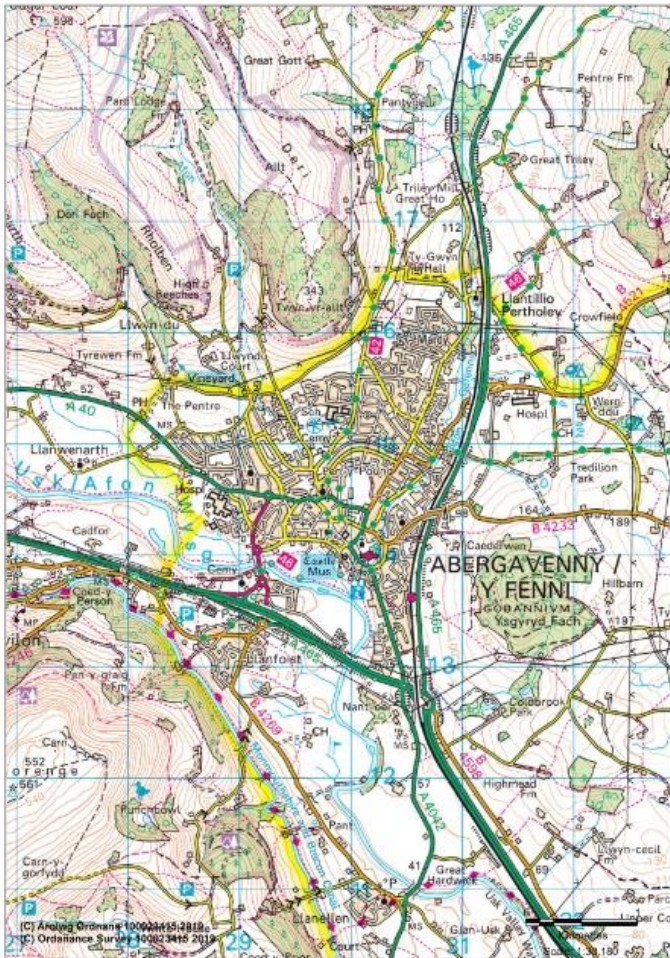


Abergavenny



Abergavenny is located in the north west of the County and has good public transport links by rail to Newport, Cardiff, and the Midlands, and good road links to Cwmbran, Newport, Monmouth and the M4. It has a particularly important strategic role through its road links via the A40 to Brecon and Mid Wales and via the A465 to the Heads of the Valleys and Midlands. The A465 separates the town from the nearby settlement of Llanfoist to the south, and partly defines the town edge to the east. The built-up area to the north and west extends close to the Brecon Beacons National Park (BBNP) boundary, and Llanfoist adjoins the Blaenavon World Heritage Site.

The town has a significant local employment base, including high proportions working in the health and education sectors and a growing emphasis on food production and processing. It acts as a retail, health, education and cultural centre for an extensive rural area. The town centre itself is a Conservation Area and is attractive to tourists, particularly with the growth of its annual food festival. Regeneration of the centre has taken place, with the redevelopment of the cattle market, which has been relocated, and the Brewery Yard, to rear of the Town Hall.

Settlement Area: 385ha

Population Size¹: 13,689

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.9%	4.5%
Age 5 to 9	4.8%	5.4%
Age 10 to 19	11.4%	10.1%
Age 20 to 44	26.6%	25.5%
Age 45 to 64	27.9%	27.6%
Age 65 and over	24.4%	26.9%

Median Age 48.0 (Monmouthshire 49.0)

Employment

Economically Active²: 64.9%

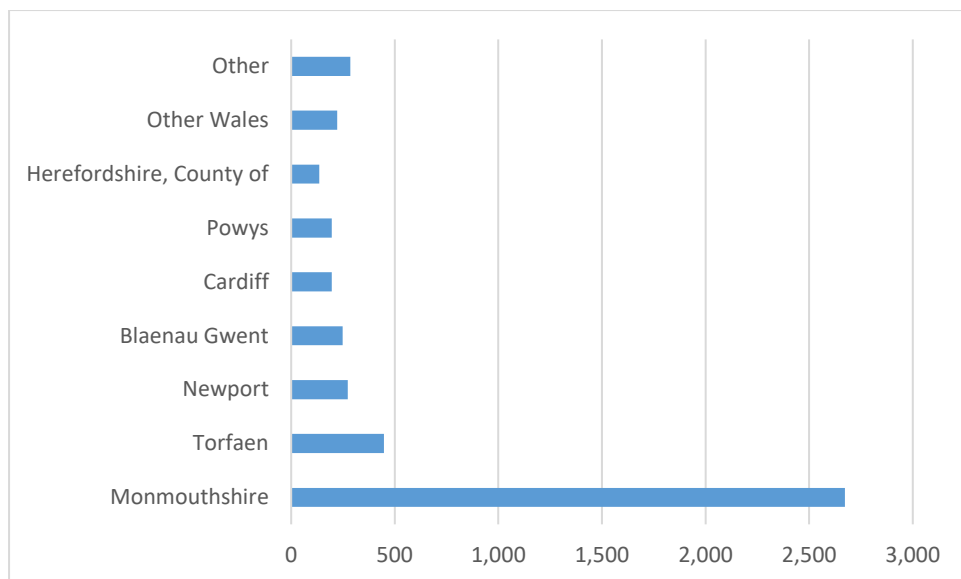
Employed³: 59.4%

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	60
Manufacturing, construction Employees	455
Wholesale, retail, motor trades, transport & storage Employees	1,115
Accommodation & Food Services Employees	470
Professional & Service Employees	1,500
Education Employees	375
Health Employees	2,720

⁵ ONS Business Register and Employment Survey 2021

	Number of Employees by Broad Industry
Leisure Employees	220
Total	6,915

*Figures above include Brynygwenin settlement

** Excludes farm agriculture

Self-Containment⁶

43% of Abergavenny residents who are employed work in Abergavenny.

Housing

Households:⁷

Owned	67.3%
Shared ownership (part owned and part rented)	0.3%
Social rented	18.5%
Private rented	12.6%
Living rent free	1.3%

⁶ 2011 Census

⁷ 2011 Census

Average house price⁸ :

Monmouthshire - £398,859
 Cantref - £440,703
 Castle - £338,740
 Croesonen - £258,103
 Grofield - £284,391
 Lansdown - £261,750
 Mardy (includes Brynygwenin) - £401,881
 Priory - £299,447

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1
 Cantref – 9:1
 Castle – 8:1
 Croesonen – 12:1
 Grofield – 11:1
 Lansdown – 13:1
 Mardy – 13:1
 Priory - 14:1

Number of households with affordable housing need:575¹⁰**Services and Facilities¹¹**

	Yes	Possible Score	Actual Score	Comments
Settlement:	Abergavenny			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			

⁸ Hometrack – Average house price (only for comparison) based on sales and valuations as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

		Yes	Possible Score	Actual Score	Comments
	Several Routes	✓	10	10	There are numerous existing active travel routes within the settlement, although the INM work recognises that they need upgrading.
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		
Bus Services					
1d	Bus Stop	✓	1	1	Bus station and numerous bus stops throughout the town
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	Abergavenny to Merthyr Tydfil - Cardiff - X4 (hourly - 12 buses per day) Abergavenny to Llanellen – 47 (hourly – 7 buses per day)
	Daily frequency- more than hourly (at least	✓	2		Abergavenny to Brecon – 43 (11 buses per day) Abergavenny to Cardiff – X3 (6 buses per day)

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	one morning and one late afternoon service to a main centre).				Abergavenny to Hereford – X3 (6 buses per day) Abergavenny to Brynmawr – 3 (3 buses per day) Abergavenny to Builth Wells – X12 (twice a week on Tuesdays & Thursdays only)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station	✓	10	10	Abergavenny Train Station and services to Newport to connect with line to London and services north to Manchester, Chester, Crewe
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A40, A465, A4042
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	29 (80.6%)	Weighted score = 32.2%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

		Yes	Possible Score	Actual Score	Comments
2a	Town Centre ¹⁶	✓	20	20	Supermarkets , public conveniences, 2 Theatres, Library.
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre	✓	5	5	3 neighbourhood centres - Rother Avenue, Hillcrest Road, The Mardy
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	3	Outside of CSA and neighbourhood centres: Premier convenience store (Hereford Road) , Spar (Esso garage on Hereford Rd), McColls Hereford Road, Baileys Garage (Brecon Road)
2f	Other non-food Shop	✓	3	3	At least 3 outside of CSA: including Baileys DIY (Brecon Road), Little Treasures (Merthyr Road), TCM Carpets Laundry Place , Screwfix, Mirage Bathrooms Mill St Ind Estate
2g	Post Office		3	1	Outside of CSA and neighbourhood centres: Post Office within McColls
2h	Bank		3		None outside CSA
2i	Petrol Filling Station	✓	3	2	BP (Brecon Rd), Esso (Hereford Rd)
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	3	Abergavenny Community Centre/hub (Town hall used as offices) Melville Theatre, Priory Centre, St Michaels Centre
2k	Library	✓	3	1	

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2l	Place of Worship	✓	3	3	St Mary's Priory , Abergavenny Baptist Church, Abergavenny Methodist Church, Gateway Church, Cornerstone Church, Our Lady & St. Michaels RC Church, Presbyterian Church, Salvation Army, Kingdom Hall, Christ Church
2m	Publicly Accessible Open Space	✓	3	3	More than 5 – Belgrave Park, Bailey Park, Linda Vista Gardens, Castle Meadows, Swan Meadows, Gavenny Meadows
2n	Sports Ground (pitch available)	✓	3	3	Abergavenny Cricket Club, Bailey Park, Football Ground, Tennis Club and Leisure Centre facilities
2o	Childs Play Area	✓	3	3	More than 3
2p	Youth Club (including scout & guide groups)	✓	3	3	More than 3: 1 st Abergavenny Scout group (Bailey Park), Guide group (Fairfield Car Park), 7 Corners Youth Club, Air Cadets, St John's, MCC Youth Centre at the Cabin, Old Hereford Road
Medical Facilities					
2q	Hospital	✓	3	2	Nevill Hall, Maindiff Court (approx. 0.5m outside of Development Boundary)
2r	GP Surgery	✓	3	2	Tudor Gate Surgery, Hereford Road Surgery, Old Station Surgery
2s	Pharmacy		3		None outside CSA
2t	Dentist	✓	3	3	Lodge Dental, The Gateway Dental Practice, Brecon Road Dental Surgery, Smiles Better
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	3	At least 3 : Meadowbank Day Nursery, Abacus Day Nursery, Wild tots
2v	Primary School	✓	3	3	Our Ladies & St Michaels, Cantref, Deri View, Llantilio Pertholey CIW Primary School, Ysgol Cwmraeg Y Fenni

		Yes	Possible Score	Actual Score	Comments
2w	Secondary School/Further Education College	✓	3	1	King Henry VIII
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	3	At least 10
2y	Tea Shop/café/restaurant	✓	3	3	A number within the CSA, two outside of the CSA : Whistle Stop Café (railway station) ; Oasis snack bar (bus station carpark)
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 22 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises	✓	2	2	2.5% of premises unable to receive 30Mbit/s

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

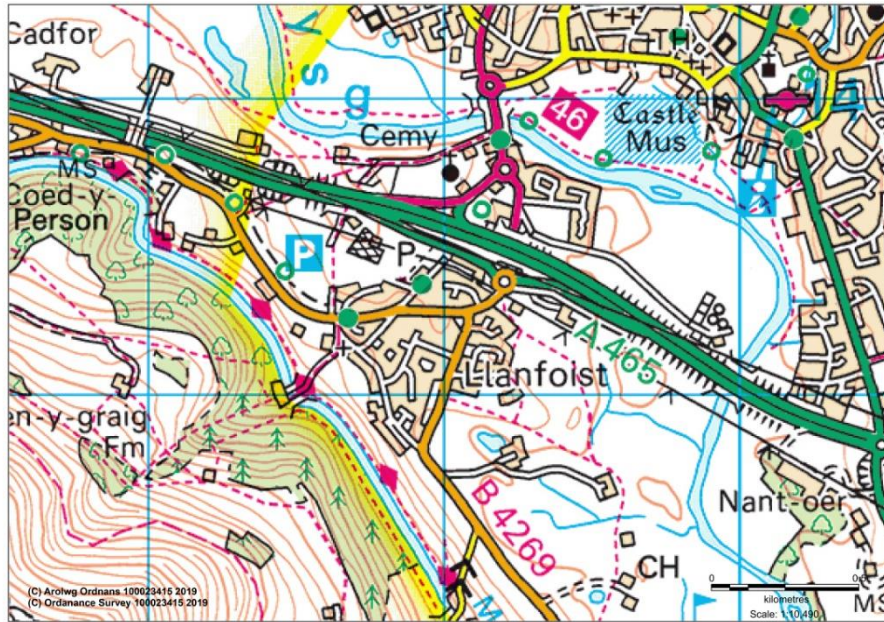
		Yes	Possible Score	Actual Score	Comments
	unable to receive 30Mbit/s				
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	81 (83.5%)	Weighted score = 25.1%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement	✓	20	20	Mill Street (SAE2a); Lower Monk Street (SAE2b); Ross Road (SAE2e); Union Road (SAE2c); Hatherleigh Place (SAE2d); Cranberry Foods (SAE2y)
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement	✓	20	20	Ross Rd (SAE1a)
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	Offices/light industrial by Cantref roundabout both sides, Nantyderry Industrial Estate, Mardy, Offices in former Swan Inn, Offices in Job Centre building
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	50 (83.3%)	Weighted Score = 25%
Total Score					
			193	160	Weighted Score = 82.3%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Llanfoist



Llanfoist is located in the north west of the County adjacent to the A465. It has good public transport links via nearby Abergavenny to Newport, Cardiff and the Midlands of England. The adjacent A465 provides good road links to Ebbw Vale and Merthyr Tydfil and strengthens its links to Brecon and Mid Wales. Llanfoist is also located in close proximity to the A40 and A449 beyond, providing links to Monmouth, Newport and the M4. The edge of Llanfoist is partly defined by the A465 to the north and the Brecon Beacons National Park (BBNP) to the south and west. Llanfoist also adjoins the Blaenavon World Heritage Site to the south west.

Llanfoist has a relatively newly established development of a hotel, restaurant, coffee shop and fast food restaurant which provides employment as well as a service to locals and visitors passing through the area. Llanfoist also has a primary school, a well-equipped recreation ground, garden centre, petrol filling station and supermarket, which serve the both local residents as well as those within the wider catchment area.

Settlement Area: 48.6ha

Population Size¹: 1,749

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	6.8%	6.8%
Age 5 to 9	5.4%	4.9%
Age 10 to 19	14.3%	12.7%
Age 20 to 44	28.2%	27.3%
Age 45 to 64	25.9%	27.5%
Age 65 and over	19.4%	21.0%

Median Age (includes Llanellen) 42.0 (Monmouthshire 49.0)

Employment

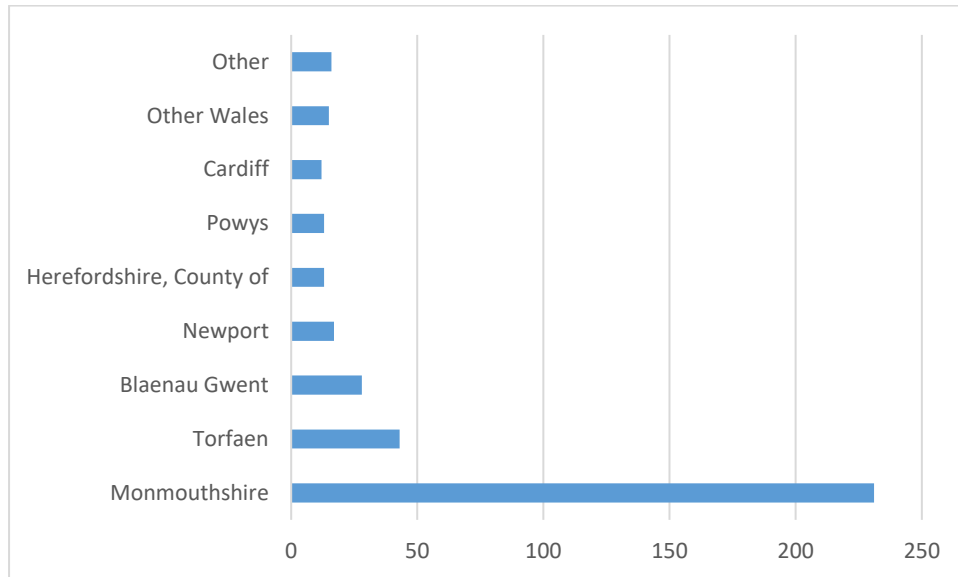
Economically Active²: 64.3%

Employed³: 57.8%

² 2011 Census (% of 16 -74 year olds)

³ 2011 Census (% of 16 -74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	25
Manufacturing, construction Employees	410
Wholesale, retail, motor trades, transport & storage Employees	360
Accommodation & Food Services Employees	160

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & Service Employees	95
Education Employees	10
Health Employees	50
Leisure Employees	15
Total	1,125

*Figures above include Llanellen settlement

** Excludes farm agriculture

Self-Containment⁶

5.3% of Llanfoist residents who are employed work in Llanfoist.

Housing

Households:⁷

Owned	55.1%
Shared ownership (part owned and part rented)	0%
Social rented	33.7%
Private rented	9.8%
Living rent free	1.4%

⁶ 2011 Census

⁷ 2011 Census

Average house price⁸ :

Monmouthshire - £398,859

Llanfoist Fawr (includes Llanellen) - £383,877

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Llanfoist Fawr – 12:1

Number of households with affordable housing need:59¹⁰ (also includes Llanellen, Govilon, Llanwenarth)**Services and Facilities¹¹**

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Llanfoist				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	✓	10	10	There are 3 existing active travel routes within the settlement, although the INM work recognises that they need upgrading.
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		

⁸ Hometrack – Average house price (only for comparison) based on sales and valuations as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		
Bus Services					
1d	Bus Stop	✓	1	1	
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	Abergavenny to Llanellen – 47 (hourly – 7 buses per day) Abergavenny -Merthyr Tydfil - Cardiff – X4 (hourly 12 buses a day) Cardiff – Merthyr Tydfil - AbergavennyX4 (hourly 10 buses a day)
3	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2		Brynmawr to Abergavenny – 3 (3 buses per day) Abergavenny to Brynmawr – 3 (3 buses per day)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	Less than 5 miles	✓	5	5	2.2miles from Abergavenny Train station
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	4.7miles from the A465
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	24 (66.7%)	Weighted score = 26.7%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	1.7 miles to High Street Abergavenny
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
Regular Needs					
2e*	Convenience Store	✓	3	1	Waitrose
2f	Other non-food Shop	✓	3	1	Garden centre
2g	Post Office	✓	3	1	Limited service (appears to be open for business Monday - Thursdays)
2h	Bank		3		
2i	Petrol Filling Station	✓	3	1	Shell garage at Waitrose
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Llanfoist Village Hall
2k	Library		3		
2l	Place of Worship	✓	3	1	St Faiths (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	3	5 existing DES2, Allotments Cemetery Road (35 plots)
2n	Sports Ground (pitch available)	✓	3	1	Llanfoist Recreation Grounds at Llanfoist Village Hall
2o	Childs Play Area	✓	3	2	Llanfoist Recreation Ground, St Faiths Close
2p	Youth Club (including scout & guide groups)	✓	3	1	Llanfoist youth club
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy	✓	3	1	Lloyds (within Waitrose)
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	3	At least 3: Daisy Chain, Tiny Tots , Sunshines Pre-group

		Yes	Possible Score	Actual Score	Comments
2v	Primary School	✓	3	1	Llanfoist Primary School
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	2	The Bridge Inn, Brewers Fayre
2y	Tea Shop/café/restaurant	✓	3	3	Spice lounge, McDonalds, Costa Coffee
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 20.3(Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	<25% of premises unable to receive 30Mbit/s	✓	2	2	4.9% of premises unable to receive 30Mbit/s
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	33 (34%)	Weighted score = 10.2%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement	✓	20	20	Westgate (SAE1d)
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	Llanfoist Car sales /Kia Motors/ Kwik Fit
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Abergavenny Protected sites : Mill Street (SAE2a); Lower Monk Street (SAE2b); Ross Road (SAE2e); Union Road (SAE2c); Hatherleigh Place (SAE2d); Cranberry Foods (SAE2y)
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	40 (66.7%)	Weighted Score = 20%

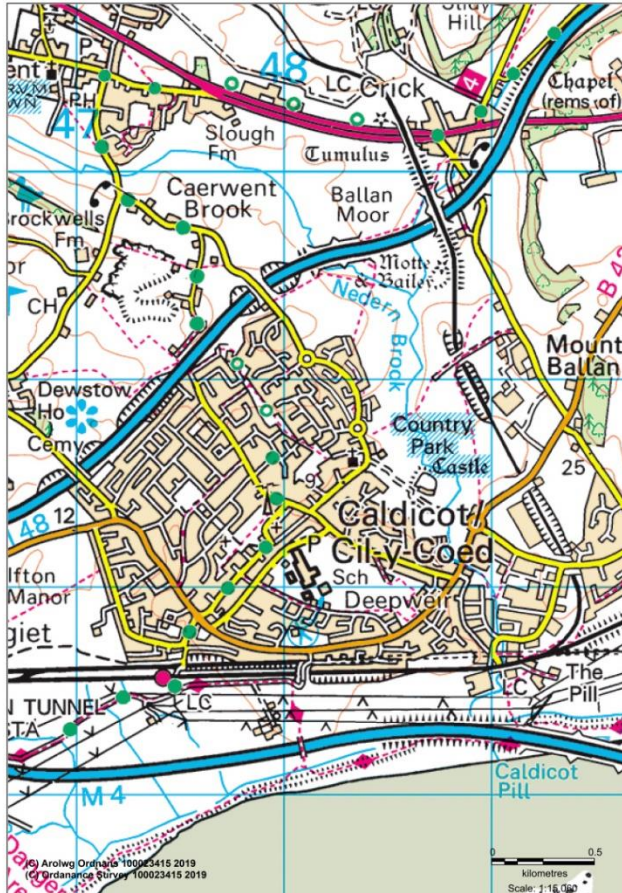
	Yes	Possible Score	Actual Score	Comments
Total Score		193	97	Weighted Score = 56.9%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Caldicot



Caldicot is the main town in the Severnside area. The area is well located with good public transport links via road to Newport, Cardiff and South West England and good rail links from its railway station. Caldicot has a central shopping area and recently constructed supermarket. There are also several recreational, education and health facilities to serve the settlement and its wider rural area. Caldicot Castle and Country Park is a tourist destination and a designated Conservation Area, which also acts as an area of amenity importance. Caldicot has a significant employment base and the Severnbridge Industrial Estate is located to the south east of the town, which separates Caldicot and its neighbouring settlement of Portskewett.

Settlement Area: 254 ha

Population Size¹: 10,339

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	5.4%	4.6%
Age 5 to 9	4.9%	5.8%
Age 10 to 19	12.2%	10.6%
Age 20 to 44	28.7%	27.4%
Age 45 to 64	27.9%	26.9%
Age 65 and over	20.9%	24.6%

Median Age 46 (Monmouthshire 49)

Employment

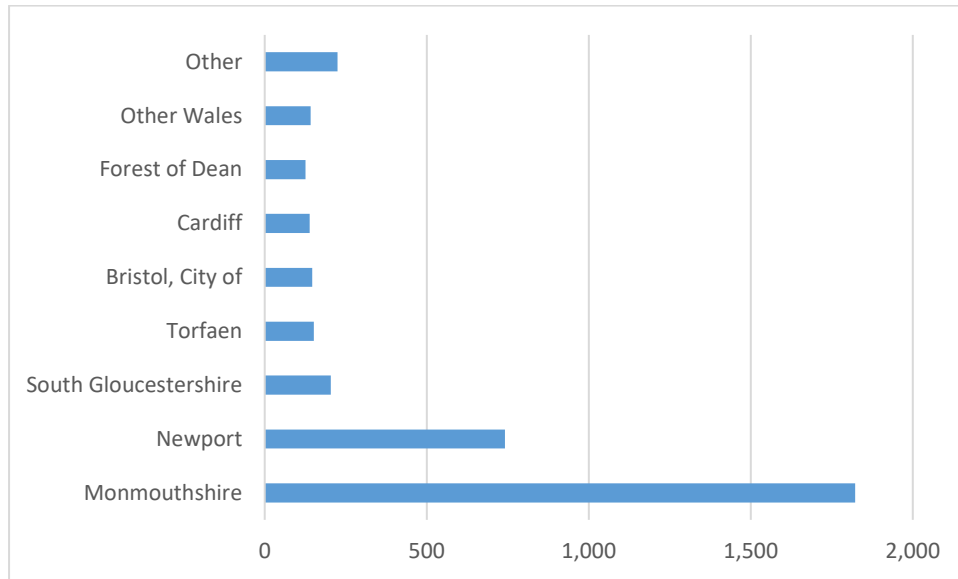
Economically Active²: 67.0%

Employed³: 60.3%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agriculture, Forestry, mining, quarrying Employees**	5
Manufacturing, construction employees	500
Wholesale, retail, motor trades, transport & storage Employees	1,130
Accommodation & food services Employees	120

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & service Employees	615
Education Employees	390
Health Employees	400
Leisure Employees	165
Total	3,325

*Figures above include the Portskewett and Sudbrook settlements

** Excludes farm agriculture

Self-Containment⁶

24% of Caldicot residents who are employed work in Caldicot.

Housing

Households:⁷

Owned	72.5%
Shared ownership (part owned and part rented)	0.4%
Social rented	19.4%
Private rented	6.9%
Living rent free	0.8%

⁶ 2011 Census

⁷ 2011 Census

Average house price⁸ :

Monmouthshire - £398,859
 Caldicot Castle - £345,470
 Dewstow - £260,173
 Green Lane - £292,909
 Severn - £241,083
 West End - £250,550

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1
 Caldicot Castle – 10:1
 Dewstow – 12:1
 Green Lane – 12:1
 Severn – 12:1
 West End – 12:1

Number of Households with a Housing Need:361¹⁰**Services and Facilities¹¹**

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Caldicot				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	✓	10	10	There are 14 existing active travel routes within the settlement, although the INM work recognises that they need upgrading. National Cycle Route passes through the settlement.
	One Route		5		

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29/07/2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

		Yes	Possible Score	Actual Score	Comments
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		5.1 miles (network intermittent) from Baptist Church Caldicot to Hazelton villas in Chepstow
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		5.9 miles via National Cycle Route from Baptist Church Caldicot to Hazleton Vilas Chepstow
Bus Services					
1d	Bus Stop	✓	1	1	There are a number of bus stops throughout the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	X74 Caldicot – Rogiet – Magor – Newport (Hourly 07:50 – 20:49) X74 Newport – Magor – Rogiet – Caldicot (Hourly 06:15 – 19:05) X74 Caldicot – Portskewett – Chepstow (Hourly 06:59 – 20:03) X74 Chepstow – Portskewett – Caldicot (Hourly 07:25 – 20:30)
	Daily frequency- more than hourly (at least one morning and one		2		T7 Caldicot - Chepstow - Cribbs Causeway – Bristol (2x morning services)

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	late afternoon service to a main centre).				T7 Bristol – Cribbs Causeway – Chepstow - Caldicot (2x evening services)
	Grass Routes Service		1		75 Caldicot – Caerwent (5 services a day 08:30 – 16:30) 75 Caerwent – Caldicot (5 services a day 08:38 – 16:38) 75 Caldicot – Sudbrook (5 services a day 08:52 – 16:52) 75 Sudbrook – Caldicot (4 services a day 09:00 – 14:30)
	No Service		0		
Train Services					
1f	Train Station	✓	10	10	Caldicot Station
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	M4, M48
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	29 (80.6%)	Weighted score =32.2%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

		Yes	Possible Score	Actual Score	Comments
2a	Town Centre ¹⁶	✓	20	20	
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre	✓	5	5	Newport Road
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3	1	The Minimarket (Premier), Oakley Way
2f	Other non-food Shop	✓	3	3	Number of non-food shops along Newport Road outside of the CSA & Neighbourhood Centre
2g	Post Office		3		2x post offices, one in Town Centre and one in Neighbourhood Centre
2h	Bank		3		1x bank in Town Centre
2i	Petrol Filling Station	✓	3	1	Gulf Newport Road
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	3	St Mary's Church Hall, Caldicot Methodist Church hall, St Paul's Church Hall, Caldicot Male Voice Choir Hall, Caldicot Town Council Meeting Room, Ebenezer Baptist Church Hall, Caldicot Castle, Caldicot Leisure Centre
2k	Library	✓	3	1	Newport Road
2l	Place of Worship	✓	3	3	St Mary's Church, Caldicot Methodist Church, Bethany Baptist Church, Elim Pentecostal Church, The Church of St Mary the Virgin

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2m	Publicly Accessible Open Space	✓	3	3	Number throughout the town. Allotments at Oakley Way (19 plots), Sandy Lane (46 plots), King Henry V (11 plots).
2n	Sports Ground (pitch available)	✓	3	3	Caldicot Rugby Club, King George's Field, Caldicot Castle, Caldicot School, Caldicot Leisure Centre
2o	Childs Play Area	✓	3	3	Number throughout the town
2p	Youth Club (including scout & guide groups)	✓	3	3	2 nd Caldicot Scouts & Guiding Groups, The Zone Youth Centre, Kidzone
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery	✓	3	1	Gray Hill Surgery
2s	Pharmacy		3		2x pharmacies in Town Centre
2t	Dentist	✓	3	2	Teeth for Life, Bridges Dental Surgery, Caldicot Community Dental Clinic
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group	✓	3	3	Durand School, Dewstow School, Crossway, Little Tigers, Red Robins, Ysgol y Ffin, Alphabet Playgroup
2v	Primary School	✓	3	3	Castle Park, Dewstow, Durand, Ysgol y Ffin
2w	Secondary School/Further Education College	✓	3	1	Caldicot School
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	3	7 x public houses, The Cellar, The Castle, The Cross Inn, The Haywain, Caldicot Labour Club, Severn View Club, The Cellar Bar & Kitchen
2y	Tea Shop/café/restaurant	✓	3	3	8 x Tea shops/café/restaurants

		Yes	Possible Score	Actual Score	Comments
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 23 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	0.2% of premises unable to receive 30Mbit/s
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

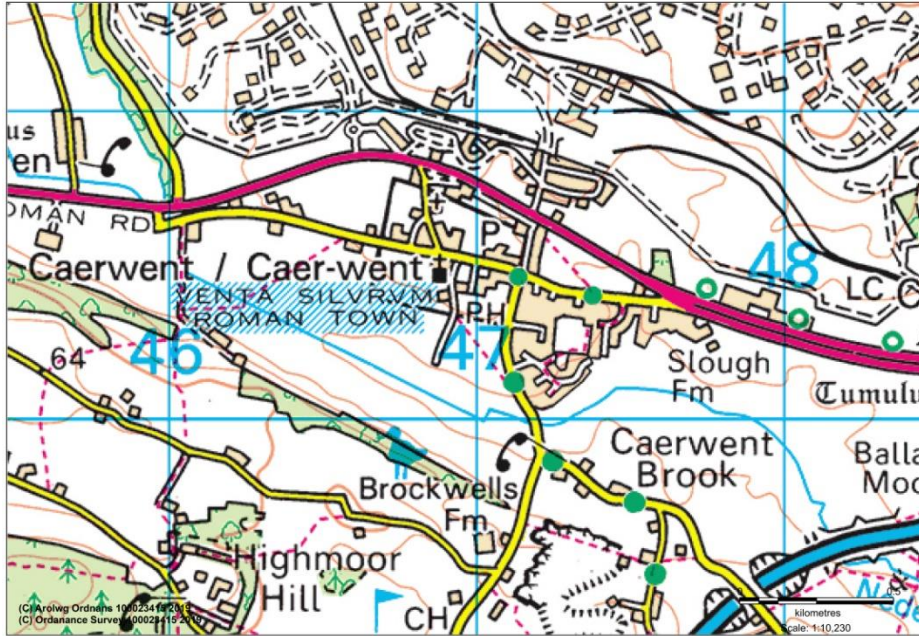
	Yes	Possible Score	Actual Score	Comments	
Score		97	73 (75.3%)	Weighted score = 22.6%	
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement	✓	20	20	Severn Bridge Industrial Estate
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement	✓	20	20	Severn Bridge Industrial Estate
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score		60	50 (83.3%)	Weighted Score = 25%	
Total Score		193	152	Weighted Score = 79.8%	

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Caerwent



The settlement of Caerwent sits astride the A48, north of Caldicot and west of Crick. Caerwent has important Roman history with the remains of the town of Caerwent acknowledged to be of European significance and to constitute one of the most important archaeological sites in Wales. The historic town of Caerwent is therefore designated as a Scheduled Ancient Monument and protected against development, a large part of the settlement is also a designated Conservation Area. Most recent development within the settlement, has taken place to the north of the A48.

