



Rockfield Farm site, Undy

Public engagement summary report | July 2015





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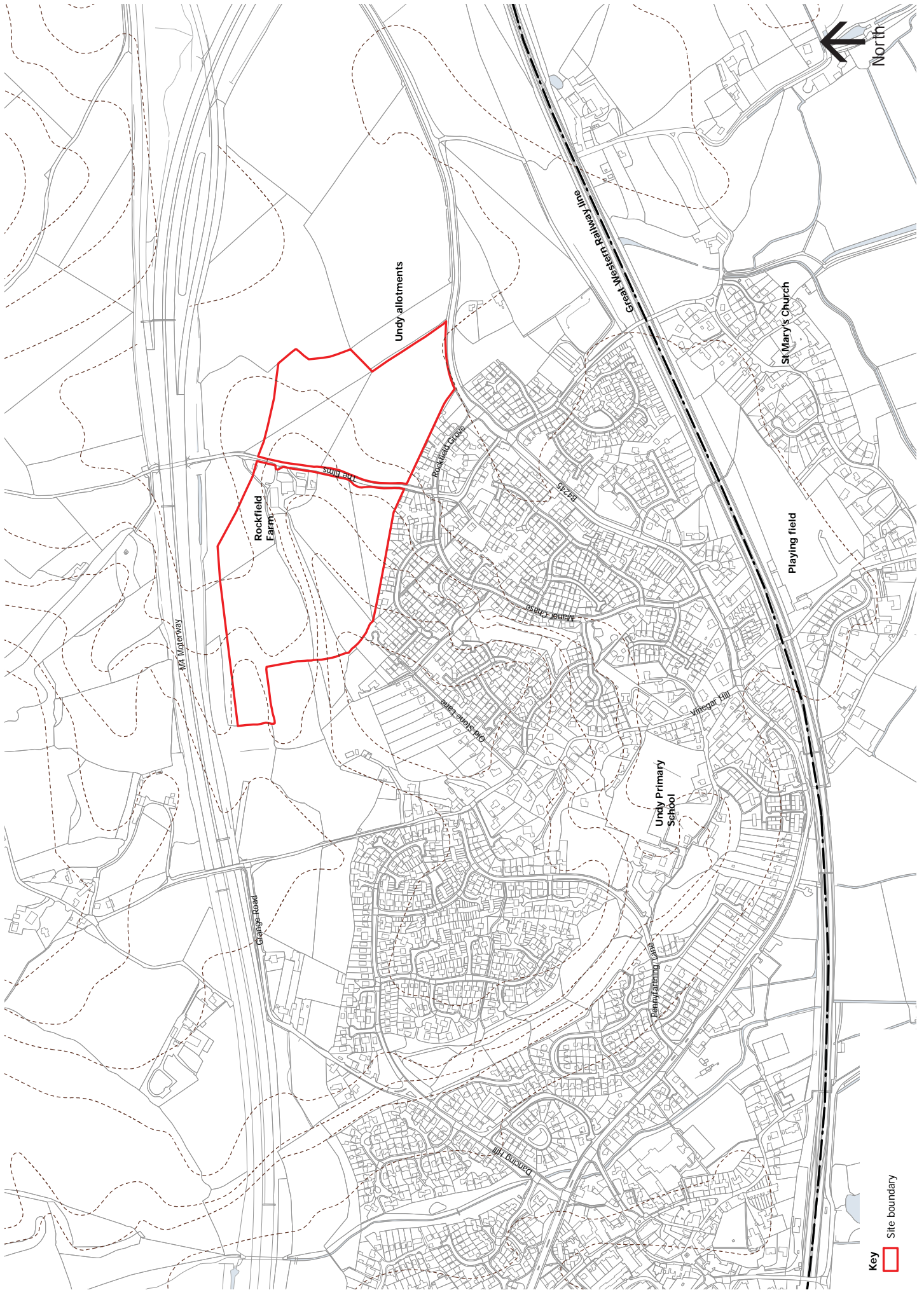


Figure 1 Site location plan

Introduction

Background

Monmouthshire County Council (MCC) has commissioned WYG to investigate development opportunities, establish a vision and prepare a master plan for 11 hectares of land at Rockfield Farm, Undy. The site is positioned in the valley, on the edge of the settlement, and comprises primarily arable with some pastoral land to the west. There is no development on the site but there are residential and commercial areas to the south and west respectively.

The project is split into the following stages:

- Stage 1 – Site review
- Stage 2 – Design options
- Stage 3 – Consultation
- Stage 4 – Master plan

Stage 3 public engagement

The public engagement process entailed the public exhibition of a concept option for the site and the receipt of comment forms completed by those who attended the exhibition and viewed, the information online from 8 - 29 June 2015. This report sets out the results of this exercise. The information will be presented and discussed at a client team workshop before the commencement of stage 4 of the project.

Open days

Open day

A series of open day events to display the emerging concept master plan for the site took place at the following locations:

- Monday, 8 June between 17:00 and 19:00 at Undy Church Hall;
- Saturday, 13 June between 10:00 and 12:30 at Undy Athletic FC;
- Tuesday, 16 June between 17:00 and 19:00 at Magor Baptist Chapel, The Square; and
- Friday, 19 June between 17:00 and 19:00 at Magor Baptist Chapel, The Square.

The open day material consisted of three display boards, copies of the material are included at **appendix A**. These display boards showed an aerial photograph of the site and its wider area, including the site boundary, described a concept option for the redevelopment of the site, displayed an extract of the local development plan site plan and information relating to the site allocation.

Representatives of MCC manned the open days in order to answer queries, discuss with the public any ideas or matters of concern, and to take note of any comments. Comment forms were made available for the public to complete at the venue, online or return to the venues during the consultation period. A copy of the form is included in **appendix B**.

Leaflets inviting people to attend the event were published on the websites of MCC and the community council, and were displayed in locations in Undy and Magor before the start of the community engagement. This included Magor with Undy Community Council, Magor primary school, Undy Primary School, Magor Baptist Chapel, Magor pharmacy, Magor Post Office, Magor Co-operative shop, Magor Snippers hairdressing shop, Magor Printing Company, Magor

Surgery, Mayfair store, Magor and The flower shed, Vinegar Hill, Undy. Information was also hand delivered to residents immediately adjoining the site and distributed to ward members. A copy of the leaflet is included in **appendix C**. Social media were used to advertise the public engagement events. A press release was issued by MCC in advance of the event and a press article informing people of the project and the open days appeared in the Free Press on 110 June 2015 (see **appendix D**).

