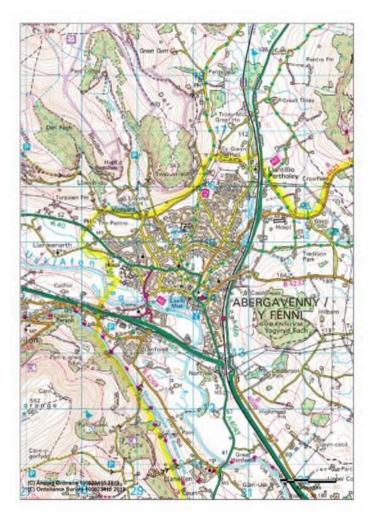
Abergavenny



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%

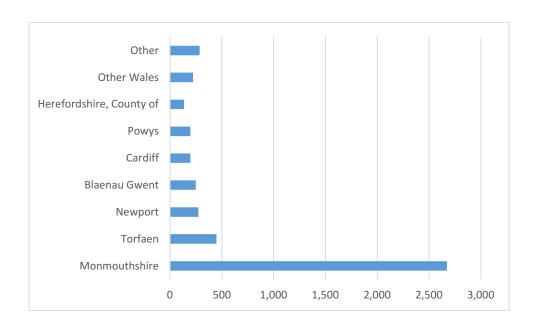
Employed³: 59.4%

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

Self-Containment⁶

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

| | Harrier - |
|-----|-----------|
| - 1 | 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% |

^{**} Excludes farm agriculture

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:

 575^{10}

Services and Facilities¹¹

| | Yes | Possible | Actual | Comments | | | | |
|---|---|----------|--------|----------|--|--|--|--|
| | | Score | Score | | | | | |
| Settlement: | Abergavenny | | | | | | | |
| Principle 1: Transport Services/Accessibility (40%) | | | | | | | | |
| Active Travel | | | | | | | | |
| 1a Presence of Active Trav | La 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 | Actual | Comments |
|-------|---------------------------|---------------|---------------|----------------|---|
| | | 103 | Score | 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 hi | gher order se | ttlement via | active travel | route ¹³ |
| | 1.5 miles | | 1 | | |
| 1c | Cycling distance to a hig | her order set | tlement via a | ctive travel r | route ¹⁴ |
| | 3.0 miles | | 1 | | |
| Bus S | Services | | • | • | |
| 1d | Bus Stop | ✓ | 1 | 1 | Bus station and numerous bus stops throughout the town |
| 1e | Bus frequency | | | | |
| | 'Turn up and go' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | ✓ | 3 | 3 | Abergavenny to Merthyr Tydfil - Cardiff - X4 (hourly - 12 buses per |
| | service between 31-60 | | | | day) |
| | minutes. | | | | Abergavenny to Llanellen – 47 (hourly – 7 buses per day) |
| | Daily frequency- more | ✓ | 2 | | Abergavenny to Brecon – 43 (11 buses per day) |
| | than hourly (at least | | | | 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 | Actual | Comments |
|------|----------------------------|-----------------------|----------|------------|---|
| | | | Score | Score | |
| | one morning and one | | | | Abergavenny to Hereford – X3 (6 buses per day) |
| | late afternoon service | | | | Abergavenny to Brynmawr – 3 (3 buses per day) |
| | to a main centre). | | | | Abergavenny to Builth Wells – X12 (twice a week on Tuesdays & Thursdays only) |
| | Grass Routes Service | | 1 | | |
| | No Service | | 0 | | |
| Trai | n 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 | | | | inte to condon and services north to Manenester, enester, elewe |
| -6 | Less than 5 miles | | 5 | | |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Roa | d Services | | | | |
| 1h | Distance to major road i | network ¹⁵ | | | |
| | Less than 5 miles | ✓ | 5 | 5 | A40, A465, A4042 |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Scor | e | | 36 | 29 (80.6%) | Weighted score = 32.2% |
| Prin | ciple 2: Community service | es & facilitie | s (30%) | | |
| | ence of Retail Centre witl | | | | |

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 | ✓ | 5 | 5 | 3 neighbourhood centres - Rother Avenue, Hillcrest Road, The Mardy |
| | Centre | | | | |
| 2d | Proximity to Town or Loc | cal Centre ¹⁸ | | | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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) |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including | ✓ | 3 | 3 | Abergavenny Community Centre/hub (Town hall used as offices) |
| | village hall & church hall) | | | | Melville Theatre, Priory Centre, St Michaels Centre |
| 2k | Library | ✓ | 3 | 1 | |

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

| | | Yes | Possible | Actual | Comments |
|------|--------------------------|--------------|----------|--------|--|
| | | | Score | Score | |
| 21 | Place of Worship | \checkmark | 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 | \checkmark | 3 | 3 | More than 5 – Belgrave Park, Bailey Park, Linda Vista Gardens, Castle |
| | Space | | | | Meadows, Swan Meadows, Gavenny Meadows |
| 2n | Sports Ground (pitch | \checkmark | 3 | 3 | Abergavenny Cricket Club, Bailey Park, Football Ground, Tennis Club |
| | available) | | | | and Leisure Centre facilities |
| 20 | Childs Play Area | \checkmark | 3 | 3 | More than 3 |
| 2p | Youth Club (including | ✓ | 3 | 3 | More than 3: 1st Abergavenny Scout group (Bailey Park), Guide group |
| | scout & guide groups) | | | | (Fairfield Car Park), 7 Corners Youth Club, Air Cadets, St John's, MCC |
| | | | | | Youth Centre at the Cabin, Old Hereford Road |
| | | | | | |
| Med | lical 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 |
| Educ | cation Facilities | | | | |
| 2u | Nursery | √ | 3 | 3 | At least 3 : Meadowbank Day Nursery, Abacus Day Nursery, Wild tots |
| | School/Playgroup/ | | | | |
| | Toddler Group | | | | |
| 2v | Primary School | \checkmark | 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 | 1 | 3 | 1 | King Henry VIII |
| Cafe | s, Bars, Pubs, Restaurant | :s & Takeawa | VS | | |
| 2x | Public House | √ | 3 | 3 | At least 10 |
| 2y | Tea Shop/café/restaurant | 1 | 3 | 3 | A number within the CSA, two outside of the CSA: Whistle Stop Café (railway station); Oasis snack bar (bus station carpark) |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband connectivity | 1 | 5 | 5 | Fibre and non-fibre broadband |
| | No Broadband connection | | 0 | | |
| | Broadband Performance | e | - | l | |
| | 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#

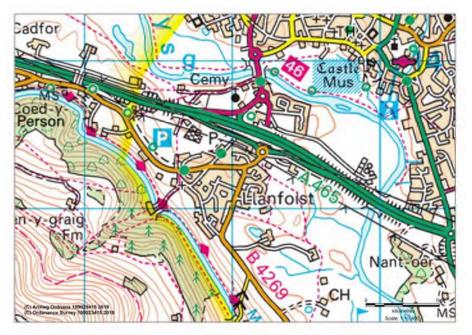
| | | Yes | Possible Score | Actual Score | Comments |
|-------|---|---------------|-------------------|-----------------|--|
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75 % of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Scor | | | 97 | 81 (83.5%) | Weighted score = 25.1% |
| Princ | ciple 3: Employment Oppo | ortunity (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/I | dentified Emp | oloyment Site | e if not within | the settlement |
| | Less than 5 miles | | 10 | | |
| | Between 5 miles to 10 miles | | 5 | | |
| | Greater than 10 miles | | 0 | | |
| Scor | e | | 60 | 50 (83.3%) | Weighted Score = 25% |
| Tota | l 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

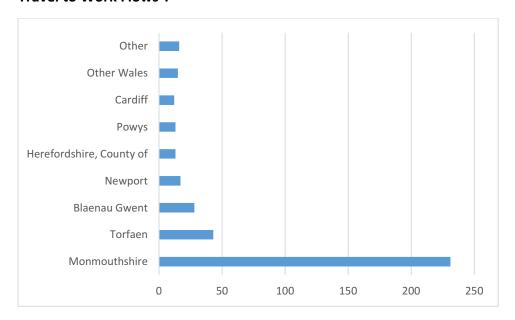
Economically Active²: 64.3%

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

Self-Containment⁶

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

| Housing |
|------------|
| |
| I TOUSTING |
| |

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% |

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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 | Actual | Comments | | |
|-------|---|-----------------|----------------|--------------------|--|--|--|
| | | | Score | Score | | | |
| Settl | lement: | Llanfoist | | | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | / (40%) | | | | |
| Activ | ve Travel | | | | | | |
| 1a | Presence of Active Trav | el Routes with | in the Settlen | nent ¹² | | | |
| | Several Routes | 1 | 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 | Actual | Comments |
|-------|----------------------------|--------------|----------|--------|--|
| | | 163 | Score | Score | Comments |
| 1c | Cycling distance to a high | her order se | | | route ¹⁴ |
| | 3.0 miles | | 1 | | |
| Bus S | Services | | | | |
| 1d | Bus Stop | ✓ | 1 | 1 | |
| 1e | Bus frequency | | | l | , |
| | 'Turn up and go' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | ✓ | 3 | 3 | Abergavenny to Llanellen – 47 (hourly – 7 buses per day) |
| | service between 31-60 | | | | Abergavenny -Merthyr Tydfil - Cardiff – X4 (hourly 12 buses a day) |
| | minutes. | | | | Cardiff – Merthyr Tydfil - AbergavennyX4 (hourly 10 buses a day) |
| 3 | Daily frequency- more | ✓ | 2 | | Brynmawr to Abergavenny – 3 (3 buses per day) |
| | than hourly (at least | | | | Abergavenny to Brynmawr – 3 (3 buses per day) |
| | one morning and one | | | | |
| | late afternoon service | | | | |
| | to a main centre). | | | | |
| | Grass Routes Service | | 1 | | |
| | No Service | | 0 | | |
| Trair | Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | | |

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 $^{^{14}}$ As defined in the adopted LDP Strategic Policy S1 - The Spatial Distribution of New Housing Provision

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

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

| | | Yes | Possible | Actual | Comments |
|------|--|----------|----------|--------|--|
| | | | Score | Score | |
| Regu | ılar 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 |
| Com | munity Facilities | | · | | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 1 | Llanfoist Village Hall |
| 2k | Library | | 3 | | |
| 21 | 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 |
| 20 | Childs Play Area | √ | 3 | 2 | Llanfoist Recreation Ground, St Faiths Close |
| 2p | Youth Club (including scout & guide groups) | ✓ | 3 | 1 | Llanfoist youth club |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | ✓ | 3 | 1 | Lloyds (within Waitrose) |
| 2t | Dentist | | 3 | | |
| Educ | cation Facilities | | | | |
| 2u | Nursery School/Playgroup/ Toddler Group | 1 | 3 | 3 | At least 3: Daisy Chain, Tiny Tots, Sunshines Pre-group |

| | | Yes | Possible | Actual | Comments | |
|------|--------------------------------|-------------|----------|--------|---------------------------------------|--|
| 2 | Drimany Cahaal | | Score | Score | Haufaist Drive and Cale and | |
| 2v | Primary School | ✓ | 3 | 1 | Llanfoist Primary School | |
| 2w | Secondary | | 3 | | | |
| | School/Further | | | | | |
| | Education College | | | | | |
| | s, Bars, Pubs, Restaurant | s & Takeawa | | 1 | | |
| 2x | Public House | ✓ | 3 | 2 | The Bridge Inn, Brewers Fayre | |
| 2y | Tea | √ | 3 | 3 | Spice lounge, McDonalds, Costa Coffee | |
| • | Shop/café/restaurant | | | | | |
| Broa | dband Connection ¹⁹ | | _ | | | |
| 2z | Broadband | √ | 5 | 5 | Fibre and non-fibre broadband | |
| | connectivity | | | | | |
| | No Broadband | | 0 | | | |
| | connection | | | | | |
| | Broadband Performance | 9 | 1 | 1 | | |
| | High median | | 2 | | | |
| | download speed of | | | | | |
| | >30 Mb/s | | | | | |
| | Moderate median | 1 | 1 | 1 | Median download speed 20.3(Mbit/s) | |
| | download speed of | • | - | _ | | |
| | between 10-30 Mb/s | | | | | |
| | Low median | | 0 | | | |
| | download speed of | | | | | |
| | <10 Mb/s | | | | | |
| | | | | | | |
| | 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 | ✓ | 2 | 2 | 4.9% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75 % of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | e | | 97 | 33 (34%) | Weighted score = 10.2% |
| Princ | ciple 3: Employment Oppo | ortunity (30% | 6) | | |
| 3a | Protected Employment | | 20 | | |
| | Site within settlement | | | | |
| 3b | Identified | ✓ | 20 | 20 | Westgate (SAE1d) |
| | Business/Industrial Sites | | | | |
| | or Mixed-Use Sites | | | | |
| 2 | within settlement | | 10 | 10 | The first Country With Manager IV. 11. Fig. |
| 3c | Other Employment Opportunity (B1/B2 use) | ✓ | 10 | 10 | Llanfoist Car sales /Kia Motors/ Kwik Fit |
| | within settlement | | | | |
| 3d | Proximity to Protected/I | dentified Fm | nlovment Site | e if not within | l the settlement |
| | Less than 5 miles | <u>J</u> | 10 | 10 | Abergavenny Protected sites: Mill Street (SAE2a); Lower Monk Street |
| | Less than 5 miles | • | | | (SAE2b); Ross Road (SAE2e); Union Road (SAE2c); Hatherleigh Place |
| | | | | | (SAE2d); Cranberry Foods (SAE2y) |
| | Between 5 miles to 10 | | 5 | | (5.1224), 5.4.1.25.1 1.6645 (5.1224) |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | | | 60 | 40 (66.7%) | Weighted Score = 20% |

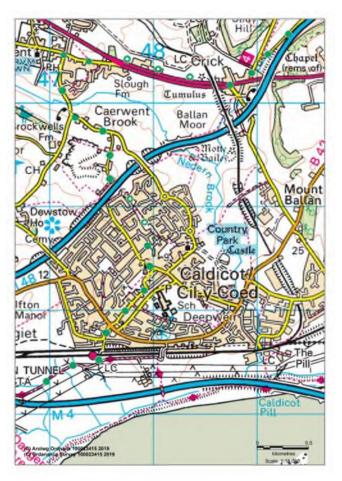
| | Yes | Possible Score | Actual Score | Comments |
|-------------|-----|-------------------|-----------------|------------------------|
| Total Score | | 193 | 97 | Weighted Score = 56.9% |

*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% |

46 (Monmouthshire 49) Median Age

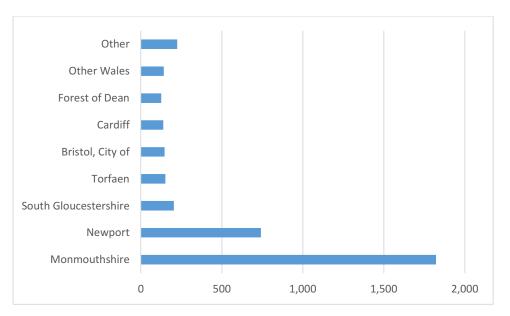
Employment

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

Self-Containment⁶

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

| Ηριιείησ | |
|-----------|--|
| Housing | |
| 110431119 | |

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% |

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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:

361 ¹⁰

Services and Facilities¹¹

| | | Yes | Possible | Actual | Comments |
|-------------|----------------------------|-----------------|----------------|--------------------|--|
| | | | Score | Score | |
| Settlement: | | Caldicot | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Trav | el Routes with | in the Settlem | nent ¹² | |
| | Several Routes | 1 | 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 | Actual | Comments |
|-------|---------------------------|---------------|---------------|----------------|--|
| | | 163 | Score | Score | Comments |
| | No Routes | | 0 | Jeore | |
| 1b | Walking distance to a hi | gher order se | ttlement 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 hig | her order set | tlement via a | ctive travel r | route ¹⁴ |
| | 3.0 miles | | 1 | | 5.9 miles via National Cycle Route from Baptist Church Caldicot to Hazleton Vilas Chepstow |
| Bus S | Services | | | | |
| 1d | Bus Stop | ✓ | 1 | 1 | There are a number of bus stops throughout the settlement. |
| 1e | Bus frequency | | • | • | |
| | 'Turn up and go' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | ✓ | 3 | 3 | X74 Caldicot – Rogiet – Magor – Newport (Hourly 07:50 – 20:49) |
| | service between 31- | | | | X74 Newport – Magor – Rogiet – Caldicot (Hourly 06:15 – 19:05) |
| | 60 minutes. | | | | X74 Caldicot – Portskewett – Chepstow (Hourly 06:59 – 20:03) |
| | | | | | X74 Chepstow – Portskewett – Caldicot (Hourly 07:25 – 20:30) |
| | Daily frequency- more | | 2 | | T7 Caldicot - Chepstow - Cribbs Causeway – Bristol (2x morning |
| | than hourly (at least | | | | services) |
| | one morning and one | | | | |

 $^{^{13}}$ 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 | Actual | Comments | |
|------|---|-----------------------|----------|------------|--|--|
| | | | Score | Score | | |
| | late afternoon service | | | | T7 Bristol – Cribbs Causeway – Chepstow - Caldicot (2x evening | |
| | to a main centre). | | | | 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 | | | |
| Trai | n 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 | | | |
| Roa | d Services | | | | | |
| 1h | Distance to major road r | network ¹⁵ | | | | |
| | Less than 5 miles | ✓ | 5 | 5 | M4, M48 | |
| | Between 5 miles to 10 miles | | 1 | | | |
| | Greater than 10 miles | | 0 | | | |
| Scor | e | | 36 | 29 (80.6%) | Weighted score =32.2% | |
| Prin | ciple 2: Community servic | es & facilitie | s (30%) | | | |
| Pres | 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 | ✓ | 5 | 5 | Newport Road |
| | Centre | | | | |
| 2d | Proximity to Town or Loc | al Centre ¹⁸ | | | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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 |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including | ✓ | 3 | 3 | St Mary's Church Hall, Caldicot Methodist Church hall, St Paul's Church |
| | village hall & church | | | | Hall, Caldicot Male Voice Choir Hall, Caldicot Town Council Meeting |
| | hall) | | | | Room, Ebenezer Baptist Church Hall, Caldicot Castle, Caldicot Leisure |
| | | | | | Centre |
| 2k | Library | ✓ | 3 | 1 | Newport Road |
| 21 | 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 |

As defined in the adopted LDP Policy S6 – Retail Hierarchy
 As defined in the adopted LDP Policy S6 – Retail Hierarchy
 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 |
| 20 | 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 |
| Med | lical 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 |
| Educ | cation 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 | 1 | 3 | 1 | Caldicot School |
| Cafe | s, Bars, Pubs, Restaurants | & Takeawa | ays | | |
| 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 |
| 2у | Tea Shop/café/restaurant | √ | 3 | 3 | 8 x Tea shops/café/restaurants |

| | | Yes | Possible Score | Actual Score | Comments |
|------|--|----------|-------------------|-----------------|---|
| Broa | adband Connection ¹⁹ | | 30010 | 30010 | |
| 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 | | | u. | |
| | <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 |
|-------|---|---------------|-------------------|-----------------|---------------------------------|
| Scor | Score | | | 73 (75.3%) | Weighted score = 22.6% |
| Princ | ciple 3: Employment Opp | ortunity (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/ | dentified Emp | loyment Site | if not within | the settlement |
| | Less than 5 miles | | 10 | | |
| | Between 5 miles to 10 miles | | 5 | | |
| | Greater than 10 miles | | 0 | | |
| Scor | e | | 60 | 50 (83.3%) | Weighted Score = 25% |
| Tota | l Score | 16 111 | 193 | 152 | Weighted Score = 79.8% |

^{*2}e 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%

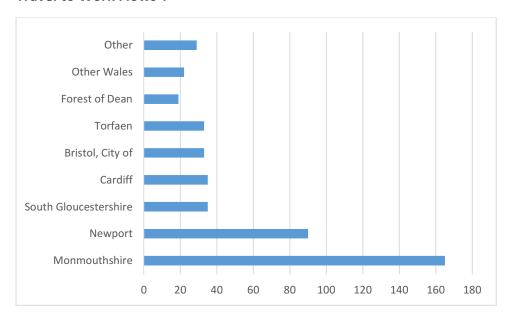
Employed⁴: 64.4%

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

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:

Lower Quartile House Price to Income Ratio:10

Monmouthshire - £398,859 Monmouthshire - 11:1

^{**} Excludes farm agriculture

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

Number of Households with a Housing Need:

14 11 (includes Llanvair Discoed)

Services and Facilities¹²

| | | Yes | Possible Score | Actual | Comments | |
|-------|---|-----------------|-------------------|--------------------|--|--|
| | | | Score | Score | | |
| Sett | lement: | Caerwent | | | | |
| Prin | ciple 1: Transport Service | s/Accessibility | / (40%) | | | |
| Activ | ve Travel | | | | | |
| 1a | Presence of Active Trav | el Routes with | in the Settlen | nent 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 | Actual | Comments | | | | |
|------------|---|--------------|----------|--------|--|--|--|--|--|
| | | | Score | Score | | | | | |
| 1c | c 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 S | Services | | | | | | | | |
| 1d | Bus Stop | ✓ | 1 | 1 | There are a number of bus stops throughout the settlement. | | | | |
| 1e | Bus frequency | | | | | | | | |
| | 'Turn up and go' | | 10 | | | | | | |
| | provision, frequency | | | | | | | | |
| | of approximately | | | | | | | | |
| | every 10 minutes | | | | | | | | |
| | Medium frequency of | | 5 | | | | | | |
| | service between 10 - | | | | | | | | |
| | 30 minutes. | | | | | | | | |
| | Low frequency of | \checkmark | 3 | 3 | 73 Caerwent – Newport (Hourly 08:22 – 18:27) | | | | |
| | service between 31- | | | | 73 Newport – Caerwent (Hourly 06:55 – 18:10) | | | | |
| | 60 minutes. | | | | 73 Caerwent – Chepstow (Hourly 07:26 – 18:41) | | | | |
| | | | | | 73 Chepstow – Caerwent (Hourly 08:10 – 18:15) | | | | |
| | Daily frequency- more | ✓ | 2 | | 75 Caerwent – Caldicot (5 services a day 08:38 – 16:38) | | | | |
| | than hourly (at least | | | | 75 Caldicot – Caerwent (5 services a day 08:30 – 16:30) | | | | |
| | one morning and one | | | | | | | | |
| | late afternoon service | | | | | | | | |
| | to a main centre). | | | | | | | | |
| | Grass Routes Service | | 1 | | | | | | |
| | No Service | | 0 | | | | | | |
| Trair | n Services | | | | | | | | |
| 1 f | Train Station | | 10 | | | | | | |

_

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

| | | V | D 11-1 - | A -1 1 | C |
|-------|---|-----------------------|----------|------------|------------------------------|
| | | Yes | Possible | Actual | Comments |
| | | | Score | Score | |
| 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 | 1 | 5 | 5 | A48 |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 36 | 25 (69.4%) | Weighted score = 27.8% |
| Princ | ciple 2: Community servi | ces & facilities | (30%) | | |
| Prese | ence of Retail Centre wit | hin or near set | tlement | | |
| 2a | Town Centre ¹⁷ | | 20 | | |
| 2b | Local Centre ¹⁸ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Local Centre ¹⁹ | | 1 | | |
| | Less than 5 miles | ✓ | 2 | 2 | Caldicot – 3.4 miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |

