

Hartridge Farm Road (Typical School Run)



# **BEHIND THE HEADLINES: New list of possible Gipsy sites spurs hundreds to voice concern**

South Wales Argus 1:18pm Wednesday 26th September 2012

Extracts:

**A new list of proposed Gipsy and traveller sites in Newport has spurred hundreds of concerned residents into action. DAVID DEANS reports.**

LAST year a shortlist of proposals for Gipsy and traveller sites in Newport was sent back to the drawing board after it provoked protests and objections residents.

But a new list, drawn up in a process intended to be open and transparent ahead of a final shortlist, has attracted yet more objections from residents living near proposed sites.

There has also been criticism of the make-up of the group that drew up the list – with one top Tory arguing that members who had sites in the previous shortlist should not have been involved.

In June, following the controversy over the last shortlist of names a group of councillors, formed from volunteers from the scrutiny committee for community planning and development, was established to review the issue. In the end, councillors Val Delahaye of Bettws, Allan Morris of Lliswerry, Paul Hannon of Beechwood, Tom Suller of Marshfield and Trevor Watkins of Tredegar Park stepped forward to take part.

His party colleague Cllr David Fouweather said he didn't feel the group properly represented the political make-up of the council – with the group having only one Tory member, Cllr Suller.

He also highlighted that three of the councillors – Cllr Suller of Marshfield, Cllr Morris of Lliswerry and Cllr Delahey of Bettws, had sites in the original shortlist in their wards.

“I think that any councillors who previously had a site identified in their ward should not have been involved,” he said.

## Appendix 3a

Site name	Stage One Comments	Stage 2 comments	Ward	Site area (square metres)	Ringland Matters Group Comments
Chicken Farm, Castleton	site visit. Check if still on the market	Is site still available? Access road visibility is good. Who owns access road? PROW adjacent to site	Marshfield	8330m2	selected for site visit, in a report deemed to be 'too large for its intended use' at 8330m2??
Highway verge at Lloys TSB, Duffryn	Access and privacy issues and too small - no		Marshfield	10280m2	deemed here too small at 10280m2
Open Space south of The Nurseries, Langstone	Site Visit	existing used open space, close to adjacent to houses. Is there a water main through the site? Do not progress.	Langstone	1630m2	Identical to Hartridge Farm Road. Site used as a Road Safety Centre. The nearest houses are less than 10m from the site. It is probable that no prospective site has a water main - why is it an issue here?
Open Space north of The Nurseries, Langstone	Site Visit	existing used open space, close to adjacent to houses. Is there a water main through the site? Do not progress.	Langstone	1960m2	Identical to Hartridge Farm Road. Site used as a Road Safety Centre. The nearest houses are less than 10m from the site. It is probable that no prospective site has a water main - why is it an issue here?
Land at Allt-yr-yn Heights	Too small - no		Allt-yr-Yn	2900m2	Too small at 2900m2 - above are smaller yet constituted a site visit.
Bettws Playing Fields	Privacy and potential for anti social behaviour - no		Bettws	13000m2	This is the only site that antisocial behavior has been identified. Ringland and surrounding areas are known for their social problems but has not been recognised in the spreadsheet at all.
St Georges Crescent Park	Topography - sloping - no		St. Julians	14300m2	This site was rejected because of its topography without a site visit. Hartridge Farm Road also had an unsuitable topography but appears to have become satisfactory after a site visit.
Glan Llyn Development Site, Queensway, Llanwern	Significant planned regeneration site with planning permission key to Newport's growth - no		Llanwern	2263000m2	Why should this site be rejected? It records that it has no proximity to health facilities! These are planned in Glan Llyn. Realistically a traveller site could be fully designed within the development and any prospective residents would have a choice whether they lived near a Traveller Site or not. How would a traveller site be detrimental to 'key' to Newport's Growth?
Yew Tree Cottage, Bettws	No pavements to site. Access improvements would be needed - no		Bettws	2870m2	Hartridge Farm Road and Ringland Allotments both have no pavements and require access improvements. This is an original site - why was it rejected on the grounds given
Former Wye Vale Garden Centre	Partly allotments. Main site needs a site visit.	Large prominent site on busy A48 road into Newport. Costly to develop	Marsfield	56270m2	No mention here of noise attenuation fence for noise and privacy. Busy A48? Busy SDR?? Mentions cost here; did they do a cost analysis for this site? At a meeting with Council Officers the Ringland Matters Group was assured that no site would be rejected at this stage for reasons of cost

