

SUBJECT:	MEETING GYPSY & TRAVELLER PITCH NEEDS - LAND IDENTIFICATION
MEETING:	PEOPLE SCRUTINY COMMITTEE
DATE:	19TH JULY 2023
DIVISION/WARDS AFFECTED:	ALL

1. PURPOSE:

- 1.1 The purpose of this report is to consider a proposal that the Council consults on the suitability of four pieces of Council owned land for potential development to meet (all or part meet) its statutory obligation to address identified Gypsy and Traveller pitch needs in Monmouthshire. It also recommends further evaluation of a fifth piece of land, to inform possible consultation.

2. RECOMMENDATIONS:

- 2.1 Consider the process implemented to identify Council owned land suitable for the potential development of Gypsy & Traveller pitch provision.
- 2.2 Consider the evaluation of five pieces of Council owned land considered to be possibly suitable, subject to the findings of any further required assessment, for potential development of Gypsy and Traveller pitch provision.
- 2.3 Recommend to Cabinet that the following pieces of Council owned land are consulted on for potential development for Gypsy and Traveller pitch provision:
- Manson Heights, Monmouth
 - Rocklea, Mitchel Troy
 - Garthi Close, Mitchel Troy
 - Langley Close, Magor
- 2.4 Recommend to Cabinet that further evaluation is undertaken on the following piece of Council owned land, to further inform possible suitability and if applicable, (subject to findings) future consultation.
- Dancing Hill, Undy (west of Dancing Hill)

3. KEY ISSUES:

- 3.1 All Council's in Wales have a duty under Part 3, Housing (Wales) Act 2014 to undertake a Gypsy & Traveller Assessment every five years. Where unmet need for mobile home pitches is identified, the necessary pitch provision needs to be made. The last Assessment was adopted by Cabinet on 6th January 2021. The summary conclusions of the most recent Assessment are:
- The assessment finds that there is an unmet need of nine pitches under the assessment period 2020 to 2025.
 - Beyond 2025, there is a further unmet need of four pitches over the remaining length of the Replacement Local Development Plan (2026-33).

- 3.2 The Council has implemented a process to evaluate all Council owned land to identify suitable land that will help to meet the above need. An overview of the identification process undertaken by the Council is provided in **Appendix 1**.
- 3.3 The outcome of the identification process has concluded that five pieces of Council owned land may be suitable for development as pitch provision, four of which it is proposed are consulted upon. It is proposed that further investigative work is undertaken in respect of the fifth site prior to any decision on consultation. An overview of this land is provided below and a more detailed overview for each location is provided in **Appendix 2 and 3**.

MCC Land*	Summary/Main Conclusion	Recommendation
Land Considered Suitable		
Manson Heights, Monmouth	No significant feedback received to suggest the site's suitability shouldn't be further considered. However, historical mapping has identified an Isolation Hospital for infectious diseases was previously situated on this land, likely between 1905-1964. 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, remediation) the site would become a category B (medium-high priority).	Consider retaining in process for consultation. Any future decision to develop would need to be subject to a land contamination site investigation.
Garthi Close, Mitchel Troy	No significant feedback received to suggest the site's suitability shouldn't be further considered. For assessment criteria RAG rated red, it is considered that mitigating action can be taken to address the concerns raised .	Consider retaining in process for consultation.
Rocklea, Mitchel Troy	No significant feedback received to suggest the site's suitability shouldn't be further considered. For assessment criteria RAG rated red, it is considered that mitigating action can be taken to address the concerns raised.	Consider retaining in process for consultation.
Langley Close, Magor	No significant feedback received to suggest the site's suitability shouldn't be further considered.	Consider retaining in process for consultation.
Land Possibly Not Suitable – But Not Currently Determined		
Dancing Hill 1.85 acres, Undy	Feedback received to suggest the site may not be suitable. shouldn't	Consider retaining or removing from process.

	be further considered. For assessment criteria with a RAG red rating, suitability would be subject to further assessment/surveys. It is <u>not known</u> whether mitigating action would be necessary or feasible to address and remediate the concerns raised.	It is recommended that if this land was retained in the process, possible use for Gypsy & Traveller pitch provision isn't consulted upon until such time the required investigative survey work has been completed and the findings known and understood.
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A number of the above areas of land are large enough to accommodate the whole of the pitch needs identified in the Gypsy & Traveller Accommodation Assessment. **It is not being proposed nor recommended that larger areas of land are utilised necessarily to their maximum pitch capacity and, therefore, **should not** be evaluated or considered on the basis of their maximum pitch capacity. Smaller provision is considered more appropriate and sustainable.*

