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CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Dr Gwynne Jones.
Prif Weithredwr – Chief Executive
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR PARTNERIAETH AC ADFYWIO	PARTNERSHIP AND REGENERATION SCRUTINY COMMITTEE
DYDD GWENER, 13 MAI, 2016 am 3.30 o'r gloch y.p.	FRIDAY, 13 MAY 2016 at 3.30 pm
YSTAFELL BWYLLGOR 1, SWYDDFEYDD Y CYNGOR, LLANGEFNI	COMMITTEE ROOM 1, COUNCIL OFFICES, LLANGEFNI
Swyddog Pwyllgor	Shirley Cooke 01248 752516 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:-

Annibynnol / Independent

D R Hughes (Cadeirydd/Chair), W T Hughes, Richard Owain Jones and Dafydd Rhys Thomas

Plaid Cymru / The Party of Wales

John Griffith, Carwyn Jones, Alun W Mummery (Is-Gadeirydd/Vice-Chair) and Dylan Rees

Heb Ymuno / Unaffiliated

R.Ll.Jones, Raymond Jones

Aelodau Ychwanegol/Additional Members (gyda hawl pleidleisio ar faterion addysg/with voting rights in respect of educational matters)

Parch./Rev. Robert Townsend (Yr Eglwys yng Nghymru/The Church in Wales) and Mr. Keith Roberts (Yr Eglwys Babyddol Rufeinig/The Roman Catholic Church)

**Aelod Cyfetholedig/Co-opted Member (Dim Hawl Pleidleisio/No Voting Rights)
Mr Gerallt Llewelyn Jones (Rheolwr Gyfarwyddwr/Managing Director - Mentor Môn)**

A G E N D A

1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

3 MINUTES (Pages 1 - 6)

To submit for confirmation, the minutes of the meeting held on 12th April, 2016.

4 CONSULTATION ON GYPSY AND TRAVELLER SITES IN ANGLESEY - THE CONSULTATION PROCESS (Pages 7 - 14)

To submit a report by the Head of Housing Services in relation to the above.

5 ANALYSIS OF CONSULTATION RESPONSES - HOLYHEAD AREA (Pages 15 - 42)

To submit a report by the Head of Housing Services in relation to the above.

(Appendix and Correspondence attached)

6 ANALYSIS OF CONSULTATION RESPONSES - CENTRE OF THE ISLAND (Pages 43 - 62)

To submit the report of the Head of Housing Services in relation to the above.

(Appendix and correspondence attached)

7 ANALYSIS OF CONSULTATION RESPONSES - MENAI AREA (Pages 63 - 106)

To submit the report of the Head of Housing Services.

(Appendix and correspondence attached).

PARTNERSHIP AND REGENERATION SCRUTINY COMMITTEE

Minutes of the meeting held on 12 April 2016

- PRESENT:** Councillor Derlwyn Rees Hughes (Chair)
Councillor Alun Wyn Mummery (Vice-Chair)
- Councillors John Griffith, W T Hughes, Carwyn Jones, R LI Jones, Richard Owain Jones, Dylan Rees and Dafydd Rhys Thomas.
- Mr. Keith Roberts (Representing The Roman Catholic Church).
- IN ATTENDANCE:** Chief Executive,
Assistant Chief Executive (AM),
Head of Housing Services (In respect of Item 5),
Health and Social Care Impact Officer (AD) (In respect of Item 4),
Grants Manager (JW) (In respect of Item 5),
Scrutiny Officer (GWR),
Committee Officer (MEH).
- APOLOGIES:** Councillor A.M. Jones – Portfolio Holder (Housing & Social Services).
- ALSO PRESENT:** Councillor Ieuan Williams – Leader of the Council.
Councillor Alwyn Rowlands - Portfolio Holder (Executive Business Manager, Performance Transformation, Corporate Plan and Human Resources) (In respect of Item 4).
- Mr. J. Lee MBE – Chair of the Board of Directors – Môn Communities First;
Ms. Rita Lyon - Môn Communities First Cluster Manager (In respect of Item 5).
-

Mr. Keith Roberts (Representing the Roman Catholic Church) wished to express his sympathy to the family of Mr. Geraint Elis, former Head of Education who had passed away recently. Members and Officers of the Committee also wished to express their sympathy to the family of Mr. Elis.

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

None received.

3 MINUTES

The minutes of the meeting held on 2nd February, 2016 were confirmed as correct.

4 PARTNERSHIP POLICY DOCUMENT AND THE ROLE OF SCRUTINY IN MONITORING THE PARTNERSHIPS

Submitted – a joint report by the Health and Social Care Impact Officer and the Scrutiny Officer.