124 people were recorded as having attended the open day events. Comment forms were distributed to those who attended and they were asked to make comment on the proposals by Monday, 29 June 2015. During the consultation period, satellite displays were placed at each of the venues and completed comment forms could be returned to Magor primary school, Undy Primary School, Magor Baptist Chapel and Magor Post Office. Information was also available to view online via the council's website, including comment forms.

Comment form analysis

Feedback

A total of 106 completed comment forms were received by Monday, 29 June 2015. All forms were completed in English. All the results received are set out in tabular form at **appendix E**. A profile of the majority of people who completed the forms is also available. Analysis of the leaflets revealed the following information. For each question, respondents were asked to measure on a scale of 1-5 (1 being least important and 5 being most important) the importance to them of the following matters. The most popular response is shown in bold.

Access/transport/movement

The majority of respondents answered this question. The results for the **most important** were:

- **Traffic calming measures** 54 [53%]
- **Access to public transport** 55 [54%]
- Cycle path provision 41 [40%]
- Pedestrian links to open space 48 [47%]
- **Pedestrian links to existing local facilities** 57 [56%]
- Connectivity to existing surrounding villages 45 [44%]

Connectivity to existing surrounding villages [11%] and cycle path provision [10%] were identified as having the **least importance**.

Provision of open space

The majority of respondents answered this question. The results for the **most important** were:

- Formal play areas – playground and equipment 30 [29%]
- **Woodland** 54 [53%]
- Formal landscaping with consideration to pollinators 33 [32%]

- Informal open areas including community growing areas and defined pollinators 38 [37%]
- Water features 7 [7%]
- **Retention of existing trees and hedges 62 [61%]**

Water features were identified as having the **least importance** [37%].

Employment - which of the following business activities would you most like to see added to the area.

Most respondents answered this question. None of the employment activities scored highly. The results for the **least important** were:

- Office accommodation 48 [47%]
- Training facilities 49 [48%]
- **Small business units for light industry 60 [59%]**
- High Tec accommodation 47 [46%]
- Research and development facilities 45 [44%]
- Studio or laboratories 50 [49%]

High-tech accommodation was identified as having the **most importance** [9%].

Community facilities - would you like to see section 106 contributions put towards the proposed new community hall on the Three Fields site or would you like to see community facilities provided on site.

Most respondents answered this question. The results for the **most important** were:

- **Three fields site 74 [73%]**
- On-site facilities 17 [17%]

The following comments were recorded with respect to the types of community facilities respondents would like to see on site itself.

- Community Centre **x14**
- Local shops including chemist, general store **x6**
- Sports areas/sports ground
- Skateboard park/ BMX area
- Primary School/school extension **x13**
- An enlarged doctors surgery is essential to accommodate all the new residents **x4**
- Leisure Centre **x6**
- Facilities for teenagers **x5**
- A great outside space, such as the facilities @ Blaise Castle Bristol
- Picnic area, all weather paths and open space **x2**
- Pond or lake with focus on wildlife for people to enjoy
- Doctors surgery **x11**
- Playing fields for children between 9-15 years for football etc.
- Let's finish this site and make it useful
- Cycle access to Caldicot etc/wildlife areas / interactive accessible for the community
- Social club
- Pub/restaurant **x3**
- Cafe **x2**
- Learning facility
- Gym **x2**
- Swimming pool **x3**
- A safe walk/ride to school route could be incorporated into the design of the new development, with a possible connection and improvement to the present foot path system. Less car journeys green environment.
- Youth club facilities **x4**
- Hall for dance/activities/music
- Football / sports facilities **x3**
- Police houses facilities
- Play areas, exercise areas, not just the usual play parks, be creative, outdoor gyms, walks and incentive exercise parks for children and young people **x2**
- Railway station needed here too, Severn tunnel junction too busy at the moment **x2**
- Entertainment **x2**
- Cemetery very important as all sites full
- After school activities for all children
- Anything to give the local kids somewhere to go and somewhere to go and something to do both indoors and outdoors in a secure/safe environment.
- Cycle track.
- Tennis courts **x4**
- Bowling green **x3**
- Toilets
- Camping grounds
- Post office **x2**
- Landscaped walkway with trees
- Cycle path with trees
- Village cafe/paper shop/grocers
- Climbing/bouldering facilities
- Open space **x4**
- Park **x3**
- Local pubs (no chain)
- Fitness facilities **x2**
- Lidl/Aldi/supermarket **x2**
- Care home/facility
- All weather pitch

- Indoor multi use area (sports)
- Theatre
- Government facilities (social services/employment)
- Library **x3**
- IT facilities for the residents
- Some local independent businesses
- Market square
- Health centre/medical center **x4**
- Culture & education centre
- Recycling points
- Full separation of green spaces for play and dog walking/fouling
- Social activities especially for the young and elderly
- Meeting rooms **x2**
- Party rooms, different sizes
- Places to learn e.g. yoga, art, history, photography etc
- On site facilities for small shops – available for easy access
- Undy school currently up to 30 per class – can statistics be shared
- Community site be complete (currently is a car park)
- Doctors surgery – more access, larger and improved surgery
- Shops/Nursery and primary school as Undy and Magor are already over prescribed.

Other considerations

The following additional comments were recorded, which have been themed into a number of different categories.

Residential

- With regard to number of houses less is more!! Don't just plan to build think about extensions, conservatories, sheds and green houses etc.
- Not overcrowded – tasteful / blended housing in keeping with Rockfield
- Please make attractive housing with attractive space and layout – don't cram in
- Spread out houses
- Liaise with Bovis homes over Vinegar Hill
- The planned housing development should reflect the rural village aspect of the area. High density development should not be allowed, Rockfield should be the benchmark in design.
- To avoid bland / "carbon copy" style of housing developers should be allocated groups of 8 to 10 plots to create "Architectural Diversity"
- High density housing must be resisted at all costs. No one actually wants to live in a claustrophobic environment long term. Cheap materials mean the houses decay faster. It spoils the character of the village architecture, leading to 'ghetto' like qualities.
- Losing the buffer zone to development: Gardens should back onto the existing fence/hedge to avoid claustrophobic encroachment onto Rockfield Grove and Rockfield Way
- Need for 3 & 4 bedroom houses or bigger 2 bedroom houses
- Will there be any HA requirements or will the whole site be private?
- Consideration to the appearance of these properties – not to be crammed in like the horrid development at the side of Kensington Park
- Whilst I understand the need for more homes, bear in mind the elderly who need single floor homes or flats – even a 2 storey "house" could be 2 flats.
- Plenty of parking/Decent gardens/no winding streets or maze developments\don't overcrowd estate **x2**

Employment

- Why is a 'commercial' area needed. This should be a purely residential development in keeping with the previous sole residential development. Do people really wish to live adjacent to their workplace? Surely people come to live in this area for the easy access to countryside.
- Employment area: It is not necessary to provide such a large area for industrial use; if such an area is needed at all. Why allocate the higher ground with open views to commercial units then plan residential development in a valley on land that is between a motorway and a possible by-pass road, land that is liable to flooding.
- The best place for new industrial units is near the brewery and offices at J23A, not is the housing, but footpath and cycle access is a must.
- Local businesses need supporting not just bringing new business to the area.
- Rents for new businesses to be economically affordable
- Also why have employment area when offices on roundabout and in Portskewett are still empty?

