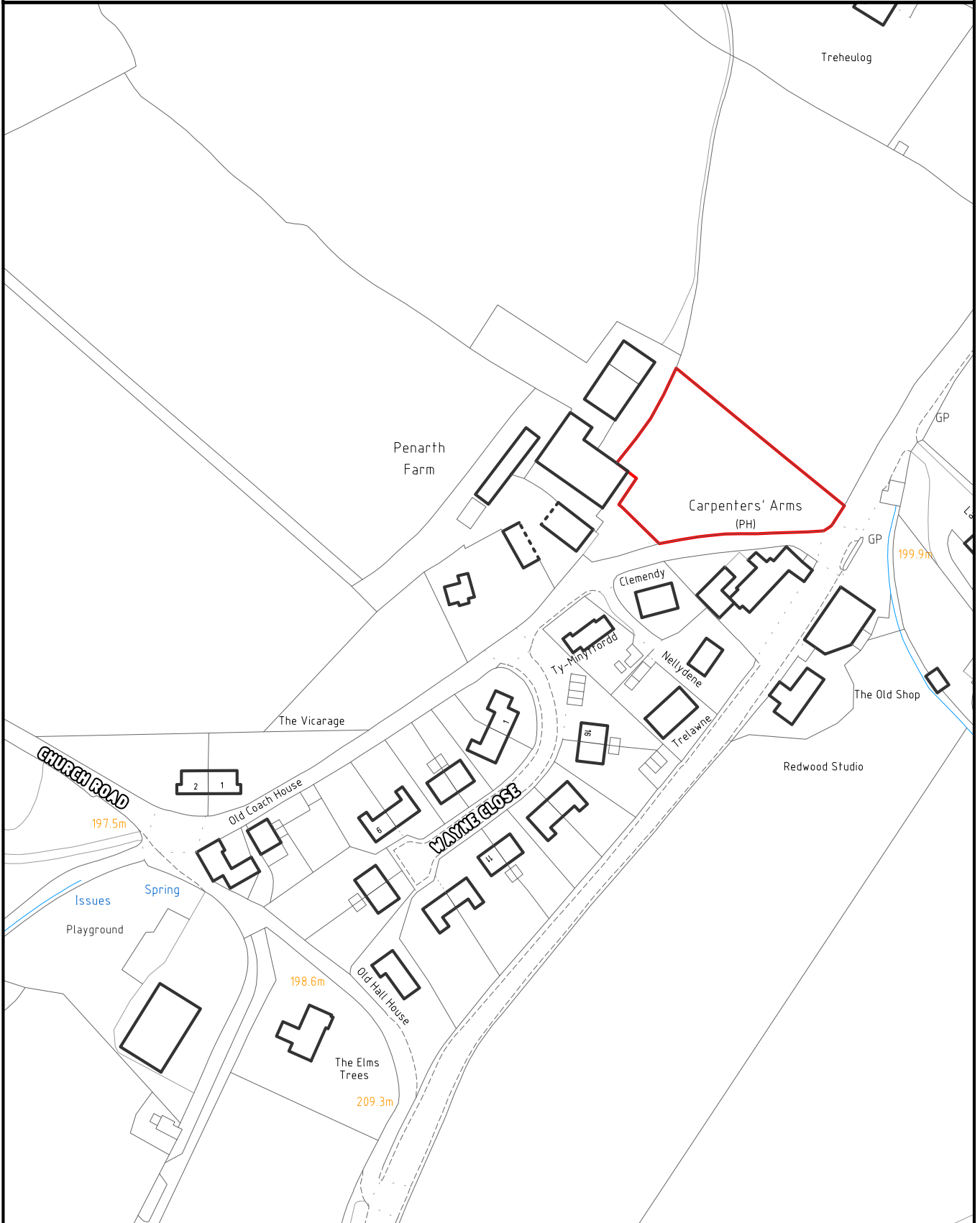
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.23		34.78	0	3	5	0	0

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
8	0	0	8	0	8	0	0

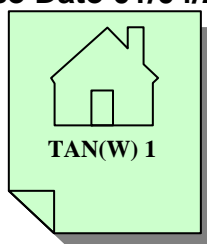
DC/2016/00415(O/L) - Land rear Carpenters Arms Llanishen



	Details JHLA Site Plan			Rev		© Hawffraint y Goron a hawliau cronfa ddata 2017 Arolwg Ordnans 100023415 © Crown copyright and database rights 2017 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by Edge.J	Scale 1:1750	Date 4/12/2017	No.		
	File Pathname / Project / Drawing No.					



**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Undy
Ward	The Elms
Site Address	Rockfield Farm
LPA Reference	SAH5
Grid Reference	Easting 343705 Northing 187663
Market Type (Private, Public, RSL)	Estimated will deliver circa. 266 units on current design of which 25% will be affordable. (Allocated in LDP for 270 units)
Owner	Monmouthshire County Council
Developer	To be selected
Agent	Savills (Gareth Carter) – Appointed June 2016
Landowner / developer intentions	Master plan and outline planning application has been submitted and will shortly be going to planning committee (anticipated June 2017).
Description of Development	Allocated in the LDP for mixed use residential and employment development. Provision within the site for 2 ha of serviced land for industrial and business development.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
			LDP Alloc – SAH5

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Hydraulic Modelling Assessments complete and drainage strategy outlined.
Access / Highways Comment	Updated Traffic Assessment completed. Assessment has determined the Magor/Undy by-pass is not required and that a local link road will be sufficient. The assessment has also taken account of the proposed new M4. Any land take for the new M4 route will also not affect either of the sites in Magor/Undy as the proposed route is north of the existing route. A section 106 Agreement is to be signed that will include provision for any necessary off-site highway

	improvements to the highway network.
Utilities / Services Comment	Mains services available in the area. Hydraulic modelling assessment for clean water has been undertaken and solution identified. A Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for making an enhanced financial contribution to community facilities in the Magor/Undy area.
Constraints Comment	The master plan for the development takes account of the SINC at the site. Archaeological investigation on site has uncovered an archaeological constraint of “regional importance” within one of the parcels. Mitigation is being undertaken to determine the extent of this constraint.
Capital Works Comment	A Section 106 Agreement to be signed that in addition to standard requirements includes provision within the site for 2 hectares of serviced land for industrial and business development (Class B1 of the TCP (Use Classes) Order).
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	

Site Size / Capacity:

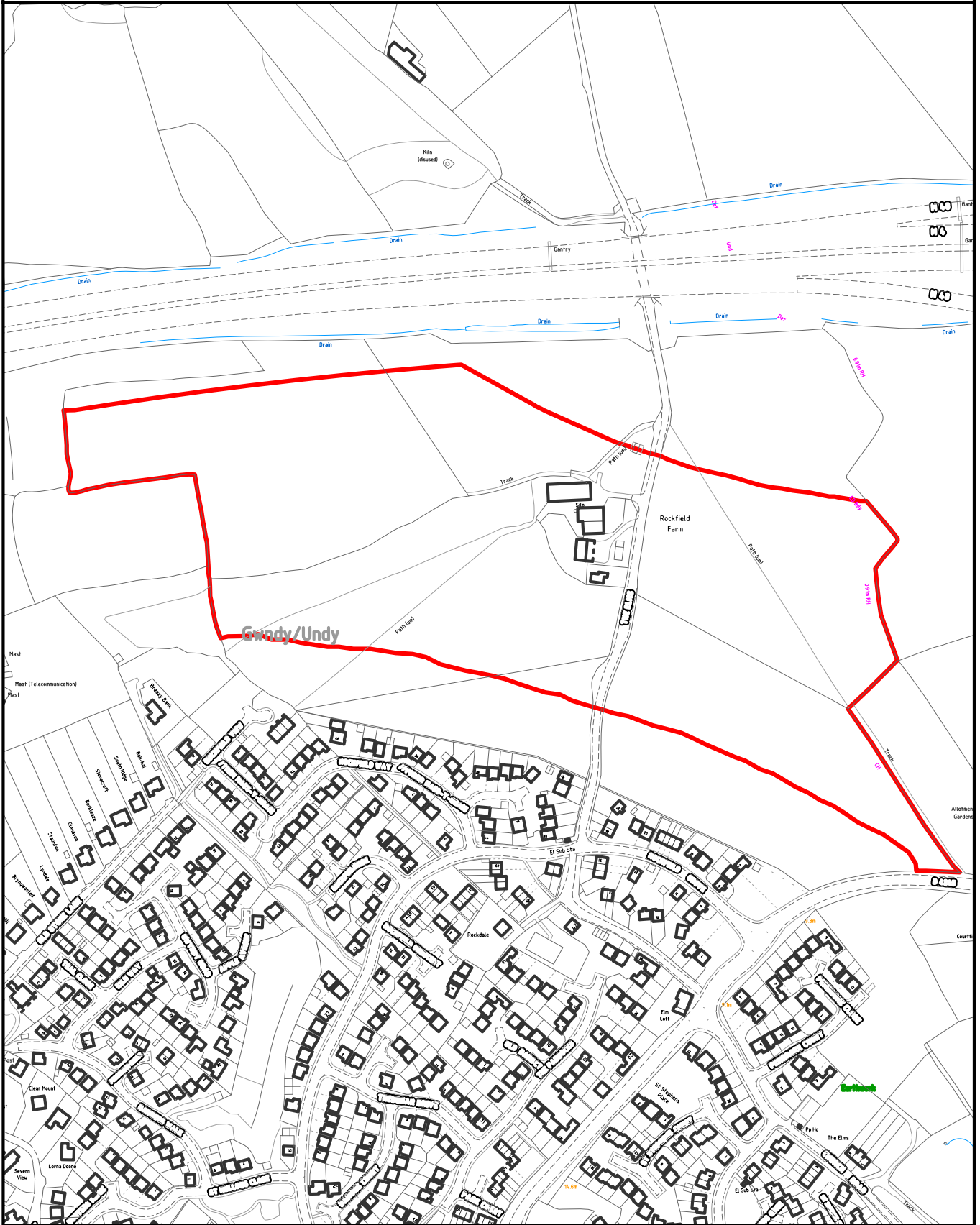
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
8.2		32.4	0	55	75	70	70

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
270	0	0	270	0	270	0	0

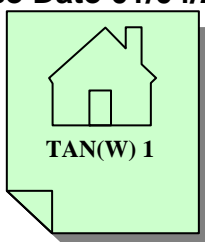
LDP Allocation SAH5 - Rockfield Farm, Undy



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by edge.j	Scale 1:4000	Date 4/14/2015		
	File Pathname / Project / Drawing No.				



**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Undy
Ward	The Elms
Site Address	Land at Vinegar Hill Undy
LPA Reference	SAH6
Grid Reference	Easting 343199 Northing 187653
Market Type (Private, Public, RSL)	Estimated will deliver in the region of 225 units of which 25% will be affordable.
Owner	
Developer	
Agent	
Landowner / developer intentions	
Description of Development	Allocated in LDP for residential development.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
			LDP Alloc – SAH6

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	<p>A Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for any necessary off-site highway improvements to the highway network through Magor/Undy.</p> <p>Whilst the access for part of the site does depend on the Rockfield Farm Site there is also access from the west for a large area of the site so can be commenced independently.</p>
Utilities / Services Comment	

Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	A Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for making an enhanced financial contribution to community facilities in the Magor/Undy area.

Site Size / Capacity:

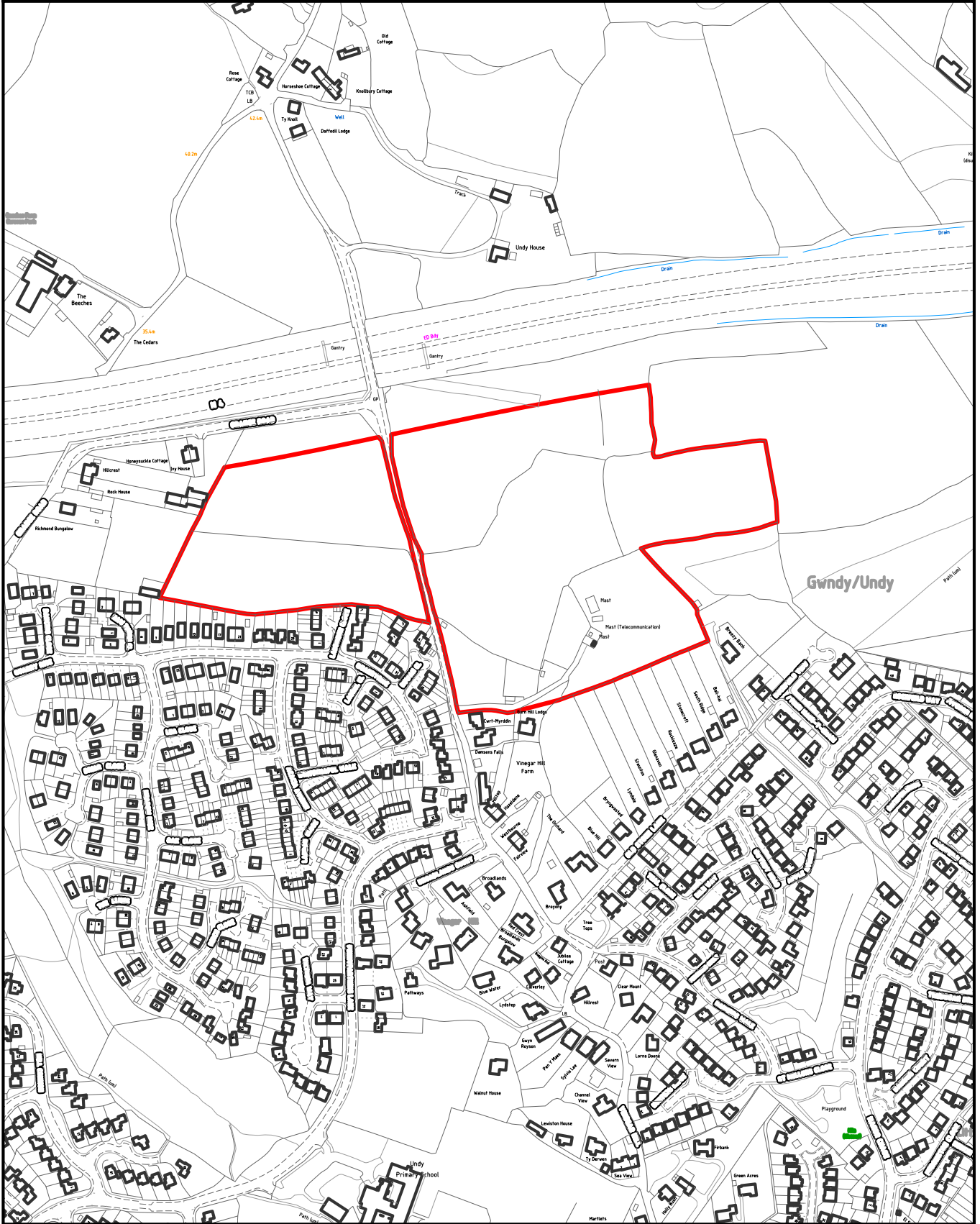
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
7.81		28.8	0	0	40	40	40

Categorisation:

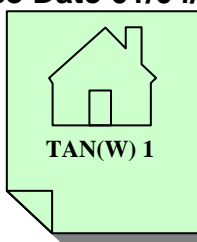
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
225	0	0	225	0	120	0	105

LDP Allocation SAH6 - Land at Vinegar Hill, Undy



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415
	Drawn by edge.j	Scale 1:4500	Date 4/14/2015	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.				

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Monmouth
Ward	Dixton with Osbaston
Site Address	Former Cottage Hospital Hereford Road Monmouth NP25 3PE
LPA Reference	DC/2011/00936
Grid Reference	Easting 350895 Northing 213442
Market Type (Private, Public, RSL)	Private
Owner	
Developer	Redcliffe Homes Ltd Holly House Chipping Sodbury Bristol
Agent	Asbri Planning 1st Floor Westview House Unit 6 Oak Tree Court Mulberry Drive Cardiff Gate Business Park Cardiff CF23 8RS
Landowner / developer intentions	Conditions of application have been fully discharged.
Description of Development	Demolition of single storey extension and the refurbishment and extension of existing building to provide 10 no apartments and the construction of 14 apartments and all associated works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	16/03/2012	16/03/2017	DC/2011/00936
Refused			DC/2010/00434

Dismissed at Appeal			DC/2007/01380
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Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Welsh Water – No adverse comments subject to suggested conditions being added to the consent. Environment Agency – No objections
Access / Highways Comment	No adverse comments to make regarding the proposed access or the proposed parking provision subject to conditions.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2011/12
Other	

Site Size / Capacity:

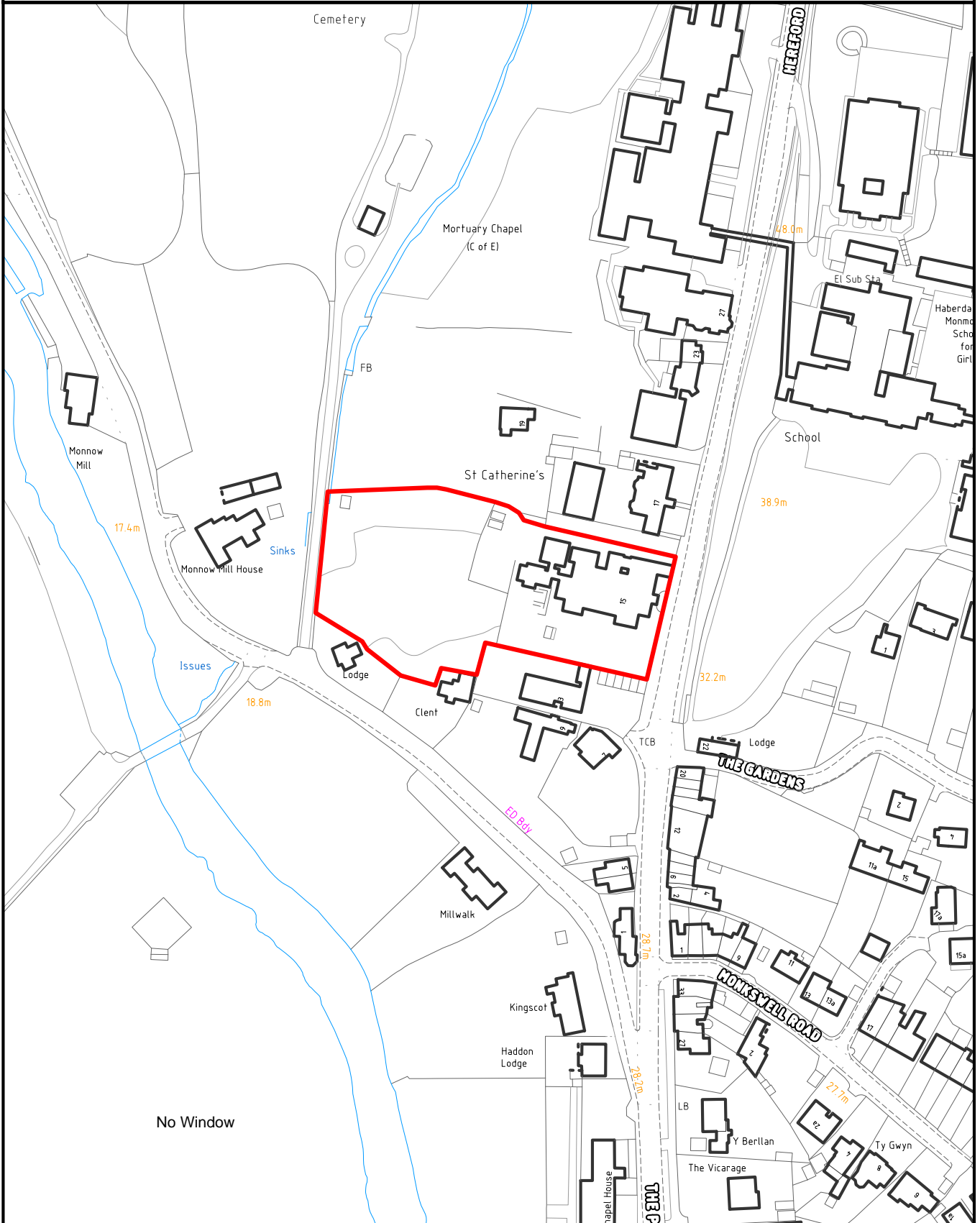
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.67		35.8	4	0	0	0	0

Categorisation:

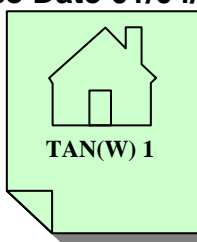
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
24	0	20	4	4	0	0	0

DC/2011/00936 - Former Cottage Hospital, Monmouth



	Details JHLA Site Plan			Rev		© Hawlfraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by	Scale	Date	No.		
	Edge.J	1:2000	4/15/2015			
File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Monmouth
Ward	Dixton with Osbaston
Site Address	Dixton Road Clinic New Dixton Road Monmouth NP25 3PL
LPA Reference	DC/2010/00785
Grid Reference	Easting 351035 Northing 213101
Market Type (Private, Public, RSL)	Private – 16 units Public – 4 units
Owner	Redcliffe Homes Ltd
Developer	Redcliffe Homes Ltd Holly House Chipping Sodbury Bristol
Agent	Powell Dobson Urbanists Charterhouse Links Business Park St Mellons Cardiff
Landowner / developer intentions	
Description of Development	Residential development (20 apartments)

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	12.03.13	12.03.18	DC/2010/00785

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Drainage proposals (including attenuation and subsequent discharge of surface water to the combined sewer) are acceptable in principle.
Access / Highways	Highway Officers have been closely involved in

Comment	discussions about the application and have advised that <i>“There are no adverse comments I would wish to make on this application. Reduction in parking has been satisfied by the travel plan submitted.”</i>
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2012/13
Other	

Site Size / Capacity:

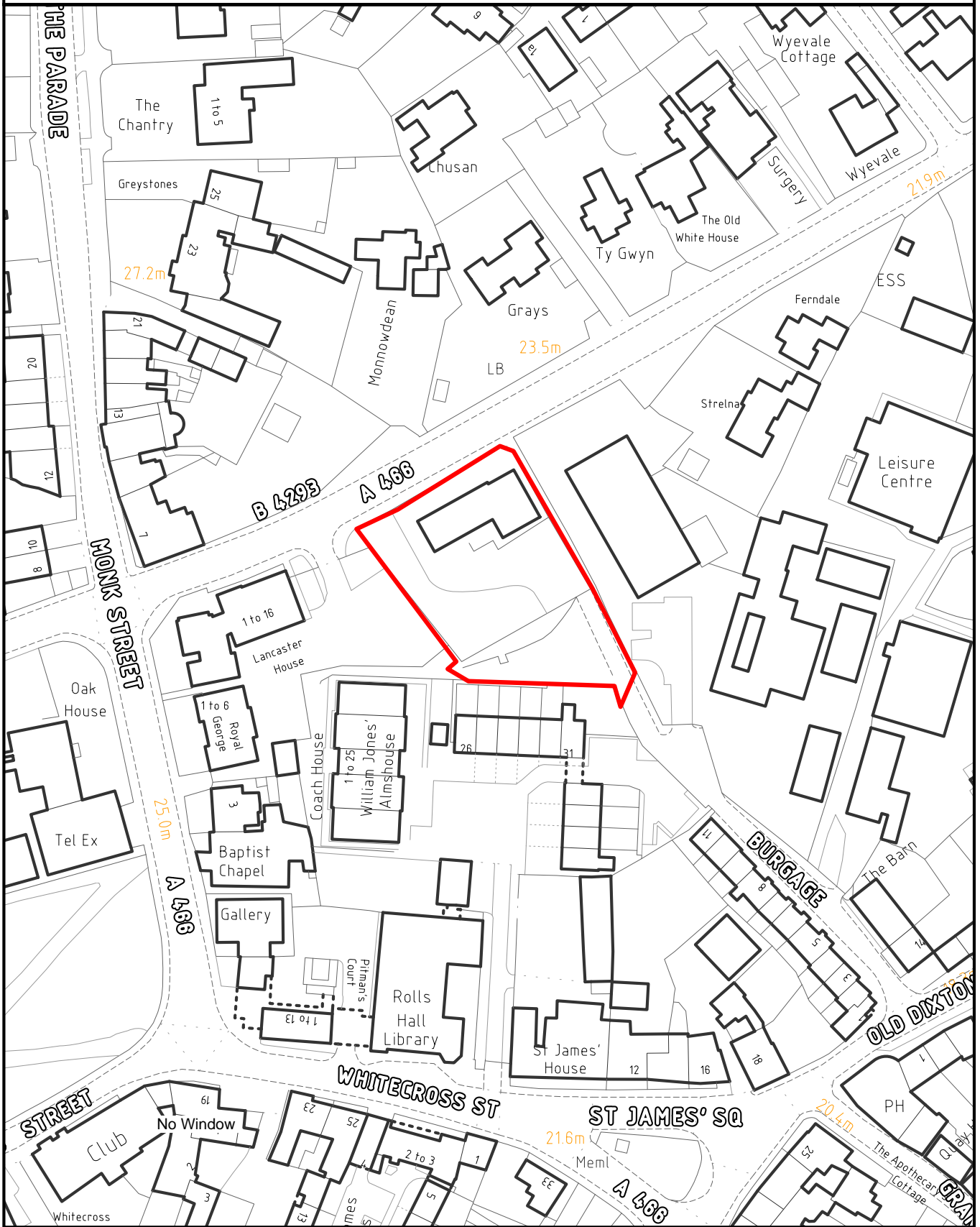
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.18		110	0	0	0	0	0

Categorisation:

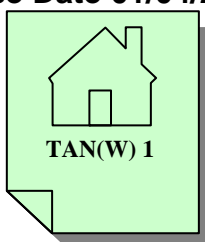
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
20	2	18	0	0	0	0	0

DC/2010/00785 - Dixon Road Clinic, Monmouth



	Details JHLA Site Plan			Rev No.	© Hawlfraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by Edge.J	Scale 1:1250	Date 4/15/2015		
	File Pathname / Project / Drawing No.				

