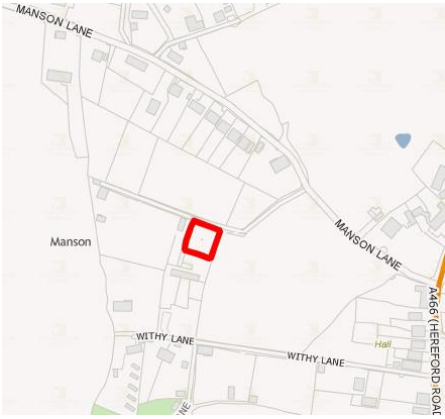




Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Manson Heights, Monmouth	
Site Size – Approx 775 m ²	Pitch Capacity – 1 pitch max
<p>General Description</p> <ul style="list-style-type: none"> • Rural • Level site • Currently open space. Hedged and well screened to North and East elevations. • Situated to the north of 3 x Manson Height properties, two of which would adjoin the site. • Easily accessed from Manson Heights. However, access to Manson Heights is via Manson Heights and Manson Lane – very narrow single-track lanes from the A466. 	
Ward – Osbaston	
	
	
<p>Strengths</p> <ul style="list-style-type: none"> • May suit an individual family • Existing screening in place x 2 elevations • Level site 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Location of a former Isolation Hospital for infectious diseases, likely 1905-64. The land is prioritised on the Councils Contaminated Land inspection strategy as a category E (low priority for further inspection). Should any type of accommodation be built on the land, (without site investigation and, if necessary,

	<p>remediation) the site would become a category B (medium-high priority).</p> <ul style="list-style-type: none"> • Narrow single-track lane access for access – lack of passing places. And may have implications for developing and decommissioning • Adjoins existing homes • Minimal margin between adjoining homes • No scope to expand • Less economical to develop being due to size. • Local residents use for a play area.
<p>Opportunities</p> <ul style="list-style-type: none"> • Being allocated to one family – no risk of other families arriving • Could be sold to a household. 	<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"> • Greenfield site • Within Wye catchment so phosphate implications • Land contamination investigation should be undertaken to evaluate potential suitability 	
<p>Gypsy & Traveller Community Comments</p> <ul style="list-style-type: none"> • Easier to get Planning consent 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). Easier to get Planning the further you are away from other people due to hostility. • 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 suitable. Too close to existing homes. Existing screening on two elevations is good. The provision of just one pitch may be less economical. MCC is advised to aim for sites that can accommodate 5/6 pitches 	
<p>Recommendation</p>	<p>Retain in process for consideration by Members Workshop</p>