

**April 2024**  
**Replacement Local Development Plan**  
**Gypsy & Traveller Accommodations Housing Sites**  
**Langley Close, Magor**  
**Oak Grove Farm, Crick**  
**Bradbury Farm Crick**

**Site - Oak Grove Farm, Portskewett, Caldicot**

**April 2024**  
**Technical Note – Land at Oak Grove Farm, Crick – prepared by AECOM dated 09/02/2024**

The Technical Note submitted in support of the site has been considered and the highway authority generally agree with the Report's Conclusions and Recommendations.

A suitable means of access that accords with current design standards is achievable of the B4245, Reference Appendix A.

The highway authority offers no objection to the proposed development of a maximum of 6 Gypsy and Traveller Pitches, the proposal would not be detrimental to the safety and capacity of the adjacent local highway network.

Unfortunately, the site location is not considered to be a sustainable transport location and it is acknowledged that no improvements are considered as part of the proposal therefore the site will be solely reliant on the domestic car for trips to and from the site.

It is recommended that the views and observations of Active travel and Transport colleagues are considered when considering the suitability of the site.

### **November 2023**

The proposed site for a maximum of 6 pitches directly abuts the B4245 a classified highway and a strategic route providing access to Chepstow, Caldicot and the A48, A466 & M48 to the east and the M4 to the west.

- **Traffic Impact** – Due to the size, scale, and type of development the impact of the development is considered negligible on the immediate local highway network. The B4245 is considered to be more than capable of accommodating the traffic movements associated with the size and scale development proposed.
- **Access** – A suitable means of access is considered achievable directly off the B4245 that accords with current local and national design standard.
- **Site Accessibility** – Generally, the highway authority considers the site to be poorly located, the immediate area is not considered the most sustainable location in terms of attractors and amenities and is considered to be too far outside of Portskewett/Caldicot/Chepstow to encourage walking and cycling.
- **Pedestrian & Cycle Provision** – no footways or cycling links are available on the immediate local highway, B4245.
- **Public Transport** – No bus stops are located on the B4245 in the vicinity of the site

The highway authority offers no objection to the proposed development of a maximum of 6 Gypsy and Traveller Pitches, the proposal would not be detrimental to the safety and capacity of the adjacent local highway network, however the location is not considered to be a sustainable transport location.

A transport statement/technical note and detailed access drawings would be required to support any future consideration/application.

**Site – Bradbury Farm, Crick Road, Crick, Caldicot  
April 2024**

**Technical Note – Land at Bradbury Farm, Crick – prepared by AECOM dated 15/03/2024**

The Technical Note submitted in support of the site has been considered and the highway authority agree with the Report's Conclusions and Recommendations.

It is acknowledged that a suitable site access directly off Crick Road is achievable, but the exact location will be subject to further consideration due to visibility requirements, however as detailed the status of Crick Road may well be subject to significant change as the site direct abuts the proposed Bradbury Farm & Sow Ground candidate sites in the Revised Local Development Plan.

It is recognised that the sites lack of walking/Cycling and sustainable transport provision would be significantly enhanced if the site were developed alongside the proposed Bradbury Farm & Sow Ground candidate sites in the Revised Local Development Plan

**November 2023**

The proposed site for a maximum of 6 pitches directly abuts route R139, Crick Road a un-numbered classified highway and a strategic route providing access to and from the A48 and B4245, providing further to the A466 & M48 to the east and the M4 to the west.

- **Traffic Impact** – Due to the size, scale, and type of development the impact of the development is considered negligible on the immediate local highway network Route R139, Crick Road is considered to be more than capable of accommodating the traffic movements associated with the size and scale development proposed. The proposal is also considered to be capable of being accommodated / incorporated into any potential re-engineering of the immediate local network if and when the Caldicot strategic sites are progressed.
- **Access** – A suitable means of access is considered achievable directly off route R139, Crick Road a un-numbered classified highway that accords with current local and national design standard.
- **Site Accessibility** – Generally, the highway authority considers the site to be poorly located, the immediate area is not considered the most sustainable location, however with the implementation and delivery of the Caldicot Strategic site then this will be significantly improved.
- **Pedestrian & Cycle Provision** – no footways or cycling links are available on the immediate local highway however with the implementation and delivery of the Caldicot Strategic site then this will be significantly improved.
- **Public Transport** – No bus stops are located on Crick Road or within reasonable walking distance, however this will likely be addressed if and when then Caldicot Strategic site is delivered.

The highway authority offers no objection to the proposed development as the proposal would not be detrimental to the safety and capacity of the adjacent local highway network, currently the location is not considered to be a sustainable transport location, however this will be significantly improved when the Caldicot Strategic site is delivered.

A transport statement/technical note and detailed access drawings would be required to support any future consideration/application.

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### **5.79 Acres, Langley Close, Magor**

**April 2024**

#### **Technical Note – Land To Rear of Langley Close, Magor – prepared by AECOM dated 09/02/2024**

The Technical Note submitted in support of the site has been considered and the highway authority generally agree with the Report's Conclusions and Recommendations.

The proposed means of access as detailed in Appendix A meets with current design standards and the highway authority acknowledge that additional off site measures on Route R133 St Brides Road are required to achieve the required design standards in particular the extension of the 20mph speed limit.

The highway authority offers no objection to the proposed development of a maximum of 6 Gypsy and Traveller Pitches, the proposal would not be detrimental to the safety and capacity of the adjacent local highway network.

#### **November 2023**

The proposed site for 46 traveller pitches directly abuts Route R133 St Brides Road a classified un-numbered road and benefits from an existing access from St Brides Road via a standard field gate.

- **Traffic Impact** – Due to the size, scale, and type of development the impact of the development will have a significant impact on the safety and capacity of the immediate local network, in particular Route R133 St Brides Road and its junction with the B4245. On site highway improvements are considered likely over the site's frontage with Route R133 St Brides Road.
- **Access** – the site currently benefits from access via a field gate from Route R133 St Brides Road. The existing access is not capable of being improved to provide an access that accords with current standards, therefore a new means of access located at a suitable position along the site boundary abutting Route R133 St Brides Road will be required to facilitate access to the proposed development of circa 46 or less traveller pitches. The new access that accords with current design standards is achievable directly off Route R133 St Brides Road but will result in considerable loss of the existing boundary hedge to accommodate the access, footway and visibility splays etc.



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- Site Accessibility – Generally, the highway authority considers the site to be reasonably well located albeit on the periphery of Magor but is considered to have reasonable walking and cycling links to all of Magors main attractors and amenities.
- Pedestrian & Cycle Provision – The proposed site benefits from reasonable off site pedestrian and cycling provision on St Brides Road.
- Public Transport – Bus stops are located on the B4245 within reasonable walking distance of the site, approximately 400metres.

The highway authority considers the proposed site to be well located and accessible for all modes of transport and as detailed the increase in vehicular and sustainable traffic can be accommodated on the adjacent local highway network with little or no off-site improvements. A transport assessment and detailed access drawings would be required to support any future application.