## Appendix 3b

Site name	Stage One Comments	Stage 2 comments	Ward	Site area (square metres)	Ringland Matters Group Comments
Tatton Farm, Nash	C1, no footpaths, reens and too far from facilities - no		Lliswerry	3910m2	This site is an existing tolerated traveller site which at present accommodates one of the larger families and is a preferred site if it was located further back away from the pylons. It has been too readily discarded as a permanent site.
Land off Ruskin Avenue	Existing environmental space - no		Rogerstone	4000m2	So is Hartridge Farm Road. Why rejected?
Oliver Road	Adjacent to railway line and POS - no		Lliswerry	4700m2	Hartridge Farm Road is adjacent a railway line.
Pound Hill, Marshfield	Too small developable area. Topography issues - no		Marshfield	5690m2	Original LDP site. Deemed suitable before now falls at the first fence!
Land adjacent to Matalan, Newport Retail Park	Retail area. Inappropriate use in this context		Lliswerry	10070m2	Former Comet site visited and that was in a retail park. Why not this site considered for visit?
Former Focus DIY site off Chartist Drive, Rogerstone, by Rogerstone bypass roundabout/Alcan site	Site visit	Large regeneration site. Good access to main roads. Too close to railway line?	Rogerstone	11180m2	This is retail park and visited. Why not above visited? Hartridge Farm Road close to <i>main</i> railway line
Former Comet site (now demolished), next to former B&Q (now Buyology?), opposite Toyota garage	Existing retail park - site visit required	Large regeneration site adjacent to failing uses. More suitable for other forms of regeneration	Gaer?	3900m2	This is also a retail park and visited. Seems to 'tick' a lot of boxes.
Old Town Dock, Newport	Significant planned regeneration sites with planning permission. Will adversely affect regeneration of this key site - no		Pillgwenlly	40260m2	Will adversely affect regeneration of this key site'. Could you please explain how?
Triangle Site at Hartridge Farm Road	site visit with road safety site	Large site including former working men's club. Need to check how many houses are proposed here in the LDP.	Ringland	102600m2	Failed to mention in 'hazards' - reens to North, South and East, and SINC to East that often floods to full capacity in autumn/winter/spring. Also reference to unsuitable access is in end comments column and not main (2nd) column as located with other sites

Overall this was considered to be the best site for providing residential sites and we felt it should be allocated for this purpose in the LDP. We consider this would be the preferred site to accommodate all 3 families, within smaller sites, provided that this could be accommodated at the site, given the guidance about single sites and size.

#### **IX. Former Speedway Site, Plover Close, Llanwern (transit only)**

We carefully considered this site as a potential transit site. The main issue raised during the public consultation related to the economic impact.

We received an objection letter from the agents for St Modwen. The agents raised a number of issues that are contained in the attached document. There were concerns that the sites would be clustered and the site

Advice was that the site was in a flood zone – Although it was being considered for transit, rather than residential use.

Members were mindful of objections regarding the suitability of this site given its industrial surroundings and location on the Zone C1 flood plain.

Consideration was given to positive feedback from Gypsy and Traveller families and other members of the public who favoured this site for permanent residential purposes. However, it was noted that the consultation was based on this site being suggested for transit purposes only, due to limited access to amenities due to the intervening dual carriageway.

Consideration was also given to concerns regarding the potential impact of the proposal on the delivery of Glan Llyn residential development, and the importance of that project to Newport's regeneration and growth. Overall, it was concluded that this site is less suitable than other preferred sites and wasn't as accessible from the predominant transit routes used by Gypsy and Traveller families passing through Newport.