Situated on the A48 Caerwent has good road links and there are bus public transport services along the A48 towards Chepstow to the east and Newport to the west. The settlement is also well connected to Caldicot to the south and there are rail opportunities at the nearby settlements of Caldicot, Rogiet and Chepstow. Caerwent is served by a post office and some of its other facilities include a public house, church, village hall and sports pitches with children's play area.

Settlement Area: 27 ha

Population Size¹: 1,523

¹ 2021 Census

Age Structure²:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	5.7%	5%
Age 5 to 9	4.7%	7%
Age 10 to 19	11.5%	11.9%
Age 20 to 44	27.2%	25.6%
Age 45 to 64	29.9%	29.1%
Age 65 and over	21.0%	21.4%

Median Age 45 (includes Llanvair Discoed) (Monmouthshire 49)

Employment

Economically Active³: 70.7%

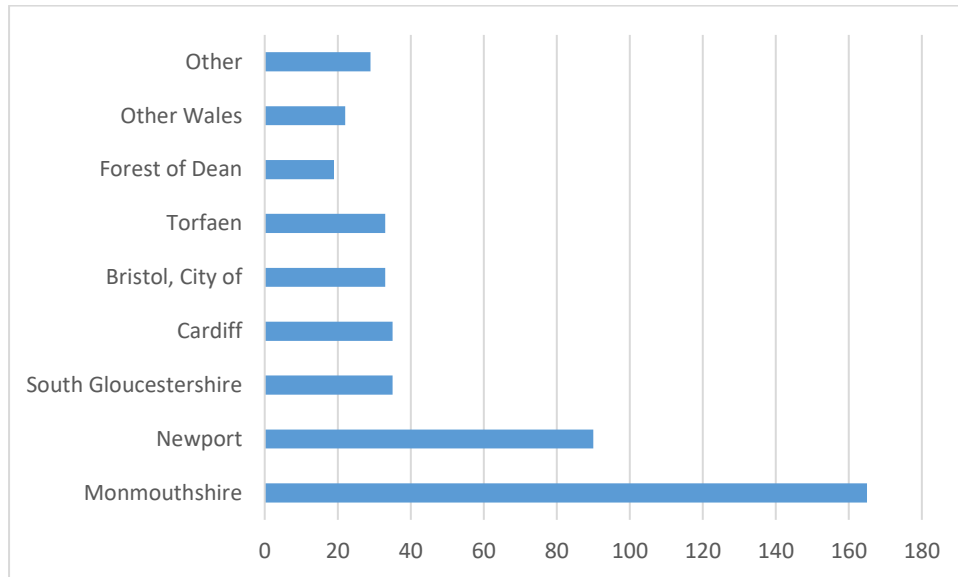
Employed⁴: 64.4%

² 2011 Census

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁵:



Number and Type of Local Jobs⁶

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	10
Manufacturing, construction Employees	40
Wholesale, retail, motor trades, transport & storage Employees	30
Accommodation & Food Services Employees	60

⁵ 2011 Census

⁶ ONS Business Register and Employment Survey 2021

Professional & Service Employees	145
Education Employees	0
Health Employees	90
Leisure Employees	60
Total	435

*Figures above include the Crick and Llanvair Discoed settlements

** Excludes farm agriculture

Self-Containment⁷

3.4% of Caerwent residents who are employed work in Caerwent.

Housing

Households:⁸

Owned	78.4%
Shared ownership (part owned and part rented)	0.6%
Social rented	13.3%
Private rented	7.5%
Living rent free	0.2%

Average house price⁹ :
 Monmouthshire - £398,859

Lower Quartile House Price to Income Ratio:¹⁰
 Monmouthshire – 11:1

⁷ 2011 Census

⁸ 2011 Census

⁹ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

¹⁰ Hometrack – Accessed November 2022

Caerwent (includes Crick and Llanvair Discoed) - £358,713

Caerwent (includes Crick and Llanvair Discoed) – 9:1

Number of Households with a Housing Need:

14 ¹¹ (includes Llanvair Discoed)

Services and Facilities¹²

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Caerwent				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹³				
	Several Routes	✓	10	10	There are 2 existing active travel routes within the settlement, they have not been assessed as part of the INM work as the settlement did not meet the population threshold. One National Cycle Route goes around the settlement.
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹⁴				
	1.5 miles		1		1.65 miles (network intermittent) from Caerwent to Baptist Church Caldicot via footpath

¹¹ Bands 3 and above of the Housing Need Register (Locata Database, 29/07/2022)

¹² As surveyed September – November 2022

¹³ These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1c	Cycling distance to a higher order settlement via active travel route ¹⁵				
	3.0 miles	✓	1	1	1.24 miles from Caerwent to Baptist Church Caldicot via National Cycle Route
Bus Services					
1d	Bus Stop	✓	1	1	There are a number of bus stops throughout the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	73 Caerwent – Newport (Hourly 08:22 – 18:27) 73 Newport – Caerwent (Hourly 06:55 – 18:10) 73 Caerwent – Chepstow (Hourly 07:26 – 18:41) 73 Chepstow – Caerwent (Hourly 08:10 – 18:15)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2		75 Caerwent – Caldicot (5 services a day 08:38 – 16:38) 75 Caldicot – Caerwent (5 services a day 08:30 – 16:30)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		

¹⁵ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

	Yes	Possible Score	Actual Score	Comments	
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Caldicot Station – 3.5 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁶				
	Less than 5 miles	✓	5	5	A48
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score		36	25 (69.4%)	Weighted score = 27.8%	
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁷		20		
2b	Local Centre ¹⁸		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁹				
	Less than 5 miles	✓	2	2	Caldicot – 3.4 miles
	Between 5 miles to 10 miles		1		

¹⁶ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁹ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	1	Convenience store in post office
2f	Other non-food Shop		3		
2g	Post Office	✓	3	1	Post Office
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	2	Caerwent Community Centre, Caerwent Village Hall
2k	Library		3		
2l	Place of Worship	✓	3	2	St Stephen's Church (Weekly Services), Evangelical Baptist Church (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	3	4x areas of open space
2n	Sports Ground (pitch available)	✓	3	1	Highfield Recreation Ground
2o	Childs Play Area	✓	3	3	4x play areas
2p	Youth Club (including scout & guide groups)	✓	3	3	Youth Club – weekly meetings, Ready Steady Go – Group for children with autism, Little Taeks (Taekwondo), Building Bridges Club (Additional needs children)
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		

		Yes	Possible Score	Actual Score	Comments
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	2	Little Fishes toddler Group at Evangelical Baptist Chapel (weekly), Mathern Day Nursery at Caerwent
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	Coach & Horses
2y	Tea Shop/café/restaurant		3		
Broadband Connection²⁰					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 17.1 (Mbit/s)
	Low median		0		

²⁰ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	download speed of <10 Mb/s				
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	21.4% of premises unable to receive 30Mbit/s
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	29 (29.9%)	Weighted score = 9.0%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	T Wallace Garage
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Pill Row, Severn Bridge Industrial Estate Caldicot – 3.3 miles

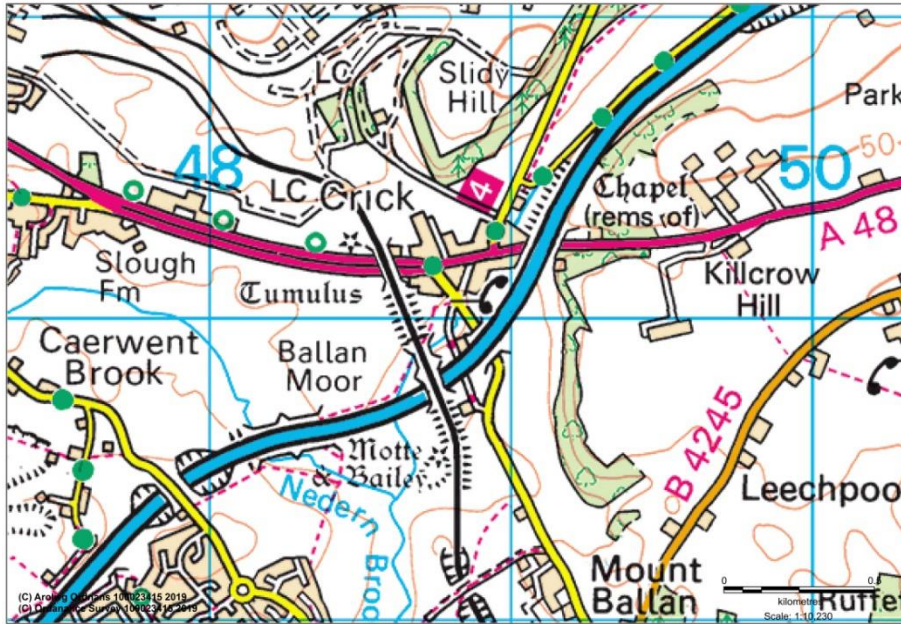
		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	20 (33.3%)	Weighted Score = 10.0%
Total Score			193	74	Weighted Score = 46.8%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Crick



The settlement of Crick is located within the wider Severnside area which characterises the south of the County. Crick itself is located either side of the A48 which runs from Chepstow in the east of the County to Newport and beyond to the west. There are limited facilities and services within Crick, however the settlement is located in close proximity to both Caldicot and Chepstow, which act as nearby public transport hubs as well as providing services and retail opportunities.

Settlement Area: 8ha

Population Size¹: 172

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	3.3%	3%
Age 5 to 9	5.0%	5%
Age 10 to 19	13%	10.9%
Age 20 to 44	19.1%	16.6%
Age 45 to 64	32.4%	31.4%
Age 65 and over	27.2%	33.2%

Median Age 54 (Monmouthshire 49)

Employment

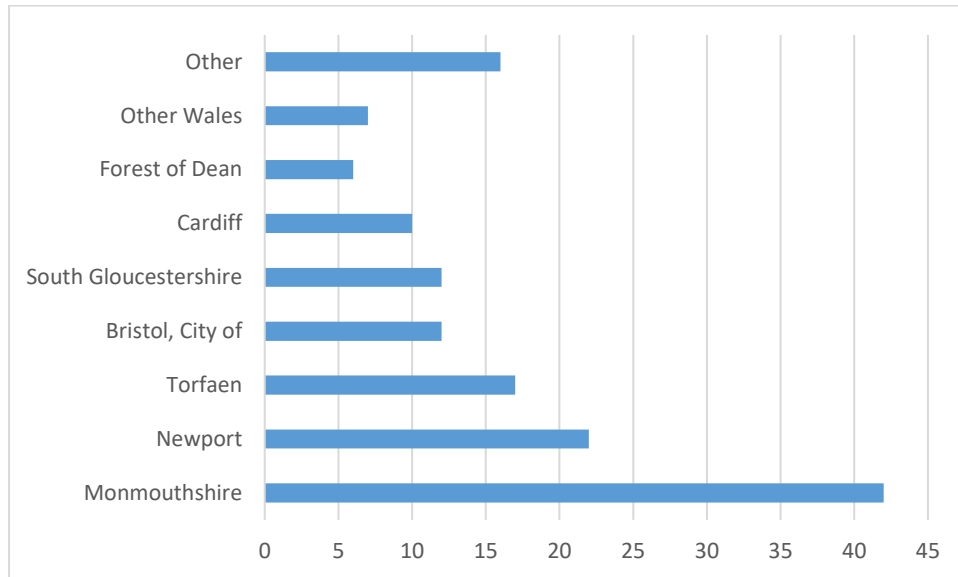
Economically Active²: 71.3%

Employed³: 65.2%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	10
Manufacturing, construction Employees	40
Wholesale, retail, motor trades, transport & storage Employees	30
Accommodation & Food Services Employees	60

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & Service Employees	145
Education Employees	0
Health Employees	90
Leisure Employees	60
Total	435

*Figures above include Caerwent and Llanvair Discoed settlements

** Excludes farm agriculture

Self-Containment⁶

2.1% of Crick residents who are employed work in Crick.

Housing

Households:⁷

Owned	92.9%
Shared ownership (part owned and part rented)	0.0%
Social rented	1.9%
Private rented	5.2%
Living rent free	0.0%

⁶ 2011 Census

⁷ 2011 Census

Average house price⁸ :

Monmouthshire - £398,859

Caerwent (includes Caerwent, Crick and Llanvair Discoed) - £358,713

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Caerwent (includes Caerwent, Crick and Llanvair Discoed) – 9:1

Number of Households with a Housing Need:32 ¹⁰ (includes Portskewett and Sudbrook)**Services and Facilities¹¹**

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Crick				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	10		National Cycle Route goes through the settlement.	
	One Route	5			
	No Routes	0			
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles	✓	1	1	1.09 miles to Taff Rd Caldicot via PROW footpaths.

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29/07/2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles	✓	1	1	2.33 miles from Crick to Caldicot Baptist Church via National Cycle Route.
Bus Services					
1d	Bus Stop	✓	1	1	There are 2 bus stops along the A48 within the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	73 Chepstow – Caerwent – Crick - Newport (Hourly 08:10 – 18:15) 73 Newport – Crick - Caerwent – Chepstow (Hourly 06:55 – 18:10)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	Less than 5 miles	✓	5	5	Chepstow Train Station – 4.4 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A48
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	16 (44.4%)	Weighted score = 17.8%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Chepstow – 4.2 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)		3		
2k	Library		3		
2l	Place of Worship		3		
2m	Publicly Accessible Open Space		3		
2n	Sports Ground (pitch available)		3		
2o	Childs Play Area		3		
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group		3		

		Yes	Possible Score	Actual Score	Comments
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House		3		
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 17.1 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	<25% of premises unable to receive 30Mbit/s	✓	2	2	21.4% of premises unable to receive 30Mbit/s
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	10 (10.3%)	Weighted score = 3.1%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	Crick Garage (Thompson and Thompson)
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Station Road, Chepstow – 4.4 miles, Newhouse Farm, Chepstow – 5.6 miles
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		

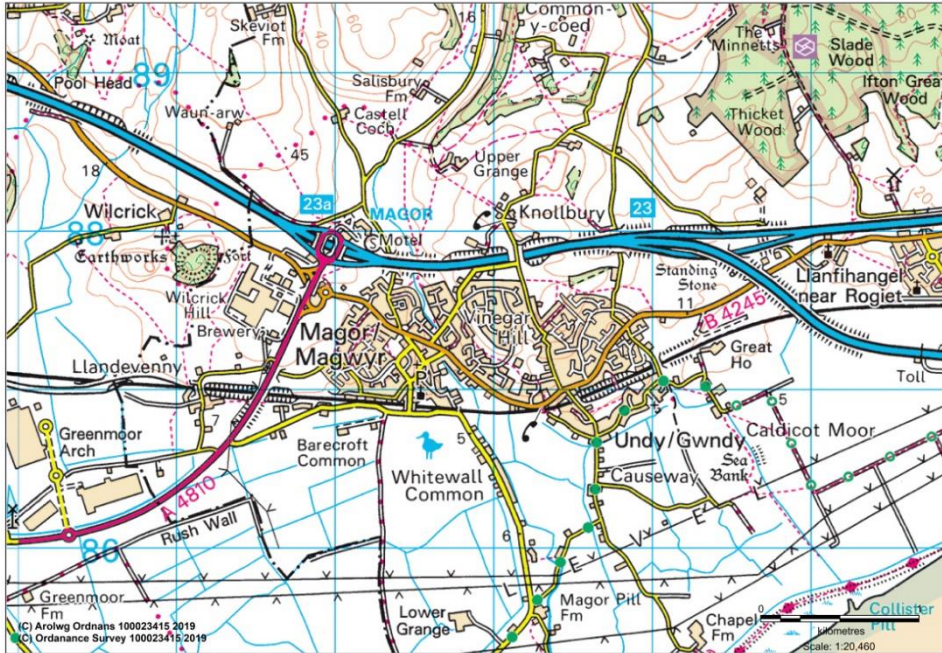
	Yes	Possible Score	Actual Score	Comments
Score		60	20 (33.3%)	Weighted Score = 10%
Total Score		193	46	Weighted Score = 30.9%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Magor Undy



Magor Undy is located in the Severnside area, it constitutes the villages of Magor and Undy which have both expanded in recent years. The area is well located on the motorway system, with the junction to the M4 just North West of the settlement. Magor Undy is also close to the railway stations at Caldicot and Rogiet (at Severn Tunnel Junction).

Magor, which has a historic core and designated Conservation Area, has several shops, cafés and two public houses. Other facilities within the Magor Undy settlement are two primary schools, several areas of open space and planning permission has recently been granted for a new community hub. The area has a significant employment base, with Magor Brewery and Wales 1 Business Park to the north west of the settlement, however the majority of those living within the area commute for employment.

Settlement Area: 215 ha

Population Size¹: 5,742

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	5.5%	4.5%
Age 5 to 9	6.6%	4.7%
Age 10 to 19	14.1%	11.1%
Age 20 to 44	30.4%	28%
Age 45 to 64	29.8%	31.2%
Age 65 and over	13.6%	20.4 %

Median Age 45 (Monmouthshire 49)

Employment

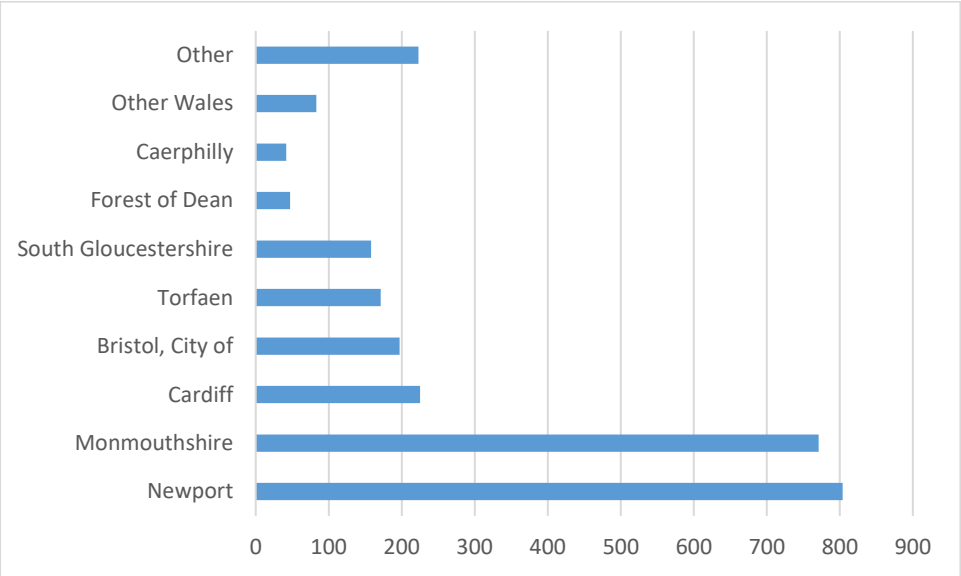
Economically Active²: 75.4%

Employed³: 70.4%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



⁴ 2011 Census

Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	5
Manufacturing, construction Employees	635
Wholesale, retail, motor trades, transport & storage Employees	105
Accommodation & Food Services Employees	240
Professional & Service Employees	590
Education Employees	95
Health Employees	110
Leisure Employees	40
Total	1,820

** Excludes farm agriculture

Self-Containment⁶:

7.2% of Magor Undy residents who are employed work in Magor Undy

⁵ ONS Business Register and Employment Survey 2021

⁶ 2011 Census

Housing

Households⁷:

Owned	82.7%
Shared ownership (part owned and part rented)	0.4%
Social rented	6.6%
Private rented	9.5%
Living rent free	0.8%

Average house price⁸ :

Monmouthshire - £398,859
Mill - £396,344
The Elms - £329,378

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1
Mill – 12:1
The Elms – 8:1

Number of Households with a Housing Need:

91¹⁰

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29/07/2022)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Magor with Undy			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	✓	10	10	There are 8 existing active travel routes within the settlement, although the INM work recognises that they need upgrading. National Cycle Route passes through the south of Undy.
		5		
		0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
		1		4.3 miles (Intermittent Network) from Magor to Caldicot Baptist Church via PROW footpaths, bridleways and restricted byways.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
		1		4.44 miles from Magor to Caldicot Baptist Church via National Cycle Route
Bus Services				
1d	✓	1	1	There are a number of bus stops throughout the settlement.
1e	Bus frequency			

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31- 60 minutes.	✓	3	3	X74 Magor – Newport (Hourly 08:09 – 21:12) X74 Newport – Magor (Hourly 06:12 – 19:15) X74 Magor - Caldicot – Portskewett – Chepstow (Hourly 06:39 – 19:55) X74 Chepstow – Portskewett – Caldicot - Magor (Hourly 07:25 – 20:35)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		T7 Magor - Caldicot - Chepstow - Cribbs Causeway – Bristol (2x morning services) T7 Bristol – Cribbs Causeway – Chepstow – Caldicot - Magor (2x evening services) 74A/C Magor Brewery – Newport (6x services daily 07:25 – 17:42) 74A/C Newport – Magor Brewery (6x services daily 07:30 – 17:55)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Severn Tunnel Junction – 2.7miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					

		Yes	Possible Score	Actual Score	Comments
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	B4245 - 0.2miles M4 – 1.3miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	24 (66.7%)	Weighted score = 26.7%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷	✓	10	10	
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop	✓	3	1	The Flower Seed
2g	Post Office		3		1x branch in Local Centre

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	3	Undy Church and Community Hall, Undy Memorial Hall, Magor Church Hall, Magor Scout Hut, Ebenezer Baptist Church Schoolroom, GWT Derek Upton Centre, Schoolroom Magor Marsh
2k	Library		3		
2l	Place of Worship	✓	3	2	Magor Baptist Church (Ebenezer), St. Mary's Church Magor, St. Mary's Church Undy (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	3	More than 3
2n	Sports Ground (pitch available)	✓	3	1	Undy Athletic Club
2o	Childs Play Area	✓	3	3	More than 3
2p	Youth Club (including scout & guide groups)	✓	3	3	1 st Magor Scouts, Brownies, Cubs, Rangers and Rainbows in Church Hall School, GWT Wildlife Warriors at Derek Upton Centre Magor Marsh
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery	✓	3	1	Caldicot Medical Group – Dorset House
2s	Pharmacy		3		1x pharmacy in Local Centre
2t	Dentist	✓	3	2	Teeth for Life, Jeff Rees
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group	✓	3	2	Stepping Stones, Wales 1 Day Nursery, Undy School

		Yes	Possible Score	Actual Score	Comments
2v	Primary School	✓	3	2	Magor C I W Primary School Undy Primary School
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	2	Wheatsheaf Inn The Golden Lion
2y	Tea Shop/café/restaurant	✓	3	3	Angelos Fish and Chips, Steak on the Square, Donnies Coffee Shop, The Blue Cumin, Mango House Restaurant
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 25.5 (Mbit/s)
	Low median download speed of <10 Mb/s		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

	Yes	Possible Score	Actual Score	Comments	
Broadband Coverage					
<25% of premises unable to receive 30Mbit/s	✓	2	2	1.3% of premises unable to receive 30Mbit/s	
25%-75 % of premises unable to receive 30Mbit/s		1			
>75% of premises unable to receive 30Mbit/s		0			
Score		97	46 (47.4%)	Weighted score = 14.2%	
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20	20	Wales One, Magor Brewery
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20	20	Wales One Magor (West), Quay Point Magor, Gwent Europark
3c	Other Employment Opportunity (B1/B2 use) within settlement		10	10	Old Tythe Garage, Marlow Vets, Magor Hand Car Wash, Magor Printing and Stationery, Turner Hydraulic, Magor Motors, Undy Building Supplies.
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles		5		

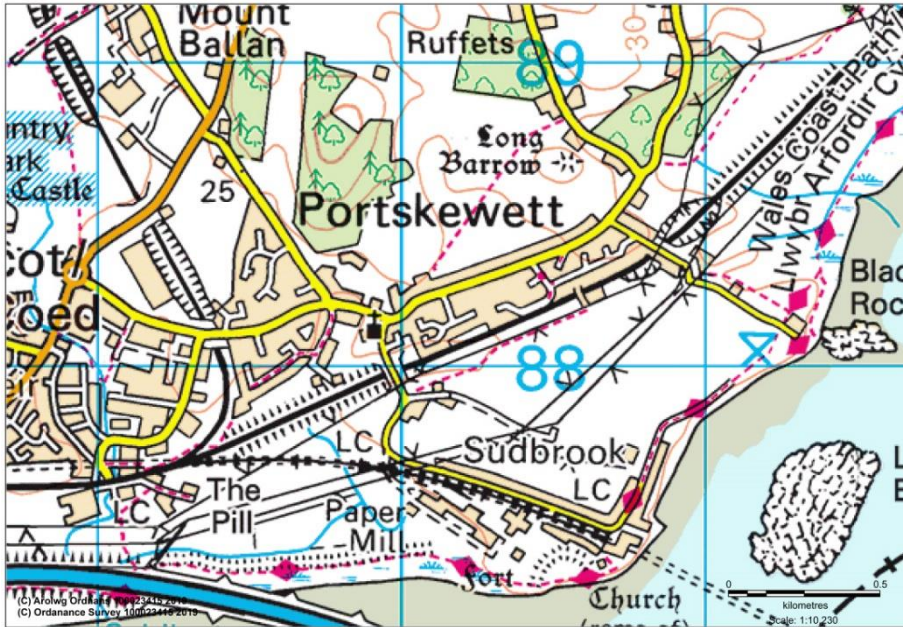
	Yes	Possible Score	Actual Score	Comments
Greater than 10 miles		0		
Score		60	50 (83.3%)	Weighted Score = 25%
Total Score		193	120	Weighted Score = 65.9%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Portskewett



Portskewett is located within the wider Severnside area that characterises the Southern part of the County. The settlement is well served by public transport with road links to Caldicot to the immediate west and Chepstow to the north east. Portskewett is also in relatively close proximity to the rail network with both Caldicot and Chepstow train stations nearby.

Portskewett is served by a primary school, convenience store, doctor's surgery, several areas of open space including a sports pitch and a local pub. The Severnbridge Industrial Estate is immediately west of the settlement, which separates Portskewett from Caldicot, and provides a well-established employment base that represents approximately 20% of all Protected Employment Sites within Monmouthshire.

Settlement Area: 51.85ha

Population Size¹: 1,101

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	3.7%	3.7%
Age 5 to 9	4.7%	4.1%
Age 10 to 19	12.1%	10.3%
Age 20 to 44	26.1%	25.9%
Age 45 to 64	32.8%	32%
Age 65 and over	20.6%	24%

Median Age 49 (includes Sudbrook) (Monmouthshire 49)

Employment

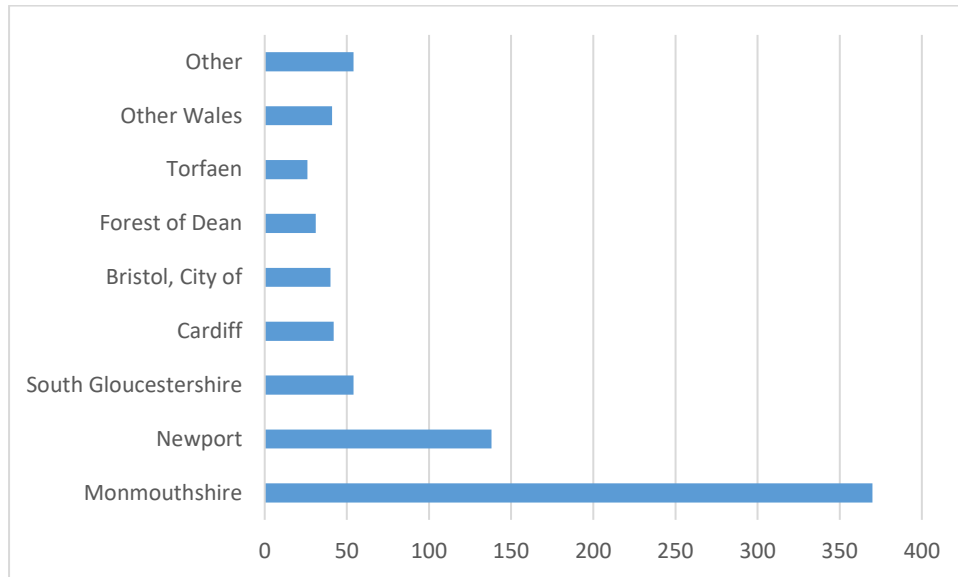
Economically Active²: 68.5%

Employed³: 64.2%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



*Figures above are for Portskewett and Sudbrook

Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	5
Manufacturing, construction Employees	500
Wholesale, retail, motor trades, transport & storage Employees	1,130
Accommodation & Food Services Employees	120

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & Service Employees	615
Education Employees	390
Health Employees	400
Leisure Employees	165
Total	3,325

*Figures above include Caldicot and Sudbrook settlements

** Excludes farm agriculture

Self-Containment⁶

1.9% of Portskewett residents who are employed work in Portskewett.

Housing

Households:⁷

Owned	85.2%
Shared ownership (part owned and part rented)	0%
Social rented	9.2%
Private rented	4.5%
Living rent free	1%

*Figures above include Caldicot and Sudbrook settlements

⁶ 2011 Census

⁷ 2011 Census

Average house price⁸ :
 Monmouthshire - £398,859
 Portskewett - £348,012

Lower Quartile House Price to Income Ratio:⁹
 Monmouthshire – 11:1
 Portskewett – 10:1

Number of Households with a Housing Need:

32 ¹⁰ (includes Crick, Portskewett and Sudbrook)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Portskewett			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes		10	There is 1 active travel route within the settlement, this has been assessed as part of the INM work as it is a route that connects to the larger settlement of Caldicot. The INM work recognises that many of these routes need upgrading.
	One Route		5	
	No Routes		0	

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database,29/07/2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

		Yes	Possible Score	Actual Score	Comments
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		2.10 miles (Network intermittent) via PROW footpaths to Caldicot Baptist Church.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles	✓	1	1	1.88 miles to nearest NCR connection in Caldicot. 4.49 miles from connection point to Moor St Chepstow via National Cycle Route.
Bus Services					
1d	Bus Stop	✓	1	1	There are bus stops at regular intervals along Main Road.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	X74/74 Portskewett – Caldicot – Rogiet – Magor – Newport (Hourly 07:39 – 20:48) X74/74 Newport – Magor – Rogiet – Caldicot – Portskewett (Hourly 06:12 – 19:15) X74/74 Portskewett – Chepstow (Hourly 07:07 – 20:19) X74/74 Chepstow – Portskewett (Hourly 07:25 – 20:35)
	Daily frequency- more than hourly (at least one morning and one		2		

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	late afternoon service to a main centre).				
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Caldicot 2.1miles Severn Tunnel Junction 3.7miles
	Between 5 miles to 10 miles		1		Chepstow 5 miles
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	B4245 – 0.8miles A48 – 1.9miles A466 – 4.1miles
	Between 5 miles to 10 miles		1		M48 – 5.2miles
	Greater than 10 miles		0		
Score			36	15 (41.7%)	Weighted score = 16.7%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Caldicot High Street – 1.5miles Chepstow - 4.8miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	1	Premier Portskewett Stores
2f	Other non-food Shop	✓	3	1	Hair Studio
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	2	Portskewett Church Hall, also Portskewett and Sudbrook Recreation Hall (Off Manor Way)
2k	Library		3		
2l	Place of Worship	✓	3	1	Church of St Mary (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	3	The Corn Field Project, Stow Ball Hill, Hill Barn View, Black Rock picnic Site and Harold's Field
2n	Sports Ground (pitch available)	✓	3	1	Portskewett Recreation Ground

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2o	Childs Play Area	✓	3	2	One at Portskewett Recreation Hall and one at Richard's Quest, behind 39 Main Road.
2p	Youth Club (including scout & guide groups)	✓	3	2	Portskewett Youth Club, Portskewett Brownies
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery	✓	3	1	Portskewett Surgery
2s	Pharmacy	✓	3	1	Portskewett Pharmacy
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group		3		
2v	Primary School	✓	3	1	Archbishop Rowan Williams CIW School
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	Portskewett Inn
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	connection				
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 39.8 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	2.7% of premises unable to receive 30Mbit/s
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	28 (28.9%)	Weighted score = 8.7%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		

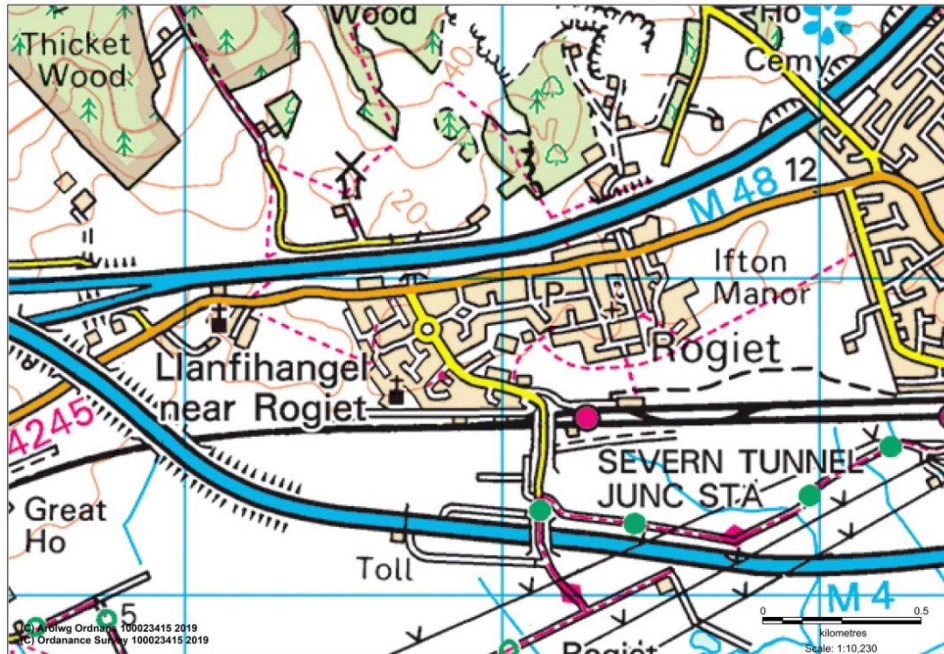
		Yes	Possible Score	Actual Score	Comments
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Severn Bridge Ind Est. – 0.7miles
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	10 (16.7%)	Weighted Score = 5%
Total Score			193	53	Weighted Score = 30.4%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Rogiet



The settlement of Rogiet is located within the wider Severnside area that characterises the south of the County. Located to the south of the B4245, Rogiet has public transport links via bus to Caldicot to the east and Magor Undy to the west. Rogiet also has a railway station at Severn Tunnel Junction with good rail links to both settlements to the west and also wider afield within England. Rogiet is defined by a Green Wedge which lies to the east and west of the town and the Gwent Levels Site of Special Scientific Interest to the south of the settlement beyond the railway line.