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

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

| | | Yes | Possible | Actual | Comments | |
|------|---------------------------------|----------|----------|--------|---|--|
| | | | Score | Score | | |
| | Greater than 10 miles | | 0 | | | |
| Regu | ılar 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 | | | |
| Com | munity Facilities | | | | | |
| 2j | Public Hall (including | ✓ | 3 | 2 | Caerwent Community Centre, Caerwent Village Hall | |
| | village hall & church | | | | | |
| | hall) | | | | | |
| 2k | Library | | 3 | | | |
| 21 | 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 | |
| 20 | Childs Play Area | ✓ | 3 | 3 | 4x play areas | |
| 2p | Youth Club (including | √ | 3 | 3 | Youth Club – weekly meetings, Ready Steady Go – Group for children | |
| | scout & guide groups) | | | | with autism, Little Taeks (Taekwondo), Building Bridges Club | |
| | | | | | (Additional needs children) | |
| Med | Medical Facilities | | | | | |
| 2q | Hospital | | 3 | | | |
| 2r | GP Surgery | | 3 | | | |
| 2s | Pharmacy | | 3 | | | |
| 2t | Dentist | | 3 | | | |

| | | Yes | Possible | Actual | Comments |
|------|--------------------------------|-------------|----------|--------|---|
| | | | Score | Score | |
| Educ | cation Facilities | | | | |
| 2u | Nursery | 1 | 3 | 2 | Little Fishes toddler Group at Evangelical Baptist Chapel (weekly), |
| | School/Playgroup/ | | | | Mathern Day Nursery at Caerwent |
| | Toddler Group | | | | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ys | | |
| 2x | Public House | ✓ | 3 | 1 | Coach & Horses |
| 2y | Tea | | 3 | | |
| | Shop/café/restaurant | | | | |
| Broa | dband Connection ²⁰ | | | | |
| 2z | Broadband | ✓ | 5 | 5 | Fibre and non-fibre broadband available |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | 9 | | | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | ✓ | 1 | 1 | Median download speed 17.1 (Mbit/s) |
| | download speed of | | | | |
| | between 10-30 Mb/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 | ✓ | 2 | 2 | 21.4% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75 % of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | | | 97 | 29 (29.9%) | Weighted score = 9.0% |
| | iple 3: Employment Opp | ortunity (30% | - | | |
| 3a | Protected | | 20 | | |
| | Employment Site | | | | |
| | within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within | | | | |
| | settlement | | | | |
| 3c | Other Employment | ✓ | 10 | 10 | T Wallace Garage |
| | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | | |
| 3d | Proximity to Protected/ | Identified Emp | loyment Site | e if not within | the settlement |
| | Less than 5 miles | ✓ | 10 | 10 | Pill Row, Severn Bridge Industrial Estate Caldicot – 3.3 miles |

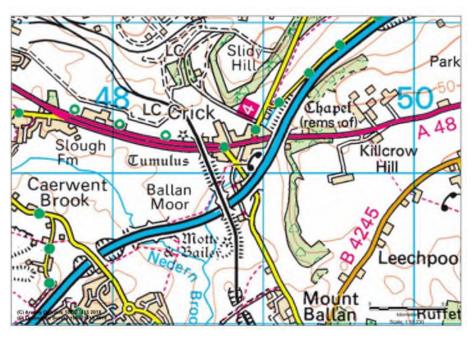
| | | Yes | Possible | Actual | Comments |
|-------|-----------------------|-----|----------|------------|------------------------|
| | | | Score | Score | |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | | | 60 | 20 (33.3%) | Weighted Score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

^{*2}e 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

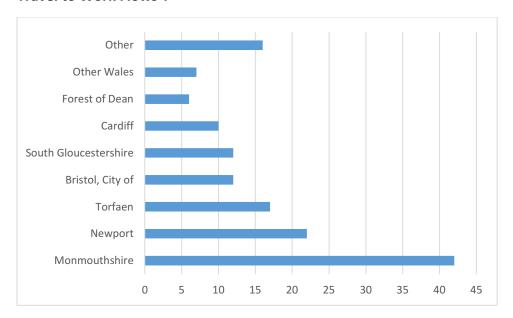
Economically Active²: 71.3%

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

Self-Containment⁶

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

| Harraina |
|----------|
| Housing |
| <u> </u> |

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% |

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 2011 Census

Average house price⁸:

Lower Quartile House Price to Income Ratio:9

Monmouthshire - £398,859

Monmouthshire – 11:1

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

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 | Actual | Comments | | |
|-------------------|--|-----------------|----------|--------|--|--|--|
| | | | Score | Score | | | |
| Settlement: Crick | | | | | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | y (40%) | | | | |
| Activ | 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 | 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 | Actual | Comments | | | |
|-------|---|-----|----------|--------|---|--|--|--|
| | | | Score | Score | | | | |
| 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 9 | Services | | | | | | | |
| 1d | Bus Stop | ✓ | 1 | 1 | There are 2 bus stops along the A48 within the settlement. | | | |
| 1e | Bus frequency | | | | | | | |
| | 'Turn up and go' | | 10 | | | | | |
| | provision, frequency | | | | | | | |
| | of approximately | | | | | | | |
| | every 10 minutes | | | | | | | |
| | Medium frequency of | | 5 | | | | | |
| | service between 10 - | | | | | | | |
| | 30 minutes. | | | | | | | |
| | Low frequency of | ✓ | 3 | 3 | 73 Chepstow – Caerwent – Crick - Newport (Hourly 08:10 – 18:15) | | | |
| | service between 31- | | | | 73 Newport – Crick - Caerwent – Chepstow (Hourly 06:55 – 18:10) | | | |
| | 60 minutes. | | | | | | | |
| | Daily frequency- more | | 2 | | | | | |
| | than hourly (at least | | | | | | | |
| | one morning and one | | | | | | | |
| | late afternoon service | | | | | | | |
| | to a main centre). | | | | | | | |
| | Grass Routes Service | | 1 | | | | | |
| | No Service | | 0 | | | | | |
| Trair | 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 | Actual | Comments |
|-------|---|-----------------------|----------|------------|------------------------------------|
| | | | Score | Score | |
| | Less than 5 miles | ✓ | 5 | 5 | Chepstow Train Station – 4.4 miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | Services | | | • | |
| 1h | Distance to major road r | network ¹⁵ | | | |
| | Less than 5 miles | ✓ | 5 | 5 | A48 |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | Score | | | 16 (44.4%) | Weighted score = 17.8% |
| Princ | ciple 2: Community service | es & facilities | (30%) | | |
| Prese | ence of Retail Centre witl | hin or near set | tlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Local Centre ¹⁸ | | | | |
| | Less than 5 miles | ✓ | 2 | 2 | Chepstow – 4.2 miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | 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 | Actual | Comments | | | | |
|------|-----------------------------|-----|----------|--------|----------|--|--|--|--|
| | | | Score | Score | | | | | |
| Regu | Regular Needs | | | | | | | | |
| 2e* | Convenience Store | | 3 | | | | | | |
| 2f | Other non-food Shop | | 3 | | | | | | |
| 2g | Post Office | | 3 | | | | | | |
| 2h | Bank | | 3 | | | | | | |
| 2i | Petrol Filling Station | | 3 | | | | | | |
| Com | munity Facilities | | | | | | | | |
| 2j | Public Hall (including | | 3 | | | | | | |
| | village hall & church hall) | | | | | | | | |
| 2k | Library | | 3 | | | | | | |
| 21 | Place of Worship | | 3 | | | | | | |
| 2m | Publicly Accessible | | 3 | | | | | | |
| | Open Space | | | | | | | | |
| 2n | Sports Ground (pitch | | 3 | | | | | | |
| | available) | | | | | | | | |
| 20 | Childs Play Area | | 3 | | | | | | |
| 2р | Youth Club (including | | 3 | | | | | | |
| | scout & guide groups) | | | | | | | | |
| | ical Facilities | | T | | | | | | |
| 2q | Hospital | | 3 | | | | | | |
| 2r | GP Surgery | | 3 | | | | | | |
| 2s | Pharmacy | | 3 | | | | | | |
| 2t | Dentist | | 3 | | | | | | |
| | ation Facilities | | | | | | | | |
| 2u | Nursery | | 3 | | | | | | |
| | School/Playgroup/ | | | | | | | | |
| | Toddler Group | | | | | | | | |

| | | Yes | Possible | Actual | Comments |
|------|--------------------------------|-------------|----------|--------|-------------------------------------|
| | | | Score | Score | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ys | | |
| 2x | Public House | | 3 | | |
| 2у | Tea | | 3 | | |
| | Shop/café/restaurant | | | | |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband | ✓ | 5 | 5 | |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | 9 | | | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | ✓ | 1 | 1 | Median download speed 17.1 (Mbit/s) |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | 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 | Actual | Comments |
|--|--|--|------------|---|
| | | Score | Score | |
| <25% of premises | \checkmark | 2 | 2 | 21.4% of premises unable to receive 30Mbit/s |
| | | | | |
| - | | | | |
| - | | 1 | | |
| | | | | |
| | | | | |
| • | | 0 | | |
| | | | | |
| · | | | | |
| | | | 10 (10.3%) | Weighted score = 3.1% |
| | ortunity (30% | | | |
| Protected | | 20 | | |
| Employment Site | | | | |
| | | | | |
| Identified | | 20 | | |
| Business/Industrial | | | | |
| Sites or Mixed-Use | | | | |
| Sites within | | | | |
| settlement | | | | |
| Other Employment | √ | 10 | 10 | Crick Garage (Thompson and Thompson) |
| Opportunity (B1/B2 | | | | |
| use) within settlement | | | | |
| Proximity to Protected/Identified Employment Site if not within the settlement | | | | |
| Less than 5 miles | <u> </u> | 10 | 10 | Station Road, Chepstow – 4.4 miles, Newhouse Farm, Chepstow – 5.6 |
| | | | | miles |
| Between 5 miles to 10 | | 5 | | |
| miles | | | | |
| Greater than 10 miles | | 0 | | |
| | unable to receive 30Mbit/s 25%-75 % of premises unable to receive 30Mbit/s >75% of premises unable to receive 30Mbit/s iple 3: Employment Opp Protected Employment Site within settlement Identified Business/Industrial Sites or Mixed-Use Sites within settlement Other Employment Opportunity (B1/B2 use) within settlement Proximity to Protected/ Less than 5 miles Between 5 miles to 10 miles | <25% of premises unable to receive 30Mbit/s 25%-75 % of premises unable to receive 30Mbit/s >75% of premises unable to receive 30Mbit/s >75% of premises unable to receive 30Mbit/s Protected Employment Opportunity (30% Protected Employment Site within settlement Identified Business/Industrial Sites or Mixed-Use Sites within settlement Other Employment Opportunity (B1/B2 use) within settlement Proximity to Protected/Identified Employment opportunity to Protected/Identified Employment Froximity to Protected/Identified Employment opportunity to Prot | Score | Score Score |

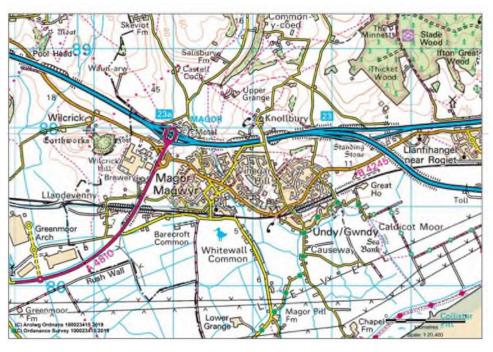
| | Yes | Possible | Actual | Comments |
|-------------|-----|----------|------------|------------------------|
| | | Score | Score | |
| Score | | 60 | 20 (33.3%) | Weighted Score = 10% |
| | | | | |
| Total Score | | 193 | 46 | Weighted Score = 30.9% |

^{*2}e 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

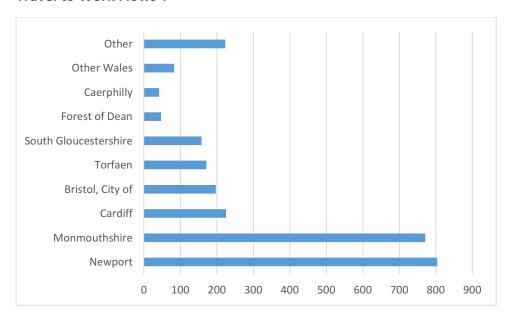
Economically Active²: 75.4%

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: Lower Quartile House Price to

Income Ratio:9

Monmouthshire - £398,859 Monmouthshire - 11:1

Mill - £396,344 Mill - 12:1 The Elms - £329,378 The Elms - 8:1

Number of Households with a Housing Need:

91 ¹⁰

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 | Actual | Comments | |
|-------|----------------------------|----------------|---------------|--------------------|---|--|
| | | | Score | Score | | |
| Settl | ement: | Magor with | Jndy | | | |
| Princ | ciple 1: Transport Service | s/Accessibilit | y (40%) | | | |
| Activ | ve Travel | | | | | |
| 1a | Presence of Active Trav | el Routes with | in the Settle | ment ¹² | | |
| | Several Routes | ✓ | 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. | |
| | One Route | | 5 | | | |
| | No Routes | | 0 | | | |
| 1b | Walking distance to a h | igher order se | ttlement via | active travel | route ¹³ | |
| | 1.5 miles | | 1 | | 4.3 miles (Intermittent Network) from Magor to Caldicot Baptist | |
| | | | | | Church via PROW footpaths, bridleways and restricted byways. | |
| 1c | Cycling distance to a hig | her order set | tlement via a | ctive travel r | oute ¹⁴ | |
| | 3.0 miles | | 1 | | 4.44 miles from Magor to Caldicot Baptist Church via National Cycle | |
| | | | | | Route | |
| Bus | Bus Services | | | | | |
| 1d | Bus Stop | √ | 1 | 1 | There are a number of bus stops throughout the settlement. | |
| 1e | Bus frequency | | | • | | |

¹¹ As surveyed September – November 2022

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 | Actual | Comments |
|------|---------------------------|--------------|----------|--------|--|
| | | | Score | Score | |
| | 'Turn up and go' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | \checkmark | 3 | 3 | X74 Magor – Newport (Hourly 08:09 – 21:12) |
| | service between 31- | | | | X74 Newport – Magor (Hourly 06:12 – 19:15) |
| | 60 minutes. | | | | X74 Magor - Caldicot – Portskewett – Chepstow (Hourly 06:39 – 19:55) |
| | | | | | X74 Chepstow – Portskewett – Caldicot - Magor (Hourly 07:25 – 20:35) |
| | Daily frequency- more | | 2 | | T7 Magor - Caldicot - Chepstow - Cribbs Causeway – Bristol (2x |
| | than hourly (at least | | | | morning services) |
| | one morning and one | | | | T7 Bristol – Cribbs Causeway – Chepstow – Caldicot - Magor (2x |
| | late afternoon service | | | | evening services) |
| | to a main centre). | | | | 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 | | |
| | n Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | | |
| | Less than 5 miles | \checkmark | 5 | 5 | Severn Tunnel Junction – 2.7miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | d Services | | | | |

| | | Yes | Possible | Actual | Comments |
|-------|-----------------------------|--------------------------|----------|------------|---------------------------|
| | | 163 | Score | Score | Comments |
| 1h | Distance to major road i | notwork ¹⁵ | Jeore | Jeore | |
| TII | | retwork | F | T = | D4245 0.2miles |
| | Less than 5 miles | \checkmark | 5 | 5 | B4245 - 0.2miles |
| | | | | | M4 – 1.3miles |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 36 | 24 (66.7%) | Weighted score = 26.7% |
| Princ | ciple 2: Community service | es & facilities | (30%) | | |
| Pres | ence of Retail Centre witl | hin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | √ | 10 | 10 | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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 | Actual | Comments |
|------|---------------------------------|----------|----------|--------|--|
| | | | Score | Score | |
| 2h | Bank | | 3 | | |
| 2i | Petrol Filling Station | | 3 | | |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including | √ | 3 | 3 | Undy Church and Community Hall, Undy Memorial Hall, Magor Church |
| | village hall & church | | | | Hall, Magor Scout Hut, Ebenezer Baptist Church Schoolroom, GWT |
| | hall) | | | | Derek Upton Centre, Schoolroom Magor Marsh |
| 2k | Library | | 3 | | |
| 21 | 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 |
| 20 | Childs Play Area | √ | 3 | 3 | More than 3 |
| 2p | Youth Club (including | ✓ | 3 | 3 | 1 st Magor Scouts, Brownies, Cubs, Rangers and Rainbows in Church |
| | scout & guide groups) | | | | Hall School, GWT Wildlife Warriors at Derek Upton Centre Magor |
| | | | | | Marsh |
| Med | lical 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 |
| Educ | cation Facilities | | | | |
| 2u | Nursery | √ | 3 | 2 | Stepping Stones, Wales 1 Day Nursery, Undy School |
| | School/Playgroup/ | | | | |
| | Toddler Group | | | | |

| | | Yes | Possible | Actual | Comments |
|------|---------------------------------|-------------|----------|--------|---|
| | | 163 | Score | Score | Comments |
| 2v | Primary School | √ | 3 | 2 | Magor C I W Primary School |
| | · | | | | Undy Primary School |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ys | | |
| 2x | Public House | √ | 3 | 2 | Wheatsheaf Inn |
| | | | | | The Golden Lion |
| 2y | Tea | √ | 3 | 3 | Angelos Fish and Chips, Steak on the Square, Donnies Coffee Shop, The |
| | Shop/café/restaurant | | | | Blue Cumin, Mango House Restaurant |
| Broa | ndband Connection ¹⁹ | | | | |
| 2z | Broadband | √ | 5 | 5 | Fibre and non-fibre broadband |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | 9 | | | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | √ | 1 | 1 | Median download speed 25.5 (Mbit/s) |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/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 | Actual | Comments |
|---|---|------------------|----------|---------------|--|
| | | | Score | Score | |
| | 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 | e | | 97 | 46 (47.4%) | Weighted score = 14.2% |
| Princ | ciple 3: Employment Oppo | ortunity (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 | | n the settlement | | | |
| | Less than 5 miles | | 10 | | |
| | Between 5 miles to 10 miles | | 5 | | |

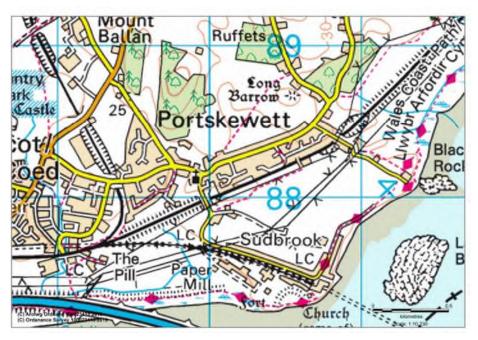
| | | Yes | Possible | Actual | Comments | |
|-------------|-----------------------|-----|----------|------------------------|----------------------|--|
| | | | Score | Score | | |
| | Greater than 10 miles | | 0 | | | |
| Scor | Score | | 60 | 50 (83.3%) | Weighted Score = 25% | |
| | | | | | | |
|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

^{*2}e 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

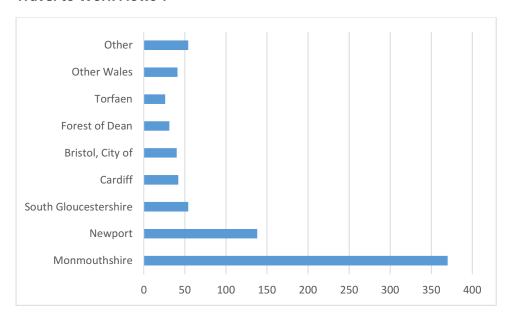
Economically Active²: 68.5%

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

Self-Containment⁶

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

| Housin |
|--------|
| |

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

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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 | Actual | Comments |
|-------|----------------------------|-----------------|---------------|--------------------|---|
| | | | Score | Score | |
| Settl | ement: | Portskewett | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Trav | el Routes withi | n the Settlen | nent 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 | Actual | Comments |
|-----|--|---------------|---------------|--------------|--|
| | | | Score | Score | |
| 1b | Walking distance to a hi | gher order se | ttlement via | active trave | I route ¹³ |
| | 1.5 miles | | 1 | | 2.10 miles (Network intermittent) via PROW footpaths to Caldicot Baptist Church. |
| 1c | Cycling distance to a hig | her order set | tlement via a | ctive 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 | Actual | Comments | | |
|-------|---|-----------------------|----------|------------|---------------------------------|--|--|
| | | | Score | Score | | | |
| | late afternoon service | | | | | | |
| | to a main centre). | | | | | | |
| | Grass Routes Service | | 1 | | | | |
| | No Service | | 0 | | | | |
| Trair | 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 | | 1 | | Chepstow 5 miles | | |
| | miles | | | | | | |
| | Greater than 10 miles | | 0 | | | | |
| Road | l Services | | | | | | |
| 1h | Distance to major road r | network ¹⁵ | | | | | |
| | Less than 5 miles | ✓ | 5 | 5 | B4245 – 0.8miles | | |
| | | | | | A48 – 1.9miles | | |
| | | | | | A466 – 4.1miles | | |
| | Between 5 miles to 10 | | 1 | | M48 – 5.2miles | | |
| | miles | | | | | | |
| | Greater than 10 miles | | 0 | | | | |
| Score | Score | | | 15 (41.7%) | Weighted score = 16.7% | | |
| Princ | Principle 2: Community services & facilities (30%) | | | | | | |
| Pres | 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 | s Possible A | Actual | Comments |
|------|----------------------------|--------------------------|--------------|--------|---|
| | | | Score | Score | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | \checkmark | 2 | 2 | Caldicot High Street – 1.5miles |
| | | | | | Chepstow - 4.8miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | llar Needs | | | | |
| 2e* | Convenience Store | \checkmark | 3 | 1 | Premier Portskewett Stores |
| 2f | Other non-food Shop | \checkmark | 3 | 1 | Hair Studio |
| 2g | Post Office | | 3 | | |
| 2h | Bank | | 3 | | |
| 2i | Petrol Filling Station | | 3 | | |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including | √ | 3 | 2 | Portskewett Church Hall, also Portskewett and Sudbrook Recreation |
| | village hall & church | | | | Hall (Off Manor Way) |
| | hall) | | | | |
| 2k | Library | | 3 | | |
| 21 | Place of Worship | ✓ | 3 | 1 | Church of St Mary (Weekly Services) |
| 2m | Publicly Accessible | √ | 3 | 3 | The Corn Field Project, Stow Ball Hill, Hill Barn View, Black Rock picnic |
| | Open Space | | | | Site and Harold's Field |
| 2n | Sports Ground (pitch | √ | 3 | 1 | Portskewett Recreation Ground |
| | available) | | | | |

 $^{^{17}}$ 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 |
|------|---|-------------|-------------------|-----------------|---|
| 20 | 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 |
| Med | lical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | √ | 3 | 1 | Portskewett Surgery |
| 2s | Pharmacy | √ | 3 | 1 | Portskewett Pharmacy |
| 2t | Dentist | | 3 | | |
| Edu | cation Facilities | | <u>.</u> | | |
| 2u | Nursery School/Playgroup/ Toddler Group | | 3 | | |
| 2v | Primary School | √ | 3 | 1 | Archbishop Rowan Williams CIW School |
| 2w | Secondary School/Further Education College | | 3 | | |
| Cafe | es, Bars, Pubs, Restaurant | s & Takeawa | ıys | | |
| 2x | Public House | √ | 3 | 1 | Portskewett Inn |
| 2у | Tea Shop/café/restaurant | | 3 | | |
| Broa | adband Connection ¹⁹ | | • | , | |
| 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 | 1 | 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 | | |
| Scor | | | 97 | 28 (28.9%) | Weighted score = 8.7% |
| Prin | ciple 3: Employment Opp | ortunity (30% | %) | | |
| 3a | Protected Employment Site within settlement | | 20 | | |

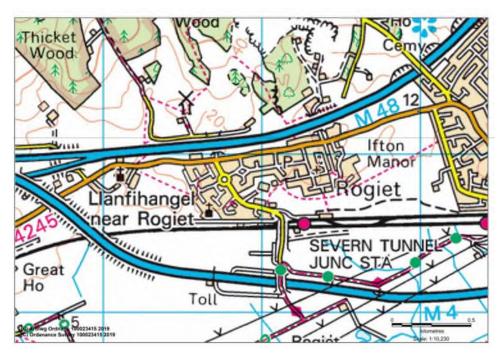
| | | Yes | Possible | Actual | Comments |
|-------|-------------------------|---------------|--------------|---------------|-----------------------------------|
| | | | Score | Score | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within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

^{*2}e 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



Settlement Area: 37.03ha

Population Size¹: 1,791

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.

