APPENDIX 4: Applications Liable to Affordable Housing Contributions (i.e. applications registered as valid since the adoption of the SPG 1 April 2016)

| Settlement | App. No. | Affordable Housing Contribution Calculated | Date of Calculation | Reg. as Valid | Passed to Legal | Dec. Date | Site Name | Site Address | Dev. Type | Total Units | Affordable Housing Contribution Agreed | S106 Signed | Comments |
|------------------------------------------------------------|-----------------|--------------------------------------------------|------------------------|------------------|--------------------|-----------|--------------------------------|-----------------|------------|----------------|-------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ABERGAVENNY HOUSING MARKET AREA | | | | | | | | | | | | | |
| S106 Signed | | | | | | | | | | | | | |
| Abergavenny | 2015/01585 | £179,616 | Jul-16 | 09.03.16 | | 11.10.16 | The Hill | Pen-y-Pound | Windfall | 44 | £179,616 | Υ | Contribution to compensate for 3 affordable units not provided on site. 12 affordable units on site |
| Abergavenny | 2016/00683(O/L) | £27,857 | Sep-16 | 07.07.16 | 18.11.16 | 31.01.17 | 25 Albert Road | | Small | 1 | £27,857 | Υ | |
| Grosmont | 2016/00787 | £16,013 | Sep-16 | 25.08.16 | | 26.01.17 | The Coach House | Old Post Office | Conversion | 1 | £16,013 | Y | |
| Registered as Valid & Contribution Calculation Provided | | | | | | | | | | | | | |
| Abergavenny | 2016/00245 | £65,699 | Jun-16 | 08.04.16 | | | 33 Brecon Road | | Flats | 3 | | | Not progressed as applicant did not want to pay the affordable housing contribution |
| Abergavenny | 2016/01050 | £57,134 | Sep-16 | 06.12.16 | | | 14 Lansdown Road | | Small | 2 | | | Delayed for an ecological assessment to be undertaken. Received this week so looking to issue draft decision in around 3 weeks. Agree to the AH contribution. |
| Llantilio Pertholey | 2016/00537 | £20,556 | Sep-16 | 06.06.16 | | | Hazel Cottage & Oak Cottage | Wernddu Farm | COU | 2 | | | Issues around valuation of the properties needed to calculate the AH contribution |
| Total Abergavenny Market Area | Housing | £366,875 | | | | | | | | 53 | £223,486 | | |
| No Contribution Requested | | | | | | | | | | | | | |

| Abergavenny | 2016/01015 | £22,060 | Sep-16 | 26.08.16 | | 21.10.16 | 32A Frogmore Street | | | | | | The proposal relates to the expansion of an existing dwelling and there is subsequently no gain in the housing stock, Policy S4 is not therefore relevant in this instance |
|------------------------------------------------------------------|-----------------|----------|--------|----------|----------|----------|---------------------------------|---------------|----------|----|----------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Abergavenny | 2016/01341 | £55,713 | Dec-16 | 05.12.16 | | | 21 Llwynu Road | | Small | 2 | | | Application withdrawn insufficient parking so highway objection. They're going to come back with a single dwelling and before it was withdrawn were considering doing a viability assessment in relation to the AH contribution requested |
| CHEPSTOW AND CALDICOT HOUSING MARKET AREA | | | | | | | | | | | | | |
| S106 Signed | | | | | | | | | | | | | |
| Chepstow | 2016/00804(O/L) | £29,856 | Sep-16 | 19.07.16 | 14.09.16 | 21.10.16 | 17 Bulwark Avenue | Bulwark | Small | 1 | £29,856 | Υ | |
| Rogiet | 2015/01328 | £109,857 | Jul-16 | | 24.08.16 | | Green Farm | Caldicot Road | Windfall | 10 | £109,857 | Y | Contribution to compensate for not providing 35% affordable units on site. S106 signed 31/01/2017 |
| Caldicot | 2016/00751 | £30,100 | Sep-16 | 18.08.16 | 07.12.16 | 25.01.17 | Ye Olde Tippling Philosopher | | Small | 2 | £30,100 | Y | |
| Financial Contributions calculated. Sent to Legal awaiting \$106 | | | | | | | · | | | | | | |
| Caldicot | 2016/00638 | £19,663 | Jun-16 | 20.06.16 | 31.10.16 | | 30 Longcroft Road | | Small | 1 | | | Applicant has asked for a change of ownership and are waiting on the Land Registry |
| Caldicot | 2016/00155 | £67,760 | Sep-16 | 27.06.16 | 25.01.17 | | Ye Olde Tippling Philosopher | | Small | 2 | | | Has been sent out for signing |
| Caldicot | 2016/00753 | £9,982 | Sep-16 | 30.08.16 | 25.01.17 | | Ye Olde Tippling Philosopher | | Small | 1 | | | Waiting for revised plans |