**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Monmouth
Ward	Wyesham
Site Address	38 Hillcrest Road Wyesham Monmouth NP25 3LH
LPA Reference	DC/2012/00754
Grid Reference	Easting 351491 Northing 212520
Market Type (Private, Public, RSL)	Private – 7 units Public – 4 units
Owner	The Diocese of Hereford and Western Power Distribution The Diocesan Office The Palace Hereford HR4 9BL
Developer	
Agent	Hook Mason Limited 41 Widemarsh Street Hereford HR4 9EA
Landowner / developer intentions	
Description of Development	Proposed demolition of existing vicarage and the construction of a new vicarage and development of 11 new houses including four units of affordable housing - amended scheme featuring revised parking arrangement, revised elevations, structural engineer's report and ground investigation (contamination) report

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	06.12.2016 – approved subject to S106 Agreement		DC/2012/00754

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Welsh Water has no objection to the proposal. In terms of sewerage treatment, no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from the site. No problems are envisaged with the water supply for the development.
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	Gwent Wildlife Trust issued a holding objection initially on the basis that they considered there to be several biodiversity and protected species issues, measures need to be put in place to protect the wildlife corridor from damage and disturbance.
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	

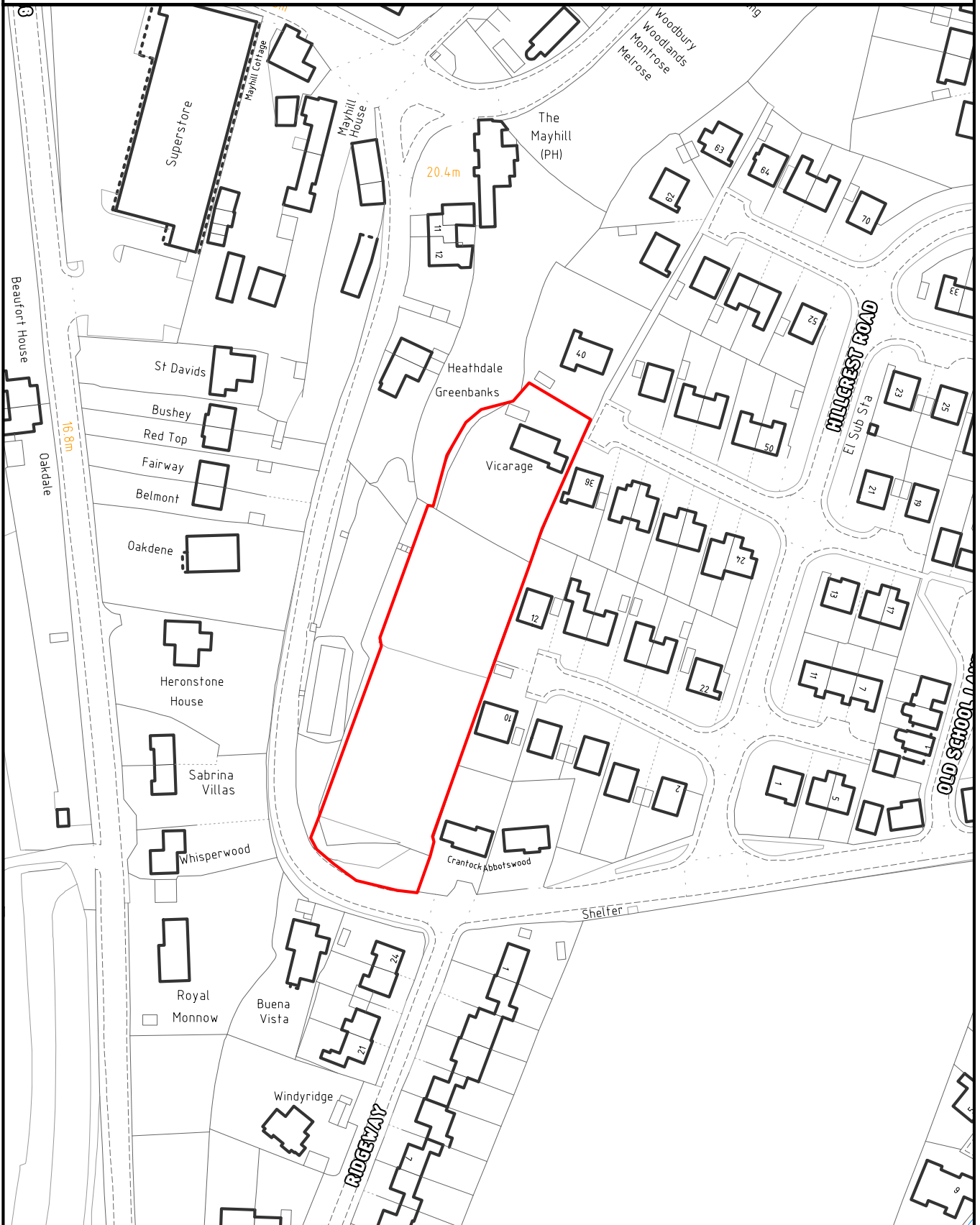
Site Size / Capacity:**Forecast Completions:**



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.5		22	0	11	0	0	0

Categorisation:

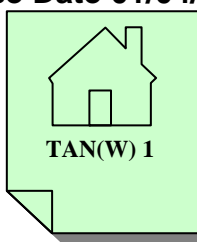
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
11	0	0	11	0	11	0	0

DC/2012/00754 - Hillcrest Road Wyesham



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2017 Arolwg Ordnans 100023415 © Crown copyright and database rights 2017 Ordnance Survey 100023415
	Drawn by Edge.J	Scale 1:1750	Date 4/12/2017	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.				

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Monmouth
Ward	Drybridge/Overmonnow
Site Address	Wonastow Road (Part) Monmouth
LPA Reference	DC/2015/00390
Grid Reference	Easting 349320 Northing 212280
Market Type (Private, Public, RSL)	Private – 116 Public - 50
Owner	
Developer	Taylor Wimpey South Wales Building 2, Eastern Business Park Wern Fawr Lane St. Melons Cardiff CF3 5EA
Agent	RPS Park House Greyfriars Road Cardiff CF10 3AF
Landowner / developer intentions	
Description of Development	Allocated in LDP for a mixed use residential and employment development. Provision within the site for 6.5ha of serviced land for high quality industrial and business development (Class B1)

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Reserved Matters	17.11.2015	19.12.2019	DC/2015/00390
Outline	19.12.2014	19.12.2017	DC/2013/00368
			LDP Alloc – SAH4

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	To be satisfactorily demonstrated that the site can be developed with no adverse consequences from surface water flooding and no worsening of flooding conditions in the vicinity of the site and a Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for any necessary works to achieve these requirements.
Access / Highways Comment	To be demonstrated that traffic can be satisfactorily accommodated in relation to the highway network leading to the site and a Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for any necessary off-site highway works to ensure that this is achieved. A Section 106 Agreement to be signed that, in addition to standard requirements, makes provision for any necessary off-site works to improve pedestrian access to and from the site.
Utilities / Services Comment	
Constraints Comment	The master plan for the development to take account of the SINC at the site. No highly vulnerable development to take place in those parts of the site that are within the designated C2 flood zone. No other development to take place in those parts of the site that are within the designated C2 flood zone unless a flood consequences assessment has been carried out that demonstrates that the consequences of flooding in these areas are acceptable.
Capital Works Comment	Provision to be made within the site for 6.5 hectares of serviced land for high quality industrial and business development (Class B1 of the Town and Country Planning (Use Classes) Order)
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	

Site Size / Capacity:

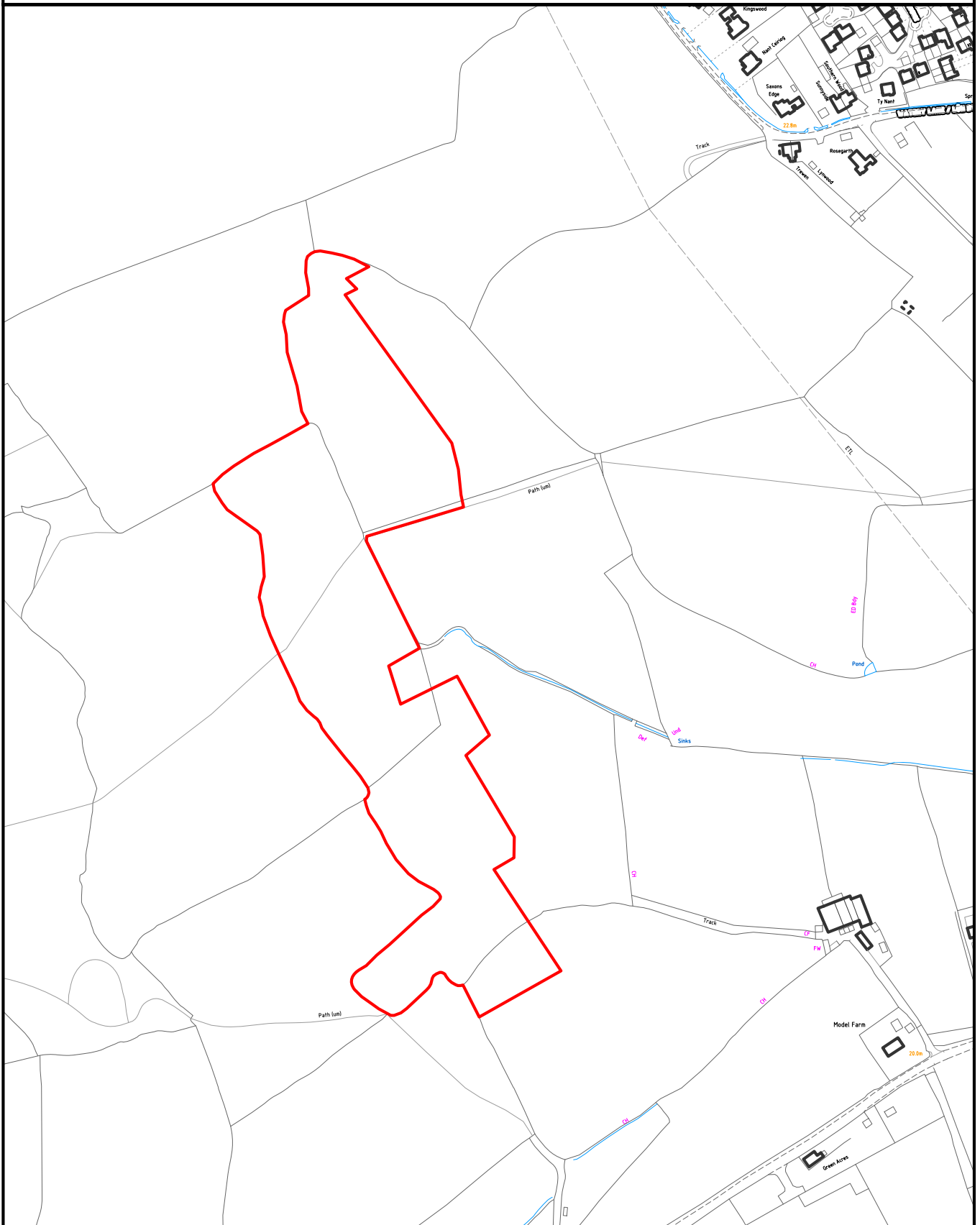
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
4.53		37	40	35	35	35	18

Categorisation:

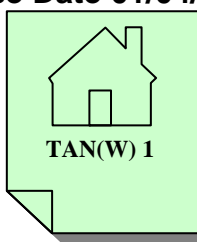
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
166	0	3	163	36	127	0	0

DC/2015/00390 - Wonastow Road, Monmouth (Taylor Wimpey)



	Details JHLA Site Plan			Rev		© Hawffraint y Goron a hawliau cronfa ddata 2016 Arolwg Ordnans 100023415 © Crown copyright and database rights 2016 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	Drawn by Edge.J	Scale 1:4000	Date 2/23/2016	No.			
	File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Monmouth
Ward	Drybridge/Overmonnow
Site Address	Wonastow Road (Part) Monmouth
LPA Reference	DC/2015/00392
Grid Reference	Easting 349320 Northing 212280
Market Type (Private, Public, RSL)	Private – 122 Public - 52
Owner	
Developer	Barratt David Wilson Homes Oak House Village Way Tongwynlais Cardiff CF15 7NE
Agent	RPS Park House Greyfriars Road Cardiff CF10 3AF
Landowner / developer intentions	
Description of Development	Allocated in LDP for a mixed use residential and employment development. Provision within the site for 6.5ha of serviced land for high quality industrial and business development (Class B1)

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Reserved Matters	17.11.2015	19.12.2019	DC/2015/00392
Outline	19.12.2014	19.12.2017	DC/2013/00368
			LDP Alloc – SAH4

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	To be satisfactorily demonstrated that the site can be developed with no adverse consequences from surface water flooding and no worsening of flooding conditions in the vicinity of the site and a Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for any necessary works to achieve these requirements.
Access / Highways Comment	To be demonstrated that traffic can be satisfactorily accommodated in relation to the highway network leading to the site and a Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for any necessary off-site highway works to ensure that this is achieved. A Section 106 Agreement to be signed that, in addition to standard requirements, makes provision for any necessary off-site works to improve pedestrian access to and from the site.
Utilities / Services Comment	
Constraints Comment	The master plan for the development to take account of the SINC at the site. No highly vulnerable development to take place in those parts of the site that are within the designated C2 flood zone. No other development to take place in those parts of the site that are within the designated C2 flood zone unless a flood consequences assessment has been carried out that demonstrates that the consequences of flooding in these areas are acceptable.
Capital Works Comment	Provision to be made within the site for 6.5 hectares of serviced land for high quality industrial and business development (Class B1 of the Town and Country Planning (Use Classes) Order)
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	

Site Size / Capacity:

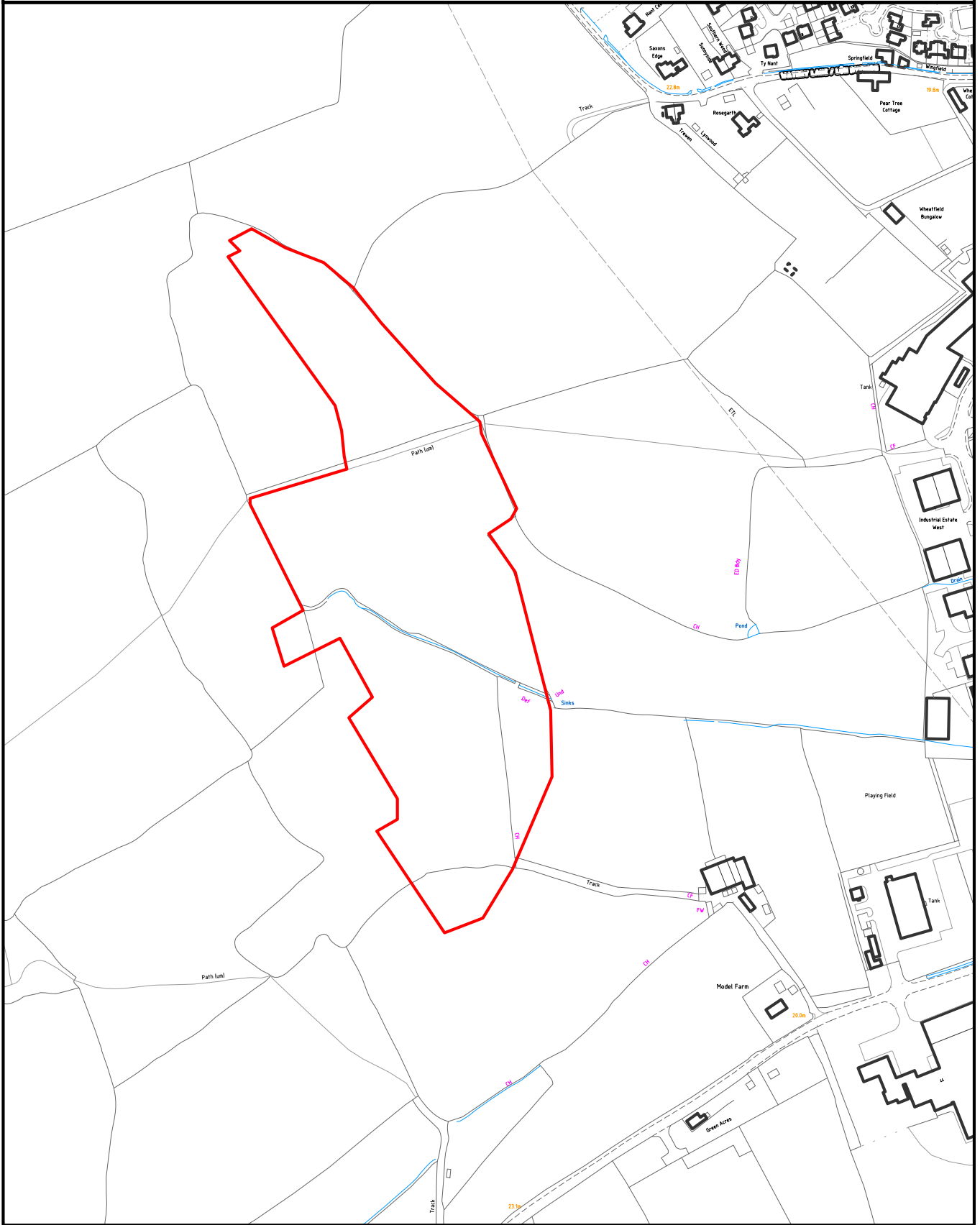
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
4.49		39	30	35	35	35	21

Categorisation:

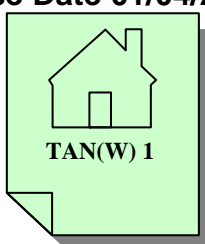
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
174	0	18	156	12	144	0	0

DC/2015/00392 - Wonastow Road, Monmouth (Barratt/David Wilson)



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2016 Arolwg Ordnans 100023415 © Crown copyright and database rights 2016 Ordnance Survey 100023415		
	Drawn by Edge.J	Scale 1:4000	Date 2/23/2016			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Monmouth
Ward	Drybridge/Overmonnow
Site Address	Wonastow Road (LDP) Monmouth
LPA Reference	SAH4
Grid Reference	Easting 349320 Northing 212280
Market Type (Private, Public, RSL)	Estimated will deliver in the region of 110 units, of which 35% will be affordable.
Owner	South Wales Land Developments Ltd
Developer	
Agent	
Landowner / developer intentions	
Description of Development	Whole site allocated in LDP for a mixed use residential and employment development. Provision within the site for 6.5ha of serviced land for high quality industrial and business development (Class B1)

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
			LDP Alloc – SAH4

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	To be satisfactorily demonstrated that the site can be developed with no adverse consequences from surface water flooding and no worsening of flooding conditions in the vicinity of the site and a Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for any necessary works to achieve these requirements.
Access / Highways Comment	To be demonstrated that traffic can be satisfactorily accommodated in relation to the highway network leading to the site and a Section 106 Agreement to be signed that, in addition to standard requirements,

	<p>includes provision for any necessary off-site highway works to ensure that this is achieved.</p> <p>A Section 106 Agreement to be signed that, in addition to standard requirements, makes provision for any necessary off-site works to improve pedestrian access to and from the site.</p>
Utilities / Services Comment	
Constraints Comment	<p>The master plan for the development to take account of the SINIC at the site.</p> <p>No highly vulnerable development to take place in those parts of the site that are within the designated C2 flood zone. No other development to take place in those parts of the site that are within the designated C2 flood zone unless a flood consequences assessment has been carried out that demonstrates that the consequences of flooding in these areas are acceptable.</p>
Capital Works Comment	Provision to be made within the site for 6.5 hectares of serviced land for high quality industrial and business development (Class B1 of the Town and Country Planning (Use Classes) Order)
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	Remainder of the LDP allocated site, Bovis are keen to progress the site but are dependent on Taylor Wimpey and Barratt for the access. The access road is due for completion in December 2019, as per the phasing plan, so no completions likely before this date although Bovis could be on site.

Site Size / Capacity:

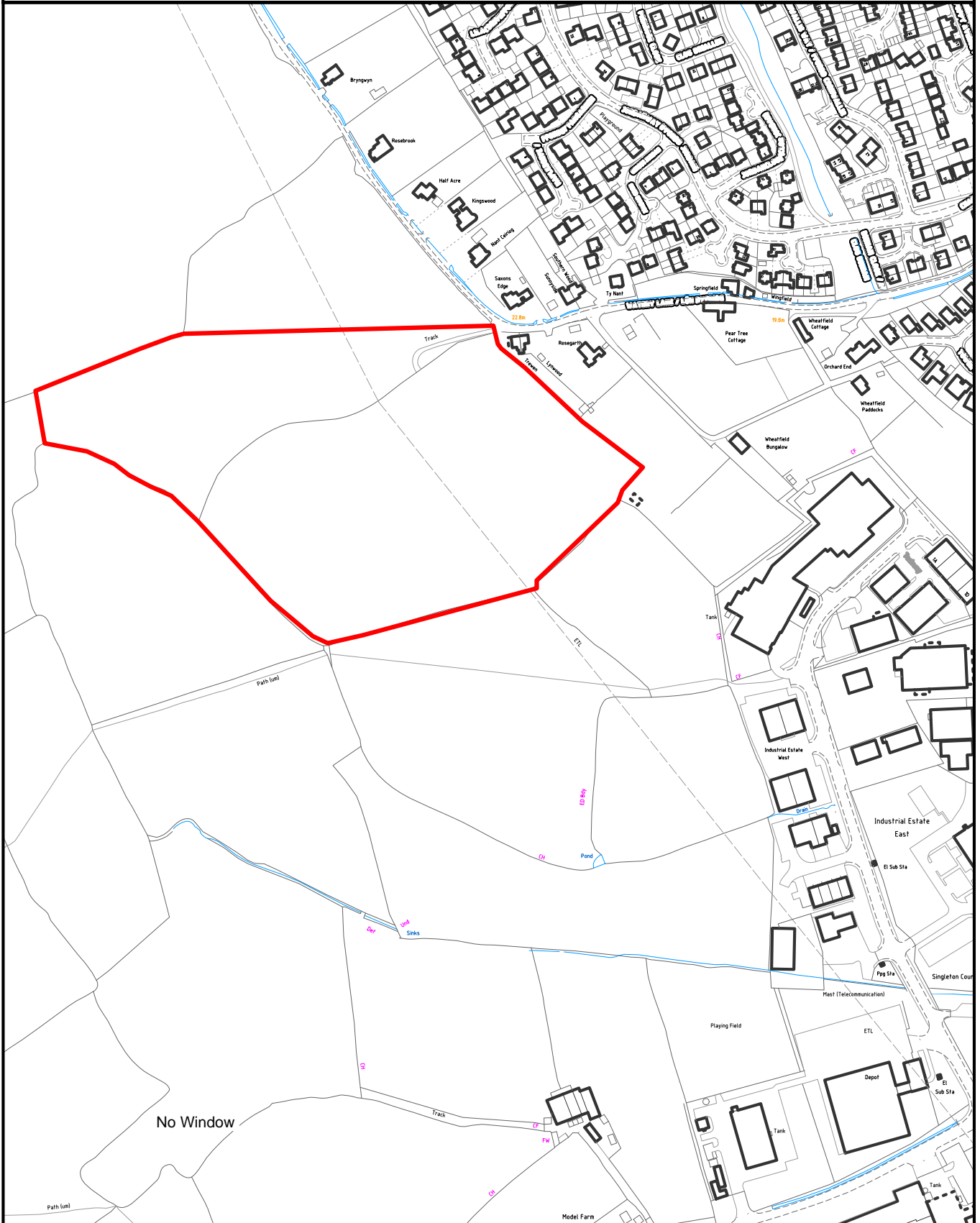
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
5.75		19	0	0	30	45	35

Categorisation:

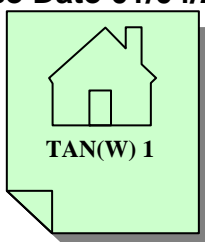
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
110	0	0	110	0	110	0	0

LDP Allocation SAH4 - Wonastow Road (Part), Monmouth



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415		
	Drawn by Edge.J	Scale 1:4000	Date 4/15/2015			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Monmouth
Ward	Wyesham
Site Address	Tudor Road Wyesham
LPA Reference	SAH8
Grid Reference	Easting 352147 Northing 212249
Market Type (Private, Public, RSL)	Estimated will deliver in the region of 35 units of which 35% will be affordable.
Owner	
Developer	
Agent	
Landowner / developer intentions	
Description of Development	Allocated in LDP for residential development.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
			LDP Alloc – SAH8

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	The layout of any proposal to make provision for an appropriate buffer zone between any residential development and the boundary of the Wye Valley Area of Outstanding Natural Beauty and ensure that no development takes place on the higher slopes of the site or on that part of the site designated as a SINC.
Capital Works	

Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	Site has been the subject of pre app discussion with the Council. Edenstone Homes are the interested developer. Proposed forecast completions provided by Edenstone.