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

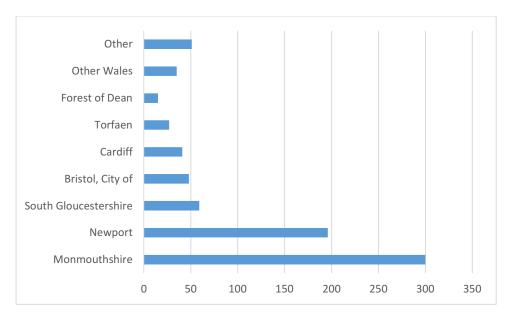
Economically Active²: 77.2%

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 |
|---------|
| HUUSIIR |
| |

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:

37 ¹⁰

| | Services and Facilities ¹¹ | | | | | |
|-------|--|-----------------|----------------|-----------------|---|--|
| | | Yes | Possible | Possible Actual | Comments | |
| | | | Score | Score | | |
| Settl | ement: | Rogiet | | | | |
| Princ | ciple 1: Transport Service | es/Accessibilit | y (40%) | | | |
| Activ | 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 h | igher order se | ttlement via a | active travel r | oute ¹³ | |
| | 1.5 miles | | 1 | | 1.87 miles (network intermittent) to Caldicot Baptist Church. | |
| 1c | Cycling distance to a high | gher order set | tlement via ad | ctive travel ro | ute 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 | n 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 0 Greater than 10 miles 0 Nostrices 1h Distance to major road network¹5 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 0 Greater than 10 miles 0 Greater than 10 miles 0 Greater than 10 miles 0 Scor | | _ | | | | |
|---|-------|----------------------------|--------------------------|----------|------------|---|
| miles 0 0 | | Less than 5 miles | | 5 | | |
| Greater than 10 miles 0 Distance to major road network¹5 Less than 5 miles ✓ 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 | | Between 5 miles to 10 | | 1 | | |
| Road Services 1h Distance to major road network¹5 Less than 5 miles ✓ 5 | | miles | | | | |
| 1h Distance to major road network¹5 Less than 5 miles | | Greater than 10 miles | | 0 | | |
| 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 | Road | Services | | | | |
| Between 5 miles to 10 | 1h | Distance to major road r | network ¹⁵ | | | |
| Between 5 miles to 10 miles 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 | | Less than 5 miles | ✓ | 5 | 5 | The centre of Rogiet (Green Close) is located 3.3 miles from junction |
| miles Greater than 10 miles Score 36 29 (80.6%) Weighted score = 32.2% Principle 2: Community services & facilities (30%) Presence of Retail Centre within or near settlement | | | | | | 23A of the M4 with links to the M48 and A449. |
| 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 | | Between 5 miles to 10 | | 1 | | |
| Score 36 29 (80.6%) Weighted score = 32.2% Principle 2: Community services & facilities (30%) Presence of Retail Centre within or near settlement | | miles | | | | |
| Principle 2: Community services & facilities (30%) Presence of Retail Centre within or near settlement | | Greater than 10 miles | | 0 | | |
| Presence of Retail Centre within or near settlement | Score | e | | 36 | 29 (80.6%) | Weighted score = 32.2% |
| | Princ | ciple 2: Community service | es & facilities | (30%) | • | |
| 2a Town Centre ¹⁶ 20 | Prese | ence of Retail Centre with | hin or near se | ttlement | | |
| 20 Town Serial 20 | 2a | Town Centre ¹⁶ | | 20 | | |
| 2b Local Centre ¹⁷ 10 | 2b | Local Centre ¹⁷ | | 10 | | |
| 2c Neighbourhood 5 | 2c | Neighbourhood | | 5 | | |
| Centre | | Centre | | | | |
| 2d Proximity to Town or Local Centre ¹⁸ | 2d | Proximity to Town or Lo | cal Centre ¹⁸ | • | • | |
| Less than 5 miles ✓ 2 2 Caldicot CSA 1.8 miles | | Less than 5 miles | √ | 2 | 2 | Caldicot CSA 1.8 miles |
| Between 5 miles to 10 1 | | Between 5 miles to 10 | | 1 | | |
| miles | | miles | | | | |
| Greater than 10 miles 0 | | 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

As defined in the adopted LDP Policy S6 – Retail Hierarchy
 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 |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 1 | Village Sports Hall |
| 2k | Library | | 3 | | |
| 21 | 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 |
| 20 | 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) |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | ation Facilities | | | | |

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

| | unable to receive | | | | |
|-------|----------------------------------|----------------|-----|-----------------|---|
| | 30Mbit/s 25%-75 % of premises | | 1 | | |
| | unable to receive | | 1 | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | e | | 97 | 30 (30.9%) | Weighted score = 9.3% |
| Princ | ciple 3: Employment Opp | ortunity (30% |) | | |
| 3a | Protected | ✓ | 20 | 20 | Progress Industrial Estate (SAE2r); Cheeseman's Industrial Estate |
| | Employment Site | | | | (SAE2q) |
| | within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within | | | | |
| | settlement | | | | |
| 3c | Other Employment | | 10 | | |
| | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | 1 | |
| 3d | Proximity to Protected/ | Identified Emp | | e it not within | the settlement |
| | Less than 5 miles | | 10 | 1 | |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | | | 60 | 20 (33.3%) | Weighted Score = 10% |
| | | | | | |
| | l 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

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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

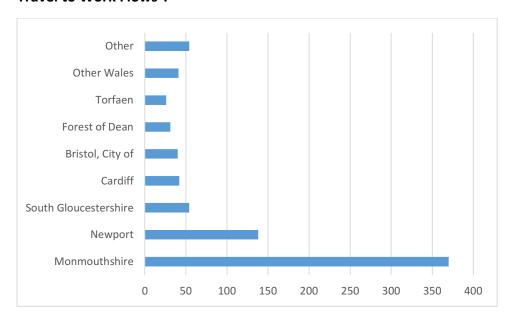
Economically Active²: 68.5%

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

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:

Lower Quartile House Price to Income Ratio:9

Monmouthshire - £398,859 Monmouthshire - 11:1

^{**} Excludes farm agriculture

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) – 10:1

Number of Households with a Housing Need:

32¹⁰ (includes Crick, Portskewett and Sudbrook)

Services and Facilities¹¹

| | | Yes | Possible | Actual | Comments |
|-------|----------------------------|-----------------|----------------|--------------------|--|
| | | | Score | Score | |
| Settl | lement: | Sudbrook | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Trav | el Routes withi | in the Settlen | nent 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 h | igher order set | tlement via a | active travel r | oute ¹³ |
| | 1.5 miles | | 1 | | 2.45 miles (Intermittent network) via PROW footpaths to Caldicot Baptist Church. |
| 1c | Cycling distance to a hig | gher order sett | lement via ad | ctive travel ro | ute 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 S | 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 | | |
| Trair | Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | | |
| | Less than 5 miles | ✓ | 5 | 5 | 2.7 miles to Caldicot Train Station |

| | | Vaa | Possible | A stud | Commonto |
|-------|----------------------------|--------------------------|----------|------------|---|
| | | Yes | | Actual | Comments |
| | | | Score | Score | |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | l Services | | | | |
| 1h | Distance to major road i | 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 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | е | | 36 | 13 (36.1%) | Weighted score = 14.4% |
| Princ | ciple 2: Community service | es & facilities | (30%) | | |
| Pres | ence of Retail Centre witl | hin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | • | - 1 | |
| | 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 | | 1 | | |
| | miles | | | | |
| | 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

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

| | | Yes | Possible Score | Actual Score | Comments |
|------|--|----------|-------------------|-----------------|---|
| Regu | ılar 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 | | |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 1 | Portskewett and Sudbrook Recreation Hall (Off Manor Way) |
| 2k | Library | | 3 | | |
| 21 | 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 | | |
| 20 | Childs Play Area | ✓ | 3 | 1 | Sudbrook Fort Play Area |
| 2р | Youth Club (including scout & guide groups) | 1 | 3 | 1 | Portskewett and Sudbrook Youth Club on Tuesday evenings. Sudbrook Sports and Social Club. |
| Med | ical Facilities | | · | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | ation Facilities | | | | |

| | | Yes | Possible | Actual | Comments |
|------|--------------------------------|-------------|----------|--------|--|
| | | | Score | Score | |
| 2u | Nursery | | 3 | | |
| | School/Playgroup/ | | | | |
| | Toddler Group | | | | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ys | | |
| 2x | Public House | | 3 | | |
| 2y | Tea | | 3 | | |
| | Shop/café/restaurant | | | | |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband | 1 | 5 | 5 | Fibre and non-fibre broadband is available |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | 9 | | | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | ✓ | 1 | 1 | Median download speed 11.8 (Mbit/s) |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |

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 | | 30016 | Score | |
| | Broadband Coverage | | 1 | 1 | |
| | <25% of premises | | 2 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75 % of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | ✓ | 0 | | 89% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| _ | 30Mbit/s | | | | |
| Score | e | | 97 | 15 (15.5%) | Weighted score = 4.7% |
| Princ | ciple 3: Employment Opp | ortunity (30% | | (13.370) | |
| 3a | Protected | | 20 | Τ | |
| | Employment Site | | | | |
| | within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within | | | | |
| | settlement | | | | |
| 3c | Other Employment | | 10 | | |
| | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | | |
| 3d | Proximity to Protected/ | Identified Em | ployment Site | e if not withir | n 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) |

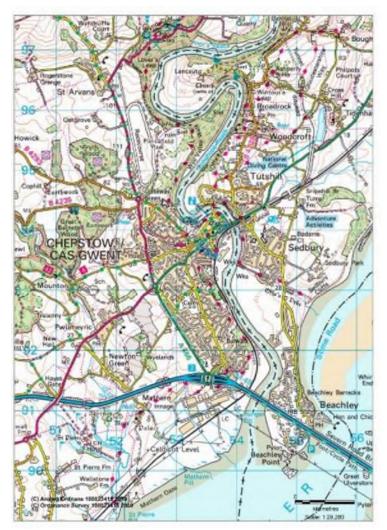
| | | Yes | Possible | Actual | Comments |
|-------|-----------------------|-----|----------|------------|------------------------|
| | | | Score | Score | |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | 2 | | 60 | 10 (16.7%) | Weighted Score = 5% |
| | | | | | |
| Total | Score | | 193 | 38 | Weighted Score = 24.1% |

^{*2}e 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

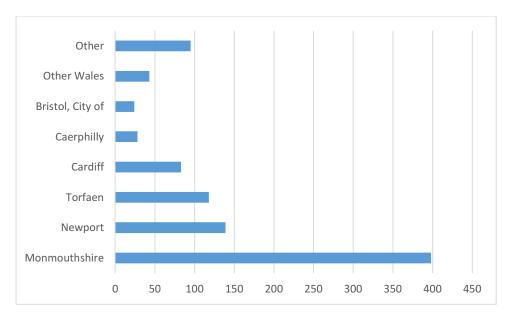
Economically Active²: 72.4%

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 | Actual | Comments |
|--|--|--------------------|----------|--------|--|
| | | | Score | Score | |
| Sett | lement: | Chepstow | | | |
| Prin | ciple 1: Transport Service | s/Accessibility | (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Travel Routes within the Settlement ¹² | | | | |
| | Several Routes | 1 | 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 | | oute 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 | | | | 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) |

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 $^{^{14}}$ As defined in the adopted LDP Strategic Policy S1 - The Spatial Distribution of New Housing Provision

| | | Yes | Possible | Actual | Comments | |
|------|-----------------------------|----------|----------|--------|---|--|
| | | | Score | Score | | |
| | | | Score | Score | 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) | |
| | Grass Routes Service | | 1 | | National Express Services operate from the Town | |
| | No Service | | 0 | | | |
| Trai | n Services | | 10 | | | |
| 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 | | | |
| Roa | Road Services | | | | | |

| | | Yes | Possible | Actual | Comments |
|-------|-----------------------------|--------------------------|----------|------------|--|
| | | | Score | Score | |
| 1h | Distance to major road r | network ¹⁵ | | | |
| | Less than 5 miles | ✓ | 5 | 5 | M48, A48, A466 |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 36 | 29 (80.6%) | Weighted score = 32.2% |
| Princ | ciple 2: Community service | es & facilities | (30%) | · | |
| Pres | ence of Retail Centre witl | nin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | √ | 20 | 20 | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | √ | 5 | 5 | Bulwark, Thornwell |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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

As defined in the adopted LDP Policy S6 – Retail Hierarchy
 As defined in the adopted LDP Policy S6 – Retail Hierarchy
 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 |
| Com | munity Facilities | | | | |
| 2ј | 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 |
| 21 | 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 |
| 20 | Childs Play Area | ✓ | 3 | 3 | A number throughout the settlement |
| 2р | Youth Club (including scout & guide groups) | ✓ | 3 | 3 | I st Bulwark Scouts & Guiding Groups, Building Bridges Club (Additional needs children), 1 st Chepstow Boy & Girls Brigade, Chepstow Youth Centre |
| Med | lical 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 |
| Educ | cation facilities | | | | |

| | | Yes | Possible | Actual | Comments |
|------|--|-------------|------------|---------|--|
| 2u | Nursery School/Playgroup/ Toddler Group | 1 | Score 3 | Score 3 | Riverside Nursery School, Pembroke School Nursery, Thornwell School Nursery, Bluebells Playgroup, Little Acorns Playgroup, 2x toddler groups |
| 2v | Primary School | 1 | 3 | 3 | The Dell, St Marys, Thornwell & Pembroke |
| 2w | Secondary School/Further Education College | ✓ | 3 | 1 | Chepstow School |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | iys | | |
| 2x | Public House | ✓ | 3 | 3 | 14x public houses |
| 2у | Tea Shop/café/restaurant | 1 | 3 | 3 | 12x Tea shops/café/restaurants |
| Broa | dband Connection ¹⁹ | <u> </u> | | | |
| 2z | Broadband connectivity | 1 | 5 | 5 | Fibre and non-fibre broadband |
| | No Broadband connection | | 0 | | |
| | Broadband Performance | e | | | |
| | High median download speed of >30 Mb/s | 1 | 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 | Actual | Comments |
|-------|--------------------------|---------------|--------------|-----------------|--|
| | 40.541./ | | Score | Score | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | , | | |
| | <25% of premises | ✓ | 2 | 2 | 2.2% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Scor | e | | 97 | 79 (81.4%) | Weighted score = 24.4% |
| Princ | ciple 3: Employment Oppo | ortunity (30% | %) | | |
| 3a | Protected | ✓ | 20 | 20 | SAE2f - School Hill, SAE2g - Station Road, SAE2i - Bulwark Road, SAE2j - |
| | Employment Site | | | | Beaufort Park, SAE2k - Newhouse Farm |
| | within settlement | | | | |
| 3b | Identified | ✓ | 20 | 20 | SAE1f - Newhouse Farm, SAE1i - Beaufort Park |
| | Business/Industrial | | | | , and the second |
| | Sites or Mixed-Use | | | | |
| | Sites within | | | | |
| | settlement | | | | |
| 3c | Other Employment | | 10 | 10 | There are other employment opportunities in the settlement outside |
| | Opportunity (B1/B2 | • | | | those identified above. |
| | use) within settlement | | | | those identified above. |
| 3d | Proximity to Protected/I | dentified Em | nlovment Sit | e if not within | the settlement |
| Ju | Less than 5 miles | dentined Elli | 10 | THOU WILLIIII | and settlement |
| | | | | | |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |

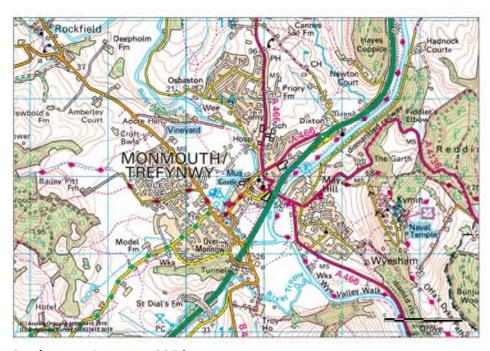
| | | Yes | Possible | Actual | Comments | |
|-------------|-----------------------|-----|----------|------------------------|----------------------|--|
| | | | Score | Score | | |
| | Greater than 10 miles | | 0 | | | |
| Scor | Score | | 60 | 50 (83.3%) | Weighted Score = 25% | |
| | | | | | | |
|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

^{*2}e 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

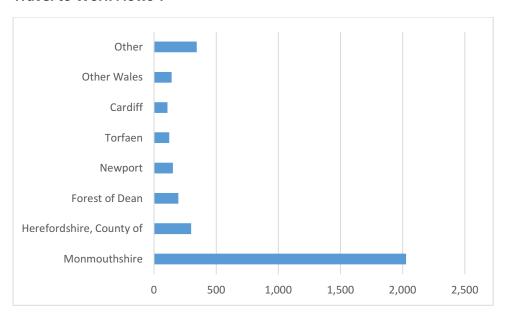
Economically Active²: 67.0%

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.

| - | |
|---|----------|
| | |
| | Ηριικίησ |
| | 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:

309 ¹⁰

Services and Facilities¹¹

| | | Yes | Possible | Actual | Comments |
|-------|----------------------------|-----------------|----------------|--------------------|---|
| | | | Score | Score | |
| Settl | lement: | Monmouth | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Trav | el Routes with | in the Settlem | nent ¹² | |
| | Several Routes | 1 | 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 hi | igher order set | tlement via a | ctive travel r | oute ¹³ |
| | 1.5 miles | | 1 | | |
| 1c | Cycling distance to a hig | her order sett | lement via ac | tive travel ro | ute 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 | | <u> </u> | | |
| 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 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 | | |
| Trair | n 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 | d 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 | | |
| Scor | Score | | | 18 (50.0%) | Weighted score = 20% |
| Princ | ciple 2: Community servi | ces & facilitie | es (30%) | | |
| Pres | ence of Retail Centre wit | hin or near s | ettlement | | |
| 2a | Town Centre ¹⁶ | 1 | 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 Loc | al Centre ¹⁸ | · | • | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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 |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including village hall & church hall) | 1 | 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 |
| 21 | 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 |
| | avallable) | | | | 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. |
| 20 | 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 | ✓ | 3 | 3 | Attik Youth Group, 1st Wyesham Scouts, 1st Wyesham Rainbows, 1st |
| | scout & guide groups) | | | | 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 |
| | lical Facilities | | | | |
| 2q | Hospital | √ | 3 | 1 | Monnow Vale Community Hospital (No A&E) |
| 2r | GP Surgery | √ | 3 | 2 | 2: Dixton 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 |
| | cation Facilities | | | • | |
| 2u | Nursery | ✓ | 3 | 3 | Bugs and Bees Outdoor Toddlers, Busy Bees Toddler Group |
| | School/Playgroup/ | | | | Cylch Ti A Fi Trefynwy, Footprints Parent and Toddler Group, |
| | 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. |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ıys | | |
| 2x | Public House | ✓ | 3 | 3 | 6 within the CSA and 7 additional throughout the settlement. |
| 2y | Tea Shop/café/restaurant | 1 | 3 | 3 | A number within the CSA |
| Broa | dband Connection ¹⁹ | | · | | |
| 2z | Broadband connectivity | | 5 | 5 | Fibre and Non-fibre broadband is available |
| | No Broadband connection | | 0 | | |
| | Broadband Performance | <u> </u> | | | |
| | 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#

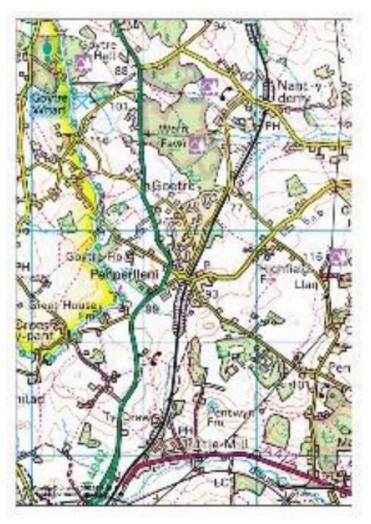
| | | Yes | Possible Score | Actual Score | Comments |
|------|---|---------------|-------------------|-----------------|---|
| | <25% of premises unable to receive | ✓ | 2 | 2 | 7.3% of premises unable to receive 30Mbit/s |
| | 30Mbit/s 25%-75 % of premises unable to receive 30Mbit/s | | 1 | | |
| | >75% of premises unable to receive 30Mbit/s | | 0 | | |
| Scor | e | | 97 | 76 (78.4%) | Weighted score = 23.5% |
| Prin | ciple 3: Employment Opp | ortunity (30% | 6) | | |
| 3a | Protected Employment Site within settlement | | 20 | 20 | 3 Sites: Wonastow Road (SAE2I); 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/I | dentified Em | ployment Sit | e if not within | the settlement |
| | Less than 5 miles | | 10 | | |
| | Between 5 miles to 10 miles | | 5 | | |
| | Greater than 10 miles | | 0 | | |
| Scor | e | | 60 | 50 (83.3%) | Weighted Score = 25% |
| 91 | | | 193 | 144 | Weighted Score = 68.5% |

^{*2}e 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 |
|-----------------|-------------|-----------------------------------|
| | | 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%

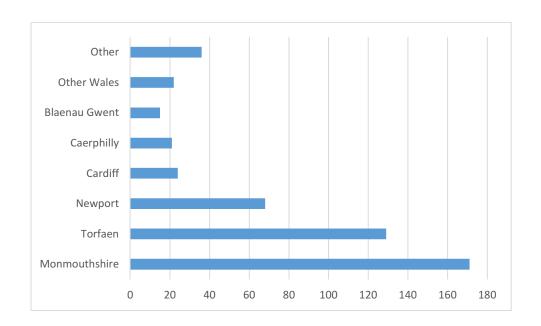
Employed³: 60.8%

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

Self-Containment⁶

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

| Housing |
|----------|
| 110using |

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

^{**} Excludes farm agriculture

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 | Actual | Comments | | | | |
|-------|---|-----------------|---------------|--------------------|---|--|--|--|--|
| | | | Score | Score | | | | | |
| Settl | lement: | Penperlleni | | | | | | | |
| Princ | Principle 1: Transport Services/Accessibility (40%) | | | | | | | | |
| Activ | ve Travel | | | | | | | | |
| 1a | Presence of Active Trave | el Routes withi | n the Settlem | nent ¹² | | | | | |
| | Several Routes | | 10 | | | | | | |
| | One Route | 1 | 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 hi | igher order set | tlement via a | ctive travel ro | oute ¹³ | | | | |
| | 1.5 miles | | 1 | | 10.8 miles via PROW footpaths to Lion Street Abergavenny | | | | |
| 1c | Cycling distance to a hig | her order sett | lement via ac | tive travel ro | ute 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 | 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 | Actual | Comments |
|------|---------------------------|-----|----------|--------|--|
| | | 163 | Score | Score | Comments |
| 1e | Bus frequency | | 30016 | JCOTE | |
| | 'Turn up and go' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | | 3 | 3 | X3 – Pontypool to Abergavenny (Hourly, some every 30 mins) |
| | service between 31-60 | V | | | 7.5 Tontypool to Abergaveniny (nounty, some every 50 mins) |
| | minutes. | | | | |
| | Daily frequency- more | | 2 | | |
| | than hourly (at least | | | | |
| | one morning and one | | | | |
| | late afternoon service | | | | |
| | to a main centre). | | | | |
| | Grass Routes Service | | 1 | | |
| | No Service | | 0 | | |
| Trai | n 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 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | d Services | | | | |

| | | Yes | Possible | Actual | Comments |
|-------|-----------------------------|--------------------------|----------|------------|---|
| | | | Score | Score | |
| 1h | Distance to major road i | network ¹⁵ | | | |
| | Less than 5 miles | \checkmark | 5 | 5 | A4042 |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 36 | 19 (52.8%) | Weighted score = 21.1% |
| Princ | ciple 2: Community service | es & facilities | (30%) | · | |
| Pres | ence of Retail Centre wit | hin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 miles | ✓ | 1 | 1 | Abergavenny – 6.8 miles |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar Needs | | | | |
| 2e* | Convenience Store | 1 | 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