Rogiet is well served by a convenience store and petrol filling station and there are two protected employment sites within the settlement, which act as a source of employment. There are several areas of publically accessible open space which include children's play areas and sports pitches and a newly constructed primary school. Whilst Rogiet has no Town Centre of its own it is served by a couple of local eateries as well as falling within the Caldicot retail catchment, with Chepstow relatively nearby as well.

Settlement Area: 37.03ha

Population Size¹: 1,791

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	5.8%	4.7%
Age 5 to 9	7.3%	5.9%
Age 10 to 19	14.4%	12.6%
Age 20 to 44	34.3%	34%
Age 45 to 64	25.2%	27%
Age 65 and over	13%	15.7%

Median Age 39 (Monmouthshire 49)

Employment

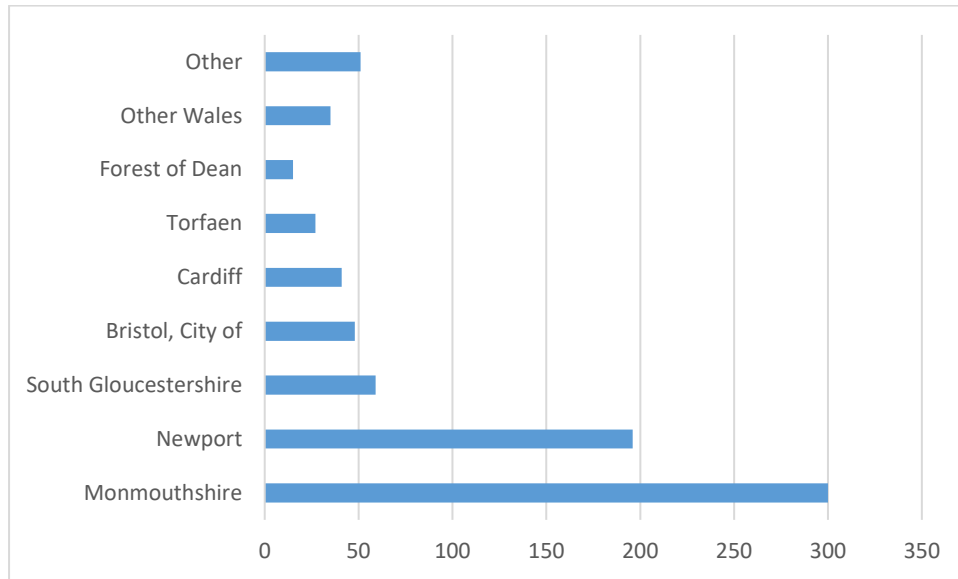
Economically Active²: 77.2%

Employed³: 69.9%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	0
Manufacturing, construction Employees	5
Wholesale, retail, motor trades, transport & storage Employees	50
Accommodation & Food Services Employees	10

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & Service Employees	35
Education Employees	30
Health Employees	15
Leisure Employees	0
Total	145

** Excludes farm agriculture

Self-Containment⁶

4% of Rogiet residents who are employed work in Rogiet.

Housing

Households:⁷

Owned	75.4%
Shared ownership (part owned and part rented)	0.1%
Social rented	17.2%
Private rented	6.4%
Living rent free	0.9%

Average house price⁸ :
 Monmouthshire - £398,859

Lower Quartile House Price to Income Ratio:⁹
 Monmouthshire – 11:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Rogiet - £287,325

Rogiet – 10:1

Number of Households with a Housing Need:

37¹⁰

Services and Facilities ¹¹					
	Yes	Possible Score	Actual Score	Comments	
Settlement:	Rogiet				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	✓	10	10	There are 3 existing active travel routes within the settlement, they have not been assessed as part of the INM work as the settlement did not meet the population threshold.
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		1.87 miles (network intermittent) to Caldicot Baptist Church.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29/07/2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

	3.0 miles		1		No direct links to any cycle networks. 1.13 miles to nearest National Cycle Route connection point in Caldicot. 5.89 miles from Caldicot Baptist Church to Hazleton Villas Chepstow
Bus Services					
1d	Bus Stop	✓	1	1	There are a number of bus stops throughout the settlement, along the Caldicot Road and Station Road leading to Severn Tunnel Junction.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31- 60 minutes.	✓	3	3	X74/74 Rogiet – Magor – Newport (Hourly 07:59 – 21:04) X74/74 Newport – Magor – Rogiet (Hourly 06:12 – 19:15) X74/74 Rogiet – Caldicot – Portskewett – Chepstow (Hourly 06:48 – 20:03) X74/74 Chepstow – Portskewett – Caldicot – Rogiet (Hourly 07:25 – 20:35)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station	✓	10	10	Severn Tunnel Junction
1g	Distance to rail services				

	Less than 5 miles		5		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	The centre of Rogiet (Green Close) is located 3.3 miles from junction 23A of the M4 with links to the M48 and A449.
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	29 (80.6%)	Weighted score = 32.2%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Caldicot CSA 1.8 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

2e*	Convenience Store	✓	3	1	Londis at BP
2f	Other non-food Shop	✓	3	1	Adam & Eve Hairdressers
2g	Post Office	✓	3	1	Mobile Post Office Service on a Wednesday (09:30am – 11:30am/Friday 11:00am-12:00pm) @ Church Hall Car Park
2h	Bank		3		
2i	Petrol Filling Station	✓	3	1	BP at Industrial Estate
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Village Sports Hall
2k	Library		3		
2l	Place of Worship	✓	3	2	St. Mary's Church/Rogiet Methodist Church (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	1	The largest area of open space is located outside the development boundary and features allotments, a playing pitch and play area. There is one other area of open space within the boundary.
2n	Sports Ground (pitch available)	✓	3	1	Large area of open space next to school features a playing pitch
2o	Childs Play Area	✓	3	3	Rogiet Playing fields feature a playing pitch, play area and MUGA, play areas at Buzzard Close, Yew Tree Rise and Poplar Close
2p	Youth Club (including scout & guide groups)	✓	3	2	Rogiet Youth Club every Thursday at the Sports Pavilion, Little Tigers Day Care (3-11 year olds)
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					

2u	Nursery School/Playgroup/Toddler Group	✓	3	1	Little Tigers Pre School and Daycare
2v	Primary School	✓	3	1	Rogiet Primary School
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	Severn Tunnel Non-Political Club
2y	Tea Shop/café/restaurant	✓	3	2	Pizza Milano Takeaway/Mirchi Indian, Community Café, Church Hall on Wednesdays 10.am – 12.30pm
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and Non Fibre Broadband is available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 39.8 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

	<25% of premises unable to receive 30Mbit/s	✓	2	2	1.8% of premises unable to receive 30Mbit/s
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	30 (30.9%)	Weighted score = 9.3%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement	✓	20	20	Progress Industrial Estate (SAE2r); Cheeseman's Industrial Estate (SAE2q)
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	20 (33.3%)	Weighted Score = 10%
Total Score			193	79	Weighted Score = 51.5%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Sudbrook



Sudbrook is within the wider Severnside area which characterises the south of Monmouthshire. Originally established for those constructing the Severn Railway Tunnel, it is immediately adjacent to the Severn Estuary. Sudbrook which is south east of Caldicot and Portskewett and south west of Chepstow is accessed via Portskewett. Whilst the settlement was established to build a railway line, the nearest railway station is accessed in Caldicot. Sudbrook has a village hall, a church and several areas of open space. Sudbrook has grown in recent years with developments such as that at the former Sudbrook Paper Mill.

Settlement Area: 19.1ha

Population Size¹: 628

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	2.8%	8.2%
Age 5 to 9	5.5%	4.5%
Age 10 to 19	13.3%	8.9%
Age 20 to 44	25.7%	38%
Age 45 to 64	35%	25.9%
Age 65 and over	17.7%	14.5%

Median Age 37 (Monmouthshire 49)

Employment

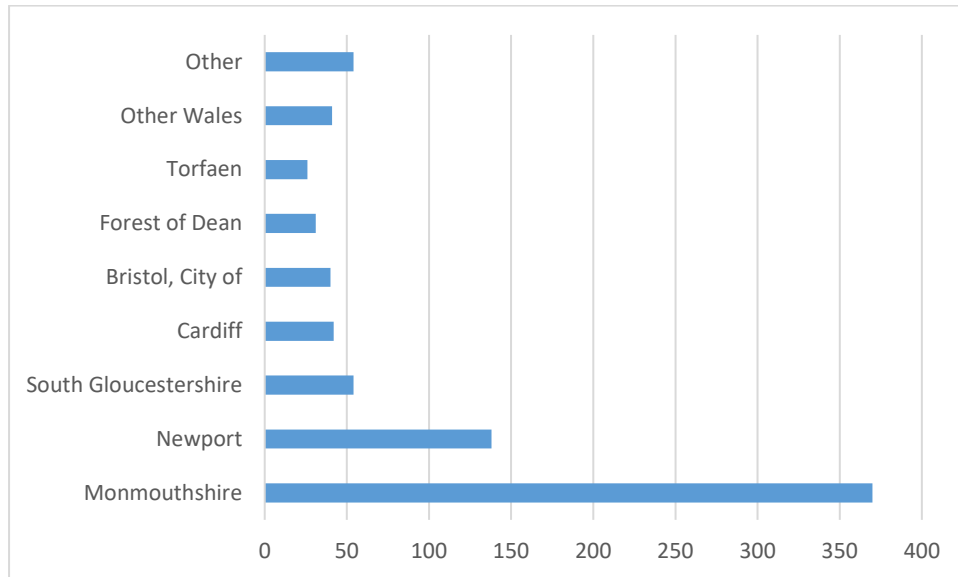
Economically Active²: 68.5%

Employed³: 62.2%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	5
Manufacturing, construction Employees	500
Wholesale, retail, motor trades, transport & storage Employees	1,130
Accommodation & Food Services Employees	120

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & Service Employees	615
Education Employees	390
Health Employees	400
Leisure Employees	165
Total	3,325

*Figures above include Caldicot and Portskewett Settlements

** Excludes farm agriculture

Self-Containment⁶

4.5% of Sudbrook residents who are employed work in Sudbrook.

Housing

Households:⁷

Owned	87%
Shared ownership (part owned and part rented)	0.8%
Social rented	1.6%
Private rented	9.8%
Living rent free	0.8%

Average house price⁸ :
 Monmouthshire - £398,859

Lower Quartile House Price to Income Ratio:⁹
 Monmouthshire – 11:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Portskewett (includes Sudbrook and Portskewett)- £348,012

Portskewett (includes Sudbrook and Portskewett) – 10:1

Number of Households with a Housing Need:

32¹⁰ (includes Crick, Portskewett and Sudbrook)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Sudbrook			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		There is 1 existing active travel route within the settlement, it has not been assessed as part of the INM work as the settlement did not meet the population threshold.
	One Route	5		
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		2.45 miles (Intermittent network) via PROW footpaths to Caldicot Baptist Church.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29/07/2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	3.0 miles		1		No direct links to any cycle networks. Approximately 2.26 miles to nearest National Cycle Route connection in Caldicot. 6.4 miles from this point to Hazleton Villas, Chepstow.
Bus Services					
1d	Bus Stop	✓	1	1	There are bus stops at Marine Terrace and Camp Road.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31- 60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	75 Caerwent – Caldicot (5 services a day 08:38 – 16:38) 75 Caldicot – Caerwent (5 services a day 08:30 – 16:30)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	2.7 miles to Caldicot Train Station

		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	The centre of Sudbrook (Camp Road) is located 2.8 miles from the A48 Parkwall Roundabout, via the B4225 with links to the M48 and M4
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	13 (36.1%)	Weighted score = 14.4%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Caldicot Town Centre is approximately 3.5 miles. 5.9 miles from (Camp Rd) Sudbrook to, Bank St. Chepstow via the B4245 and A48.
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop	✓	3	1	Shabby to Chic Hairdressers in Post Office Row
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Portskewett and Sudbrook Recreation Hall (Off Manor Way)
2k	Library		3		
2l	Place of Worship	✓	3	1	Trinity Presbyterian Church (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	2	There are several areas of accessible open space, however all are external to the settlement boundary. The areas include allotments, a large open space and a children's play area.
2n	Sports Ground (pitch available)		3		
2o	Childs Play Area	✓	3	1	Sudbrook Fort Play Area
2p	Youth Club (including scout & guide groups)	✓	3	1	Portskewett and Sudbrook Youth Club on Tuesday evenings. Sudbrook Sports and Social Club.
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					

		Yes	Possible Score	Actual Score	Comments
2u	Nursery School/Playgroup/Toddler Group		3		
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House		3		
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband is available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 11.8 (Mbit/s)
	Low median download speed of		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	<10 Mb/s				
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s		2		
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s	✓	0		89% of premises unable to receive 30Mbit/s
Score			97	15 (15.5%)	Weighted score = 4.7%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	1.2 Miles via Sudbrook Road, Main Road and Caldicot Road to the Severn Bridge Protected Employment Site (SAE2p)

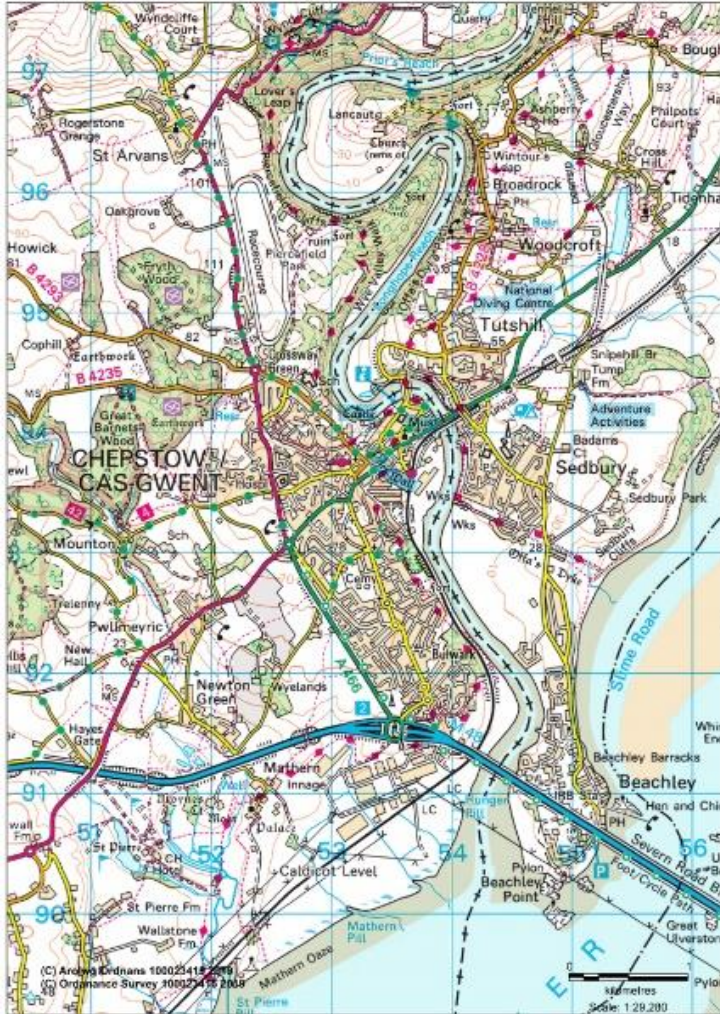
		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	10 (16.7%)	Weighted Score = 5%
Total Score			193	38	Weighted Score = 24.1%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Chepstow



Chepstow is well located on the motorway system with good road (including bus) links to Newport, Cardiff and South West England. It also has good rail links to Newport, Cardiff and Gloucester. There are consequently substantial daily flows of commuters to and from the town. The A48, which provides the main link between the southern part of the Forest of Dean and the motorway network, passes through the town and creates problems of community severance. Part of the route is also designated as an Air Quality Management Area.

Chepstow has a substantial employment base. It acts as a retail, recreational, health care and education centre for its hinterland, which extends over the border into South Gloucestershire and, within Monmouthshire, includes the villages of Mathern, Pwllmeyric, Shirenewton and St. Arvans. Chepstow town centre is a Conservation Area and is also an important tourist destination, particularly focussing on its nationally important Castle and the town's position as a gateway for Tintern and the Wye Valley Area of Outstanding Natural Beauty (AONB).

Settlement Area: 397 ha

Population Size¹: 11,939

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	6.4%	4.8%
Age 5 to 9	6.4%	5.3%
Age 10 to 19	12.6%	11.4%
Age 20 to 44	31.7%	29.0%
Age 45 to 64	26.4%	29.1%
Age 65 and over	16.6%	20.5%

Median Age 44 (Monmouthshire 49)

Employment

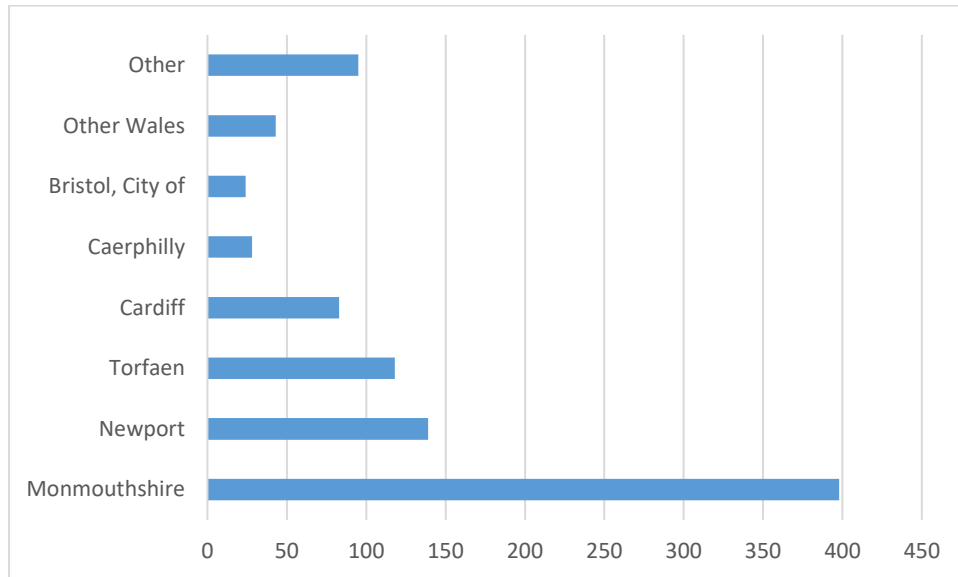
Economically Active²: 72.4%

Employed³: 65.5%

² 2011 Census (% 16-74 year olds)

³ 2011 Census (% 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agriculture, Forestry, mining, quarrying Employees**	10
Manufacturing, construction Employees	480
Wholesale, retail, motor trades, transport & storage Employees	2,250
Accommodation & Food Services Employees	415
Professional & Service Employees	1,530
Education Employees	250

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Health Employees	600
Leisure Employees	545
Total	6,080

** Excludes farm agriculture

Self-Containment⁶

32% of Chepstow residents who are employed work in Chepstow.

Housing

Households:⁷

Owned	68.1%
Shared ownership (part owned and part rented)	0.4%
Social rented	16.5%
Private rented	14.0%
Living rent free	0.9%

Average house price⁸ :

Monmouthshire - £398,859

Larkfield – £367,483

St Christopher's – £240,090

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Larkfield – 11:1

St Christopher's – 11:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

St Kingsmark – £404,176
 St Mary's – £321,557
 Thornwell – £283,346

St Kingsmark – 10:1
 St Mary's – 12:1
 Thornwell – 11:1

Number of Households with a Housing Need:

415 ¹⁰

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Chepstow				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	✓	10	10	There are 10 existing active travel routes within the settlement, although the INM work recognises that they need upgrading. National Cycle Route goes through the settlement.
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September - November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		
Bus Services					
1d	Bus Stop	✓	1	1	Bus Station off of Moor Street, bus stops throughout the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31- 60 minutes.	✓	3	3	T7 Chepstow - Cribbs Causeway – Bristol (Hourly 07:00 - 18:00) T7 Bristol - Cribbs Causeway – Chepstow (Hourly 08:00 – 19:00) 73 Chepstow – Caerwent – Newport (Hourly 08:05 – 18:05) 73 Newport – Caerwent – Chepstow (Hourly 07:05 – 18:00) X74/74 Chepstow – Portskewett – Caldicot – Rogiet – Magor – Newport (Hourly 07:25 – 20:30) X74/74 Newport – Magor – Rogiet – Caldicot – Portskewett – Chepstow (Hourly 06:15 – 19:05) C1/C2/C3 Chepstow Town Service (Hourly 07:55 – 18:30)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2		24 Chepstow – Lydney – Cinderford (6 buses per day (07:07 – 18:17) 24 Cinderford – Lydney – Chepstow (5 buses per day 06:52 – 16:22) 63 Chepstow – Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:25 – 15:30)

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
					63 Cwmbran - Pontypool – Usk – Shirenewton – Chepstow (4 buses per day 07:17 – 16:40) 63 Chepstow – Shirenewton – Usk – Pontypool (4 buses per day 08:25 – 17:47) 63 Pontypool – Usk – Shirenewton – Chepstow (5 buses per day 07:27 – 16:50) 65 Chepstow - Devauden – Llanishen – Trellech - Monmouth (6 buses per day 07:00 – 17:15) 65 Monmouth – Trellech – Llanishen – Devauden - Chepstow (5 buses per day 07:45 – 17:30) 69 Chepstow – St Arvans - Tintern – Llandogo – Redbrook – Monmouth (10 buses per day 07:45 – 17:20) 69 Monmouth – Redbrook – Llandogo –Tintern – St Arvans - Chepstow (11 buses per day 07:50 – 18:10) National Express Services operate from the Town
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station	✓	10	10	Chepstow Train Station and services to Gloucester and the north, Cardiff with connections to west wales, Severn Tunnel Junction with connections to England.
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					

		Yes	Possible Score	Actual Score	Comments
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	M48, A48, A466
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	29 (80.6%)	Weighted score = 32.2%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶	✓	20	20	
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre	✓	5	5	Bulwark, Thornwell
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	3	Spar at St Lawrence Road, B & M in Thornwell, Greggs Larkfield, Subway Larkfield
2f	Other non-food Shop	✓	3	2	Toolstation Larkfield, Furniture & Fabric Shop Larkfield
2g	Post Office		3		2x branches 1 in Town Centre, 1 in Neighbourhood Centre

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2h	Bank		3		3x banks in Town Centre
2i	Petrol Filling Station	✓	3	2	Larkfield Petrol station, Tesco Petrol Station
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	3	The Drill Hall, Burnt Barn Community Club, Bulwark Community Centre, Scout Hall Bulwark, Palmer Community Centre
2k	Library	✓	3	1	Bank Street
2l	Place of Worship	✓	3	3	The Priory church of St Mary, Chepstow Methodist Church, St Marys Presbytery, Kingdom Hall, Chepstow Baptist Church
2m	Publicly Accessible Open Space	✓	3	3	A number throughout the settlement. Allotments at Strongbow Road (20 plots).
2n	Sports Ground (pitch available)	✓	3	3	Chepstow Athletic Club, Larkfield Playing Field, Thornwell Football Pitch, Chepstow Playing Field, Chepstow School, Leisure Centre facilities
2o	Childs Play Area	✓	3	3	A number throughout the settlement
2p	Youth Club (including scout & guide groups)	✓	3	3	1 st Bulwark Scouts & Guiding Groups, Building Bridges Club (Additional needs children), 1 st Chepstow Boy & Girls Brigade, Chepstow Youth Centre
Medical Facilities					
2q	Hospital	✓	3	1	Chepstow Community Hospital
2r	GP Surgery	✓	3	2	Vauxhall Surgery, Town Gate Practice, Mount Pleasant Surgery
2s	Pharmacy		3		2x pharmacies in Town Centre, 1x pharmacy in Neighbourhood Centre
2t	Dentist	✓	3	3	Portwall Dental Surgery, Chepstow Community Dental Practice, The Smile Lounge, Chepstow Dental Care Practice, Chepstow Orthodontic Practice, Beaufort Park Dental Surgery, Ben Brookshaw Denture Clinic
Education facilities					

		Yes	Possible Score	Actual Score	Comments
2u	Nursery School/Playgroup/Toddler Group	✓	3	3	Riverside Nursery School, Pembroke School Nursery, Thornwell School Nursery, Bluebells Playgroup, Little Acorns Playgroup, 2x toddler groups
2v	Primary School	✓	3	3	The Dell, St Marys, Thornwell & Pembroke
2w	Secondary School/Further Education College	✓	3	1	Chepstow School
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	3	14x public houses
2y	Tea Shop/café/restaurant	✓	3	3	12x Tea shops/café/restaurants
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 31.1 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	<10 Mb/s				
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	2.2% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	79 (81.4%)	Weighted score = 24.4%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement	✓	20	20	SAE2f - School Hill, SAE2g - Station Road, SAE2i - Bulwark Road, SAE2j - Beaufort Park, SAE2k - Newhouse Farm
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement	✓	20	20	SAE1f - Newhouse Farm, SAE1i - Beaufort Park
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	There are other employment opportunities in the settlement outside those identified above.
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles		5		

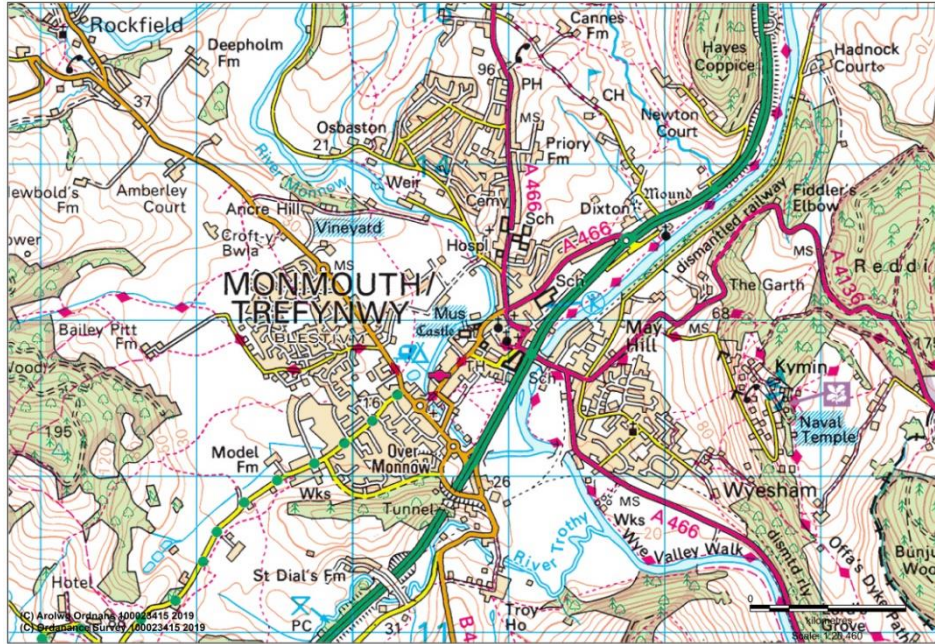
	Yes	Possible Score	Actual Score	Comments
Greater than 10 miles		0		
Score		60	50 (83.3%)	Weighted Score = 25%
Total Score		193	158	Weighted Score = 81.6%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Monmouth



Settlement Area: 335 ha

Population Size¹: 10,675

Monmouth acts as the main retail, education and cultural centre for an extensive rural area, including much of north-eastern and Central Monmouthshire. In comparison with other towns in Monmouthshire, it is the most self-sufficient in employment terms, although its key strategic location on the road network between Newport, Abergavenny and the Midlands has also encouraged the growth of road commuting. The town is not connected to the rail network, nevertheless it has bus services to the South Wales cities and into Gloucestershire and Herefordshire.

The town centre, with a relatively large number and good range of shops and restaurants, a theatre, cinema, and museum, is a vibrant focus for the surrounding area. The town centre itself is a Conservation Area and located on the edge of the Wye Valley Area of Outstanding Natural Beauty (AONB), which immediately adjoins the built-up area, and is an attractive area of leisure for tourist visits.

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	5.5%	4.3%
Age 5 to 9	5.1%	5%
Age 10 to 19	14.7%	14.6%
Age 20 to 44	25.5%	23.2%
Age 45 to 64	26.8%	27.3%
Age 65 and over	22.3%	25.7%

Median Age 47 (Monmouthshire 49)

Employment

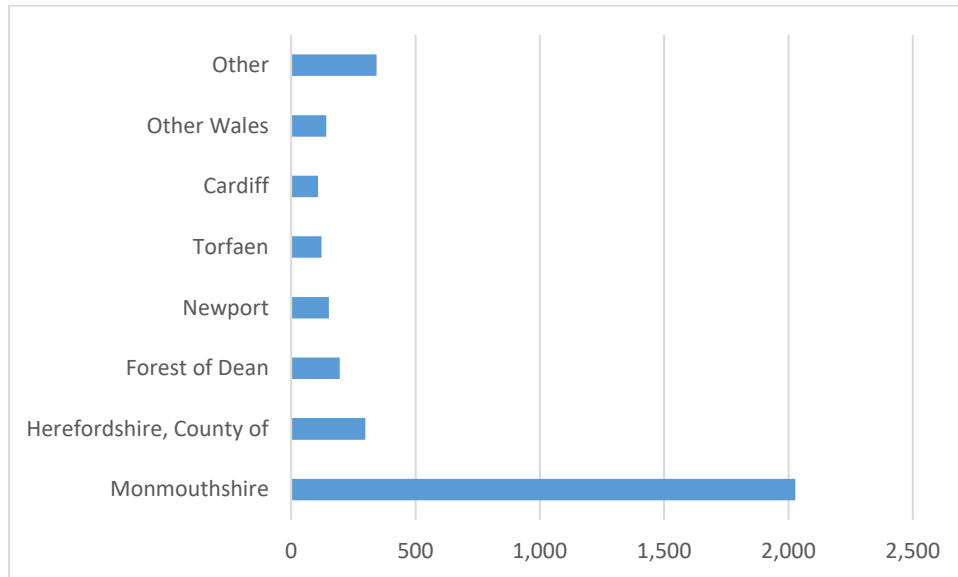
Economically Active²: 67.0%

Employed³: 61.3%

² 2011 Census (% 16-74 year olds)

³ 2011 Census (% 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	50
Manufacturing, construction Employees	460
Wholesale, retail, motor trades, transport & storage Employees	1,165
Accommodation & Food Services Employees	290

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & Service Employees	815
Education Employees	890
Health Employees	525
Leisure Employees	320
Total	4,515

** Excludes farm agriculture

Self-Containment⁶

46% of Monmouth residents who are employed work in Monmouth.

