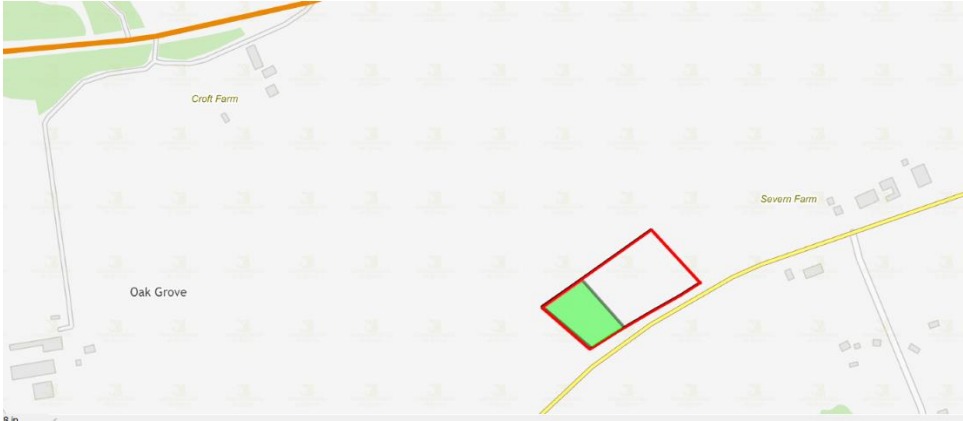


Appendix 1

Site Summary Profiles

Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Oakgrove Farm	
Site Size – Approx 7976 m ²	Pitch Capacity – sufficient to meet MCC's pitch needs* *It is recommended no more than 5 or 6 pitches
General Description <ul style="list-style-type: none">• Rural• Situated on B4245 approximately a mile from the edge of Caldicot• The land forms part of the Council's County Farms estate and is occupied via an agricultural tenancy. It is anticipated this tenancy would need to be amended should the site be supported for this use.• Land currently used for agriculture.	
Ward – Portskewett	
Photo's 	



Strengths

- Level land
- Good road access to the site.
- Good existing access on to the land
- Sustainable location eg easy access to Caldicot
- No requirements for a margin between existing homes

Weaknesses

- Land currently tenanted
- Loss of existing agricultural land
- Greenfield
- High/medium landscape sensitivity
- Mineral safeguarding area

Opportunities

- 'Blank canvas' for designing and landscaping as part of potential development proposal.
- *Environmentally, scope to deliver 'betterment' eg hedging, tree planting etc*

Threats (Risk)

- Compensation would need to be paid by the Council to release the land from the tenancy.

Key Internal Feedback Comments

The following comments were provided in relation to the adjacent RLDP candidate site eg not site specific:

- The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc)
- The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers.
- From an Environmental Health perspective the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA
- Not in flood zone but need to consider surface water drainage as part of any scheme.
- It is considered from a Landscape and GI perspective that a development of the proposed scale will have a significant adverse visual impact on Monmouthshire's valued landscape. The proposed site is detached from existing settlement and would appear to coalesce Caldicot and Crick. The land is locally elevated, exposed, undulating open countryside. Light spill would alter the LCA and landscape / GI interventions may not be able to fully mitigate / compensate for the material change in character. The scale of development would not be able to be integrated effectively into the landscape as an urban extension and would be 'out of character' in terms of settlement location in the area. There would be an adverse material change to valued landscape character
- Site close / adjacent to a SAC/SPA/Ramsar/SSSI/LWS/SINC/ASNW. Part of the site includes habitats that meet LWS / SINC threshold. Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow). Veteran / over mature tree(s) present. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.

Gypsy & Traveller Community Comments

- TBC

Travelling Ahead Comments

- TBC

Recommendation

Retain in process and put forward for consultation

Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Bradbury Farm, Crick

Site Size – Approx 18,022 m²

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

It is recommended no more than 5 or 6 pitches

General Description

- Rural
- Situated directly off Crick Road
- The land forms part of the Council's County Farms estate and is occupied via an agricultural tenancy. It is anticipated this tenancy would need to be amended should the site be supported for this use.
- M48 to the north elevation of the land
- Hedgerow and fencing to east, west and south elevation

Ward – Portskewett

Photo's





Strengths

- Level land
- Good road access to the site.
- Good existing access on to the land
- Sustainable location eg easy access to Caldicot
- No requirements for a margin between existing homes eg not surrounded by existing development
- Existing hedge screening already in place to west elevation.

Weaknesses

- Land currently tenanted by MCC
- Loss of existing agricultural land
- Not adjoining settlement boundary
- Greenfield
- Mineral safeguarding area
- High/medium landscape sensitivity
- Near Mount Ballan House & SAM The Berries Mound & Bailey Castle

Opportunities

- Scope to further develop/expand existing vegetation/natural landscaping

Threats (Risk)

- Compensation would need to be paid by the Council to release the land from the tenancy.