After carefully considering this site, its advantages and disadvantages the responses to the consultation process, and its siting when compared to other potential transit sites, we considered that the site should not be included in the LDP.

#### **X. Former Chicken Processing Plant, Castleton (residential only)**

We carefully considered the responses to the consultation process. Local people considered the schools were full and were concerned about access. They also raised the issue of the lack of facilities. Gypsy families also said that the site was too far from local amenities such as shops and the schools currently used by gypsy and traveller families on the waiting list.

**This site was considered to be too large for the identified need.** We also took account the lack of local amenities. We concluded that other sites are considered to be preferable and for that reason we recommend this site is not allocated in the LDP for this purpose.

From: **Jackson, John (Capita Symonds)** (John.E.Jackson@capita.co.uk) This sender is in your [contact list](#).  
Sent: 08 March 2013 12:05:01  
To: Frank Weston (frankweston@hotmail.co.uk)

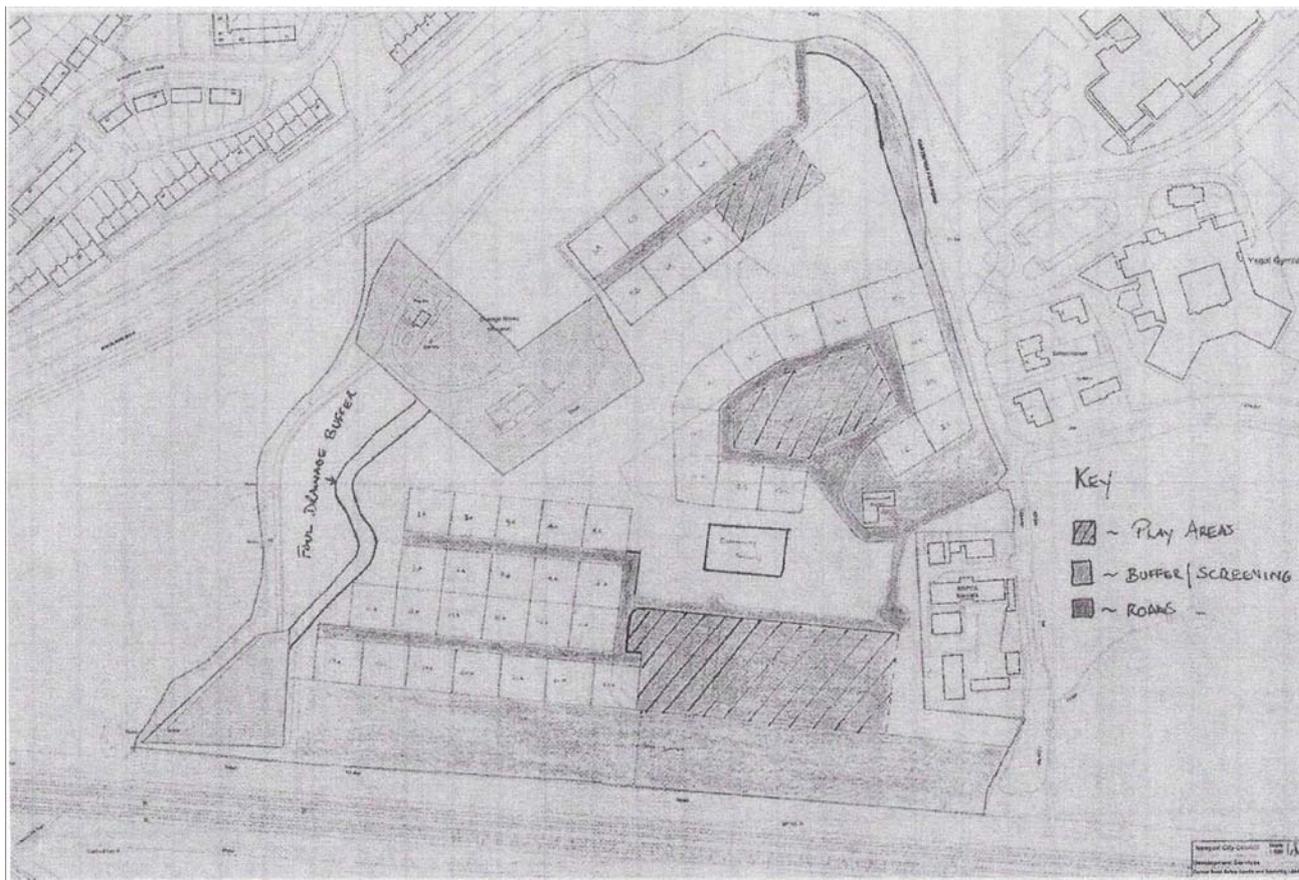
Hi Frank

I have gone through my recent diaries but can't find the date. I have also asked colleagues who's memory is as bad as mine. I am sure it was in the summer time (between April and July) and may be 2004-2006. Goff Davies was the head at the comp and the Gypsies complained to him and also complained to Always Police about pupils throwing stones at their vans. The Police did visit the site on several occasions. The Gypsies came in on a Tuesday or Wednesday afternoon and left on the Friday evening. They gained entry by cutting the chain that held the gate closed, there was no other damage but they did leave a load of rubbish that the Council came in and cleared. If my memory serves me correctly the Council's Traveller Liaison Officer has recently left his post and had not been replaced.

