

MANCOT - SETTLEMENT SERVICE AUDIT

Settlement Commentary

Mancot is a relatively modern settlement located on land which gently slopes down from Hawarden towards the R. Dee. It is bounded to the south by Hawarden and Ewloe and to the north by Sandycroft and Pentre. The settlement is made up of a number of blocks of residential development each with their own names i.e. Royal Mancot, Big Mancot and Little Mancot yet there is little to distinguish these areas on the ground. Mancot has a modest level of local facilities and services and also benefits from being able to access services and facilities in nearby settlements including Hawarden and Ewloe. It is well located in relation to nearby centres of employment and has a good level of bus services.

	Settlement No. of Dwellings
2000 UDP Baseline Figure	930
2014 Housing Land Study	980

	Settlement Population
2001 Census	2,151
2011 Census	2,193

Summary of Recorded Service Provision

The survey work was undertaken in November 2014 and has since been updated to take account of new information or feedback from Members / Town and Community Councils.

Education Facilities

Pre-School / Nursery Provision	Yes
Primary school	Yes, Sandycroft Primary School
Secondary school	No, Nearest Hawarden High School

College	No, Nearest Deeside College, Connah's Quay
Other Education Facility	No

Leisure & Recreation Facilities

Indoor leisure centre / sports facility	No
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Swimming pool	No
Formal outdoor sports facility	Yes, Bowling Green
Formal outdoor play facility /area	Yes, Playground and informal playing fields adj library, Mancot Lane

Community & Health

Community centre / hall	Yes, Mancot community Centre, Mancot Way / Mancot Presbyterian Church Hall, Hawarden Way / Youth and Community Centre, Leeches Lane
Civic offices / facility	No
Library	Yes, Mancot Way
Hospital	No
Doctors surgery	Yes, Mancot Lane Leeches Lane
Dentist surgery	No
Pharmacy	No
Place of worship	Yes, Mancot Presbyterian Church

Retail & Commercial Related

Supermarket	No
Non-food retail units	Yes, Garden Centre, Gladstone Way

Convenience shop	Yes, Newsagents, Hawarden Way / Post Office, Mancot
Other shops	Yes, Vets, Hawarden Way
Café / Take away	No
Bank/Building Society	No
Free Standing of a Bank - Cashpoint	No
Public house / club / restaurant	Yes, White Bear, Mancot Lane
Post office	Yes, Mancot Lane
Post box	Yes
Petrol Filling Station	No

Employment	No, Close proximity to St David's Park, Ewloe, Deeside Industrial Park, Sandycroft and Hawarden Industrial Park
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Transport

Rail station	No
Bus station / stop	Yes
Bus service frequency	12 - Connah's Quay to Chester (every 30 mins Mon-Sat) / 99 - Sandycroft to Mold (1 per day each way – school days only) / 11 - Holywell to Chester (every 30 mins mon to sat and every 60 mins sun) X9 - Wrexham to Connah's Quay (4 per day mon to sat)
Cycle route	No
Access to main highway network	Access to A494T via Chester Road / Access to Broughton / Chester via B5125 / Access to A55T via Ewloe / Hawarden

Broadband Provision

According to the latest OFCOM data (2013) Mancot post codes (where data is available) have a median average broadband range of 4.3 - 10.4 mega bytes per second with most postcodes in Mancot at around 8 mbps. Broadband provision within Mancot is considered to be poor to below average. This will have an adverse effect on the ability of businesses and local residents seeking to operate a business

or in accessing online services such as banking, post office services or online shopping.