- 3.4 Of the need of thirteen pitches identified, it is proposed that one pitch is facilitated by supporting a private household with acquiring planning permission for an additional pitch on their existing site. This effectively reduces the pitch requirement to 12.
- 3.5 Any further planning permission approvals since the Gypsy & Traveller Assessment should also be taken into account.
- 3.5 The proposed next steps are:
- **People Scrutiny - 19th July 2023** – consider proposal to consult on identified sites
 - **Cabinet – 26th July 2023** – agree proposal to consult on identified sites
 - **August - September 2023** - consult on identified site(s)
 - **People Scrutiny Committee 5th October 2023** – report on outcome of consultation and make site(s) recommendation for proceeding.
 - **Cabinet 8th November 2023** – agree site(s) to progress for potential development
 - **December 2023 Onwards:**
 - Progress with incorporating identified site(s) into the Replacement Local Development Plan
 - Engage with Travelling Ahead; Gypsy, Roma and Traveller Advice & Advocacy Service, MCC Estates and Welsh Government.
- 3.6 It is proposed to appoint a specialist planning agency that supports and advocates for community involvement in planning, to facilitate the consultation on behalf of the Council.
- 4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):**
- 4.1 No negative implications have been identified. See **Appendix 4**.

5. OPTIONS APPRAISAL

5.1 The following options are available:

Option	Benefit	Risk
Option 1: The <u>recommended option</u> is to recommend to Cabinet that the Council consult on suitable pieces of land for potential development for Gypsy & Traveller pitch provision.	This contributes to the Council's legal responsibilities to meet identified Gypsy & Traveller pitch needs	- It is possible there may be community objection to any proposed development of Council owned land for Gypsy & Traveller sites. - There will be future financial implications associated with continuing to evaluate and finalise suitability eg land contamination investigation - There will be future financial implications associated with any final decisions relating to developing and managing a proposed site, although it is anticipated that Welsh Government capital grant will be available.
Option 2: To recommend to Cabinet that the Council consult on a <u>smaller</u> selection of these suitable pieces of land for potential development for Gypsy & Traveller pitch provision (eg consult on one, two or three of the pieces of land rather than four).	This will still contribute positively to the Council's legal responsibilities to meet identified Gypsy & Traveller pitch needs	- It is possible there may be community objection to any proposed development of Council owned land for Gypsy & Traveller sites. - Subject to final decisions, this option will impact on the number of pitches the Council will be able to provide and it reduces the likelihood of the Council meeting the whole identified need (eg 13 pitches) for Monmouthshire. - There will be future financial implications associated with any final decisions relating to developing and managing a proposed site, although it is anticipated that Welsh Government capital grant will be available.

Option	Benefit	Risk
Option 3: To not recommend any of the pieces of land to Cabinet to formally consult upon.	No benefits with this option, although the Council still may conclude that none of the pieces of land are suitable.	It would impact on the Council meeting its legal responsibilities to meet identified pitch provision need.

6. REASONS:

- 6.1 The Council has a duty under Part 3, Housing (Wales) Act 2014 to address unmet need for mobile home pitches where identified. Using Council owned land is one option for meeting identified need.

7. RESOURCE IMPLICATIONS:

- 7.1 The estimated cost of appointing a specialist planning agency to consult on the potential land options is approximately £4,000, subject to the final number of pieces of land evaluated as suitable for development by the Workshop. This will be funded from the Housing & Communities budget.
- 7.2 Subject to a final decision on consulting on Council owned pieces of land, there will be further revenue implications relating to undertaking air quality and noise assessments and land contamination investigation, to continue evaluating land for suitability.
- 7.3 Although not relating to this report and any decision to consult on Council owned land for potential future pitch provision development, there will be capital and revenue cost implications relating to any decision to develop pitch provision. The Council would engage with Welsh Government in respect of capital grant availability.