- Light industrial employment should move to Caldicot units
- There are several industrial parks under development in Usk and Monmouth and there are vacancies at several of the existing sites. I like the idea of local employment particularly hi tech/office type developments but think that the area for these developments is reduced to a level that can be fully utilised.
- The employment area must be placed as far away from all houses (both existing and planned). No heavy industry to be placed in this area.
- Any employment areas to be situated far from residential properties.
- All new industrial units should be on or near the "Wales 1" site at junction 23a but with safe cycle routes from the housing to it. If industrial units are build on the Rockfield site, in all probability, the people living there will not be the one's employed there, so 2 x commuting will be created.
- Office/industrial location without adequate parking will lead to daily congestion and on-street parking outside residents housing. A controlled parking scheme with effective monitoring would be necessary.
- Commercial properties typically empty at night/weekend would create anti social risk and should be built into plans as a cost to be maintained.
- Is there actually a need for employment opportunities? There are so many vacant sites at Caldicot/Portskewett etc. not being taken up. Similarly vacant shops in Caldicot and Magor.
- If we do have to have 'employment' in Magor and Undy would it not be better to site it nearer the M4 junction at Wales 1, or on land designated for development at the back of the Brewery.
- As Magor and Undy is a suburban development in fact a dormitory village, in which many live and commute out from their work. I am opposed to the provision of a B1 employment site in this development – this would completely change the character of the village which so many value. The relaxed environment is a particularly attractive feature of the area, brining in many young professionals to set up home here. I believe that there is capacity to locate this sort of development in the Wales 1/J23a industrial – commercial development area, but that more safe cycle ways / pedestrian routes should be provided to link these areas.
- Given that Caldicot (4 miles away) offers an ASDA and Waitrose supermarket and that there is comprehensive range of products offered in the Magor village co-op. I do not believe that there is a further need to provide another supermarket in the village. Any such provision will have a detrimental impact on the development.
- I do not want the business area.

Environment

- I would also like to see green corridors for wildlife, hedgehog friendly gardens, ponds and tree built in and around homes.
- This site involves taking even more green fields, so to put pollinates question on the form is a joke!
- Must be measures to reduce motorway noise:- more trees, raised verges, soundproof fencing (with trees either side to improve the aesthetics).
- All trees and hedges that adjoin Rockfield Grove must be left insitu to shield the residents from this unwanted development.
- Landscaping the SINC and putting a cycle path and

walkway through to Llanfihangel – Rogiet would enhance the village aesthetic

- Consideration to the impact on the hedgerows and existing trees.
- Provision given to children for parks and green, safe spaces
- Consideration should be given to making secure the Undy Allotment site, i.e. security fence & gate, diversion of the footpath from the allotment site to the 'development' side of the site – in order to keep public out of the allotments, and reduce the risk of opportunist theft and/or damage. Gesture of goodwill, the developer could install a water connection to the allotment site.
- It may be appropriate to consider the provision of some shared office space / internet cafe to help support the growing number of people who are now teleworking / homeworking. The local broadband provision should also be reviewed to accommodate the increase in demand from the development.

Transport

- Traffic management on main road **x8**
- Improved footpath links to wider area including school/ Severn Junction Station **x5**
- Access to M48 and Rogiet to reduce main road traffic **x3**
- More trains on Bristol/Cardiff service (carriages)
- Forget the train station – people will not use it
- Extra traffic past areas where children play on Badgers Walk, or past the school on Penyfarthing Lane
- These roads are already over used and crowded **x2**
- Before any building takes place ensure that the infrastructure is available to support it i.e. doctors surgery, dentists, school places, public transport, shops. Remember that there is currently NO supporting infrastructure in Undy at all. You are planning to build more houses in an area with no shops, no community outlets and everyone needing a car.
- Any residential roads should be wide enough for proposed resident car parking
- The site is adjacent to the main railway line. The Magor Action Group on Rail (MAGOR) has been campaigning, with considerable progress made, for a new station to serve the joint communities of Magor and Undy. Evidence has been collected to show that this proposal has full public support. The station could, but dependent on the technical assessment within the feasibility study, be sited alongside the 3 field site. If this is so the community centre could share facilities like waiting room, toilets, ticket office, making it full community hub. PROVISION SHOULD BE MADE WITH SECTION 106 MONEY FOR DEVELOPING THIS IDEA. Full details of MAGOR's proposals are available from its website, magorstation.co.uk **x3**
- Hopefully new proposed rail station at Undy will have ramp access – no steps.
- Vinegar Hill – access only. Traffic calming measures. Must not be a rat run.
- Traffic studies must take account of the other developments in the wider area, putting strain on the B4245 and J23a, particularly the 4000 new homes and 6000 new jobs being created at Glan Llyn.
- Traffic on the main road is already heavy. New bypass road is vital. **x3**
- Pedestrian crossing is essential on the main road to link this and existing developments for the safety of our children at least.
- Road closure: Closure of the Storfields road under the

M4 is not acceptable. Access is required to the farms and agriculture land to the North of the M4. There is a dairy milk tanker lorry, animal feed lorries, farm supply vehicles, tractors and trailers together with animal stock lorries and trailers. Closure of the road would put unacceptable cost and cause great inconvenience to the farming community and others.