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

| | | Yes | Possible | Actual | Comments |
|------|--|--------------|----------|--------|--|
| 2i | Petrol Filling Station | | Score 3 | Score | |
| | <u> </u> | | 3 | | |
| | munity Facilities | | | T . | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 2 | Goytre Village Hall, Goytre Community Centre |
| 2k | Library | | 3 | | |
| 21 | 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 |
| 20 | Childs Play Area | \checkmark | 3 | 1 | Goytre Recreation Ground |
| 2p | Youth Club (including scout & guide groups) | ✓ | 3 | 2 | Youth Café (Every Friday)/ Goytre Scouts/Guides |
| Med | lical Facilities | | <u> </u> | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | ✓ | 3 | 1 | Goytre Surgery - 35 Highfield Goytre Pontypool (limited hours) |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Edu | cation Facilities | | <u> </u> | | |
| 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 | | |
| Cafe | s, Bars, Pubs, Restaurants | & Takeawa | ays | | |

| | | 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) |
| Broa | adband Connection ¹⁹ | | | | |
| 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#

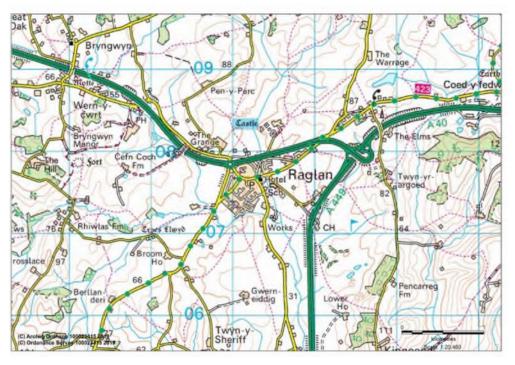
| | | Yes | Possible Score | Actual Score | Comments |
|-------|---|----------------|-------------------|-----------------|------------------------|
| | unable to receive 30Mbit/s | | | | |
| Score | 9 | | 97 | 28(28.9%) | Weighted score = 8.7% |
| Princ | iple 3: Employment Opp | ortunity (30%) |) | | |
| 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/ | dentified Emp | loyment 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 | Score | | 60 | 20 (33.3%) | Weighted Score = 10% |
| | | | | | |
| Total | Score | | 193 | 67 | Weighted Score = 39.8% |

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point

^{*2}e to 2y - more than 3 of each service/facility -3 points

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%

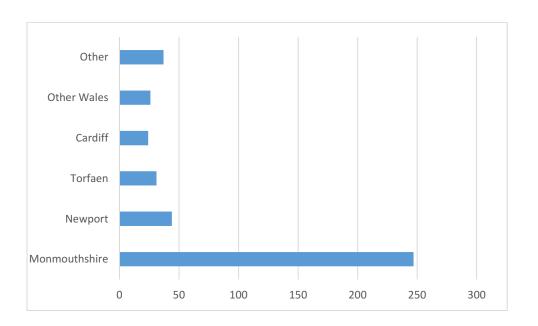
Employed³: 66.2%

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

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:

Lower Quartile House Price to Income Ratio:9

Monmouthshire - £398,859

Monmouthshire - 11:1

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

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

^{**} Excludes farm agriculture

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 | Actual | Comments |
|-------|----------------------------|-----------------|----------------|--------------------|--|
| | | | Score | Score | |
| Settl | ement: | Raglan | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | / (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Trave | el Routes with | in the Settlen | nent ¹² | |
| | Several Routes | 1 | 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 hi | igher order set | tlement via a | ctive travel r | route ¹³ |
| | 1.5 miles | | 1 | | |
| 1c | Cycling distance to a hig | her order sett | lement via ac | tive travel ro | pute 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 S | Bus Services | | | | |
| 1d | Bus Stop | 1 | 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 | Actual | Comments |
|-------|---|-----|----------|--------|---|
| | | | Score | Score | |
| | '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). | 1 | 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 | | |
| Trair | n 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 | d Services | | | | |

| | | | I | | - | | | | |
|---|---|--|----------|------------|---|--|--|--|--|
| | | Yes | Possible | Actual | Comments | | | | |
| | | | Score | Score | | | | | |
| 1h | <u> </u> | ance 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% | | | | |
| Princ | ciple 2: Community service | es & facilities | s (30%) | | | | | | |
| Presence of Retail Centre within or near settlement | | | | | | | | | |
| 2a | Town Centre ¹⁶ | | 20 | | | | | | |
| 2b | Local Centre ¹⁷ | 1 | 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 | | | | | | |
| Regu | ılar 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

As defined in the adopted LDP Policy S6 – Retail Hierarchy
 As defined in the adopted LDP Policy S6 – Retail Hierarchy
 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 |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including village hall & church hall) | 1 | 3 | 1 | 1: Old Church School Community Centre (MCC building with a SLA with a local third sector association) |
| 2k | Library | | 3 | | |
| 21 | Place of Worship | 1 | 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 |
| 20 | Childs Play Area | ✓ | 3 | 1 | There is a large and well equipped children's play area just off Prince Charles Road |
| 2р | Youth Club (including scout & guide groups) | 1 | 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) |
| Med | lical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | ✓ | 3 | 1 | 1: Castlegate Medical Practice |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation 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 | Actual | Comments |
|------|--------------------------------|-------------|----------|--------|---|
| | | | Score | Score | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurants | s & Takeawa | ays | | |
| 2x | Public House | ✓ | 3 | 2 | The Beaufort Arms; The Ship Inn |
| 2y | Tea | 1 | 3 | 2 | Raglan Fryer, Raglan Country Estate |
| , | Shop/café/restaurant | | | | |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband | ✓ | 5 | 5 | Fibre and non-fibre broadband is available |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | <u> </u> | - | • | |
| | High median | ✓ | 2 | 2 | Median download speed 39.8 (Mbit/s) |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | | 1 | | |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | I | | |
| | <25% of premises | | 2 | 2 | 1.8% of premises unable to receive 30Mbit/s |
| | unable to receive | • | - | _ | 2.070 St p. C |
| | 30Mbit/s | | | | |

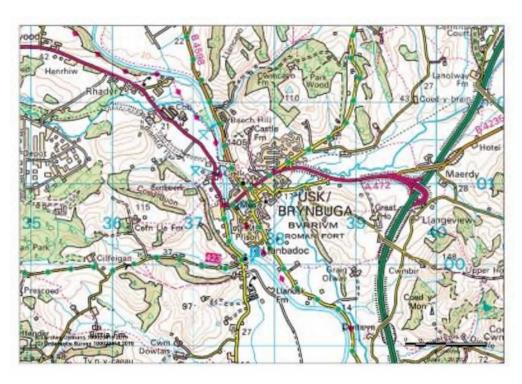
¹⁹ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21 https://data.cdrc.ac.uk/dataset/broadband-speed#

| | | Yes | Possible Score | Actual Score | Comments |
|-------------|---|---------------|-------------------|-----------------|---|
| | 25%-75% of premises | | 1 | | |
| | unable to receive 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Scor | e | | 97 | 38 (39.2%) | Weighted score = 11.8% |
| Prin | ciple 3: Employment Oppo | rtunity (30% | %) | • | |
| 3a | Protected Employment | √ | 20 | 20 | Raglan Enterprise Park (SAE2u) is located just outside of the |
| | Site within settlement | | | | 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 | | 20 | | |
| | Business/Industrial Sites | | | | |
| | or Mixed-Use Sites | | | | |
| | within settlement | | | | |
| 3c | Other Employment | | 10 | | |
| | Opportunity (B1/B2 use) within settlement | | | | |
| 3d | Proximity to Protected/Id | dentified Em | nloyment Sit | e if not within | the settlement |
| Ju | Less than 5 miles | acritifica Em | 10 | The Within | the settlement |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Scor | Score | | 60 | 20 (33.3%) | Weighted Score = 10% |
| 3001 | _ | | 1 30 | 1 20 (00:070) | 100000000000000000000000000000000000000 |
| 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 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%

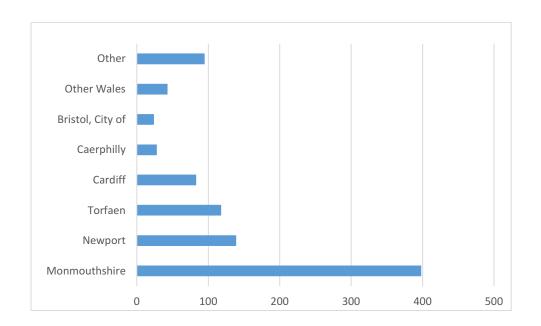
Employed³: 58.2%

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 |
|---------|
| 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

47 ¹⁰

Services and Facilities¹¹

| | | Yes | Possible | Actual | Comments | | | |
|-------|---|----------------|--------------|-------------------|--|--|--|--|
| | | | Score | Score | | | | |
| Settl | Settlement: Usk | | | | | | | |
| Princ | Principle 1: Transport Services/Accessibility (40%) | | | | | | | |
| Activ | Active Travel | | | | | | | |
| 1a | Presence of Active Trave | Routes within | the Settlem | ent 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 hig | her order sett | ement via ac | tive travel ro | ute 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 | Actual | Comments |
|-------|---------------------------|-----|----------|--------|---|
| | | | Score | Score | |
| | 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 S | Services | | | | · |
| 1d | Bus Stop | ✓ | 1 | 1 | |
| 1e | Bus frequency | | • | | |
| | 'Turn up and go' | | 10 | | |
| | provision, frequency of | | | | |
| | approximately every 10 | | | | |
| | minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 -30 | | | | |
| | minutes. | | | | |
| | Low frequency of service | | 3 | | |
| | between 31-60 minutes. | | | | |
| | Daily frequency- more | ✓ | 2 | 2 | 60 – Newport to Monmouth |
| | than hourly (at least | | | | 63 – Cwmbran to Chepstow |
| | one morning and one | | | | |
| | late afternoon service | | | | |
| | to a main centre). | | | | |
| | Grass Routes Service | | 1 | | |
| | No Service | | 0 | | |
| | Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | 1 | | |
| | Less than 5 miles | | 5 | | |
| | Between 5 miles to 10 | ✓ | 1 | 1 | 7.2 miles to Pontypool train station. 10.6 miles to Abergavenny Train |
| | miles | | | | Station via the A40. |
| | Greater than 10 miles | | 0 | | |

| | | Yes | Possible | Actual | Comments |
|-------|-----------------------------|-------------------------|----------|------------|---|
| | | 163 | Score | Score | Comments |
| D | I Camaiana | | 30016 | Score | |
| | Services | . 45 | | | |
| 1h | Distance to major road n | etwork ¹⁵ | | | |
| | Less than 5 miles | 1 | 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 | e | | 36 | 19 (52.8%) | Weighted score = 21.1% |
| Princ | ciple 2: Community service | es & facilities | (30%) | · | |
| Pres | ence of Retail Centre with | in or near set | tlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | 1 | 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 | | 5 | | |
| 2d | Proximity to Town or Loc | al Centre ¹⁸ | • | • | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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 | Actual | Comments |
|-----|-----------------------------|----------|----------|--------|---|
| | | | Score | Score | |
| 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 | ВР |
| Com | munity Facilities | | · | | |
| 2j | Public Hall (including | ✓ | 3 | 3 | The Memorial Hall; Centenary Hall; Sessions House; Catholic Church |
| | village hall & church hall) | | | | Hall |
| 2k | Library | ✓ | 3 | 1 | Usk Community Hub |
| 21 | 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 | 1 | 3 | 3 | There are a number of allotments across the settlement (one of |
| | Space | | | | which adjacent current development boundary) as well as multiple |
| | | | | | areas of accessible open space. |
| 2n | Sports Ground (pitch | √ | 3 | 3 | There are four sports grounds in total, the football pitch at Usk Island, |
| | available) | | | | 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 | ✓ | 3 | 3 | 1st Usk Scout Group; Usk Rainbows; Usk Brownies; Usk Guides and |
| • | scout & guide groups) | | | | Rangers; Playworks Usk (3-11 years). Youth Football, Rugby, Tennis, |
| | | | | | Netball & Cricket |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | √ | 3 | 2 | The Medical Centre and The Usk Surgery |

| | | Yes | Possible | Actual | Comments |
|------|---|-------------|----------|--------|--|
| | | | Score | Score | |
| 2s | Pharmacy | | 3 | | Yes, this is located in the Central Shopping Area and therefore not scored. |
| 2t | Dentist | ✓ | 3 | 1 | Usk Dental Practice |
| Educ | cation 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. |
| Cafe | s, Bars, Pubs, Restaurants | & Takeaways | | | |
| 2x | Public House | ✓ | 3 | 3 | Numerous Public Houses |
| 2у | 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) |
| Broa | adband Connection ¹⁹ | | | | |
| 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 | | |
| Scor | e | | 97 | 55(56.7%) | Weighted score = 17% |
| Princ | ciple 3: Employment Oppo | rtunity (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 | 1 | 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. |

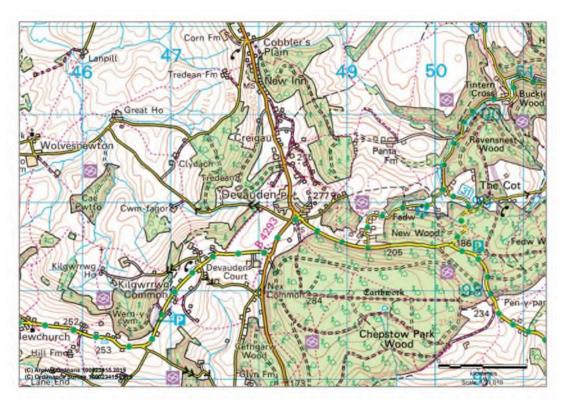
| | | Yes | Possible | Actual | Comments |
|-------------|---------------------------|----------------|---------------|------------------------|----------------------|
| | | | Score | Score | |
| 3d | Proximity to Protected/Id | dentified Empl | oyment Site i | f not within t | ne settlement |
| | Less than 5 miles | | 10 | | |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | е | | 60 | 50 (83.3%) | Weighted Score = 25% |
| | | | | | |
| Total Score | | 193 | 124 | Weighted Score = 63.1% | |

^{*2}e 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

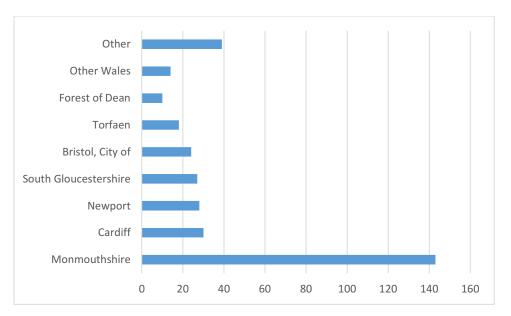
Economically Active²: 71.1%

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.

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

^{**} Excludes farm agriculture

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 | Actual | Comments |
|-------|----------------------------|-----------------|---------------|--------------------|--|
| | | | Score | Score | |
| Settl | ement: | Devauden | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Trav | el Routes withi | n the Settlen | nent 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 hi | igher order set | tlement via a | ctive travel r | oute ¹³ |
| | 1.5 miles | | 1 | | 5.3 miles (network intermittent) from Devauden Green to Laurence |
| | | | | | Road (A466) Chepstow. |
| 1c | Cycling distance to a hig | her order sett | ement via ac | tive travel ro | ute ¹⁴ |
| | 3.0 miles | | 1 | | 5.99 miles to Moor Street Chepstow via Regional Cycle Route from |
| | | | | | Devauden Green. |
| Bus S | 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 | Actual | Comments |
|------|---------------------------|-----|----------|--------|--|
| | | | Score | Score | |
| 1d | Bus Stop | ✓ | 1 | 1 | 2 bus stops along the B4293 |
| 1e | Bus frequency | | • | - | |
| | 'Turn up and go' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | | 3 | | |
| | service between 31-60 | | | | |
| | minutes. | | | _ | |
| | Daily frequency- more | ✓ | 2 | 2 | 65 Devauden – Llanishen – Trellech – The Narth – Penallt – Mitchel |
| | than hourly (at least | | | | Troy - Monmouth (6 buses per day 07:13 – 17:28) |
| | one morning and one | | | | 65 Monmouth – Trellech – Llanishen – Devauden (5 buses per day |
| | late afternoon service | | | | 07:45 – 17:30) |
| | to a main centre). | | | | 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 | | |
| | n Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | | |
| | Less than 5 miles | | 5 | | |
| | Between 5 miles to 10 | ✓ | 1 | 1 | Chepstow Train Station 5.7 miles |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | d Services | | | | |

| | | Yes | Possible | Actual | Comments |
|-------|-----------------------------|--------------------------|----------|---------|-----------------------------------|
| | | | Score | Score | |
| 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 | <u> </u> | | 36 | 9 (25%) | Weighted score = 10% |
| Princ | ciple 2: Community service | es & facilities | (30%) | | |
| Pres | ence of Retail Centre witl | hin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 miles | ✓ | 1 | 1 | Chepstow – 5.3 miles |
| | Greater than 10 miles | | 0 | | |
| Regu | lar 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

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

| | | Yes | Possible | Actual | Comments |
|------|--|-----|----------|--------|---|
| | | | Score | Score | |
| | | | | | 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 |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 1 | Hood Memorial Hall |
| 2k | Library | | 3 | | |
| 21 | 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 |
| 20 | Childs Play Area | ✓ | 3 | 2 | Wesley Way & next to the Village Hall |
| 2р | Youth Club (including scout & guide groups) | 1 | 3 | 1 | 1 st Shirenewton Scout group meet on Thursdays & Beavers meet on Wednesday |
| Med | ical Facilities | | <u>.</u> | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | ation Facilities | | | | |
| 2u | Nursery School/Playgroup/ Toddler Group | 1 | 3 | 1 | Parent and toddler group once a week during school term time |
| 2v | Primary School | | 3 | | |

| | | Yes | Possible | Actual | Comments |
|------|--------------------------------|-------------|----------|--------|------------------------------------|
| | | 103 | Score | Score | Comments |
| 2w | Secondary School/Further | | 3 | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ıys | | |
| 2x | Public House | | 3 | | |
| 2y | Tea Shop/café/restaurant | | 3 | | |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband connectivity | √ | 5 | 5 | Non-fibre broadband |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | e | | r | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | | 1 | | |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | ✓ | 0 | | Median download speed 2.6 (Mbit/s) |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | | | |
| | <25% of premises | | 2 | | |
| | 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#

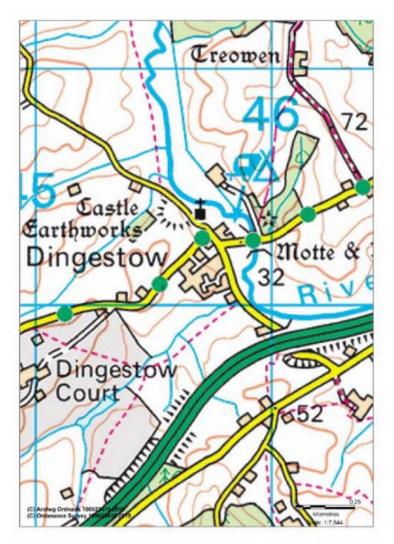
| | | Yes | Possible Score | Actual Score | Comments |
|------|---|---------------|-------------------|-----------------|--|
| | 25%-75% of premises unable to receive 30Mbit/s | √ | 1 | 1 | 34% of premises unable to receive 30Mbit/s |
| | >75% of premises unable to receive 30Mbit/s | | 0 | | |
| Scor | e | | 97 | 19 (19.6%) | Weighted score = 5.9% |
| Prin | ciple 3: Employment Oppo | ortunity (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/Id | dentified Em | ployment Sit | e 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 | | |
| Scor | Score | | 60 | 15 (25%) | Weighted Score = 7.5% |
| Tota | l Score | | 193 | 43 | Weighted Score = 23.4% |

^{*2}e 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

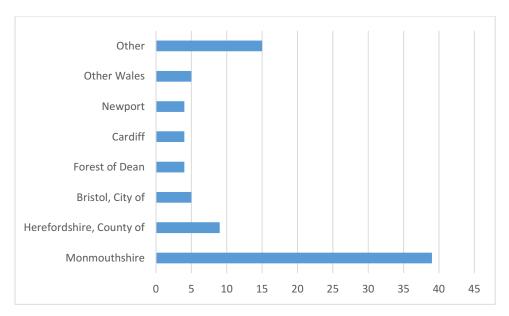
Economically Active²: 68.2%

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.