Key Internal Feedback Comments

The following comments were provided in relation to the **RLDP candidate site** (as a whole):

- The highway authority considers that the site can be developed for the intended purpose, any mitigation and improvements will be subject to further detailed review and analysis submitted in support of any future submission (Transport Assessment etc)
- The site sits within a designated locality and within the Active Travel strategic focus distance of 3 miles to key destinations (education, health, employment and shopping). Good walking links are made out of the site and off-road provision is given to walkers and wheelers.
- From an Environmental Health perspective the site is suitable to be developed for its intended purpose as submitted, or with appropriate mitigation and further dialogue with the LPA
- Not in flood zone but need to consider surface water drainage as part of any scheme.
- It is considered from a Landscape and GI perspective that a development of the proposed scale will have a significant adverse visual impact on Monmouthshires valued landscape. The proposed site is detached from existing settlement and would appear to coalesce Caldicot and Crick. The land is locally elevated, exposed, undulating open countryside. Light spill would alter the LCA and landscape / GI interventions may not be able to fully mitigate / compensate for the material change in character. The scale of development would not be able to be integrated effectively into the landscape as an urban extension and would be 'out of character' in terms of settlement location in the area. There would be an adverse material change to valued landscape character
- Site close / adjacent to a SAC/SPA/Ramsar/SSSI/LWS/SINC/ASNW. Part of the site includes habitats that meet LWS / SINC threshold. Presence of Priority Habitat (Section 7) within the candidate site (except hedgerow). Veteran / over mature tree(s) present. Site of existing value for connecting semi-natural habitats in the landscape as identified in the ecological connectivity assessment and/or during field surveys. Protected species recorded / reasonable likely to be found on site but unlikely to prevent development if appropriate mitigation and compensation provided.

Gypsy & Traveller Community Comments

- TBC

Travelling Ahead Comments

- TBC

Recommendation

Retain in process and put forward for consultation

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*

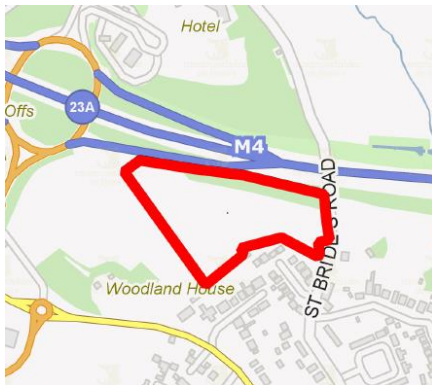
It is recommended no more than 5 or 6 pitches

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



<p>Strengths</p> <ul style="list-style-type: none"> • 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 	<p>Weaknesses</p> <ul style="list-style-type: none"> • 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 to south and east • There would be a loss to the current grazing licence holder who would need to be served notice to terminate/amend their existing license. • Near a historical building
<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"> • Close to M4 – air and noise pollution • 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"> • Highways - Due to size, scale and type of development the proposal will have a significant impact on the safety and capacity of the immediate local network in particular Route R133 St Brides Road and its junction with the B4245. Off-site improvements are likely over the site's frontage with St Brides Rd. Existing access is not suitable, new access is achievable directly of St Brides Rd but will result in considerable loss of the existing boundary hedge. Well located and accessible site. Public transport within 400m. Traffic assessment would be required. • Active Travel - Designated locality: Magor with Undy. Near route MCC-S17C. • No former development of the land. Given proximity to M4 recommend a TAN11 Noise assessment. Land should be investigated for possible land contamination, and if necessary remediated prior to introducing a receptor. • No real flood risk. Likely to require SAB approval. • Site is relatively flat. 3 small fields bounded by hedge, trees (2 TPOs) and wooded buffer to the north with two storey residential to south. Partly DES2. Buffer to M4. Site not highly visible due to topography and vegetation. Sufficient space for tree planting to limit impact, incorporate SUDs and biodiversity net gain. Suitable for proposed development subject to an appropriate scheme. • The site comprises horse-grazed grassland surrounded by trees which may include veteran and over mature trees. The site is less than 250m from Grange Road SINC and less than 1km from Gwent Levels SSSI. The adjacent site was identified as priority grassland during the Monmouthshire LDP assessment (2010); surveys would be required to establish if the site meets priority grassland criteria. The woodland along the M4 corridor is likely to support 	

dormouse, other species that may be present include bats (including roosts in trees), reptiles and nesting birds.

- The site comprises horse-grazed grassland surrounded by trees which may include veteran and over mature trees. The site is less than 250m from Grange Road SINC and less than 1km from Gwent Levels SSSI. The adjacent site was identified as priority grassland during the Monmouthshire LDP assessment (2010); surveys would be required to establish if the site meets priority grassland criteria. The woodland along the M4 corridor is likely to support dormouse, other species that may be present include bats (including roosts in trees), reptiles and nesting birds.

Gypsy & Traveller Community Comments

- See RAG in respect of generic feedback about urban, semi-rural and rural locations
- One household has advised not suitable in relation to their current circumstances as wish to remain in home community for school, employment and social reasons.

Travelling Ahead Comments

- 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 there is the issue of pollution and noise.

Recommendation

Retain in process for consideration