- By-pass road: Undy Magor by-pass route was planned around 1979. Rockfield development was built with that plan in place. During LDP discussion/meetings there was allocated a green belt recreational area next to the Rockfield development with the new road alongside. Will the present residents of Rockfield who purchased their homes with the knowledge of a road being built, accepting the LDP development plan with a green area, be happy with houses being built right next to them instead. The new planned route of the Undy Magor bypass with double bend on a hill north east facing which is prone to ice in the winter months is not a good decision. To use the relief road as an excuse to move the Undy Magor by-pass route is not a good reason.
- Public transport links must be extended – frequency and route **x3**
- The provision of a bypass as shown will cut off the amenity value of the lanes around Knollbury, Common-y-coed etc. which are extensively used by cyclists, dog walkers, horse riders and families
- The route shown is impractical for HGV's – who would drive their truck up and over Dancing Hill, Vinegar Hill instead of flat main road
- Due to the hilly nature of the proposed bypass, most traffic will still use the current (flat) road
- Main thing – access to roads – we already have congestion
- Vehicle access to existing road through Magor/Undy because of increased traffic on Dancing Hill
- The section 106 monies should be used to boost the network access infrastructure to benefit the increased population
- A railway station is a priority for a growing urban area **x4**
- Need link to motorway at Rogiet to serve Severn Tunnel Junction / Caldicot / Rogiet / Undy / Magor
- Do walkers need people to be accounted for land used a lot
- Vehicle access to existing road through Magor / Undy because of increased traffic on Dancing Hill
- New 'bypass' road appears to divide residential areas meaning children going to school will need to cross a possible busy road
- Any housing site will soon become a 2 car family use – some traffic will be a problem whether a new road to the West through the site or down onto the existing route to the M4 at Magor
- The Elms be closed off to traffic on to Rockfield Grove as both a precommencement condition and also a permanent solution
- Contractor to sort out new access prior to starting the house building
- Mitigate traffic through magor/Undy via the Magor bypass or proposed new junction onto M4 Rogiet **x2**
- Access to main road **x2**
- Parking at Severn Tunnel Junction very limited – full by 8.30am in week
- Difficult to commence without Welsh Government sign off / decisions on relief road – where would the traffic etc. for building both things go?
- Access that doesn't impinge on existing residential areas. Roads wide enough for onroad parking. Sufficient drives on each house to allow 2 cars to park offroad.
- Access to existing roads should be very wide and traffic light control
- Extract vehicular transport to travel outside Magor/Undy not within.
- Key to the addition of housing on both sites (500 dwellings plus business) meaning possibly more than thousand additional vehicles a days is infrastructure. In particular access by road that is suitably provisioned to accommodate current and future traffic levels through Magor/Undy in the event that construction of a link to the A48 at Rogiet does not go ahead. More importantly, safe routes for cycling and walking between Magor/Undy and Severn Tunnel/Rogiet/ Caldicot are needed.
- Why is a bypass road being considered?
- Planning and integrating the road access to combine with the existing is very important. This number of houses will generate a large number of commuter vehicles and the B4245 is already struggling. The by pass must be built in tandem with this development.
- Horse riders such as myself frequently use the local roads and M4 underpass for access to Carrow Hill in one direction and Undy church road and the Norton Lane
- There must be no access for vehicles from the new (inappropriate) site to Rockfield Grove. This new site must have its own access road that does not connect with Rockfield Grove. The new access road must be in place before any construction starts.
- No vehicle access to Rockfield Grove, this includes construction traffic
- How the council have considered the traffic disruption, noise specifically over the period of development
- Adhere to a minimum of two parking spaces per dwelling regardless of the type of dwelling (i.e. for flats and houses) and provide ample additional visitor parking. Parking provision has been wholly inadequate at recent developments at e.g. Caerwent where existing properties were only allocated one parking space each and on-road parking is largely prevented by the road layout, widths and allocated parking spaces perpendicular to the roads
- Rockfield Grove Road expected to become busier due to increase traffic and pedestrian crossings must be implemented
- Parking off road for at least 2 cars for residents.
- Consideration for the huge increase in the amount of traffic passing through the village.
- Proper access to the main road – not using Rockfield Road and Manor Chase as a "rat run".
- I'd like to see the Elms blocked off to motor vehicles from Rockfield Grove as a pre-commencement planning condition and a permanent feature. This will prevent construction traffic using Rockfield Grove for access mitigate disruption. The permanent closing of the Elms access would also prevent an increased road usage from the new households and mitigate congestion from Manor Chase onto the B4245. There could be over 1000 new car users from the 3 combined sites.
- The transport links to the M4 is very important, the promise has been made to improve the traffic congestion on the B4245 on previous occasions when the Rockfield & St Anne's sites were built many years ago and still nothing has been done.
- As Monmouthshire is a cycling authority, would like to see more provision in this area as the North seems to do very well from such events. Promoting the increase in cycling to

work or school with more dedicated, quality cycling paths to discourage younger people from cycling on roads etc. Local schools can help promote with safer cycling schemes and using the cycle paths for families and local groups. Also promotes healthy living. Opportunity missed if not in the plans.

- Furthermore the route which is suggested will also bisect the Vinegar Hill development with a busy road (not conducive to pedestrians, cyclists, families, safe routes to school etc.) and follow a particularly steep route back down from the top of Dancing Hill to the area around St Brides Road, where it rejoins the existing main road – which HGV driver is going to select the route over the flat existing route and what would the environmental impact on the surrounding are be???
- The importance of lanes and footpaths:- I have lived in Magor/Undy for nearly 20 years and watched as efforts to meet local housing demands cause the village to expand. During this time MCC has succeeded in creating an environment where footpaths and open spaces have helped soften the impact of highway standard roads in the area. This development, along with that proposed for Vinegar Hill, presents a further challenge in this respect.
- The character of Vinegar Hill as a single lane access road - Vinegar Hill is one of the few remaining roads in Undy with a truly country feel. Other than St Brides Road, it is the last remaining lane which travels north from the main road (B4245) and on into open countryside. Daily pedestrian use is considerable with access to Undy Primary School from Manor Chase and Rockfield estates. Horse riders and cyclists use the lane daily. There are more than 65 houses currently located on Vinegar Hill/Tump Lane/Old Stone Road. A further dozen or so houses and a caravan site occupy the area to the north of the M4, many of which also use Vinegar Hill Lane for access to the main road.
- A safe cycle route especially for children.
- Volume of traffic on the road 7.30 – 9.30am and 4.30 – 9pm.