Housing

Households:⁷

Owned	67.8%
Shared ownership (part owned and part rented)	0.7%
Social rented	18.4%
Private rented	12.6%
Living rent free	1.5%

Average house price⁸ :

Monmouthshire - £398,859
Dixton with Osbaston - £451,822
Drybridge - £302,285

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1
Dixton with Osbaston - 12:1
Drybridge – 10:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Overmonnow - £220,286
 Wyesham - £256,164

Overmonnow - 12:1
 Wyesham – 11:1

Number of Households with a Housing Need:

309¹⁰

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Monmouth				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	✓	10	10	There are 16 existing active travel routes within the settlement, although the INM work recognises that they need upgrading.
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29/07/2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
Bus Services					
1d	Bus Stop	✓	1	1	Station located off Monnow Street, bus stops throughout the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	35 Monmouth – Coleford - Ross On Wye (4 buses per day 08:10 – 15:50) 35 Ross On Wye – Coleford – Monmouth (5 buses per day 06:55 – 17:25) 36 Monmouth – Hereford (4 buses per day 07:05 – 15:25) 36 Hereford – Monmouth(4 buses per day 08:23 – 16:50) 60 Monmouth – Usk - Newport (8 buses per day 07:00 – 19:10) 60 Newport – Usk - Monmouth (8 buses per day 06:10 – 18:05) 68 Monmouth – Raglan – Abergavenny (7 buses per day 08:30 – 18:15) 68 Abergavenny – Raglan – Monmouth (7 buses per day 07:25 – 17:20) 65 Monmouth – Trellech – Chepstow (5 buses per day 07:45 – 17:30) 65 Chepstow – Trellech – Monmouth (6 buses per day 07:00 – 17:15) 83 Monmouth – Abergavenny (1 bus per day 17:00) 83 Abergavenny – Monmouth (1 bus per day 07:25)

		Yes	Possible Score	Actual Score	Comments
					W3/W4/W5 Monmouth Town Service (Hourly 07:55 – 18:10)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		13.1 miles to Lydney Train Station from Agincourt Square. 17.4 miles to Abergavenny Train Station via the A40, 18.8 miles via the A466 strategic route to Hereford Train Station and 24.4 miles to Newport Train Station.
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	The centre of Monmouth is adjacent to the A40
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	18 (50.0%)	Weighted score = 20%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶	✓	20	20	Monmouth features a CSA.

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre	✓	5	5	3 neighbourhood centres around Monmouth; Overmonnow, Wyesham and The Albion
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	3	Lidl on Wyesham Rd, Co-op on Rockfield Road, Budgens at Shell garage, Spar Kings Fee
2f	Other non-food Shop	✓	3	1	Wye Valley Country Store
2g	Post Office	✓	3	1	1 in CSA, Kings Fee
2h	Bank	✓	3		Number within the CSA
2i	Petrol Filling Station	✓	3	1	Shell in Overmonnow
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	3	Shire Hall in Agincourt Square, Rockfield Park Community Centre, Bridges Community Centre, St Thomas' community hall, St James Community Hall (Wyesham)
2k	Library	✓	3	1	Library also acts as a community hub
2l	Place of Worship	✓	3	3	Several places of worship including; Baptist Church; Methodist Church; Catholic Church; Priory Church, St Thomas
2m	Publicly Accessible Open Space	✓	3	2	Several areas of publicly accessible land some of the largest of which are located to the centre of the settlement at Chippenham and

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
					Vauxhall Fields, however, these sites are not within the settlement boundary. Allotments at Chippenham Mead (69 plots)
2n	Sports Ground (pitch available)	✓	3	2	A sports ground is located fairly centrally and is available to several respective sporting clubs. Additional pitches are adjacent, however they are not within the settlement boundary. There is also a sports pitch at the Rockfield Community Centre, facilities at the Leisure Centre.
2o	Childs Play Area	✓	3	3	There is a child's play area just off Chippenham and several elsewhere in Monmouth including a skatepark.
2p	Youth Club (including scout & guide groups)	✓	3	3	Attik Youth Group, 1 st Wyesham Scouts, 1st Wyesham Rainbows, 1st Wyesham Brownies, 1st Wyesham Guides, 1st Monmouth Rainbows, 2nd Monmouth Brownies, 3rd Monmouth Brownies, 1st/4th Monmouth Guides, 1st Monmouth Rangers, Overmonnow Kids Club, Playworks Osbaston
Medical Facilities					
2q	Hospital	✓	3	1	Monnow Vale Community Hospital (No A&E)
2r	GP Surgery	✓	3	2	2: Dixon Surgery; Castle Gate Surgery
2s	Pharmacy		3		
2t	Dentist	✓	3	3	5: Trefynwy Dental Practice, Mayhill Dental Practice; Happy Teeth, Monmouth Dental Practice, Matthews and Jones
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group	✓	3	3	Bugs and Bees Outdoor Toddlers, Busy Bees Toddler Group Cylch Ti A Fi Trefynwy, Footprints Parent and Toddler Group, Kymin View Nursery and Ty Gwyn Playgroup, Little Einstein's Day Care, Little Swallows Creative Sessions, Monmouth Day Nursery, Baby Sensory, Overmonnow Nursery and Wiggles and Giggles Playgroup, Sunbeams Toddler Group, Tadpoles Play Group, Monmouth Schools Pre-Prep and Nursery, Monmouth Montessori,

		Yes	Possible Score	Actual Score	Comments
2v	Primary School	✓	3	3	3 primary schools; Overmonnow Primary School & Special Needs Unit; Osbaston Church in Wales Primary School; Kymin View Primary School. There are also 2 prep schools.
2w	Secondary School/Further Education College	✓	3	2	Monmouth Comprehensive School. There are also 2 senior public schools.
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	3	6 within the CSA and 7 additional throughout the settlement.
2y	Tea Shop/café/restaurant	✓	3	3	A number within the CSA
Broadband Connection¹⁹					
2z	Broadband connectivity		5	5	Fibre and Non-fibre broadband is available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 17.4 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	<25% of premises unable to receive 30Mbit/s	✓	2	2	7.3% of premises unable to receive 30Mbit/s
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	76 (78.4%)	Weighted score = 23.5%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20	20	3 Sites: Wonastow Road (SAE2l); Mayhill/Hadnock Road (SAE2m) and Tri Wall on Wonastow Road (SAE2n).
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20	20	1 Site: Wonastow Road (SAH4)
3c	Other Employment Opportunity (B1/B2 use) within settlement		10	10	RTM Motors Wonastow Road
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	50 (83.3%)	Weighted Score = 25%
91			193	144	Weighted Score = 68.5%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Penperlleni



The settlement of Penperlleni lies in the west of the County and is immediately adjacent to the A4042 and in close proximity to the boundary of the Brecon Beacons National Park which lies to the west of the A4042. The A4042 provides good links and public transport via bus to Pontypool, Cwmbran and Newport to the South and Abergavenny to the north of the County.

Penperlleni has a relatively large recreation ground, equipped with a sports pitch, communal/village halls, a primary school, convenience store and a local pub, as well as other eateries.

Settlement Area: 33.98ha

Population Size¹: 1,396

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	2.6%	4.0%
Age 5 to 9	5.5%	3.7%
Age 10 to 19	7.8%	9.1%
Age 20 to 44	21%	22.7%
Age 45 to 64	41.5%	34.9%
Age 65 and over	21.6%	25.6%

Median Age 51.0 (Includes Little Mill) (Monmouthshire 49.0)

Employment

Economically Active²: 65.7%

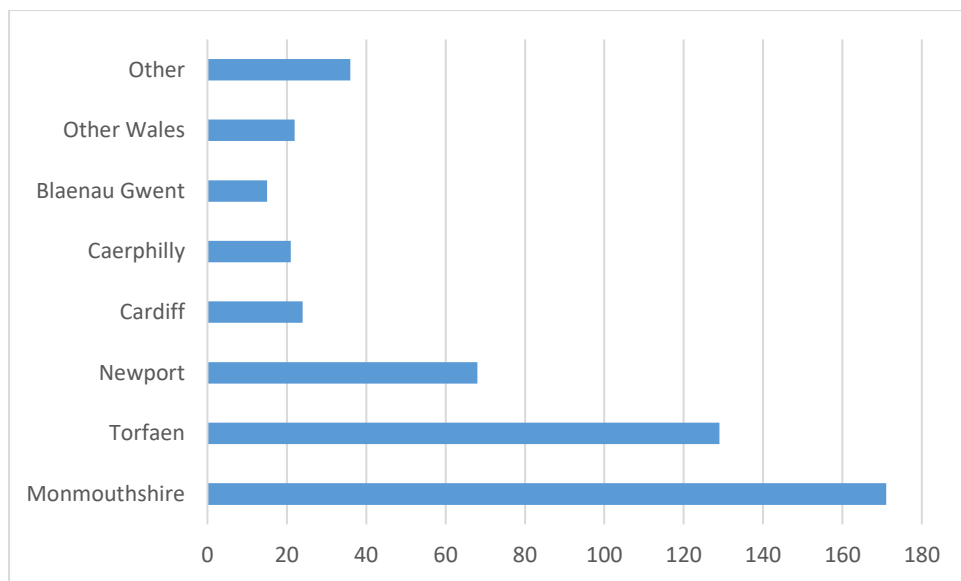
Employed³: 60.8%

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	55
Manufacturing, construction Employees	270
Wholesale, retail, motor trades, transport & storage Employees	85
Accommodation & Food Services Employees	45
Professional & Service Employees	315
Education Employees	25
Health Employees	70

⁵ ONS Business Register and Employment Survey 2021

Leisure Employees	5
Total	870

*Figures above include Little Mill settlement

** Excludes farm agriculture

Self-Containment⁶

4.5% of Penperlleni residents who are employed work in Penperlleni.

Housing

Households:⁷

Owned	83.2%
Shared ownership (part owned and part rented)	0.8%
Social rented	9.1%
Private rented	6.2%
Living rent free	0.7%

Average house price⁸ :

Monmouthshire - £398, 859

Goetre Fawr (includes Little Mill) - £355,985

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Goetre Fawr – 10:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and valuations as of August 2022 (Accessed April 2022)

⁹ Hometrack – Accessed November 2022

Number of households with affordable housing need:

22¹⁰ (Includes Little Mill)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Penperlleni			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		
	One Route	✓ 5	5	There are 2 future active travel route planned through the settlement MCC—01A and MCC-LDC1B
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		10.8 miles via PROW footpaths to Lion Street Abergavenny
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
	3.0 miles	1		0.55 miles to nearest connection to National Cycle Route. 10.2 miles from this point to Ross Road, Abergavenny
Bus Services				
1d	Bus Stop	✓ 1	1	

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	X3 – Pontypool to Abergavenny (Hourly, some every 30 mins)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Pontypool and New Inn – 4.6 miles, Abergavenny – 6 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					

		Yes	Possible Score	Actual Score	Comments
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A4042
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	19 (52.8%)	Weighted score = 21.1%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles	✓	1	1	Abergavenny – 6.8 miles
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	1	Goytre Stores
2f	Other non-food Shop		3		
2g	Post Office	✓	3	1	Mobile Post Office (one day per week) at Village Hall
2h	Bank		3		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	2	Goytre Village Hall, Goytre Community Centre
2k	Library		3		
2l	Place of Worship	✓	3	2	St Peter's Church – 1.2 miles north, Saron Baptist Church – 1.4 miles north west, Capel Ed Church Goytre
2m	Publicly Accessible Open Space	✓	3	1	Goytre Recreation Ground
2n	Sports Ground (pitch available)	✓	3	2	Goytre Recreation Ground
2o	Childs Play Area	✓	3	1	Goytre Recreation Ground
2p	Youth Club (including scout & guide groups)	✓	3	2	Youth Café (Every Friday)/ Goytre Scouts/Guides
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery	✓	3	1	Goytre Surgery - 35 Highfield Goytre Pontypool (limited hours)
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	2	Toddlers at Capel Ed, Goytre After/Before School Club (also day club during some holidays)
2v	Primary School	✓	3	1	Goytre Fawr Primary School
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					

		Yes	Possible Score	Actual Score	Comments
2x	Public House	✓	3	1	Goytre Arms
2y	Tea Shop/café/restaurant	✓	3	1	Goytre Fish Bar/Goytre Tandoori (Same Unit)
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 39.9 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	5.4% of premises unable to receive 30Mbit/s
	25%-75 % of premises unable to receive 30Mbit/s		1		
	>75% of premises		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

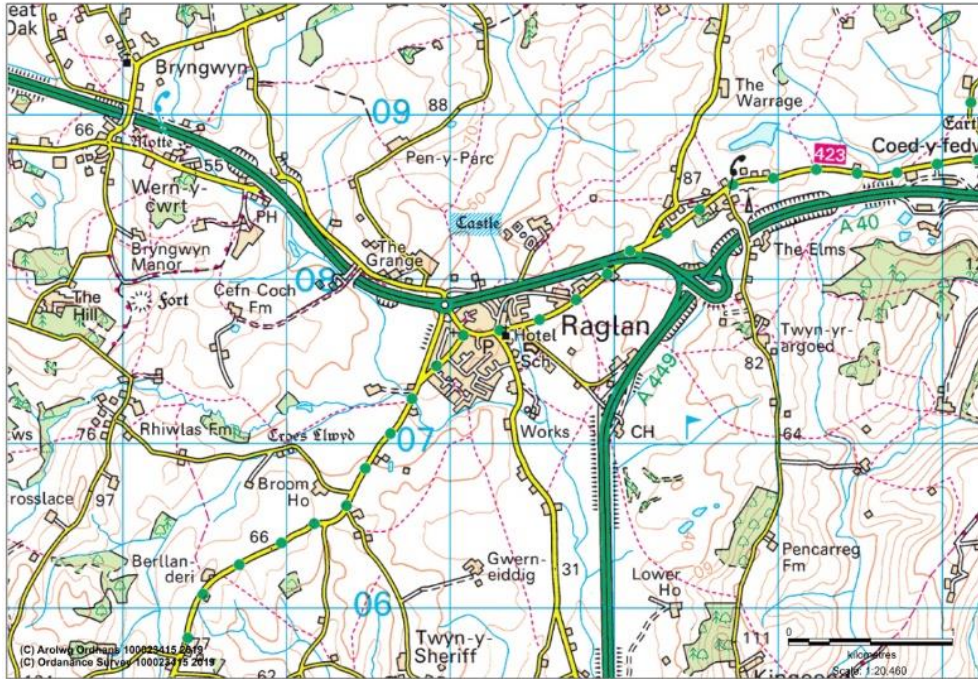
		Yes	Possible Score	Actual Score	Comments
	unable to receive 30Mbit/s				
Score			97	28(28.9%)	Weighted score = 8.7%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	Goytre Car Sales
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Mamhilad – 2.5 miles
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	20 (33.3%)	Weighted Score = 10%
Total Score			193	67	Weighted Score = 39.8%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Raglan



Raglan is a historic settlement located within the central area of Monmouthshire and is well situated in relation to the road system with good links via the A40 and A449 to Abergavenny, Monmouth and Newport. There is no rail system but public transport is available via bus links. Raglan acts as a hub to the surrounding wider rural settlements and has the benefit of a Doctors surgery, primary school and a convenience store within the settlement.

Raglan town centre is a Conservation Area and attracts tourists to its impressive medieval castle located north of the settlement area. The village has a small local employment base, however the majority of people living with the settlement commute for employment.

Settlement Area: 38.84ha

Population Size¹: 1,791

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.4%	4.3%
Age 5 to 9	3.9%	4.5%
Age 10 to 19	11.0%	7.5%
Age 20 to 44	20.8%	18.3%
Age 45 to 64	29.2%	29.3%
Age 65 and over	30.7%	36.1 %

Median Age 56.0 (includes Cuckoos Row and Llandenny) (Monmouthshire 49.0)

Employment

Economically Active²: 70.4%

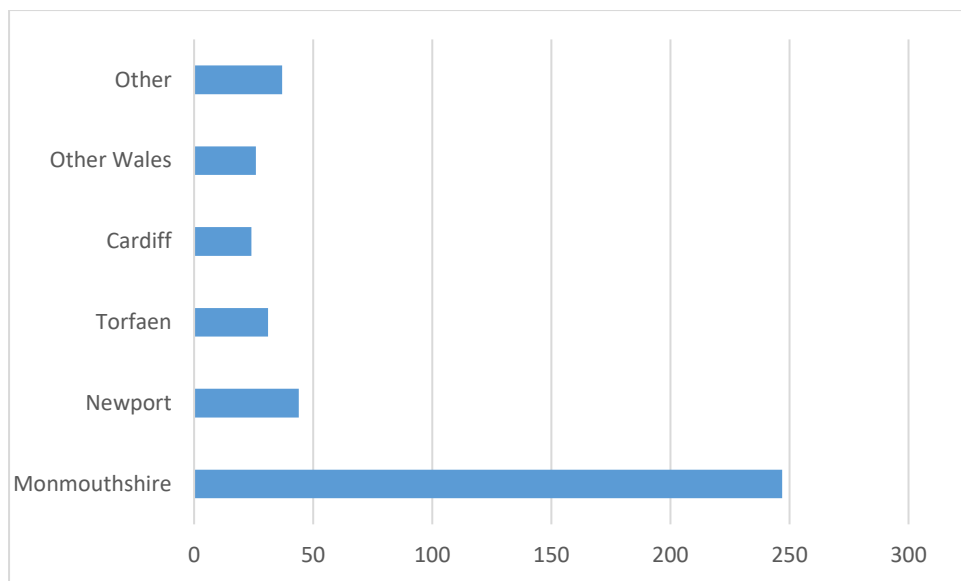
Employed³: 66.2%

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	10
Manufacturing, construction Employees	55
Wholesale, retail, motor trades, transport & storage Employees	140
Accommodation & Food Services Employees	50
Professional & Service Employees	610
Education Employees	25
Health Employees	60

⁵ ONS Business Register and Employment Survey 2021

Leisure Employees	5
Total	955

*Figures above include Llandenny and Cuckoos Row settlements

** Excludes farm agriculture

Self-Containment⁶

11.7% of Raglan residents who are employed work in Raglan

Housing

Households:⁷

Owned	71.9%
Shared ownership (part owned and part rented)	0.2%
Social rented	17.0%
Private rented	8.9%
Living rent free	2.0%

Average house price⁸ :

Monmouthshire - £398,859

Raglan (includes Llandenny and Cuckoo's Row) - £559,455

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Raglan (includes Llandenny and Cuckoo's Row) – 14:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (only for comparison) based on sales and valuations as of August 2022 (Accessed April 2022)

⁹ Hometrack – Accessed November 2022

Number of households with affordable housing need:

35 ¹⁰ (includes Cuckoos Row)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Raglan				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	✓	10	10	There are 4 existing active travel routes within the settlement, they have not been assessed as part of the INM work as the settlement did not meet the population threshold.
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		7.44 miles. Raglan village sits on a National Cycle Route and it is 7.44 miles to Monnow St in Monmouth via this route.
Bus Services					
1d	Bus Stop	✓	1	1	
1e	Bus frequency				

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 13.04.2021)

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	60 Newport to Monmouth (5 buses 07:54 – 18:44) 60 Monmouth to Newport (5 buses 07:23 – 15:23) 68 Abergavenny to Monmouth (4 buses 09:13 – 15:54) 68 Monmouth to Abergavenny (4 buses 10:01 – 16:42) (
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles	✓	1	1	8.5 miles to Abergavenny Train Station via the A40.
	Greater than 10 miles		0		
Road Services					

		Yes	Possible Score	Actual Score	Comments
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	The village is located just off the westbound A40 carriageway
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	19 (52.8%)	Weighted score = 21.1%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷	✓	10	10	This local centre features a public house; convenience store; a post office; a pharmacy; a butcher; a hairdresser and other comparison outlets, all accessible by foot and road, with bus stops in close proximity.
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop		3		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station	✓	3	1	Gulf Garage at the Raglan Ford Site
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	1: Old Church School Community Centre (MCC building with a SLA with a local third sector association)
2k	Library		3		
2l	Place of Worship	✓	3	2	St. Cadoc's Church (Weekly Services)/ Raglan Baptist Church (Weekly services)
2m	Publicly Accessible Open Space	✓	3	2	There are several areas of publicly accessible open space featuring open spaces, allotments (24 plots), and a children's play area
2n	Sports Ground (pitch available)	✓	3	2	There is a large football pitch just outside the settlement development boundary. MUGA located on Chepstow Road
2o	Childs Play Area	✓	3	1	There is a large and well equipped children's play area just off Prince Charles Road
2p	Youth Club (including scout & guide groups)	✓	3	2	1st Raglan Scout Group (Beavers & Cubs); Rascals After School Club (4-11 year olds); The Big Splash Holiday Club (4-11 year olds)
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery	✓	3	1	1: Castlegate Medical Practice
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	2	Puddle Ducks Nursery; Cylch Ti A Fi Rhaglan (at Raglan Baptist Church Fellowship Centre on Thursday mornings)
2v	Primary School	✓	3	1	1 primary school; Raglan VC Junior and Infants School

		Yes	Possible Score	Actual Score	Comments
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	2	The Beaufort Arms; The Ship Inn
2y	Tea Shop/café/restaurant	✓	3	2	Raglan Fryer, Raglan Country Estate
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband is available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 39.8 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	1.8% of premises unable to receive 30Mbit/s

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

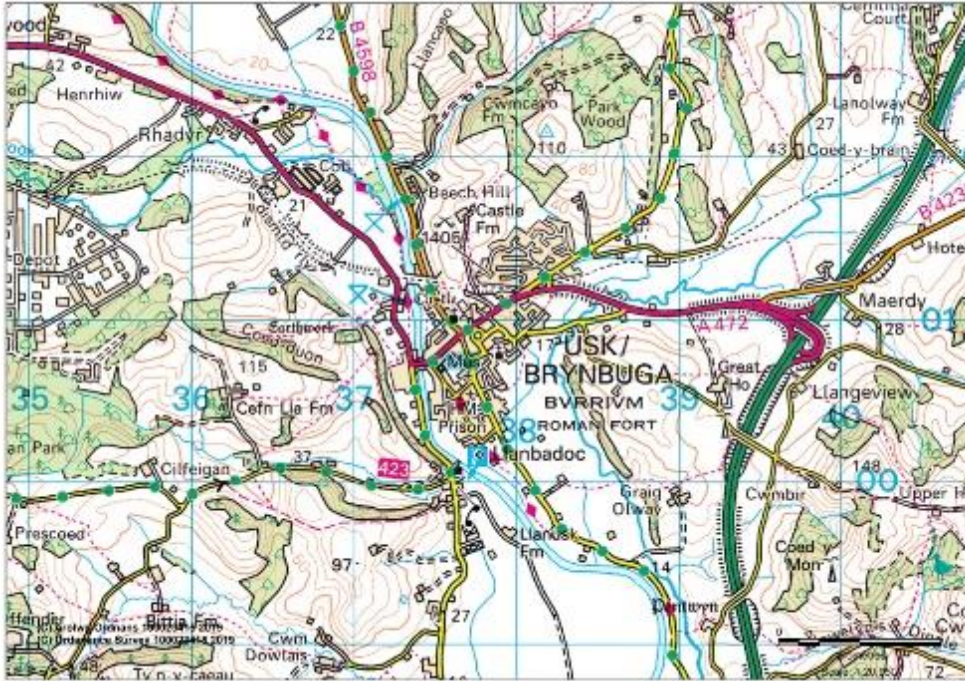
		Yes	Possible Score	Actual Score	Comments
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	38 (39.2%)	Weighted score = 11.8%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement	✓	20	20	Raglan Enterprise Park (SAE2u) is located just outside of the development boundary. Cuckoo's Row (SAE2t) is also located just outside of the development boundary. 1.3 miles from the High Street to (SAE2t) and 0.4 miles to (SAE2u).
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	20 (33.3%)	Weighted Score = 10%
Total Score					
			193	77	Weighted Score = 42.9%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Usk



Usk is a historic market town located within the central area of Monmouthshire and is well situated in relation to the road system with easy access to the A449 east of the town and good links to Pontypool via the A472 west of the town. There is no rail system but public transport is available via bus links. The River Usk flows through the town with the majority of the settlement located east of the river. Usk's retail town centre serves the wider surrounding rural settlements and has the benefit of a Doctors surgery, primary school and convenience stores. There is also a further education centre, part of Coleg Gwent, located approximately 1-mile north west of the town centre. In 2013 Monmouthshire County Council's County Hall relocated within the Coleg Gwent campus.

Usk has a small local employment base, however the majority living with the settlement commute for employment. Usk town centre is a Conservation Area and attractive to tourists with its characterful buildings, historic Castle, independent retail high

street and numerous cafes, public houses and visitor accommodation. It is known for its beautiful flower gardens and success in 'Britain in Bloom' competitions.

Settlement Area: 89ha

Population Size¹: 2,628

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.8%	4.2%
Age 5 to 9	4.7%	3.4%
Age 10 to 19	12.5%	9.9%
Age 20 to 44	25.7%	20.7%
Age 45 to 64	28.2%	29.6%
Age 65 and over	24.1%	33.0%

Median Age 53.0 (Monmouthshire 49.0)

Employment

Economically Active²: 63.3%

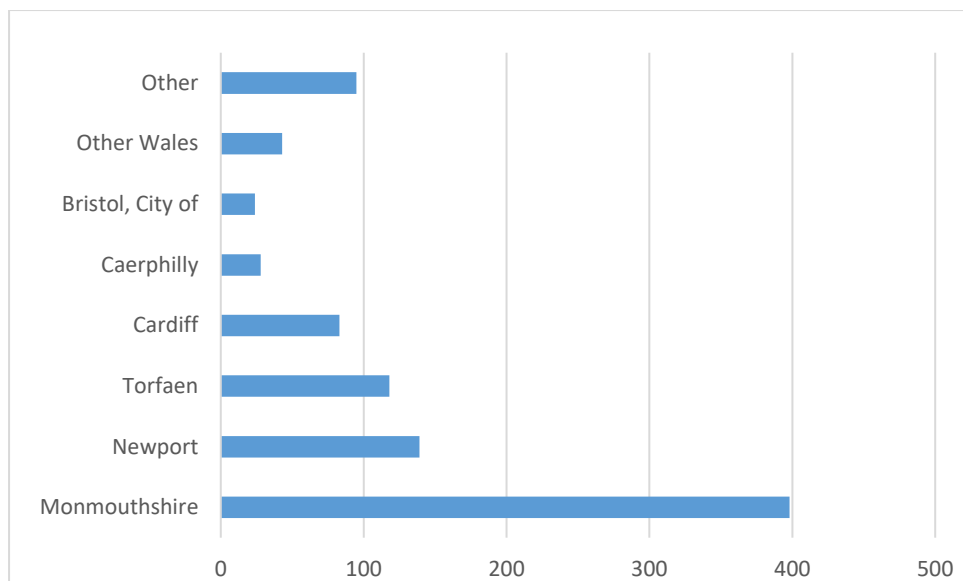
Employed³: 58.2%

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	5
Manufacturing, construction Employees	150
Wholesale, retail, motor trades, transport & storage Employees	105
Accommodation & Food Services Employees	130
Professional & Service Employees	390
Education Employees	80
Health Employees	70

⁵ ONS Business Register and Employment Survey 2019

Leisure Employees	50
Total	980

** Excludes farm agriculture

Self-Containment⁶

16.9% of Usk residents who are employed work in Usk

Housing

Households:⁷

Owned	70.9%
Shared ownership (part owned and part rented)	0.5%
Social rented	12.1%
Private rented	14.8%
Living rent free	1.7%

Average house price⁸ :

Monmouthshire - £398,859

Usk – £439,601

Llanbadoc (includes Glascoed and Monkswood) – £722,852

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Usk – 13:1

Llanbadoc (includes Glascoed and Monkswood) – 10:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (only for comparison) based on sales and valuations as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Number of households with affordable housing need:

47¹⁰

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Usk				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	✓	10	10	There are 8 existing active travel routes within the settlement, although the INM work recognises that they need upgrading.
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1		13.95 miles (Network intermittent) from Twyn Square Usk to Frogmore Street Abergavenny via PROW footpaths, bridleways and restricted byways
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	3.0 miles		1		14.22 miles via National Cycle Route to Abergavenny. 13.02 miles to Hazleton Villas Chepstow via National Cycle Route
Bus Services					
1d	Bus Stop	✓	1	1	
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 -30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	60 – Newport to Monmouth 63 – Cwmbran to Chepstow
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles	✓	1	1	7.2 miles to Pontypool train station. 10.6 miles to Abergavenny Train Station via the A40.
	Greater than 10 miles		0		

		Yes	Possible Score	Actual Score	Comments
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	The centre of Usk (Bridge St.) is located 1.4 miles from the nearby A449.
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	19 (52.8%)	Weighted score = 21.1%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶				
2b	Local Centre ¹⁷	✓	10	10	This local centre features public houses; cafes; a convenience store; a pharmacy; a whole food store; a bakery and a butchers as well as other comparison outlets all accessible by foot and road, with bus stops in close proximity.
2c	Neighbourhood Centre				
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2e*	Convenience Store	✓	3	2	One Stop and Morris's of Usk (0.98 miles from centre of Usk includes farm shop, bakery, deli & butchers as well as other convenience goods)
2f	Other non-food Shop		3		
2g	Post Office		3	1	Post Office within Community Hub
2h	Bank		3		
2i	Petrol Filling Station	✓	3	1	BP
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	3	The Memorial Hall; Centenary Hall; Sessions House; Catholic Church Hall
2k	Library	✓	3	1	Usk Community Hub
2l	Place of Worship	✓	3	3	St. Mary's Church; Baptist Church; St David Lewis & Francis Xavier Catholic Church & Llanbadoc Church (0.76 miles from centre of Usk)
2m	Publicly Accessible Open Space	✓	3	3	There are a number of allotments across the settlement (one of which adjacent current development boundary) as well as multiple areas of accessible open space.
2n	Sports Ground (pitch available)	✓	3	3	There are four sports grounds in total, the football pitch at Usk Island, Usk Rugby Club (also has a training pitch), Cricket Ground and Athletic Club (including tennis club and courts) and adjacent football pitches at the Roger Edwards Field.
2o	Childs Play Area	✓	3	3	There are a number of play areas across the settlement.
2p	Youth Club (including scout & guide groups)	✓	3	3	1st Usk Scout Group; Usk Rainbows; Usk Brownies; Usk Guides and Rangers; Playworks Usk (3-11 years). Youth Football, Rugby, Tennis, Netball & Cricket
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery	✓	3	2	The Medical Centre and The Usk Surgery

		Yes	Possible Score	Actual Score	Comments
2s	Pharmacy		3		Yes, this is located in the Central Shopping Area and therefore not scored.
2t	Dentist	✓	3	1	Usk Dental Practice
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group	✓	3	3	Usk Nursery (Old School Building, Monmouth Road); Sunflowers Nursery; Baby Rhyme Time, Story Times for Under 5s, Cylch Ty A Fi Brynbuga and Welsh Story Time and Rhyme at the Community Hub; Breastfeeding and Bottle Feeding Support Group at the Tumble in the Jungle Soft Play.
2v	Primary School	✓	3	1	1 primary school; Usk Church in Wales Primary School
2w	Secondary School/Further Education College		3	1	Usk College is located 1.18 miles from centre of Usk.
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	3	Numerous Public Houses
2y	Teashop/café/restaurant/takeaway		3	3	Numerous eateries, to a name a few: Sprokwobbles, Number 49, 57 Bridge Street, Ice Cream Parlour/Café, The Dil Indian Restaurant, New China Chinese Takeaway, Usk Fish & Chip Shop, Fantastico pizzeria and Restaurant and Morris's of Usk Garden Centre (0.98 miles from centre of Usk)
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband is available
	No Broadband connection		0		
	Broadband Performance				

¹⁹Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 23.6 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	2.9% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	55(56.7%)	Weighted score = 17%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement	✓	20	20	Woodside Industrial Estate (SAE2x); Former Railway Goods Yard (SAE2s)
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement	✓	20	20	South Woodside (SAE1g)
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	Usk Prison (major employer but not a B1/B2 use), County Council offices and Coleg Gwent (1.18 miles from centre of Usk) offices within the CSA, and several others including units at the former builders yard on the outskirts of Usk.