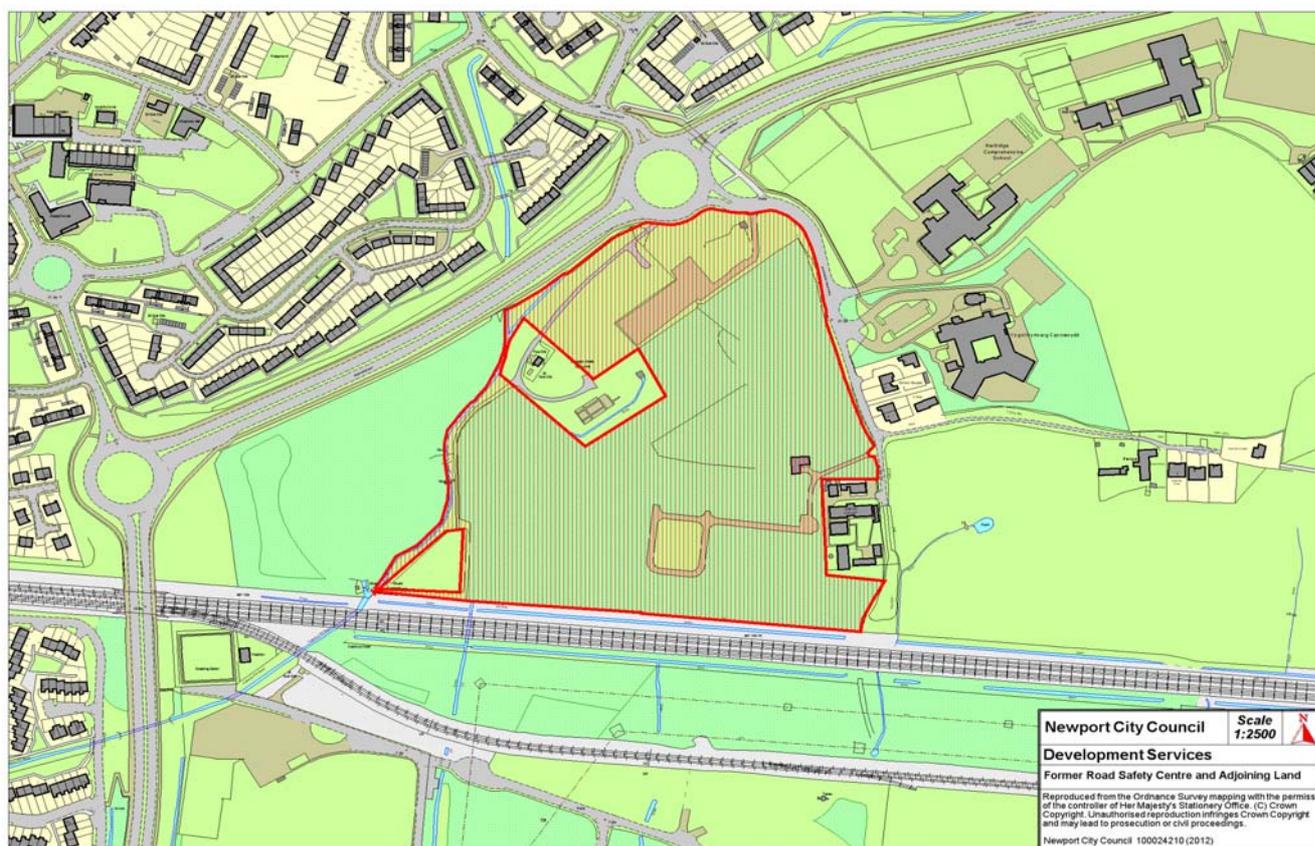
Hope this helps

John

John Jackson  
Road Safety Officer - Newport



Layout



Site Plan

Source: BBC News:

<http://www.bbc.co.uk/news/uk-wales-south-east-wales-18357795>

7 June 2012 Last updated at 15:47

## Unsold home near Gypsy site at Shirenewton, Cardiff, to be demolished



Phil and Kathleen Lacey say they will be heartbroken to demolish their home of 25 years where they brought up their four children

A couple say they are demolishing their £450,000 home after failing to sell it because prospective buyers are put off by the Gypsy traveller site next door.

Phil and Kathleen Lacey plan to develop their land in Cardiff as a caravan site to be able to collect rent.

But the couple, who have lived in the four-bedroom bungalow for 25 years, say they are disappointed by attitudes.

Their traveller neighbours welcomed the plans, but called house hunters' objections a form of racism.

The council-run official travellers' site at Shirenewton was set up in 1985 and is home to 300 residents.

We had a lot of responses because it's a lovely house - but I think nobody fancied living next door to the caravan site"

Phil Lacey

Mr and Mrs Lacey believe that their home has not sold because viewers are not happy about the caravan site, which over the years has spread out alongside their home.

They put the house on the market last year with the intention of downsizing after bringing up their four children.

But after no interest they have decided to bulldoze the house and use the land to build a caravan site for the travellers to use.

Businessman Mr Lacey, 54, said: "We can't sell it because of the locality of the travellers' site.