General comments

- Preserving the character of Vinegar Hill - The overall plan for Rockfield/Vinegar Hill developments should ensure that the rural character of Vinegar Hill from the Main Road to the bridge over the M4 is protected. As indicated above the lane is already serving close to 100 dwellings/ residence with several hundred vehicles using the single lane access twice daily. There is pedestrian/cyclist/horse access to Vinegar Hill from both Manor Chase/Rockfield and Pennyfarthing Lane housing developments, but NO vehicular access. This decision was made primarily for public safety considerations, in particular to prevent motorists from adjacent estates using Vinegar Hill lane as an alternative route to reach the main road. If the rural nature of Vinegar Hill is to be preserved then NO vehicular access should be allowed to Vinegar Hill Lane from the new developments, thereby maintaining the character of the lane and your present planning policy.
- I feel consideration has not been given to the effects on our local services – OVERSTRETCHED
- This will no longer be a village – very sad and unwanted!!
- Drive ways / access to M4 / access to trains / doctors / dentist / schools / food shops / A&E etc.
- What about sewage provision? I thought this over-used and limited the number of houses that could be built
- Primary school/doctors surgery and dentists/shops/

chemist/rail station/community centre/community facilities

- You've already made your mind up anyway, is there any point to this what notice will you take
- Out community council appear to see one of the prime requirements of the site as being, quote "a new home for the Community Council office". We do not object to this but at a time when public spending is being cut, this requirement should be secondary and kept in perspective with the wider community requirements.
- No industrial estate/more roads to disperse traffic/train station at Magor/Community centre on the main road (Newport Road) **x2**
- A more comprehensive youth support service needs to be put in place, as there are already a large number of young people in the village, who have no particular place to go in evenings/weekends, with others coming into the village from surrounding areas – adding more young people into the mix is likely to add more challenges for the local population, the suggested route of the bypass is going to cut the village off from the outlying area, which are comprehensively used as a leisure amenity by families,cyclists, runners, dog walkers, horse riders etc.
- Existing services to Vinegar Hill and other 'original' housing are at capacity, water pressure is very poor, sewerage system is at capacity – how will the additional loads on these systems be managed?
- Water pressures are very low, we have to make sure no one flushes the toilet when the shower is in use.
- Sewage and drains are at capacity and so major investment is needed.
- Transport for schools – limited parking at both schools is an issue. Can anything be done about to transport extra children to school – shuttle bus.
- Keep residents informed of events. Regular up dates on web site (MCC).
- Terrible news that agricultural land will be list and the area just becomes another "anywheresville".
- Car park used by school – it should be locked from 11pm – 6am. We see cars in there from 1pm – 2.30am some nights. What are they doing – drugs? Late night function – disturb the residents. Extra better
- Traffic/Schools/Doctors/Environment/PLEASE DO NOT BUILD HERE!
- Care must be taken not to suck the life out of the village C.S.A.
- Also put free WiFi in centre of town, Monmouthpedia exists in centre of Monmouth, what about Magorpedia and Undypedia?
- Section 106 monies/other monies to be used in Magor and Undy – not elsewhere in the county.
- MCC has ignored local residents and local community council objections to your Master Plan!
- When will you stop building in Magor and Undy (nice little earner from the council). You have been building in Magor and Undy for the last 40 years and put nothing back in except some poorly laid slabs in the square.
- Schools/over populating area/traffic increase/M4 access needed between Rogiet and Caldicot/Wildlife and loss of habitat/dog walking area.
- Magor and Undy are just "cash laws" for Monmouthshire county Council. Local consultation has been ignored.
- This form is not user friendly. The tick boxes are too vague and ironic – considering land being used is green field. Don't understand the employment ones.
- Schools/GP surgeries/Transport.

- Shop/Places to walk dog/gym/pub.
- Cemetery provisions/rail links/leisure facilities for all
- One query really – the development seems to sit outside the boundaries of the main footprint of Undy. Curiously, when I enquired about building a house on my Dad's land I was told there was no point applying because planning permission would not be granted for that very reason. I guess my pockets aren't deep enough to swell the council coffers unlike a developer?
- Existing drainage systems are already overloaded.
- Why are you considering developing Greenfield sites?
- This site is NOT suitable for non-residential use.
- Surely planning needs to be considered after the new M4 relief road route is finalised.
- Section 106 monies must be spent in the Magor/Undy villages.
- How about not building an letting the farmer have the farm. O just realised its a forgone conclusion. We had not say to begin with.
- The health and wellbeing of people who already live in the area.
- How the council is going to deal with the additional capacity for schools, waste management, traffic and pollution.
- How the council have worked with neighbouring areas (i.e. Newport) to understand the wider aspects and risks of growing population (waste management, transport, education etc.)
- This is a very quiet, calm community and I am concerned that the increase in population will have a negative impact on the existing community and facilities on offer, unless there is suitable planning and work done on the existing infrastructure.
- Developers must ensure local residents are not inconvenienced during construction and any associated costs of cleaning, clothes, property, window, cars etc caused by construction activities should be directly reimburse to property owner.
- Undy should benefit directly from this additional load, rather than anonymous Monmouthshire.
- Consideration to drainage and water pressure – these are already an issue in the village at Vinegar Hill and West End.
- In addition to the transport links which are currently inadequate, the development school also take into consideration other impacts on the community such as whether the two local schools are able to accommodate additional attendance and the medical community capacity.
- Please consider waste water for sewage and gardening and drinking water to reduce flood risks and to conserve water supplies.
- Plan shows employment site on the 'good' agricultural land. Wouldn't it be better to re-site it on the lower grade land where there is bedrock just below the surface?
- Have Monmouthshire County Council totally lost the plot – why are you planning on demolishing the Rockfield farm house, and displacing a 90 year old and his disabled Son. Why not keep the house on, as a Mon CC asset and let the farmer live our the rest of his days in a house he has lived in for more than 50 years!!
- Opportunity missed if not in the plans
- Magor & Undy is largely a suburban development, the existing services, water, sewerage etc. are already at capacity. The water pressure at the top of Vinegar Hill is very low and the use of water in adjacent houses impacts on one another – no one can flush the toilet in our house

if someone is in the shower, because the pressure is so low, the shower will trip out with the pressure drop. The sewerage system is at capacity, and houses in the lower areas of the village are known to be flooded with sewerage from time to time, because of the inability of the system to cope with sudden downpours of rain.