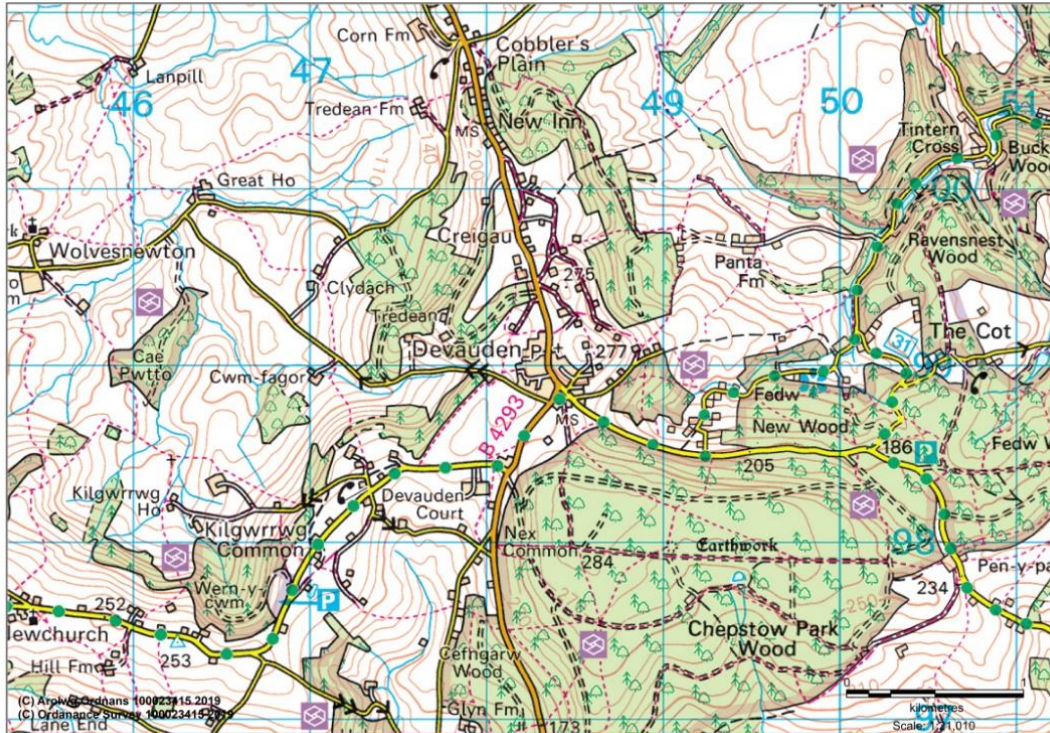
	Yes	Possible Score	Actual Score	Comments
3d	Proximity to Protected/Identified Employment Site if not within the settlement			
	Less than 5 miles		10	
	Between 5 miles to 10 miles		5	
	Greater than 10 miles		0	
Score		60	50 (83.3%)	Weighted Score = 25%
Total Score		193	124	Weighted Score = 63.1%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Devauden



Devauden is located to the east of the County and falls within the Wye Valley Area of Outstanding Natural Beauty. It is located where the A466 and B4293 converge and has good access to Chepstow and Monmouth via these routes. Devauden also has good links to St. Arvans to the south east and Llanishen to the north. The village is largely centred on an area of open space just off which there is a village hall with a well-equipped children's play area and large area of open space, as well as a petrol filling station.

Settlement Area: 11.1ha

Population Size¹: 319

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.1%	2.7%
Age 5 to 9	3.7%	4.7%
Age 10 to 19	13.6%	11.4%
Age 20 to 44	21.5%	18.4%
Age 45 to 64	35.9%	34.5%
Age 65 and over	21.2%	28.4%

Median Age 52 (Monmouthshire 49)

Employment

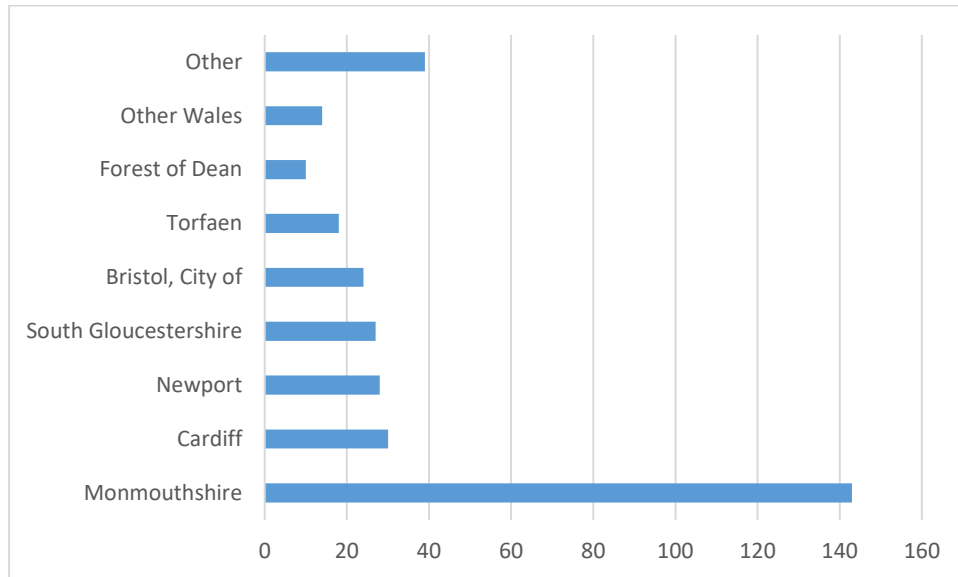
Economically Active²: 71.1%

Employed³: 66.1%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	0
Manufacturing, construction Employees	50
Wholesale, retail, motor trades, transport & storage Employees	20
Accommodation & Food Services Employees	10

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & Service Employees	100
Education Employees	0
Health Employees	20
Leisure Employees	5
Total	205

*Figures above include Llangwm and Llansoy settlements.

** Excludes farm agriculture

Self-Containment⁶

0.9% of Devauden residents who are employed work in Devauden.

Housing

Households:⁷

Owned	81.8%
Shared ownership (part owned and part rented)	0.7%
Social rented	7.6%
Private rented	9.1%
Living rent free	0.7%

Average house price⁸ :
 Monmouthshire - £398,859

Lower Quartile House Price to Income Ratio:⁹
 Monmouthshire – 11:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Devauden* - £789,832

(*includes Devauden, Llangwm and Llansoy)

Devauden* – 17:1

Number of Households with a Housing Need:

5¹⁰

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Devauden			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		Regional Cycle Route runs to the south of the settlement.
	One Route	5		
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		5.3 miles (network intermittent) from Devauden Green to Laurence Road (A466) Chepstow.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
	3.0 miles	1		5.99 miles to Moor Street Chepstow via Regional Cycle Route from Devauden Green.
Bus Services				

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1d	Bus Stop	✓	1	1	2 bus stops along the B4293
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	65 Devauden – Llanishen – Trellech – The Narth – Penallt – Mitchel Troy - Monmouth (6 buses per day 07:13 – 17:28) 65 Monmouth – Trellech – Llanishen – Devauden (5 buses per day 07:45 – 17:30) 65 Chepstow - Devauden (6 buses per day 07:00 – 17:15) 65 Devauden - Chepstow (5 buses per day 08:20 – 18:03)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles	✓	1	1	Chepstow Train Station 5.7 miles
	Greater than 10 miles		0		
Road Services					

		Yes	Possible Score	Actual Score	Comments
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A466 – 3 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	9 (25%)	Weighted score = 10%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles	✓	1	1	Chepstow – 5.3 miles
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	1	Village Shop (The Post Office)
2f	Other non-food Shop		3		
2g	Post Office	✓	3	1	Mobile Post Office 4 times a week Monday 13:00 to 14:00

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
					Tuesday 12:30 to 14:00 Thursday 13:00 to 14:00 Friday 12:30 to 13:30
2h	Bank		3		
2i	Petrol Filling Station	✓	3	1	Severn Fuels
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Hood Memorial Hall
2k	Library		3		
2l	Place of Worship	✓	3	1	St James Church 2 services per month
2m	Publicly Accessible Open Space	✓	3	2	Large open space behind the Village Hall and Large space in the centre of the village, allotments
2n	Sports Ground (pitch available)	✓	3	1	Behind Village hall
2o	Childs Play Area	✓	3	2	Wesley Way & next to the Village Hall
2p	Youth Club (including scout & guide groups)	✓	3	1	1 st Shirenewton Scout group meet on Thursdays & Beavers meet on Wednesday
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	1	Parent and toddler group once a week during school term time
2v	Primary School		3		

		Yes	Possible Score	Actual Score	Comments
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House		3		
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s	✓	0		Median download speed 2.6 (Mbit/s)
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s		2		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	25%-75% of premises unable to receive 30Mbit/s	✓	1	1	34% of premises unable to receive 30Mbit/s
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	19 (19.6%)	Weighted score = 5.9%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10	10	Meredith Motors
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles		5	5	Station Road, Chepstow – 5.5 miles
	Greater than 10 miles		0		
Score			60	15 (25%)	Weighted Score = 7.5%
Total Score			193	43	Weighted Score = 23.4%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Dingestow



Dingestow lies north of the A40 fairly centrally between Raglan and Monmouth. The village can be accessed via Wonastow Road from Monmouth and also the Groesonen Road running between Monmouth and Raglan. Dingestow, has good links via road to Raglan, Abergavenny and Monmouth as well as other smaller settlements nearby including Mitchel Troy. Some of the facilities and services available within Dingestow are a village hall, village store with mobile post office facilities once a week, and a well-equipped children's play area and small sports pitch.

Settlement Area: 4.4ha

Population Size¹: 221

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	5.2%	4.6%
Age 5 to 9	5.5%	5.0%
Age 10 to 19	11.4%	15.7%
Age 20 to 44	23.4%	19.9%
Age 45 to 64	32.8%	27.6%
Age 65 and over	21.7%	27.2%

Median Age 51 (Monmouthshire 49)

Employment

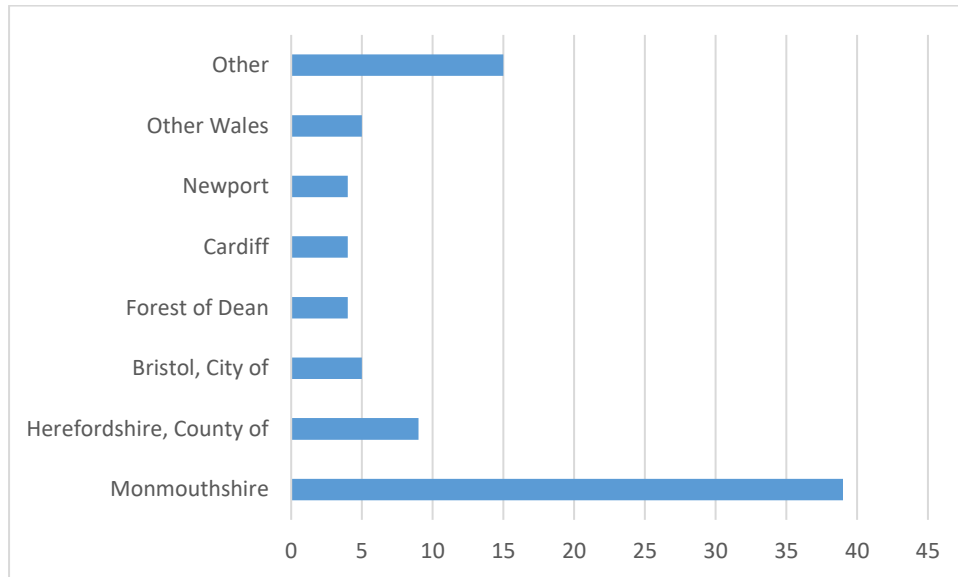
Economically Active²: 68.2%

Employed³: 65%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	5
Manufacturing, construction Employees	25
Wholesale, retail, motor trades, transport & storage Employees	45
Accommodation & Food Services Employees	35
Professional & Service Employees	120
Education Employees	35

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Health Employees	20
Leisure Employees	50
Total	335

*Figures above include Mitchel Troy settlement.

** Excludes farm agriculture

Self-Containment⁶

0.7% of Dingestow residents who are employed work in Dingestow.

Housing

Households:⁷

Owned	76.7%
Shared ownership (part owned and part rented)	0%
Social rented	15%
Private rented	5.8%
Living rent free	2.5%

Average house price⁸ :

Monmouthshire - £398,859

Mitchel Troy (includes Dingestow and Mitchel Troy) - £864,688

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Mitchel Troy (includes Dingestow and Mitchel Troy) –17:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Number of Households with a Housing Need:

8¹⁰ (Mitchel Troy United)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Dingestow			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
		10		
	✓	5	5	National Cycle Route goes through the settlement.
		0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
		1		3.89 miles from Dingestow Village Hall to Monnow St. Monmouth via PROW footpaths, bridleways and restricted byways (Network intermittent)
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
		1		3.63 miles via National Cycle Route to Monnow St. Monmouth
Bus Services				
1d	✓	1	1	

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	83 – Dingestow – Raglan – The Bryn – Abergavenny (5 buses per day 07:55 – 16:30) 83 - Abergavenny – The Bryn – Raglan - Dingestow (4 buses per day 08:50 – 15:30) 83 – Dingestow – Mitchel Troy – Monmouth (4 buses per day 09:25 – 16:05) 83 – Monmouth – Mitchel Troy - Dingestow (5 buses per day 07:40 – 16:20) 60 – Dingestow – Raglan – Usk – Llangybi – Newport (7 buses per day 07:11 – 17:21) 60 – Newport – Llangybi – Usk – Raglan – Dingestow (7 buses per day 07:15 – 18:05) 60 – Dingestow – Mitchel Troy – Monmouth (7 buses per day 08:00 – 18:52) 60 – Monmouth – Mitchel Troy – Dingestow (7 buses per day 07:00 – 17:10)
	Grass Routes Service		1		

	Yes	Possible Score	Actual Score	Comments	
No Service		0			
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0	12.5 miles to Abergavenny Train Station	
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	The centre of Dingestow (Charles Road) is located 3.5 miles from the junction on the A449 for Raglan with links to the A40 to Abergavenny and Newport.
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score		36	13 (36.1%)	Weighted score = 14.4%	
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	4.8 miles from (Charles Rd.) Dingestow to (Agincourt Sq) Monmouth.
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	1	Village Store (The Parsons Nose)
2f	Other non-food Shop		3		
2g	Post Office	✓	3	1	Mobile post office on a Wednesday afternoon
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Dingestow Village Hall
2k	Library		3		
2l	Place of Worship	✓	3	1	St. Dignats Church just outside settlement boundary (Weekly Serv)
2m	Publicly Accessible Open Space	✓	3	1	Dingestow Recreation Ground is a relatively large open space featuring open space, play equipment and a sports pitch.
2n	Sports Ground (pitch available)	✓	3	1	Small Pitch at Dingestow Recreation Ground
2o	Childs Play Area	✓	3	1	Dingestow Recreation Ground
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group	✓	3	1	Dingestow Under 5s Stay and Play(Village Hall on a Wednesday 10am-12pm)
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House		3		
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband is available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 24 (Mbit/s)

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	13% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	18 (18.6%)	Weighted score = 5.6%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10	10	3.0 miles via Groesonen Road and Dingestow Road to the Protected Employment Site (SAE2t) at Raglan and 3.0 miles via the Wonastow

		Yes	Possible Score	Actual Score	Comments
					road to the Wonastow employment site (SAE2I) and (SAH4) Mixed Use Site at Monmouth.
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	10 (16.7%)	Weighted Score = 5.0%
Total Score			193	41	Weighted Score = 25%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Little Mill



Little Mill is located close to the Monmouthshire - Torfaen border just off the A472 on the junction between the A4042 and A472. The A4042 provides good access to Pontypool, Cwmbran and Newport all with connections to the rail network and the A472 provides a transport link with public transport routes to nearby settlement Usk, approximately 4 miles to the south east. Some of the facilities within Little Mill include a community hall, church, recreation ground and local pub.

Settlement Area: 11.9ha

Population Size¹: 554

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.3%	3.5%
Age 5 to 9	6.6%	3.5%
Age 10 to 19	11.9%	11.7%
Age 20 to 44	21.2%	25%
Age 45 to 64	40.4%	31%
Age 65 and over	15.6%	25.2%

Median Age 51.0 (includes Penperlleni) (Monmouthshire 49.0)

Employment

Economically Active²: 70%

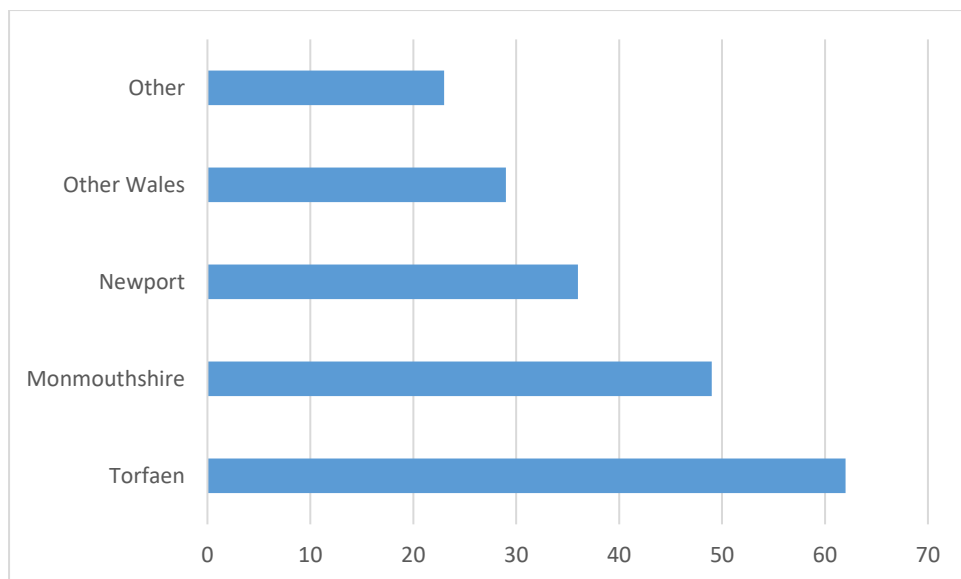
Employed³: 65%

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	55
Manufacturing, construction Employees	270
Wholesale, retail, motor trades, transport & storage Employees	85
Accommodation & Food Services Employees	45
Professional & Service Employees	315
Education Employees	25
Health Employees	70

⁵ ONS Business Register and Employment Survey 2021

Leisure Employees	5
Total	870

*Figures above include Penperlleni settlement.

** Excludes farm agriculture

Self-Containment⁶

1.9% of Little Mill residents who are employed work in Little Mill.

Housing

Households:⁷

Owned	77.9%
Shared ownership (part owned and part rented)	0.5%
Social rented	15.2%
Private rented	5.5%
Living rent free	0.9%

Average house price⁸ :

Monmouthshire - £398,859

Goytre Fawr (includes Little Mill and Penperlleni) - £355,985

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Goytre Fawr (includes Little Mill and Penperlleni) – 10:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (only for comparison) based on sales and valuations as of August 2022 (Accessed April 2022)

⁹ Hometrack – November 2022

Number of households with affordable housing need:

22¹⁰ (Includes Penperlleni)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Little Mill				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	10			
	One Route	5			
	No Routes	0			
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles	✓	1	1	1.3 miles to Star Road Penperlleni via PROW footpath
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles	✓	1	1	0.93 miles to nearest National Cycle Route connection via PROW footpaths. Then 1.5 miles to centre of Penperlleni. 0.58 miles of the 1.5 miles is not National Cycle Route.
Bus Services					
1d	Bus Stop	✓	1	1	

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29.07.2022)

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	63 Chepstow to Cwmbran (5 stops per day) 63 Cwmbran to Chepstow (5 stops per day)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	2.7 miles to Pontypool and New Inn station (more limited service)
	Between 5 miles to 10 miles		1		5.5miles to Cwmbran Train station
	Greater than 10 miles		0		
Road Services					

		Yes	Possible Score	Actual Score	Comments
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A472 immediate
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	15 (41.7%)	Weighted score = 16.7%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Usk Bridge Street – 3.9 miles
	Between 5 miles to 10 miles		1		Cwmbran town centre – 5.8miles
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)		3	1	Little Mill Community Hall
2k	Library		3		
2l	Place of Worship	✓	3	2	Baptist Church (Weekly Services), St Illtud's (Church in Wales) - 1.4 miles East (Weekly Services)
2m	Publicly Accessible Open Space		3	1	Berthon Recreation Ground
2n	Sports Ground (pitch available)	✓	3	2	Berthon Recreation Ground Tennis/ all weather courts at the Village Hall
2o	Childs Play Area	✓	3	2	Berthon Recreation Ground, Cae Melin Estate
2p	Youth Club (including scout & guide groups)	✓	3	1	Baptist Church runs weekly youth clubs
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group		3		
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					

		Yes	Possible Score	Actual Score	Comments
2x	Public House	✓	3	1	Halfway House
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Non fibre and fibre broadband is available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 24.3 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	14.5% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

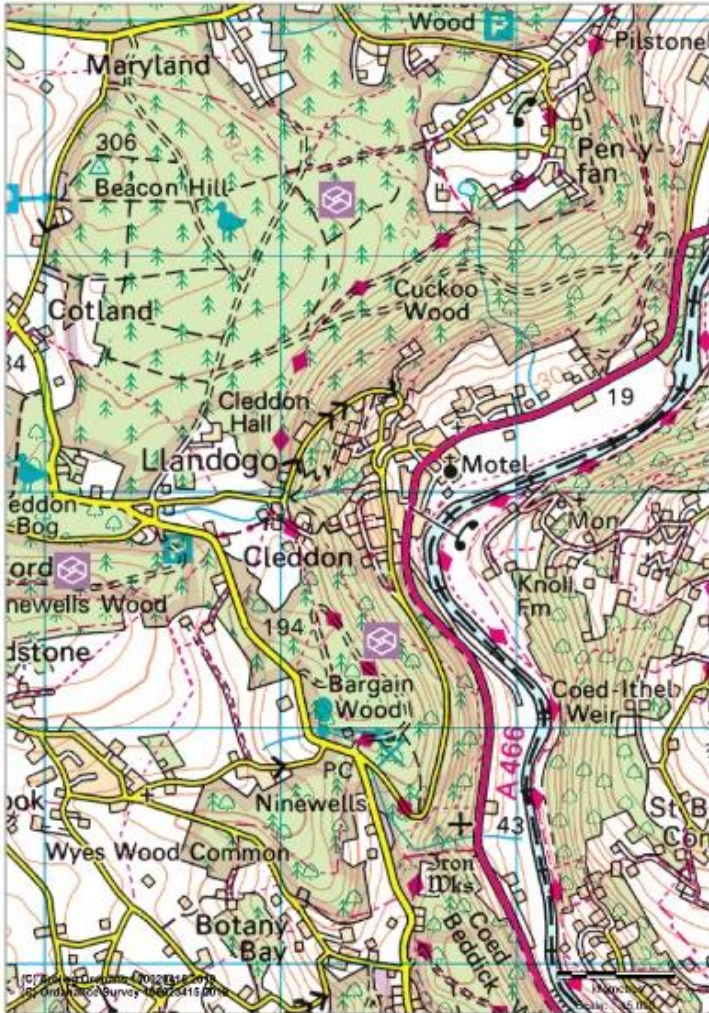
		Yes	Possible Score	Actual Score	Comments
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	20 (20.6%)	Weighted score = 6.2%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Mamhilad – 0.7 miles, approximately 3.6miles – from protected employment sites in Usk (SAE2s Goods Yard and SAE2x Woodside)
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	10 (16.7%)	Weighted Score = 5%
Total Score			193	45	Weighted Score = 27.9%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Llandogo



Llandogo is situated on the A466 and adjacent to the River Wye. Located on the eastern boundary of Monmouthshire, Llandogo is also within the Wye Valley Area of Outstanding Natural Beauty and has links via the A466 to both Monmouth and Chepstow, the latter of which has a train station. Llandogo is situated on a bus route with links to Monmouth and Chepstow. Within the village is a village hall, church, primary school and local pub.

Settlement Area: 18.4ha

Population Size¹: 385

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	6.2%	3.8%
Age 5 to 9	6%	4.0%
Age 10 to 19	9.5%	8.9%
Age 20 to 44	20.7%	20.2%
Age 45 to 64	32.4%	29.8%
Age 65 and over	25.2%	33.3%

Median Age 54 (includes Trellech, The Narth, Penallt, Catbrook and Llanishen) (Monmouthshire 49)

Employment

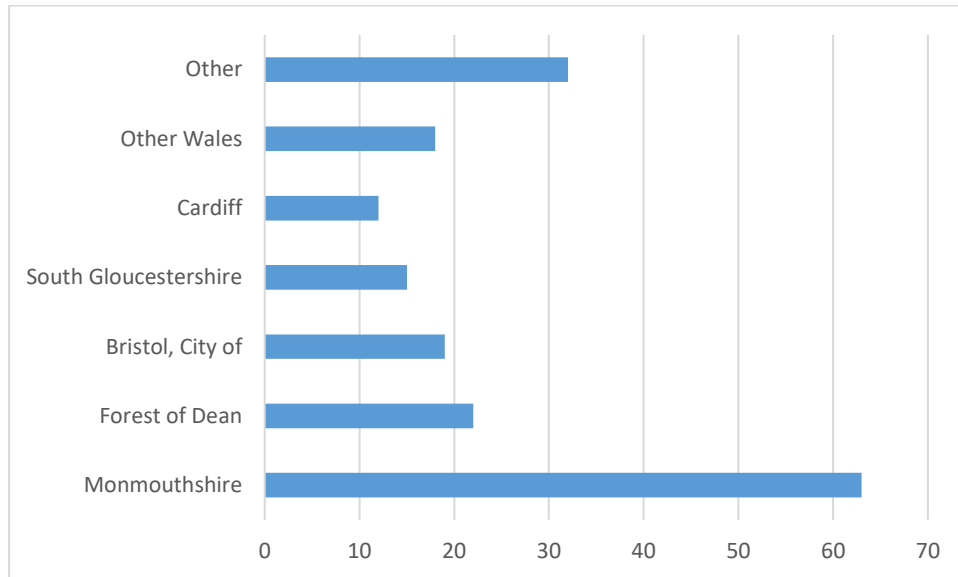
Economically Active²: 69.3%

Employed³: 65.1%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees	0
Manufacturing, construction Employees	30
Wholesale, retail, motor trades, transport & storage Employees	15
Accommodation & Food Services Employees	25
Professional & Service Employees	75
Education Employees	5

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Health Employees	10
Leisure Employees	20
Total	180

*Figures above include Penallt and The Narth settlements.

** Excludes farm agriculture

Self-Containment⁶

5.5% of Llandogo residents who are employed work in Llandogo.

Housing

Households:⁷

Owned	81.8%
Shared ownership (part owned and part rented)	0.5%
Social rented	9.9%
Private rented	6.4%
Living rent free	1.5%

Average house price⁸ :

Monmouthshire - £398,859

Trellech United* - £565,458

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Trellech United* – 15:1

⁶ 2011 Census

⁷ 2011 Census

⁸) Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

(*includes Llandogo, Llanishen, Broadstone Catbrook, The Narth and Penallt)

Number of Households in Housing Need:

22¹⁰ (Trellech United)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Llandogo			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		
	One Route	5		
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		9.46 miles from Llandogo to Moor St. Chepstow via PROW footpaths, bridleways, restricted byways
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
	3.0 miles	1		No direct links to any cycle networks. 3.38 miles to Regional Cycle Route at Tintern via road. (11.96km once connected, to Moor St. Chepstow)

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
Bus Services					
1d	Bus Stop	✓	1	1	There are a number of bus stops on the A466 going through the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	69 Llandogo – Redbrook – Monmouth (10 buses per day 08:07 – 17:44) 69 Monmouth – Redbrook – Llandogo (11 buses per day 07:50 – 18:10) 69 Llandogo –Tintern – Chepstow (11 buses per day 08:10 – 18:35) 69 Chepstow – Tintern – Llandogo (10 buses per day 07:45 – 17:20)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		

		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles	✓	1	1	9.2 miles to Chepstow Train Station via the A466 strategic route. 10.1 miles to Lydney Train station.
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	Llandogo is located on the A466 strategic route
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	10 (27.8%)	Weighted score = 11.1%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles	✓	1	1	8.7 miles to Chepstow (Bank Street) town centre. 7.7 miles to Monmouth (Agincourt Square) town centre.
	Greater than 10 miles		0		
Regular Needs					

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2e*	Convenience Store		3		
2f	Other non-food Shop	✓	3	1	Abbie Carpets
2g	Post Office		3		Closest post office Coalway, mobile post office in Tintern
2h	Bank		3		
2i	Petrol Filling Station		3		Closest petrol station in Coleford
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Llandogo Village Hall (Millennium Hall)
2k	Library		3		
2l	Place of Worship	✓	3	2	St. Oudoceus' Church (Weekly Services), Parish of Llandogo with Whitebrook Family Service (Weekly Services in the Village Hall)
2m	Publicly Accessible Open Space	✓	3	2	Llandogo has 2 areas of publically accessible open space, 1 large area off Hudnalls View and the land outside Millenium Hall, which features general open space and children's play equipment.
2n	Sports Ground (pitch available)		3		
2o	Childs Play Area	✓	3	1	There is some children's play equipment on the public space outside the Village Hall.
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					

		Yes	Possible Score	Actual Score	Comments
2u	Nursery School/Playgroup/Toddler Group	✓	3	1	Llandogo Early Years every weekday in termtime in village hall
2v	Primary School	✓	3	1	Llandogo Primary School
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	The Sloop Inn
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Non fibre and fibre broadband available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 40 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	<10 Mb/s				
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	3.3% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	20 (20.6%)	Weighted score = 6.2%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		

		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles	✓	5	5	The centre of Llandogo is 9.1 miles from SAE2h Job Centre Site in Chepstow and nearby Station Road and School Hill sites. The centre of Llandogo is located 9.4 miles from the Wonastow Road (SAE2I) site in Monmouth via the B4293 local route.
	Greater than 10 miles		0		
Score			60	5 (8.3%)	Weighted Score = 2.5%
Total Score			193	35	Weighted Score = 19.8%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Llanellen



Llanellen is located on the A4042 just to the east of the Brecon Beacons National Park and the nearby settlements of Llanfoist and Abergavenny to the north. The village has links to the A40 and A465 in close proximity and also has good connections to Abergavenny where there is a train station and commercial town centre offering, as well as other community facilities and services. Llanellen is served by public transport and has a village hall, church and well maintained recreation ground, with play equipment and a sports pitch.

Settlement Area: 12.9ha

Population Size¹: 377

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	3%	3.5%
Age 5 to 9	3.8%	2.3%
Age 10 to 19	14.6%	9.1%
Age 20 to 44	16.2%	19.3%
Age 45 to 64	30%	30.7%
Age 65 and over	32.4%	35.1%

Median Age 55.0 (includes Llanfoist) (Monmouthshire 49.0)

Employment

Economically Active²: 62.4%

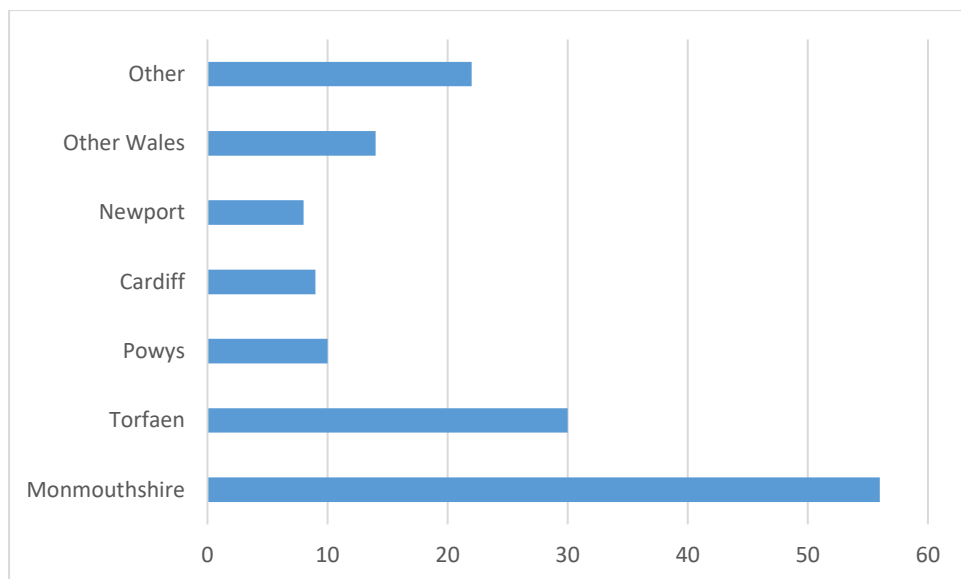
Employed³: 56.5%

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	25
Manufacturing, construction Employees	410
Wholesale, retail, motor trades, transport & storage Employees	360
Accommodation & Food Services Employees	160
Professional & Service Employees	95
Education Employees	10
Health Employees	50
Leisure Employees	35

⁵ ONS Business Register and Employment Survey 2021

Total	1,125
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*Figures above include Llanfoist settlement.

** Excludes farm agriculture

Self-Containment⁶

0% of Llanellen residents who are employed work in Llanellen.

