

Email From:

Mark Hand MRTPI, Head of Placemaking, Housing, Highways and Flooding, Monmouthshire County Council

Re: PLANNING AND THE PLANNING CONSULTATION PROCESS.

Many thanks for your email and for bringing these concerns to our attention. I apologise that you didn't get a reply to your request for additional time to consider the now withdrawn application. I'm glad that you've been able to look at the new application, although please be reassured that you will be formally consulted in due course and have the 21 day consultation period: there is just a slight time lag our end for the reasons you mention.

I have passed your email to Craig O'Connor to consider your suggestion of further MCC-delivered 'training'. I'm pleased you found the previous session helpful: we have historically aligned them to run shortly after local elections when Councillors may change, but appreciate the next elections are some way off, so we'll see what can be offered in the meantime.

Dear Sir/Madam,

Monmouthshire County Council (MCC) is in the process of preparing a Replacement Local Development Plan (RLDP) for the County (excluding the area within the Brecon Beacons National Park) which will cover the period 2018-2033.

Progress on the RLDP was paused in March 2020 because the Covid19 pandemic meant we could not continue with the Public Consultation on the Preferred Strategy. In light of this and key evidence having been updated, namely the Welsh Government 2018-based population and household projections we have gone back two stages to the Growth and Spatial Options. To ensure that the evidence base for the RLDP is as up to date and robust as possible we are also revisiting the evidence base in support of our Preferred Strategy and ultimately the RLDP. A key component of this evidence base is the Sustainable Settlement Appraisal which was originally conducted in late 2018.

The Sustainable Settlement Appraisal considers the availability of services and facilities and access to infrastructure in our settlements. An audit has been undertaken within each settlement and is based upon the 3 principles set out below;

- Principle 1 – The level of sustainable transport and accessibility in and around settlements
- Principle 2 – The availability of local facilities and services in and around settlements
- Principle 3 – The level of employment opportunities in and around settlements

In order to help us to ensure that the data collected is accurate and up-to-date, could you please check the attached audit sheet for your Community Council Area and make any necessary changes/comments in a separate document to be returned to

PlanningPolicy@monmouthshire.gov.uk if possible by the 5th of March 2021. We are aware that due to current circumstances some facilities may be closed and certain services suspended, however if this is only a temporary situation can you please make a note of this in your response.

If we don't hear back from you, we will assume that the data collected is accurate and up-to-date. If for any reason you can't get back to us by this date and require an extension of time, please don't hesitate to contact us as soon as possible in order to agree an alternative date.

Friday 12/2/21

		Yes	Possible Score	Actual Score	Comments
Settlement:	Magor with Undy				
Principle 1: Transport Services/Accessibility (40%)					
Active Travel					
1a	Presence of Active Travel Routes within the Settlement ¹				
	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 higher order settlement via active travel route ²				
	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 higher order settlement via active travel route ³				
	3.0 miles		1		4.44 miles from Magor to Caldicot Baptist Church via National Cycle Route
Bus Services					
1d	Bus Stop	✓	1	1	There are a number of bus stops throughout the settlement.
1e	Bus frequency				
	'Turn up and go' provision, frequency of approximately every 10 minutes		10		

¹ These are based on the Integrated Network Maps (INM) produced by the Council and agreed by the Welsh Government.

² As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

³ As defined in the adopted LDP Strategic Policy S1 – The Spatial Distribution of New Housing Provision

	Yes	Possible Score	Actual Score	Comments
Medium frequency of service between 10 - 30 minutes.		5		
Low frequency of service between 31- 60 minutes.	✓	3	3	X74 Magor – Newport (Hourly 07:17 – 22:09) X74 Newport – Magor (Hourly 06:10 – 20:00) X74 Magor - Caldicot – Portskewett – Chepstow (Hourly 06:40 – 20:48) X74 Chepstow – Portskewett – Caldicot - Magor (Hourly 07:25 – 21:35)
Daily frequency- more than hourly (at least one morning and one late afternoon service to a main centre).		2		X7 Magor - Caldicot - Chepstow - Cribbs Causeway – Bristol (2x morning services) X7 Bristol – Cribbs Causeway – Chepstow – Caldicot - Magor (2x evening services) 74A/C Magor Brewery – Newport (6x services daily) 74A/C Newport – Magor Brewery (7x services daily)
Grass Routes Service		1		
No Service		0		
Train Services				
1f Train Station		10		
1g Distance to rail services				
Less than 5 miles	✓	5	5	Severn Tunnel Junction – 2.7 miles
Between 5 miles to 10 miles		1		
Greater than 10 miles		0		
Road Services				
1h Distance to major road network ⁴				
Less than 5 miles	✓	5	5	B4245 - 0.2 miles

⁴ 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
	Between 5 miles to 10 miles		1		M4 – 1.3 miles
	Greater than 10 miles		0		
Score			36	24 (66.7%)	Weighted score = 26.7%
Principle 2: Community services & facilities (30%)					
Presence of Retail Centre within or near settlement					
2a	Town Centre ⁵		20		
2b	Local Centre ⁶	✓	10	10	
2c	Neighbourhood Centre		5		
2d	Proximity to Town or Local Centre ⁷				
	Less than 5 miles		2		
	Between 5 miles to 10 miles		1		
	Greater than 10 miles		0		
Regular Needs					
2e*	Convenience Store		3		
2f	Other non-food Shop	✓	3	1	The Flower Seed
2g	Post Office		3		1x branch in Local Centre
2h	Bank		3		
2i	Petrol Filling Station		3		
Community Facilities					

⁵ As defined in the adopted LDP Policy S6 – Retail Hierarchy

⁶ As defined in the adopted LDP Policy S6 – Retail Hierarchy

⁷ As defined in the adopted LDP Policy S6 – Retail Hierarchy

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

		Yes	Possible Score	Actual Score	Comments
2w	Secondary School/Further Education College		3		
Cafes, Bars, Pubs, Restaurants & Takeaways					
2x	Public House	✓	3	2	Wheatsheaf Inn The Golden Lion
2y	Tea Shop/café/restaurant	✓	3	3	Angelos Fish and Chips, Steak on the Square, Donnies Coffee Shop, The Blue Cumin, Mango House Restaurant
Broadband Connection⁸					
2z	Broadband connectivity	✓	5	5	Fibre and non-fibre broadband
	No Broadband connection		0		
Broadband Performance					
	High median download speed of >30 Mb/s		2		
	Moderate median download speed of between 10-30 Mb/s	✓	1	1	Median download speed 25.5 (Mbit/s)
	Low median download speed of <10 Mb/s		0		
Broadband Coverage					

⁸ Source: Average fixed-line broadband coverage and performance by output area, 2018 data released by Ofcom. Accessed 26.01.21
<https://data.cdr.ac.uk/dataset/broadband-speed#>

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

	Yes	Possible Score	Actual Score	Comments
Score		60	50 (83.3%)	Weighted Score = 25%
Total Score		193	120	Weighted Score = 65.9%

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

2 to 3 of each service/facility – 2 points

1 of each service/facility – 1 point