

Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Langley Close, Magor

Site Size – Approx 23,431m²

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

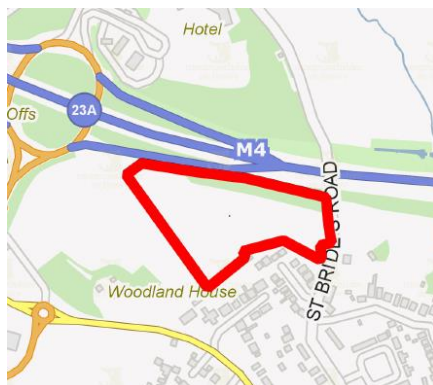
*The site has the capacity for additional pitches above the identified need, but these are not required. Large sites and provision above 5 or 6 units are not recommended.

General Description

- Urban
- Access off St Brides Road.
- 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
- Residential properties adjoining southern boundary. M4 to the north, open land to east and west.
- Tree belt around the site

Ward – Magor West

Photo's





Strengths

- Level land
- Scope for expansion (within the context of not creating a large site)
- Ability to create a margin between homes and M4
- New access can be created on St Brides Close

Weaknesses

- Greenfield
- Mineral safeguarding area
- Existing access is not suitable
- 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.
- Woodland along M4 corridor may support Dormouse, reptiles, birds and lizards
- Adjacent to existing homes
- There would be a loss to the current grazing licence holder who would need to be served notice to terminate/amend their existing license.
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Opportunities

Threats (Risk)

- Close to M4 – air and noise pollution

<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. 	<ul style="list-style-type: none"> • Possible risk of land contamination eg unrecorded waste disposal from nearby housing development or disposal of made ground or parking from heavy vehicles/equipment.
<p>Key Internal Feedback Comments</p> <ul style="list-style-type: none"> • Greenfield • Mineral Safeguarding area • Land should be investigated for possible land contamination, and if necessary remediated prior to introducing a receptor. 	
<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. Easier to get Planning the further you are away from other people due to hostility. Putting sites near to settled community doesn't work. • 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"> • Although close to existing homes, considered a possible option due to the ability to develop the site from the west to centre and create a margin to the existing homes. Being a sizeable site creates flexibility. Near M4 so issue of pollution and noise. 	
<p>Recommendation</p>	<p>Retain in process for consideration by Members Workshop</p>