The Portfolio Holder (Executive Business Manager, Performance Transformation, Corporate Plan and Human Resources) said that the report sets out the importance of working in partnership as it is an integral part of Local Authorities' working practices; it further affords better services for local communities. He noted that the Executive at its meeting held on 14 March, 2016 approved the Policy Document as a robust foundation for partnership working.

The Assistant Chief Executive said that work has been undertaken recently to identify a list of partnerships between the Council and other organisations in the private, public or voluntary sector. To date over 200 possible partnerships have been identified. Work will now be undertaken to clarify the role and added value of the possible partnerships identified.

The Health and Social Care Impact Officer and the Scrutiny Officer gave a brief presentation to the Committee on the Partnership Policy Document and the Role of the Scrutiny Committee in Monitoring the Partnerships. The Health and Social Care Impact Officer reported that the Partnership Policy Document summarises the Council's vision for partnership working and supplements the individual partnership statements that already exist for example Isle of Anglesey Compact (partnership agreement with the Voluntary Sector), the Shared Community Charter with the Town and Community Councils on the Island. The Policy Document (which was appended as Appendix 1 to the report) focuses on partnerships where the Council choose to work with other organisations in the private, public or voluntary sector. She reported that the Audit and Governance Committee also has a role reviewing the Authority's risk management arrangements. They will focus on seeking assurance that key partnerships adequately manage risk but does not include reviewing the contribution and outcomes of partnerships, which is the remit of Scrutiny Members.

The Officer further referred to the reasons why working in partnership benefits the Council and communities of Anglesey and also the criteria the Council uses for selecting partnerships, which were highlighted within the report.

The Scrutiny Officer reported that the Partnership and Regeneration Scrutiny Committee has an important role to ensure that there is an appropriate level of democratic engagement with partnerships and to ensure that the work and performance is responsive to and consistent with the Council's key priorities and the needs of the local communities. In performing its role the Scrutiny Committee has a number of possible areas it could consider to include :-

- Scrutinising governance arrangements;
- Scrutinising the Council's contribution;
- Evaluating the overall effectiveness of the partnership;
- Ensuring public engagement and citizen focused partnerships and strategies.

The Committee considered the report and raised the following main issues :-

- Questions were raised regarding possible duplication of services offered by the partner organisations identified. The Officers responded that each partner organisation will be reviewed and evaluated for value for money, added value and any possible duplication of provision. This exercise will enable Officers to have a complete and full list of partnership organisations representing future partnership working with the Council;
- Questions were raised as to whether a 'risk assessment' exercise will be undertaken in evaluating the partnership working with organisations. The Officers responded that the role of the Audit and Governance Committee will include the review of risk management arrangements associated with partnership working.
- Questions were raised regarding partnership working with Town/Community Councils and a local Social Alliance which has been set up to take over the possible running of non-statutory services provided by the Council. The Assistant Chief Executive responded that the Town and Community Councils Liaison Forum and stakeholders will be consulted regarding the Partnership Policy Document and the 'toolkit' associated with the document in due course. The Chair said that it is important that Local Members should inform the Officers regarding any local social alliance or group that works within their community. This will allow the Officers to approach such organisations to evaluate the possible partnership working with the Council. The Leader of the Council expressed that partnership working with local communities taking over cultural services should be further investigated; first contact with Town/Community Council and thereafter with local organisations should be considered.

RESOLVED to confirm :-

- **That the Partnerships Policy Document is a sound foundation for partnership working by the Council;**
- **That the task of scrutinising partnerships be undertaken initially by incorporating the work into the Forward Work Programme of this Committee;**
- **Arrangements should be made to review the effectiveness of this approach to Elected Member scrutiny of partnerships towards the end of the current financial year (this review to include consideration of the merits of a scrutiny outcome panel model).**

ACTION : As noted above.

5 COMMUNITIES FIRST

The Chair welcomed representatives from the Môn Communities First Ltd., to the meeting.

Submitted - the report of the Head of Housing Services on the Communities First Progress Report 2016/16.

The Head of Housing Services reported that the Communities First Programme is a key work stream delivering the Council's strategic priorities within the Corporate Plan 2014/17 which focuses on regenerating communities and developing the economy together with increasing the housing options and reducing poverty. She noted that the Authority is the Lead Delivery Body which consists the Core, LIFT and Communities for Work funding. Môn Communities First Ltd., is a Delivery Organisation.

Môn Communities First Ltd., as a company limited by guarantee and a charity, has the ability to secure additional external funding to support the delivery of Communities First services in the area which the Authority as a public body may not be eligible to apply. The Community Vocational Academy, which provides accredited training to people aged 14-62, targets those who are least likely to attend mainstream college provision has recently won the Chartered Institute of Housing Awards for Best Social Enterprise.

