

Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land - Dancing Hill x 1.85, Undy

Site Size – Approx 12,738 m²

Pitch Capacity – sufficient to meet MCC's pitch needs*

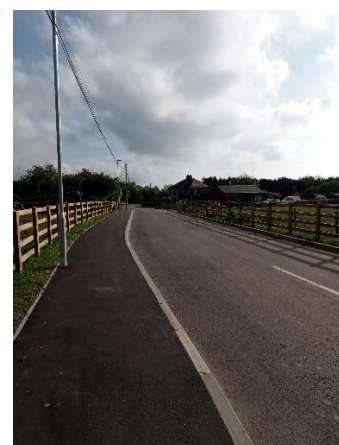
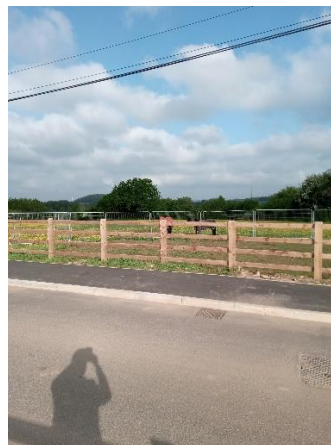
*The site has the capacity for more pitches, but these are not needed. Sites above approx. 5 or 6 pitches are not recommended

General Description

- Urban
- The land forms part of the Council's County Farms estate and is occupied via a grazing license. It is anticipated this license would need to be terminated/amended should the site be supported for this use
- Former Dancing Hill Landfill Site 1940-60.
- The land is classed as high risk for human health in MCC's contaminated land prioritisation list. Development of this land could not be undertaken without planning conditions requiring contaminated land site investigation and remediation.
- Level
- Residential adjacent to southern boundary. M4 to north of site
- Access off Dancing Hill/Grange Road.
- Tree Preservation Orders on northern boundary.
- Trees bordering the boundary
- Opposite to the west of the other Dancing Hill x 0.85 land

Ward – Magor East with Undy

Photo's





Strengths

- Level land
- Scope to create a margin between existing homes
- Future scope to expand – subject to original development size (sites above 5 or 6 aren't recommended)

Weaknesses

- Adjoins existing homes to east and south
- Proximity to M4 – noise and potential pollution. Traffic and noise assessments/surveys would be needed given the proximity of the M4 - a TAN 11 Noise assessment to establish whether this site is suitable having regard to the existing background noise levels.
- Mineral safeguarding area
- Former landfill site and is currently classed as high risk for human health in MCC's contaminated land prioritisation list.
- DES2 Amenity land
- Greenfield
- Existing access is unsuitable, but an alternative access is considered achievable from Grange Road where the site directly abuts Grange Road at its widest point. Traffic assessment would be required.

	<ul style="list-style-type: none"> • There would be a loss to the current grazing licence holder who would need to be served notice to terminate/amend their existing license. • It is not known what the site currently contains and it is not known whether any remediation of the former landfill site use would be necessary
<p>Opportunities</p> <ul style="list-style-type: none"> • Due to the size of the land, there is scope to develop just a part of the site away from existing homes and M4. 	<p>Threats (Risk)</p> <ul style="list-style-type: none"> • Potential health risk • Potential cost of investigative work and remediation work
<p>Key Internal Feedback Comments</p> <ul style="list-style-type: none"> • DES2 Amenity Landon approx half site • Greenfield • Environmental Health Comments - The site is on a former landfill site. Site is currently used for grazing and is classed as high risk for human health in the contaminated land prioritisation list. Land contamination investigations and potential remediation would need to be undertaken prior to use. TAN11 noise assessment required due to proximity to M4. 	
<p>Gypsy & Traveller Community Comments</p> <ul style="list-style-type: none"> • Good transport links are needed for work purposes. Supermarket deliveries and taxis will be needed. Near shops is helpful but not so near that kids can walk off into town on their own and get into trouble. • Not suitable as wish to remain in home community for school, employment and social reasons* <p><i>* This relates to one household and doesn't mean that it's not suitable for other families.</i></p>	
<p>Travelling Ahead Comments</p> <ul style="list-style-type: none"> • Not considered suitable as too close to existing properties and close to M4 in terms of noise and pollution. Site too small to create a margin between existing homes. 	
<p>Recommendation</p>	<p>Retain in process and put forward for consultation</p>