Site Size / Capacity:

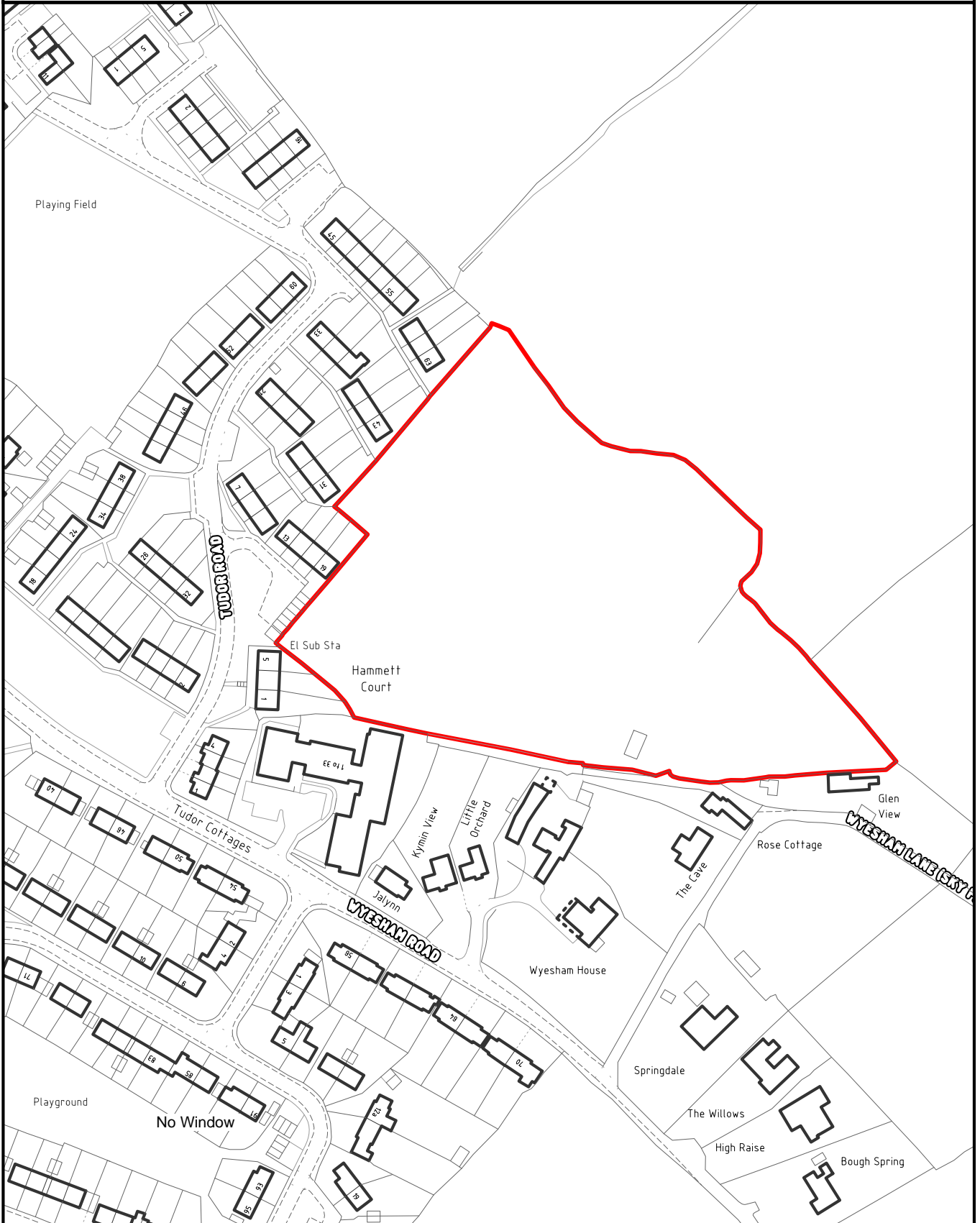
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
2.05		17.1	0	0	15	20	0

Categorisation:

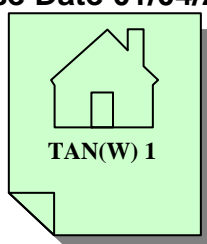
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
35	0	0	35	0	35	0	0

LDP Allocation SAH8 - Tudor Road, Wyesham



	Details JHLA Site Plan			Rev		© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by	Scale	Date	No.		
	Edge.J	1:2000	4/15/2015			
File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Penallt
Ward	Trellech United
Site Address	Land to the South West of Penallt Penallt Monmouth NP25 4SB
LPA Reference	DC/2015/00606
Grid Reference	Easting 351875 Northing 208880
Market Type (Private, Public, RSL)	Private – 4 dwellings Public – 6 dwellings
Owner	
Developer	Mike Etheridge Construction Ltd
Agent	Paul Thornton Building Design Ltd 85 Park Road Berry Hill Coleford GL16 7AG
Landowner / developer intentions	
Description of Development	Residential development of allocation site SAH11 (xii) to provide 10 dwellings (including 60% affordable housing).

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	21.11.2016	21.11.2021	DC/2015/00606
			LDP Alloc - SAH11(xii)

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	This proposal is located in an area where there is no mains drainage so an on-site sewage treatment plant is proposed. Welsh Water commented to this effect during the Local Development Plan process but did not raise any concern. Natural Resources Wales - No
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	objection to proposed foul water drainage or ecology of the site subject to relevant planning conditions being imposed.
Access / Highways Comment	Monmouthshire Highways and Drainage Officer - The proposal has been revised to satisfy highway and drainage concerns. The details submitted are now satisfactory, no objections to the proposed development from a highway standpoint subject to certain conditions.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2015/16
Other	Brideoak Homes are the developer and intend to start this site once they have finished Shirenewton. Number likely to increase as developer currently working up plans to add 3 units on a neighbouring infill site.

Site Size / Capacity:

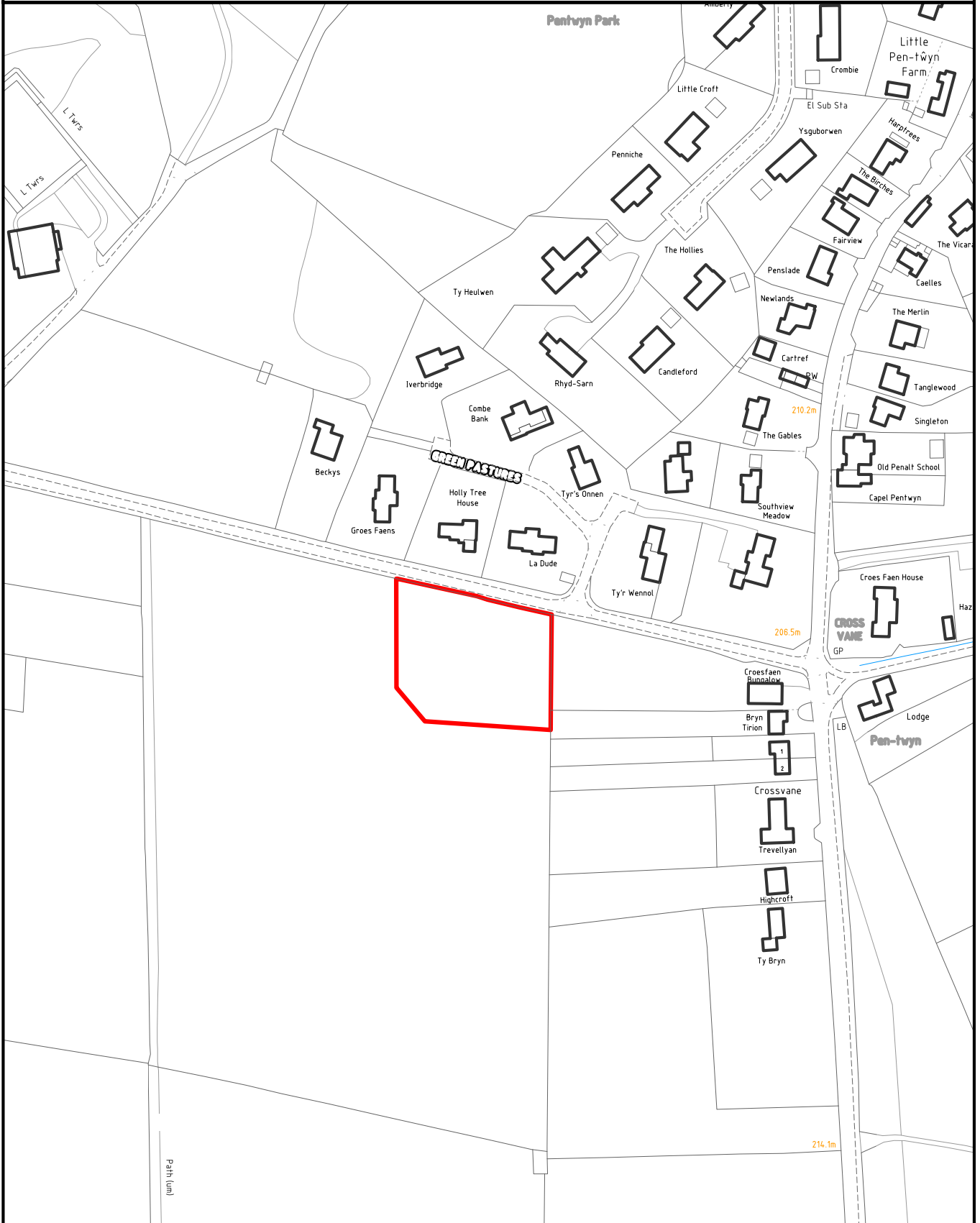
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.4		25	0	10	0	0	0

Categorisation:

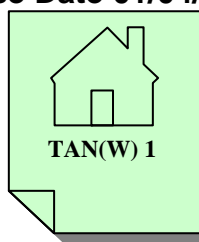
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
10	0	0	10	0	10	0	0

DC/2015/00606 - Land to south west of Penallt



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415		
	Drawn by Edge.J	Scale 1:2500	Date 4/15/2015			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Penperlleni
Ward	Goetre Fawr
Site Address	Land South of Usk Road
LPA Reference	DC/2013/01001 (Phase 1)
Grid Reference	Easting 332222 Northing 204388
Market Type (Private, Public, RSL)	Private – 26 units Public – 14 units
Owner	
Developer	BDW South Wales 4a Oak House Village Way Tongwynlais Cardiff CF15 7NE
Agent	
Landowner / developer intentions	
Description of Development	3 ha allocated in LDP for residential development, subject to the net developable area being no more than 2.2ha with the remainder being utilised to provide a landscape/ecological zone.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Variation or Removal of Condition			DC/2017/00193
Full	15.04.2015	15.04.2020	DC/2013/01001 (Taylor Wimpey)
			LDP Alloc – SAH10 (ii)

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	The principles for the management of surface water were subject to pre-application discussion in 2013 with
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	both the Council and Natural Resources Wales. The drainage proposal for the site is to store surface water within a drainage pond that would be located to the south-west of the site, subject to confirmation from the Land Drainage Authority. The Council's Drainage Officer has reviewed the proposals and is of the view that the proposed means of dealing with surface water is acceptable subject to a s106 agreement/ conditions.
Access / Highways Comment	<p>Welsh Government has not raised any objection to the proposed access arrangements.</p> <p>The Council's Highways department has reviewed the submitted information and has no objection to the principle of the proposed access.</p> <p>The proposed scheme is not considered to have an unacceptable impact on highway safety and the proposed development is considered to meet the requirements of the Highway Authority.</p>
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	Developer for the site is now BDW South Wales who have submitted an application for a variation of conditions.

Site Size / Capacity:

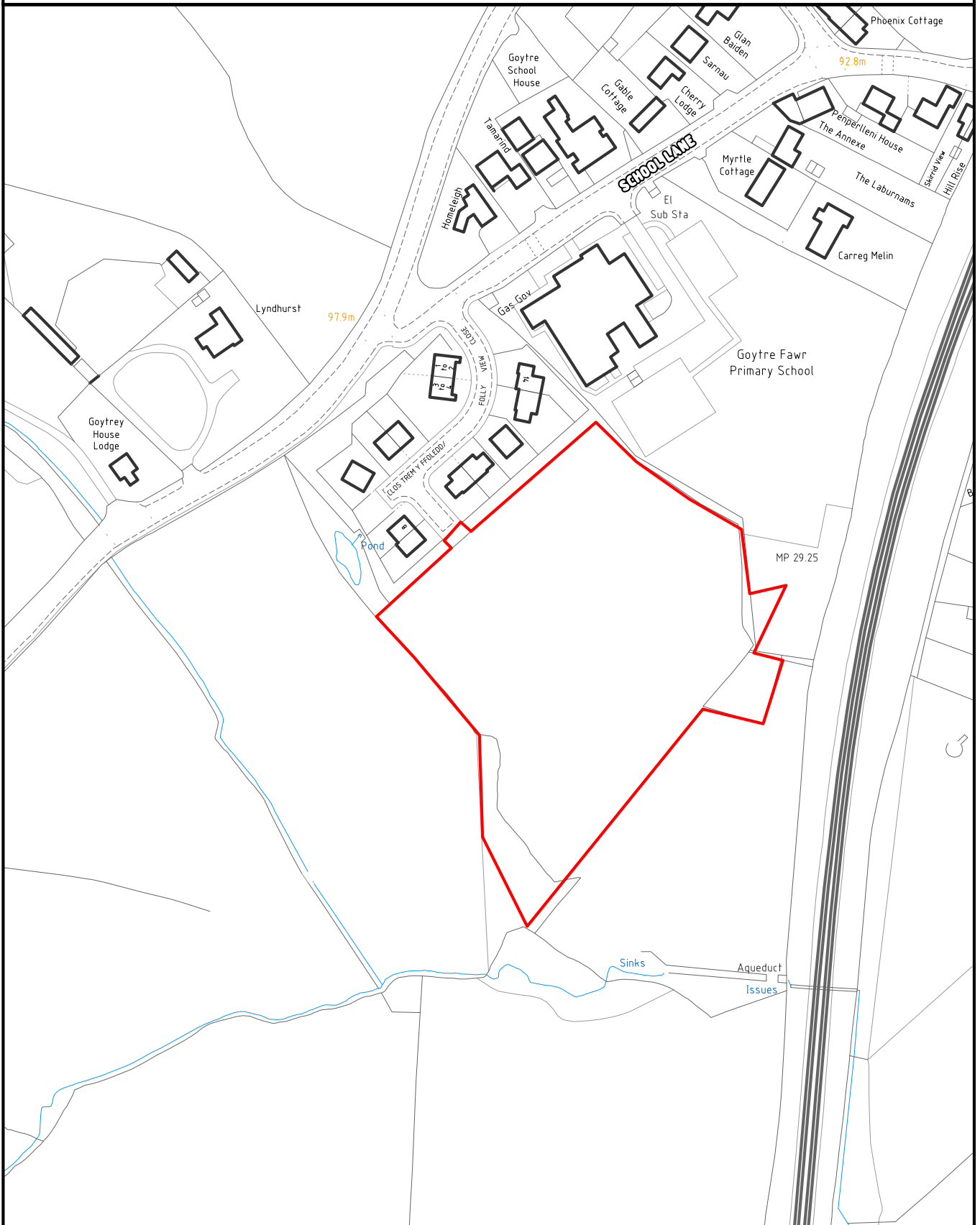
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
1.34		30	0	15	25	0	0

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
40	0	0	40	0	40	0	0

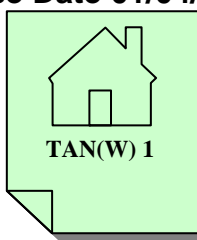
DC/2013/01001 - Land South of Usk Road, Penperlleni (Phase 1)



	Details JHLA Site Plan			Rev		© Hawffraint y Goron a hawliau cronfa ddata 2016 Arolwg Ordnans 100023415 © Crown copyright and database rights 2016 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by Edge.J	Scale 1:2000	Date 2/23/2016	No.		
	File Pathname / Project / Drawing No.					



**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Penperlleni
Ward	Goetre Fawr
Site Address	Land South of Usk Road
LPA Reference	DC/2014/00468 (Phase 2)
Grid Reference	Easting 332222 Northing 204388
Market Type (Private, Public, RSL)	Private – 16 units Public – 9 units
Owner	
Developer	BDW South Wales 4a Oak House Village Way Tongwynlais Cardiff CF15 7NE
Agent	
Landowner / developer intentions	This application refers to what would be phase 2 of the development.
Description of Development	3 ha allocated in LDP for residential development, subject to the net developable area being no more than 2.2ha with the remainder being utilised to provide a landscape/ecological zone.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Variation or Removal of Condition			DC/2017/00195
Full	15.04.2015	15.04.2020	DC/2014/00468
			LDP Alloc – SAH10 (ii)

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	The principles for the management of surface water were subject to pre-application discussion in 2013 with both the Council and Natural Resources Wales. The
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	<p>drainage proposal for the site is to store surface water within a drainage pond that would be located to the south-west of the site, subject to confirmation from the Land Drainage Authority. The Council's Drainage Officer has reviewed the proposals and is of the view that the proposed means of dealing with surface water is acceptable subject to a s106 agreement/ conditions.</p> <p>Welsh Water has been asked to progress a feasibility study in order to investigate facilitating the additional 25 dwellings into the catchment for Goytre. The report is being drafted which will outline the additional upgrade works required to facilitate the development. The development will not progress until Welsh Water agrees that the infrastructure can and will be upgraded.</p> <p>Welsh Water has imposed a holding objection to the application but has outlined that there was a solution in respect of the sewerage system for the site that has yet to be finalised, although Welsh Water was confident that a solution can be achieved.</p>
Access / Highways Comment	<p>Welsh Government has not raised any objection to the proposed access arrangements.</p> <p>The Council's Highways department has reviewed the submitted information and has no objection to the principle of the proposed access.</p> <p>The proposed scheme is not considered to have an unacceptable impact on highway safety and the proposed development is considered to meet the requirements of the Highway Authority.</p>
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	Developer for the site is now BDW South Wales who have submitted an application for a variation of conditions.

Site Size / Capacity:

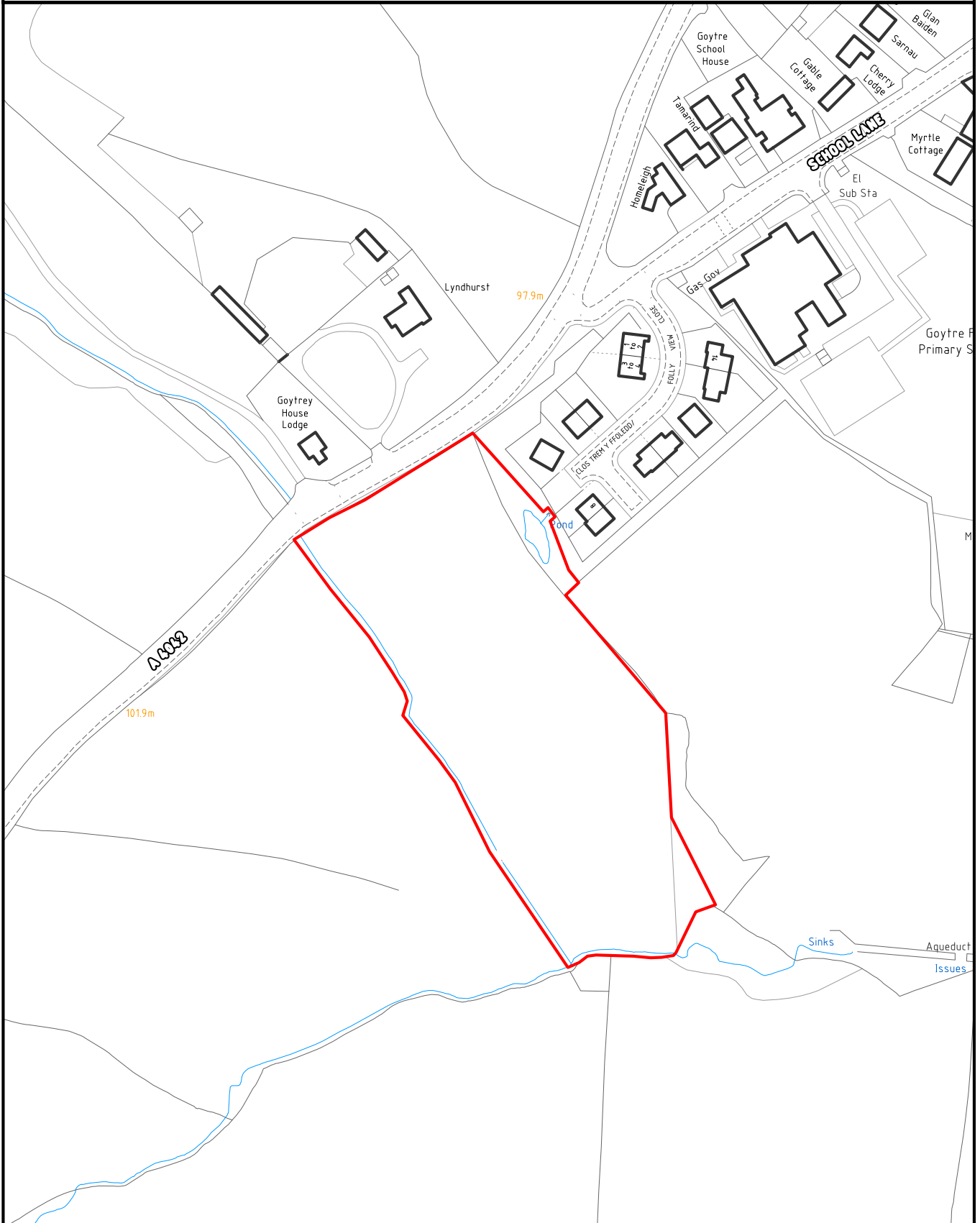
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
1.6		16	0	0	5	20	0

Categorisation:

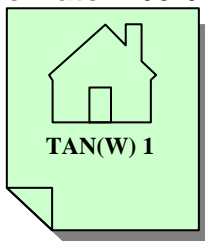
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
25	0	0	25	0	25	0	0

DC/2014/00468 - Land South of Usk Road, Penperlleni (Phase 2)



	Details JHLA Site Plan			Rev		© Hawffraint y Goron a hawliau cronfa ddata 2016 Arolwg Ordnans 100023415 © Crown copyright and database rights 2016 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	Drawn by Edge.J	Scale 1:2000	Date 2/23/2016	No.			
	File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 12/04/2017**



Site Details:

Settlement	Portskewett
Ward	Portskewett
Site Address	Crick Road
LPA Reference	SAH2
Grid Reference	Easting 349386 Northing 188493
Market Type (Private, Public, RSL)	Estimated will deliver in the region of 285 units of which 25% will be affordable
Owner	Monmouthshire County Council
Developer	Melin Homes
Agent	N/A
Landowner / developer intentions	A masterplan has been developed with Melin and is scheduled for PAC in May. The application will contain residential and a care use.
Description of Development	Allocated in the LDP for a mixed use residential and employment development. Provision for 1ha of serviced land for industrial and business development (Class B1) The application prepared is for residential development and a care home.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
			LDP Alloc – SAH2

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Hydrological modelling in progress
Access / Highways Comment	A Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for any necessary off-site works to improve pedestrian access to and from the site, particularly in relation to the centre of Portskewett and to employment, shopping and community facilities in nearby Caldicot. TA

	commissioned to update the existing report which did not account for Sudbrook.
Utilities / Services Comment	Drainage solution being designed, offsite connection required.
Constraints Comment	Ground Condition, Ecological and Archaeological reports completed with no known issues.
Capital Works Comment	A Section 106 Agreement to be signed that, in addition to standard requirements, includes provision for 1 hectare of serviced land for industrial and business development (Class B1 of the Town and Country (Use Classes) Order)
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	Proposed forecast completions provided by MCC Estates Department.