| Portskewett | 2016/01443 | £15,085 | Jan-17 | 12.12.16 | | | 40 Main Road | | соυ | 1 | | | S106 drawn up, awaiting officer comments before issue. Probably going to be a self-build |
|---------------------------------------------------------|------------------|----------|--------|----------|----------|----------|----------------------------------|-----------------|------------|----|----------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rogiet | 2016/00921 | £25,067 | Sep-16 | 08.08.16 | 12.12.16 | | Manor House Farm | Churchmead | Small | 2 | | | APPROVED SUBJECT TO S106 Legal chased 30/01./17. No response from applicant and does not appear to have instructed solicitors |
| Registered as Valid & Contribution Calculation Provided | | | | | | | | | | | | | |
| Caldicot | 2016/00703 | £27,685 | Dec-16 | 15.06.16 | | | Dewstow Golf Club | | Conversion | 1 | | | Applicant questioning contribution |
| Chepstow | 2016/00967 | £19,723 | Aug-16 | 24.08.16 | | | Herbert Lewis | High Street | Flat | 1 | | | Applicant advised of contribution, no response as yet |
| St Arvans | 2016/01126 | £15,117 | Dec-16 | 17.10.16 | | | Parkfield | | COU | 1 | | | Applicant advised of contribution, no response as yet |
| Total Chepstow and Housing Market | Caldicot Area | £369,895 | | | | | | | | 23 | £169,813 | | |
| No Contribution Requested | | | | | | | | | | | | | |
| Chepstow | 2016/00979 | £29,856 | Sep-16 | 06.09.16 | | 20.12.16 | 16 Moor Street | | Small | 1 | | | Agreed that there is no requirement to provide the financial contribution for this proposal due to the constraints of the site and the viability costs. |
| Chepstow | 2016/00637(O/L) | £21,364 | Sep-16 | 02.06.16 | | 08.09.16 | 5 St Kingsmark Avenue | | Small | 1 | | | Refused |
| MONMOUTH HOUSING MARKET AREA | | | | | | | | | | | | | |
| S106 Signed | | | | | | | | | | | | | |
| Coed Y Paen | 2016/00722 | £28,048 | Sep-16 | 31.08.16 | 14.09.16 | 05.12.16 | Land rear The Carpenters Arms | | Small | 1 | £28,048 | Y | |
| Little Mill | 2016/00966(O/L) | £30,184 | Sep-16 | 12.08.16 | | 02.12.16 | Plot 1 White House Farm | Millbrook Court | Small | 1 | £30,184 | Y | |
| Little Mill | 2016/01340 | £29,204 | Dec-16 | 21.11.16 | 23.01.17 | 02.02.17 | New House Farm | | Conversion | 1 | £29,204 | Υ | |