Housing

Households:⁷

Owned	80.6%
Shared ownership (part owned and part rented)	0%
Social rented	2.3%
Private rented	15.3%
Living rent free	1.9%

Average house price⁸ :

Monmouthshire - £398,859

Llanfoist Fawr (includes Llanellen and Llanfoist) - £383,877

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Llanfoist Fawr (includes Llanellen and Llanfoist) – 12:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (only for comparison) based on sales and valuations as of August (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Number of households with affordable housing need:

47¹⁰ (Llanfoist Fawr)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Llanellen				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	10			
	One Route	5			
	No Routes	0			
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles	1		2.64 miles from Llanellen to Llanfoist via PROW footpath.	
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles	✓	1	1	2.26 miles from Llanellen to Llanfoist via the National Cycle Route
Bus Services					
1d	Bus Stop	✓	1	1	
1e	Bus frequency				
	'Turn up and go' provision, frequency	10			

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29.07.2022)

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	of approximately every 10 minutes				
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	Llanellen to Abergavenny 47 (7 buses per day) Hereford to Cardiff X3 (6 buses per day) Cardiff to Hereford X3 (7 buses per day)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2		
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Abergavenny train station – 2.1miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A4042 – Immediate

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

		Yes	Possible Score	Actual Score	Comments
					A465 – 1.7miles A40 - 1.8miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	15 (41.7%)	Weighted score = 16.7%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	3.3 miles to Abergavenny Central Shopping Area
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3	1	The Gardeners Kitchen (farm shop, deli, café)
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2j	Public Hall (including village hall & church hall)	✓	3	1	Llanellen Village Hall
2k	Library		3		
2l	Place of Worship	✓	3	1	St Helen's Church (Weekly services)
2m	Publicly Accessible Open Space	✓	3	1	Llanellen Recreation Ground
2n	Sports Ground (pitch available)	✓	3	1	Llanellen Recreation Ground
2o	Childs Play Area	✓	3	1	Llanellen Recreation Ground
2p	Youth Club (including scout & guide groups)		3		
Medical facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group		3		
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House		3		
2y	Tea Shop/café/restaurant		3	1	The Gardeners Kitchen (farm shop, deli, café)

		Yes	Possible Score	Actual Score	Comments
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 23.2 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	17% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

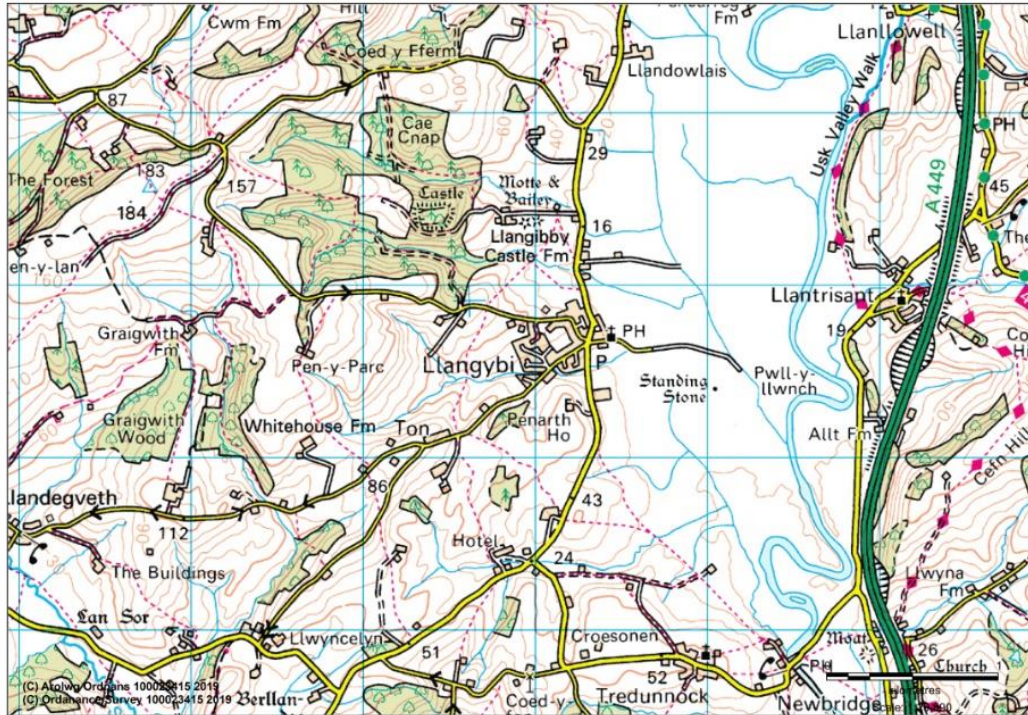
	Yes	Possible Score	Actual Score	Comments	
Score		97	17 (17.5%)	Weighted score = 5.3%	
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Less than 5 miles to all the Protected employment sites in Abergavenny : SAE2y Cranberry Foods (nearest approx.1.6 miles); SAE2e Ross Road; SAE2c Union Road; SAE2d Hartherleigh Road and Identified sites : SAE1E Ross Road ; SAE1d Westgate
Q	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score		60	10 (16.7%)	Weighted Score = 5%	
Total Score					
		193	42	Weighted Score = 27%	

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Llangybi



Llangybi is situated on the A472 and approximately 2.5 miles from Usk to the north. Llangybi has public transport links via road to the nearby settlement of Usk and has a village hall, church, and local pub as well as a well-equipped and well maintained area of open space.

Settlement Area: 18.8ha

Population Size¹: 432

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	3.4%	5.5%
Age 5 to 9	4.1%	5.7%
Age 10 to 19	12.4%	7.4%
Age 20 to 44	16.2%	20.7%
Age 45 to 64	36%	26.0%
Age 65 and over	27.9%	34.8%

Median Age 55.0 (Monmouthshire 49.0)

Employment

Economically Active²: 61.6%

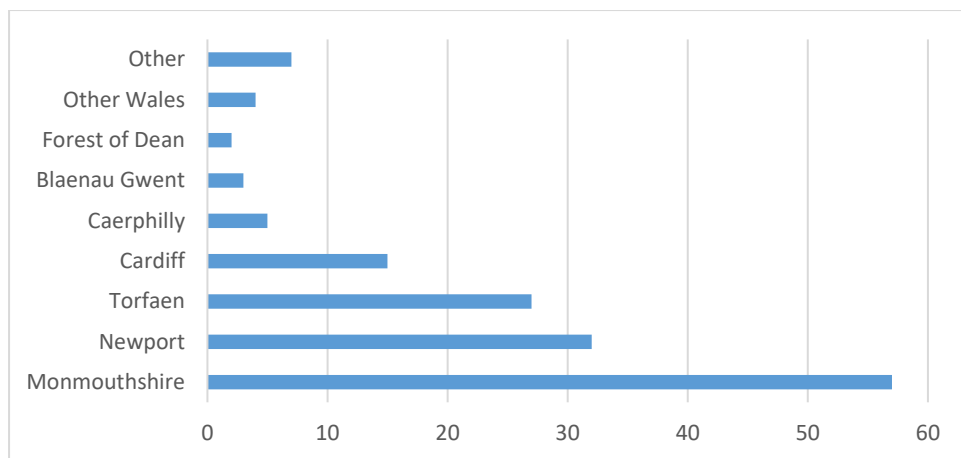
Employed³: 56.3%

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	60
Manufacturing, construction Employees	45
Wholesale, retail, motor trades, transport & storage Employees	70
Accommodation & Food Services Employees	170
Professional & Service Employees	160
Education Employees	0
Health Employees	160
Leisure Employees	10
Total	675

*Figures above include Coed Y Paen, Llandegveth, Llantrisant and Tredunnock settlements.

** Excludes farm agriculture

⁵ ONS Business Register and Employment Survey 2021

Self-Containment⁶

0.5% of Llangybi residents who are employed work in Llangybi.

Housing

Households:⁷

Owned	63%
Shared ownership (part owned and part rented)	0%
Social rented	21%
Private rented	15.1%
Living rent free	0.8%

Average house price⁸ :

Monmouthshire - £398,859

Llangybi Fawr* - £978,213

(*includes Coed Y Paen, Llangibby, Llandegveth, Tredunnoch, Llantrisant and Llanhennock

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Llangybi Fawr* – 21:1

Number of households with affordable housing need:

5¹⁰ (Llangybi Fawr)

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (only for comparison) based on sales and valuations as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29.07.2022)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Llangybi			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		
	One Route	5		
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		6.04 miles from St Cybi Rise to Twyn Sq. Usk via PROW footpath, bridleways and restricted byways.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
	3.0 miles	1		No direct links to any cycle networks. 2.35 miles to nearest connection in Llanbadoc, and 0.78 miles thereafter to Twyn Sq. Usk.
Bus Services				
1d	Bus Stop	✓	1	1
1e	Bus frequency			
	'Turn up and go' provision, frequency of approximately every 10 minutes	10		

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	Newport to Monmouth 60 (7 buses per day mon-fri) Monmouth to Newport 60 (7 buses per day mon-fri)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles	✓	1	1	7.0 miles from Llangybi (White Heart) to Cwmbran Train station. 9.4 miles from Llangybi (White Heart) to Pontypool Train Station
	Greater than 10 miles		0		14.7 miles to Severn Tunnel Junction via the B4236 and M4. 13.4 miles to Abergavenny Train Station via the B4598 local route and and A40 strategic route.
Road Services					
1h	Distance to major road network ¹⁵				

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

		Yes	Possible Score	Actual Score	Comments
	Less than 5 miles	✓	5	5	Llangybi is located 3.2 miles from the A472 in Usk with links to the A449, A40 and M4 strategic routes.
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	9 (25%)	Weighted score = 10%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	3.1 miles to Bridge Street Usk
	Between 5 miles to 10 miles		1		9.1 miles to Pontypool Town Centre (Library)
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2j	Public Hall (including village hall & church hall)	✓	3	1	Llangybi Village Hall
2k	Library		3		
2l	Place of Worship	✓	3	1	St. Cybi's Church (Weekly Services) but sometimes shared with St Madocs and at Llanbadoc
2m	Publicly Accessible Open Space	✓	3	1	Llangybi has one area of accessible open space at St. Cybi Avenue featuring mature trees, allotments, children's play areas and a basketball court as well as general open space.
2n	Sports Ground (pitch available)		3		
2o	Childs Play Area	✓	3	1	There is a children's play area at the St. Cybi Avenue site.
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group		3		
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	The White Hart (closed Mondays)

		Yes	Possible Score	Actual Score	Comments
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 41.2 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	0% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

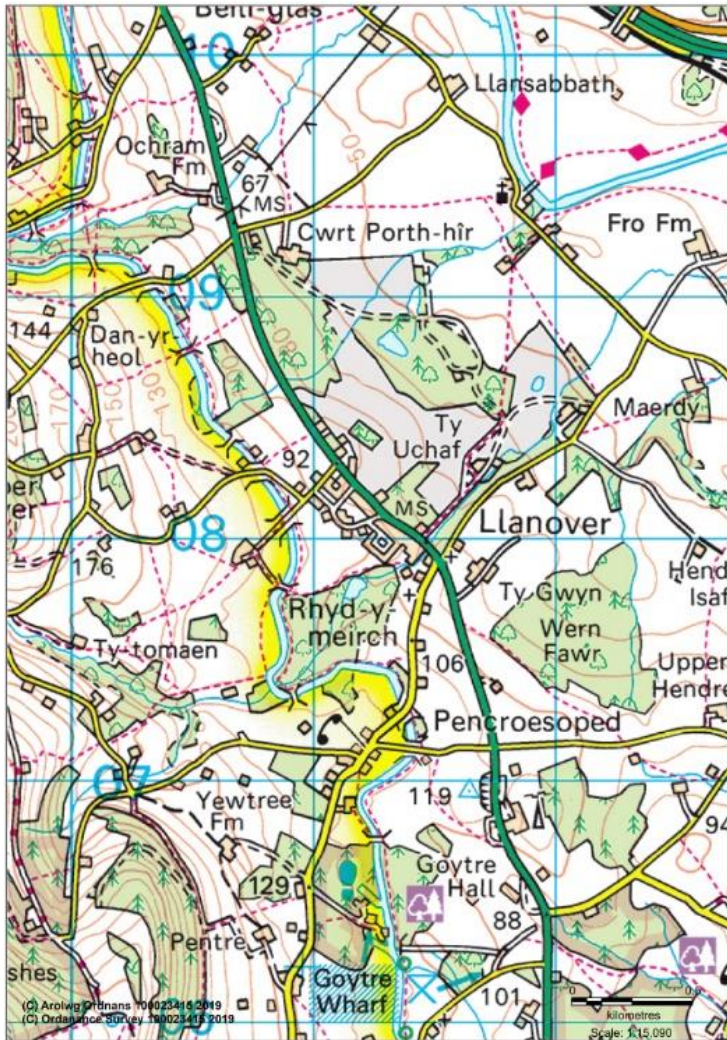
		Yes	Possible Score	Actual Score	Comments
	unable to receive 30Mbit/s				
Score			97	16(16.5%)	Weighted score = 5%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Approximately 2.6 miles Protected SAE2x: Woodside Industrial Estate Usk; and SAE2s Goods Yard Usk; and Identified SAE1g South Woodside Usk
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	10 (16.7%)	Weighted Score = 5%
Total Score					
			193	35	Weighted Score = 20%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Llanover



Llanover is a designated Conservation Area that is adjacent to the A4042. Located to the north of the A4042 and opposite Llanover on the other side of the A4042 is the historic Llanover Park and Gardens. The Brecon Beacons National Park lies to the West of the village with Llanellen, Llanfoist and Abergavenny to the North. The A4042 provides public transport links via road to all the above settlements and to the rail network, additional community facilities, services and shops in Abergavenny. Other nearby settlements to Llanover include Penperlleni to the south, with Little Mill, Pontypool and Cwmbran beyond. Llanover has a village shop, church, areas of publically accessible open space, and a day nursery.

Settlement Area: 2ha

Population Size¹: 118

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	3.9%	2.7%
Age 5 to 9	2.5%	3.3%
Age 10 to 19	12.9%	6.0%
Age 20 to 44	20.2%	19.8%
Age 45 to 64	32.3%	32.7%
Age 65 and over	28.1%	35.4%

)
Median Age 56.0 (Monmouthshire 49.0)

Employment

Economically Active²: 69.3%

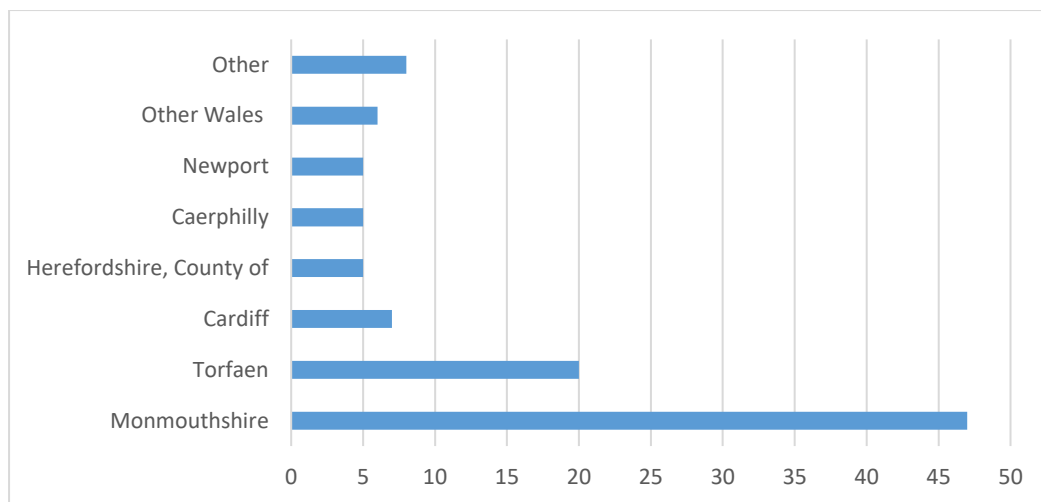
Employed³: 63.1%

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees	5
Manufacturing, construction Employees	455
Wholesale, retail, motor trades, transport & storage Employees	35
Accommodation & Food Services Employees	35
Professional & Service Employees	135
Education Employees	0
Health Employees	80
Leisure Employees	15
Total	760

*Figures above include The Bryn, Llanfair Kilgeddin and Penpergwm settlements.

⁵ ONS Business Register and Employment Survey 2021

**** Excludes farm agriculture**

Self-Containment⁶

0.7% of Llanover residents who are employed work in Llanover.

Housing

Households:⁷

Owned	39.7%
Shared ownership (part owned and part rented)	0%
Social rented	3.5%
Private rented	46.8%
Living rent free	9.9%

Average house price⁸ :

Monmouthshire - £398,859

Llanover* - £558,913

(*includes Llanarth, Llanvair Kilgeddin, Llandewi Rhydderch, Llanvapley, Llantilio Crosenny, The Bryn, Penpergwm, and Great Oak)

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Llanover* – 16:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (only for comparison) based on sales and valuations as of August 2022 (Accessed April 2022)

⁹ Hometrack – November 2022

Number of households with affordable housing need:

10¹⁰(Llanover Fawr)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Llanover			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		
	One Route	5		
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		4.5 miles to Waitrose Llanfoist
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
	3.0 miles	1		4.5m miles to Waitrose Llanfoist
Bus Services				
1d	Bus Stop	✓	1	1
1e	Bus frequency			
	'Turn up and go' provision, frequency	10		

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29.07.2022)

¹¹ As surveyed November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	of approximately every 10 minutes				
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	Hereford to Cardiff – X3 (6 buses per day) Cardiff to Hereford – X3 (7 buses per day)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Abergavenny Station 3.9miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A4042 – Immediate

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

		Yes	Possible Score	Actual Score	Comments
					A465 – 3.3miles A40 - 3.7miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	14 (38.9%)	Weighted score = 15.6%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles				
	Between 5 miles to 10 miles	✓	1	1	5.5 miles to Abergavenny town centre
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop	✓	3	1	The Hummingbird – gift shop and coffee shop
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2j	Public Hall (including village hall & church hall)		3	1	Llanover village hall
2k	Library		3		
2l	Place of Worship	✓	3	2	St. Bartholomew's CinW Church (Weekly services) and Hanover Chapel
2m	Publicly Accessible Open Space	✓	3	1	Rhyd-y-Meirch – open space
2n	Sports Ground (pitch available)		3		
2o	Childs Play Area	✓	3	1	Recreation Ground – swings, slides and climbing frame
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	1	Llanover Day Nursery
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House		3		
2y	Tea Shop/café/restaurant		3	1	The Hummingbird - coffee shop

		Yes	Possible Score	Actual Score	Comments
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Non-fibre broadband available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s	✓	0		Median download speed 6.3 (Mbit/s)
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s		2		
	25%-75% of premises unable to receive 30Mbit/s	✓	1	1	38.8% of premises unable to receive 30Mbit/s
	>75% of premises unable to receive 30Mbit/s		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

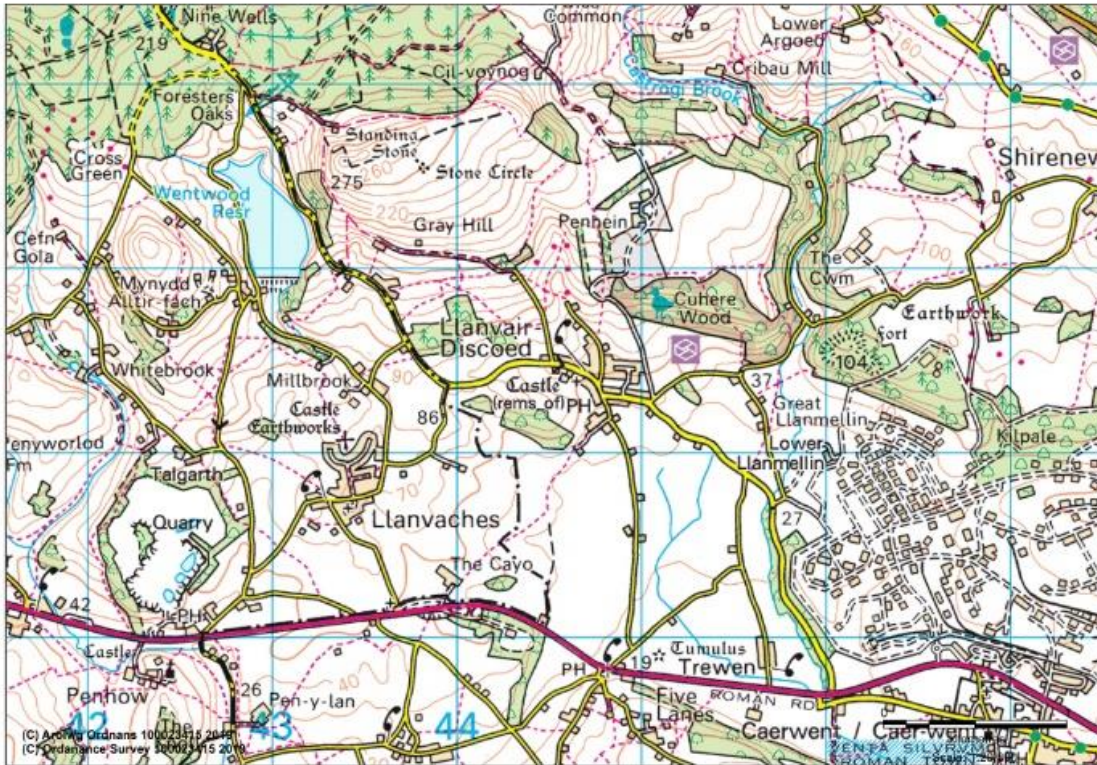
	Yes	Possible Score	Actual Score	Comments
Score		97	15(15.5%)	Weighted score = 4.7%
Principle 3: Employment Opportunity (30%)				
3a	Protected Employment Site within settlement		20	
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20	
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10 Llanover Business Centre
3d	Proximity to Protected/Identified Employment Site if not within the settlement			
	Less than 5 miles	✓	10	10 Less than 5 miles to all the Protected employment sites in Abergavenny : SAE2y Cranberry Foods (nearest approx.3.5 miles); SAE2e Ross Road; SAE2c Union Road; SAE2d Hartherleigh Road and Identified sites : SAE1E Ross Road ; SAE1d Westgate
	Between 5 miles to 10 miles		5	
	Greater than 10 miles		0	
Score		60	20 (33.3%)	Weighted Score = 10%
Total Score		193	49	Weighted Score = 30.3 %

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Llanvair Discoed



Llanvair Discoed is situated in close proximity to the south western border of Monmouthshire and approximately 2 miles north west of Caerwent. Similarly to many settlements in Monmouthshire, Llanvair Discoed is accessed via a network of country roads. There are direct links to a road based public transport network within the settlement, but its proximity to the A48 provides links to the wider Severnside area, Caerwent, Caldicot and Chepstow where there are public transport services. Llanvair Discoed has a local pub, church and an area of publically accessible open space. It is located within a Limestone Mineral Safeguarding area, which characterises a large proportion of the South of the County.

Settlement Area: 11ha

Population Size¹: 161

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.5 %	4.4%
Age 5 to 9	4.8 %	4.4%
Age 10 to 19	8.7 %	7.0%
Age 20 to 44	25.9 %	19.5%
Age 45 to 64	34.3 %	40.3%
Age 65 and over	21.8 %	24.5%

Median Age 53 (Monmouthshire 49)

Employment

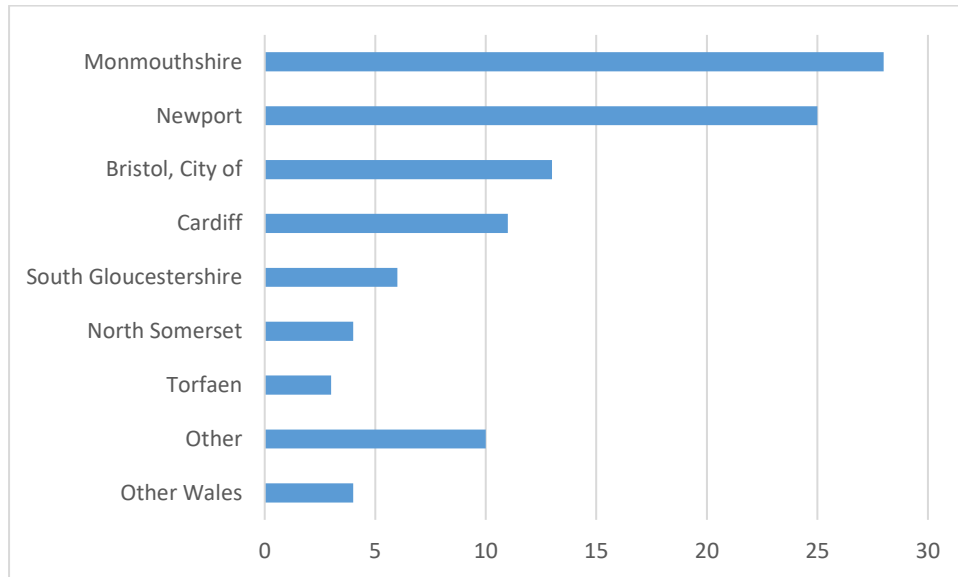
Economically Active²: 71.6%

Employed³: 70.3%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	10
Manufacturing, construction Employees	40
Wholesale, retail, motor trades, transport & storage Employees	30
Accommodation & Food Services Employees	60

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Professional & Service Employees	145
Education Employees	0
Health Employees	90
Leisure Employees	60
Total	435

*Figures above include Caerwent and Crick settlements

** Excludes farm agriculture

Self-Containment⁶

2.9% of Llanvair Discoed residents who are employed work in Llanvair Discoed.

Housing

Households:⁷

Owned	81%
Shared ownership (part owned and part rented)	0%
Social rented	6.3%
Private rented	10.3%
Living rent free	2.4%

⁶ 2011 Census

⁷ 2011 Census

Average house price⁸ :

Monmouthshire - £398,859

Caerwent (includes Crick and Llanvair Discoed) - £358,713

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Caerwent (includes Crick and Llanvair Discoed) – 9:1

Number of Households in Housing Need:14¹⁰ (Caerwent)**Services and Facilities¹¹**

	Yes	Possible Score	Actual Score	Comments
Settlement:	Llanvair Discoed			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes		10	
	One Route		5	
	No Routes		0	
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles		1	2.27 miles (network intermittent) to Shirenewton via PROW footpath. Network of footpaths to Caerwent very intermittent.

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		No direct links to any cycle network. 2.53 miles to connection to a National Cycle Route which is in Shirenewton. 2.54 miles to connection with National Cycle Route in Caerwent.
Bus Services					
1d	Bus Stop		1		Nearest bus stop is on the A48, a distance of a mile (20 min walk) from the centre of the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		Services can be accessed via bus stops on the A48 73 Chepstow – Caerwent – Newport (Hourly 08:10 – 18:15) 73 Newport – Caerwent – Chepstow (Hourly 06:30 – 18:10)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service	✓	1	1	
	No Service		0		
Train Services					

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Caldicot Railway Station – 4.5 miles, Severn Tunnel Junction – 5.3 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A48 – 1 mile
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	11 (30.6%)	Weighted score = 12.2%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles	✓	1	1	Caldicot – 5.4 miles
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)		3		
2k	Library		3		
2l	Place of Worship	✓	3	1	St Mary's Church (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	1	Adjacent the play area
2n	Sports Ground (pitch available)		3		
2o	Childs Play Area	✓	3	1	
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		

		Yes	Possible Score	Actual Score	Comments
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group		3		
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	The Woodlands Tavern
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 38.8 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	download speed of <10 Mb/s				
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s		2		
	25%-75% of premises unable to receive 30Mbit/s	✓	1	1	35% of premises unable to receive 30Mbit/s
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	13 (13.4%)	Weighted score = 4%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Severn Bridge Industrial Estate Portskewett – 4.9 miles

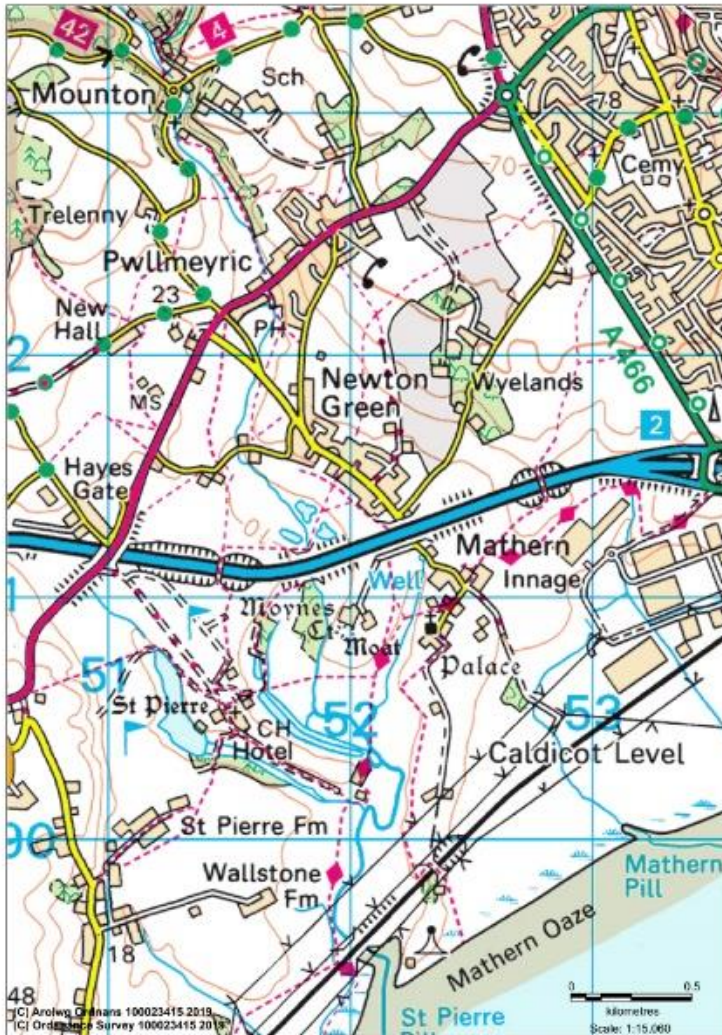
		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	10 (16.7%)	Weighted Score = 5%
Total Score			193	34	Weighted Score = 21.2%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Mathern



The settlement of Mathern lies approximately 3 miles south west of the town of Chepstow and immediately south of the settlement of Pwllmeyric. These settlements are separated from each other with a designated Green Wedge. Main access to the settlement is off the A48 to the north west of the settlement and Mathern has a public transport service via road and is in relatively close distance to the rail network, which can be accessed at Chepstow. The M48 motorway bisects the settlement with an over-head road, with the original village located south of the M48 and more recent development to the north of the M48. The Newhouse Farm Industrial site, an established industry employment area, also lies south of the M48, somewhat 300m east of the original village.

Much of Mathern village is designated a Conservation area and Archaeological Sensitive Area. The historic registered parkland and Grade II * listed Wyelands Estate is located just north east of Mathern. Mathern has a public house, church, hall, nursery and area of publically accessible open space, with sports pitch and children's play area.

Settlement Area: 10.89ha

Population Size¹: 344

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	2.9%	1.9%
Age 5 to 9	3.3%	3.3%
Age 10 to 19	11.4%	8.7%
Age 20 to 44	20.7%	18.1%
Age 45 to 64	36.8%	33.1%
Age 65 and over	24.9%	35.0%

Median Age 55 (Monmouthshire 49)

Employment

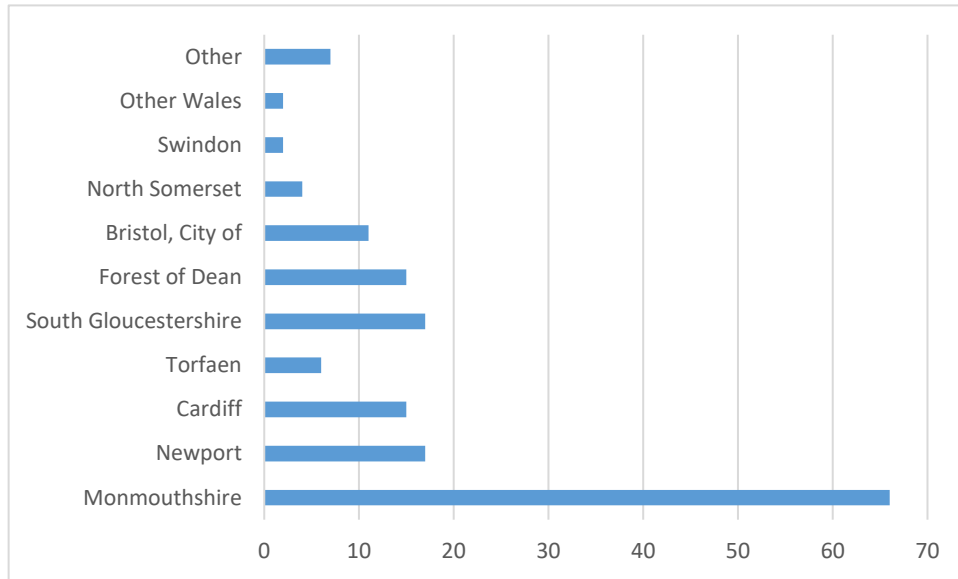
Economically Active²: 69.5%

Employed³: 66%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees	10
Manufacturing, construction Employees	50
Wholesale, retail, motor trades, transport & storage Employees	65
Accommodation & Food Services Employees	375
Professional & Service Employees	150

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Education Employees	25
Health Employees	80
Leisure Employees	20
Total	775

*Figures above include Pwllmeyric, Shirenewton and Mynyddbach settlements

** Excludes farm agriculture

Self-Containment⁶

0.9% of Mathern residents who are employed work in Mathern.

