

APPENDIX 3

LDP POLICY SAH11 – MAIN VILLAGES **UPDATE ON DELIVERY/PROGRESS**

SAH11(i)(a) Land adjacent to village hall, Cross Ash. Around 10 dwellings.

Landowner has decided not to bring this site forward.

Affordable Housing Consultation event was held in Cross Ash Hall and 24 families registered as being in housing need. These families were from the Cross Ash area and more need has been reported from the community council area as a whole.

Another landowner has agreed to sell land to an RSL for a rural exception site. This will be for 8 properties. Housing Strategy Officer and Rural Housing Enabler are currently working on this with the landowner and RSL.

SAH11(i)(b) Land adjacent to Cross Ash Garage. Around 5 dwellings.

The landowner wants to bring this site forward and has been in talks with the Housing Strategy Officer, Planning Officers, the RHE and Melin Homes. Since the need in this area is greater than the allocated sites, this landowner is also making an extra piece of land available for a rural exception site for 6 homes.

SAH11(ii) Land at Well Lane, Devauden.

Two pre-application meetings have been held and a layout agreed with the planning officer. Landowner has agreed a price for the land with Brideoak Homes. Planning application anticipated after public consultation in September 2017. If approved construction expected to start in the summer of 2018. Completion would then be in 2019.

SAH11(iii) Land to south east of Dingestow.

Pre-application meeting held which resulted in changes being required to the proposed layout. A second pre-application meeting scheduled for early February 2017. This site is being developed by Monmouthshire Housing Association. They have agreed a price with the landowner and will submit a planning application once planning officer is happy with the proposed layout and house design. Submission expected February/March 2017.

SAH11(iv) Land to west of Grosmont, subject to provision of community open space (play area/allotments).

Landowner is working with Asbri Planning Consultants to bring this site forward. Currently working on access issues. Community Consultation planned for 13th February 2017 to ascertain the type and tenure of homes that will be needed.

SAH11(v) Land to the north of Little Mill.

Landowner expectations for land too high for the Little Mill area. This is in Goytre Community Council area and immediate housing need will be satisfied with the LDP site in Goytre.

SAH11(vi) Land to rear of village hall, Llanddewi Rhydderch. Around 5 dwellings.

No progress to date.

SAH11(vii) Land to the north west of Llanellen.

Developer was on board and land deal agreed. Keepmoat Homes decided to pull out. Landowner looking for alternative developer.

SAH11(viii) Land at Ton Road, Llangybi. Around 10 dwellings.

No progress to date.

SAH11(ix)(a) Land to the rear of the Carpenter's Arms, Llanishen. Around 5 dwellings.

Outline planning agreed for 8 units. 5 affordable and 3 market. Land currently being marketed.

SAH11(ix)(b) Land adjacent Church Road, Llanishen. Around 5 dwellings.

Council owned site. Tenant/Legal issues. Will bring forward in 2018.

SAH11(x) Land to the north of Llanvair Kilgeddin. Around 5 dwellings.

Landowner keen to bring this site forward. RHE working with landowner and Melin Homes.

Church owns the former school site and they are keen to help deliver affordable housing. Housing Strategy Officer and RHE in discussion with the Church to bring these two sites forward together. Church site provisionally for 6 homes – 5 affordable and 1 market.

SAH11(xi) Land to west of Mathern.

Have not tried to bring this forward to date.

SAH11(xii) Land to the south west of Penallt. Around 10 dwellings.

Planning approval 21/11/16. Brideoak Homes expecting to complete on land sale in May 2017. Seeking planning approval for a small infill site next to the approved site. Would like to bring both forward together. Architect engaged to carry out planning

work in February 2017 with submission expected in March/April. Hoping to start on site in late summer 2017. Homes expected to be completed early 2019.

SAH11(xiii) Hill Farm, Pwllmeyric.

Landowner would like to bring this site forward. Has submitted an application for outline planning. However, he also has unrealistic expectations on land value.

SAH11(xiv)(a) Land to east of Shirenewton (south of minor road). Around 5 dwellings.

SAH11(xiv)(b) Land to east of Shirenewton (north of minor road). Around 5 dwellings.

This site is currently under construction and will provide 2 open market homes and 3 affordable (2 for social rent and 1 LCHO). Affordable currently being held up due to S104 agreement on the foul drainage outfall. Completion expected February/March 2018.

SAH11(xv) Land adjacent Trellech School, subject to vehicular access being from the B4293 only, improved pedestrian facilities to the village and provision of car parking area for the adjoining school.

This site has been completed. 6 open market homes and 9 affordable homes. 3 of the affordable homes were LCHO and the remaining 6 social rent. The Developer was Edenstone Homes. An additional car park was provided for the school and free drainage advice from the developer's consultants was provided to assist the Community Hall.

SAH11(xvi) Land adjacent Werngifford, Pandy, subject to no highly vulnerable development taking place in those parts of the site that are within the designated C2 flood zone, no other development taking 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, protection and enhancement of adjoining Scheduled Ancient Monument and provision of community open space (play area/allotments).

Both RHE and RSL have repeatedly tried to contact the landowner. No progress to date.