

Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Garthi Close, Off Common Road, Mitchel Troy

Site Size – Approx 6,318 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

- Rural
- Situated about a mile from the main Mitchel Troy Road.
- Well screened to all elevations.
- To the south west of Mitchel Troy

Ward – Mitchel Troy

Photo’s



Strengths

- Well screened on all elevations

Weaknesses

<ul style="list-style-type: none"> • Relatively level area of land, although sloping downwards N/NE. • Scope to create margin in respect of adjoining property eg develop to west of land. • Scope to develop towards the west elevation, away from nearby homes. 	<ul style="list-style-type: none"> • Boundary of land is reasonably close to a number of existing homes to three of the elevations. • Greenfield • Wye Valley AONB • River Wye Catchment • Site is bounded by native species hedge. To create access, some hedging would need to be removed. • Gradient of adjoining road relating to access and signage 'not suitable for HGV's. • Adjoining road - narrow/single track lane • Common Road – narrow and single track in places. • Farm traffic/plant frequents adjoining and Common Road. • The current access is situated off a private lane.
<p>Opportunities</p> <ul style="list-style-type: none"> • None identified 	<p>Threats (Risk)</p> <ul style="list-style-type: none"> • Potential detrimental impact on native species relating to required hedge removal. • Road safety in relation to existing farm traffic
<p>Key Internal Feedback Comments</p> <ul style="list-style-type: none"> • Greenfield • Within Wye Valley Area of Outstanding Natural Beauty • Within River Wye catchment and, therefore, phosphate implications • GI - Site is not suitable. To create suitable access a significant section of existing hedge would need to be removed. Based on the proposed layout for settlement, location, impact on character setting and the qualities of Monmouthshire's landscape as well as the Wye Valley, AONB the site is not suitable. • Ecology - The 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. It is recommended that the required hedgerow loss would make this site unsuitable for proposed development. 	
<p>Gypsy & Traveller Community Comments</p> <ul style="list-style-type: none"> • Easier to get Planning the further you are away from other people due to hostility. Putting sites near to settled community doesn't work. Feeling mutual of not wanting to live near each other (ie Travellers and the settled population) • 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"> • Positive that it's not too close to too many existing homes and there is scope to develop the north/westerly side of the site and create a good margin. This site shouldn't go forward together with the Rocklea site. Site more preferable than Rocklea site. Being a larger area of 	

land creates flexibility. Shouldn't be developed if the Rocklea land proceeds. The Garthi Close site is considered more suitable than the Rocklea land.

Recommendation

Retain in process for ongoing consideration.

Date

14th July 2023