Self-Containment⁶

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

| | Housing |
|--|---------|
| | 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

^{**} Excludes farm agriculture

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 | Actual | Comments | | | | |
|-------|---|-----------------|---------------|--------------------|---|--|--|--|--|
| | | | Score | Score | | | | | |
| Settl | lement: | Dingestow | | | | | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | | | | | |
| Activ | ve Travel | | | | | | | | |
| 1a | Presence of Active Trave | el Routes withi | n the Settlem | nent ¹² | | | | | |
| | Several Routes | | 10 | | | | | | |
| | One Route | ✓ | 5 | 5 | National Cycle Route goes through the settlement. | | | | |
| | No Routes | | 0 | | | | | | |
| 1b | Walking distance to a hi | gher order set | tlement via a | ctive travel re | oute ¹³ | | | | |
| | 1.5 miles | | 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 | | | | | | | | |
| | 3.0 miles | | 1 | | 3.63 miles via National Cycle Route to Monnow St. Monmouth | | | | |
| 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 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 frequency | | | | |
| 'Turn up and go' provision, frequency of approximately every 10 minutes | | 10 | | |
| service between 10 - 30 minutes. Low frequency of service between 31-60 | | 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 | | |
| | 'Turn up and go' provision, frequency of approximately every 10 minutes Medium frequency of service between 10 - 30 minutes. Low frequency of service between 31-60 minutes. Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre). | Bus frequency 'Turn up and go' provision, frequency of approximately every 10 minutes Medium frequency of service between 10 - 30 minutes. Low frequency of service between 31-60 minutes. Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre). | Bus frequency 'Turn up and go' provision, frequency of approximately every 10 minutes Medium frequency of service between 10 - 30 minutes. Low frequency of service between 31-60 minutes. Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre). | Bus frequency 'Turn up and go' provision, frequency of approximately every 10 minutes Medium frequency of service between 10 - 30 minutes. Low frequency of service between 31-60 minutes. Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre). |

| | | V | Possible | Astusl | Comments |
|-------|-----------------------------|-----------------------|----------|------------|--|
| | | Yes | | Actual | Comments |
| | | | Score | Score | |
| | No Service | | 0 | | |
| Trair | Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | | |
| | Less than 5 miles | | 5 | | |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | 12.5 miles to Abergavenny Train Station |
| Road | Services | | | | |
| 1h | Distance to major road r | network ¹⁵ | | | |
| | Less than 5 miles | 1 | 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 | e | | 36 | 13 (36.1%) | Weighted score = 14.4% |
| Princ | ciple 2: Community servic | es & facilities | (30%) | | |
| | ence of Retail Centre with | | | | |
| 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

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

| | | Yes | Possible | Actual | Comments |
|------|--|--------------------------|----------|--------|--|
| | | 163 | Score | Score | Comments |
| 2d | Proximity to Town or Loc | cal Centre ¹⁸ | 000.0 | 700.0 | |
| | Less than 5 miles | √ | 2 | 2 | 4.8 miles from (Charles Rd.) Dingestow to (Agincourt Sq) Monmouth. |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ular 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 | | |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 1 | Dingestow Village Hall |
| 2k | Library | | 3 | | |
| 21 | Place of Worship | ✓ | 3 | 1 | St. Dignats Church just outside settlement boundary (Weekly Serv) |
| 2m | Publicly Accessible Open | ✓ | 3 | 1 | Dingestow Recreation Ground is a relatively large open space featuring |
| | Space | | | | open space, play equipment and a sports pitch. |
| 2n | Sports Ground (pitch available) | ✓ | 3 | 1 | Small Pitch at Dingestow Recreation Ground |
| 20 | Childs Play Area | ✓ | 3 | 1 | Dingestow Recreation Ground |
| 2p | Youth Club (including | | 3 | | |
| | scout & guide groups) | | | | |
| Med | lical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |

_

 $^{^{-18}}$ As defined in the adopted LDP Policy S6 – Retail Hierarchy

| | Yes | Possible | Actual | Comments | | | |
|--------------------------------|---|--|--|---|--|--|--|
| | | Score | Score | | | | |
| Pharmacy | | 3 | | | | | |
| Dentist | | 3 | | | | | |
| ation Facilities | | • | | | | | |
| Nursery | ✓ | 3 | 1 | Dingestow Under 5s Stay and Play(Village Hall on a Wednesday 10am- | | | |
| School/Playgroup/ | | | | 12pm) | | | |
| - | | | | | | | |
| Primary School | | 3 | | | | | |
| Secondary | | 3 | | | | | |
| School/Further | | | | | | | |
| Education College | | | | | | | |
| s, Bars, Pubs, Restaurant | s & Takeawa | iys | | | | | |
| Public House | | 3 | | | | | |
| Tea | | 3 | | | | | |
| | | | | | | | |
| dband Connection ¹⁹ | | | | | | | |
| Broadband | ✓ | 5 | 5 | Fibre and non-fibre broadband is available | | | |
| connectivity | | | | | | | |
| No Broadband | | 0 | | | | | |
| connection | | | | | | | |
| Broadband Performance | | | | | | | |
| High median | | 2 | | | | | |
| _ | | | | | | | |
| >30 Mb/s | | | | | | | |
| Moderate median | ✓ | 1 | 1 | Median download speed 24 (Mbit/s) | | | |
| download speed of | | | | | | | |
| _ | | | | | | | |
| | Dentist ation Facilities Nursery School/Playgroup/ Toddler Group Primary School Secondary School/Further Education College s, Bars, Pubs, Restaurant Public House Tea Shop/café/restaurant dband Connection¹9 Broadband connectivity No Broadband connection Broadband Performance High median download speed of >30 Mb/s | Pharmacy Dentist ation Facilities Nursery School/Playgroup/ Toddler Group Primary School Secondary School/Further Education College s, Bars, Pubs, Restaurants & Takeawa Public House Tea Shop/café/restaurant dband Connection¹9 Broadband connectivity No Broadband connection Broadband Performance High median download speed of >30 Mb/s Moderate median download speed of | Pharmacy Dentist 3 Dentist 3 ation Facilities Nursery School/Playgroup/ Toddler Group Primary School Secondary School/Further Education College s, Bars, Pubs, Restaurants & Takeaways Public House Tea Shop/café/restaurant dband Connection¹9 Broadband connectivity No Broadband connection Broadband Performance High median download speed of >30 Mb/s Moderate median download speed of 1 1 | Pharmacy Dentist Dentist Stoore Score Pharmacy Dentist Sation Facilities Nursery School/Playgroup/ Toddler Group Primary School Secondary School/Further Education College S, Bars, Pubs, Restaurants & Takeaways Public House Tea Shop/café/restaurant Shop/café/restaurant Shop/café/restaurant Shop South So | | | |

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 | Actual | Comments |
|-------|---------------------------|---------------|----------|---------|--|
| | | | Score | Score | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | | | |
| | <25% of premises | ✓ | 2 | 2 | 13% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | e | | 97 | 18 | Weighted score = 5.6% |
| | | | | (18.6%) | |
| Princ | ciple 3: Employment Oppo | ortunity (30% |) | | |
| 3a | Protected Employment | | 20 | | |
| | Site within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial Sites | | | | |
| | or Mixed-Use Sites | | | | |
| | within settlement | | | | |
| 3c | Other Employment | | 10 | | |
| | Opportunity (B1/B2 use) | | | | |
| | within settlement | | | | |
| 3d | Proximity to Protected/Id | dentified Emp | | | |
| | 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 |

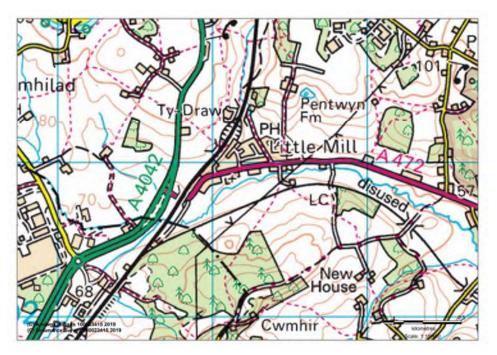
| | | Yes | Possible Score | Actual Score | Comments |
|-----------------|-----------------------------|-----|-------------------|-----------------------|---|
| | | | | | road to the Wonastow employment site (SAE2I) and (SAH4) Mixed Use Site at Monmouth. |
| | Between 5 miles to 10 miles | | 5 | | |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

^{*2}e 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%

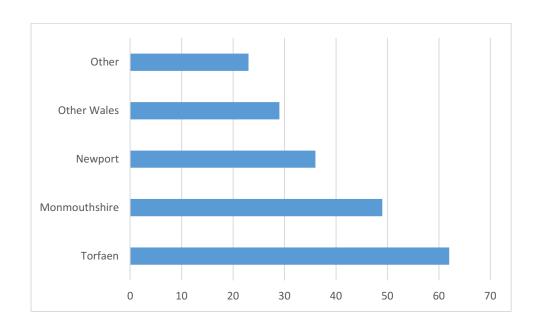
Employed³: 65%

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 |
| | 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.

Self-Containment⁶

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

| Havelore | |
|----------|--|
| 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:

Lower Quartile House Price to Income Ratio:9

Monmouthshire - £398,859

Monmouthshire – 11:1

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

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

^{**} Excludes farm agriculture

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 | Actual | Comments |
|--------------|----------------------------|-----------------|----------------|--------------------|---|
| | | | Score | Score | |
| Sett | lement: | Little Mill | | | |
| Prin | ciple 1: Transport Service | s/Accessibility | (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Trave | el Routes withi | in the Settlen | nent ¹² | |
| | Several Routes | | 10 | | |
| | One Route | | 5 | | |
| | No Routes | | 0 | | |
| 1b | Walking distance to a hi | gher order set | tlement via a | ctive travel re | oute ¹³ |
| | 1.5 miles | ✓ | 1 | 1 | 1.3 miles to Star Road Penperlleni via PROW footpath |
| 1c | Cycling distance to a hig | her order sett | lement via ac | tive travel ro | ute 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 | | 30016 | 30016 | |
| | 'Turn up and go' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | | 3 | | |
| | service between 31-60 | | | | |
| | minutes. | | | | |
| | Daily frequency- more | ✓ | 2 | 2 | 63 Chepstow to Cwmbran (5 stops per day) |
| | than hourly (at least | | | | 63 Cwmbran to Chepstow (5 stops per day) |
| | one morning and one | | | | |
| | 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 | 2.7 miles to Pontypool and New Inn station (more limited service) |
| | Between 5 miles to 10 | | 1 | | 5.5miles to Cwmbran Train station |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | Services | | | | |

| | | V | D : I- I - | A -41 | C |
|-------|-----------------------------|--------------------------|------------|------------|--------------------------------|
| | | Yes | Possible | Actual | Comments |
| | | | Score | Score | |
| 1h | Distance to major road i | network ¹⁵ | | | |
| | Less than 5 miles | ✓ | 5 | 5 | A472 immediate |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 36 | 15 (41.7%) | Weighted score = 16.7% |
| Princ | ciple 2: Community service | es & facilities | (30%) | • | |
| Pres | ence of Retail Centre wit | hin or near set | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal 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 | | |
| Regu | ılar Needs | | | | 1 |
| 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

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

| | | Yes | Possible | Actual | Comments |
|------|-----------------------------------|-----------|----------|--------|--|
| 2i | Petrol Filling Station | | Score 3 | Score | |
| | munity Facilities | | | | |
| | Public Hall (including | | 12 | | Little Naill Community Hell |
| 2j | village hall & church hall) | | 3 | 1 | Little Mill Community Hall |
| 2k | Library | | 3 | | |
| 21 | 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 | ✓ | 3 | 2 | Berthon Recreation Ground |
| | available) | | | | Tennis/ all weather courts at the Village Hall |
| 20 | Childs Play Area | ✓ | 3 | 2 | Berthon Recreation Ground, Cae Melin Estate |
| 2р | Youth Club (including | √ | 3 | 1 | Baptist Church runs weekly youth clubs |
| | scout & guide groups) | | | | |
| Med | lical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation Facilities | | | | |
| 2u | Nursery | | 3 | | |
| | School/Playgroup/ | | | | |
| | Toddler Group | | | | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | 0.7.1 | | | |
| Cafe | s, Bars, Pubs, Restaurants | & Takeawa | ays | | |

| | | Yes | Possible Score | Actual Score | Comments |
|------|--|-----|-------------------|-----------------|--|
| 2x | Public House | ✓ | 3 | 1 | Halfway House |
| 2у | Tea Shop/café/restaurant | | 3 | | |
| Broa | adband Connection ¹⁹ | | | | |
| 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 | | <u>.</u> | | |
| | <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#

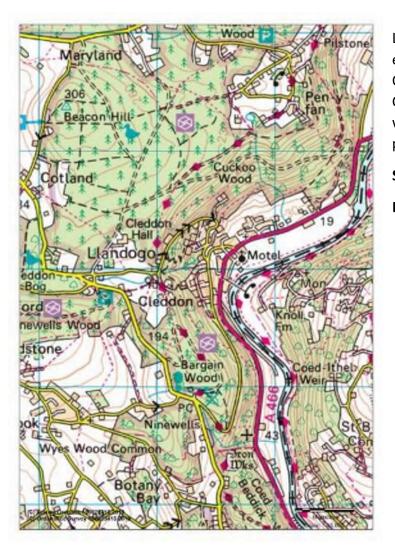
| | | Yes | Possible | Actual | Comments |
|-------|---|----------------|--------------|---------------|--|
| | > 750/ of manaises | | Score 0 | Score | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | e | | 97 | 20 (20.6%) | Weighted score = 6.2% |
| Princ | ciple 3: Employment Opp | ortunity (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/ | dentified Emp | loyment 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 | Score | | 60 | 10 (16.7%) | Weighted Score = 5% |
| Tota | l Score | | 193 | 45 | Weighted Score = 27.9% |

^{*2}e 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

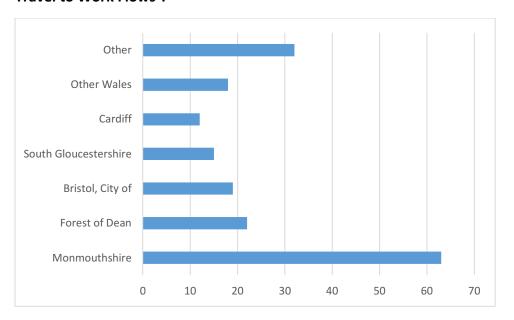
Economically Active²: 69.3%

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.

Self-Containment⁶

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

| Housing |
|---------|
| 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

^{**} Excludes farm agriculture

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 | Actual | Comments | | |
|-------|---|-----------------|----------------|--------------------|---|--|--|
| | | | Score | Score | | | |
| Sett | Settlement: Llandogo | | | | | | |
| Prin | ciple 1: Transport Service | s/Accessibility | / (40%) | | | | |
| Activ | ve Travel | | | | | | |
| 1a | Presence of Active Trav | el Routes with | in the Settlen | nent ¹² | | | |
| | Several Routes | | 10 | | | | |
| | One Route | | 5 | | | | |
| | No Routes | | 0 | | | | |
| 1b | Walking distance to a h | igher order set | tlement via a | ctive travel r | oute 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 | Actual | Comments |
|-----|---|----------|----------|--------|---|
| | | | Score | Score | |
| 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 | | |
| _ | n Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | 1 | |
| | 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 | | Times to Lyuney Train station. |
| Road | Services | | | | |
| 1h | Distance to major road i | 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% |
| Princ | iple 2: Community service | es & facilities | (30%) | • | |
| | ence of Retail Centre witl | | | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood Centre | | 5 | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | • | -1 | |
| | 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 | | |
| Regu | lar 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

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

| | | Yes | Possible Score | Actual Score | Comments |
|------|--|----------|-------------------|-----------------|--|
| 2e* | Convenience Store | | 3 | 30010 | |
| 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 |
| Com | munity Facilities | | <u>.</u> | | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 1 | Llandogo Village Hall (Millennium Hall) |
| 2k | Library | | 3 | | |
| 21 | 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 | | |
| 20 | Childs Play Area | ✓ | 3 | 1 | There is some children's play equipment on the public space outside the Village Hall. |
| 2р | Youth Club (including scout & guide groups) | | 3 | | |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation Facilities | | | | |

| | | Yes | Possible | Actual | Comments |
|------|--|-------------|------------|---------|--|
| 2u | Nursery School/Playgroup/ Toddler Group | ✓ | Score 3 | Score 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 | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ıys | | |
| 2x | Public House | ✓ | 3 | 1 | The Sloop Inn |
| 2у | Tea Shop/café/restaurant | | 3 | | |
| Broa | dband Connection ¹⁹ | | | _ | |
| 2z | Broadband connectivity | 1 | 5 | 5 | Non fibre and fibre broadband available |
| | No Broadband connection | | 0 | | |
| | Broadband Performance | e | | | |
| | High median download speed of >30 Mb/s | 1 | 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 | Actual | Comments |
|-------|--|---------------|--------------|-----------------|---|
| | | | Score | Score | |
| | <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 | Score | | 97 | 20 (20.6%) | Weighted score = 6.2% |
| Princ | ciple 3: Employment Oppo | ortunity (30% | <u>6)</u> | | |
| 3a | Protected | | 20 | | |
| | Employment Site within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within | | | | |
| | settlement | | | | |
| 3c | Other Employment | | 10 | | |
| | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | | |
| 3d | Proximity to Protected/I | dentified Em | ployment Sit | e if not withir | 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 | Score | | 60 | 5 (8.3%) | Weighted Score = 2.5% |
| | | | | | |
| Tota | l Score | | 193 | 35 | Weighted Score = 19.8% |

^{*2}e 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%

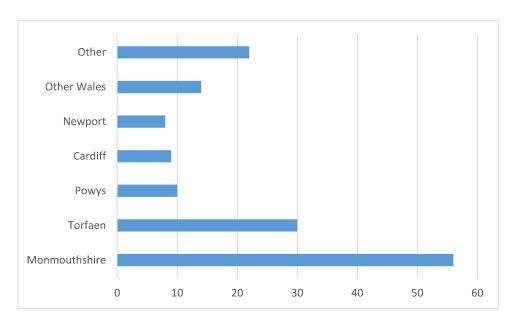
Employed³: 56.5%

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 |
|-------|-------|
|-------|-------|

^{*}Figures above include Llanfoist settlement.

Self-Containment⁶

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

| Πουείnα |
|---------|
| 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

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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 | Actual | Comments | | |
|-------|----------------------------|-----------------|----------------|--------------------|---|--|--|
| | | 163 | Score | | Comments | | |
| _ | | | Score | Score | | | |
| Settl | ement: | Llanellen | | | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | / (40%) | | | | |
| Activ | ve Travel | | | | | | |
| 1a | Presence of Active Trave | el Routes with | in the Settlen | nent ¹² | | | |
| | Several Routes | | 10 | | | | |
| | One Route | | 5 | | | | |
| | No Routes | | 0 | | | | |
| 1b | Walking distance to a hi | igher order set | tlement via a | ctive travel re | oute ¹³ | | |
| | 1.5 miles | | 1 | | 2.64 miles from Llanellen to Llanfoist via PROW footpath. | | |
| 1c | Cycling distance to a hig | her order sett | lement via ac | tive travel ro | ute 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 | 1 | | | |
| 1e | Bus frequency | | | | | | |
| | 'Turn up and go' | | 10 | | | | |
| | provision, frequency | | | | | | |

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 | Actual | Comments |
|------|---------------------------|-----------------------|----------|--------|--|
| | | | Score | Score | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | ✓ | 3 | 3 | Llanellen to Abergavenny 47 (7 buses per day) |
| | service between 31-60 | | | | Hereford to Cardiff X3 (6 buses per day) |
| | minutes. | | | | Cardiff to Hereford X3 (7 buses per day) |
| | Daily frequency- more | ✓ | 2 | | |
| | than hourly (at least | | | | |
| | one morning and one | | | | |
| | late afternoon service | | | | |
| | to a main centre). | | | | |
| | Grass Routes Service | | 1 | | |
| | No Service | | 0 | | |
| | n 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 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | Services | | | | |
| 1h | Distance to major road r | 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 | Actual | Comments |
|-------|-----------------------------|--------------------------|----------|------------|--|
| | | | Score | Score | |
| | | | | | A465 – 1.7miles |
| | | | | | A40 - 1.8miles |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Scor | e | | 36 | 15 (41.7%) | Weighted score = 16.7% |
| Princ | ciple 2: Community service | ces & facilities | (30%) | • | |
| Pres | ence of Retail Centre wit | hin or near set | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | ✓ | 2 | 2 | 3.3 miles to Abergavenny Central Shopping Area |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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 | | |
| Com | munity 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 | Actual | Comments |
|------|--|-----------|----------|--------|--|
| | | | Score | Score | |
| 2j | Public Hall (including village hall & church hall) | √ | 3 | 1 | Llanellen Village Hall |
| 2k | Library | | 3 | | |
| 21 | Place of Worship | ✓ | 3 | 1 | St Helen's Church (Weekly services) |
| 2m | Publicly Accessible Open Space | 1 | 3 | 1 | Llanellen Recreation Ground |
| 2n | Sports Ground (pitch available) | ✓ | 3 | 1 | Llanellen Recreation Ground |
| 20 | Childs Play Area | ✓ | 3 | 1 | Llanellen Recreation Ground |
| 2p | Youth Club (including scout & guide groups) | | 3 | | |
| Med | ical facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation Facilities | | | | |
| 2u | Nursery School/Playgroup/ Toddler Group | | 3 | | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary School/Further Education College | | 3 | | |
| Cafe | s, Bars, Pubs, Restaurants | & Takeawa | ys | | |
| 2x | Public House | | 3 | | |
| 2у | Tea Shop/café/restaurant | | 3 | 1 | The Gardeners Kitchen (farm shop, deli, café) |

| | | Yes | Possible | Actual | Comments |
|------|---------------------------------|--------------|----------|--------|--|
| | | | Score | Score | |
| Broa | adband Connection ¹⁹ | | | | |
| 2z | Broadband | \checkmark | 5 | 5 | Fibre and non-fibre broadband |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | | | | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | ✓ | 1 | 1 | Median download speed 23.2 (Mbit/s) |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | | | |
| | <25% of premises | √ | 2 | 2 | 17% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | 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#

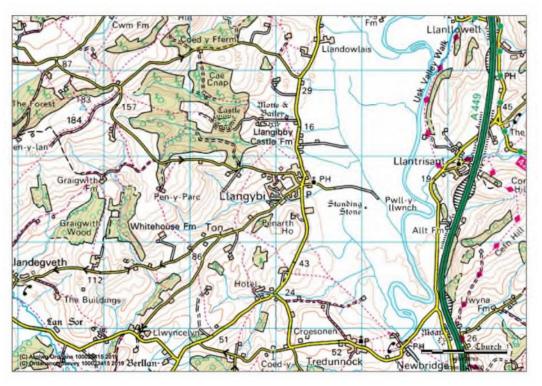
| | | Yes | Possible | Actual | Comments | | |
|------|---|---------------|--------------|---------------|--|--|--|
| _ | | | Score | Score | W : L. L | | |
| Scor | | | 97 | 17 (17.5%) | Weighted score = 5.3% | | |
| Prin | ciple 3: Employment Opp | ortunity (30% |) | | | | |
| 3a | Protected Employment | | 20 | | | | |
| | Site within settlement | | | | | | |
| 3b | Identified | | 20 | | | | |
| | Business/Industrial Sites | | | | | | |
| | or Mixed-Use Sites | | | | | | |
| | within settlement | | | | | | |
| 3c | Other Employment | | 10 | | | | |
| | Opportunity (B1/B2 use) | | | | | | |
| | within settlement | | | | | | |
| 3d | Proximity to Protected/ | dentified Emp | loyment 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 | | 5 | | , | | |
| | miles | | | | | | |
| | Greater than 10 miles | | 0 | | | | |
| C | | | _ | 10 (16 70) | | | |
| Scor | е | | 60 | 10 (16.7%) | Weighted Score = 5% | | |
| _ | | | | | | | |
| Tota | Total Score 193 42 Weighted Score = 27% | | | | | | |

^{*2}e 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%

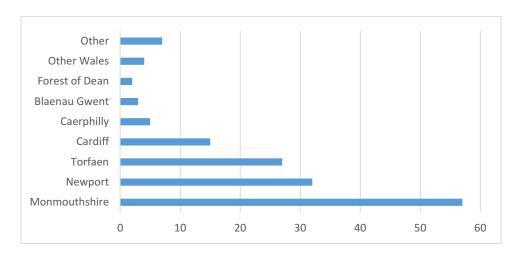
Employed³: 56.3%

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:

Lower Quartile House Price to Income Ratio:9

Monmouthshire - £398,859 Monmouthshire - 11:1 Llangybi Fawr* - £978,213 Llangybi Fawr* - 21:1

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

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)

| | | | D '11 | | | |
|------|---|----------------|---------------|--------------------|---|--|
| | | Yes | Possible | Actual | Comments | |
| | | | Score | Score | | |
| Sett | lement: | Llangybi | | | | |
| Prin | Principle 1: Transport Services/Accessibility (40%) | | | | | |
| Acti | Active Travel | | | | | |
| 1a | Presence of Active Trav | el Routes with | in the Settle | ment ¹² | | |
| | Several Routes | | 10 | | | |
| | One Route | | 5 | | | |
| | No Routes | | 0 | | | |
| 1b | Walking distance to a h | igher order se | ttlement 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 high | gher order set | tlement via a | ctive travel r | 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 | 1 | | |
| 1e | Bus frequency | | | | | |
| | 'Turn up and go' | | 10 | | | |
| | provision, frequency | | | | | |
| | of approximately | | | | | |
| | every 10 minutes | | | | | |