The Môn Communities First Cluster Manager gave an in-depth report on the activities undertaken by the organisation. There has been an increase in both the number of staff that the organisation currently employs and the amount of funding that has been secured for the programme. She referred to the Community Vocational Academy which has recently been strengthened through the award of Viable and Vibrant Places (VVP) funding. £90,000 has been awarded over 2 years to purchase a large commercial ride on mower which will enable Môn CF to tender for larger contracts and generate a sustainable income stream. 2 vans were also purchased which updates the fleet of vehicles. A mini digger has also been purchased which will be used by trainees and will assist with the lead on training to Coleg Menai Large Digger Training which was funded through Horizon. Môn Communities First is working closely with employers to ensure that the vacancies they have can be matched to the participants at the Academy. She noted that 102 people have attained employment through the Academy to date.

The Grant Manager outlined the level of funding secured by Môn Communities First and referred to Appendix 1 and 5 attached to the report which highlighted external funding secured.

The Chair of the Môn Communities First, Mr. J. Lee MBE wished to expressed his appreciation for the work undertaken by the staff of Môn CF and noted how proud he was of the success of the organisation.

The Committee considered the report and raised the following main issues :-

- Members of the Committee congratulated the work of the Môn Communities First Ltd., and commended that facilities offered to help the people within the Communities First areas. Questions were raised whether other areas not in the Communities area can be supported by facilities offered by Môn Communities First. The Môn Communities First Cluster Manager responded that European Funding has been secured to appoint an Officer to work in non-CF wards.
- Questions raised as to whether Môn CF will continue to carry on with the planting of flowers to improve the image of Holyhead Town Centre and surrounding areas. The Môn Communities First Cluster Manager responded that there have been recent incidents of anti-social behaviour of some youths towards their staff whilst preparing and planting floral displays in Holyhead. She noted that the matter has been reported to North Wales Police on numerous occasions; it was understood that only one 15 year old youth has been spoken to. She said that she was unwilling to allow her staff to be intimidated and the service will have to be suspended.

Following further deliberations it was **RESOLVED :-**

- **To congratulate the work and success of the Môn Communities First which is an example of good partnership working with the Council;**
- **To note the success of Môn Communities First in helping 102 people finding employment through the Community Vocational Academy;**
- **That a letter be sent to North Wales Police expressing the Committee's concerns with regard to the recent incidents of anti-social behaviour by youths and the intimidation of Môn CF staff whilst preparing and planting floral displays in the Holyhead area.**

ACTION : The Scrutiny Officer to write to North Wales Police with regard to the issue of anti-social behaviour as noted above.

6 UPDATE BY THE CHAIR/VICE-CHAIR

No update received by the Chair/Vice-Chair.

7 WORK PROGRAMME

Submitted - the report of the Scrutiny Officer on the Committee's Work Programme to May, 2016.

Some Members of the Committee were dissatisfied that arrangements had been made to convene a meeting on Friday, 13th May, 2016 to discuss the Gypsy and Travellers Site Consultation. It was stated that the Democratic Services Committee had agreed that meetings should not be convened at the end of the week.

Following discussions it was **AGREED that every effort will be made to reconvene the meeting at the beginning of the following week or if this fails,**

due to availability of relevant Officers, the meeting to start at 3.30 p.m., on 13th May, 2016.

RESOLVED to note the Work Programme to May, 2016.

ACTION : The Scrutiny Officer to liaise with relevant Officers with regard to the above.

The meeting concluded at 4.10 pm

**COUNCILLOR D.R. HUGHES
CHAIR**

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Partnership and Regeneration Scrutiny Committee The Executive Committee
Date:	Scrutiny Committee 13th May 2016 The Executive 31st May 2016
Subject:	Consultation on Gypsy and Traveller Sites in Anglesey – the Consultation process
Portfolio Holder(s):	Councillor Aled M Jones
Head of Service:	Shan L Williams, Head of Housing Services
Report Author:	Shan L Williams
Tel:	01248 752201
E-mail:	slwhp@ynysmon.gov.uk
Local Members:	