"We had a lot of responses because it's a lovely house, but I think nobody fancied living next door to the caravan site.

"If this place was anywhere else it would probably be worth £750,000.

"But it's "location, location, location," which is disappointing."

### **Caravan plots**

The couple say they are not moving because of any problems with the Gypsy community.

"We don't want anybody to think we are leaving here because of the travellers - they will always be friends of ours," Mr Lacey said.

"We have had 25 years here. If we had a problem we would have moved ages ago."

People are never going to change their minds, because it has been like this for the last hundred years"

Resident Shirenewton travellers' site

The Laceys say they will be heartbroken to demolish their family home, which has four bedrooms, two bathrooms and a sun room overlooking the countryside.

The couple have submitted plans to construct 11 caravan plots, including concrete hardstandings and amenity blocks.

They plan to manage the one-acre site and rent private plots to the travelling community.

Residents at the site welcomed the plans, and said they needed twice the space to accommodate people wishing to move to Shirenewton.

Travellers on the site told the [South Wales Echo](#) newspaper that it was a form of racism that people lost interest in the Laceys' bungalow when they discovered the caravan site next door.

An unnamed mother-of-two living on the site said: "People are never going to change their minds, because it has been like this for the last hundred years."

## Re: Gypsy and Travellers' Sites

Mark Hand (Mark.Hand@newport.gov.uk)

[Add to contacts](#)

25/01/2013

To: Frank Weston

Dear Mr Weston,

Thank you for your invitation to your forthcoming meeting.