8. CONSULTEES:

- 8.1 Cabinet; Senior Leadership Team; Communities & Place DMT; Housing Management Team; Travelling Ahead - Gypsy & Traveller Advocates; Principal Environmental Health Officer; Snr Landscape and Urban Officer; Biodiversity & Ecology Lead; Highways Development Manager; Head of Planning

9. BACKGROUND PAPERS:

Welsh Government Site Design Guide 2015

10. **AUTHOR:** Ian Bakewell, Housing & Communities Manager

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Appendix 1

Gypsy & Traveller Pitch Provision Land (MCC Owned Land) Identification and Evaluation

20th July 2022, People Scrutiny Committee - proposal for identifying sites and approach for member and Committee involvement considered.

Stage 1

- Preliminary Identification of all MCC Land and Assets – desktop exercise by officers. An appraisal of **All** MCC owned land, giving regard to Welsh Government Site Design Guide 2015.
- Approximately 1500 council assets considered and reviewed. Land removed:
 - Asset is a MCC property;
 - Cemetery Land; Allocations in the existing adopted LDP;
 - Tree Planting Scheme;
 - Woodland;
 - Covered by a ground lease;
 - Council Car Park; Footpath/road

Stage 2 – Further land removed relating to the following:

- Site is less than 500sqm – desired pitch size is min 500sqm for public sites. [A pitch capable of accommodating an amenity block, mobile home, caravan and parking for two vehicles];
 - Equipped Children's Play Area;
 - Playing Fields (Pitch);
 - County Farm Holdings;
 - Allocations in the existing adopted LDP/ RLDP promotion sites;
 - Known unfavourable topography;
 - Woodland areas that were missed on Stage 1;
 - C1 & C2 Flood Risk – known sites in flood risk removed;
 - Sites with any uncertain inputs have been carried forward to the next stage for further assessment
- Approximately 70 sites remained from 1500 sites

Stage 3 – assess flood risk as per updated TAN 15. Land removed due to:

- Sites wholly or mostly in Zones 2 & 3 of updated TAN15 maps (sea and river)
 - Sites where boundary could potentially be amended to remove site out of flood risk kept on list
- Surface water flood risk highlighted for further assessment
- Any constraints identified in Stage 1 & 2 if picked up at Stage
- Brecon Beacons National Park Plan
- Within and adjacent to Conservation Areas and/or Historic Park & Garden
- Enclosed/surrounded by built environment privacy and amenity / placemaking
- National Ecological designations eg SSSI

- Approximately 50 sites remained

Stage 4 - RAG Evaluation of Land - this exercise reduced the sites for potential consideration down to 9 pieces of land. The methodology used included desk-top evaluation, site visits, internal service consultation, Gypsy & Traveller community consultation undertaken by Travelling Ahead and feedback from Travelling Ahead themselves.

17 areas of land evaluated against the following RAG criteria:

Site Area	Ecological Designation on whole or part of site (SSSI, SINC, SAC, RAMSAR, national/local nature reserve)
Ability to provide utility infrastructure	
Flood Zone (Updated TAN 15 Flood Maps)	Proximity to ecological designation
Within or adjoining a Settlement Boundary	Landscape Sensitivity (as recorded in the Landscape Sensitivity Study)
Greenfield/Brownfield	Mineral Safeguarding Area
Surrounded by Built Development	Proximity to potential 'bad neighbours' e.g. dual carriageways, trunk roads, motorway, railway, industrial estates)
Potential for expansion	
Within BBNP or AONB	Contamination (as recorded on Monmaps)
Within Green Wedge or potential Green Belt	School Proximity
Within Phosphates Catchment Area	Medical Facility Proximity
Adopted LDP DES2 Allocation	Proximity to other Amenities
DES2 in Review	Public transport proximity and frequency
Within/adjacent to Conservation Area or Historic Parks & Garden	Proximity to Historical Designation (inc Listed Buildings and Con Areas)
Within Archeologically Sensitive Area	Topography
Permanency	Access

- 29th September 2022, Member Workshop 1** – to communicate to all members the Council's Gypsy & Traveller responsibilities, advise of the identified unmet need and provide an update on site sifting work undertaken to date and the approach taken (which had identified 17 sites for further consideration). To enable further sifting of Council owned land, a proposed approach to RAG (Red, Amber, Green) rate land was considered. **See Appendix 2** for an overview of evaluation criteria. The Workshop recommended that the proposed RAG be used to further evaluate 17 pieces of Council owned land.