A –Recommendation/s and reason/s
<p>Recommendation: to scrutinise the consultation process and offer comments for future consultation processes regarding Gypsy and Traveller site selection.</p> <p>Background summary</p> <p>The Housing (Wales) Act 2014 places a duty on Local Authorities to provide sites for Gypsies and Travellers where a need has been identified. The Welsh Government <i>Circular 30/2007 Planning for Gypsy and Traveller Caravan Sites</i> also strengthens the requirement that local authorities identify and make provision for sufficient appropriate sites in their Local Development Plans.</p> <p>A document known as the <i>Anglesey and Gwynedd Gypsy and Travellers Accommodation Needs Assessment 2016</i> (GTAA) has been produced jointly between Anglesey County Council and Gwynedd Council during the Autumn of 2015 and updates the previous North West Wales GTAA which was published in 2013. The GTAA was approved by Anglesey Council’s Executive on the 8th February 2016. The new Anglesey and Gwynedd GTAA identified the need for the following on Anglesey:</p> <ul style="list-style-type: none"> ▪ A permanent residential site to meet the needs of the New Travellers arising from the unauthorised tolerated site at Pentraeth Road (four pitches) ▪ Two sites to be used as Temporary Stopping Places for Gypsies and Travellers along the A55 on Anglesey, one in the Holyhead area and one in the centre of the Island. <p>This report sets out the process undertaken. There are separate stand-alone reports for the permanent site and two temporary sites - each with their specific recommendations.</p> <p>The consultation process</p> <p>Between 11th February 2016 and 11th March 2016, extensive public consultation was undertaken by the Council on potential Gypsy and Traveller Sites on the Island. These sites were recommended, based on an officer assessment of 8 shortlisted sites - of these, 5 were</p>

Council owned sites.

The process has attracted a great deal of interest. The consultation exercise included discussions with local stakeholders through

- a series of 7 drop-in sessions between 16th February and 24th February 2016, attended by approximately 215 adults, (see appendix 1)
- attendance at 8 Town and Community Council meetings by Senior Officers, the Council Leader and Housing Portfolio Holder and
- attendance at public meetings arranged by Bodffordd Community Council on the 25th February and Penmynydd Community Council on the 2nd March 2016.

A consultation document with maps and consultation questionnaire was available on the Council's website and at the drop-in sessions. Copies were also sent to businesses adjacent to the 8 sites, land owners and tenants - where we knew the contact names and addresses before the consultation was launched. As we did not have all the details to hand, the consultation document was also sent to the Federation of Small Businesses, Farmers Union of Wales and National Farmers Union. Letters and the consultation document were also sent to the North Wales Police, North Wales Fire Authority, Wales Ambulance Service, Betsi Cadwalader Health Board, Ministry of Defence, Natural Resources Wales, Welsh Water and the Welsh Government.

Throughout the consultation period, information was prominently displayed on the Council's web-site, facebook and twitter, press releases, and two Elected Member Briefing sessions were held on 11/02/16 and 03/03/16. The Leader was interviewed on Radio Cymru and Môn FM at the start of the consultation process.

An Independent Advocate was employed to engage with the community that resides on Pentraeth Road, and engage with the unauthorised encampment that were at Mona during the consultation period.

Key responses received which led to the recommendations

Information received in responses from the Defence Infrastructure Organisation, Orthios Group, AMG Alpoco Limited, Welsh Water, Oaktree Environmental and The Royal Air Force have raised questions about the suitability of some of sites consulted upon. Further information and copies of the responses are appended to the respective site specific consultation reports.

Some actions which we would do differently in future consultations

- Adopt a more pro-active approach with key stakeholders, including the local media and training of Elected Members and staff to set a positive tone to inform discussion and decision making on site provision. Adopting a liaison process with the local media and training of local Members and staff to tackle prejudices would possibly have lead to a

more positive tone in local debates. A training session was held jointly with Members of Gwynedd and Anglesey in December 2015 was attended by 4 Members from Anglesey. Adverse media coverage and public opposition re-inforced each other to create a hostile context for the consultation, which was unfortunate.

- Provide more information about the Gypsy and Traveller Communities - whilst we want to encourage residents in the settled communities to come forward with their concerns and engage with the consultation process, we would in no way wish to excuse those who made racist, offensive and inflammatory comments.
- Provide better information about the potential of an official site by using pictures and information from existing sites showing that a properly managed official site would reduce the problems communities are experiencing as a result of unofficial / unauthorised encampments.
- Better understanding of the principles of effective site management - information for staff would have been advantageous to equip them to answer the questions raised. Evidence from elsewhere shows that well-managed sites are not only good places to live for Gypsy Travellers but also improves the perception of the travelling community in the eyes of settled communities.
- Better communication with the households currently residing in the tolerated site on Pentraeth Road, so that they are fully aware of the consultation process, aware of and understand options and are aware of negative media and adverse public perceptions and interest from the local community and Members.
- When areas of land were identified as being suitable in terms of the assessment criteria, specific boundaries were not indicated. Clearly some of the sites are much bigger than the area needed for such a use and precise locations are difficult to define because there may be requirements imposed by the design stage and planning application process when a site has been chosen.
- Some of the aerial maps used were out of date, which created distrust amongst a small number of people who attended the drop-in sessions. However, these were the most recent Ordnance Survey photographs available to us.
- Many comments were received during the consultation process stating that the scoring system used was flawed. This statement cannot be accepted, however the process can be improved through the adoption of clearer information on the site selection criteria and

these should be conveyed through well-developed communications policies.