Unfortunately I must decline your invitation to this meeting. It is acknowledged that this topic is normally highly emotive, and experience from other similar meetings has given rise to concerns regarding the safety and well-being of Officers attending such meetings outside of the Council's offices. This is not intended as an insult to your intentions in calling the meeting, or in how you propose to conduct it, or indeed to the other attendees, but is a genuine concern based on past experience. I'm sure you will understand that I must have due regard to the safety of myself and my staff.

I would be happy to meet with you and a colleague from the Ringland Matters Group to discuss the Group's concerns, or alternatively would be willing to attend your Group's meeting if it were held here at the Civic Centre, if either of those options are of assistance.

Please contact me via the details below if you would like to pursue either of the alternative options above.

Kind regards,

Mark

Mark Hand MSc BSc(Hons) MRTPI  
Development Services Manager  
Newport City Council

## Proposed Ringland Gipsy sites 'unsuitable' - meeting told

8:29pm Tuesday 5th February 2013 in [News By David Deans - Politics reporter](#)

OBJECTIONS: More than 90 people turned up at last night's meeting to discuss proposed Gipsy sites in Newport

AROUND 90 people attended a meeting to prepare objections to two proposed Gipsy sites in Newport tonight.

The meeting at Ringland Centre, conveyed to discuss two proposed sites near the Ringland estate, heard from one member of the travelling community who said they did not want to live on "on top of anybody".

Frank Weston, chairman of the Ringland Matters group that organised the meeting, said they are not against travellers sites but said nominated sites are unsuitable for their intended use.

**The man who said he was from the travelling community told the meeting:**

**"We want to be somewhere by ourselves and out of the way.**

**"We don't want to be on top of anybody. We like to be by ourselves... We don't want to be right by there with that big school."**

The proposed road safety centre site is next to the newly built Llanwern High School. Mr Weston said he would like to meet the members of the travelling community who attended.

Ted Jefferies, a Langstone community councillor, outlined objections that residents could give, such as the safety centre's location near a railway line.

The Ringland Matters group was set up to gather objections to two proposed gipsy sites near the estate recommended by a group of Newport councillors.

The policy review group recommended last year that the road safety centre and nearby land on Hartridge Farm Road is Newport's preferred residential Gipsy and traveller site.

The former Ringland allotments site was suggested as a second preferred choice. However there are worries over transport infrastructure and the fact the site is still in use.

Mr Weston, one of the organisers of the meeting, had told the Argus that the road access is inadequate for the Road Safety Centre to be used as a residential site. He also claimed that reasons for rejection for sites in the old shortlist, such as Yew Tree Cottage in Bettws, could be applied in the Hartridge and Ringland sites.

However Newport council has said that the same assessment criteria was used for every site.

All 11 short-listed sites that went out to public consultation last year are currently being appraised for their suitability. Gipsy sites must be included in the local development plan which is likely to go out to consultation later this year and recommendations from the 2012 exercise will form the proposed changes to the LDP.

This will go before full council in the spring, after which there will be a six weeks public consultation.

- **Re: Traveller Site**

David Hando  
23/06/2013

Thanks, David. Worth looking into. I appreciate your honest admission of Nimbyism! Regards. David  
Sent using BlackBerry® from Orange

-----Original Message-----  
From: David Williams <David.Williams@newport.gov.uk>  
Date: Sun, 23 Jun 2013 16:07:03  
To: <david.hando@hotmail.com>  
Subject: Traveller Site

Hi David

Something that may still have some mileage is to see if planning permission could be gained for the existing travellers site's in Nash. I believe they have been there for over ten years which is what establishes de facto planning consent.

I also think the answer to my question wasn't correct and that could be worth further enquiry, it was also difficult for me to vote against the LDP because of an implied threat that sites might be found in my ward.