Housing

Households:⁷

Owned	79.7%
Shared ownership (part owned and part rented)	0.0%
Social rented	12.4%
Private rented	5.1%
Living rent free	2.8%

⁶ 2011 Census

⁷ 2011 Census

Average house price⁸ :

Monmouthshire - £398,859

Shirenewton* - £735,370

(*includes Mathern, Pwllmeyric and Shirenewton)

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Shirenewton* – 15:1

Number of Households in Housing Need:6¹⁰ (Shirenewton)**Services and Facilities¹¹**

	Yes	Possible Score	Actual Score	Comments
Settlement:	Mathern			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes		10	There is 1 active travel route within the settlement, this has been assessed as part of the INM work as it is a route that connects to the larger settlement of Chepstow. The INM work recognises that many of these routes need upgrading.
	One Route		5	
	No Routes		0	

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

		Yes	Possible Score	Actual Score	Comments
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles	✓	1	1	1.22 miles from Mathern to Chepstow via PROW footpaths.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		No direct links to cycle networks. 1.11 miles to National Cycle Route connection in Chepstow. 0.6 miles to nearest National Cycle Route connection and 1.12 miles from here to Chepstow.
Bus Services					
1d	Bus Stop		1		Nearest bus stop is on the main road at Pwllmeyric, a distance of 860m (10 min walk) from the centre of the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		Services can be accessed via bus stops at Pwllmeyric 73 Chepstow –Pwllmeyric – Caerwent - Newport (Hourly to Pwllmeyric 08:10 – 18:15) 73 Newport – Caerwent – Pwllmeyric - Chepstow (Hourly from Pwllmeyric 08:47 – 18:50) X74/74 Chepstow – Pwllmeyric – Portskewett – Caldicot – Rogiet – Magor Undy - Newport (Hourly to Pwllmeyric 07:25 – 20:30)

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
					X74/74 Newport – Magor Undy – Rogiet – Caldicot – Portskewett – Pwllmeyric - Chepstow (Hourly from Pwllmeyric 07:16 – 20:29)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service	✓	1	1	
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Chepstow Station – 2.6 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	M48, A48, A466
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	12 (33.3%)	Weighted score = 13.3%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

		Yes	Possible Score	Actual Score	Comments
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Chepstow – 2.2 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3	1	Chepstow Garden Centre (0.7 miles from centre of Mathern includes a farm shop, fishmonger & butchers as well as other convenience goods)
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3	1	There is a petrol filling station on the A48, 0.6 miles from the centre of Mathern.
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	2	2x halls – Mathern Village Hall, Mathern Athletic Club
2k	Library		3		
2l	Place of Worship	✓	3	1	St Tewdrics Church (Weekly Services)

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2m	Publicly Accessible Open Space	✓	3	2	Open space available at the Village Hall and at the Athletic Club
2n	Sports Ground (pitch available)	✓	3	2	Mathern Athletic Club, tennis court/netball court available adjacent the Village Hall
2o	Childs Play Area	✓	3	1	Play area adjacent the Village Hall
2p	Youth Club (including scout & guide groups)	✓	3	1	Brownies held in the Athletic Club Hall
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group	✓	3	1	Mathern Nursery
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	Millers Arms
2y	Tea Shop/café/restaurant		3	1	Chepstow Garden Centre (0.7 miles from the centre of Mathern includes a restaurant and cafe)
Broadband Connection¹⁹					

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 40 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	2.2% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	25 (25.8%)	Weighted score = 7.7%
Principle 3: Employment Opportunity (30%)					

		Yes	Possible Score	Actual Score	Comments
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10	10	Station Road, Chepstow – 2.5 miles
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	10 (16.7%)	Weighted Score = 5.0%
Total Score			193	47	Weighted Score = 26%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Pwllmeyric



Pwllmeyric is located either side of the A48 in close proximity to Chepstow to the north east and Mathern to the south. These settlements are separated from each other by a designated Green Wedge. Pwllmeyric's location on the A48 provides public transport links via road and is in relatively close proximity to the rail network, which can be accessed at Chepstow. Pwllmeyric has limited services and facilities, nearby Chepstow nevertheless provides an employment base and retail opportunities as well as other community facilities and services.

Settlement Area: 16.97ha

Population Size¹: 371

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	3.5%	3.0%
Age 5 to 9	3.6%	3.6%
Age 10 to 19	16.2%	11.8%
Age 20 to 44	20.2%	19.0%
Age 45 to 64	39.2%	35.3%
Age 65 and over	17.3%	27.3%

Median Age 53 (includes Mathern) (Monmouthshire 49)

Employment

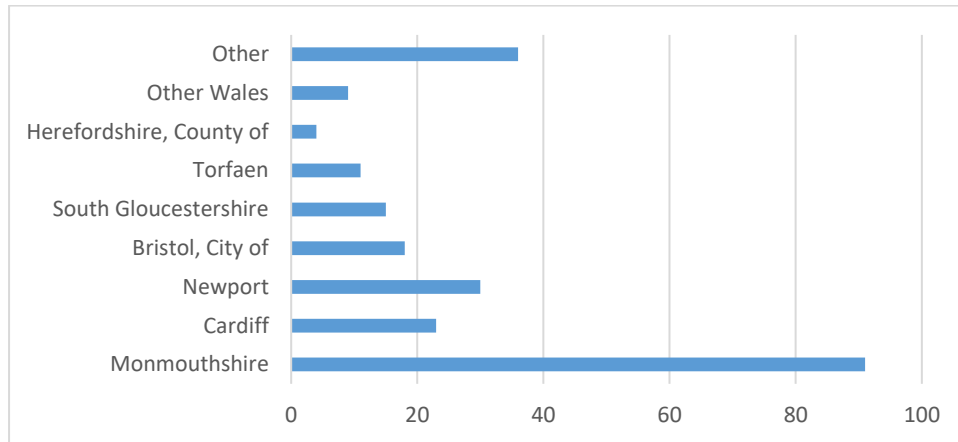
Economically Active²: 68.6%

Employed³: 62.7%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	10
Manufacturing, construction Employees	50
Wholesale, retail, motor trades, transport & storage Employees	65
Accommodation & Food Services Employees	375
Professional & Service Employees	150
Education Employees	25
Health Employees	80
Leisure Employees	20
Total	775

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

*Figures include Mathern, Shirenewton and Mynyddbach

** Excludes farm agriculture

Self-Containment⁶

5.7% of Pwllmeyric residents who are employed work in Pwllmeyric.

Housing

Households:⁷

Owned	89.8%
Shared ownership (part owned and part rented)	0%
Social rented	2.9%
Private rented	6.1%
Living rent free	1.2%

Average house price⁸ :

Monmouthshire - £398,859

Shirenewton* - £735,370

(*includes Mathern, Pwllmeyric and Shirenewton)

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Shirenewton* – 15:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Number of Households in Housing Need:

6¹⁰ (Shirenewton)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Pwllmeyric				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes	10		There is 1 active travel route which runs along the south of the settlement, this has been assessed as part of the INM work as it is a route that connects to the larger settlement of Chepstow. The INM work recognises that many of these routes need upgrading.	
	One Route	5			
	No Routes	0			
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles	✓	1	1	1.17 miles via PROW footpath to Bulwark Rd. Chepstow.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles	✓	1	1	1.15 miles via National Cycle Route from Pwllmeyric to Hazleton Villas Chepstow
Bus Services					

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1d	Bus Stop	✓	1	1	There are a number of bus stops along the A48 going through the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	73 Chepstow – Pwllmeyric - Caerwent – Newport (Hourly 08:10 – 18:15) 73 Newport – Caerwent – Pwllmeyric - Chepstow (Hourly 06:55 – 18:10) X74/74 Chepstow – Portskewett – Caldicot – Rogiet – Magor – Newport (Hourly 07:25 – 20:35) X74/74 Newport – Magor – Rogiet – Caldicot – Portskewett – Chepstow (Hourly 06:12 – 19:15)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				

		Yes	Possible Score	Actual Score	Comments
	Less than 5 miles	✓	5	5	Chepstow Station – 1.6 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	M48, A48, A466
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	16 (44.4%)	Weighted score = 17.8%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Chepstow – 1.4 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
Regular Needs					
2e*	Convenience Store		3	1	Chepstow Garden Centre (0.5 miles from centre of Pwllmeyric includes a farm shop, fishmonger & butchers as well as other convenience goods)
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3	1	There is a petrol filling station on the A48, 0.4 miles from the centre of Pwllmeyric.
Community Facilities					
2j	Public Hall (including village hall & church hall)		3		
2k	Library		3		
2l	Place of Worship		3		
2m	Publicly Accessible Open Space		3		
2n	Sports Ground (pitch available)		3		
2o	Childs Play Area		3		
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					

		Yes	Possible Score	Actual Score	Comments
2u	Nursery School/Playgroup/Toddler Group		3		
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House		3		
2y	Tea Shop/café/restaurant		3	1	Chepstow Garden Centre (0.5 miles from the centre of Pwllmeyric includes a restaurant and cafe)
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 19.4 (Mbit/s)
	Low median download speed of		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
[#](https://data.cdrc.ac.uk/dataset/broadband-speed#)

		Yes	Possible Score	Actual Score	Comments
	<10 Mb/s				
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	18.8% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	13 (13.4%)	Weighted score = 4%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Station Road, Chepstow – 1.7 miles, Newhouse Farm – 2.8 miles

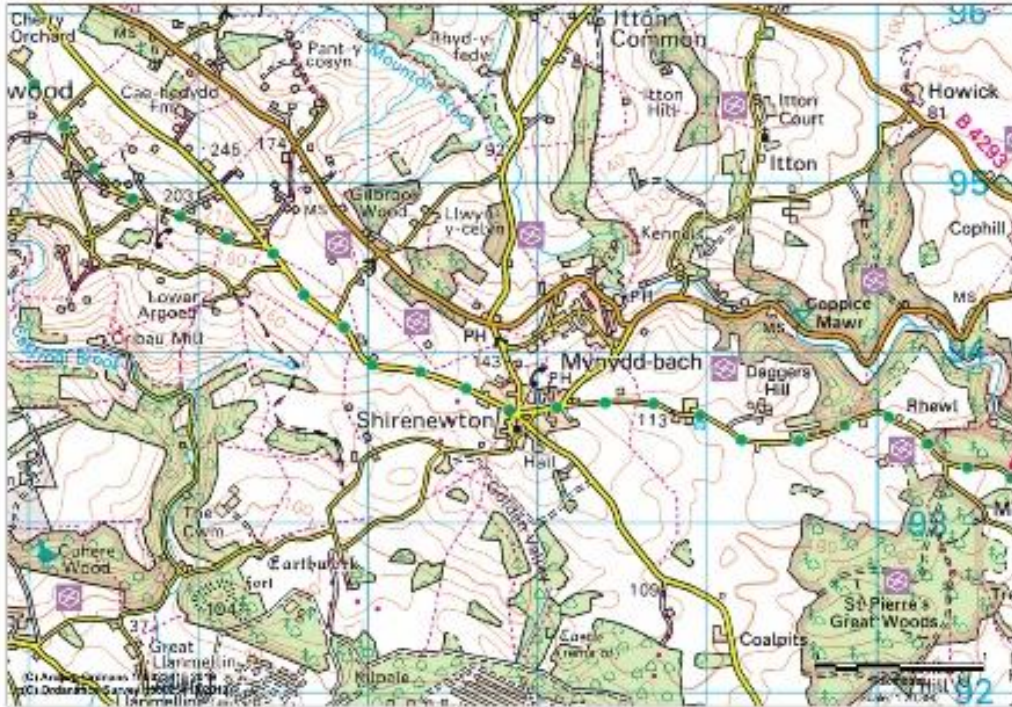
		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		
Score			60	10 (16.7%)	Weighted Score = 5%
Total Score			193	39	Weighted Score = 26.8%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Shirenewton/ Mynyddbach



The settlements of Shirenewton/Mynyddbach lie approximately 3 miles to the west of Chepstow off the B4235. They are located in close proximity to each other, separated by just a few agricultural fields, which are a designated Green Wedge. Both are served by public transport via road with the nearest connection to the rail network in Chepstow. Shirenewton has a historic centre, which falls within the wider Shirenewton Conservation Area. Community services and facilities include a primary school, recreation hall, church, sports ground and tennis courts and several pubs.

Settlement Area: 28.2ha

Population Size¹: 565

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.0%	4.6%
Age 5 to 9	4.6%	4.3%
Age 10 to 19	13.4%	9.7%
Age 20 to 44	19.6%	19.4%
Age 45 to 64	34.7%	33.8%
Age 65 and over	23.7%	28.3%

Median Age 48.0 (Monmouthshire 49)

Employment

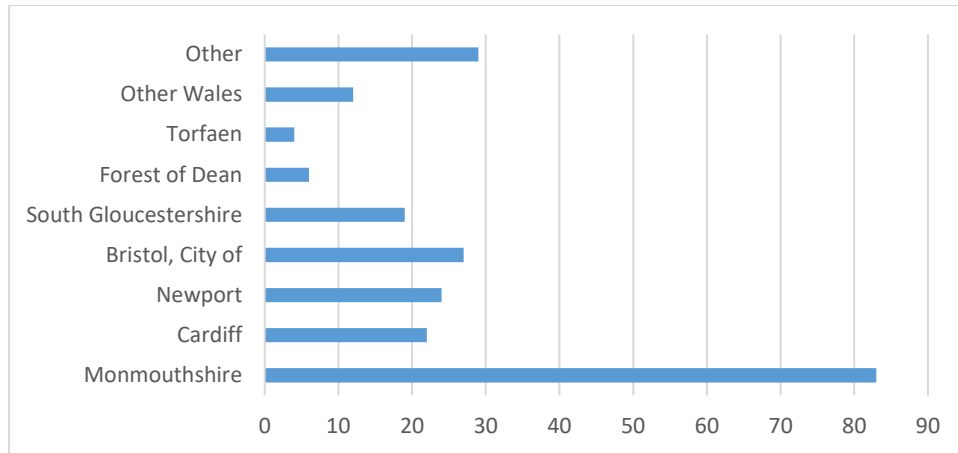
Economically Active²: 61.0%

Employed³: 58.0%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees	10
Manufacturing, construction Employees	50
Wholesale, retail, motor trades, transport & storage Employees	65
Accommodation & Food Services Employees	375
Professional & Service Employees	150
Education Employees	25
Health Employees	80

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Leisure Employees	20
Total	775

*Figures above include Mathern and Pwllmeyric, settlements.

** Excludes farm agriculture

Self-Containment⁶

4.5% of Shirenewton/Mynyddbach residents who are employed work in Shirenewton/Mynyddbach

Housing

Households:⁷

Owned	90.6%
Shared ownership (part owned and part rented)	0%
Social rented	1.9%
Private rented	6.4%
Living rent free	1.1%

Average house price⁸ :

Monmouthshire - £398,859

Shirenewton* - £735,370

(*includes Mathern, Pwllmeyric and Shirenewton)

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Shirenewton* – 15:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Number of Households in Housing Need:

6¹⁰ (Shirenewton)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments	
Settlement:	Shirenewton Mynydd Bach				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹²				
	Several Routes		10	National Cycle Route goes through the centre of Shirenewton.	
	One Route		5		
	No Routes		0		
1b	Walking distance to a higher order settlement via active travel route ¹³				
	1.5 miles		1	2.39 miles (Network very intermittent) via PROW footpaths, to Hazleton Villas Chepstow.	
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles	✓	1	1	Shirenewton sits on a National Cycle Route and is 2.7 miles from Hazleton Villas at Chepstow, via this route.
Bus Services					

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1d	Bus Stop	✓	1	1	Number of bus stops within the settlements.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31- 60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	63 Shirenewton – Usk – Pontypool – Cwmbran (3 buses per day 08:34 – 15:42) 63 Cwmbran - Pontypool – Usk – Shirenewton (4 buses per day 07:17 – 16:40) 63 Shirenewton – Usk – Pontypool (4 buses per day 08:34 – 17:59) 63 Pontypool – Usk – Shirenewton (5 buses per day 06:55 – 16:52) 63 Shirenewton – Chepstow (5 buses per day 07:31 – 17:34) 63 Chepstow – Shirenewton (4 buses per day 08:25 – 17:47)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles	✓	1	1	Chepstow Station – 5 miles

		Yes	Possible Score	Actual Score	Comments
	Greater than 10 miles		0		
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A48, A466 – 4.5 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	10 (27.8%)	Weighted score = 11.1%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Chepstow – 4.8 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop		3		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Recreation Hall
2k	Library		3		
2l	Place of Worship	✓	3	1	St Thomas a'Becket – (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	3	
2n	Sports Ground (pitch available)	✓	3	2	Sports Ground and Tennis Courts
2o	Childs Play Area	✓	3	1	Play area adjacent to the Recreation Hall
2p	Youth Club (including scout & guide groups)	✓	3	3	Ist Shirenewton Scouts & Guiding Groups, cub packs meet on Tuesday and Wednesday
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	1	Shirenewton playgroup (everyday)
2v	Primary School	✓	3	1	Shirenewton Primary School

		Yes	Possible Score	Actual Score	Comments
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	2	The Tredegar Arms, The Huntsman, Carpenters Arms
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 35.4 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	<25% of premises unable to receive 30Mbit/s	✓	2	2	15% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	26 (26.8%)	Weighted score = 8%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles	✓	5	5	Station Road, Chepstow – 5.1 miles, Newhouse Farm, Chepstow – 6.2 miles
	Greater than 10 miles		0		

	Yes	Possible Score	Actual Score	Comments
Score		60	5 (8.3%)	Weighted Score = 2.5%
Total Score		193	41	Weighted Score = 21.6%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

St. Arvan's



The settlement of St Arvans lies approximately 2 miles north west of Chepstow off the A466, separated from Chepstow by Chepstow Racecourse and the historic Piercefield Park. St Arvans is located in close proximity to the eastern border of Monmouthshire and within the Wye Valley Area of Outstanding Natural Beauty. The centre of the settlement is designated as a Conservation Area and the Historic Parks and Gardens designation at Piercefield Park lies to the South East. St. Arvan's has a local pub, church, village hall and sports field, as well as an additional area of publically accessible open space with children's play area.

Settlement Area: 19.9ha

Population Size¹: 537

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.3%	3.7%
Age 5 to 9	4.7%	5.9%
Age 10 to 19	12.3%	9.3%
Age 20 to 44	20.8%	21.7%
Age 45 to 64	31.0%	28.5%
Age 65 and over	26.9%	30.9%

Median Age 53 (Monmouthshire 49)

Employment

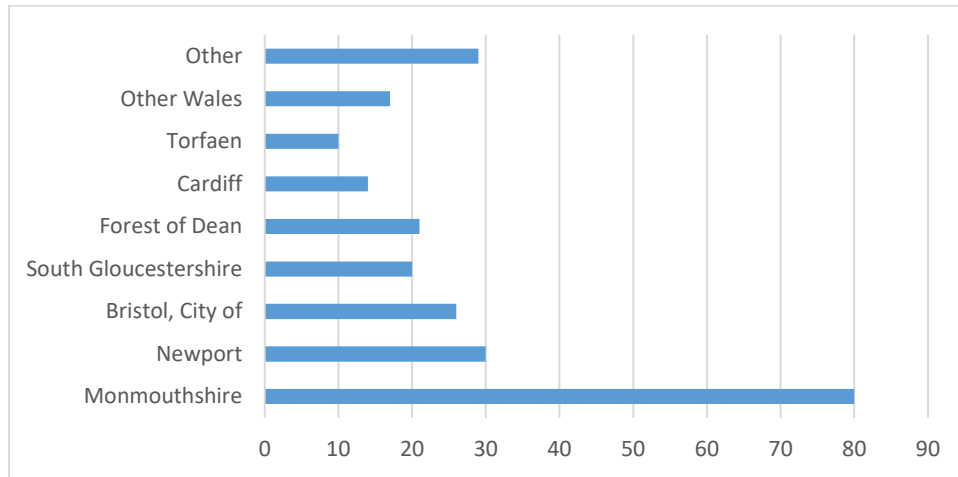
Economically Active²: 66.8%

Employed³: 62.0%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	5
Manufacturing, construction Employees	20
Wholesale, retail, motor trades, transport & storage Employees	60
Accommodation & Food Services Employees	80
Professional & Service Employees	110
Education Employees	5
Health Employees	30
Leisure Employees	5

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Total	315
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*Figures above includes Tintern

** Excludes farm agriculture

Self-Containment⁶

2.3 % of St Arvans residents who are employed work in St Arvans.

Housing

Households:⁷

Owned	80.3%
Shared ownership (part owned and part rented)	0.3%
Social rented	6.1%
Private rented	10.8%
Living rent free	2.5%

Average house price⁸ :

Monmouthshire - £398,859

St Arvans (includes Tintern) - £538,937

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

St Arvans (includes Tintern) – 11:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Number of Households in Housing Need:

1¹⁰ (St Arvans)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	St Arvans			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		
	One Route	5		A Regional Cycle Route goes through the settlement.
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		2.63 miles (Intermittent network) via PROW footpath to Welsh St./ High St. junction Chepstow.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
	3.0 miles	✓	1	2.16 miles via Regional Cycle Route to High St. Chepstow/St. Arvans on Regional Cycle Route.
Bus Services				
1d	Bus Stop	✓	1	Bus stop on the A466 outside of The Piercefield

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.	✓	3	3	69 St Arvans - Chepstow (11 buses per day 08:27 – 18:51) 69 Chepstow - St Arvans (10 buses per day 07:45 – 17:20) 69 St Arvans – Tintern – Llandogo – Monmouth (10 buses per day 07:51 – 17:28) 69 Monmouth – Llandogo – Tintern St Arvans (11 buses per day 07:50 – 18:10)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station				
			10		
1g	Distance to rail services				
	Less than 5 miles	✓	5	5	Chepstow Station – 2.6 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		

	Yes	Possible Score	Actual Score	Comments	
Road Services					
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A466, A48, M48
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score		36	15 (41.7%)	Weighted score = 16.7%	
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles	✓	2	2	Chepstow – 2.6 miles
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop	✓	3	1	Ride and Stride Saddlery
2g	Post Office		3		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	2	St Arvans Memorial Hall St Arvans Meeting Room
2k	Library		3		
2l	Place of Worship	✓	3	1	St Arvans Church
2m	Publicly Accessible Open Space	✓	3	2	King George Field St Arvans Playing Field
2n	Sports Ground (pitch available)	✓	3	1	St Arvans Playing Field
2o	Childs Play Area	✓	3	1	King George Field
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	2	Little Trees Day Nursery Toddler Group – Monday morning Messy Play – Wednesday morning
2v	Primary School		3		

		Yes	Possible Score	Actual Score	Comments
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	The Piercefield
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 33.4 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	<25% of premises unable to receive 30Mbit/s		2		
	25%-75% of premises unable to receive 30Mbit/s	✓	1	1	25.7% of premises unable to receive 30Mbit/s
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	21 (21.6%)	Weighted score = 6.5%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles	✓	10	10	Station Road, Chepstow – 2.8 miles, Newhouse Farm, Chepstow – 4.5 miles
	Between 5 miles to 10 miles		5		
	Greater than 10 miles		0		

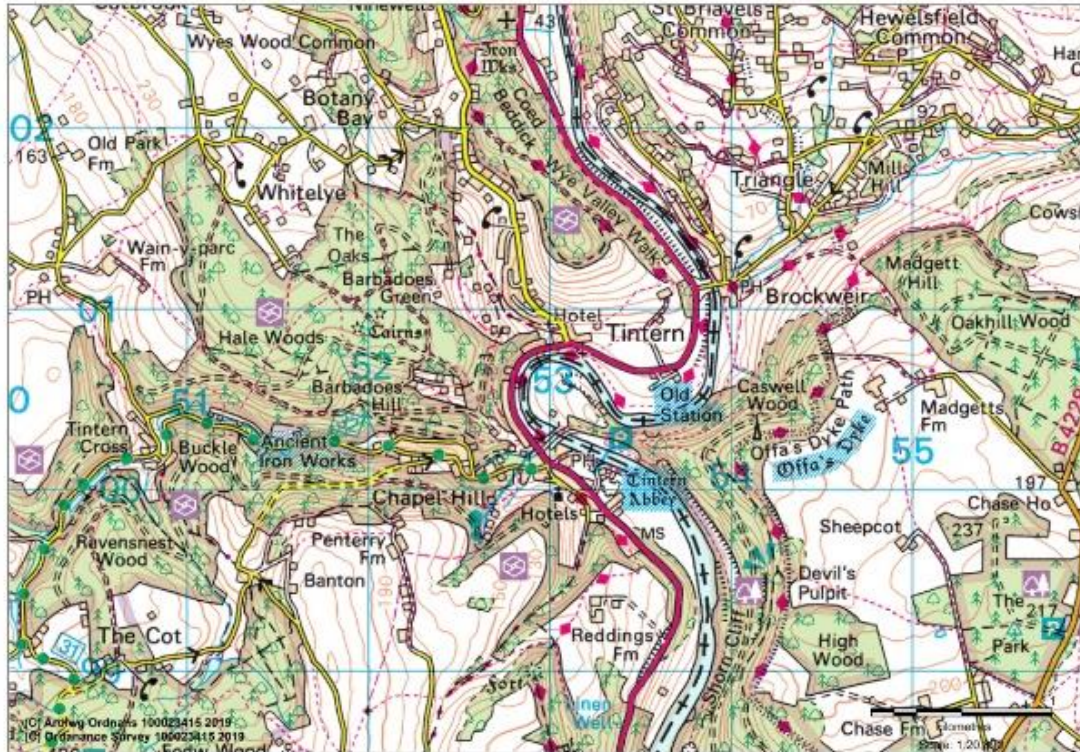
	Yes	Possible Score	Actual Score	Comments
Score		60	10 (16.7%)	Weighted Score = 5%
Total Score		193	46	Weighted Score = 28.2%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Tintern



The settlement of Tintern is located on the eastern boundary of Monmouthshire on the banks of the River Wye and within the Wye Valley Area of Outstanding Natural Beauty. Tintern is a designated Conversation Area and Archaeological Sensitive Area and it has some of Monmouthshire's well known archaeological assets, including the ruined Tintern Abbey and Wireworks. Due to its picturesque setting Tintern is one of Monmouthshire's most popular tourist destinations. Tintern's location on the A466 provides good access to Monmouth to the north and Chepstow to the south, where there are connections to the rail network. Tintern has a range of local services and facilities, including a village hall, sports field, play area, doctor's surgery, several retail outlets, public houses and cafés.

Settlement Area: 24 ha

Population Size¹: 467

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	5.7%	2.9%
Age 5 to 9	4.0%	5.0%
Age 10 to 19	11.1%	8.2%
Age 20 to 44	21.7%	23.2%
Age 45 to 64	36.9%	31.4%
Age 65 and over	20.5%	29.3%

Median Age 52 (Monmouthshire 49)

Employment

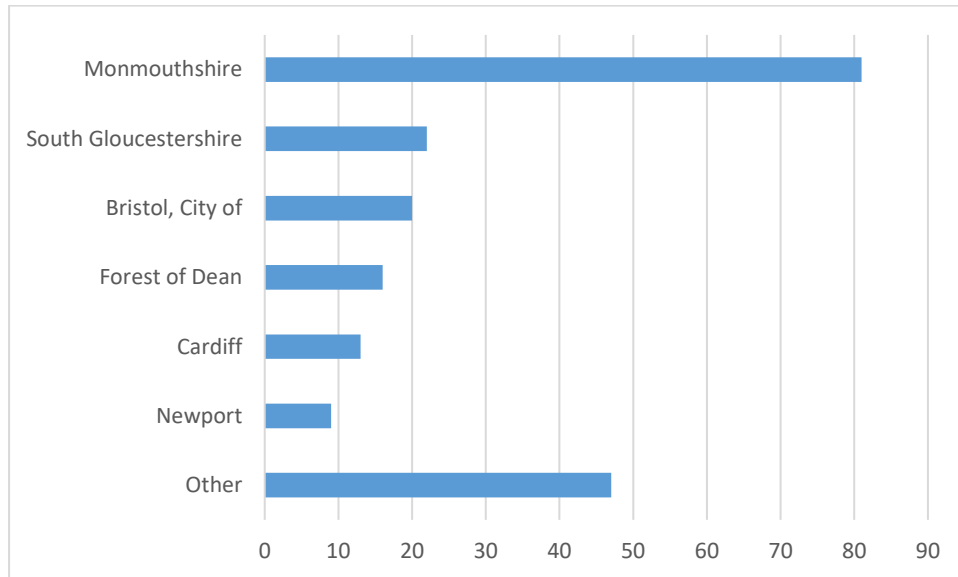
Economically Active²: 68.3%

Employed³: 61.9%

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	5
Manufacturing, construction Employees	20
Wholesale, retail, motor trades, transport & storage Employees	60
Accommodation & Food Services Employees	80
Professional & Service Employees	110
Education Employees	5

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

Health Employees	30
Leisure Employees	5
Total	315

*Figures above include St Arvans

** Excludes farm agriculture

Self-Containment⁶

4.0% of Tintern residents who are employed work in Tintern.

Housing

Households:⁷

Owned	79.2%
Shared ownership (part owned and part rented)	0.8%
Social rented	8.5%
Private rented	10.8%
Living rent free	0.8%

⁶ 2011 Census

⁷ 2011 Census

Average house price⁸ :

Monmouthshire - £398,859

St. Arvan's (includes St. Arvan's and Tintern) - £538,937

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

St. Arvan's (includes St. Arvan's and Tintern) – 11:1

Number of Households with Housing Need:5¹⁰ (Tintern)**Services and Facilities¹¹**

	Yes	Possible Score	Actual Score	Comments
Settlement:	Tintern			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes		10	Regional Cycle Route comes into the settlement.
	One Route		5	
	No Routes		0	
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles		1	

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack- Accessed November 2022

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
1c	Cycling distance to a higher order settlement via active travel route ¹⁴				
	3.0 miles		1		
Bus Services					
1d	Bus Stop	✓	1	1	There are a number of Bus Stops on the A466.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31- 60 minutes.	✓	3	3	69 Tintern - St Arvans - Chepstow (11 buses per day 08:18 – 18:43) 69 Chepstow - St Arvans - Tintern (10 buses per day 07:45 – 17:20) 69 Tintern – Llandogo – Redbrook – Monmouth (10 buses per day 07:59 – 17:36) 69 Monmouth – Redbrook – Llandogo – Tintern (11 buses per day 07:50 – 18:10)
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		
	Grass Routes Service		1		
	No Service		0		

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

	Yes	Possible Score	Actual Score	Comments
Train Services				
1f	Train Station		10	
1g	Distance to rail services			
	Less than 5 miles		5	
	Between 5 miles to 10 miles	✓	1	1
	Greater than 10 miles		0	
Road Services				
1h	Distance to major road network ¹⁵			
	Less than 5 miles	✓	5	5
	Between 5 miles to 10 miles		1	
	Greater than 10 miles		0	
Score		36	10 (27.8%)	Weighted score = 11.1%
Principle 2: Community services & facilities (30%)				
Presence of Retail Centre within or near settlement				
2a	Town Centre ¹⁶		20	
2b	Local Centre ¹⁷		10	
2c	Neighbourhood Centre		5	
2d	Proximity to Town or Local Centre ¹⁸			
	Less than 5 miles		2	

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles	✓	1	1	Chepstow – 5.4 miles
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store	✓	3	1	Abbey Stores
2f	Other non-food Shop	✓	3	3	Number of non-food shops
2g	Post Office	✓	3	1	Mobile Post Office
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Tintern Village Hall
2k	Library		3		
2l	Place of Worship	✓	3	2	St. Michael's (Weekly services), Tintern Chapel (Weekly services)
2m	Publicly Accessible Open Space	✓	3	1	Leytons Sports Field
2n	Sports Ground (pitch available)	✓	3	1	Leytons Sports Field
2o	Childs Play Area	✓	3	2	The Leytons, Sylvan View
2p	Youth Club (including scout & guide groups)	✓	3	1	Church lads & Church Girls Brigade Monday evenings
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery	✓	3	1	Wye Dean Surgery, The Old Police Station
2s	Pharmacy		3		
2t	Dentist		3		

		Yes	Possible Score	Actual Score	Comments
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group	✓	3	1	Toddler Group – Tuesday morning
2v	Primary School		3		
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	3	The Royal George Hotel (The Wild Hare), The Rose & Crown, The Anchor Inn, Wye Valley Hotel
2y	Tea Shop/café/restaurant	✓	3	3	Parva Farmhouse Restaurant, White Monk Café, The Filling Station Café, Cider Barn Coffee House & Restaurant
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre optic broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s	✓	2	2	Median download speed 32 (Mbit/s)
	Moderate median download speed of between 10-30 Mb/s		1		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	6.2% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	31 (32%)	Weighted score = 9.6%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement	✓	10	10	Tintern Garage
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		

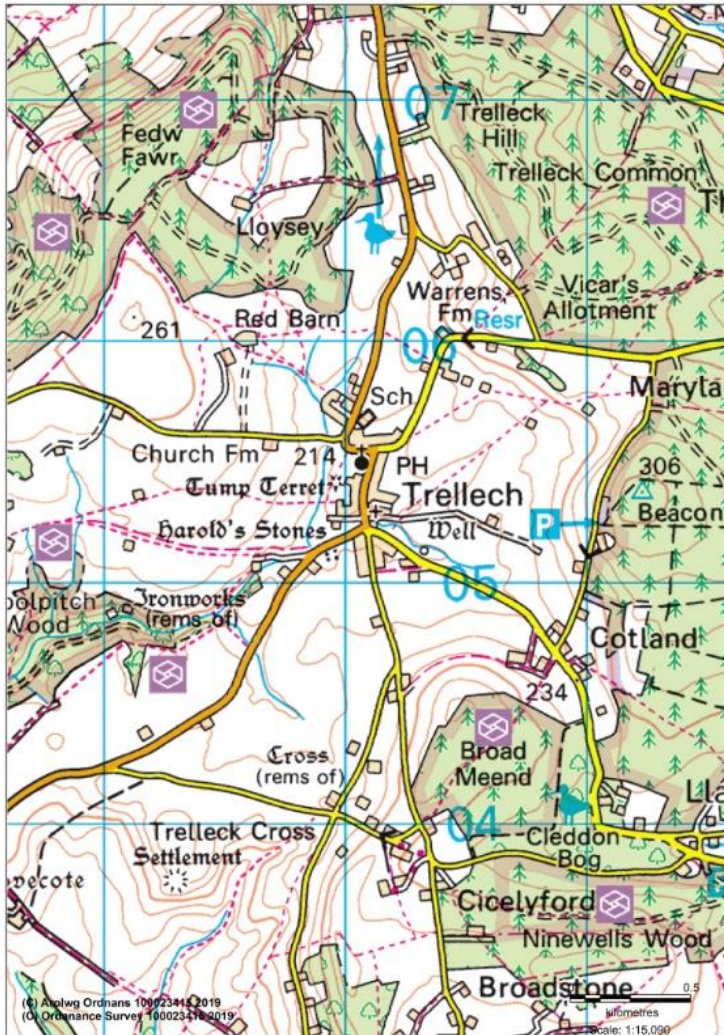
		Yes	Possible Score	Actual Score	Comments
	Between 5 miles to 10 miles	✓	5	5	Newhouse Farm – 7.4 miles
	Greater than 10 miles		0		
Score			60	15 (25%)	Weighted Score = 7.5%
Total Score					
			193	56	Weighted Score = 28.2%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Trellech



The settlement of Trellech lies approximately 5 miles south of Monmouth and is located on the B4293 running from Monmouth to Chepstow. Other relatively nearby settlements include Llanishen to the south west, Llandogo to the south East and Tintern beyond that, with The Narth to the north west. Located within the Wye Valley Area of Outstanding Natural Beauty, Trellech has historically important features and a large proportion of the village is designated a Conservation Area. The B4293 intersects Trellech and it has links to public transport on the road network. Trellech has a range of facilities, of which some include a village hall, church, medical centre, primary school, local pub as well as several publically accessible areas of open space and play areas.