The Workshop also recommended Gypsy & Traveller awareness training be arranged for members and officers.

- Application of RAG, reduced 17 pieces of land to 9 pieces of land
- **3rd November 2022, Member Workshop 2** - 9 pieces of land were shared and discussed at the Workshop. The Workshop recommended that these 9 pieces of land should remain in the process for continued evaluation.
- **Officer Acquisition of Preliminary Feedback** – feedback received from internal services, Travelling Ahead – Gypsy & Traveller Advocates and the Gypsy & Traveller community (undertaken on behalf of the Council by Travelling Ahead).
- **30th January 2023, Member & Officer Gypsy & Traveller Awareness Training** – facilitated by Travelling Ahead.

Stage 5

- **4th July 2023 – Members Workshop 3** - consider 9 remaining sites and whether to leave in process and recommend consulting on possible development or remove from process.

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Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land - Dancing Hill x 1.85, Undy	
Site Size – Approx 12,738 m ²	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 • Urban • 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 • Former Dancing Hill Landfill Site 1940-60. • The land is classed as high risk for human health in MCC's contaminated land prioritisation list. Development of this land could not be undertaken without planning conditions requiring contaminated land site investigation and remediation. • Level • Residential adjacent to southern boundary. M4 to north of site • Access off Dancing Hill/Grange Road. • Tree Preservation Orders on northern boundary. • Trees bordering the boundary • Opposite to the west of the other Dancing Hill x 0.85 land	
Ward – Magor East with Undy	
Photo's   	



Strengths

- Level land
- Scope to create a margin between existing homes
- Future scope to expand – subject to original development size (sites above 5 or 6 aren't recommended)

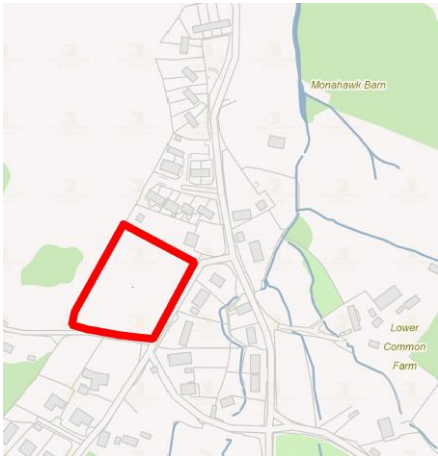
Weaknesses

- Adjoins existing homes to east and south
- Proximity to M4 – noise and potential pollution. 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.
- Mineral safeguarding area
- Former landfill site and is currently classed as high risk for human health in MCC's contaminated land prioritisation list.
- DES2 Amenity land
- Greenfield
- Existing access is unsuitable, but an alternative access is considered achievable from Grange Road where the site directly abuts Grange Road at its widest point. Traffic assessment would be required.

	• There would be a loss to the current grazing licence holder who would need to be served notice to terminate/amend their existing license. • It is not known what the site currently contains and it is not known whether any remediation of the former landfill site use would be necessary
Opportunities • Due to the size of the land, there is scope to develop just a part of the site away from existing homes and M4.	Threats (Risk) • Potential health risk • Potential cost of investigative work and remediation work
Key Internal Feedback Comments • DES2 Amenity Landon approx half site • Greenfield • Environmental Health Comments - The site is on a former landfill site. Site is currently used for grazing and is classed as high risk for human health in the contaminated land prioritisation list. Land contamination investigations and potential remediation would need to be undertaken prior to use. TAN11 noise assessment required due to proximity to M4.	
Gypsy & Traveller Community Comments • 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. • Not suitable as wish to remain in home community for school, employment and social reasons* <i>* This relates to one household and doesn't mean that it's not suitable for other families.</i>	
Travelling Ahead Comments • Not considered suitable as too close to existing properties and close to M4 in terms of noise and pollution. Site too small to create a margin between existing homes.	
Recommendation	Retain in process and put forward for consultation

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Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Garthi Close, Off Common Road, Mitchel Troy	
Site Size – Approx 6,318 m ²	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 • Relatively level area of land • 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.	Weaknesses • 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
Opportunities • None identified	Threats (Risk) • Potential detrimental impact on native species relating to required hedge removal.
Key Internal Feedback Comments • 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.	
Gypsy & Traveller Community Comments • 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* <i>* This relates to one household and doesn't mean that it's not suitable for other families.</i>	
Travelling Ahead Comments • 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 consideration by Members Workshop