Site Size / Capacity:

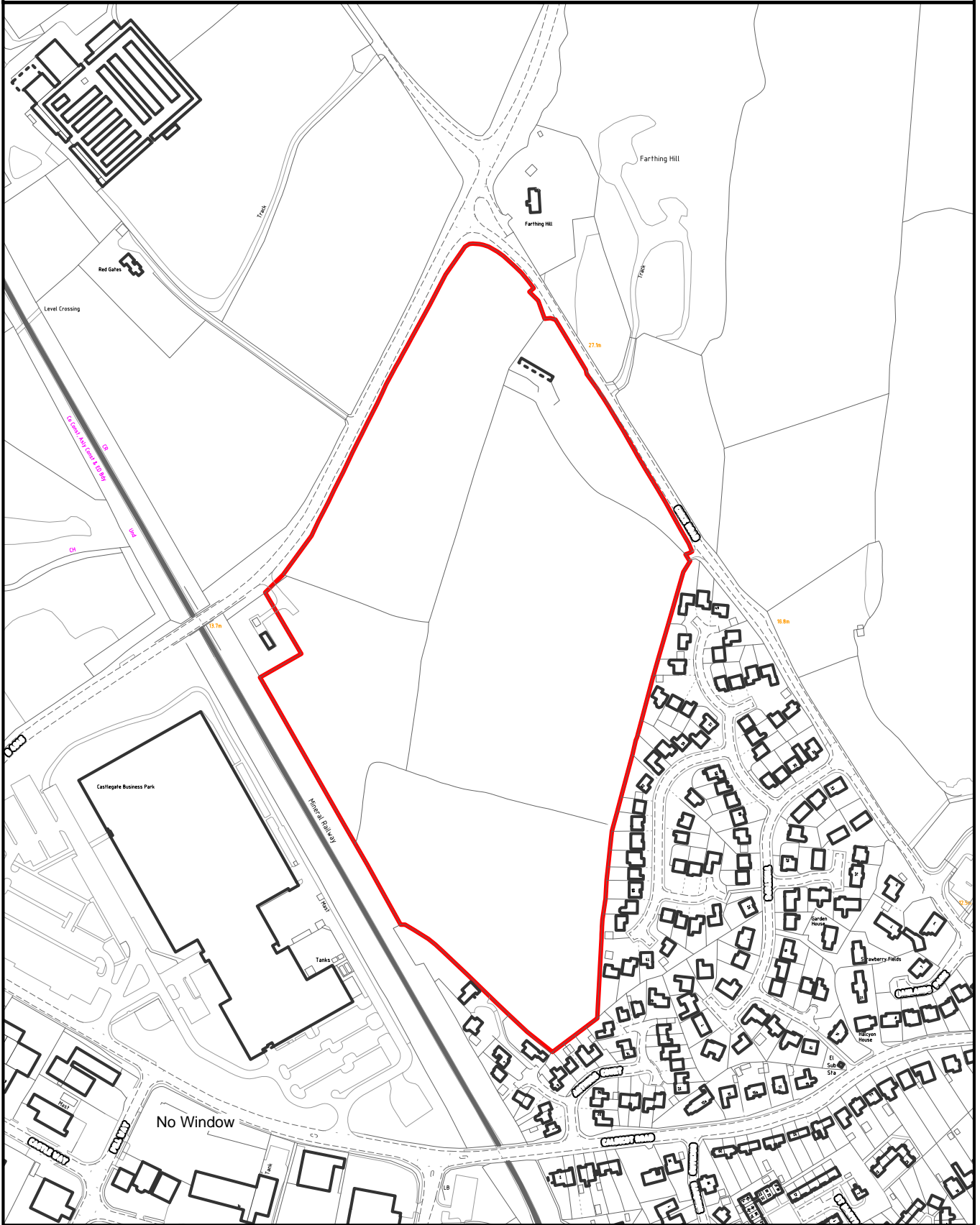
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
7.77		36.7	0	60	60	60	60

Categorisation:

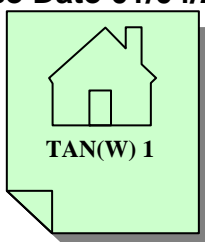
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
285	0	0	285	0	240	0	45

LDP Allocation SAH2 - Crick Road, Portskewett



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415		
	Drawn by Edge.J	Scale 1:4000	Date 4/15/2015			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Pwllmeyric
Ward	Shirenewton
Site Address	Hill Farm Pwllmeyric Chepstow NP16 6LA
LPA Reference	DC/2016/00953(O/L)
Grid Reference	Easting 351951 Northing 192660
Market Type (Private, Public, RSL)	Private – 8 units Public – 9 units
Owner	
Developer	
Agent	M John Crowther & Associates 82 Cobb House Newport Road Caldicot NP26 4BR
Landowner / developer intentions	
Description of Development	Outline application for housing development - 17 houses (15 on the 60/40 site and 2 on adjacent land within the development boundary)

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Outline	07.03.2017 – approved subject to a S106 Agreement		DC/2016/00953
			LDP Alloc - SAH11(xiii)

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Welsh Water – No Objection subject to conditions - It is proposed that foul sewerage will be disposed of via
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	mains sewers and that surface water will be disposed of through a sustainable drainage system.
Access / Highways Comment	No objection - the submission of a transport assessment is not deemed necessary as the site was subject to detailed review and scrutiny during the LDP site allocation process and Inspector's determination.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2015/16
Other	

Site Size / Capacity:

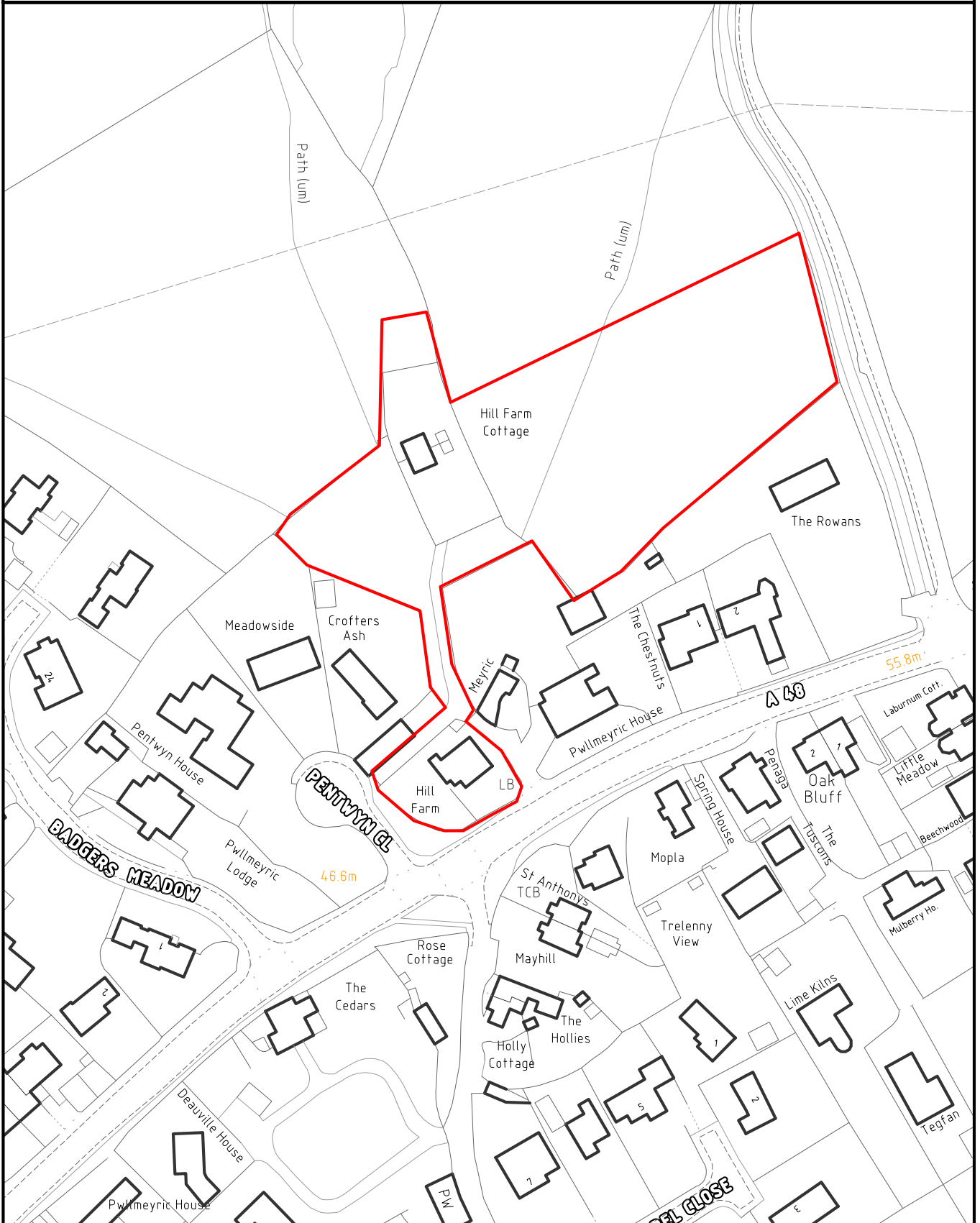
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.92		15.64	0	7	10	0	0

Categorisation:

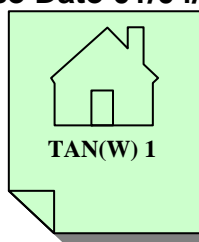
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
17	0	0	17	0	17	0	0

DC/2016/00953(O/L) - Hill Farm Pwllmeyric



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2017 Arolwg Ordans 100023415 © Crown copyright and database rights 2017 Ordnance Survey 100023415	
	Drawn by Edge.J	Scale 1:1500	Date 4/13/2017	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps		
	File Pathname / Project / Drawing No.					

**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Raglan
Ward	Raglan
Site Address	St Cadocs Court Prince Charles Close Raglan NP15 2FB
LPA Reference	DC/2016/00200
Grid Reference	Easting 341010 Northing 207345
Market Type (Private, Public, RSL)	RSL
Owner	Monmouthshire Housing Association
Developer	
Agent	Mr Steffan Harries Asbri Planning Ltd Unit 9, Oak Tree Court Cardiff Gate Business Park Cardiff. CF23 8RS
Landowner / developer intentions	
Description of Development	Construction of ten dwellings and associated works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	03.06.2016	03.06.2021	DC/2016/00200

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	The daily vehicular movements from a development of 10 dwelling units will have a minimal impact on the local highway network as there is more than sufficient capacity on the local highway network to accommodate it.

Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	

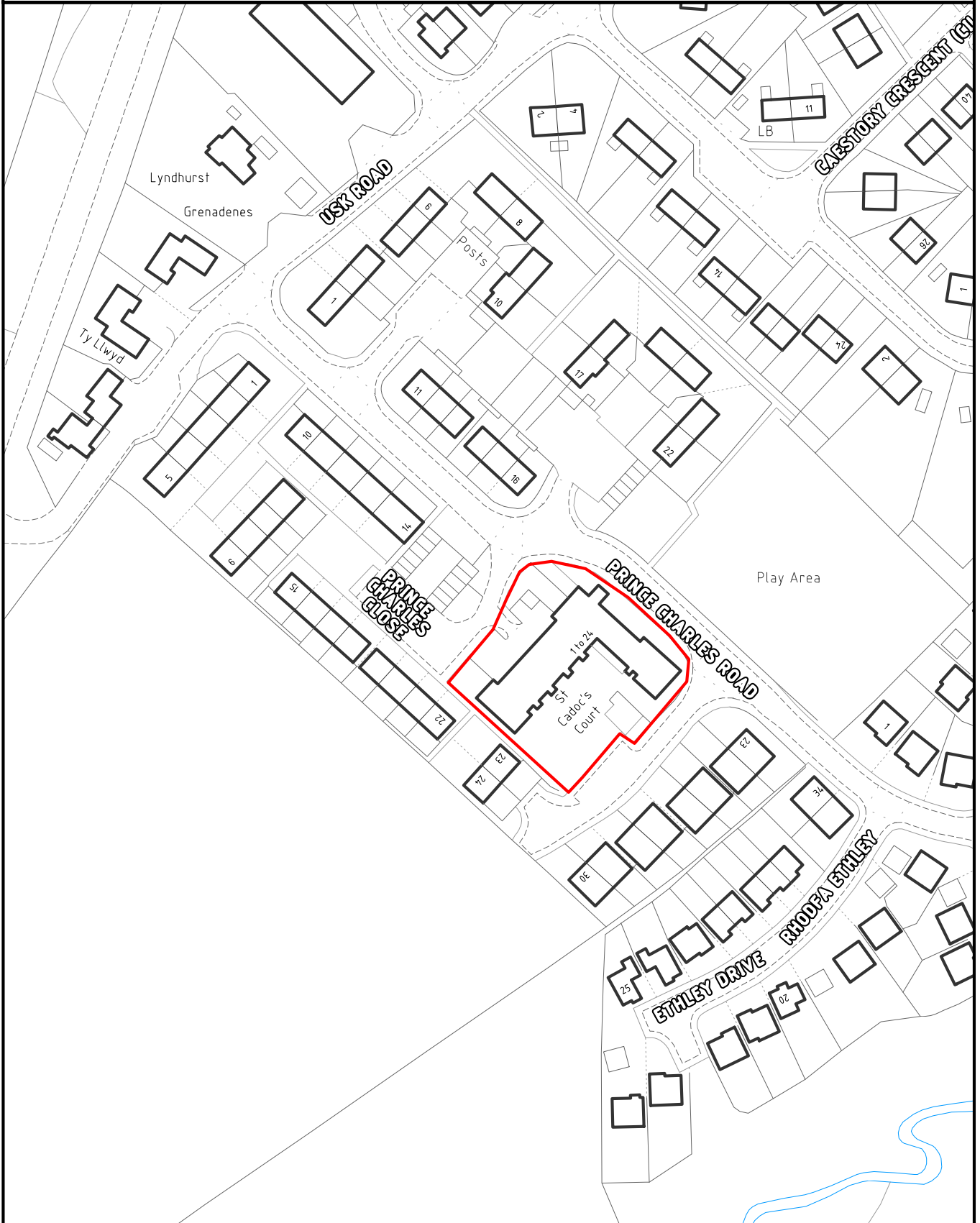
Site Size / Capacity:


Forecast Completions:

Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.24		41.7	10	0	0	0	0

Categorisation:

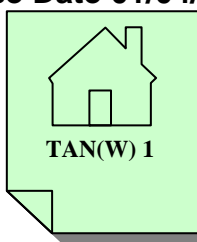
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
10	0	0	10	10	0	0	0



	Details JHLA Site Plan			Rev		© Hawffraint y Goron a hawliau cronfa ddata 2017 Arolwg Ordnans 100023415 © Crown copyright and database rights 2017 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by Edge.J	Scale 1:1500	Date 4/7/2017	No.		
	File Pathname / Project / Drawing No.					



**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Raglan
Ward	Raglan
Site Address	Land at Chepstow Road
LPA Reference	SAH10(iii)
Grid Reference	Easting 341359 Northing 207376
Market Type (Private, Public, RSL)	Estimated will deliver in the region of 45 units of which 35% will be affordable.
Owner	
Developer	
Agent	
Landowner / developer intentions	
Description of Development	Allocated for residential development, subject to no highly vulnerable development taking place in those parts of the site that are within the designated C2 flood zone.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
			LDP Alloc – SAH10(iii)

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	No highly vulnerable development to take place in those parts of the site that are within the designated C2 flood zone, and no other development to take place in those parts of the site that are within the designated C2 flood zone unless a flood consequences assessment has been carried out that demonstrates

	that the consequences of flooding in these areas are acceptable.
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	

Site Size / Capacity:

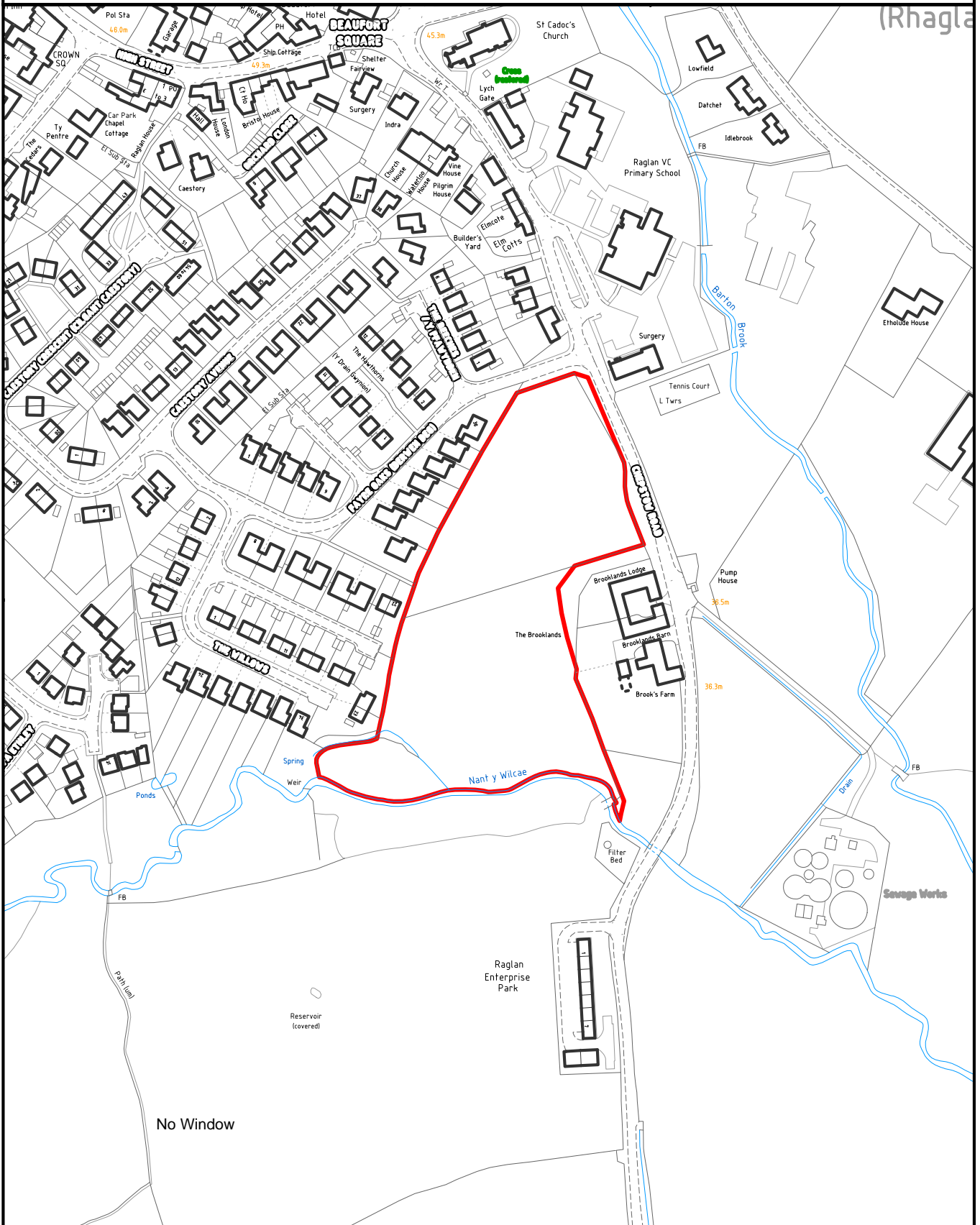
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
2.18		20.6	0	0	23	22	0

Categorisation:

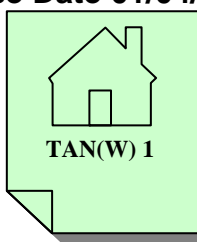
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
45	0	0	45	0	45	0	0

LDP Allocation SAH10 (iii) - Land at Chepstow Road, Raglan



	Details JHLA Site Plan			Rev No.	© Hawlfraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415
	Drawn by Edge.J	Scale 1:3000	Date 4/15/2015	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.				

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Rogiet
Ward	Rogiet
Site Address	Former Rogiet Primary School Station Road Rogiet
LPA Reference	DC/2014/01114
Grid Reference	Easting 345932 Northing 187813
Market Type (Private, Public, RSL)	RSL
Owner	
Developer	Melin Homes
Agent	Asbri Planning Ltd Unit 9 Oak Tree Court Mulberry Drive Cardiff Gate Business Park Cardiff CF23 8RS
Landowner / developer intentions	
Description of Development	Development of 19no. dwellings and associated works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	12.11.2014	12.11.2019	DC/2014/01114

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Welsh Water – No Objection. The proposed development site is crossed by a public sewer. No part of the building will be allowed within 3 metres either side of the public sewer.
Access / Highways Comment	

Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2014/15
Other	

Site Size / Capacity:

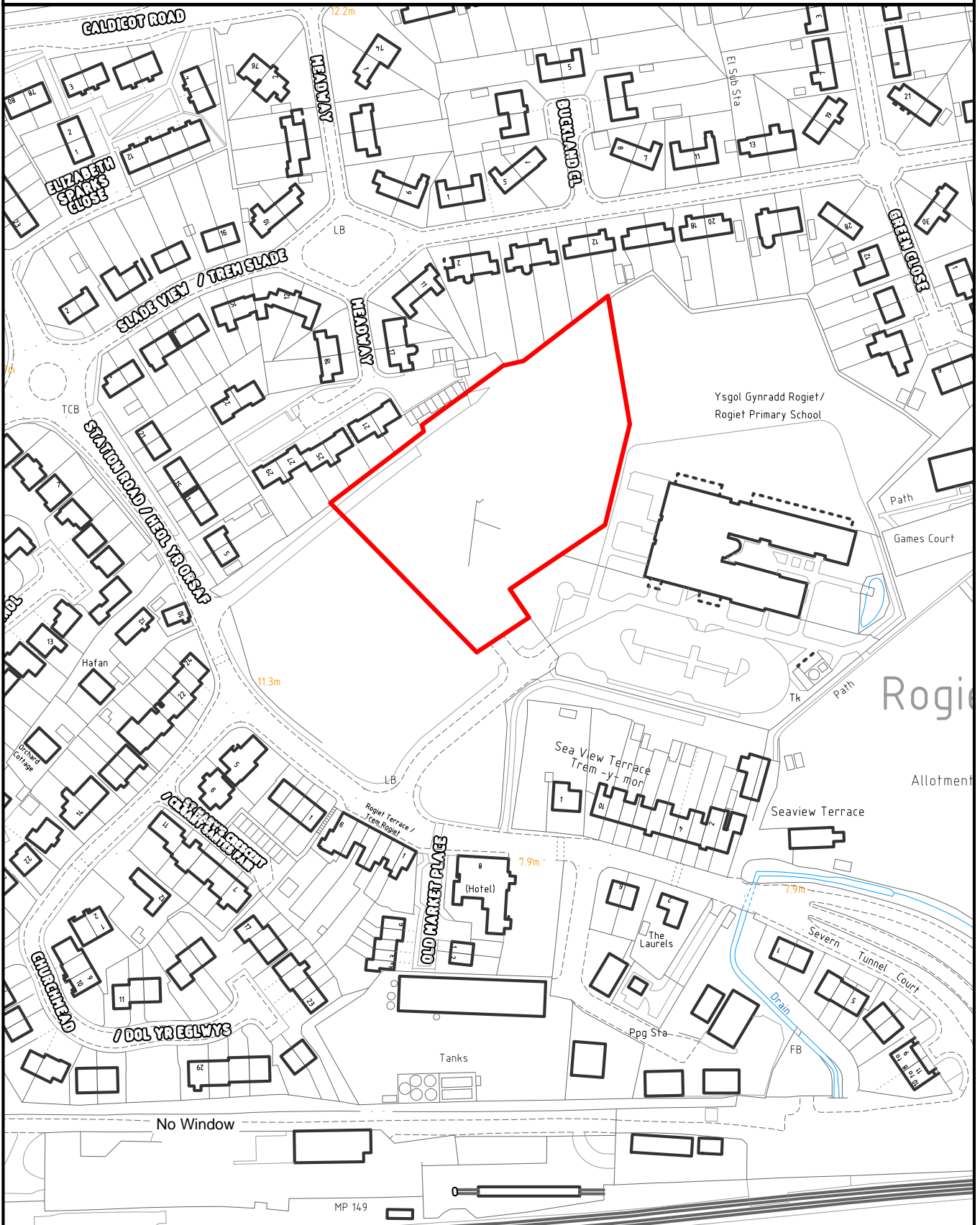
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.69		27.5	0	0	0	0	0

Categorisation:

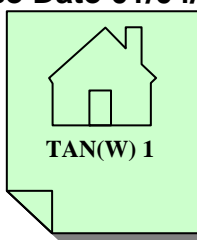
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
19	0	19	0	0	0	0	0

DC/2014/01114 - Former Rogiet Primary School



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415		
	Drawn by Edge.J	Scale 1:2000	Date 4/15/2015			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.						