Settlement Area: 14.65 ha

Population Size¹: 605

¹ 2021 Census, dwelling count

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.2%	7.2%
Age 5 to 9	4.8%	7.7%
Age 10 to 19	14.5%	9.8%
Age 20 to 44	22.6%	26.2%
Age 45 to 64	34.5%	24.3%
Age 65 and over	19.4%	24.7%

Median Age 44 (Monmouthshire 49)

Employment

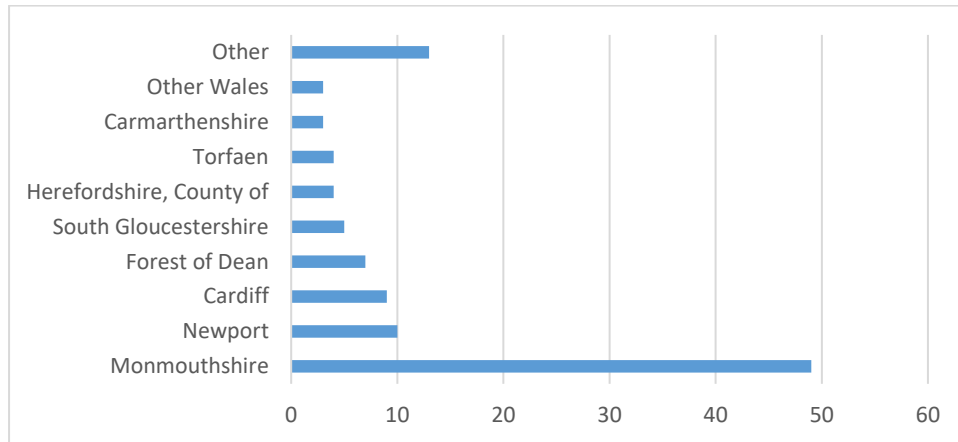
Economically Active²: 72.7 %

Employed³: 66.5 %

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

Travel to Work Flows⁴:



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	10
Manufacturing, construction Employees	10
Wholesale, retail, motor trades, transport & storage Employees	10
Accommodation & Food Services Employees	15
Professional & Service Employees	155
Education Employees	30
Health Employees	110
Leisure Employees	0
Total	340

⁴ 2011 Census

⁵ ONS Business Register and Employment Survey 2021

*Figures above include Broadstone/Catbrook and Llanishen settlements.

** Excludes farm agriculture

Self-Containment⁶

2.5% of Trellech residents who are employed work in Trellech.

Housing

Households:⁷

Owned	70.8%
Shared ownership (part owned and part rented)	0.7%
Social rented	14.6%
Private rented	11.8%
Living rent free	2.1 %

Average house price⁸ :

Monmouthshire - £398,859

Trellech United* - £565,458

(*includes Llandogo, Llanishen, Broadstone Catbrook, The Narth and Penallt)

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Trellech United* – 15:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (Only for comparison) based on sales and Valuations only as of August 2022 (Accessed November 2022)

⁹ Hometrack- Accessed November 2022

Number of Households in Housing Need:

22¹⁰ (Trellech United)

Services and Facilities ¹¹				
	Yes	Possible Score	Actual Score	Comments
Settlement:	Trellech			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		
	One Route	5		
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		5.71 miles (Network intermittent) via PROW footpaths, bridleways and restricted byways to Monnow St. Monmouth
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
	3.0 miles	1		3.95 miles to nearest connection with Regional Cycle Route west of Tintern. 5.39 miles from here to High St. Chepstow via Regional Cycle Route.
Bus Services				
1d	Bus Stop	✓	1	1
1e	Bus frequency			

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database 29.07.2022)

¹¹ As surveyed September – November 2022

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	65 – Trellech – Llanishen – Devauden – Chepstow (5 buses per day 08:08 – 17:51) 65 - Chepstow – Devauden – Llanishen - Trellech (6 buses per day 07:00 – 17:15) 65 – Trellech – The Narth – Penallt – Monmouth (6 buses per day 07:25 – 17:40) 65 – Monmouth – Penallt – The Narth - Trellech (5 buses per day 07:45 – 17:30)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		From The Lion in in Trellech, it is 10.9 miles to Chepstow Train Station. 13.8 miles to Lydney Train Station
Road Services					

1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	Trellech is located on the B4293 local route and is 4.4 miles from the A449 junction outside Mitchel Troy.
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	8 (22.2%)	Weighted score = 8.9%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles	✓	1	1	5.5 miles from The Lion at Trellech to Agincourt Square in Monmouth
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		
2i	Petrol Filling Station		3		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Trellech Village Hall
2k	Library		3		
2l	Place of Worship	✓	3	2	St. Nicholas Church, Methodist Church (Weekly Services)
2m	Publicly Accessible Open Space	✓	3	1	Roman Park View open space is just outside the development boundary and features a reasonable open space and a children's play area.
2n	Sports Ground (pitch available)		3		
2o	Childs Play Area	✓	3	1	Roman Park View Play Area is on the border of the development boundary.
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery	✓	3	1	Trellech Medical Centre
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/ Toddler Group	✓	3	1	Busy Bodies Playgroup at the Village Hall mornings 9.15 – 1.30
2v	Primary School	✓	3	1	Trellech Primary School
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	1	The Lion
2y	Tea Shop/café/restaurant		3		

Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non fibre broadband is available
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 22.1 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s		2		
	25%-75% of premises unable to receive 30Mbit/s	✓	1	1	29.1% of premises unable to receive 30Mbit/s
	>75% of premises unable to receive 30Mbit/s		0		
Score			97	17 (17.5%)	Weighted score = 5.3%
Principle 3: Employment Opportunity (30%)					

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

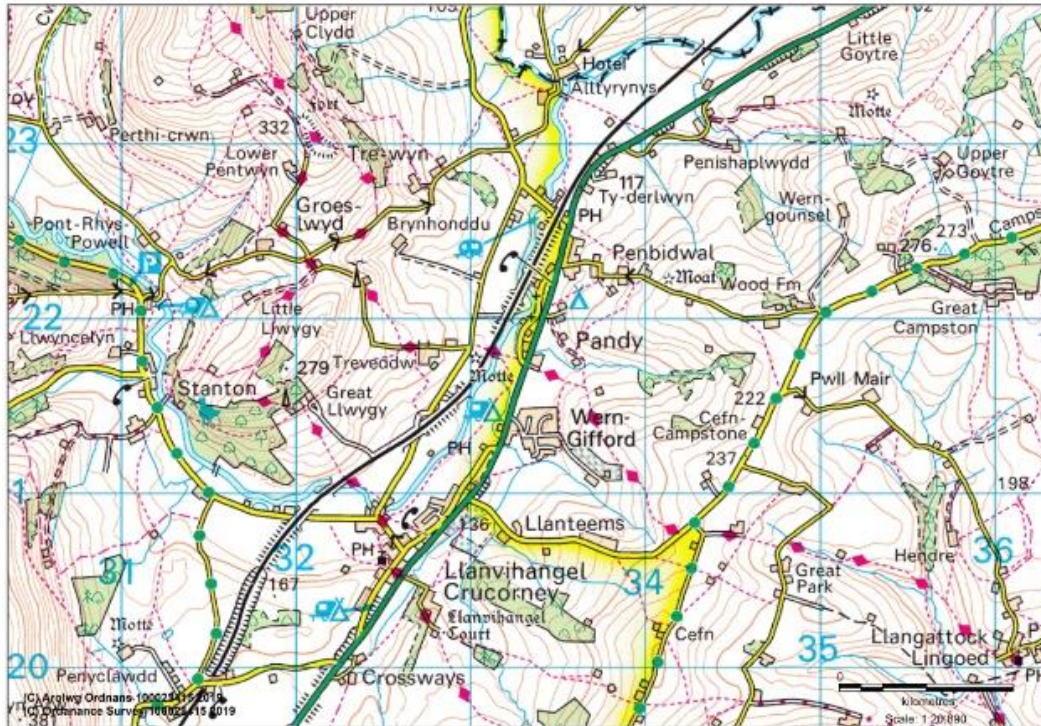
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles	✓	5	5	5.4 miles to the Wonastow Road Ind. Est. (SAE2I) Monmouth and 9.2 miles to (SAE2u) Raglan Enterprise Park.
	Greater than 10 miles		0		
Score			60	5 (8.3%)	Weighted Score = 2.5%
Total Score			193	30	Weighted Score = 16.7%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Werngifford Pandy



The settlement of Werngifford Pandy is located to the north of the County approximately 5 miles North of Abergavenny off the A465. It is located just outside the boundary of the Brecon Beacons National Park, which lies south and west of the settlement. Located on the A465, Werngifford Pandy has a good connection to public transport via road with relatively frequent bus services travelling to Hereford and Cardiff. Abergavenny to the south provides a range of community facilities and services including a connection to the rail network, however, Werngifford Pandy has services of its own, of which some include a primary school, village hall, sports pitch, well equipped children's play area and local pubs.

Settlement Area: 8.4 ha

Population Size¹: 253

¹ 2021 Census

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	4.7%	3.5%
Age 5 to 9	3.3%	5.8%
Age 10 to 19	10.1%	7.4%
Age 20 to 44	24.4%	22.0%
Age 45 to 64	35.7%	34.8%
Age 65 and over	21.8%	26.5%

Median Age 52.0 (Monmouthshire 49.0)

Employment

Economically Active²: 71.7 %

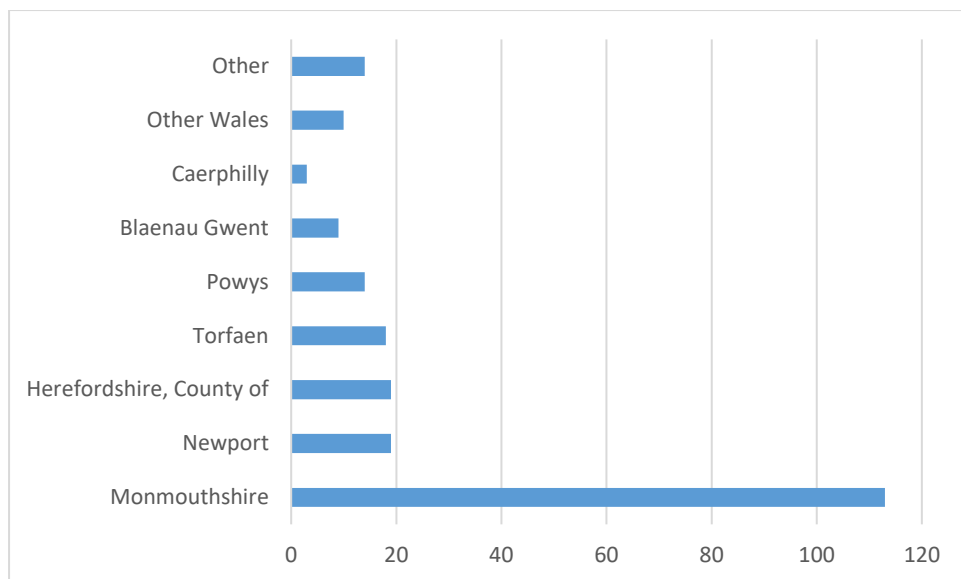
Employed³: 67.9 %

Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census



Number and Type of Local Jobs⁵

	Number of Employees by Broad Industry
Agricultural, Forestry, mining, quarrying Employees**	35
Manufacturing, construction Employees	20
Wholesale, retail, motor trades, transport & storage Employees	65
Accommodation & Food Services Employees	40
Professional & Service Employees	50
Education Employees	25
Health Employees	15
Leisure Employees	20

⁵ ONS Business Register and Employment Survey 2021

Total	270
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*Figures above include Grosmont

** Excludes farm agriculture

Self-Containment⁶

1.6% of Werngifford Pandy residents who are employed work in Werngifford Pandy

Housing

Households:⁷

Owned	84.6%
Shared ownership (part owned and part rented)	0.8%
Social rented	1.5%
Private rented	11.3%
Living rent free	1.9%

Average house price⁸ :

Monmouthshire - £398,859

Crucorney* - £746,683

(*includes Grosmont and Werngifford Pandy)

Lower Quartile House Price to Income Ratio:⁹

Monmouthshire – 11:1

Crucorney* – 11:1

⁶ 2011 Census

⁷ 2011 Census

⁸ Hometrack – Average house price (only for comparison) based on sales only as of August 2022 (Accessed November 2022)

⁹ Hometrack – Accessed November 2022

Number of households with affordable housing need:

8¹⁰ (Crucorney Fawr)

Services and Facilities¹¹

	Yes	Possible Score	Actual Score	Comments
Settlement:	Werngifford / Pandy			
Principle 1: Transport Services/Accessibility (40%)				
Active Travel				
1a	Presence of Active Travel Routes within the Settlement ¹²			
	Several Routes	10		
	One Route	5		
	No Routes	0		
1b	Walking distance to a higher order settlement via active travel route ¹³			
	1.5 miles	1		6.63 miles (Network intermittent) via PROW footpaths, bridleways and restricted byways to Abergavenny.
1c	Cycling distance to a higher order settlement via active travel route ¹⁴			
	3.0 miles	1		5.63 miles via Regional Cycle Route and National Cycle Route to Abergavenny Park Road.
Bus Services				
1d	Bus Stop	✓	1	1
1e	Bus frequency			

¹⁰ Bands 3 and above of the Housing Need Register (Locata Database, 29.07.2022)

¹¹ As surveyed January – March 2021

¹² These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

¹³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

¹⁴ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

		Yes	Possible Score	Actual Score	Comments
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		
	Medium frequency of service between 10 - 30 minutes.		5		
	Low frequency of service between 31-60 minutes.		3		
	Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).	✓	2	2	Hereford to Cardiff – X3 (6 buses per day) Cardiff to Hereford – X3 (7 buses per day)
	Grass Routes Service		1		
	No Service		0		
Train Services					
1f	Train Station		10		
1g	Distance to rail services				
	Less than 5 miles		5		
	Between 5 miles to 10 miles	✓	1	1	Abergavenny 6.6m
	Greater than 10 miles		0		
Road Services					

		Yes	Possible Score	Actual Score	Comments
1h	Distance to major road network ¹⁵				
	Less than 5 miles	✓	5	5	A465 0.1m
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Score			36	9 (25%)	Weighted score = 10%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ¹⁶		20		
2b	Local Centre ¹⁷		10		
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ¹⁸				
	Less than 5 miles		2		
	Between 5 miles to 10 miles	✓	1	1	Abergavenny 5.6m
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop		3		
2g	Post Office		3		
2h	Bank		3		

¹⁵ Criterion a. and b. of Policy MV9 – The Road Hierarchy of the adopted LDP detail those Strategic and County routes which comprise the strategic highway network for the purposes of this appraisal

¹⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

¹⁸ As defined in the adopted LDP Policy S6 – Retail Hierarchy

		Yes	Possible Score	Actual Score	Comments
2i	Petrol Filling Station		3		
Community Facilities					
2j	Public Hall (including village hall & church hall)	✓	3	1	Pandy Village Hall - Werngifford
2k	Library		3		
2l	Place of Worship	✓	3	1	Zoar Chapel (Weekly services)
2m	Publicly Accessible Open Space	✓	3	1	Llanvihangel Crucorney Primary School & Recreation Ground (the parts that our outside the school grounds)
2n	Sports Ground (pitch available)	✓	3	1	Llanvihangel Crucorney Primary School & Recreation Ground
2o	Childs Play Area	✓	3	1	Child's play area next to village hall
2p	Youth Club (including scout & guide groups)		3		
Medical Facilities					
2q	Hospital		3		
2r	GP Surgery		3		
2s	Pharmacy		3		
2t	Dentist		3		
Education Facilities					
2u	Nursery School/Playgroup/Toddler Group		3		
2v	Primary School	✓	3	1	Llanvihangel Crucorney County Primary School
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	2	The Rising Sun, The Old Pandy Inn (1 mile away)

		Yes	Possible Score	Actual Score	Comments
2y	Tea Shop/café/restaurant		3		
Broadband Connection¹⁹					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 18.2 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					
	<25% of premises unable to receive 30Mbit/s	✓	2	2	22.5% of premises unable to receive 30Mbit/s
	25%-75% of premises unable to receive 30Mbit/s		1		
	>75% of premises		0		

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdrc.ac.uk/dataset/broadband-speed#>

		Yes	Possible Score	Actual Score	Comments
	unable to receive 30Mbit/s				
Score			97	17 (17.5%)	Weighted score = 5.3%
Principle 3: Employment Opportunity (30%)					
3a	Protected Employment Site within settlement		20		
3b	Identified Business/Industrial Sites or Mixed-Use Sites within settlement		20		
3c	Other Employment Opportunity (B1/B2 use) within settlement		10		
3d	Proximity to Protected/Identified Employment Site if not within the settlement				
	Less than 5 miles		10		
	Between 5 miles to 10 miles	✓	5	5	6.5 miles to SAE2e Ross Road site in Abergavenny (nearest) Within 10 miles of all the protected employment sites in Abergavenny :SAE1d Westgate; SAE2y Cranberry Foods ; SAE2c Union Road, SAE2d Hartherleigh Road
	Greater than 10 miles		0		
Score			60	5 (8.3%)	Weighted Score = 2.5%
Total Score					
			193	31	Weighted Score = 17.8%

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

Age Structure:

	Census 2011	Mid-Year Population Estimate 2020
Age 0 to 4	8.3%	8.1%
Age 5 to 9	8.0%	8.0%
Age 10 to 19	12.7%	11.6%
Age 20 to 44	27.4%	27.3%
Age 45 to 64	25.8%	25.8%
Age 65 and over	22.9%	23.1%

Median Age 49.0 (Northamptonshire 49.0)
 Median Age 57 (Monmouthshire 49)
 Median Age 53.0 (Northamptonshire 49.0)

Employment
Employment

Economically Active²: 66.4%
 Economically Active²: 66.0%
 Economically Active²: 68.8%
 Employed³: 62.9%
 Employed³: 61.4%
 Employed³: 68.8%

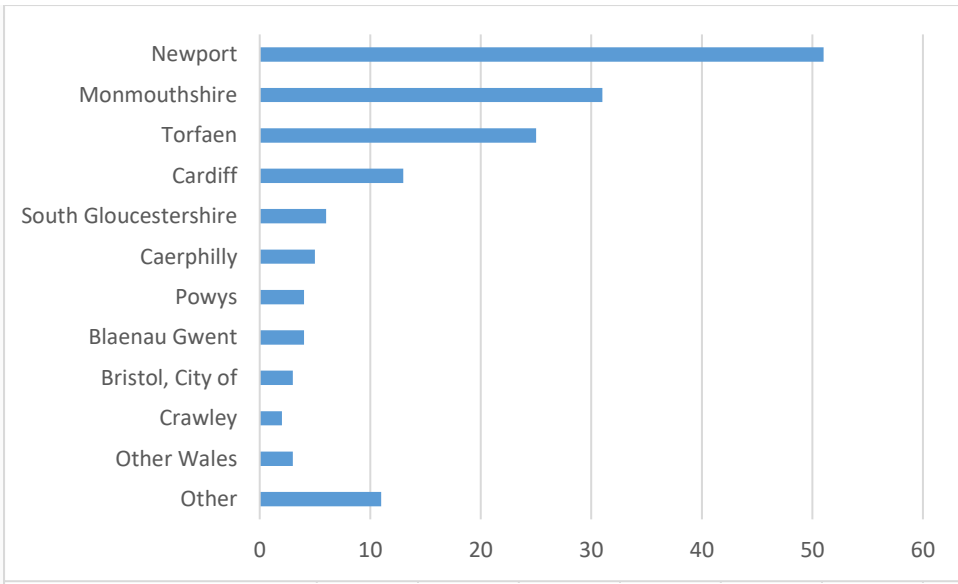
Travel to Work Flows⁴:

Travel to Work Flows⁴:
Travel to Work Flows⁴:

² 2011 Census (% of 16-74 year olds)

³ 2011 Census (% of 16-74 year olds)

⁴ 2011 Census (% of 16-74 year olds)



Number and Type of Local Jobs⁵

Number and Type of Local Jobs ⁵	Number of Employees
Wholesale, retail, motor, transport & storage Employees	19
Manufacturing, construction, transport & storage Employees	15
Information, communication, financial & professional services Employees	15
Health & social work Employees	15
Education Employees	15
Accommodation & food service activities Employees	15
Arts, culture, recreation & leisure Employees	15
Real estate, rental & leasing Employees	15
Administrative & support activities Employees	15
Other Employees	15
Total	150

Number of Employees by Industry	Number of Employees
Manufacturing	15
Construction	15
Transport & storage	15
Information & communication	15
Financial & professional services	15
Health & social work	15
Education	15
Accommodation & food service activities	15
Arts, culture, recreation & leisure	15
Real estate, rental & leasing	15
Administrative & support activities	15
Other	15
Total	150

⁴ 2011 Census
⁵ ONS Business Register and Employment Survey 2021

	Yes	Possible Score	Actual Score	Comments
Bds Serv				No direct links to any cycle networks. 2.21 miles to nearest connection to
1d		10		5.11 miles to nearest connection to cycle networks via active travel route
Bus Serv		10		1.6 miles to nearest connection to cycle networks via active travel route
Bus Serv				1.6 miles to nearest connection to cycle networks via active travel route
Bus Serv	✓	5	1	No direct links with any cycle networks. 2.86 miles to Regional Cycle
Bus Serv	✓	10	3	1.6 miles to nearest connection to cycle networks via active travel route
1d		10		5.11 miles to nearest connection to cycle networks via active travel route
1e	✓	10	1	1.6 miles to nearest connection to cycle networks via active travel route
Bus Serv	✓	3	1	MCC 'Grass Routes' is available upon membership and request.
1d	✓	5	1	
Train	✓	5	1	
1f	✓	10	1	6.8 miles to nearest connection to cycle networks via active travel route
1g	✓	10	2	6.8 miles to nearest connection to cycle networks via active travel route
Train	✓	5	1	
1f	✓	10	1	6.8 miles to nearest connection to cycle networks via active travel route
Train				buses per day 07:46 – 19:06)
1f	✓	10	1	6.8 miles to nearest connection to cycle networks via active travel route
Road Serv	✓	10	1	6.8 miles to nearest connection to cycle networks via active travel route
Train Services				
Tfain		10		buses per day 07:08-17:18, 1)
Tfain	✓	10	1	6.8 miles to nearest connection to cycle networks via active travel route
1h		10	2	6.8 miles to nearest connection to cycle networks via active travel route
Road Serv	✓	10	5	6.8 miles to nearest connection to cycle networks via active travel route
Train Serv		0		
Train Serv		0		15.8 miles to Chepstow Train Station via the A48 strategic route.
Road Serv		10		6.8 miles to nearest connection to cycle networks via active travel route
Road Serv	✓	5	5	6.8 miles to nearest connection to cycle networks via active travel route
Road Services				

	Yes	Possible Score	Actual Score	Comments
Regular Needs		2		
Community Facilities				
20 Community Facilities	✓	3	1	Llanvapley village Hall/Sports Pavilion
20 Community Facilities		3	1	Llanvapley Village Medical Centre ¹⁸
Regular Needs		3		
20 Community Facilities	✓	3	1	St. Madog's Church (Weekly services)
20 Community Facilities		3		
20 Community Facilities		3		
20 Community Facilities	✓	3	1	Public house (pub) campaigning to keep the church use and use the Bryn Village Hall
Regular Needs		3		
20 Community Facilities		3		
20 Community Facilities	✓	3	1	Public house (pub) located to the north of former primary school
Medical Facilities		3		
20 Community Facilities		3		
20 Community Facilities	✓	3	1	The Old Church, Birches Road, NP25 4AW (Services on the second and fourth Sunday of the month)
20 Community Facilities	✓	3	1	At the perimeter of the village there is an area of woodland with picnic benches and a picnic area used by Mon CC to Llanover CC which maintains it)
20 Community Facilities	✓	3	1	Public house (pub) which maintains it)
20 Community Facilities	✓	3	1	picnic tables open space, sports equipment and a small amphitheatre. Childs play area at perimeter of village
20 Community Facilities	✓	3	1	at perimeter boundary. Approximately 0.1 miles outside the boundary
20 Community Facilities	✓	3	1	There is a relatively modern and well equipped children's play area at
20 Community Facilities		3		
20 Community Facilities		3	1	Behind church car park
Cafes, Bars, Pubs, Restaurants & Takeaways				
20 Community Facilities		3	1	Llanvapley Public House is approximately 500m from the settlement

	Yes	Possible Score	Actual Score	Comments
Broadband Connection¹⁹		3		
2w Fibre (30Mbit/s) performance	✓	3	5	Non-fibre and non-fibre broadband is available to a small part
Broadband Connection¹⁹				
Cafes, Bars, Pubs, Restaurants & Takeaways		5	5	Fibre and non-fibre broadband
Cafes, Bars, Pubs, Restaurants & Takeaways		5	5	Fibre and non-fibre broadband
2w Fibre (30Mbit/s) performance	✓	5	5	Part of the area to the south east via the B4347 from The Angel Inn
Cafes, Bars, Pubs, Restaurants & Takeaways				
Broadband Connection¹⁹		0		Non-fibre and non-fibre broadband is available
2w Fibre (30Mbit/s) performance	✓	5	5	Median download speed 9.1 (Mbit/s)
2w Fibre (30Mbit/s) performance	✓	5	5	Fibre and non-fibre broadband (with various coverage approx. 2.2 miles)
Cafes, Bars, Pubs, Restaurants & Takeaways		0		
Broadband Connection¹⁹		1		
2x Fibre (30Mbit/s) performance	✓	5	5	Fibre and non-fibre broadband is available
2x Fibre (30Mbit/s) performance	✓	5	5	Median download speed 17.6 (Mbit/s)
Broadband Connection¹⁹		0		Median download speed 7.5 (Mbit/s)
2x Fibre (30Mbit/s) performance	✓	5	5	All 140 properties are now connected to fibre.
Broadband Connection¹⁹		3	1	71.4% of premises unable to receive 30 (Mbit/s)
2x Fibre (30Mbit/s) performance	✓	5	5	Fibre and Non-fibre broadband is available
Broadband Connection¹⁹		2		33% of premises
2z Fibre (30Mbit/s) performance	✓	0		Median download speed 8.1 (Mbit/s)
2z Fibre (30Mbit/s) performance	✓	0		Fibre and non-fibre broadband is available
2z Fibre (30Mbit/s) performance	✓	1	1	Median download speed 50.2 (Mbit/s)
2z Fibre (30Mbit/s) performance	✓	1	1	65.8% of premises unable to receive 30Mbit/s
Score	✓	0.7	8 (8.2%)	65.8% of premises unable to receive 30Mbit/s
Principle 3- Employment Opportunity (30%)		1	1	37.4% of premises unable to receive 30Mbit/s
3a Fibre (30Mbit/s) performance	✓	0	1	Median download speed 8.1 (Mbit/s)
3a Fibre (30Mbit/s) performance	✓	0	1	67.0% of premises unable to receive 30Mbit/s
Score	✓	0.7	10	67.0% of premises unable to receive 30Mbit/s
3b Fibre (30Mbit/s) performance		0	(10.3%)	Weighted score 5.7%
Principle 3- Employment Opportunity (30%)				

¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21

	Yes	Possible Score	Actual Score	Comments
3a	✓	10		Median download speed 5.8 (Mbit/s)
Score		97	10	Weighted score = 3.1%
Score		97	9 (9.3%)	Weighted score = 2.9% Median download speed 8.1 (Mbit/s)
Principle 3: Employment Opportunity (30%)				
Principle 3: Employment Opportunity (30%)		20	1	35.6% of premises unable to receive 30Mbit/s
Principle 3: Employment Opportunity (30%)		10		Median download speed 5.8 (Mbit/s)
Score		97	7 (7.2%)	Weighted score = 2.2%
Principle 3: Employment Opportunity (30%)		0		75.3% of premises unable to receive 30Mbit/s
Principle 3: Employment Opportunity (30%)		20		
Principle 3: Employment Opportunity (30%)		9		
Principle 3: Employment Opportunity (30%)		10		
3c		97	12	Additional Sites: Church Farm Road, approx. 0.5 miles south and SAE 7c Goods Yard Usk; and Identified SAE1g South Woodside Usk.
Score		97	(12.4%)	Weighted score = 4%
Principle 3: Employment Opportunity (30%)				
Score		10	1	Weighted score = 3.1%
3a		10		Identified Employment Site if not within the settlement
3c	✓	10	(15.5%)	Identified Employment Site: Woodside Industrial Estate Usk (Industrial Estate) under
Principle 3: Employment Opportunity (30%)		5	5	Approx 5.5 miles to Protected SAE2x: Woodside Industrial Estate Usk;
Score		97	5 (10.2%)	Identified Employment Site: Woodside Industrial Estate Usk
Principle 3: Employment Opportunity (30%)		10		Identified Employment Site: Woodside Industrial Estate Usk
Score		60	16 (26%)	Identified Employment Site: Woodside Industrial Estate Usk
Score		60	5 (8.3%)	Identified Employment Site: Woodside Industrial Estate Usk
Score		60	5 (8.3%)	Identified Employment Site: Woodside Industrial Estate Usk
Total Score		193	17	Weighted Score = 8.6%
Score		60	5 (8.3%)	Identified Employment Site: Woodside Industrial Estate Usk
Score		60	20 (33.3%)	Identified Employment Site: Woodside Industrial Estate Usk
Score		193	23	Identified Employment Site: Woodside Industrial Estate Usk
Total Score		193	40	Identified Employment Site: Woodside Industrial Estate Usk
Score		60	10 (16.7%)	Identified Employment Site: Woodside Industrial Estate Usk
Score		60	5 (8.3%)	Identified Employment Site: Woodside Industrial Estate Usk
Score		60	0	Weighted Score = 0%

	Yes	Possible Score	Actual Score	Comments
Total Score		193	33	Weighted Score = 22.1%
Total Score		193	25	Weighted Score = 18.1%
Total Score	within settlement	191	21	Weighted Score = 9.8%
Score	more than 3 of each service/facility	60	10 (16.7%)	Weighted Score = 10%
Score	2 to 3 of each service/facility	18	10	2.2 miles from Parc Pentre, Mitchel Troy to (SAE2I) Wonastow Road
Total Score	2 to 3 of each service/facility	18	33	Weighted Score = 18.8%
Score	1 of each service/facility	60	10 (16.7%)	Weighted Score = 5%
Total Score	1 of each service/facility	193	30	Weighted Score = 17.6%

1 of each service/facility – 1 point

*2e to 2y - more than 3 of each service/facility – 3 points

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point