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

| se 30 Lo | Medium frequency of ervice between 10 - 00 minutes. | | Score 5 | Score | |
|----------------|---|----------------------|----------------|-------|---|
| se 30 Lo | ervice between 10 - 0 minutes. | | 5 | | |
| 3(Lc | 0 minutes. | | | | |
| Lc | | | | | |
| | f | | | | |
| | ow frequency of | | 3 | | |
| se | ervice between 31-60 | | | | |
| m | ninutes. | | | | |
| D | Paily frequency- more | ✓ | 2 | 2 | Newport to Monmouth 60 (7 buses per day mon-fri) |
| th | han hourly (at least | | | | Monmouth to Newport 60 (7 buses per day mon-fri) |
| 10 | ne morning and one | | | | |
| la | ate afternoon service | | | | |
| to | o a main centre). | | | | |
| G | Grass Routes Service | | 1 | | |
| N | lo Service | | 0 | | |
| Train Se | ervices | | | | |
| 1f Tr | rain Station | | 10 | | |
| 1g D | istance to rail services | | | | |
| Le | ess than 5 miles | | 5 | | |
| Ве | Setween 5 miles to 10 | 1 | 1 | 1 | 7.0 miles from Llangybi (White Heart) to Cwmbran Train station. 9.4 |
| m | niles | | | | miles from Llangybi (White Heart) to Pontypool Train Station |
| G | 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 Se | ervices | | | | |
| 1h D | Distance to major road n | etwork 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 | Actual | Comments |
|-------|-----------------------------|--------------------------|----------|---------|---|
| | Land the or Employ | | Score | Score 5 | The subtitude set of 2.2 with a forest the AAZ2 in Hele with Pales to the |
| | 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 | 2 | | 36 | 9 (25%) | Weighted score = 10% |
| Princ | ciple 2: Community servi | es & facilities | (30%) | | |
| Pres | ence of Retail Centre wit | hin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | ✓ | 2 | 2 | 3.1 miles to Bridge Street Usk |
| | Between 5 miles to 10 | | 1 | | 9.1 miles to Pontypool Town Centre (Library) |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | lar Needs | | | | |
| 2e* | Convenience Store | | 3 | | |
| 2f | Other non-food Shop | | 3 | | |
| 2g | Post Office | | 3 | | |
| 2h | Bank | | 3 | | |
| 2i | Petrol Filling Station | | 3 | | |
| Com | munity 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 | Actual | Comments |
|------|--|-------------|----------|--------|---|
| | | | Score | Score | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 1 | Llangybi Village Hall |
| 2k | Library | | 3 | | |
| 21 | 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 | | |
| 20 | 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 | | |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation Facilities | | | | |
| 2u | Nursery School/Playgroup/ Toddler Group | | 3 | | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary School/Further Education College | | 3 | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ys | | |
| 2x | Public House | ✓ | 3 | 1 | The White Hart (closed Mondays) |

| | | Yes | Possible Score | Actual Score | Comments |
|------|---------------------------------|----------|-------------------|-----------------|---|
| 2у | Tea Shop/café/restaurant | | 3 | | |
| Broa | adband Connection ¹⁹ | | | | |
| 2z | Broadband | ✓ | 5 | 5 | Fibre and non-fibre broadband available |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | | | | |
| | High median | ✓ | 2 | 2 | Median download speed 41.2 (Mbit/s) |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | | 1 | | |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | | | |
| | <25% of premises | √ | 2 | 2 | 0% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >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#

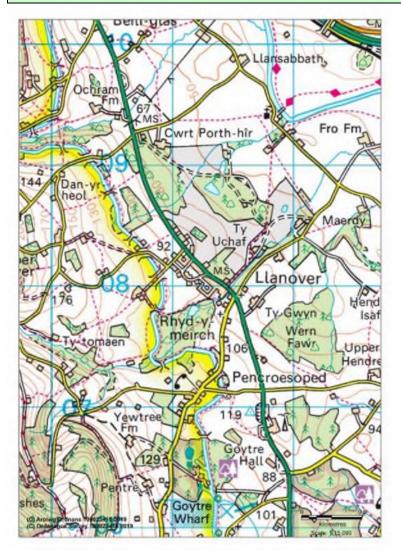
| | | Yes | Possible Score | Actual Score | Comments |
|-------|---|---------------|-------------------|-----------------|--|
| | unable to receive | | | | |
| Score | 30Mbit/s e | | 97 | 16(16.5%) | Weighted score = 5% |
| Princ | ciple 3: Employment Oppo | ortunity (30% |) | | |
| 3a | Protected Employment 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/I | dentified Emp | loyment 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 | e | | 60 | 10 (16.7%) | Weighted Score = 5% |
| Tota | l Score | | 193 | 35 | Weighted Score = 20% |

^{*2}e 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%

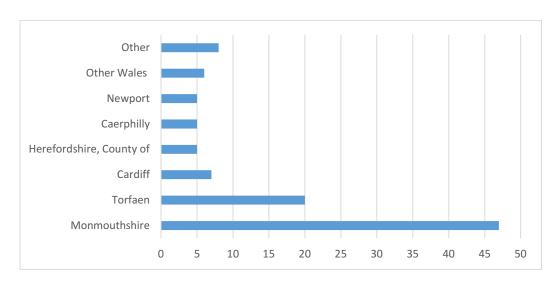
Employed³: 63.1%

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:

Lower Quartile House Price to Income Ratio:9

Monmouthshire - £398,859

Monmouthshire – 11:1

Llanover* - £558,913

Llanover* – 16:1

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

⁷ 2011 Census

⁶ 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)

| | | Yes | Possible | Actual | Comments | |
|-------|---|----------------|----------------|--------------------|----------------------------------|--|
| | | | Score | Score | | |
| Settl | ement: | Llanover | | | | |
| Princ | Principle 1: Transport Services/Accessibility (40%) | | | | | |
| Activ | ve Travel | | | | | |
| 1a | Presence of Active Trave | el Routes with | in the Settlen | nent ¹² | | |
| | Several Routes | | 10 | | | |
| | One Route | | 5 | | | |
| | No Routes | | 0 | | | |
| 1b | Walking distance to a hi | gher order set | tlement via a | ctive travel re | oute ¹³ | |
| | 1.5 miles | | 1 | | 4.5 miles to Waitrose Llanfoist | |
| 1c | Cycling distance to a hig | her order sett | lement via ac | tive travel ro | ute ¹⁴ | |
| | 3.0 miles | | 1 | | 4.5m miles to Waitrose Llanfoist | |
| Bus | Services | | | | | |
| 1d | Bus Stop | \checkmark | 1 | 1 | | |
| 1e | Bus frequency | | | | | |
| | 'Turn up and go' | | 10 | | | |
| | provision, frequency | | | | | |

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

| | V | D : - - | A -4I | Comments | |
|---------------------------|--|--|---|---|--|
| | Yes | | | Comments | |
| | | Score | Score | | |
| | | | | | |
| | | | | | |
| Medium frequency of | | 5 | | | |
| service between 10 - | | | | | |
| 30 minutes. | | | | | |
| Low frequency of | ✓ | 3 | 3 | Hereford to Cardiff – X3 (6 buses per day) | |
| service between 31-60 | | | | Cardiff to Hereford – X3 (7 buses per day) | |
| minutes. | | | | | |
| Daily frequency- more | | 2 | | | |
| than hourly (at least | | | | | |
| one morning and one | | | | | |
| late afternoon service | | | | | |
| to a main centre). | | | | | |
| Grass Routes Service | | 1 | | | |
| No Service | | 0 | | | |
| Services | | | | | |
| Train Station | | 10 | | | |
| Distance to rail services | | • | • | | |
| Less than 5 miles | ✓ | 5 | 5 | Abergavenny Station 3.9miles | |
| Between 5 miles to 10 | | 1 | | | |
| miles | | | | | |
| Greater than 10 miles | | 0 | | | |
| Road Services | | | | | |
| Distance to major road r | network ¹⁵ | | | | |
| Less than 5 miles | √ | 5 | 5 | A4042 – Immediate | |
| | Low frequency of service between 31-60 minutes. Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre). Grass Routes Service No Service Services Train Station Distance to rail services Less than 5 miles Between 5 miles to 10 miles Greater than 10 miles I Services Distance to major road reservices | every 10 minutes Medium frequency of service between 10 - 30 minutes. Low frequency of service between 31-60 minutes. Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre). Grass Routes Service No Services Train Station Distance to rail services Less than 5 miles Between 5 miles to 10 miles Greater than 10 miles Services | of approximately every 10 minutes Medium frequency of service between 10 - 30 minutes. Low frequency of service between 31-60 minutes. Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre). Grass Routes Service No Services Train Station Distance to rail services Less than 5 miles Greater than 10 miles O Services Distance to major road network ¹⁵ | of approximately every 10 minutes Medium frequency of service between 10 - 30 minutes. Low frequency of service between 31-60 minutes. Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre). Grass Routes Service No Service Train Station Distance to rail services Less than 5 miles Greater than 10 miles Distance to major road network¹¹5 Services Distance to major road network¹¹5 | |

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 | Actual | Comments |
|-------|-----------------------------|--------------------------|----------|------------|---|
| | | | Score | Score | |
| | | | | | A465 – 3.3miles |
| | | | | | A40 - 3.7miles |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 36 | 14 (38.9%) | Weighted score = 15.6% |
| Princ | ciple 2: Community service | es & facilities | (30%) | | |
| Prese | ence of Retail Centre wit | hin or near set | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | | | | |
| | Between 5 miles to 10 | ✓ | 1 | 1 | 5.5 miles to Abergavenny town centre |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | lar 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 | | |
| Com | munity 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 | Actual | Comments |
|------|--|-------------|----------|--------|--|
| | | | Score | Score | |
| 2j | Public Hall (including village hall & church hall) | | 3 | 1 | Llanover village hall |
| 2k | Library | | 3 | | |
| 21 | 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 | | |
| 20 | Childs Play Area | ✓ | 3 | 1 | Recreation Ground – swings, slides and climbing frame |
| 2p | Youth Club (including scout & guide groups) | | 3 | | |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation Facilities | | | | |
| 2u | Nursery School/Playgroup/ Toddler Group | √ | 3 | 1 | Llanover Day Nursery |
| 2v | Primary School | | 3 | | |
| 2w | Secondary School/Further Education College | | 3 | | |
| Cafe | s, Bars, Pubs, Restaurants | s & Takeawa | ys | | |
| 2x | Public House | | 3 | | |
| 2у | Tea Shop/café/restaurant | | 3 | 1 | The Hummingbird - coffee shop |

| | | Yes | Possible | Actual | Comments |
|----|---------------------------------|--------------|----------|--------|--|
| | | | Score | Score | |
| | adband Connection ¹⁹ | | T | T | |
| 2z | Broadband | \checkmark | 5 | 5 | Non-fibre broadband available |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | | | | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | | 1 | | |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | ✓ | 0 | | Median download speed 6.3 (Mbit/s) |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | | | |
| | <25% of premises | | 2 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | ✓ | 1 | 1 | 38.8% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | 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#

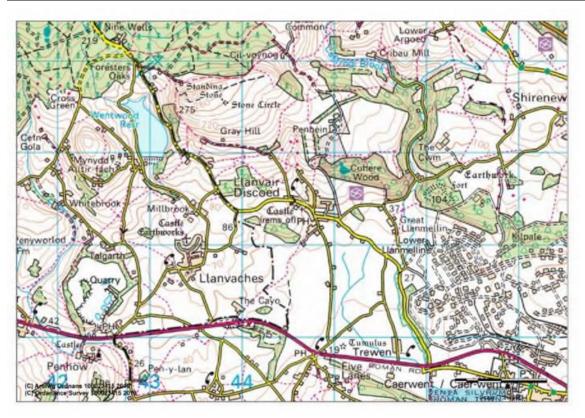
| | | Yes | Possible Score | Actual Score | Comments |
|---|---|---------------|-------------------|-----------------|--|
| Scor | Score | | 97 | 15(15.5%) | Weighted score = 4.7% |
| Prin | ciple 3: Employment Opp | ortunity (30% | 5) | | |
| 3a | Protected Employment Site within settlement | | 20 | | |
| 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 | | | | the settlement | |
| | Less than 5 miles | 1 | 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 | | |
| Scor | e | | 60 | 20 (33.3%) | Weighted Score = 10% |
| Tota | Il Score | | 193 | 49 | Weighted Score = 30.3 % |

^{*2}e 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

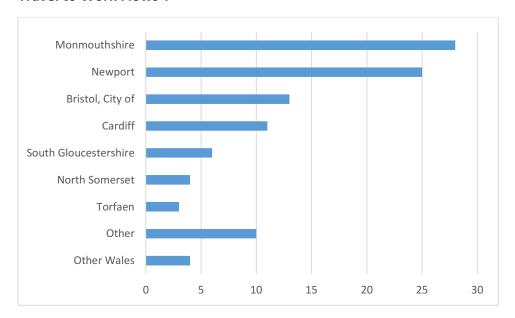
Economically Active²: 71.6%

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

Self-Containment⁶

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

| Handler . |
|------------|
| Housing |
| 110 401110 |

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% |

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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)

| | | Yes | Possible | Actual | Comments |
|--|-------------------------|---|---------------------|--------|---|
| | | | Score | Score | |
| Settlement: | | Llanvair Discoed | | | |
| Principle 1: Transport Service | | es/Accessibility | / (40%) | | |
| Active Travel | | | | | |
| 1a | Presence of Active Trav | avel Routes within the Settlement ¹² | | | |
| | Several Routes | | 10 | | |
| | One Route | | 5 | | |
| | No Routes | | 0 | | |
| 1b Walking distance to a higher order settlement via activ | | ctive 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 | Actual | Comments |
|------|---------------------------|--------------|----------------|--------------|---|
| | | | Score | Score | |
| 1c | Cycling distance to a hig | her order se | ttlement via a | ctive 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. |
| | 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' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | | 3 | | Services can be accessed via bus stops on the A48 |
| | service between 31- | | | | 73 Chepstow – Caerwent – Newport (Hourly 08:10 – 18:15) |
| | 60 minutes. | | | | 73 Newport – Caerwent – Chepstow (Hourly 06:30 – 18:10) |
| | Daily frequency- more | | 2 | | |
| | than hourly (at least | | | | |
| | one morning and one | | | | |
| | late afternoon service | | | | |
| | to a main centre). | | | | |
| | Grass Routes Service | ✓ | 1 | 1 | |
| | No Service | | 0 | | |
| Trai | n 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 | Score | |
| 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 i | network ¹⁵ | | | |
| | Less than 5 miles | ✓ | 5 | 5 | A48 – 1 mile |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 36 | 11 (30.6%) | Weighted score = 12.2% |
| Princ | ciple 2: Community service | es & facilities | (30%) | | |
| Pres | ence of Retail Centre wit | hin or near set | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | T | | |
| | 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

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

| | Yes | Possible | Actual | Comments |
|------------------------|--|---|---|---|
| Dotwoon E miles to 10 | | | | Caldicot – 5.4 miles |
| | ✓ | 1 | 1 | Caldicot – 5.4 miles |
| | | 0 | | |
| | | 10 | | |
| | | | | |
| | | | | |
| - | | | | |
| | | | | |
| | | | | |
| Petrol Filling Station | | 3 | | |
| munity Facilities | | | | |
| Public Hall (including | | 3 | | |
| village hall & church | | | | |
| hall) | | | | |
| Library | | 3 | | |
| Place of Worship | ✓ | 3 | 1 | St Mary's Church (Weekly Services) |
| Publicly Accessible | ✓ | 3 | 1 | Adjacent the play area |
| | | | | |
| | | 3 | | |
| • | | | | |
| - | √ | | 1 | |
| | | 3 | | |
| | | | | |
| ical Facilities | | | | |
| Hospital | | 3 | | |
| GP Surgery | | 3 | | |
| Pharmacy | | 3 | | |
| Dentist | | 3 | | |
| | Public Hall (including village hall & church hall) Library Place of Worship Publicly Accessible Open Space Sports Ground (pitch available) Childs Play Area Youth Club (including scout & guide groups) ical Facilities Hospital GP Surgery Pharmacy | Between 5 miles to 10 miles Greater than 10 miles Iar Needs Convenience Store Other non-food Shop Post Office Bank Petrol Filling Station munity Facilities Public Hall (including village hall & church hall) Library Place of Worship Publicly Accessible Open Space Sports Ground (pitch available) Childs Play Area Youth Club (including scout & guide groups) Ical Facilities Hospital GP Surgery Pharmacy | Between 5 miles to 10 miles Greater than 10 miles O Iar Needs Convenience Store Other non-food Shop Post Office Bank Petrol Filling Station munity Facilities Public Hall (including village hall & church hall) Library Place of Worship Publicly Accessible Open Space Sports Ground (pitch available) Childs Play Area Youth Club (including scout & guide groups) ical Facilities Hospital GP Surgery Pharmacy 3 1 1 1 1 1 1 1 1 1 1 1 1 | Between 5 miles to 10 miles Greater than 10 miles O Iar Needs Convenience Store Other non-food Shop Post Office Bank Petrol Filling Station Munity Facilities Public Hall (including village hall & church hall) Library Place of Worship ✓ Publicly Accessible Open Space Sports Ground (pitch available) Childs Play Area ✓ Youth Club (including scout & guide groups) Fical Facilities Hospital GP Surgery Pharmacy 1 1 1 1 1 1 1 1 1 1 1 1 |

| | | Yes | Possible | Actual | Comments |
|------|---------------------------------|-------------|----------|--------|-------------------------------------|
| | | 103 | Score | Score | |
| Edu | cation Facilities | | | | |
| 2u | Nursery | | 3 | | |
| | School/Playgroup/ | | | | |
| | Toddler Group | | | | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ıys | | |
| 2x | Public House | ✓ | 3 | 1 | The Woodlands Tavern |
| 2y | Tea | | 3 | | |
| • | Shop/café/restaurant | | | | |
| Broa | ndband Connection ¹⁹ | | | | |
| 2z | Broadband | ✓ | 5 | 5 | Fibre and non-fibre broadband |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | 2 | | • | |
| | High median | ✓ | 2 | 2 | Median download speed 38.8 (Mbit/s) |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | | 1 | | |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | 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 | Actual | Comments |
|-------|-------------------------|----------------|----------|---------|---|
| | | | Score | Score | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | | | |
| | <25% of premises | | 2 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | \checkmark | 1 | 1 | 35% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | e | | 97 | 13 | Weighted score = 4% |
| | | | | (13.4%) | |
| | ciple 3: Employment Opp | ortunity (30% | | | |
| 3a | Protected | | 20 | | |
| | Employment Site | | | | |
| | within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within | | | | |
| | settlement | | | | |
| 3c | Other Employment | | 10 | | |
| | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | | |
| 3d | Proximity to Protected/ | Identified Emp | | | |
| | Less than 5 miles | ✓ | 10 | 10 | Severn Bridge Industrial Estate Portskewett – 4.9 miles |

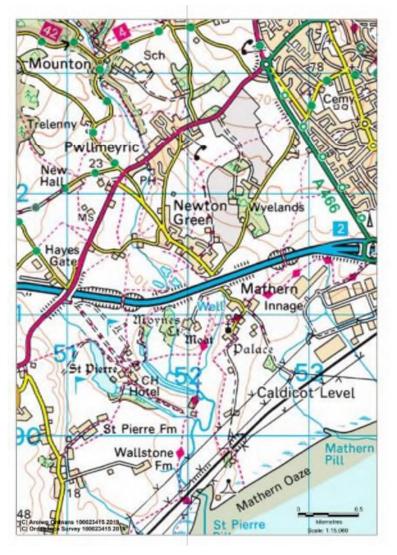
| | | Yes | Possible | Actual | Comments |
|-------|-----------------------|-----|----------|------------|------------------------|
| | | | Score | Score | |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 60 | 10 (16.7%) | Weighted Score = 5% |
| | | | | | |
| Tota | l Score | | 193 | 34 | Weighted Score = 21.2% |

^{*2}e 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 on 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

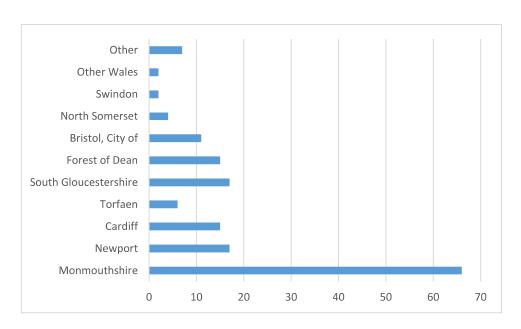
Economically Active²: 69.5%

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

Self-Containment⁶

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

| Housing |
|---------|
| nousing |

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% |

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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)

| | | Yes | Possible | Actual | Comments |
|--------------------------------|---|-----------------|----------|--------|---|
| | | | Score | Score | |
| Settlement: | | Mathern | | | |
| Principle 1: Transport Service | | s/Accessibility | (40%) | | |
| Active Travel | | | | | |
| 1a | 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 | Actual | Comments | | | |
|-----|---|-----|----------|--------|--|--|--|--|
| | | | Score | Score | | | | |
| 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' | | 10 | | | | | |
| | provision, frequency | | | | | | | |
| | of approximately | | | | | | | |
| | every 10 minutes | | | | | | | |
| | Medium frequency of | | 5 | | | | | |
| | service between 10 - | | | | | | | |
| | 30 minutes. | | | | | | | |
| | Low frequency of | | 3 | | Services can be accessed via bus stops at Pwllmeyric | | | |
| | service between 31- | | | | 73 Chepstow –Pwllmeyric – Caerwent - Newport (Hourly to Pwllmeyric | | | |
| | 60 minutes. | | | | 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 | Actual | Comments | | | |
|-------|--|----------------|-----------|------------|---|--|--|--|
| | | | Score | Score | | | | |
| | | | | | X74/74 Newport – Magor Undy – Rogiet – Caldicot – Portskewett – | | | |
| | | | | | Pwllmeyric - Chepstow (Hourly from Pwllmeyric 07:16 – 20:29) | | | |
| | Daily frequency- more | | 2 | | | | | |
| | than hourly (at least | | | | | | | |
| | one morning and one | | | | | | | |
| | late afternoon service | | | | | | | |
| | to a main centre). | | | | | | | |
| | Grass Routes Service | ✓ | 1 | 1 | | | | |
| | No Service | | 0 | | | | | |
| Traii | n 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 | | 1 | | | | | |
| | miles | | | | | | | |
| | Greater than 10 miles | | 0 | | | | | |
| Road | d Services | | <u>.</u> | · | | | | |
| 1h | Distance to major road network ¹⁵ | | | | | | | |
| | Less than 5 miles | √ | 5 | 5 | M48, A48, A466 | | | |
| | Between 5 miles to 10 | | 1 | | | | | |
| | miles | | | | | | | |
| | Greater than 10 miles | | 0 | | | | | |
| Score | | | 36 | 12 (33.3%) | Weighted score = 13.3% | | | |
| Prin | ciple 2: Community servic | es & facilitie | es (30%) | | | | | |
| Pres | ence of Retail Centre with | nin or near s | ettlement | | | | | |

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 | Actual | Comments |
|------|----------------------------|--------------------------|----------|--------|--|
| | | | Score | Score | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Loc | cal Centre ¹⁸ | | | |
| | Less than 5 miles | ✓ | 2 | 2 | Chepstow – 2.2 miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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. |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including | √ | 3 | 2 | 2x halls – Mathern Village Hall, Mathern Athletic Club |
| | village hall & church | | | | |
| | hall) | | | | |
| 2k | Library | | 3 | | |
| 21 | 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) | 1 | 3 | 2 | Mathern Athletic Club, tennis court/netball court available adjacent the Village Hall |
| 20 | Childs Play Area | √ | 3 | 1 | Play area adjacent the Village Hall |
| 2р | Youth Club (including scout & guide groups) | 1 | 3 | 1 | Brownies held in the Athletic Club Hall |
| Med | lical Facilities | | _ | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Edu | cation Facilities | | | | |
| 2u | Nursery School/Playgroup/ Toddler Group | ✓ | 3 | 1 | Mathern Nursery |
| 2v | Primary School | | 3 | | |
| 2w | Secondary School/Further Education College | | 3 | | |
| Cafe | s, Bars, Pubs, Restaurants | & Takeawa | nys | | |
| 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) |
| Broa | adband Connection ¹⁹ | | | | |