| Financial Contributions calculated. Sent | | | | | | | | | | | |
|---------------------------------------------------------|-----------------|----------|--------|----------|----------|--------------------------------|----------------------|------------|----|---------|---------------------------------------------------------------------------------------------------------------------|
| to Legal awaiting \$106 | | | | | | | | | | | |
| Goytre | 2016/00964 | £30,184 | Sep-16 | 19.10.16 | 10.01.17 | Parc y Brain Farm | Parc y Brain Lane | Conversion | 1 | | S106 sent to applicant 23/01/17 |
| Great Oak | 2016/01019 | £50,490 | Oct-16 | 02.09.16 | 11.11.16 | Hendy Farm | Handy Lane | Conversion | 2 | | Legal chased 30/01/17. Solicitors awaiting instructions. Land registry have not yet registered property |
| Llangybi | 2016/01081 | £27,161 | Sep-16 | 26.09.16 | 08.12.16 | Ton Bach Barn | | Conversion | 1 | | S106 sent to applicant 14/12/16. Viability issues being considered. |
| Monmouth | 2016/00372 | £18,669 | May-16 | 04.04.16 | 28.08.16 | 89 Monnow Street | | | | | S106 sent to applicant 26/08/16. Applicant questioning viability |
| Monmouth | 2016/00518 | £25,813 | May-16 | 09.05.16 | 11.10.16 | 1 -2 Lockwood Row | | Small | 1 | | Applicant has requested a viability appraisal. |
| Monmouth | 2016/00519(O/L) | £26,068 | May-16 | 23.05.16 | 15.07.16 | 100 Hereford Road | | Small | 1 | | S106 signed, Legal awaiting transfer of legal fee before issuing |
| Penrhos | 2016/01052 | £24,485 | Sep-16 | 29.09.16 | 25.11.16 | Newhouse Farm | | Conversion | 1 | | S106 nearing completion |
| Penyclawdd | 2016/01172 | £22,442 | Dec-16 | 24.10.16 | 01.02.17 | The Old Vicarage | | Conversion | 1 | | Only just received by Legal |
| Registered as Valid & Contribution Calculation Provided | | | | | | | | | | | |
| Goytre | 2016/01215 | £64,984 | Dec-16 | 28.10.16 | | Lower Pentwyn Farm | Nant-y-Derry Road | Conversion | 3 | | On-going design negotiations |
| Llandenny | 2016/01381 | £83,055 | Jan-17 | 02.12.16 | | Former Quaker Meeting House | The Cayo | Conversion | 2 | | Agents are putting together viability information to challenge contribution |
| Monmouth | 2016/01478(O/L) | £18,669 | Aug-16 | 22.12.16 | | 78 Hereford Road | | Small | 1 | | Being progressed |
| Monmouth | 2016/01112 | £71,246 | Nov-16 | 27.09.16 | | The Barton | Agincourt Square | Small | 4 | | Applicant concerned about viability of the scheme |
| Total Monmouth Area | Housing Market | £550,702 | | | | | | | 21 | £87,436 | |
| No Contribution Requested | | | | | | | | | | | |

| Gwehelog | 2016/00568 | £61,716 | | 12.05.16 | 11.11 | 1.16 | Land adj Luxfield | Wainfield Lane | Small | 1 | | It has been demonstrated that the development is not viable and therefore a financial contribution will not be sought in this case. |
|------------------------------|------------------|------------|--------|----------|-------|------|--------------------------------|------------------------|------------|----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Llanbadoc | 2016/01136 | | | 29.09.16 | 24.11 | 1.16 | Barn | Lower Prescoed Farm | Conversion | 1 | | Agricultural tie |
| Monmouth | 2016/00817 | £48,167 | Sep-16 | 15.07.16 | 21.09 | 9.16 | The Elms Veterinary Surgery | New Dixton Road | COU | 1 | | As the proposal does not increase the number of dwellings/flats at the site, the Affordable Housing Policy does not apply. |
| Monmouth | 2016/01010 | £18,106 | Sep-16 | 26.08.16 | | | 1 Church Street | Agincourt Square | COU | 2 | | Non-viability demonstrated |
| Trellech | 2016/01098 | £29,204 | Nov-16 | 20.09.16 | 15.11 | 1.16 | Oak View Barn | Parkhouse | Conversion | 1 | | Refused |
| Total Potential Market Areas | Contribution All | £1,287,472 | | | | | | | | 97 | £480,735 | |