David

- **RE: Full Council**

Charles Ferris  
20/12/2013

To: Ringlandmatters Email List

Dear F, It probably isn't in my interests to answer this but as one Newportonian to another don't you think it was one hell of a coincidence that all the previous proposals were in my party's wards? Yes, this has been game of pass the parcel with a booby prize, when the music stopped the opposition were left holding it . **As far as I'm concerned I'm just defending my own patch** which I was elected to do and am paid for .I've had all the same strong opposition in my neighbourhood that you've had ,including representation from a long established Welsh Romany Family who live in my ward, still in caravans, on ground they have bought, who sure as hell don't want the proposed gypsy site next to them. For what its worth how clear are your motives? Are you sure you're not being a nimby too? Best Wishes, Charles Ferris.

FROM YOUR LANGSTONE WARD  
COUNCILLORS  
DAVID ATWELL & RAY MOGFORD

LANGSTONE 1<sup>st</sup>

EDITION No 2

***"Langstone is not out of the woods yet!"***

At the recent revised Local Development Plan (LDP) presentation at the Langstone Village Hall on 18th June, a resident asked the Newport City Council Planning (NCC) Planning Officer present:

"Was Langstone now safe and [if] the Gypsy and Traveller sites would definitely be designated to the Hartridge Farm and the other two proposed sites". As part of his reply the Planning Officer stated "Langstone is not out of the woods yet"

So how do we, as residents of the Ward ensure that the proposals within the revised LDP are taken forward 'as is', including the current recommendations for the G&T sites?

The answer is there is NO guarantee at this time! For example, we are now aware that the Ringland/Llanwern Action Group have set up a Charitable Trust and are proposing to engage professional representation to oppose the siting of the Gypsy and Traveller sites, as set out in the LDP.

Ringland and Llanwern are a much larger and denser populations than Langstone. Therefore we in Langstone Ward need to put pen to paper and actively support the LDP as it is clear that if this action group is successful, Langstone could be at risk as a fall back solution given the sites previously identified in the Langstone Ward

**As your Ward Members we are suggesting that you once again, write to the Council, but this time supporting the revised LDP and offer you we think, is the best course of action and way forward. The more people who write in support of the LDP, then this will help negate those who will write against the proposals.**

**As an additional point:-**

If you support the action to protect Langstone from further major development, you may also consider when writing, proposing that the land north of the A48 and up to the Kemys Ridge, be reviewed and classed as 'Special Landscaped Area'. The current proposals are that the 'Special Landscaped Area' in Langstone Village cease at Old Roman Road and from Old Roman Road, to the A48 be designated as 'Countryside'. Our reasoning for this is to protect Langstone from further major Development.

Letters need to arrive at the City Council, addressed as follows:- Regeneration and Regulatory Service, Newport City Council, Civic Centre, Newport NP20 4UR. And Headed:- Consultation Response to Revised Deposit Local Development Plan

**Last Date for receipt at the Civic Centre is :-26th July 2013  
or e-mail to :-[ldp.consultation@newport.gov.uk](mailto:ldp.consultation@newport.gov.uk)**

A suggested draft letter is on the reverse of this news letter for your assistance.

Following this further consultation the LDP will again be presented to the full Council at the end of 2013 following the inclusion/alteration of any amendments and then it will be deposited with the Welsh Government for their review.

**YOUR PROMPT ACTION IS ONCE AGAIN REQUIRED TO AVOID LANGSTONE BEING AT RISK**

A copy of this article and template letter is available on our website and blog at:-  
<http://langstonefirst.wordpress.com/>

Regeneration and Regulatory Service,  
Newport City Council,  
Civic Centre,  
Newport  
NP20 4UR.

Dear Sirs,

Re:- Consultation Response to Revised Deposit Local Development Plan, June 2013

Having been made aware of the revisions to the above plan and in particular reference to the location of the Gypsy and Traveller sites as set out in the plan, is acceptable, and I accept and approve the Revised Deposit Local Development Plan.

However, further improvement could be made to the Plan in protecting Langstone Village from further major development by adding the Countryside north of the A48 that is outside of the boundary settlement, up to and including Old Roman Road, and designate it as a 'Special Landscaped Area'.

Yours sincerely