**Marshfield Community Council**

**New website address:** [**www.marshfieldcommunitycouncil.org**](http://www.marshfieldcommunitycouncil.org)

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**YOUR URGENT ACTION IS NEEDED ON THE PROPOSED GYPSY AND TRAVELLER SITES IN MARSHFIELD AND CASTLETON**

**Newport Council’s deadline for comments: 4th October 2012**

Thank you to all those who attended the public planning meeting on Monday 17th September, at Marshfield Village Hall. This guidance note has been put together based on the points raised at that meeting by Marshfield Community Council and from helpful feedback and input from local residents.

**How to find out about and comment on the suggested gypsy and traveller sites:**

Visit [www.newport.gov.uk](http://www.newport.gov.uk) and click on the top panel that says “Gypsy and Traveller Site Review”. This will show you all 11 shortlisted sites. To comment:

* Complete the online consultation form.
* Or write to “Gypsy and Traveller Review Overview and Scrutiny”, Newport City Council, Civic Centre, Newport, NP20 4UR.
* Or email scrutiny@newport.gov.uk

**Please note:** Newport Council will not accept any responses which they believe to be racist or abusive. If you believe other sites on the shortlist are more suitable than those in Marshfield and Castleton, it would be beneficial to submit a separate response in support of those sites stating your reasons.

**To help you in your response, suggested reasons why the Former Chicken Processing Plant in Castleton (behind Castleton Village Hall) is not suitable:**

**General Infrastructure and Environment**

1. The site is designated as Green Wedge, Special Landscape and Open Countryside, and other Brownfield sites within the Local Development Plan and gypsy site shortlist would be more suitable.
2. Marshfield and Castleton’s existing foul sewage infrastructure is already at or over capacity, with frequent flooding along Marshfield Road. Developing this site would require extensive drainage work to Marshfield Road causing disruption on the main route through Marshfield and Castleton. Specifically, the drains around the chicken factory cannot take more capacity as stated by the Public Health department in the past.
3. The gas and electric substations in Marshfield would need upgrading to manage any further development.
4. There are already 8 private gypsy and traveller sites in the Marshfield ward.

**Traffic and Access**

1. Traffic on Marshfield Road is already a big concern, particularly around school pick up and drop off times, and further traffic would impact on child and parent safety, especially with the newly located playgroup, Marshfield Monkeys, situated at the entrance to the site. Vehicle access to the site is a potential hazard.
2. Access in and out of Castleton, via the A48, would prove a problem for slow moving towing vehicles and raises concerns about road safety at an already busy junction with poor visibility.
3. Access to the site is via a privately owned road. This road already has 5 dwellings off it, plus rear access to a 6th property. The design guide for infill properties specifies private driveways should only have access to 5 dwellings, and should be of an adoptable standard. Newport Council would need to acquire this road.
4. There is a public footpath running alongside the site and experience has shown on other sites that people would be much less likely to use this public right of way if a gypsy site was located alongside.

**Education**

1. Marshfield Primary school is currently oversubscribed, and is already unable to meet the needs of its historic catchment, with 4 pupils within catchment being refused admission in 2012. This trend is forecast to continue in 2013 and 2014.
2. Any future expansion of Marshfield Primary school to meet the needs of residential development in Marshfield and Castleton would decrease play areas and sports facilities (which are already recognised as being below requirement for the area).
3. We completely support that Gypsy and Traveller children are entitled to adequate educational provision, which should be identified through an equality impact assessment completed by Newport Council. Marshfield Primary School currently has no specialist unit dedicated to gypsy and traveller education, and there is currently insufficient capacity to accommodate such a unit.
4. Any future expansion of residential development in Marshfield and Castleton would add to the growing numbers within catchment for Bassaleg school and could cause problems in the future in being oversubscribed.

**Perception of Crime and Community Cohesion**

1. Community cohesion is key, and a significant contributing factor within this will be managing the fear and perception of crime within the community, as signposted in the Welsh Assembly’s Programme for Government . This will pose a significant challenge in Marshfield, particularly as the area has no regular police presence and is served remotely from Pill.

**Facilities**

1. The site is not near a doctors surgery or health centre – the nearest being 2.5 miles.
2. The site is 0.7 miles away from one shop - with limited opening hours.
3. Public transport in the area is limited with 2 infrequent bus routes to Cardiff and Newport.

**Economics**

1. Significant costs are involved in acquiring and developing this site – the cost of acquiring the private access road and making it up to adoptable standard, the privately owned site which was last on the market at £1.25m and the cost of clearing the site, estimated at £500k. Other sites on the shortlist are already owned by NCC offering significant cost savings to tax payers.
2. A change of use for the only light industrial land remaining in Marshfield removes the possibility of further local employment in the village. Leading to a less sustainable village which has not been aided by the residential development on the old dairy and garden centre sites, both of which offered local employment.

**Alternative Sites deemed more suitable**

1. Former Ringland allotments site and Former Road Safety Centre, at Hartridge Farm Road. Both of which are already owned by NCC, and the latter has potential to expand and is a brownfield site.

**To help you in your response, suggested reasons why the Celtic Way transit site is not suitable:**

1. Situated near a large and prestigious industrial site and business park. If these companies withdraw from the area, or other companies are deterred from nearby business parks, it would result in a significant negative impact on the local economy and local employment.
2. Situated near a sensitive data centre.
3. Not on a bus route or near public transport.
4. No local shops or doctors surgery.
5. Near a sub-station.
6. We deem the Newport Speedway site in Lliswerry to be more suitable, as is the Yard adjacent to the A449 at Langstone which is already in NCC ownership, is on a main arterial route and is already fenced and served with water and power.

**Next steps:**

Marshfield Community Council will be submitting a formal response to Newport Council and we will be engaging a planning consultant for advice and guidance. We will update you after 4th October as more information is made available from Newport Council. Please keep an eye on our website [www.marshfieldcommunitycouncil.org](http://www.marshfieldcommunitycouncil.org) and our Facebook page “Marshfield Community Council” for updates.