

## Gypsy & Traveller Site Identification – MCC Land Evaluation

### MCC Land – Rocklea, Common Road, Mitchel Troy

**Site Size** – Approx 3035 m<sup>2</sup>

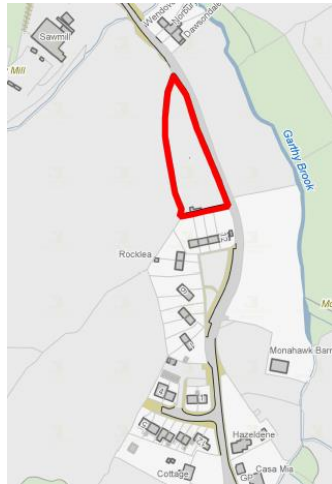
**Pitch Capacity** – 5 x pitches max

#### General Description

- Rural
- Situated about a mile from the main Mitchel Troy Road, adjoining Common Road
- The site is grassland and currently sites a number of small timber sheds/out-buildings
- Well screened to East and North elevations.

**Ward** – Mitchel Troy

#### Photo's



#### Strengths

#### Weaknesses

- Currently no access – to create access would result in hedge removal

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| <ul style="list-style-type: none"> <li>• Not too large and size aligns with Travelling Ahead comments about ideal size.</li> <li>• Size is potentially helpful for management purposes</li> </ul>  | <ul style="list-style-type: none"> <li>• The layout of the footprint may result in the capacity being less than 5 pitches because of the shape and potential development requirements eg the need to create access, creating a margin between the adjoining properties</li> <li>• Immediately adjacent to 4 existing properties, which back on to the land.</li> <li>• Greenfield</li> <li>• No scope for future expansion although sites above 5 or 6 not being recommended</li> </ul> |
| <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul>  | <p><b>Threats (Risk)</b></p> <ul style="list-style-type: none"> <li>• Detrimental impact on native species relating to required hedge removal.</li> </ul>   |
| <p><b>Key Internal Feedback Comments</b></p> <ul style="list-style-type: none"> <li>• Greenfield</li> <li>• Within Wye Valley Area of Outstanding Natural Beauty</li> <li>• Within River Wye catchment and, therefore, phosphate implications</li> <li>• No scope for future expansion</li> <li>• <b>GI</b> - Site not suitable. To create a suitable visibility splay a section of existing hedge, trees and ground would need to be removed. Not acceptable from a landscape and GI perspective.</li> <li>• <b>Ecology</b> - Site not suitable. Site is bounded by native species hedge, part of the hedgerow will need to be removed to permit access. The quality of the habitats is unknown without surveys, but it is likely that the hedgerow will meet priority criteria and there is potential for priority grassland.</li> </ul> |   |
| <p><b>Gypsy &amp; Traveller Community Comments – Collated by Travelling Ahead</b></p> <ul style="list-style-type: none"> <li>• Easier to get Planning the further you are away from other people due to hostility. Putting sites near to settled community doesn't work. Mutual feeling of not wanting to live near each other (ie Travellers and the settled population)</li> <li>• Not suitable as wish to remain in home community for school, employment and social reasons*</li> </ul> <p><i>* This relates to one household and doesn't mean that it's not suitable for other families.</i></p>  |   |
| <p><b>Travelling Ahead Comments</b></p> <ul style="list-style-type: none"> <li>• Very close to existing homes. Although there is scope to develop the northern part of the site to create a margin, but that impacts on the capacity and economical viability of the site. Current screening is generally good. Shouldn't be developed if the Garthi Close site proceeds. The Garthi Close site is considered more suitable than this site.</li> </ul>   |   |
| <p><b>Recommendation</b></p>   | <p>Retain in process for consideration by Members Workshop</p>  |

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