- Given the amount of social housing to be incorporated in the development (hopefully not all placed in one part of the development, because this approach has been shown to be unsuccessful in many different developments over time) – what sort of support services will be provided in the village - will the role of the GP surgery / PO to be extended to 'top up' the one stop shop service in Caldicot? Will the social housing tenants be supported by a housing officer? The local public transport services must be improved to support those without their own transport
- I am very concerned about the impact of this development on the existing resident, services and the character of the village, and how it will be managed by MCC
- Quality of presentation:- I must compliment MCC on the clarity of your presentation, particularly visual plans
- The whole picture:- while the current land ownership situation requires Rockfield Farm to take priority, it would have been preferable to include the proposed Vinegar Hill development in the consultation because the major issues, other than employment, are common on both. It is rather like looking at one half of an attractive landscape painting without knowing whether the other half will be less satisfactory.....
- I do not believe the site should be used for another council office which is apparently what the community council wants councils should be rationalising resources not expanding or wasting public money on such self indulgent expenditure
- We already have two schools, two pubs, a chapel, a scout hut, 3 church halls, a memorial hall, a sports hall. With cut backs in local authority where is the money coming from?
- This area floods – lack of drains on the road between Lim Avenue and Penyfarding Lane houses have been flooded
- Sewerage system inadequate
- Path from car park to tennis court – grass needs cutting. Grass etc along rear needs cutting – there are lots of rats in the rear.
- This site is already planned and awaiting finance to start construction.

Summary

Overall, the key elements and themes to be included in the final master plan derived from the consultation include:

- Existing landscape features (trees and hedgerows) should be retained to protect the wildlife and create areas of open space.
- The need for new and expanded local facilities in the wider area, particularly local schools, medical centres, and community/sports facilities.
- New homes should be restricted in height, density and appearance.
- There should be a mix of houses, open space and community facilities.
- Employment should not be a priority.
- The integration and connection of the site in terms of access and movement routes to the wider area and existing facilities.

Note: the comments highlighted in green have been taken directly from the comment forms and have not been altered or corrected for errors.

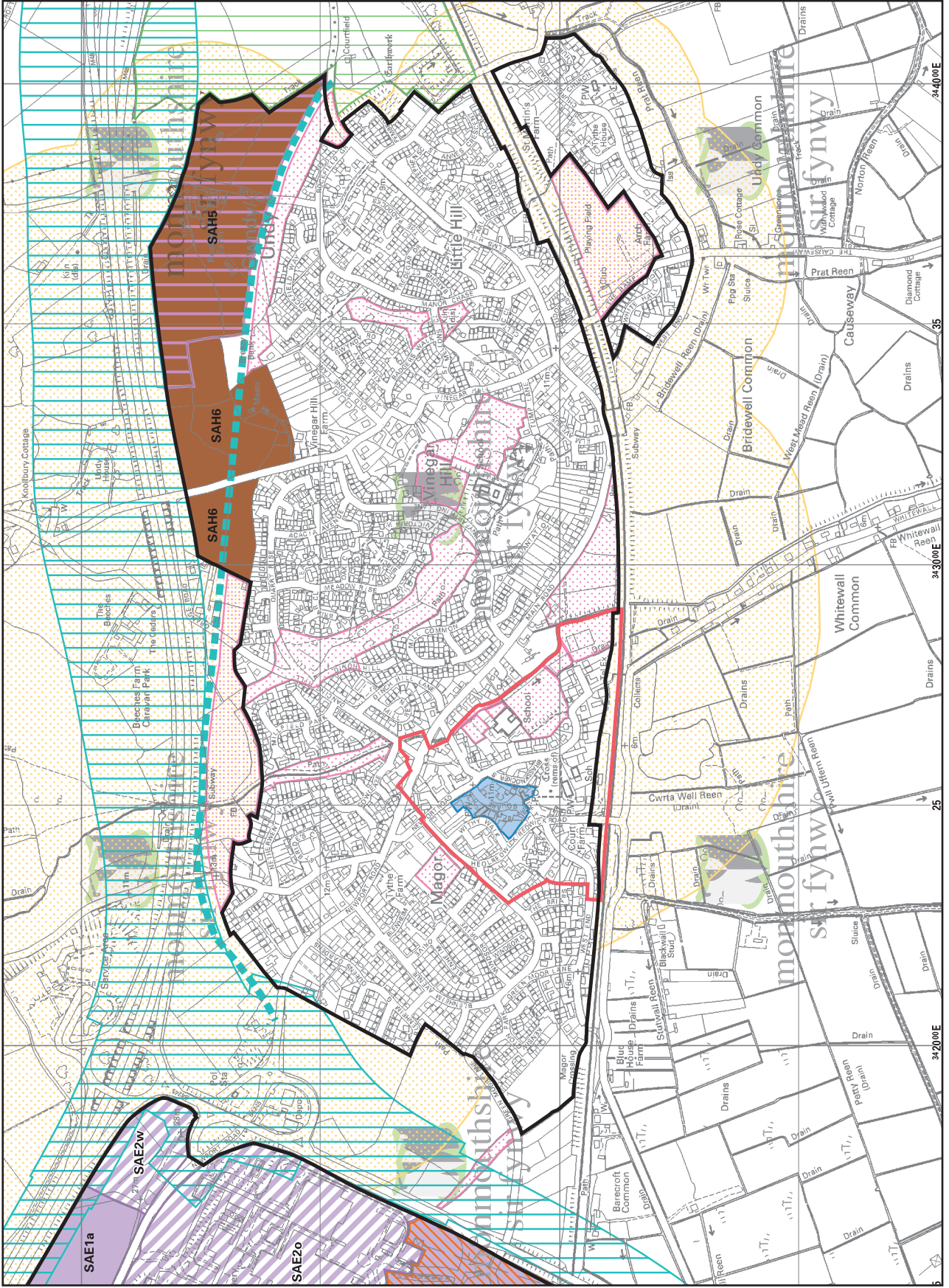
Other consultation

Future engagement

Further updates are planned by MCC on the redevelopment of the site in the future. Updates will be provided using social media, local and community press, and community outlets.

Appendices

- A** Open day material
- B** Comment form
- C** Leaflet advertising the events
- D** Press article
- E** Table of results



Appendix A Open day material

ROCKFIELD FARM, UNDY

- 7.6 This is a Greenfield site comprising 11 hectares on the north-eastern side of Undy. The extent of the site has been limited by a safeguarding area for the M4 Relief Road to the north and amenity open space and a safeguarding route for a Magor/Undy by-pass to the south. There is also a potential SINC within the site, leaving a net residential area at the site of 8.2 hectares, once the 2 hectare employment allocation is allowed for.