Other Comments

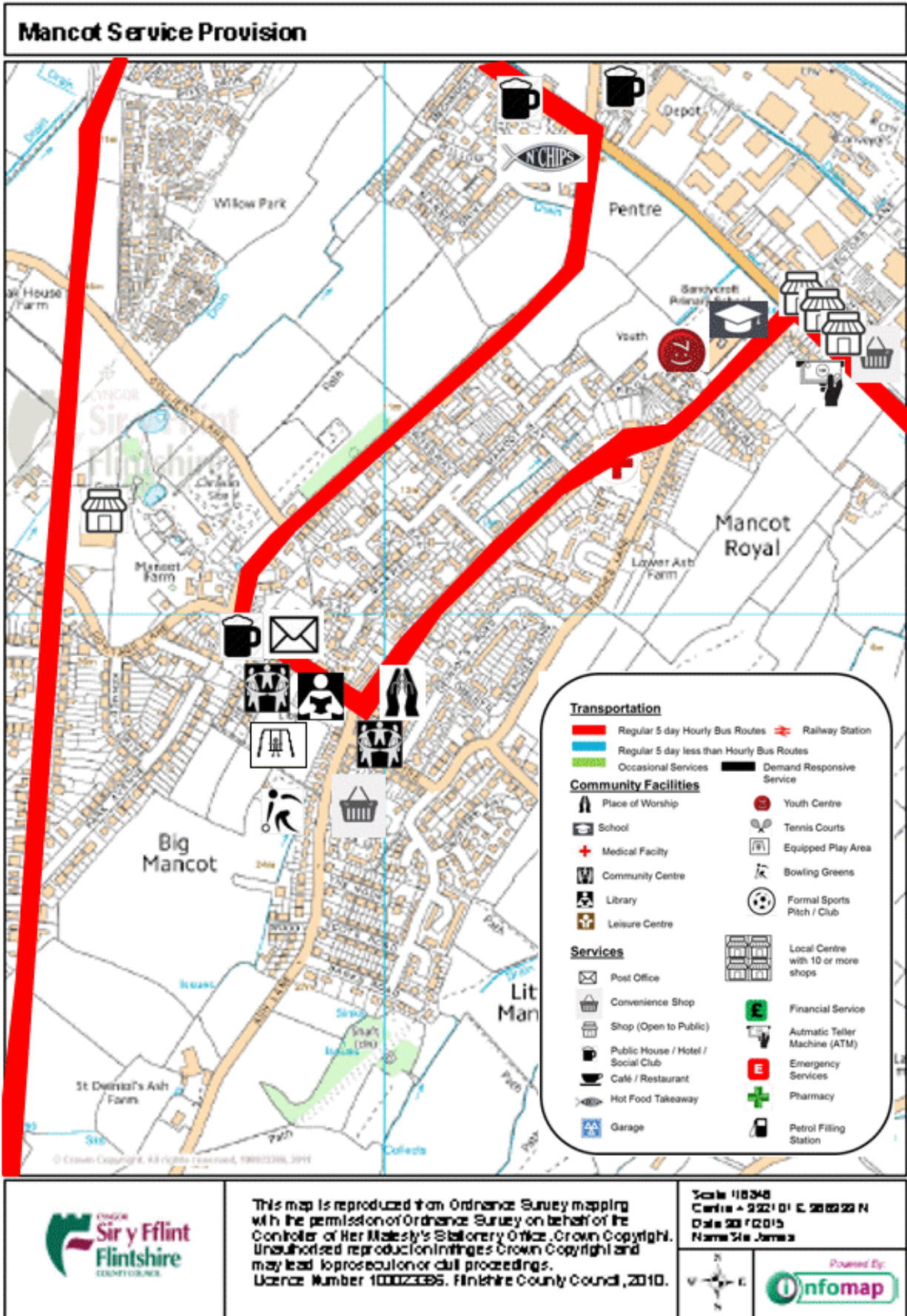
Mancot Health Clinic closed some years ago. The library in Mancot could close as part of service changes.

Previous Surveys of Service Provision

In 2000 Mancot was assessed as part of the Unitary Development Plan's preparation. The survey identified that Mancot had some facility provision. Comparing the 2000 situation with 2015 it appears that Mancots service provision has declined with the loss of the medical clinic on Mancot Lane

Mapping Service Provision

Some of the service provision has been mapped for illustrative purposes and is presented overleaf. As the image suggests service provision in Mancot is reasonable and is made better by its close proximity to services within Sandycroft and Hawarden not to mention its close proximity to Queensferry (Asda).



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Scale 1:10,000
 Centre = 5321 01 E. 56 02 22 N
 Date 20/12/15
 Name Sir James