**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Rogiet
Ward	Rogiet
Site Address	Green Farm Caldicot Road Rogiet NP26 3UR
LPA Reference	DC/2015/01328
Grid Reference	Easting 345237 Northing 187838
Market Type (Private, Public, RSL)	Private
Owner	Green Farm Estates
Developer	
Agent	RPS Park House Greyfriars Road Cardiff CF10 3AF
Landowner / developer intentions	
Description of Development	Demolition of existing modern steel and concrete agricultural buildings and the conversion of existing farm buildings (excluding the farm house) to 10 residential dwellings, associated residential curtilages, public open space, parking areas and other infrastructure works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	31.01.2017	31.01.2022	DC/2015/01328

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	The applicants intend to use a private treatment works so NRW have been consulted. No problems are envisaged with the provision of the water supply for the development.
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Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	

Site Size / Capacity:

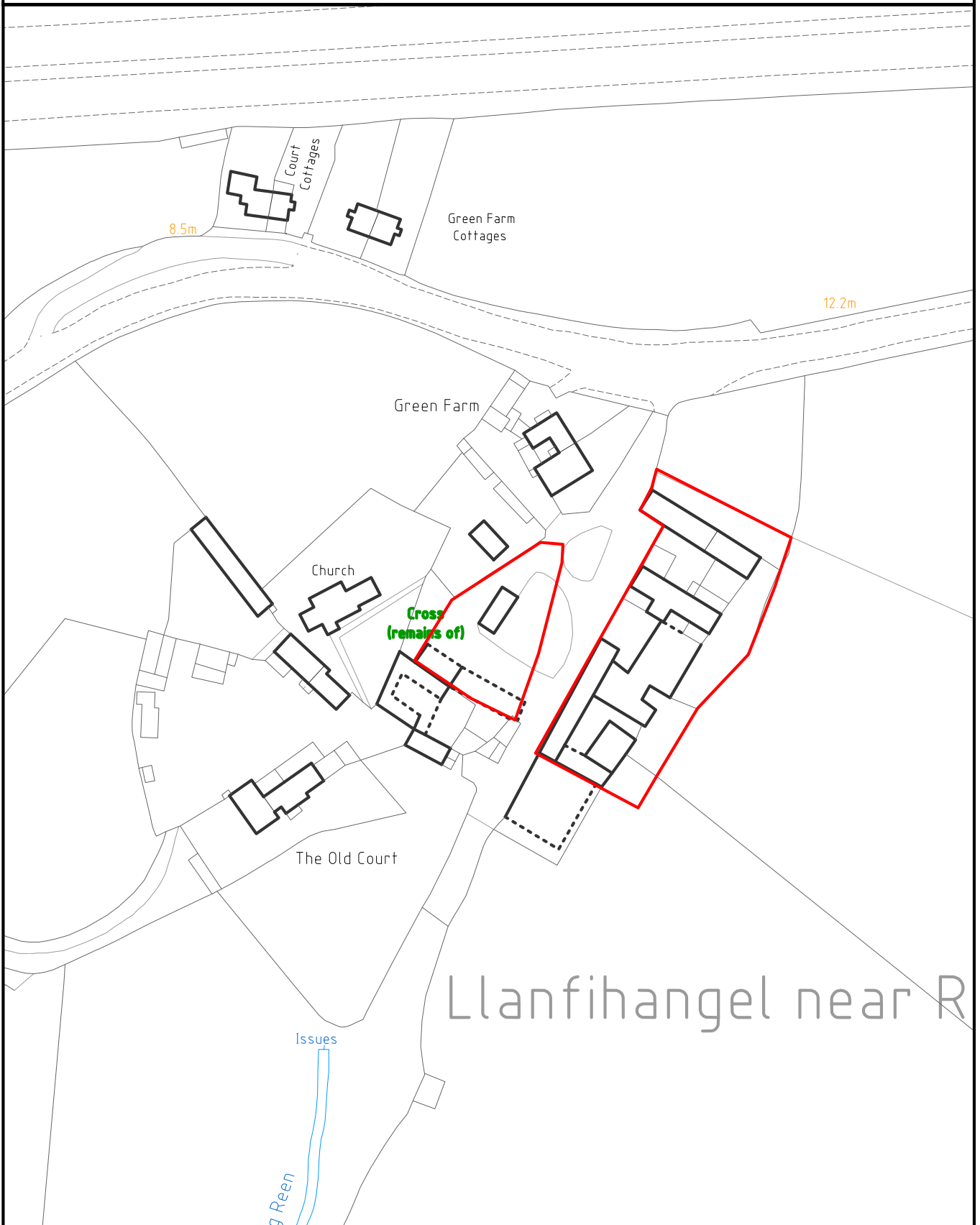
Forecast Completions:

Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.7		15.7	5	6	0	0	0



Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
11	0	0	11	0	11	0	0

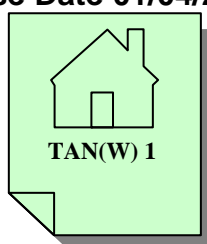
DC/2015/01328 - Green Farm, Rogiet



Llanfihangel near R

	Details JHLA Site Plan			Rev No.		© Hawffraint y Goron a hawliau cronfa ddata 2017 Arolwg Ordnans 100023415 © Crown copyright and database rights 2017 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	Drawn by Edge.J	Scale 1:1500	Date 4/7/2017				
	File Pathname / Project / Drawing No.						

**New Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Shirenewton
Ward	Shirenewton
Site Address	Land to the East of Shirenewton Monmouthshire NP16 6AQ
LPA Reference	DC/2015/0688
Grid Reference	Easting 348217 Northing 193710
Market Type (Private, Public, RSL)	Private – 2 units Public – 3 units
Owner	
Developer	Mike Etheridge Construction Ltd
Agent	Paul Thornton Building Design Ltd 85 Park Road Berry Hill Coleford GL16 7AG
Landowner / developer intentions	
Description of Development	Residential development of LDP allocation site SAH11 (xiv)(b) to provide 5 dwellings (including 60% affordable housing) and associated works. Provision of vehicular access.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	25.10.2016	25.10.2021	DC/2015/00688

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Dwr Cymru-Welsh Water – no problems are envisaged with sewage treatment or water supply; foul and surface water to be drained separately.
Access / Highways Comment	Satisfied that the traffic generated from a small development of 5 units will have no negative impact on highway safety and that there is sufficient capacity on

	the local highway network to accommodate it.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2016/17
Other	Brideoak Homes is the developer of the site.

Site Size / Capacity:

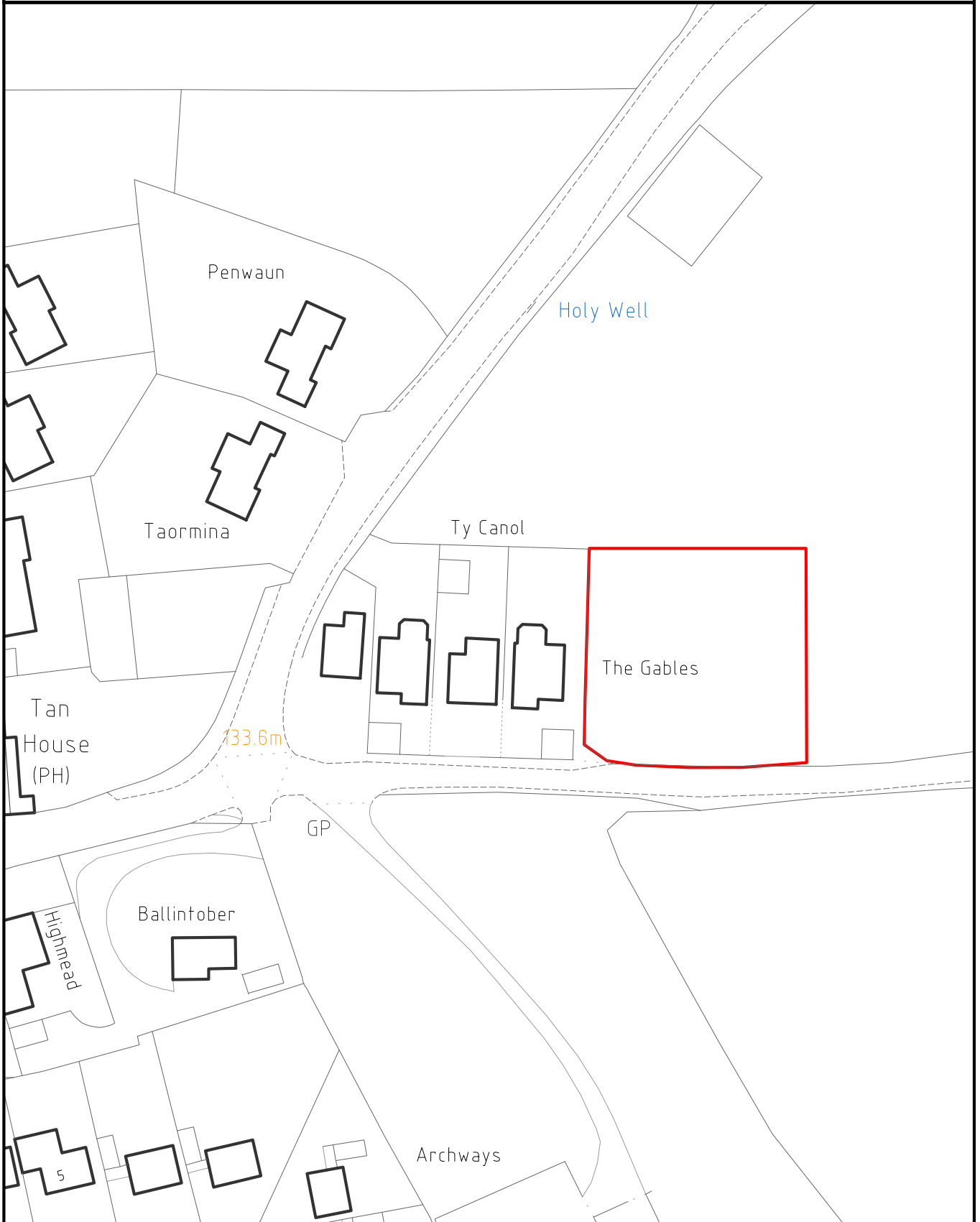
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.17		29.4	5	0	0	0	0

Categorisation:

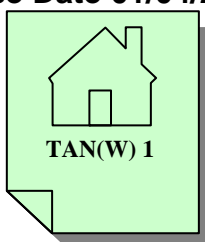
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
5	0	0	5	2	3	0	0

DC/2015/00688 - Land east (north of minor road) Shirenewton



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	Drawn by Edge.J	Scale 1:1000	Date 4/13/2017	No.			
	File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Sudbrook
Ward	Portskewett
Site Address	The Old Shipyard Sudbrook Road Sudbrook Portskewett Monmouthshire
LPA Reference	DC/2011/00607
Grid Reference	Easting 350833 Northing 187618
Market Type (Private, Public, RSL)	Private – 41 dwellings Public – 5 dwellings
Owner	St Maurs Estate Ltd Beachley Road Chepstow Monmouthshire NP16 7DL
Developer	
Agent	Heidi Davis Itton Chepstow Monmouthshire NP16 6BR
Landowner / developer intentions	Demolition of existing buildings and redevelopment of site with 46 dwellings (including 5 affordable units) associated highway works, landscaping and car park (outline application with access considered at this outline stage).
Description of Development	

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Outline	26.04.2016	26.04.2019	DC/2011/00607

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Welsh Water have no objection subject to the upsizing of 230 metres of inlet main funded by the developer, and separate foul and surface water drainage arrangements.
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	Environment Agency have no objection subject to conditions addressing ground contamination, investigation, remediation and monitoring, and the submission of details of drainage arrangements.
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2015/16
Other	Site has been bought by Pobl, a new planning application is expected within the next couple of months.

Site Size / Capacity:

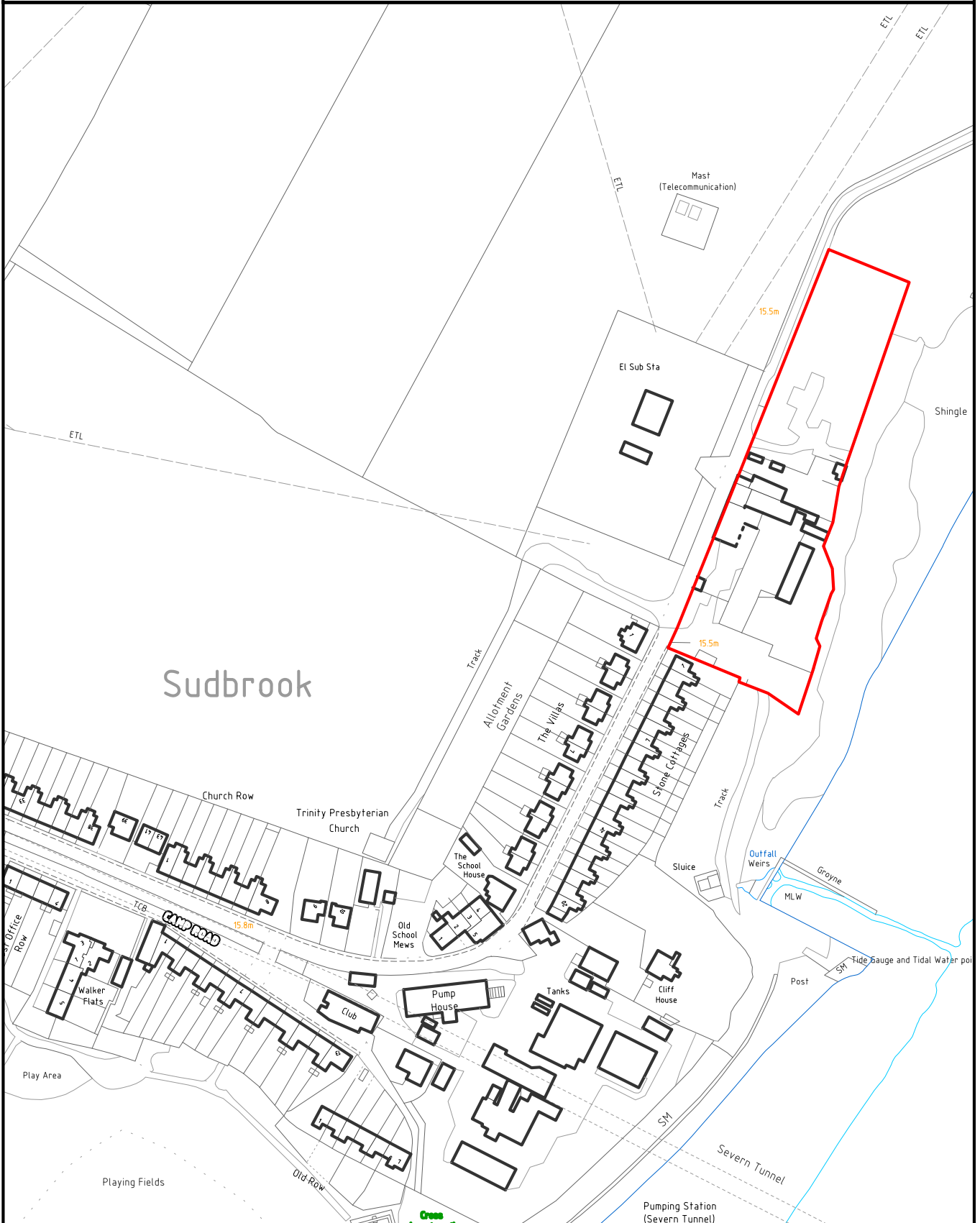
Forecast Completions:

Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
1.0		46	0	10	36	0	0

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
46	0	0	46	0	46	0	0

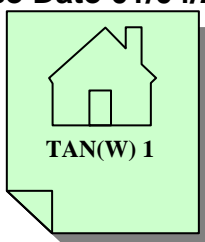
DC/2011/00607 - The Old Shipyard, Sudbrook



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	Drawn by Edge.J	Scale 1:2500	Date 4/5/2016		
	File Pathname / Project / Drawing No.				



**Amended Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Sudbrook
Ward	Portskewett
Site Address	Former Paper Mill
LPA Reference	SAH7
Grid Reference	Easting 350254 Northing 187474
Market Type (Private, Public, RSL)	Private – 92 units Public – 20 units
Owner	
Developer	Redrow Homes (South Wales) Ltd Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH
Agent	
Landowner / developer intentions	A planning application was approved for 212 dwellings, including 20 affordable units. a reconfigured access and creation of new emergency access route; new internal roads, footpaths/cycleways, car parking and highway improvements; a network of public open spaces, including landscaping, recreation space, public realm and biodiversity enhancement; and other ancillary works and activities requiring: site preparation, demolition and clearance, treatment, re-profiling and the installation of new services and infrastructure. An Environmental Impact Assessment was submitted with the application.
Description of Development	Allocated for residential development in the adopted LDP

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	11.11.2016	11.11.2021	DC/2015/01184
Full	Refused		DC/2014/01468
			LDP Alloc – SAH7

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	<p>No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharge from the site.</p> <p>The development site is partially within the NRW Internal Drainage District (IDD) boundary. The FCA states that surface water will be discharged via an existing pumped sewer network that discharges into the estuary. Should it be proposed to discharge any surcharge of the system during an extreme event to a watercourse then this will require a Flood Defence or Land Drainage consent.</p>
Access / Highways Comment	<p>The site was subject to previous applications for the development of 340 residential properties, following a detailed review highways offered no objections to the proposed development on traffic capacity / impact grounds subject to specific and significant mitigation measures These measures were subject to detailed scrutiny and agreement by way of a statement of common ground and draft unilateral undertakings prepared and agreed during a subsequent planning appeal (DC/2012/00307) and inspector`s decision.</p>
Utilities / Services Comment	<p>The proposed development is in an area where there are water supply problems for which there are no improvements planned within the Capital Investment Programme AMP4 (years 2005 to 2010). In order to establish what would be required to serve the site with an adequate water supply, the developer will need to fund the undertaking of a hydraulic modelling assessment on the water supply network.</p>
Constraints Comment	<p>An Environmental Statement was submitted with the application due to the site`s proximity to the Severn Estuary. The Statement covers landscape and visual impact, biodiversity, transport and access.</p> <p>Land is partially within Zone C1 of the Development Advice Map (DAM) contained in TAN15. A Flood Consequences Assessment (FCA) was submitted with the application.</p>
Capital Works Comment	
JHLAS History	<p>First recorded as forming part of the five year housing land supply = 2013/14</p>
Other	<p>Site clearance well underway. Proposed forecast completions confirmed by Redrow Homes.</p>

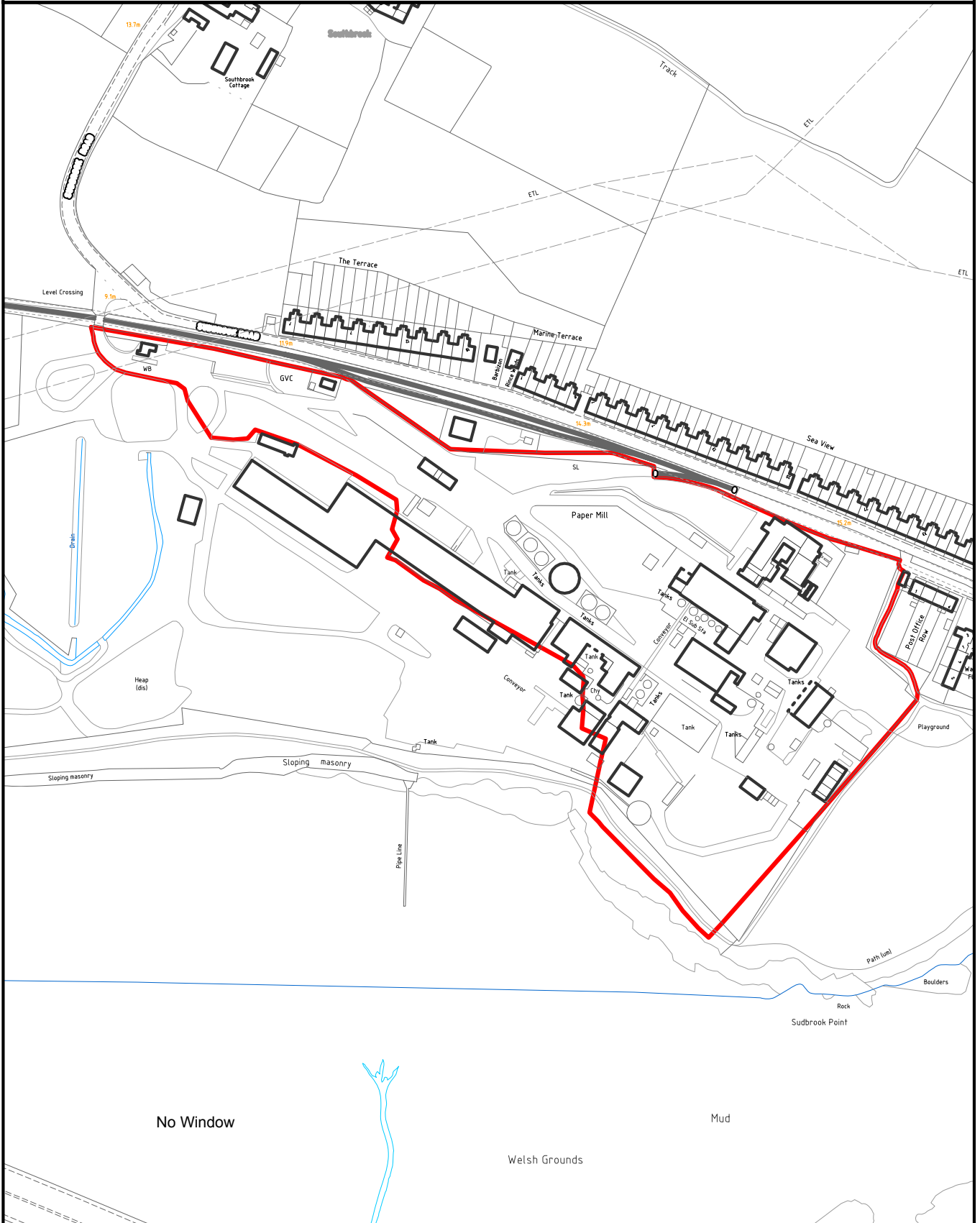
Site Size / Capacity:**Forecast Completions:**


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
6.6		32.1	10	35	35	35	35

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
212	0	0	212	0	150	0	62

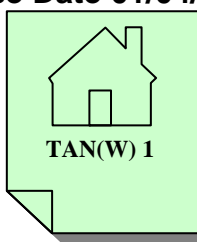
DC2015/01184 - Former Paper Mill site, Sudbrook



	Details JHLA Site Plan			Rev No.		© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by Edge.J	Scale 1:3500	Date 4/15/2015			
	File Pathname / Project / Drawing No.					