Policy SAH5 – Rockfield Farm, Undy

11 hectares at the Rockfield Farm, Undy, site are allocated for a mixed use residential and employment development. Planning permission will be granted provided that:

- a) **Around 270 new dwellings are provided during the LDP period;**
- b) **A Section 106 Agreement has been 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 Town and Country Planning (Use Classes) Order);**
- c) **The master plan for the development takes account of the SINC at the site;**
- d) **A Section 106 Agreement has been signed that, in addition to standard requirements, includes provision for any necessary off-site highway improvements to the highway network through Magor/Undy;**
- e) **A Section 106 Agreement has been signed that, in addition to standard requirements, includes provision for making an enhanced financial contribution to community facilities in the Magor/Undy area;**
- f) **It is ensured that safeguarding routes for a potential Magor/Undy by-pass and for a potential M4 Relief Road are not prejudiced by the development.**



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|---|---|--|---|--|--|--|-----------------|--|--------------------|--|------------|--|--|--|
|  | Actious Limited Unit 5, River Court Albert Drive Sheenwater, Woking GU21 5RD | | © Hawifraity Goron a hawliau cronfa ddata 2013 Arolwg Ordhans 100023415 © Crown copyright and database rights 2013 Ordnance Survey 100023415 | | Details Plotting in MapInfo made easier Drawn by Lang L | | Scale 1:3500 | | Date 11/08/2015 | | Rev No. | | www.aasypilot.com | |
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Appendix A Open day material

Rockfield Farm, Undy Development Site.

We want your views.

The site, shown outlined red on the attached plan, has been allocated for residential and employment use in the adopted Local Development Plan (LDP).

The site is expected to provide 270 houses together with approximately 5 acres of employment land, plus amenity open space and enhanced financial contribution for community facilities in the area. The development site will need to safeguard a route for a potential Magor/Undy by-pass and will also not prejudice a potential M4 Relief road.

We are at the early stage of preparation of a Master Plan, to guide development of the site, which will cover matters such as access, design layout, pedestrian/cycle/vehicle routes including sustainable transport links, open space and green infrastructure.

We invite you to the following events, taking place at:-

- Monday 8th June Undy Church Hall, Church Road, Undy 17:00 – 19:00pm
- Saturday 13th June Undy Athletic FC, The Causeway, Magor 10:00 – 12:30pm
- Tuesday 16th June Magor Baptist Chapel, The Square, Magor 17:00 – 19:00pm
- Friday 19th June Magor Baptist Chapel, The Square, Magor 17:00 – 19:00pm

If you can't make these dates, information and feedback forms are also available by the following web link and in various locations in and around Magor and Undy:

- Magor Baptist Chapel, The Square, Magor
- Magor Post Office, The Square, Magor
- Undy Primary School, Pennyfarthing Lane, Undy
- Magor Primary School, Sycamore Terrace, Magor
- Magor with Undy Community Council, Police Station, Magor

PLEASE NOTE: The Master Plan will not revisit the question of whether the land should be developed, nor will it deal with the number of houses: these matters have already been decided and cannot now be changed.

The closing date for all consultation responses is 12 noon on Monday 29th June 2015.



Appendix A Open day material



Appendix B Comment form



Rockfield Farm Development Site - Public Engagement Feedback Form

Monmouthshire County Council is in the early stages of preparing a Master Plan to guide development of the above site. We want your views. Please score in order of importance the matters listed under each theme below:

Access/transport/movement

On a scale of 1-5 (5 being extremely important) how important are the following to you (please insert number).

| | |
|--|--|
| a) Traffic calming measures | |
| b) Access to public transport e.g. Bus stops, Rail | |
| c) Cycle path provision | |
| d) Pedestrian links to open space/amenity land | |
| e) Pedestrian links to existing local facilities. | |
| f) Connectivity to existing surrounding villages | |

Provision of Open space

On a scale of 1-5 (5 being extremely important) please indicate what you think is important.

| | |
|---|--|
| a) Formal play areas – playground and equipment | |
| b) Woodland | |
| c) Formal landscaping with consideration to pollinators | |
| d) Informal open areas including community growing areas and defined pollinator areas | |
| e) Water features | |
| f) Retention of existing trees and hedges | |

Employment

Which of the following business activities would you most like to see added to the area, please indicate using the following scale of 1-5 (5 being extremely important).

| | |
|--|--|
| a) Office accommodation | |
| b) Training facilities | |
| c) Small business units for light industry | |
| d) High Tec accommodation | |
| e) Research and development facilities | |
| f) Studio or laboratories | |

Appendix B Comment form

Community Facilities

Would you like to see Section 106 contributions put towards the proposed new community hall on the Three Fields Site or would you like to see community facilities provided on site? Please circle your answer.

Three Fields Site

On-Site Facilities

If you would like to see community facilities on site, please give examples of the types of facilities you would like to see.

| |
|--|
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| |

Please set out below any other considerations that you feel should be taken into account in developing the Master plan for the site.

| |
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| |

Please note that feedback responses should be returned to the Council by no later than 12 noon on Monday 29th June 2015. Completed forms can be returned to:

Magor Baptist Chapel, The Square, Magor

Magor Post Office, The Square, Magor

Magor Primary School, Sycamore Terrace, Magor

Undy Primary School, Pennyfarthing Lane, Undy

Community Council Office, Magor Police Station, Main Road, Undy

Appendix C Leaflet advertising the event

Rockfield Farm, Undy Development Site.

We want your views.

The site, shown outlined red on the attached plan, has been allocated for residential and employment use in the adopted Local Development Plan (LDP).

The site is expected to provide 270 houses together with approximately 5 acres of employment land, plus amenity open space and enhanced financial contribution for community facilities in the area. The development site will need to safeguard a route for a potential Magor/Undy by-pass and will also not prejudice a potential M4 Relief road.

We are at the early stage of preparation of a Master Plan, to guide development of the site, which will cover matters such as access, design layout, pedestrian/cycle/vehicle routes including sustainable transport links, open space and green infrastructure.

We invite you to the following events, taking place at:-

- Monday 8th June Undy Church Hall, Church Road, Undy 17:00 – 19:00pm
- Saturday 13th June Undy Athletic FC, The Causeway, Magor 10:00 – 12:30pm
- Tuesday 16th June Magor Baptist Chapel, The Square, Magor 17:00 – 19:00pm
- Friday 19th June Magor Baptist Chapel, The Square, Magor 17:00 – 19:00pm

If you can't make these dates, information and feedback forms are also available by the following web link and in various locations in and around Magor and Undy:

- Magor Baptist Chapel, The Square, Magor
- Magor Post Office, The Square, Magor
- Undy Primary School, Pennyfarthing Lane, Undy
- Magor Primary School, Sycamore Terrace, Magor
- Magor with Undy Community Council, Police Station, Magor


PLEASE NOTE: The Master Plan will not revisit the question of whether the land should be developed, nor will it deal with the number of houses: these matters have already been decided and cannot now be changed.