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 | 1 | 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 | | |
| Scor | Score | | 97 | 25 (25.8%) | Weighted score = 7.7% |
| Prin | ciple 3: Employment Oppo | ortunity (30 | %) | | |

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

^{*2}e 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

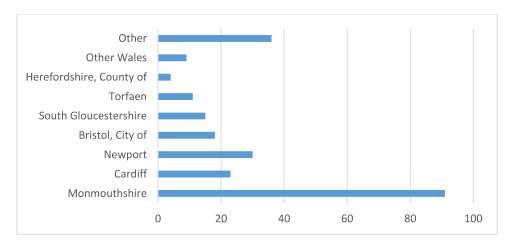
Economically Active²: 68.6%

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 | Actual | Comments | |
|-------|----------------------------|--|---------------|--------------------|--|--|
| | | | Score | Score | | |
| Settl | ement: | Pwllmeyric | | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | | |
| Activ | ve Travel | | | | | |
| 1a | Presence of Active Trav | el Routes with | n the Settlen | nent 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 h | igher order set | tlement via a | ctive travel r | oute ¹³ | |
| | 1.5 miles | 1 | 1 | 1 | 1.17 miles via PROW footpath to Bulwark Rd. Chepstow. | |
| 1c | Cycling distance to a hig | ng 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 S | 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 | Actual | Comments |
|-------|---------------------------|--------------|----------|--------|--|
| | | | Score | Score | |
| 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' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | \checkmark | 3 | 3 | 73 Chepstow – Pwllmeyric - Caerwent – Newport (Hourly 08:10 – |
| | service between 31- | | | | 18:15) |
| | 60 minutes. | | | | 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 | | 2 | | Chepstow (Hourry 66.12 15.15) |
| | than hourly (at least | | - | | |
| | one morning and one | | | | |
| | late afternoon service | | | | |
| | to a main centre). | | | | |
| | Grass Routes Service | | 1 | | |
| | No Service | | 0 | | |
| Trair | Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | | |

| | | Yes | Possible | Actual | Comments |
|-------|----------------------------|--------------------------|----------|------------|------------------------------|
| | | | Score | Score | |
| | Less than 5 miles | ✓ | 5 | 5 | Chepstow Station – 1.6 miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | Services | | | | |
| 1h | Distance to major road i | network ¹⁵ | | | |
| | Less than 5 miles | ✓ | 5 | 5 | M48, A48, A466 |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | 2 | | 36 | 16 (44.4%) | Weighted score = 17.8% |
| Princ | iple 2: Community service | es & facilities | (30%) | | |
| Prese | ence of Retail Centre witl | hin or near set | tlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | ✓ | 2 | 2 | Chepstow – 1.4 miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | 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 | Actual | Comments |
|------|--|-----|----------|--------|---|
| | | | Score | Score | |
| Regu | ılar 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. |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including village hall & church hall) | | 3 | | |
| 2k | Library | | 3 | | |
| 21 | Place of Worship | | 3 | | |
| 2m | Publicly Accessible Open Space | | 3 | | |
| 2n | Sports Ground (pitch available) | | 3 | | |
| 20 | Childs Play Area | | 3 | | |
| 2р | Youth Club (including scout & guide groups) | | 3 | | |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | ation Facilities | | | | |

| | | Yes | Possible | Actual | Comments |
|------|--------------------------------|--------------|----------|--------|---|
| | | | Score | Score | Comments |
| 2u | Nursery | | 3 | | |
| | School/Playgroup/ | | | | |
| | Toddler Group | | | | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeaway | /s | | |
| 2x | Public House | | 3 | | |
| 2у | Tea | | 3 | 1 | Chepstow Garden Centre (0.5 miles from the centre of Pwllmeyric |
| | Shop/café/restaurant | | | | includes a restaurant and cafe) |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband | ✓ | 5 | 5 | Fibre and non-fibre broadband |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | e | | | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | ✓ | 1 | 1 | Median download speed 19.4 (Mbit/s) |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |

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 | Actual | Comments |
|-------|-------------------------|---------------|--------------|-----------------|---|
| | 1.5.5.1.7 | | Score | Score | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | | | |
| | <25% of premises | ✓ | 2 | 2 | 18.8% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | _ | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Scor | Score | | 97 | 13 | Weighted score = 4% |
| | | | | (13.4%) | |
| Princ | ciple 3: Employment Opp | ortunity (30% | 6) | | |
| 3a | Protected | | 20 | | |
| | Employment Site | | | | |
| | within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within | | | | |
| | settlement | | | | |
| 3c | Other Employment | | 10 | | |
| | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | | |
| 3d | Proximity to Protected/ | Identified Em | ployment Sit | e if not within | n the settlement |
| | Less than 5 miles | ✓ | 10 | 10 | Station Road, Chepstow – 1.7 miles, Newhouse Farm – 2.8 miles |

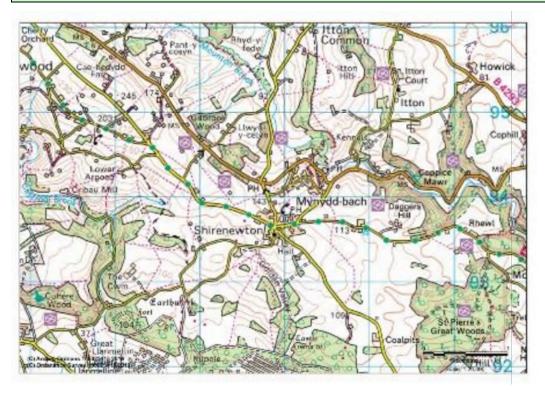
| | | Yes | Possible | Actual | Comments |
|-------------|-----------------------|-----|----------|------------------------|---------------------|
| | | | Score | Score | |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | | 60 | 10 (16.7%)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

^{*2}e 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

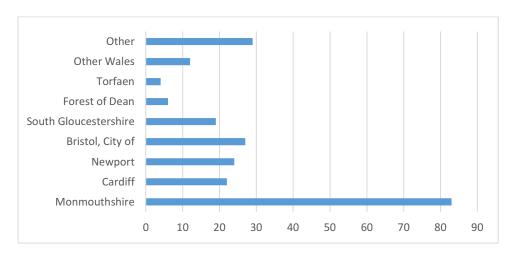
Economically Active²: 61.0%

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.

Self-Containment⁶

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

| Housing |
|------------|
| i iousilig |
| · |

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

^{**} Excludes farm agriculture

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 | Actual | Comments |
|-------|----------------------------|-----------------|---------------|--------------------|--|
| | | | Score | Score | |
| Settl | lement: | Shirenewton | Mynydd Bach | า | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | |
| Activ | ve Travel | | | | |
| 1a | Presence of Active Trav | el Routes with | n the Settlen | nent ¹² | |
| | Several Routes | | 10 | | National Cycle Route goes through the centre of Shirenewton. |
| | One Route | | 5 | | |
| | No Routes | | 0 | | |
| 1b | Walking distance to a hi | igher order set | tlement via a | ctive travel r | oute ¹³ |
| | 1.5 miles | | 1 | | 2.39 miles (Network very intermittent) via PROW footpaths, to |
| | | | | | Hazleton Villas Chepstow. |
| 1c | Cycling distance to a hig | her order sett | lement via ac | tive travel ro | ute ¹⁴ |
| | 3.0 miles | 1 | 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 | | |
| Trair | n 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 | Actual | Comments |
|-------|-----------------------------|--------------------------|----------|------------|------------------------|
| | | | Score | Score | |
| | Greater than 10 miles | | 0 | | |
| Road | Services | | | · | |
| 1h | Distance to major road r | 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 | 2 | | 36 | 10 (27.8%) | Weighted score = 11.1% |
| Princ | ciple 2: Community service | es & facilities | s (30%) | | |
| Prese | ence of Retail Centre with | hin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | _ | | |
| | Less than 5 miles | ✓ | 2 | 2 | Chepstow – 4.8 miles |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | lar 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

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

| | | Yes | Possible | Actual | Comments |
|------|------------------------|-----|----------|--------|--|
| | | | Score | Score | |
| 2g | Post Office | | 3 | | |
| 2h | Bank | | 3 | | |
| 2i | Petrol Filling Station | | 3 | | |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including | ✓ | 3 | 1 | Recreation Hall |
| | village hall & church | | | | |
| | hall) | | | | |
| 2k | Library | | 3 | | |
| 21 | Place of Worship | ✓ | 3 | 1 | St Thomas a'Becket – (Weekly Services) |
| 2m | Publicly Accessible | ✓ | 3 | 3 | |
| | Open Space | | | | |
| 2n | Sports Ground (pitch | ✓ | 3 | 2 | Sports Ground and Tennis Courts |
| | available) | | | | |
| 20 | Childs Play Area | ✓ | 3 | 1 | Play area adjacent to the Recreation Hall |
| 2p | Youth Club (including | ✓ | 3 | 3 | Ist Shirenewton Scouts & Guiding Groups, cub packs meet on Tuesday |
| | scout & guide groups) | | | | and Wednesday |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation Facilities | | | | |
| 2u | Nursery | ✓ | 3 | 1 | Shirenewton playgroup (everyday) |
| | School/Playgroup/ | | | | |
| | Toddler Group | | | | |
| 2v | Primary School | ✓ | 3 | 1 | Shirenewton Primary School |

| | | Yes | Possible | Actual | Comments |
|------|--------------------------------|-------------|----------|--------|--|
| | | res | Score | Score | Comments |
| | | | | Score | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ys | | |
| 2x | Public House | ✓ | 3 | 2 | The Tredegar Arms, The Huntsman, Carpenters Arms |
| 2y | Tea | | 3 | | |
| | Shop/café/restaurant | | | | |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband | 1 | 5 | 5 | Fibre and non-fibre broadband |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | e | | | |
| | High median | ✓ | 2 | 2 | Median download speed 35.4 (Mbit/s) |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | | 1 | | |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | I | | |
| | | | | | |

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 | Actual | Comments |
|-------|------------------------------------|--------------------|--------------|------------------|---|
| | | | Score | Score | |
| | <25% of premises | ✓ | 2 | 2 | 15% of premises unable to receive 30Mbit/s |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | 0 | | |
| | >75% of premises unable to receive | | 0 | | |
| | 30Mbit/s | | | | |
| Caar | | | 97 | 26 | Maighted seems - 90/ |
| Scor | e | | 97 | (26.8%) | Weighted score = 8% |
| Drine | ciple 3: Employment Opp | ortunity (20% | | (20.8/6) | |
| 3a | Protected | | 20 | | |
| Sa | Employment Site | | 20 | | |
| | within settlement | | | | |
| 3b | Identified | | 20 | | |
| 30 | Business/Industrial | | 20 | | |
| | Sites or Mixed-Use | | | | |
| | Sites of Mixed-ose within | | | | |
| | settlement | | | | |
| 3c | Other Employment | | 10 | | |
| 30 | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | | |
| 3d | Proximity to Protected/ | I Identified Fm | olovment Sit | e if not withi | n the settlement |
| Ju | Less than 5 miles | identified Effi | 10 | C II HOL WILLIII | in the settlement |
| | Between 5 miles to 10 | 1 | 5 | 5 | Station Road, Chepstow – 5.1 miles, Newhouse Farm, Chepstow – 6.2 |
| | miles | • | | | miles |
| | Greater than 10 miles | | 0 | | mics |
| | Greater than 10 miles | | U | | |

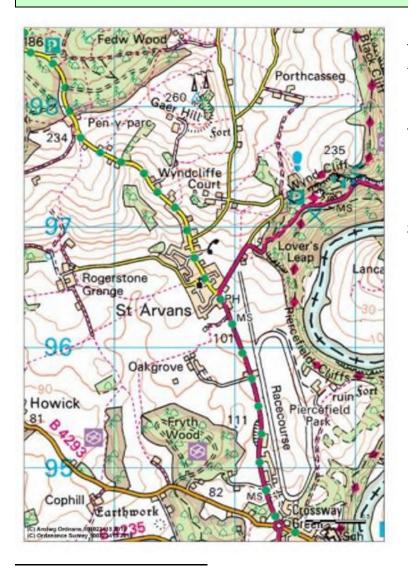
| | Yes | Possible Score | Actual Score | Comments | |
|-------------|-----|-------------------|-----------------|------------------------|--|
| Score | | 60 | 5 (8.3%) | Weighted Score = 2.5% | |
| | | | | | |
| Total Score | | 193 | 41 | Weighted Score = 21.6% | |

^{*2}e 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

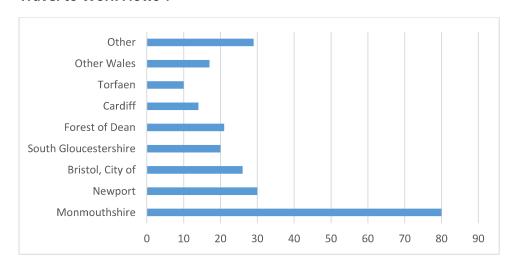
Economically Active²: 66.8%

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

^{*}Figures above includes Tintern

Self-Containment⁶

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

| | | _ | |
|---|-----|----|---|
| H | ous | in | σ |

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

^{**} Excludes farm agriculture

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 | Actual | Comments | | | | |
|-------|---|-----------------|----------------|--------------------|--|--|--|--|--|
| | | | Score | Score | | | | | |
| Settl | lement: | St Arvans | | | | | | | |
| Princ | Principle 1: Transport Services/Accessibility (40%) | | | | | | | | |
| Activ | Active Travel | | | | | | | | |
| 1a | Presence of Active Trave | el Routes withi | in the Settlem | nent ¹² | | | | | |
| | Several Routes | | 10 | | | | | | |
| | One Route | | 5 | | A Regional Cycle Route goes through the settlement. | | | | |
| | No Routes | | 0 | | | | | | |
| 1b | Walking distance to a hi | igher order set | tlement via a | ctive travel re | oute 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 hig | her order sett | lement via ac | tive travel ro | ute ¹⁴ | | | | |
| | 3.0 miles | 1 | 1 | 1 | 2.16 miles via Regional Cycle Route to High St. Chepstow/St. Arvans on | | | | |
| | | | | | Regional Cycle Route. | | | | |
| Bus | Services | | | | | | | | |
| 1d | Bus Stop | ✓ | 1 | 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 | Actual | Comments |
|-------|---|----------|----------|--------|---|
| | | | Score | Score | |
| 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). Grass Routes Service | | 2 | | |
| | | | 1 | | |
| Train | No Service Services | | 0 | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | 1 -0 | | <u></u> |
| -8 | Less than 5 miles | | 5 | 5 | Chepstow Station – 2.6 miles |
| | Between 5 miles to 10 miles | • | 1 | | |
| | Greater than 10 miles | | 0 | | |

| | | Vaa | Dansible | A street | Commonts |
|-------|-----------------------------|--------------------------|-----------|------------|--------------------------|
| | | Yes | Possible | Actual | Comments |
| | 10. | | Score | Score | |
| | Services | | | | |
| 1h | Distance to major road | network ¹⁵ | | T. | |
| | Less than 5 miles | ✓ | 5 | 5 | A466, A48, M48 |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Scor | e | | 36 | 15 (41.7%) | Weighted score = 16.7% |
| Princ | ciple 2: Community service | es & facilitie | s (30%) | | |
| Pres | ence of Retail Centre wit | hin or near se | ettlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | · | |
| | Less than 5 miles | ✓ | 2 | 2 | Chepstow – 2.6 miles |
| | Between 5 miles to 10 miles | | 1 | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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 | Actual | Comments |
|------|-----------------------------|----------|----------|--------|--------------------------------|
| | | | Score | Score | |
| 2h | Bank | | 3 | | |
| 2i | Petrol Filling Station | | 3 | | |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including | ✓ | 3 | 2 | St Arvans Memorial Hall |
| | village hall & church hall) | | | | St Arvans Meeting Room |
| 2k | Library | | 3 | | |
| 21 | Place of Worship | ✓ | 3 | 1 | St Arvans Church |
| 2m | Publicly Accessible | √ | 3 | 2 | King George Field |
| | Open Space | | | | St Arvans Playing Field |
| 2n | Sports Ground (pitch | ✓ | 3 | 1 | St Arvans Playing Field |
| | available) | | | | |
| 20 | Childs Play Area | ✓ | 3 | 1 | King George Field |
| 2p | Youth Club (including | | 3 | | |
| | scout & guide groups) | | | | |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | ation Facilities | | | | |
| 2u | Nursery | ✓ | 3 | 2 | Little Trees Day Nursery |
| | School/Playgroup/ | | | | Toddler Group – Monday morning |
| | Toddler Group | | | | Messy Play – Wednesday morning |
| 2v | Primary School | | 3 | | |

| | | Yes | Possible Score | Actual Score | Comments |
|------|--------------------------------|--------------|-------------------|-----------------|-------------------------------------|
| 2w | Secondary | | 3 | Jeore | |
| 200 | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ys | | |
| 2x | Public House | √ | 3 | 1 | The Piercefield |
| 2y | Tea | | 3 | | |
| | Shop/café/restaurant | | | | |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband | √ | 5 | 5 | Fibre and non-fibre broadband |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | | | | |
| | High median | \checkmark | 2 | 2 | Median download speed 33.4 (Mbit/s) |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | | 1 | | |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | 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 | Actual | Comments |
|-------|--|---------------|--------------|---------------|---|
| | | | Score | Score | |
| | <25% of premises | | 2 | | |
| | unable to receive 30Mbit/s | | | | |
| | 25%-75% of premises unable to receive 30Mbit/s | / | 1 | 1 | 25.7% of premises unable to receive 30Mbit/s |
| | >75% of premises | | 0 | | |
| | unable to receive 30Mbit/s | | | | |
| Score | 9 | | 97 | 21 (21.6%) | Weighted score = 6.5% |
| Princ | iple 3: Employment Opp | ortunity (30% |) | · | |
| 3a | Protected | | 20 | | |
| | Employment Site | | | | |
| | within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within settlement | | | | |
| 3c | Other Employment | | 10 | | |
| 30 | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | | |
| 3d | Proximity to Protected/ | dentified Emp | loyment Site | if not within | the settlement |
| | Less than 5 miles | <u>√</u> | 10 | 10 | Station Road, Chepstow – 2.8 miles, Newhouse Farm, Chepstow – 4.5 |
| | | | | | miles |
| | Between 5 miles to 10 | | 5 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |

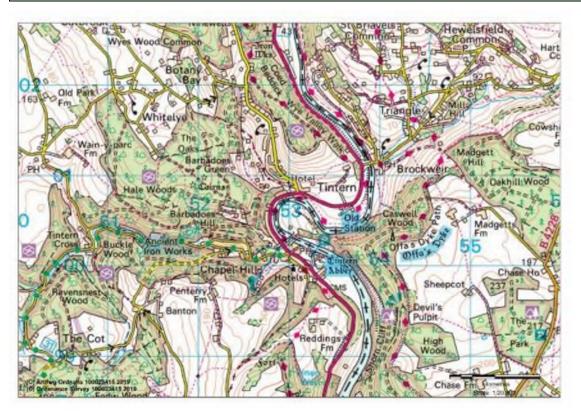
| | Yes | Possible | Actual | Comments | |
|-------------|-----|----------|------------|------------------------|--|
| | | Score | Score | | |
| Score | | 60 | 10 (16.7%) | Weighted Score = 5% | |
| | | | | | |
| Total Score | | 193 | 46 | Weighted Score = 28.2% | |

^{*2}e 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

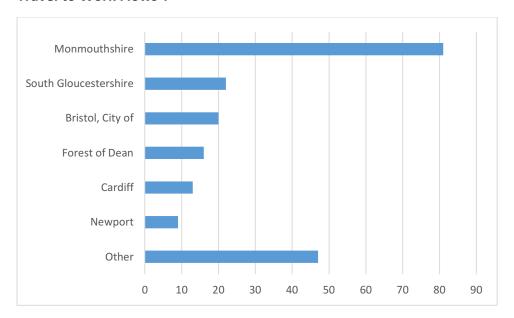
Economically Active²: 68.3%

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

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% |

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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 | Actual | Comments | | |
|-------|--|-----------------|---------------|--------------------|---|--|--|
| | | | Score | Score | | | |
| Settl | ement: | Tintern | | | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | | | |
| Activ | Active Travel | | | | | | |
| 1a | Presence of Active Trav | el Routes withi | n the Settlen | nent ¹² | | | |
| | Several Routes | | 10 | | Regional Cycle Route comes into the settlement. | | |
| | One Route | | 5 | | | | |
| | No Routes | | 0 | | | | |
| 1b | 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 high | ner order se | ettlement via a | ctive 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

| | | Vac | Dessible | Actual | Commonto |
|-------|----------------------------|--------------------------|----------|------------|------------------------------|
| | | Yes | Possible | Actual | Comments |
| | | | Score | Score | |
| Trair | n Services | | | _ | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | | |
| | Less than 5 miles | | 5 | | |
| | Between 5 miles to 10 | \checkmark | 1 | 1 | Chepstow Station – 5.9 miles |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Road | Services | | | | |
| 1h | Distance to major road r | network ¹⁵ | | | |
| | Less than 5 miles | ✓ | 5 | 5 | A466 |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Scor | e | | 36 | 10 (27.8%) | Weighted score = 11.1% |
| Princ | ciple 2: Community service | es & facilities | (30%) | | |
| Pres | ence of Retail Centre with | nin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal 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

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

| | | Yes | Possible | Actual | Comments |
|------|------------------------|--------------|----------|--------|---|
| | | | Score | Score | |
| | Between 5 miles to 10 | √ | 1 | 1 | Chepstow – 5.4 miles |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | lar Needs | | | | |
| 2e* | Convenience Store | \checkmark | 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 | | |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including | √ | 3 | 1 | Tintern Village Hall |
| | village hall & church | | | | |
| | hall) | | | | |
| 2k | Library | | 3 | | |
| 21 | Place of Worship | \checkmark | 3 | 2 | St. Michael's (Weekly services), Tintern Chapel (Weekly services) |
| 2m | Publicly Accessible | \checkmark | 3 | 1 | Leytons Sports Field |
| | Open Space | | | | |
| 2n | Sports Ground (pitch | \checkmark | 3 | 1 | Leytons Sports Field |
| | available) | | | | |
| 20 | Childs Play Area | ✓ | 3 | 2 | The Leytons, Sylvan View |
| 2p | Youth Club (including | \checkmark | 3 | 1 | Church lads & Church Girls Brigade Monday evenings |
| | scout & guide groups) | | | | |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | ✓ | 3 | 1 | Wye Dean Surgery, The Old Police Station |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |

| | | Yes | Possible | Actual | Comments |
|------|--------------------------------|-------------|----------|--------|--|
| | | | Score | Score | |
| Educ | cation Facilities | | | | |
| 2u | Nursery | √ | 3 | 1 | Toddler Group – Tuesday morning |
| | School/Playgroup/ | | | | |
| | Toddler Group | | | | |
| 2v | Primary School | | 3 | | |
| 2w | Secondary | | 3 | | |
| | School/Further | | | | |
| | Education College | | | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | iys | | |
| 2x | Public House | ✓ | 3 | 3 | The Royal George Hotel (The Wild Hare), The Rose & Crown, The |
| | | | | | Anchor Inn, Wye Valley Hotel |
| 2y | Tea | ✓ | 3 | 3 | Parva Farmhouse Restaurant, White Monk Café, The Filling Station |
| | Shop/café/restaurant | | | | Café, Cider Barn Coffee House & Restaurant |
| Broa | dband Connection ¹⁹ | | | | |
| 2z | Broadband | ✓ | 5 | 5 | Fibre and non-fibre optic broadband |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | e | | | |
| | High median | ✓ | 2 | 2 | Median download speed 32 (Mbit/s) |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | | 1 | | |
| | download speed of | | | | |
| | between 10-30 Mb/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 | | 0 | 300.0 | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | 1 | | |
| | <25% of premises | | 2 | 2 | 6.2% of premises unable to receive 30Mbit/s |
| | unable to receive | · | | | |
| | 30Mbit/s | | | | |
| | 25%-75% of premises | | 1 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | e | | 97 | 31 (32%) | Weighted score = 9.6% |
| Princ | ciple 3: Employment Opp | ortunity (30% | 5) | | |
| 3a | Protected | | 20 | | |
| | Employment Site | | | | |
| | within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial | | | | |
| | Sites or Mixed-Use | | | | |
| | Sites within | | | | |
| | settlement | | | | |
| 3c | Other Employment | ✓ | 10 | 10 | Tintern Garage |
| | Opportunity (B1/B2 | | | | |
| | use) within settlement | | | | |
| 3d | Proximity to Protected/ | Identified Emp | oloyment Site | e if not within | the settlement |
| | Less than 5 miles | | 10 | | |

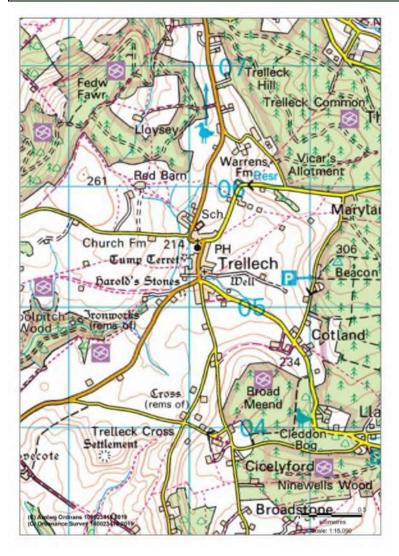
| | | Yes | Possible | Actual | Comments |
|-------|-----------------------|-----|----------|----------|---------------------------|
| | | | Score | Score | |
| | Between 5 miles to 10 | ✓ | 5 | 5 | Newhouse Farm – 7.4 miles |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Score | e | |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

^{*2}e 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 |
|-----------------|-------------|-----------------------------------|
| | | 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

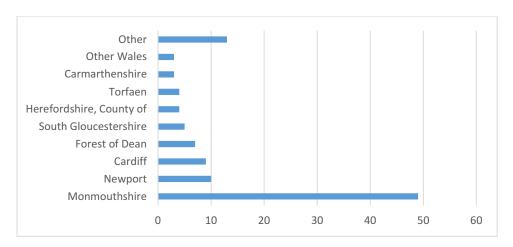
Economically Active²: 72.7 %

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.