**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Tintern
Ward	St Arvans
Site Address	The Abbey Hotel Tintern Ltd Tintern Chepstow NP16 6SF
LPA Reference	DC/2012/00620
Grid Reference	Easting 353224 Northing 199896
Market Type (Private, Public, RSL)	Private – 9 units Public – 2 units
Owner	Tintern Hotels Larchfield House Pregge Lane Crickhowell Powys NP8 1SE
Developer Agent	Milsom Architects The Orchard Studio Llangattock Lingoed Abergavenny NP7 8NS
Landowner / developer intentions	
Description of Development	Conversion of hotel into 7 dwellings; demolition of part; and four new dwellings

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	20.11.2013	20.11.2018	DC/2012/00620

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Welsh Water – no objections, requests conditions in relation to the control of foul and surface water discharges
Access / Highways Comment	As it is a private residential development traffic movements are not expected to be significantly greater than those associated with the current use.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	

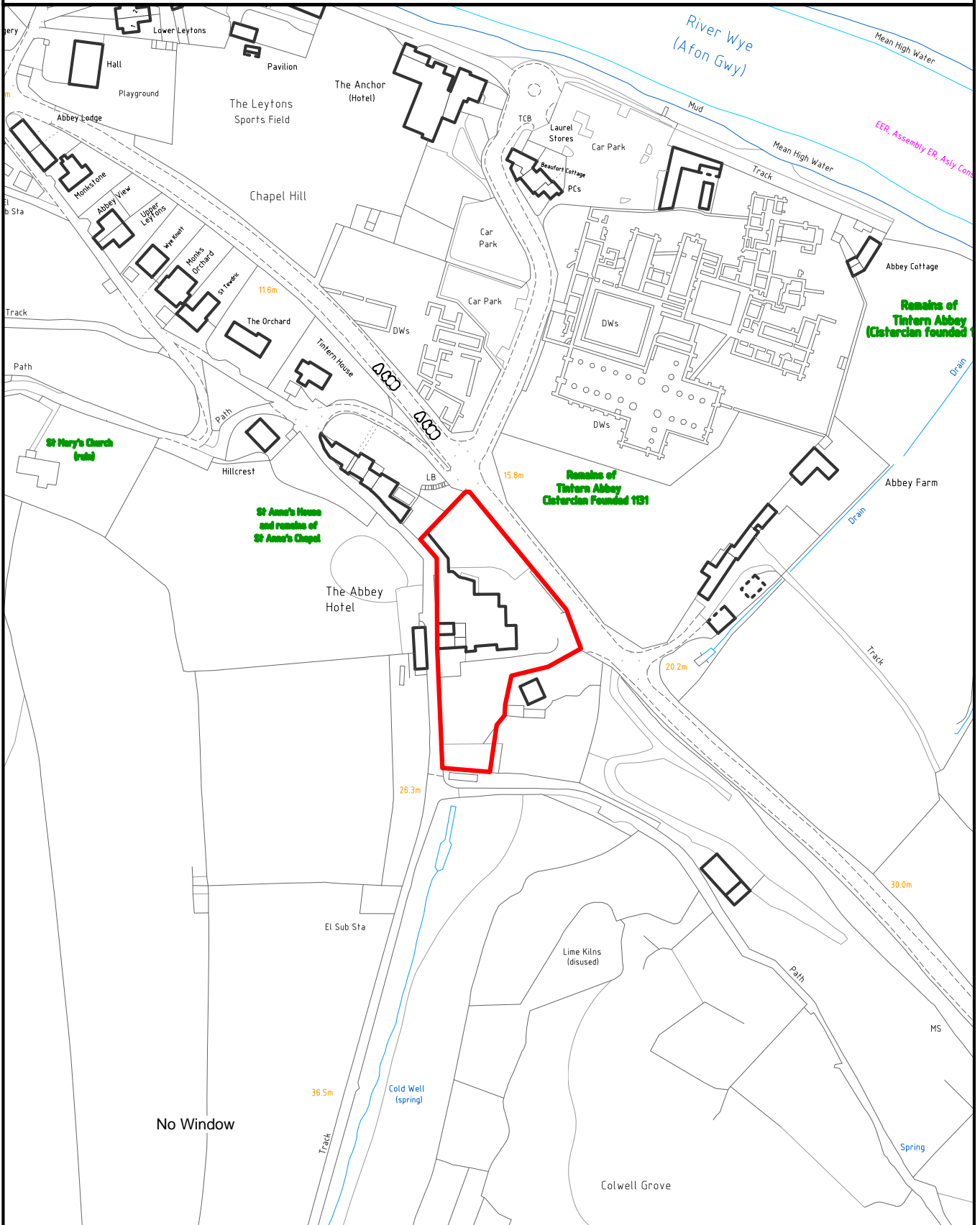
Site Size / Capacity:**Forecast Completions:**



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.50		22	11	0	0	0	0

Categorisation:

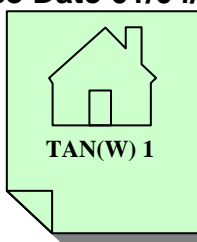
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
11	0	0	11	0	11	0	0

DC/2012/00620 - Former Abbey Hotel, Tintern



	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415
	Drawn by Edge.J	Scale 1:2500	Date 4/15/2015	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.				

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Trellech
Ward	Trellech United
Site Address	Land at Monmouth Road/Greenway Lane Trellech NP25 4PA
LPA Reference	DC/2015/00097
Grid Reference	Easting 350057 Northing 205612
Market Type (Private, Public, RSL)	Private – 6 units Public – 9 units
Owner	
Developer	Edenstone Homes Ltd Priory House Priory Street Usk NP15 1BJ
Agent	
Landowner / developer intentions	
Description of Development	Development of 9 affordable and 6 private dwellings together with new accesses, car park for Trellech Primary School and ancillary works.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	16.09.2015	16.09.2020	DC/2015/00097
			LDP Alloc – SAH11(xv)

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	Natural Resources Wales have stated that they have no objection subject to suitable conditions being attached to a planning permission relating to protected species and a scheme for foul and surface water drainage to be submitted prior to development
--	--

	commencing on site.
Access / Highways Comment	Monmouthshire's Highways Officer has expressed no objection to the proposal in relation to the proposed road layout and access subject to conditions. These conditions control the future management and maintenance of the site, control of the phasing and specification of the estate roads, Control of the engineering works required to facilitate both vehicle accesses and the off-site pedestrian access onto Monmouth Road.
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2015/16
Other	

Site Size / Capacity:

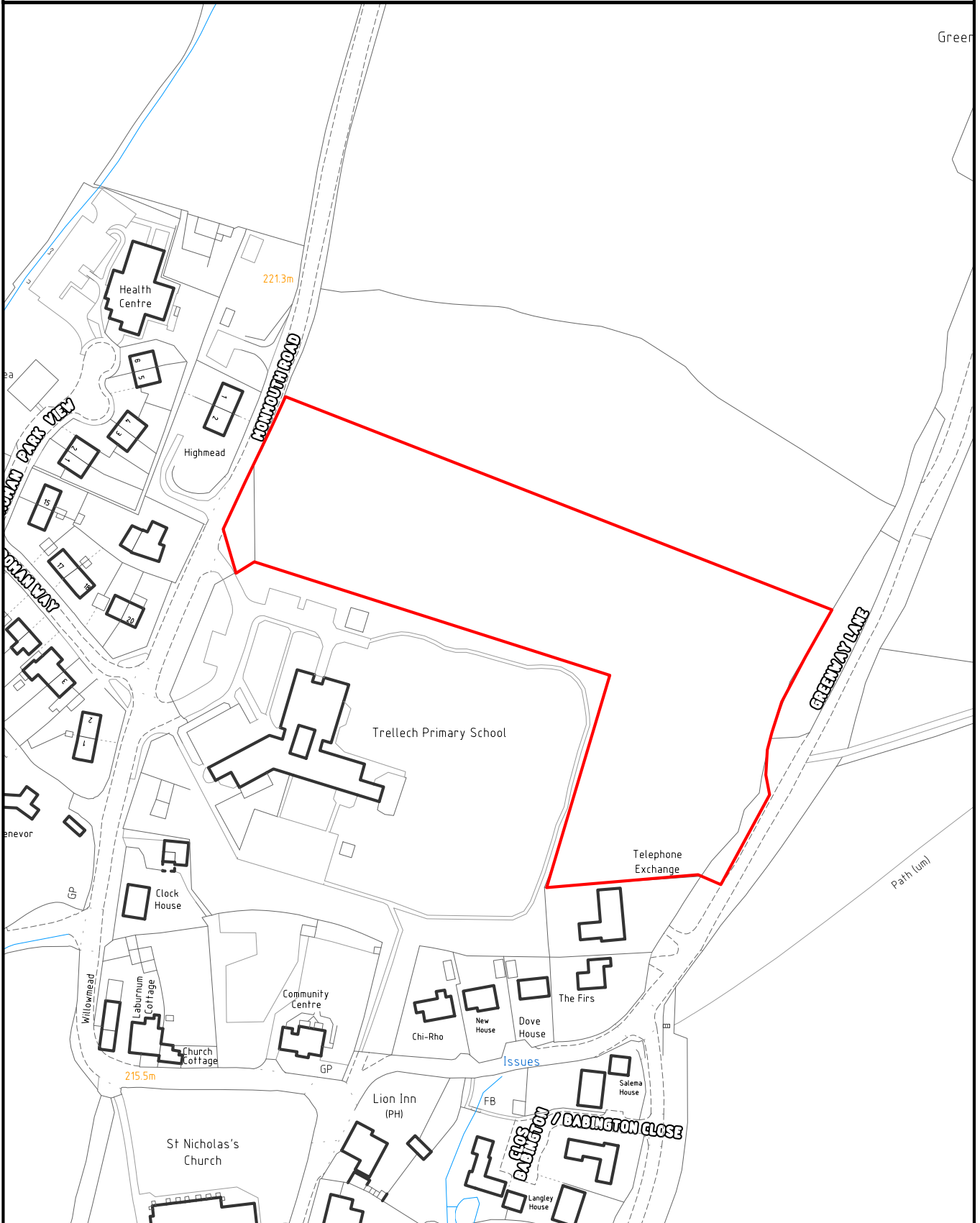
Forecast Completions:



Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
1.68		9	0	0	0	0	0

Categorisation:

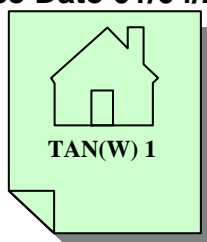
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
15	0	15	0	0	0	0	0

DC/2015/00097 - Land at Monmouth Road/Greenway Lane, Trellech



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	Drawn by	Scale	Date	No.		
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File Pathname / Project / Drawing No.						

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Usk
Ward	Usk
Site Address	Cwrt Burrium Monmouth Road Usk
LPA Reference	SAH10(i)
Grid Reference	Easting 338423 Northing 201380
Market Type (Private, Public, RSL)	Estimated will deliver in the region of 20 units of which 35% will be affordable.
Owner	
Developer	
Agent	
Landowner / developer intentions	
Description of Development	Allocated for residential development in LDP.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
			LDP Alloc – SAH10(i)

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing

	land supply = 2013/14
Other	

Site Size / Capacity:

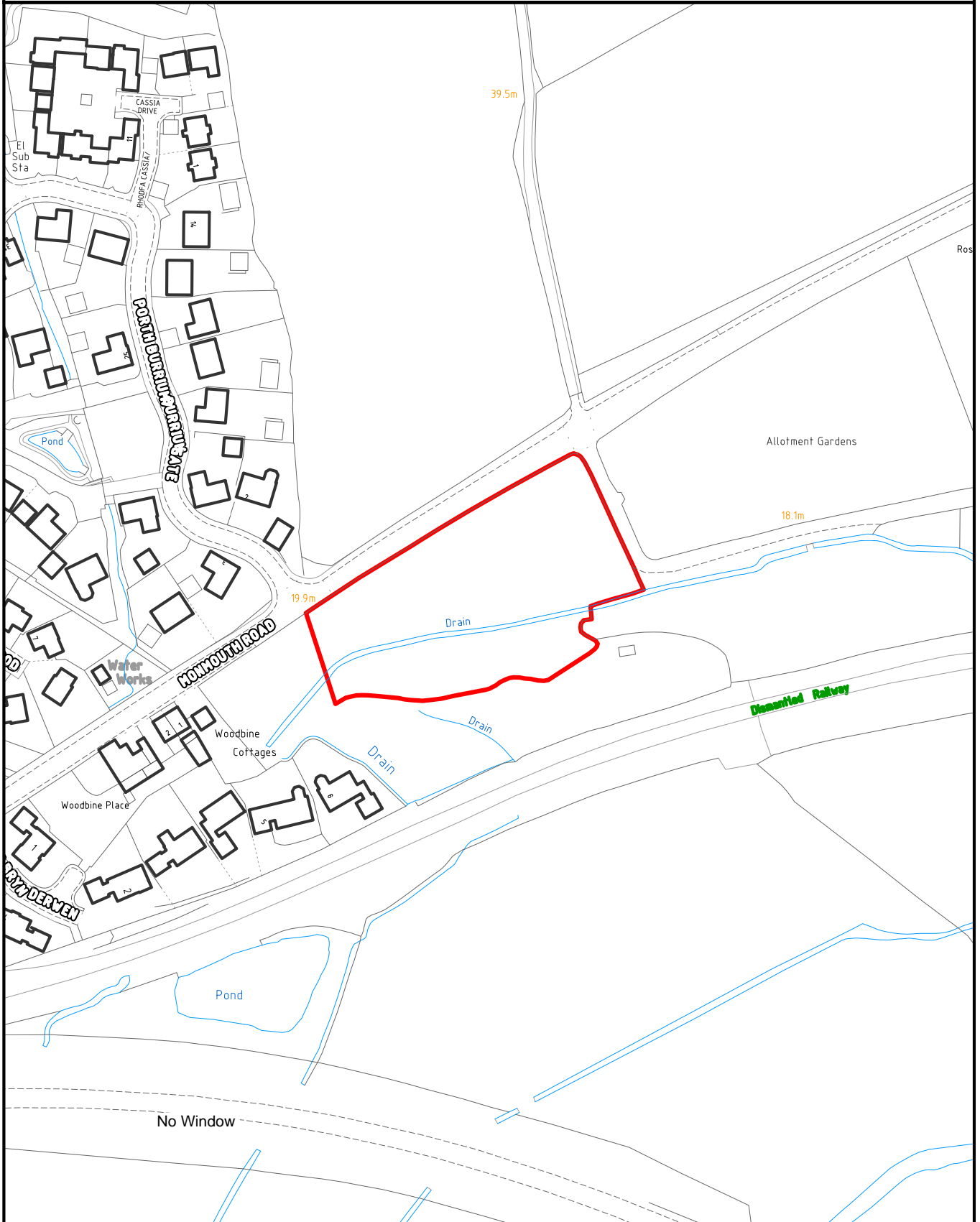
Forecast Completions:

Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.66		30.3	0	0	13	7	0

Categorisation:

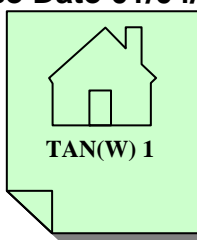
Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
20	0	0	20	0	20	0	0

LDP Allocation SAH10 (i) - Cwrt Burrium, Usk



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	Drawn by Edge.J	Scale 1:2000	Date 4/15/2015	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.				

**Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Usk
Ward	Usk
Site Address	Three Salmons Hotel 1 Porthycarne Street Usk NP15 1RY
LPA Reference	DC/2015/00970
Grid Reference	Easting 337661 Northing 200964
Market Type (Private, Public, RSL)	Private – 6 dwellings Public – 4 dwellings
Owner	Three Salmons Hotel 1 Porthycarne Street Usk NP15 1RY
Developer	
Agent	Studio 4b 48 Castle Parade Usk NP15 1AA
Landowner / developer intentions	
Description of Development	Proposed demolition of detached buildings, conversion of hotel bedroom annexe into 7 no residential units, erection of 3 linked dwellings with car parking and altered site access.

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
Full	05.01.2016 (Approved subject to signing of S106)		DC/2015/00970

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	Natural Resources Wales (NRW) does not object to the application, providing appropriately worded conditions to address the impact upon protected species and flood risk are attached to the planning permission.
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2015/16
Other	

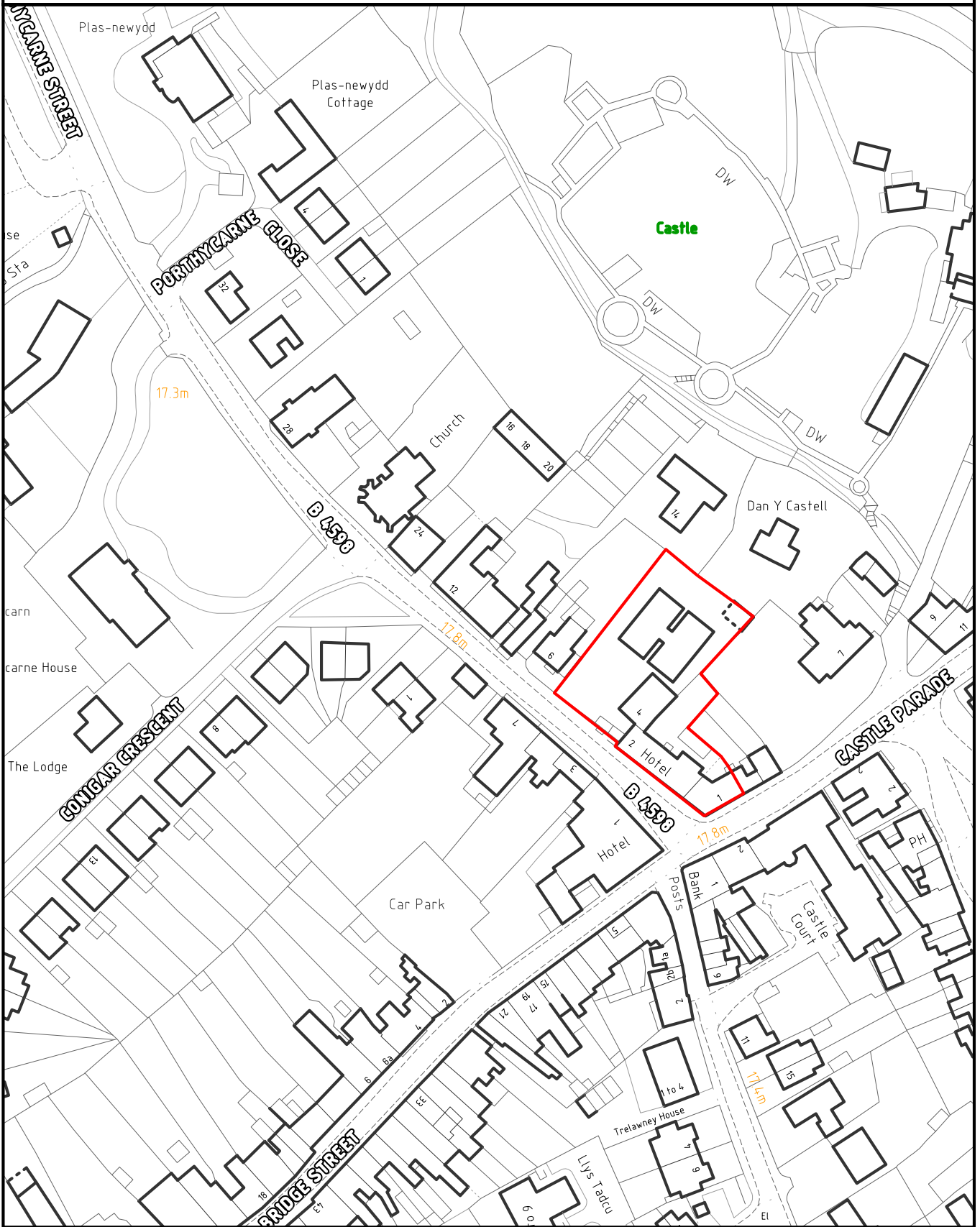
Site Size / Capacity:**Forecast Completions:**


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
0.2		50	3	7	0	0	0

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01st April 2017	1	2	3	4
10	0	0	10	0	10	0	0

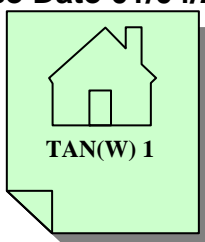
DC/2015/00970 - Three Salmons Hotel, Usk



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	File Pathname / Project / Drawing No.				



**Amended Site Proforma
Monmouthshire County Council
Joint Housing Land Availability
Base Date 01/04/2017**



Site Details:

Settlement	Various
Ward	
Site Address	
LPA Reference	SAH11
Grid Reference	
Market Type (Private, Public, RSL)	Estimated remaining 14 sites will deliver in the region of 150 units of which 60% will be affordable
Owner	
Developer	
Agent	
Landowner / developer intentions	
Description of Development	Sites allocated for development in named main villages in the LDP

Planning Status:

Planning Consent	Date Consent	Expiry Date	Application/Plan ref.
			LDP Alloc – SAH11

Site Analysis:

Drainage /Sewerage Capacity (SW/FW)	
Access / Highways Comment	
Utilities / Services Comment	
Constraints Comment	
Capital Works Comment	
JHLAS History	First recorded as forming part of the five year housing land supply = 2013/14
Other	Since the 2015/16 Study a further three sites, land rear Carpenters Arms Llanishen, Hill Farm Pwllmeyric and

	<p>land to the north of the minor road Shirenewton, have been moved to the main part of the schedule as they have planning permission, these sites are now included on separate proformas.</p> <p>Two sites in Devauden and Dingestow have been the subject of pre apps, a planning application is expected on the Dingestow site by July 2017 and the landowner of the Devauden site has signed an option agreement with Brideoak Homes, the developer for the Penallt and Shirenewton sites. The landowner of the Grosmont site is currently working with a Planning Consultant to bring the site forward. The landowner of the site in Llanvair Kilgeddin is keen to bring it forward, Melin is the interested developer and the site is likely to be developed together with the Llanvair Kilgeddin School site (owned by the church).</p>
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Site Size / Capacity:

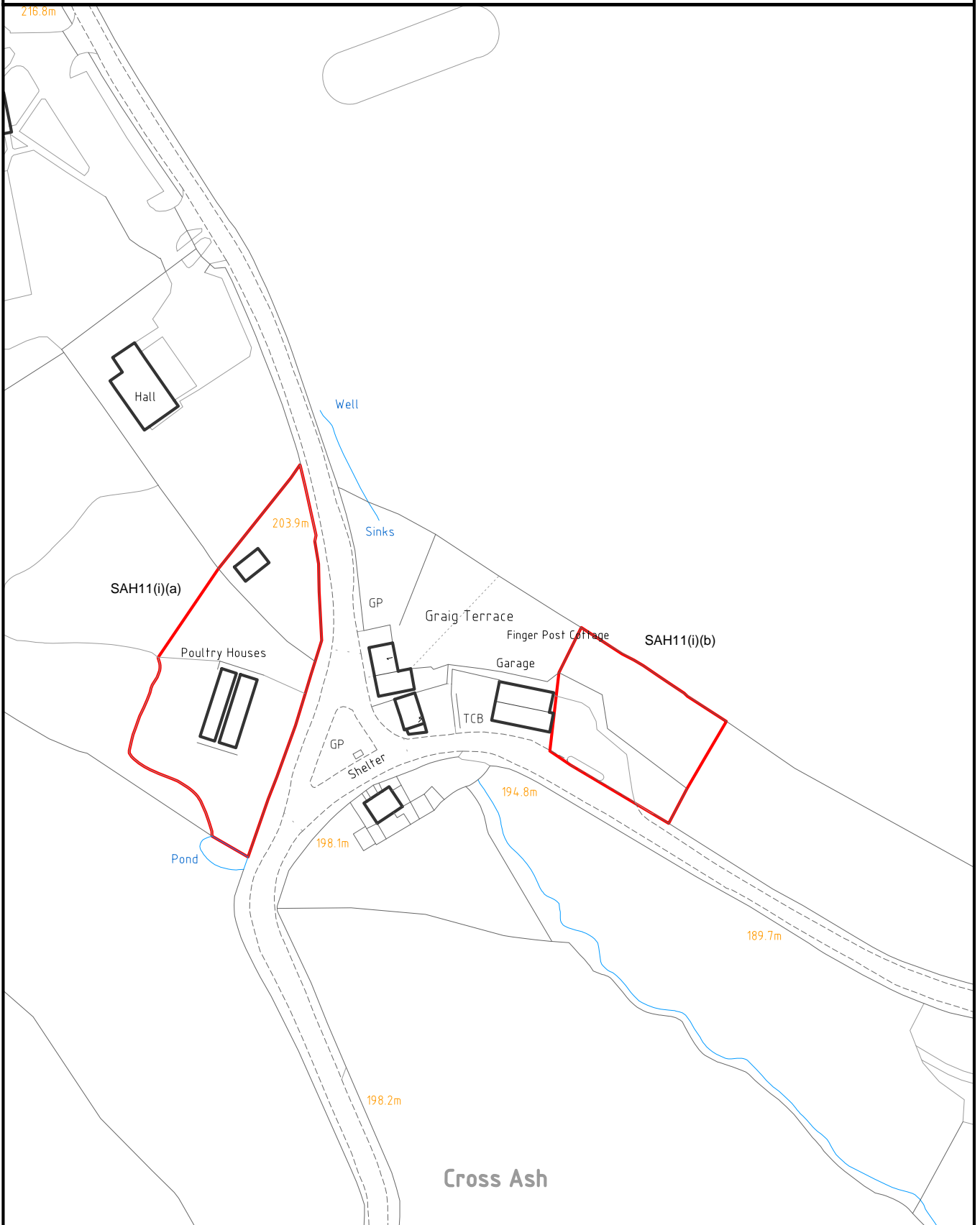
Forecast Completions:


Total Area	Remaining Area	Ave Density (Dph)	2017/18	2018/19	2019/20	2020/21	2021/22
6.43		27	10	35	35	35	35

Categorisation:

Units capacity	Units Completed Prior To Last Study	Units Completed Since last Study	Units Remaining @ 01 st April 2017	1	2	3	4
175	0	0	150	0	150	0	0

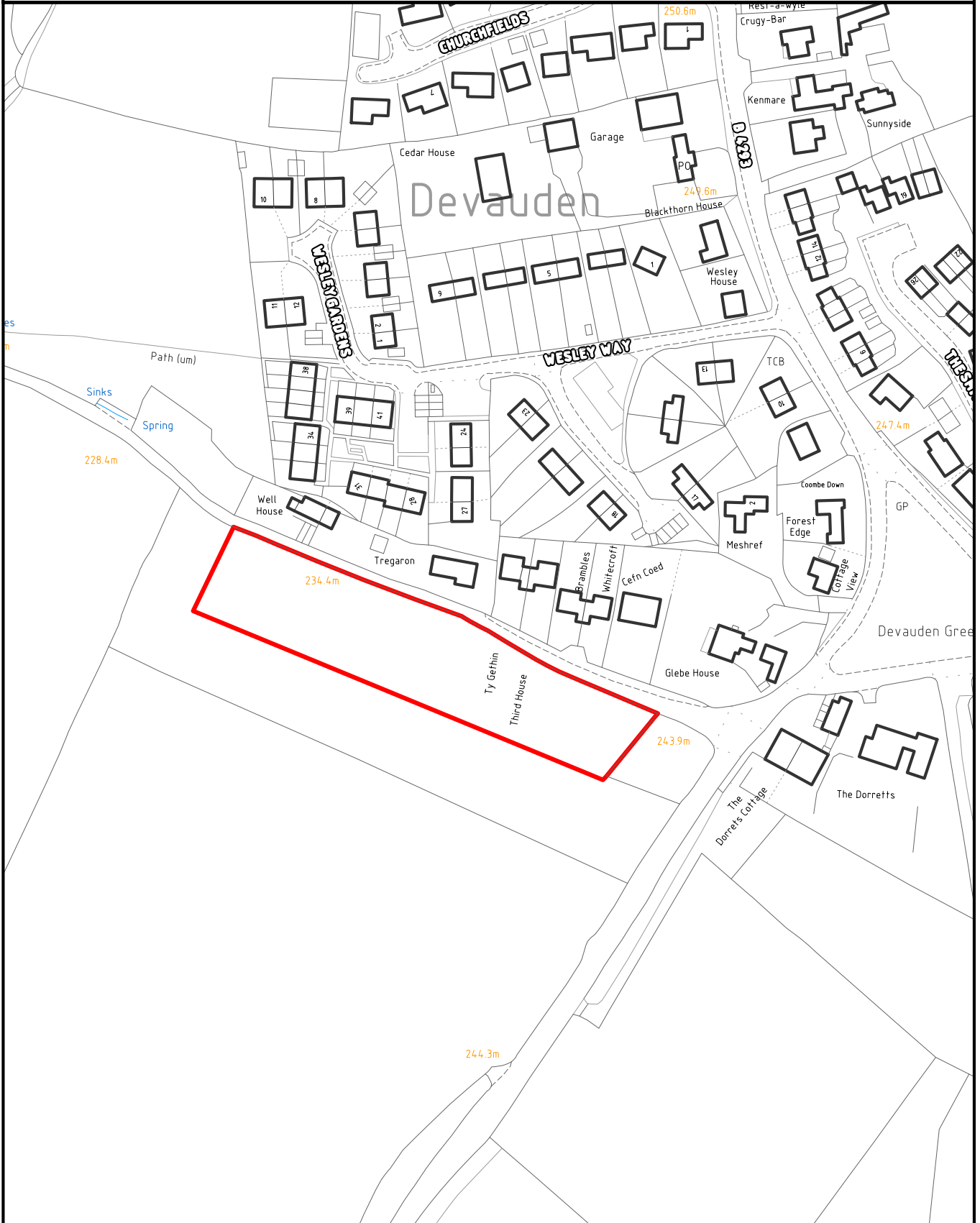
LDP Allocation SAH11(i)(a) - Land adjacent Village Hall, Cross Ash
 LDP Allocation SAH11(i)(b) - Land adjacent Cross Ash Garage





	Details JHLA Site Plan			Rev No.		© Hawffraint y Goron a hawliau cronfa ddata 2016 Arolwg Ordnans 100023415 © Crown copyright and database rights 2016 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
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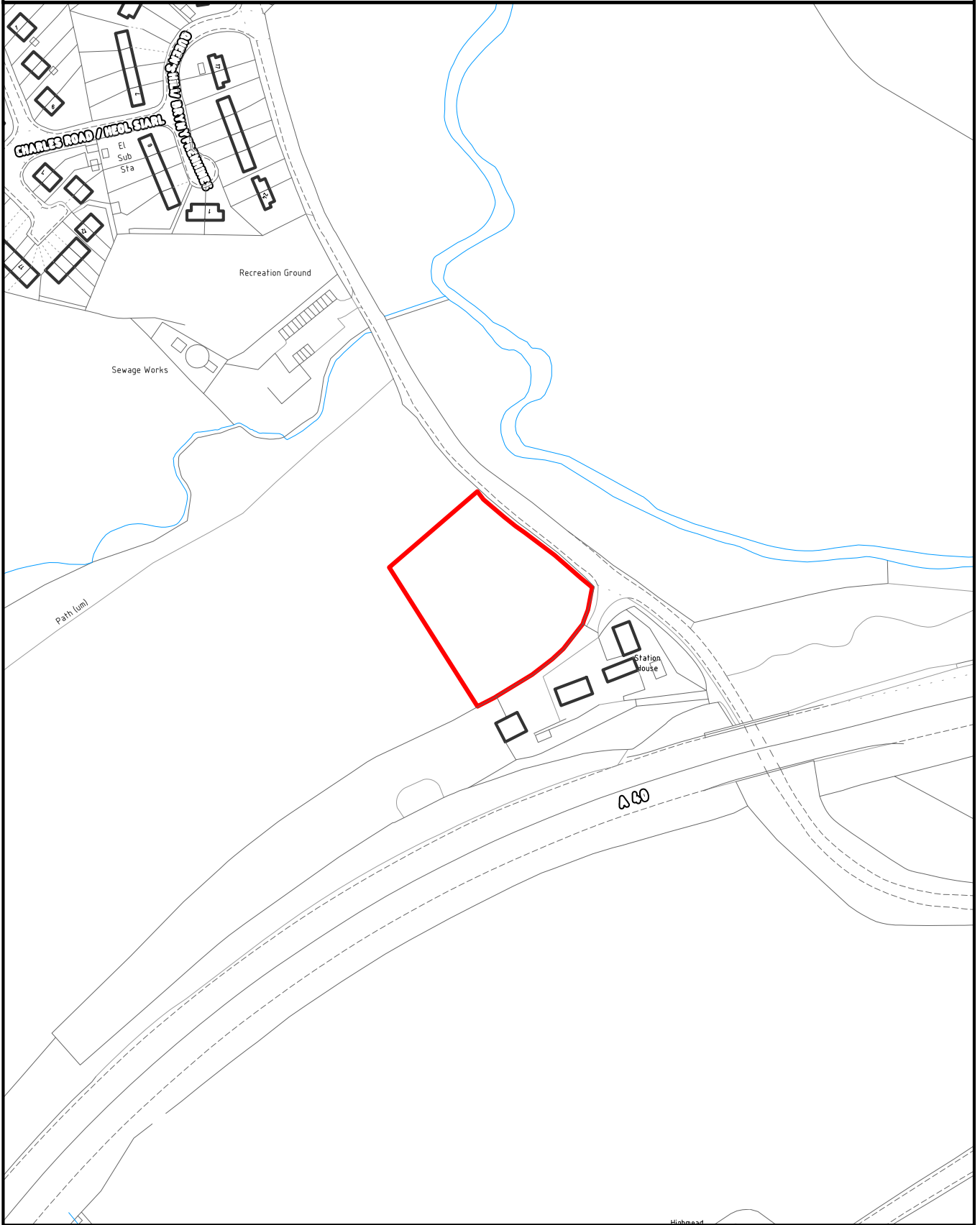




LDP Allocation SAH11 (ii) - Land at Well Lane Devauden



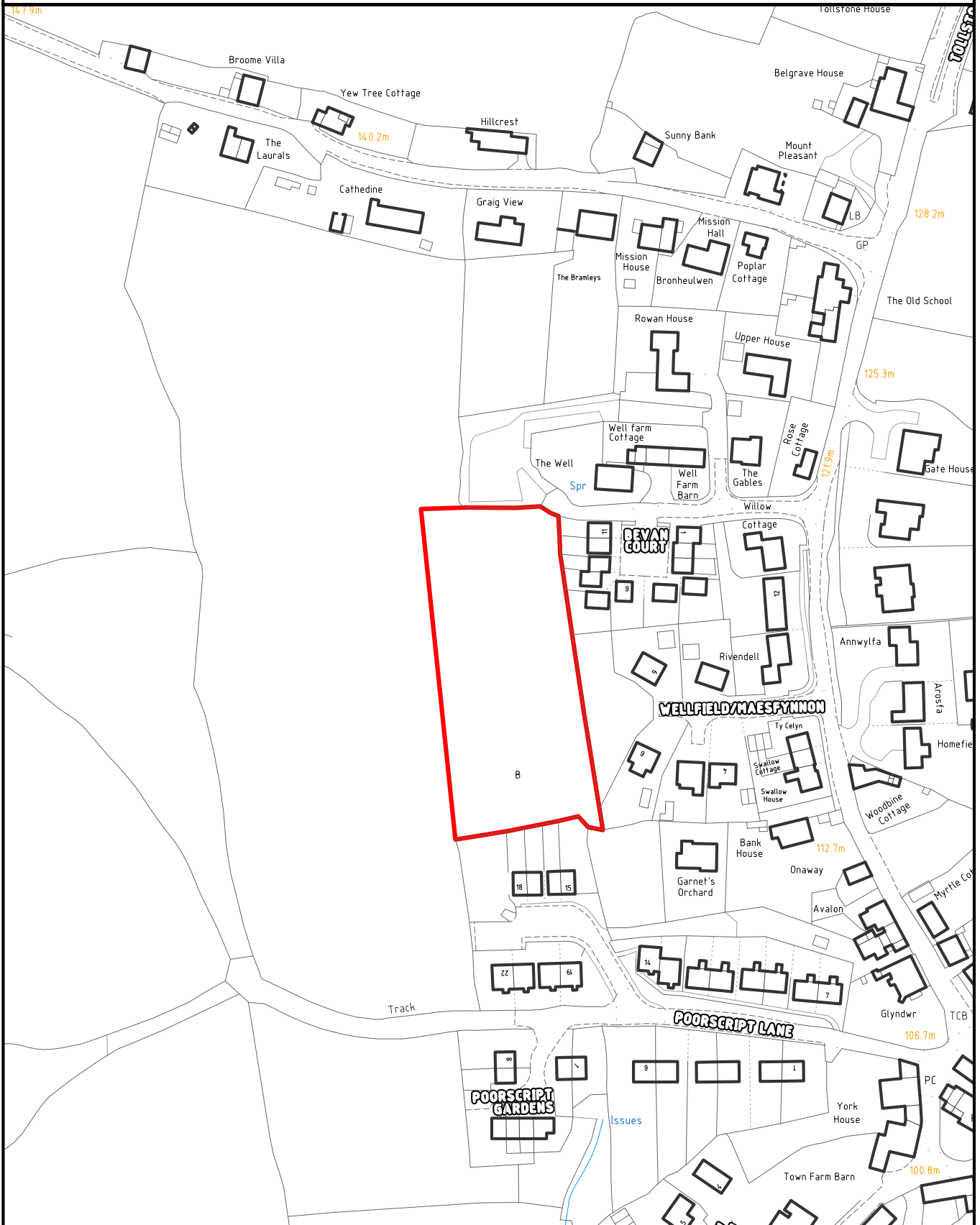
	Details JHLA Site Plan			Rev		© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by	Scale	Date	No.		
	Edge.J	1:2000	4/15/2015			
File Pathname / Project / Drawing No.						



LDP Allocation SAH11 (iii) - Land to south east of Dingestow



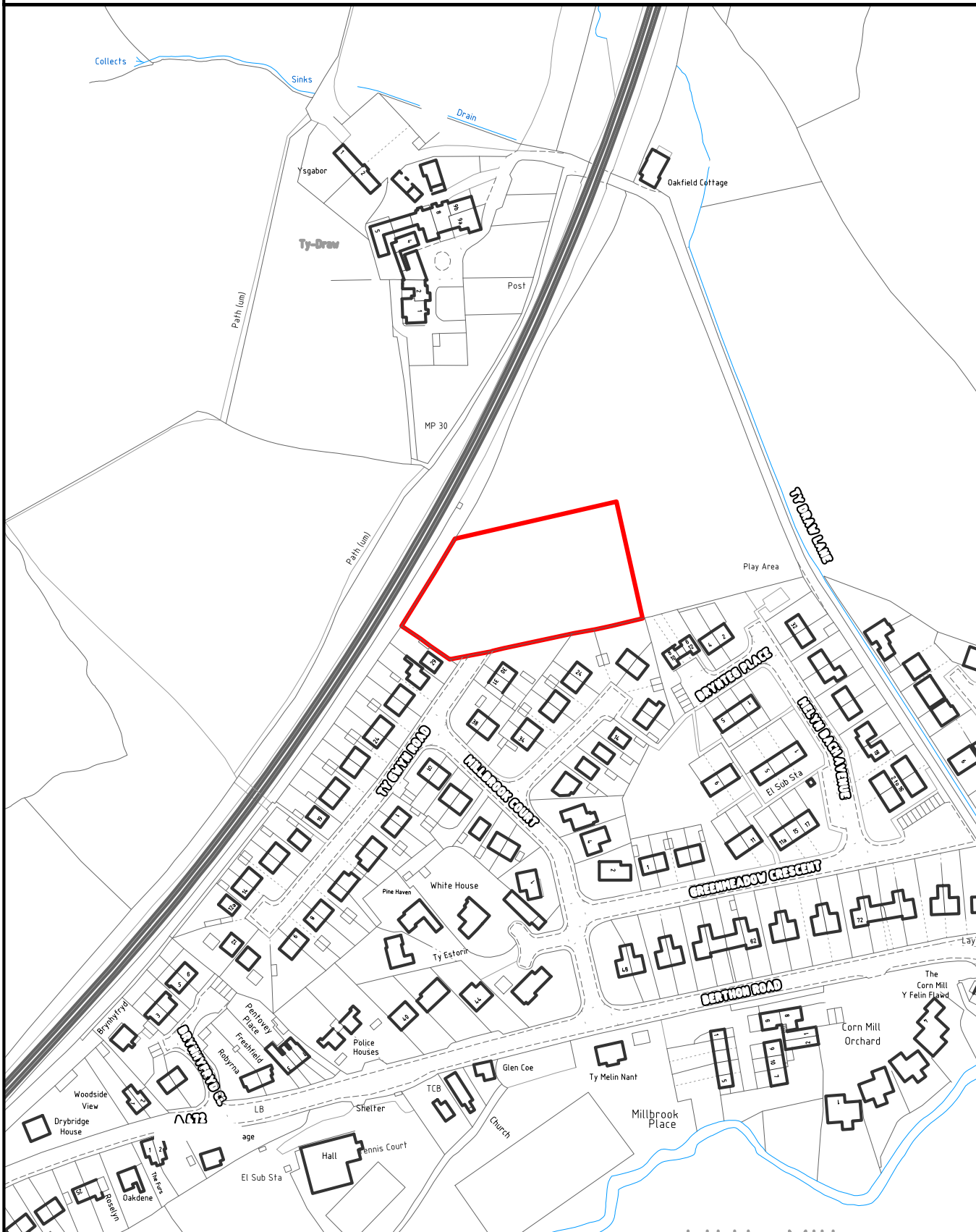
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	Drawn by Edge.J	Scale 1:2500	Date 4/15/2015			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	File Pathname / Project / Drawing No.					


LDP Allocation SAH11 (iv) - Land to west of Grosmont



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	Drawn by Edge.J	Scale 1:2000	Date 4/15/2015			Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps	
	File Pathname / Project / Drawing No.						

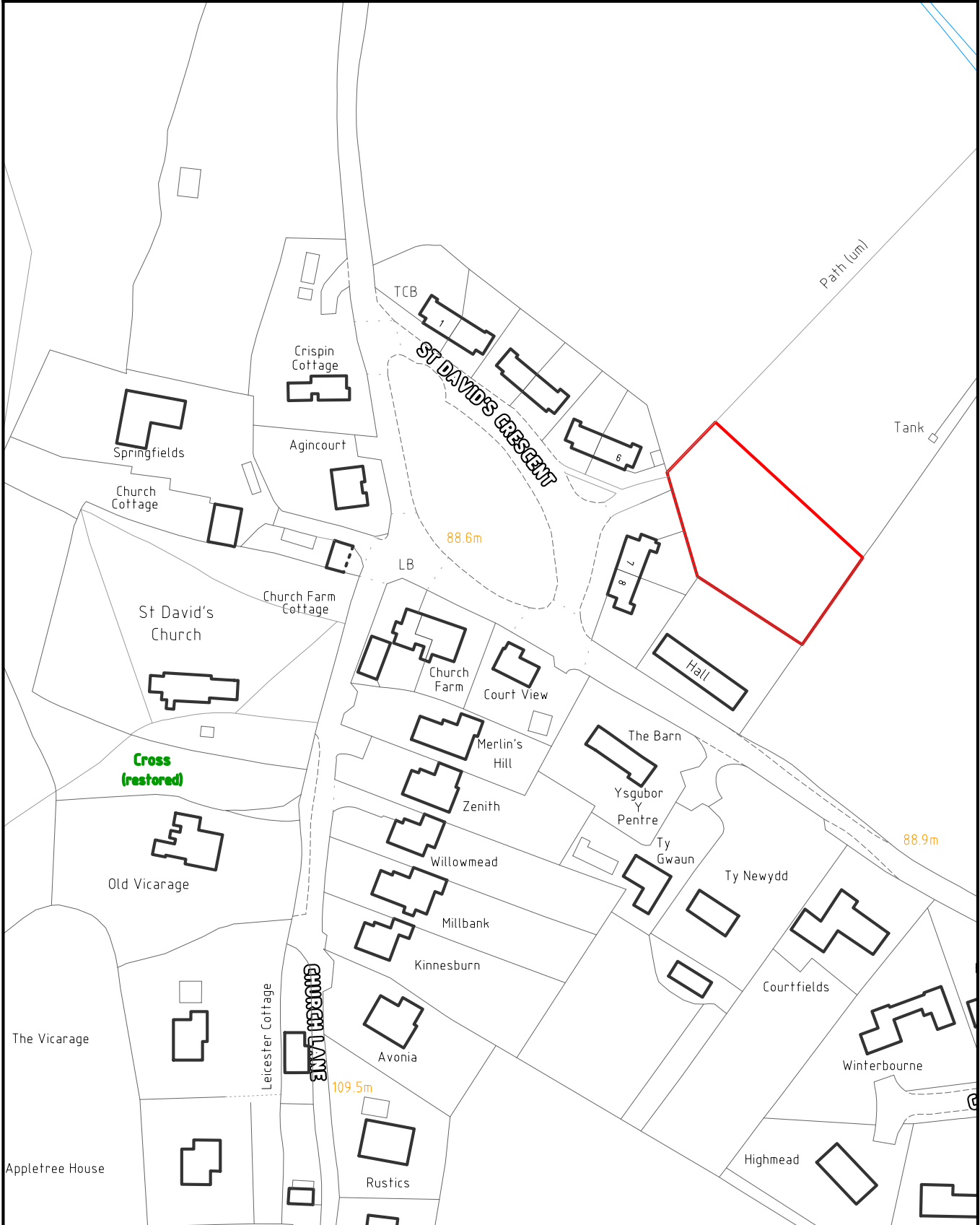
LDP Allocation SAH11 (v) - Land north of Little Mill



	Details JHLA Site Plan			Rev No.		© Hawffraint y Goron a hawlau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
	Drawn by Edge.J	Scale 1:2500	Date 4/15/2015			
	File Pathname / Project / Drawing No.					