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Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Langley Close, Magor	
Site Size – Approx 23,431m ²	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

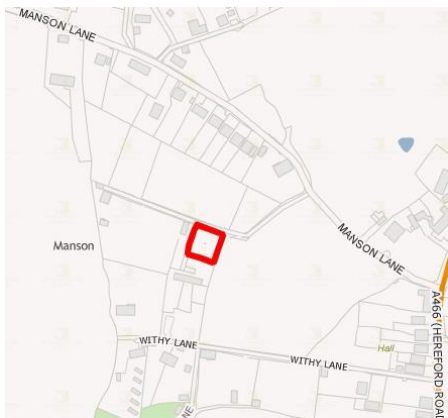
Threats (Risk)

- Close to M4 – air and noise pollution

Due to the size of the land, there is scope to develop just a part of the site away from existing homes and M4.	Possible risk of land contamination eg unrecorded waste disposal from nearby housing development or disposal of made ground or parking from heavy vehicles/equipment.
Key Internal Feedback Comments - Greenfield - Mineral Safeguarding area - Land should be investigated for possible land contamination, and if necessary remediated prior to introducing a receptor.	
Gypsy & Traveller Community Comments - 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* <i>* This relates to one household and doesn't mean that it's not suitable for other families.</i>	
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 so issue of pollution and noise.	
Recommendation	Retain in process for consideration by Members Workshop

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Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Manson Heights, Monmouth	
Site Size – Approx 775 m ²	Pitch Capacity – 1 pitch max
General Description • 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	
 	

	
Strengths • May suit an individual family • Existing screening in place x 2 elevations • Level site	Weaknesses • 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, remediation) the site would become a category B (medium-high priority). • Narrow single-track lane access. May have implications for developing and decommissioning • Adjoins existing homes • Minimal margin between adjoining homes • No scope to expand
Opportunities • Being allocated to one family – no risk of other families arriving • Could be sold to a household.	Threats (Risk) • Potential health risk • Potential cost of investigative work and remediation work
Key Internal Feedback Comments • Greenfield site	

- Within Wye catchment so phosphate implications
- Land contamination investigation should be undertaken to evaluate potential suitability

Gypsy & Traveller Community Comments

- 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*

** This relates to one household and doesn't mean that it's not suitable for other families.*

Travelling Ahead Comments

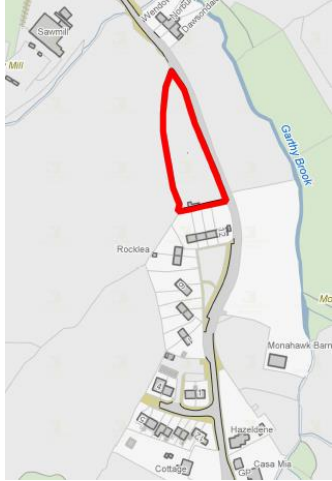
- Not suitable. Too close to existing homes. Existing screening on two elevations is good. The provision of just one pitch may be less economical. MCC is advised to aim for sites that can accommodate 5/6 pitches

Recommendation

Retain in process for consideration by Members Workshop

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Gypsy & Traveller Site Identification – MCC Land Evaluation

MCC Land – Rocklea, Common Road, Mitchel Troy	
Site Size – Approx 3035 m ²	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

• Not too large and size aligns with Travelling Ahead comments about ideal size. • Size is potentially helpful for management purposes	• 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 • Immediately adjacent to 4 existing properties, which back on to the land. • Greenfield • No scope for future expansion although sites above 5 or 6 not being recommended
Opportunities • None identified	Threats (Risk) • Detrimental impact on native species relating to required hedge removal.
Key Internal Feedback Comments • Greenfield • Within Wye Valley Area of Outstanding Natural Beauty • Within River Wye catchment and, therefore, phosphate implications • No scope for future expansion • GI - 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. • Ecology - 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.	
Gypsy & Traveller Community Comments – Collated by Travelling Ahead • 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) • Not suitable as wish to remain in home community for school, employment and social reasons* <i>* This relates to one household and doesn't mean that it's not suitable for other families.</i>	
Travelling Ahead Comments • 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.	
Recommendation	Retain in process for consideration by Members Workshop