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:

Lower Quartile House Price to Income Ratio:9

Monmouthshire - £398,859 Monmouthshire - 11:1Trellech United* - £565,458 Trellech United* - 15:1

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

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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 | | | Actual | Comments | | | |
| | | | Score | Score | | | | |
| Settl | ement: | Trellech | | | | | | |
| Princ | ciple 1: Transport Service | s/Accessibility | (40%) | | | | | |
| Activ | ve Travel | | | | | | | |
| 1a | Presence of Active Trave | el Routes withi | in the Settlem | nent ¹² | | | | |
| | Several Routes | | 10 | | | | | |
| | One Route | | 5 | | | | | |
| | No Routes | | 0 | | | | | |
| 1b | Walking distance to a hi | gher order set | tlement via a | ctive travel ro | oute 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 hig | her order sett | lement via ac | tive travel ro | ute 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 S | 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' | | 10 | | |
|-------|--|---|----|----------|---|
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | 3 | | |
| | | | | | |
| | 30 minutes. | | 12 | | |
| | Low frequency of service between 31-60 | | 3 | | |
| | minutes. | | | | |
| | Daily frequency- more | | 2 | 2 | 65 – Trellech – Llanishen – Devauden – Chepstow (5 buses per day |
| | than hourly (at least | • | | | 08:08 – 17:51) |
| | one morning and one | | | | 65 - Chepstow – Devauden – Llanishen - Trellech (6 buses per day |
| | late afternoon service | | | | 07:00 – 17:15) |
| | to a main centre). | | | | 65 – Trellech – The Narth – Penallt – Monmouth (6 buses per day |
| | to a main centre). | | | | 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 | n Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | <u>.</u> | |
| | Less than 5 miles | | 5 | | |
| | Between 5 miles to 10 | | 1 | | |
| | miles | | | | |
| | 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 | | | | |

| 1 h | Distance to major road | 20 tu 20 ml x 15 | | | |
|------|----------------------------|--------------------------|----|------------|--|
| 1h | Distance to major road r | ietwork ²³ | 1 | 1 | |
| | 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 | | 1 | | |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Scor | | | 36 | 8 (22.2%) | Weighted score = 8.9% |
| | ciple 2: Community service | es & facilities | | 0 (==:=/0) | 110.6.110.110.100.100.100.100.100.100.10 |
| | ence of Retail Centre witl | | | | |
| 2a | Town Centre ¹⁶ | iiii oi iicai sc | 20 | T | |
| | ł | | + | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 | √ | 1 | 1 | 5.5 miles from The Lion at Trellech to Agincourt Square in Monmouth |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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

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

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

| Com | munity Facilities | | | | |
|------|--|-------------|----|---|--|
| 2j | Public Hall (including village hall & church hall) | 1 | 3 | 1 | Trellech Village Hall |
| 2k | Library | | 3 | | |
| 21 | 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 | | |
| 20 | Childs Play Area | √ | 3 | 1 | Roman Park View Play Area is on the border of the development boundary. |
| 2р | Youth Club (including scout & guide groups) | | 3 | | |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | ✓ | 3 | 1 | Trellech Medical Centre |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation 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 | | |
| Cafe | s, Bars, Pubs, Restaurant | s & Takeawa | ys | | |
| 2x | Public House | ✓ | 3 | 1 | The Lion |
| 2у | Tea Shop/café/restaurant | | 3 | | |

| Bro | adband Connection ¹⁹ | | | | |
|-------|---------------------------------|-------------|---------|---|--|
| 2z | Broadband | ✓ | 5 | 5 | Fibre and non fibre broadband is available |
| | connectivity | | | | |
| | No Broadband | | 0 | | |
| | connection | | | | |
| | Broadband Performance | | | | |
| | High median | | 2 | | |
| | download speed of | | | | |
| | >30 Mb/s | | | | |
| | Moderate median | ✓ | 1 | 1 | Median download speed 22.1 (Mbit/s) |
| | download speed of | | | | |
| | between 10-30 Mb/s | | | | |
| | Low median | | 0 | | |
| | download speed of | | | | |
| | <10 Mb/s | | | | |
| | Broadband Coverage | | | | |
| | <25% of premises | | 2 | | |
| | unable to receive | | | | |
| | 30Mbit/s 25%-75% of premises | | 1 | 1 | 20.10/ of annual |
| | unable to receive | ✓ | 1 | 1 | 29.1% of premises unable to receive 30Mbit/s |
| | 30Mbit/s | | | | |
| | >75% of premises | | 0 | | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | | 97 | 17 | Weighted score = 5.3% | |
| | | | (17.5%) | | |
| Prin | ciple 3: Employment Oppo | rtunity (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#

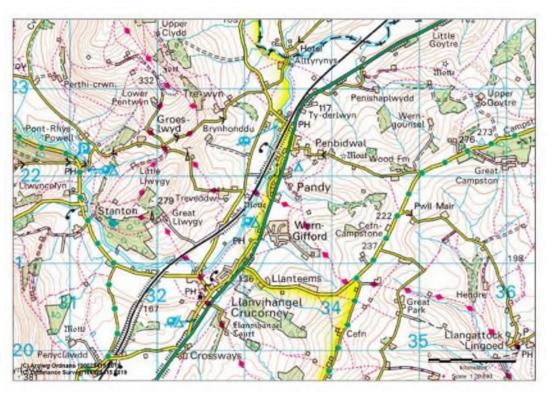
| 3a | Protected Employment | | 20 | | |
|-------|---------------------------|---------------|--------------|---------------|---|
| | Site within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial Sites | | | | |
| | or Mixed-Use Sites | | | | |
| | within settlement | | | |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

^{*2}e 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 %

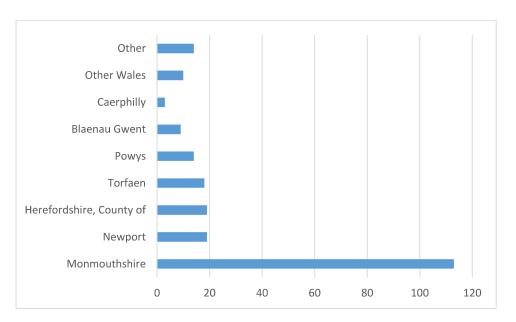
Employed³: 67.9 %

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 |
|-----------|
|-----------|

^{*}Figures above include Grosmont

Self-Containment⁶

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

| Hausing |
|-----------|
| HOUSING |
| 1104511.0 |

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

^{**} Excludes farm agriculture

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 | Actual | Comments | | |
|-------|----------------------------|-----------------|--|--------------------|--|--|--|
| | | | Score | Score | | | |
| Sett | lement: | Werngifford, | / Pandy | | | | |
| Prin | ciple 1: Transport Service | s/Accessibility | (40%) | | | | |
| Activ | ve Travel | | | | | | |
| 1a | Presence of Active Trave | el Routes withi | in the Settlem | nent ¹² | | | |
| | Several Routes | | 10 | | | | |
| | One Route | | 5 | | | | |
| | No Routes | | 0 | | | | |
| 1b | Walking distance to a hi | gher order set | tlement via a | ctive travel re | oute ¹³ | | |
| | 1.5 miles | | 1 6.63 miles (Network intermittent) via PROW footpaths | | 6.63 miles (Network intermittent) via PROW footpaths, bridleways and | | |
| | | | | | restricted byways to Abergavenny. | | |
| 1c | Cycling distance to a hig | her order sett | lement via ac | tive travel ro | ute ¹⁴ | | |
| | 3.0 miles | | 1 | | 5.63 miles via Regional Cycle Route and National Cycle Route to | | |
| | | | | | Abergavenny Park Road. | | |
| Bus | 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 | Actual | Comments |
|-------|---|----------|----------|--------|---|
| | | | Score | Score | |
| | '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 | | |
| Trair | 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 | d Services | | | | |

| | | Vaa | Dassible | A street | Commonts |
|-------|-----------------------------|--------------------------|----------|----------|----------------------|
| | | Yes | Possible | Actual | Comments |
| | | 4.5 | Score | Score | |
| 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 | e | | 36 | 9 (25%) | Weighted score = 10% |
| Princ | ciple 2: Community service | es & facilities | (30%) | | |
| Pres | ence of Retail Centre witl | hin or near se | ttlement | | |
| 2a | Town Centre ¹⁶ | | 20 | | |
| 2b | Local Centre ¹⁷ | | 10 | | |
| 2c | Neighbourhood | | 5 | | |
| | Centre | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | |
| | Less than 5 miles | | 2 | | |
| | Between 5 miles to 10 | ✓ | 1 | 1 | Abergavenny 5.6m |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | |
| Regu | ılar 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

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

| | | Yes | Possible | Actual | Comments |
|------|--|-----------|----------|--------|---|
| | | | Score | Score | |
| 2i | Petrol Filling Station | | 3 | | |
| Com | munity Facilities | | | | |
| 2j | Public Hall (including village hall & church hall) | ✓ | 3 | 1 | Pandy Village Hall - Werngifford |
| 2k | Library | | 3 | | |
| 21 | 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 |
| 20 | Childs Play Area | ✓ | 3 | 1 | Child's play area next to village hall |
| 2p | Youth Club (including scout & guide groups) | | 3 | | |
| Med | ical Facilities | | | | |
| 2q | Hospital | | 3 | | |
| 2r | GP Surgery | | 3 | | |
| 2s | Pharmacy | | 3 | | |
| 2t | Dentist | | 3 | | |
| Educ | cation 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 | | |
| Cafe | s, Bars, Pubs, Restaurants | & Takeawa | ıys | | |
| 2x | Public House | ✓ | 3 | 2 | The Rising Sun, The Old Pandy Inn (1 mile away) |

| | | Yes | Possible Score | Actual Score | Comments |
|------|--|-----|-------------------|-----------------|--|
| 2у | Tea Shop/café/restaurant | | 3 | | |
| Broa | adband Connection ¹⁹ | | | | |
| 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 | 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#

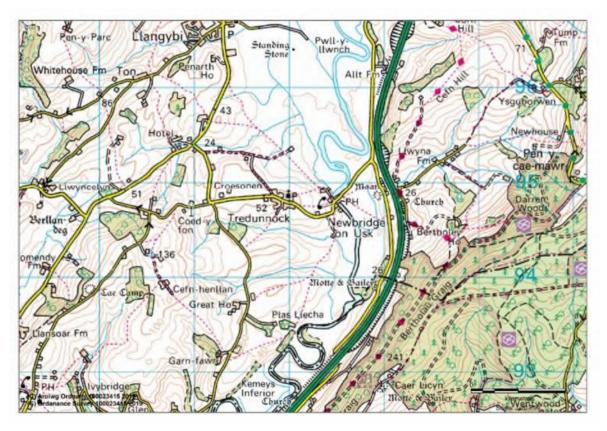
| | | Yes | Possible | Actual | Comments |
|--|---|---------------|--------------|------------------------|---|
| | | | Score | Score | |
| | unable to receive | | | | |
| | 30Mbit/s | | | | |
| Score | e | | 97 | 17 (17.5%) | Weighted score = 5.3% |
| Princ | ciple 3: Employment Opp | ortunity (30% |) | | |
| 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 Emp | | dentified Emp | loyment 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% | |

^{*2}e 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

Tredunnock



The settlement of Tredunnock is located within the south west of the County, within the Usk Valley, 4 miles to the south of Usk and approximately 1.5 miles to the south east of Llangybi. The village of Tredunnock lies within the wider Tredunnock Conservation Area designation and is well connected to the small hamlet of Newbridge on Usk, which is part of Tredunnock's Conservation Area and where there is a local pub, Tredunnock is accessed via a network of country roads with the nearest connection to a strategic route, the A449, at Usk.

Settlement Area: 3.56 ha

Population Size¹: 71

¹ 2021 Census

Age Structure:

| | Census 2011 | Mid-Year Population Estimate |
|-----------------|-------------|------------------------------|
| | | 2020 |
| Age 0 to 4 | 4.2% | 2.9% |
| Age 5 to 9 | 4.8% | 6.6% |
| Age 10 to 19 | 14.5% | 10.2% |
| Age 20 to 44 | 22.6% | 21.2% |
| Age 45 to 64 | 34.5% | 34.9% |
| Age 65 and over | 19.4% | 24.3% |

Median Age 51.0 (Monmouthshire 49.0)

Employment

Economically Active²: 66.4 %

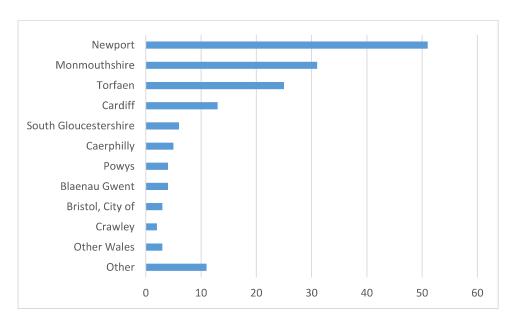
Employed³: 62.1 %

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** | 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 |

⁵ ONS Business Register and Employment Survey 2021

| Total 675 |
|-----------|
|-----------|

^{*}Figures above include Coed y Paen, Llandegveth, Llangybi and Llantrisant settlements.

Self-Containment⁶

0% of Tredunndock residents who are employed work in Treddunnock.

Households:7

| Owned | 86.8% |
|---|-------|
| Shared ownership (part owned and part rented) | 0.6% |
| Social rented | 1.8% |
| Private rented | 9.6% |
| Living rent free | 1.2% |

Average house price⁸:

Lower Quartile House Price to Income Ratio:9

Monmouthshire - £398,850 Monmouthshire - 11:1 Llangybi Fawr* - £978,213 Llangybi Fawr* - 21:1

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

⁷ 2011 Census

^{**} Excludes farm agriculture

⁶ 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:

5¹⁰ (Llangybi Fawr)

Services and Facilities¹¹

| | | Yes | Possible | Actual | Comments | |
|-------|---|-----------------|-----------------|--------------------|---|--|
| | | | Score | Score | | |
| Settl | ement: | Tredunnock | | | | |
| Princ | Principle 1: Transport Services/Accessibility (40%) | | | | | |
| Activ | ve Travel | | | | | |
| 1a | Presence of Active Trav | el Routes withi | n the Settlen | nent ¹² | | |
| | Several Routes | | 10 | | | |
| | One Route | | 5 | | | |
| | No Routes | | 0 | | | |
| 1b | 1b Walking distance to a higher order settlement via active | | ctive travel re | oute ¹³ | | |
| | 1.5 miles | | 1 | | | |
| 1c | Cycling distance to a higher order settlement via active travel route ¹⁴ | | | | ute ¹⁴ | |
| | 3.0 miles | | 1 | | No direct links to any cycle network. 2.3 miles to nearest National | |
| | | | | | Cycle Route connection. Then 3.14 miles to Twyn Sq Usk. | |
| Bus S | Services | | | | | |
| 1d | Bus Stop | | 1 | | Nearest bus stops is 1.9 miles north West from (The Firs) the centre of | |
| | | | | | Tredunnock | |

 $^{^{10}}$ 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' | | 10 | | |
| | provision, frequency | | | | |
| | of approximately | | | | |
| | every 10 minutes | | | | |
| | Medium frequency of | | 5 | | |
| | service between 10 - | | | | |
| | 30 minutes. | | | | |
| | Low frequency of | | 3 | | |
| | service between 31-60 | | | | |
| | minutes. | | | | |
| | Daily frequency- more | | 2 | | |
| | than hourly (at least | | | | |
| | one morning and one | | | | |
| | late afternoon service | | | | |
| | to a main centre). | | | | |
| | Grass Routes Service | ✓ | 1 | 1 | MCC 'Grass Routes' is available upon membership and request. |
| | No Service | | 0 | | |
| Trair | n Services | | | | |
| 1f | Train Station | | 10 | | |
| 1g | Distance to rail services | | | | |
| | Less than 5 miles | | 5 | | |
| | Between 5 miles to 10 | ✓ | 1 | 1 | 6.6 miles from Tredunnock to Cwmbran train station. |
| | miles | | | | |
| | Greater than 10 miles | | 0 | | 15.8 miles to Chepstow Train Station via the A48 strategic route. |
| | | | | | Approx 16. miles to Abergavenny Train Station via the B4598 local |
| | | | | | route and the A40 strategic route. |
| Road | Services | | | | |

| | | Yes | Possible | Actual | Comments | |
|-------|-----------------------------|--------------------------|----------|----------|--|--|
| | | res | | | Comments | |
| _ | | . 45 | Score | Score | | |
| 1h | Distance to major road | network ¹⁵ | | T. | | |
| | Less than 5 miles | | 5 | | | |
| | Between 5 miles to 10 miles | ✓ | 1 | 1 | Approx 5.5 miles to the A48 strategic route junction at Langstone. | |
| | Greater than 10 miles | | 0 | | | |
| Score | e | | 36 | 3 (8.3%) | Weighted score = 3.3% | |
| Princ | ciple 2: Community service | es & facilities | (30%) | · | | |
| Pres | ence of Retail Centre wit | hin or near se | ttlement | | | |
| 2a | Town Centre ¹⁶ | | 20 | | | |
| 2b | Local Centre ¹⁷ | | 10 | | | |
| 2c | Neighbourhood | | 5 | | | |
| | Centre | | | | | |
| 2d | Proximity to Town or Lo | cal Centre ¹⁸ | | | | |
| | Less than 5 miles | | 2 | | | |
| | Between 5 miles to 10 miles | ✓ | 1 | 1 | 5 miles to Bridge Street Usk, 7.5 miles to the centre of Cwmbran. | |
| | Greater than 10 miles | | 0 | | | |
| Regu | lar 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

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

| | | Yes | Possible | Actual | Comments | | |
|------|--|-----|----------|--------|---|--|--|
| | | | Score | Score | | | |
| 2i | Petrol Filling Station | | 3 | | | | |
| Com | munity Facilities | | | | | | |
| 2j | Public Hall (including village hall & church hall) | | 3 | | | | |
| 2k | Library | | 3 | | | | |
| 21 | Place of Worship | 1 | 3 | 1 | St. Andrew's Church (Fortnightly Services) | | |
| 2m | Publicly Accessible Open Space | | 3 | | | | |
| 2n | Sports Ground (pitch available) | | 3 | | | | |
| 20 | Childs Play Area | | 3 | | | | |
| 2р | Youth Club (including scout & guide groups) | | 3 | | | | |
| Med | lical Facilities | | | | | | |
| 2q | Hospital | | 3 | | | | |
| 2r | GP Surgery | | 3 | | | | |
| 2s | Pharmacy | | 3 | | | | |
| 2t | Dentist | | 3 | | | | |
| Educ | cation Facilities | | <u>.</u> | | | | |
| 2u | Nursery School/Playgroup/ Toddler Group | | 3 | | | | |
| 2v | Primary School | | 3 | | | | |
| 2w | Secondary School/Further Education College | | 3 | | | | |
| Cafe | Cafes, Bars, Pubs, Restaurants & Takeaways | | | | | | |
| 2x | Public House | ✓ | 3 | 1 | The Newbridge on Usk Public House is approximately 500m from the settlement | | |

| | | Yes | Possible Score | Actual Score | Comments |
|------|--|----------|-------------------|-----------------|--|
| 2у | Tea Shop/café/restaurant | | 3 | | |
| Broa | adband Connection ¹⁹ | | | | |
| 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 | | |
| | Low median download speed of <10 Mb/s | √ | 0 | | Median download speed 7.5 (Mbit/s) |
| | Broadband Coverage | | • | - 1 | |
| | <25% of premises unable to receive 30Mbit/s | | 2 | | |
| | 25%-75% of premises unable to receive 30Mbit/s | ✓ | 1 | 1 | 59.9% of premises unable to receive 30Mbit/s |
| | >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 | | | | |
| Scor | Score | | 97 | 9 (9.3%) | Weighted score = 2.8% |
| Princ | ciple 3: Employment Opp | ortunity (30% |) | | |
| 3a | Protected Employment | | 20 | | |
| | Site within settlement | | | | |
| 3b | Identified | | 20 | | |
| | Business/Industrial Sites | | | | |
| | or Mixed-Use Sites | | | | |
| | within settlement | | | | |
| 3c | Other Employment | | 10 | | |
| | Opportunity (B1/B2 use) | | | | |
| 2.1 | within settlement | ld a stift a d Face | | : : | Ab a sald and sald |
| 3d | Proximity to Protected/I | identified Emp | | e if not within | tne settlement |
| | Less than 5 miles | | 10 | | |
| | Between 5 miles to 10 | ✓ | 5 | 5 | Approx 5.5 miles to Protected SAE2x: Woodside Industrial Estate Usk; |
| | miles | | | | and SAE2s Goods Yard Usk; and Identified SAE1g South Woodside Usk. |
| | Greater than 10 miles | | 0 | | |
| Scor | Score | | 60 | 5 (8.3%) | Weighted Score = 2.5% |
| | | | | | |
| Tota | l Score | | 193 | 17 | Weighted Score = 8.6% |

^{*2}e 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