The closing date for all consultation responses is 12 noon on Monday 29th June 2015.



Rockfield Farm Undy Development Site



| | | | | | |
|---|--|------------------------|---------------------------|--|---|
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| | Drawn by Lang.L | Scale 1:5000 | Date 18/05/2015 | | Monmouthshire County Council Innovation House Monmouthshire Magor |
| | File Pathname / Project / Drawing No. | | | | IT186- |
| | | | | | |

Appendix D Press release

Press Release - Council to engage with residents over proposed Undy development site

Monmouthshire County Council is seeking the views of local residents over plans to develop a site at Rockfield Farm, Undy. The site comprising open fields is located between the village of Undy and the M4 motorway to the north and has been allocated for residential and employment use in the council's adopted local development plan.

The site is expected to provide 270 houses together with approximately five acres of employment land, as well as amenity open space and enhanced financial contribution for the area's community facilities. The development site will need to safeguard a route for a potential Magor/Undy by-pass and allow for the possibility of an M4 relief road.

The council is at the early stage of preparation of a master plan to guide development of the site to cover matters such as access, design layout and pedestrian/cycle/vehicle routes including sustainable transport links, open space, green infrastructure and facilities for the wider community.

Public engagement events are taking place at the following venues:

- Monday 8th June: Undy Church Hall, Church Road, Undy 5pm - 7pm
- Saturday 13th June: Undy Athletic FC, The Causeway, Magor 10am – 12.30pm
- Tuesday 16th June: Magor Baptist Chapel, The Square, Magor 5pm - 7pm
- Friday 19th June: Magor Baptist Chapel, The Square, Magor 5pm - 7pm

Further information and opportunity to feedback can be obtained online – <http://www.monmouthshire.gov.uk/rockfield-farm-development-site> - or at Magor Baptist Chapel, Magor Post Office, Undy Primary School (in Pennyfarthing Lane) and Magor Primary School (in Sycamore Terrace).

Appendix E Table of results

Rockfield Farm, Undy Engagement Feedback

No of Attendees at Engagement Events 124
 No of Feedback Forms Submitted 102

| <u>Feedback Form</u> | |
|---------------------------|---|
| Access/transport/movement | Traffic Calming Measures Access to public transport e.g Bus Stops, Rail Cycle Path Provision Pedestrian Links to Open Space/Amenity Land Pedestrian links to existing local facilities Connectivity to existing surrounding villages |
| Provision of Open Space | Formal play areas - playground and equipment Woodland Formal landscaping with consideration to pollinators Informal open areas including community growing areas and feined pollinator areas Water features |
| Employment | Retention of existing trees and hedges Office accomodation Training facilities Small business units for light industry High Tec Accomodation Research and development facilities Studio and laboraties |

| | |
|----------------------|---|
| Community Facilities | Three Fields Site On-Site Facilities |
|----------------------|---|

Summary of Community Facilities Comments

Local Shop - Currently only shops in Magor Square or Caldicot
 Community Hall with meeting rooms and halls.
 Facilities for classes - e.g yoga, history, art, photography.
 Fitness/Exercise Park - Lesiure and gym facilities
 Multi-purpose community hall.
 Indoor sports facilities
 Local Pub or Restaurant
 Tennis courts
 Bowling Green
 Local shops including pharmacy, general store

| <u>Feedback Form Categories</u> | <u>Highest Scoring (scored the most 5's)</u> |
|---------------------------------|---|
| Access/transport/ movement | Pedestrian links to existing local facilities |
| Provision of Open Space | Retention of existing trees and hedges |
| Employment | |
| Community Facilities | Three Fields Site |

| 0 | 1 | 2 | 3 | 4 | 5 | No. Responses | Analysis |
|----|----|----|----|----|----|---------------|--------------------------|
| 4 | 5 | 10 | 13 | 16 | 54 | 102 | |
| 2 | 2 | 7 | 17 | 19 | 55 | 102 | |
| 6 | 4 | 8 | 19 | 24 | 41 | 102 | |
| 4 | 5 | 5 | 14 | 26 | 48 | 102 | |
| 2 | 6 | 3 | 10 | 24 | 57 | 102 | |
| 7 | 4 | 2 | 25 | 18 | 45 | 101 | |
| 3 | 15 | 8 | 26 | 20 | 30 | 102 | |
| 2 | 2 | 3 | 16 | 25 | 54 | 102 | |
| 2 | 6 | 14 | 21 | 26 | 33 | 102 | |
| 1 | 3 | 9 | 21 | 30 | 38 | 102 | |
| 13 | 25 | 18 | 24 | 15 | 7 | 102 | |
| 1 | 2 | 8 | 7 | 22 | 62 | 102 | |
| 11 | 37 | 12 | 22 | 14 | 6 | 102 | |
| 12 | 37 | 14 | 18 | 13 | 8 | 102 | |
| 16 | 44 | 12 | 14 | 8 | 7 | 101 | |
| 12 | 35 | 15 | 21 | 8 | 9 | 100 | |
| 12 | 33 | 15 | 17 | 16 | 8 | 101 | |
| 13 | 37 | 16 | 16 | 13 | 6 | 101 | |
| | | | | | | 102 | responses to form |

| No. of Votes For | |
|------------------|--|
| 74 | |
| 17 | |

Summary of Additional Comments

- Railway Links - Opening of Magor Train Platform
- Access to Severn Tunnel Junction - cycle path and pedestrian links
- Parking limited at Severn Tunnel Junction
- Concerns over the volume of traffic - critical to minimise the traffic on the main road
- Need to ensure sufficient capacity at the schools
- Rockfield Road Congestion - Try to prevent construction traffic travelling through the Rockfield Grove Estate
- Sufficient parking for the properties
- Plenty of garden room
- Must be measures to reduce motorway noise: more trees, raised verges, soundproof fencing,
- Doctors Surgery

| Lowest Scoring (scored the most 1's) |
|--------------------------------------|
| Cycle Path Provision |
| Water Features |
| On-Site Facilities |

Highest scoring category is coloured red. Any score within 3 of the highest scorer has also been coloured