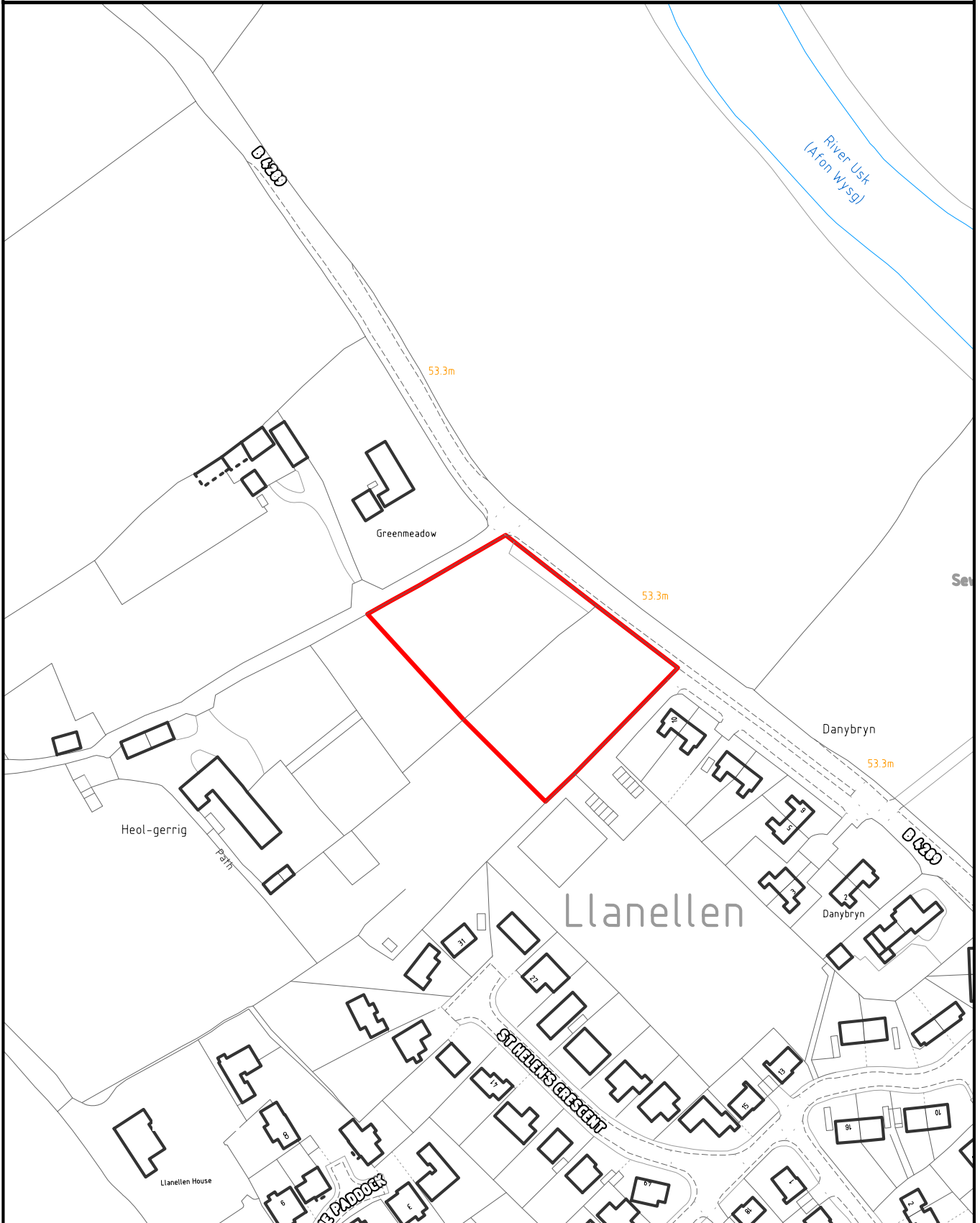
LDP Allocation SAH11(vi) - Land to rear of village hall, Llanddewi Rhydderch





	Details JHLA Site Plan			Rev No.		© Hawlfraint y Goron a hawliau cronfa ddata 2016 Arolwg Ordnans 100023415 © Crown copyright and database rights 2016 Ordnance Survey 100023415 Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps
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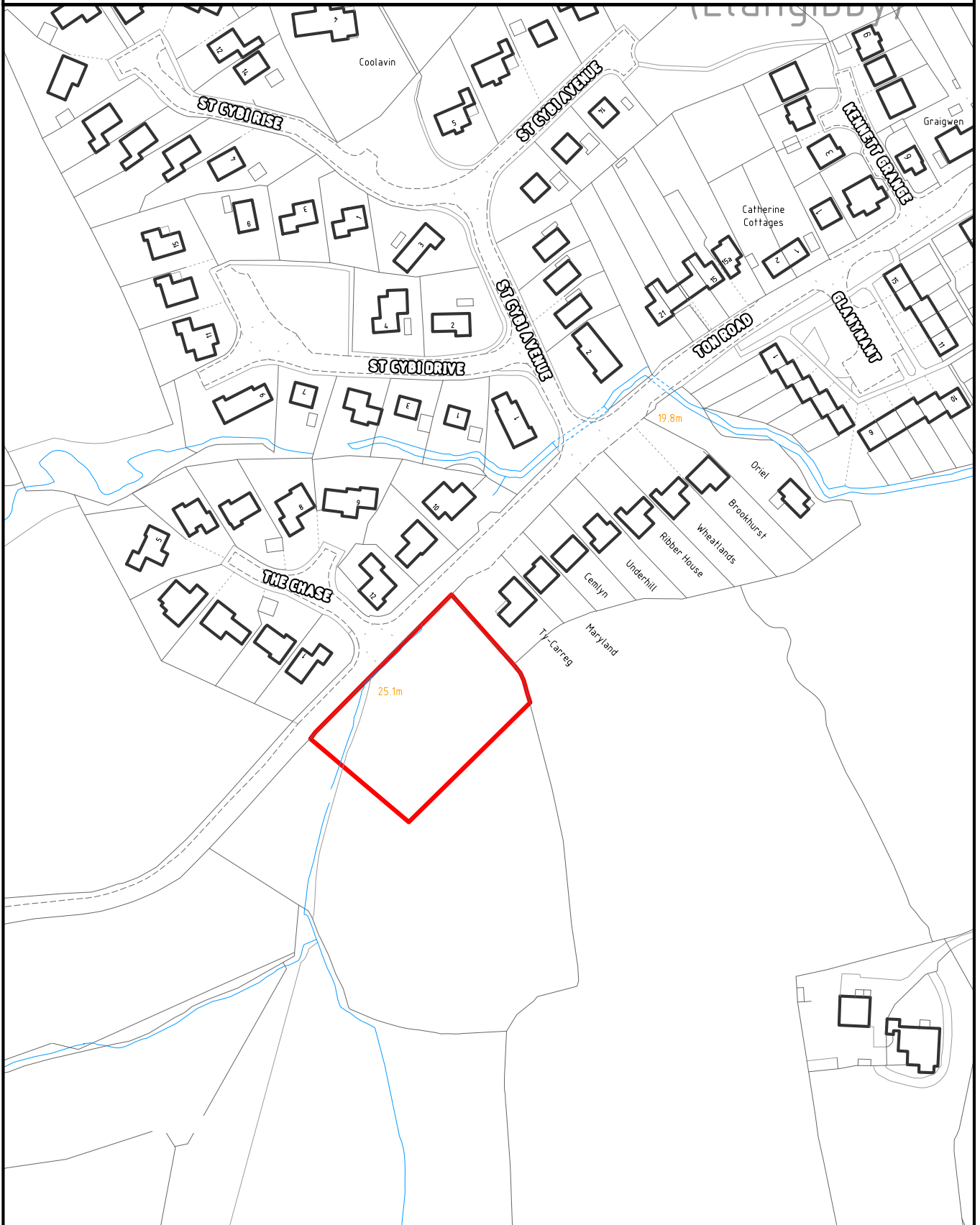




LDP Allocation SAH11 (vii) - Land to north west of Llanellen



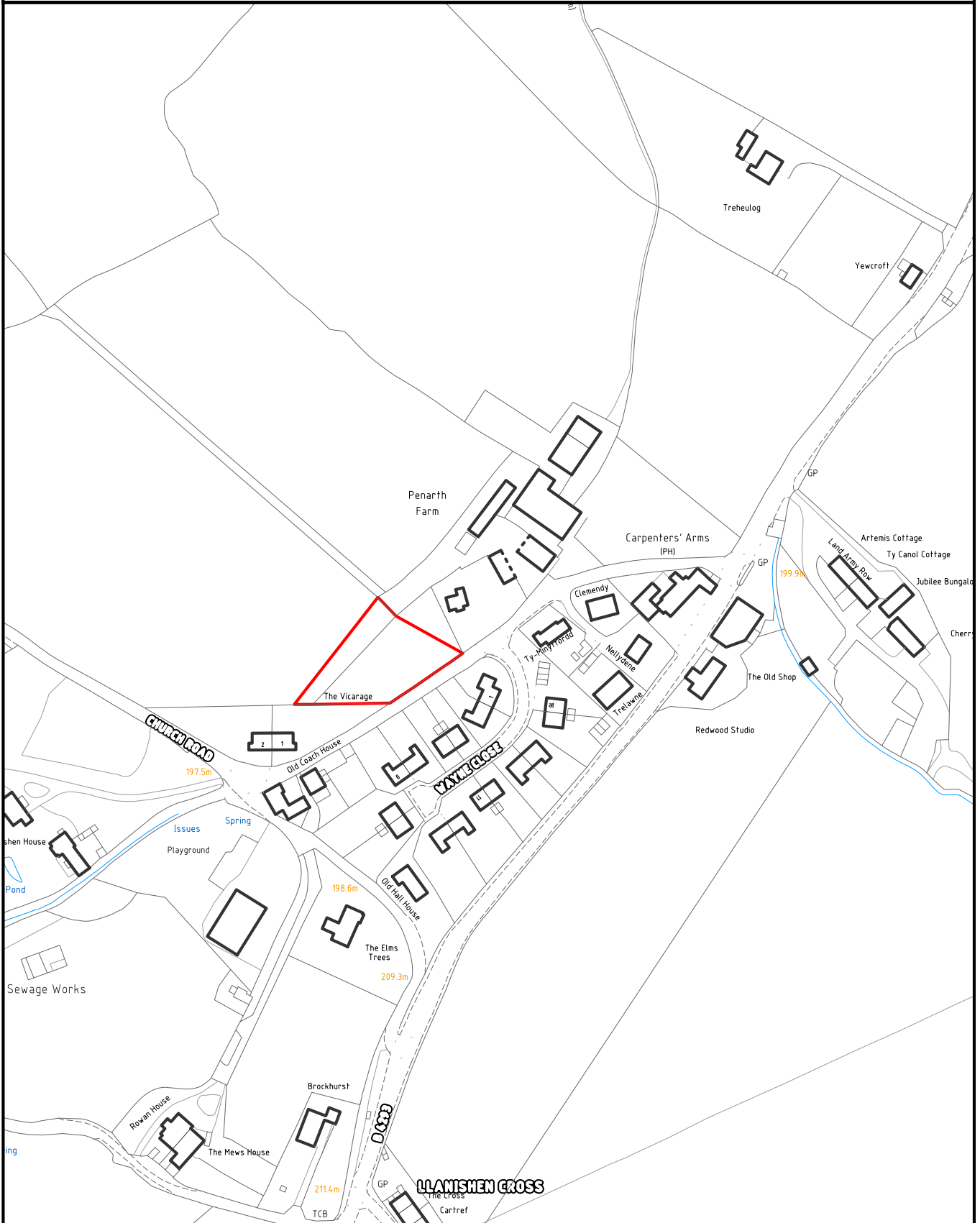
	Details JHLA Site Plan			Rev No.	© Hawffraint y Goron a hawliau cronfa ddata 2015 Arolwg Ordnans 100023415 © Crown copyright and database rights 2015 Ordnance Survey 100023415	
	Drawn by Edge.J	Scale 1:2000	Date 4/15/2015	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps		
	File Pathname / Project / Drawing No.					


LDP Allocation SAH11 (viii) - Land at Ton Road Llangybi



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	Drawn by Edge.J	Scale 1:2000	Date 4/15/2015	Monmouthshire County Council County Hall Usk NP15 1GA www.monmouthshire.gov.uk/maps		
	File Pathname / Project / Drawing No.					

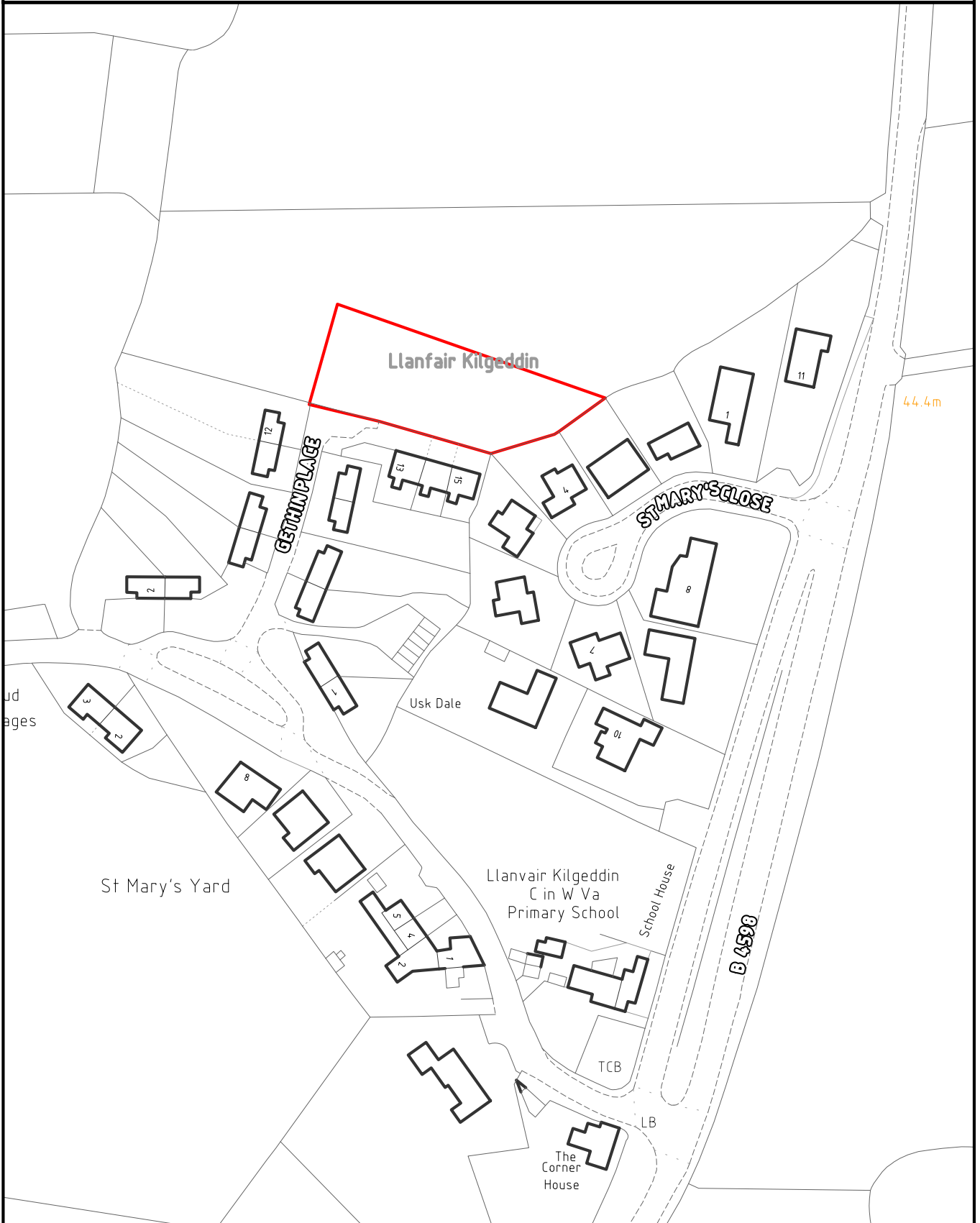
LDP Allocation SAH11(ix)(b) - Land adjacent Church Road Llanishen




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	Drawn by Edge.J	Scale 1:1000	Date 4/13/2017	No.		
	File Pathname / Project / Drawing No.					



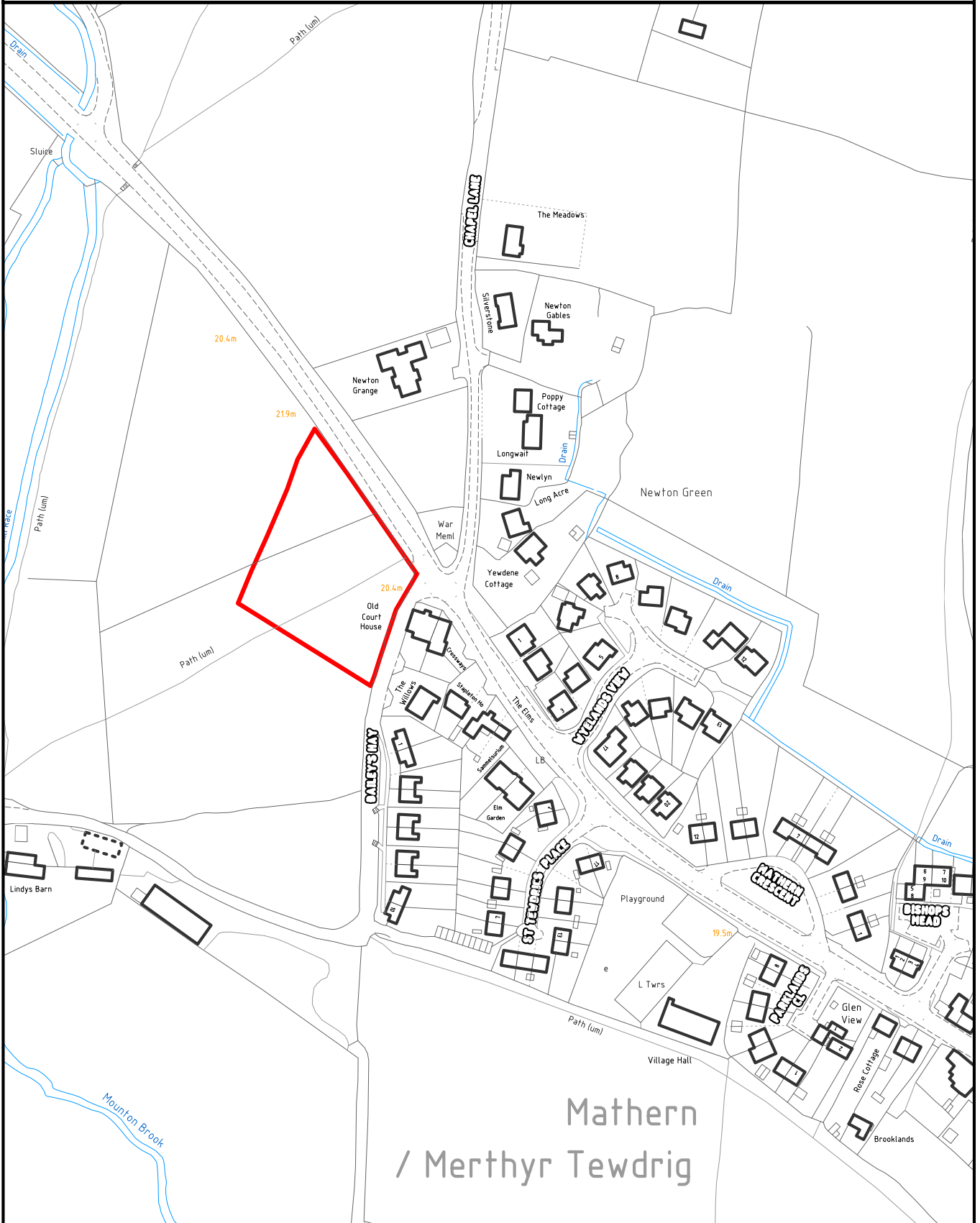
LDP Allocation SAH11(x) - Land to the north of Llanfair Kilgeddin




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	Drawn by Edge.J	Scale 1:1500	Date 4/5/2016			
	File Pathname / Project / Drawing No.					



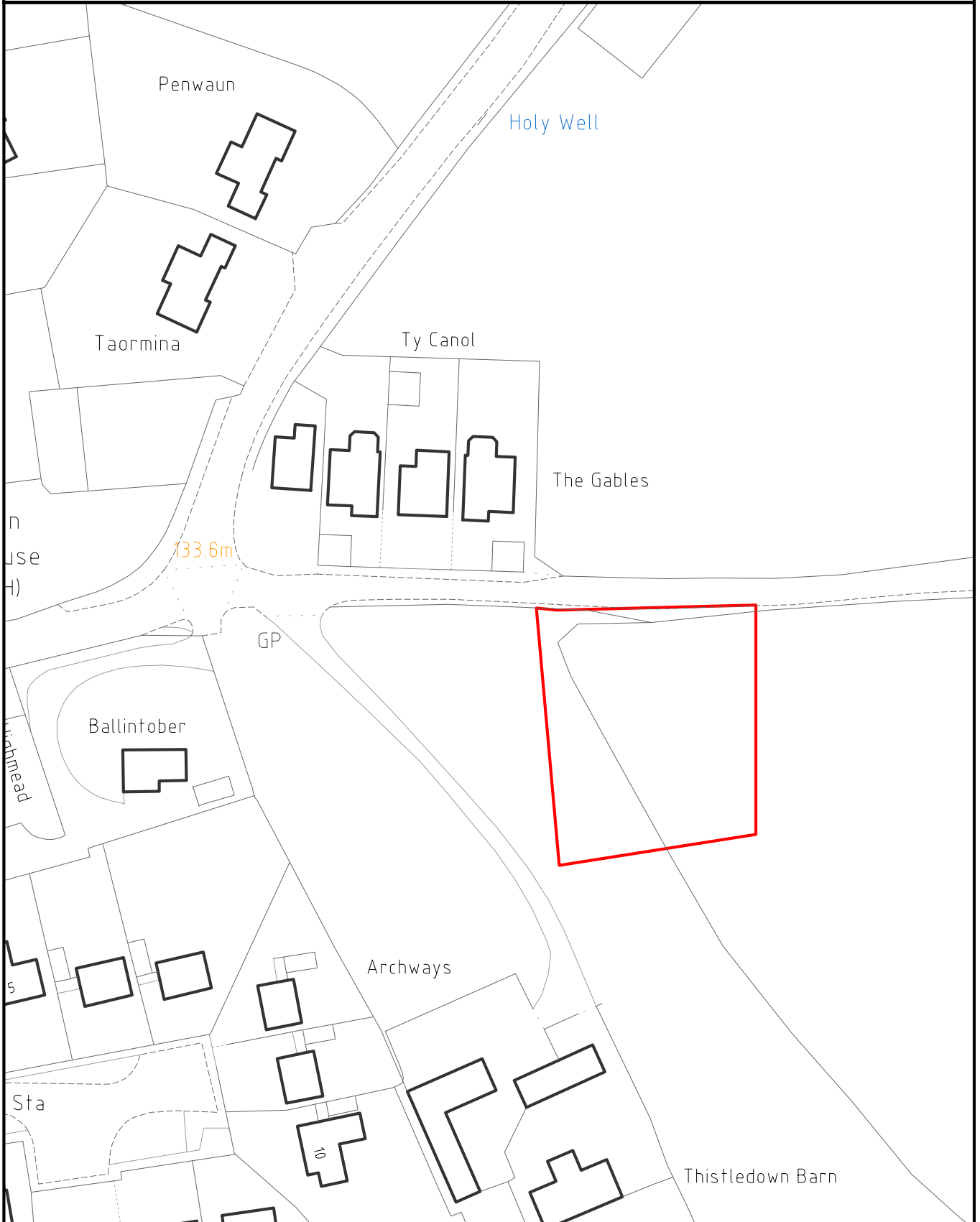
LDP Allocation SAH11 (xi) - Land west of Mathern





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	Drawn by Edge.J	Scale 1:2500	Date 4/15/2015			
	File Pathname / Project / Drawing No.					

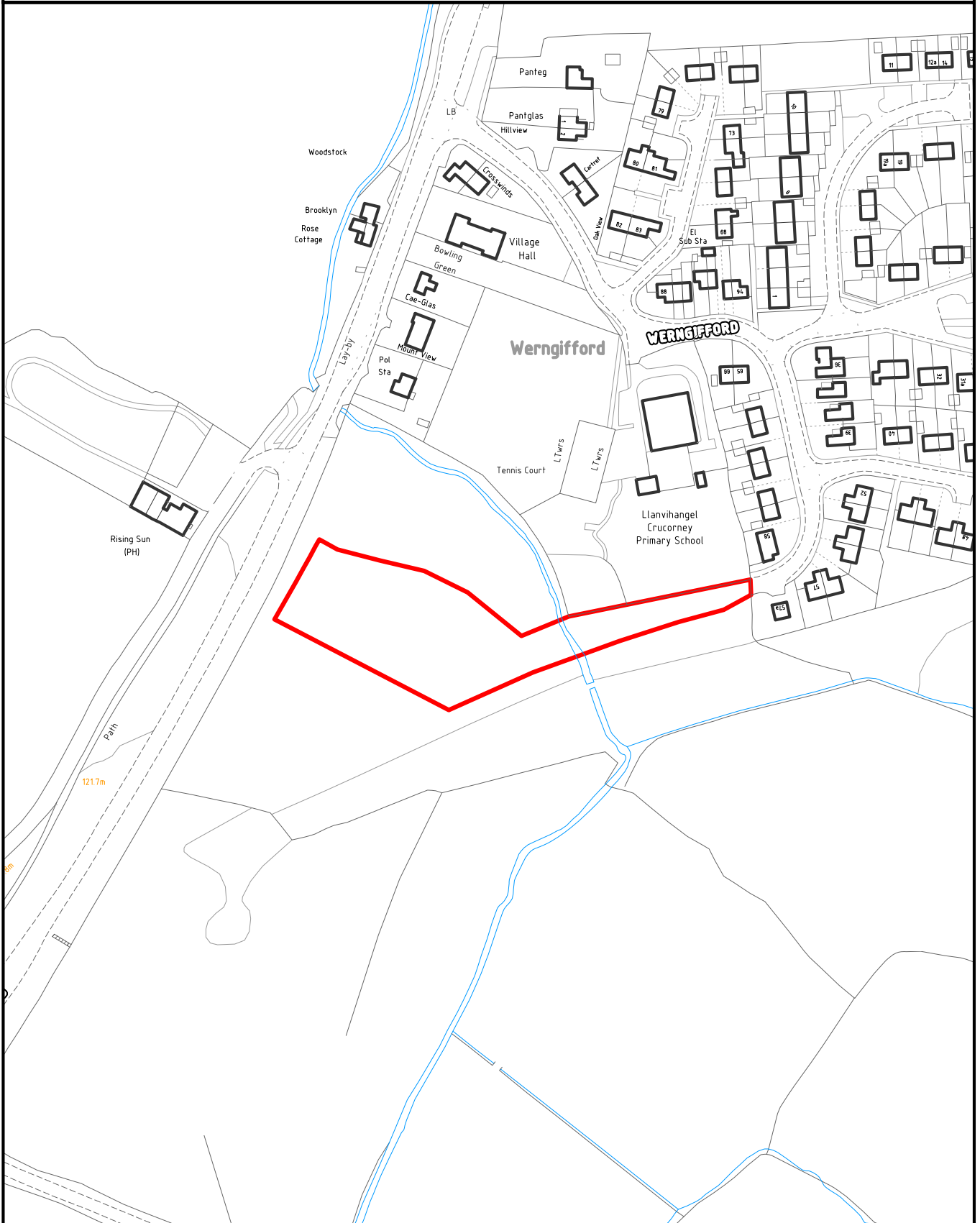


LDP Allocation SAH11(xiv)(a) - Land east of Shirenewton (south of minor road)



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LDP Allocation SAH11 (xvi) - Land adj Werngifford Pandy



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	Drawn by Edge.J	Scale 1:2500	Date 4/15/2015			
	File Pathname / Project / Drawing No.					