Further information gathered since / during the consultation

As part of and as a result of the Consultation exercise:

- All consultation responses have been reviewed.
- The views of the Gypsy and Traveller families at the recent unauthorised encampment at Mona and the views of the New Age Travellers at the current tolerated site on Pentraeth Road have been established, through an independent advocate.
- Views of the key organisations such as the Defence Infrastructure Organisation and North Wales Police received.
- Additional information gained in relation to locating sites on or near industrial land.

Next steps

The recommendations from the consultation process are that further work is required to identify additional temporary stopping sites, looking at sites in private ownership on the Island. The work will involve scoring the sites against the previously developed scoring matrix, making enquiries with the relevant statutory bodies and the Landowners, before going out to consultation. The timescale is that the whole process will be completed, with recommendations to Elected Members by mid-July 2016. This will enable the Council to present the sites to the Joint Planning and Policy Unit to forward to the Joint LDP Examination Programme Office, as part of the Joint Local Development Plan. Achieving the date of the end of July 2016 is crucial.

B – What other options did you consider and why did you reject them and/or opt for this option?

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C – Why is this a decision for the Executive?

Statutory provision

D – Is this decision consistent with policy approved by the full Council?

yes

DD – Is this decision within the budget approved by the Council?

yes

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property (Head of Planning and Public Protection)	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	<p>If a permanent site is developed, this will allow the householders to have a permanent address and increase their access to local services, which will, in turn, reduce inequalities over time (eg, health, education, employment).</p> <p>If temporary sites are developed, this will increase access to basic amenities (such as water, electricity, waste collection) that will improve quality of life.</p>
6	Outcome Agreements	n/a
7	Other	

FF - Appendices:
Appendix 1 – consultation events

G - Background papers (please contact the author of the Report for any further information):
<ol style="list-style-type: none"> 1. Consultation Document, Consultation on Gypsy and Traveller sites on Anglesey, February 2016. 2. Gwynedd and Anglesey Gypsy Traveller Accommodation Assessment, February 2016

Executive 08/02/16 and Partnership and Economic Regeneration Committee 02/02/16.

3. Presentation and minutes of the Joint Gwynedd and Anglesey Local Development Plan Panel dated 20/11/15 'Meeting the accommodation needs of Gypsies and Travellers in the Plan'.

Appendix 1

Sesiynau Galw i Mewn Drop-in Sessions

Lleoliad Location	Dyddiad Date	Niferoedd Numbers
Canolfan Gymuned Bodffordd	16.2.16	36
Neuadd Llandegfan	17.2.16	26
Canolfan Penmynydd	18.2.16	16
Capel Disgwylfa, Gaerwen	19.2.16	26
Ysgol Gymuned y Fali	22.2.16	7
Canolfan Gymuned Kingsland	24.2.16	51
Neuadd Bentref Bae Trearddur	24.2.16	53

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Cyngorau Tref a Chymuned Town and Community Councils

Cyngor – Council	Dyddiad - Date
Y Fali	17.2.16
Bae Trearddur	22.2.16
Llanfihangelesceifiog	22.2.16
Pentraeth	23.2.16
Bodffordd (a Threwalchmai) – cyfarfod cyhoeddus	25.2.16
Penmynydd – cyfarfod cyhoeddus	2.3.16
Cwm Cadnant	2.3.16
Caergybi - Holyhead	7.2.16

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Awareness Raising Letters and information packs

Businesses adjacent to the 8 sites
Landowners and tenants
FSB/FUW/NFU
Police, Fire, Ambulance, Health Board
Natural Resources Wales
Welsh Government

Information

Council web-site
Facebook and Twitter
Press Releases
Members Briefing session 11/02/16
Town and Community Councils

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Partnership and Regeneration Scrutiny Committee The Executive Committee
Date:	13th May 2016 – Scrutiny 31 May 2016 - Executive
Subject:	Consultation on Gypsy and Traveller Sites in Anglesey – Temporary Stopping Place in the Holyhead vicinity.
Portfolio Holder(s):	Councillor Aled M Jones
Head of Service:	Shan L Williams, Head of Housing Services
Report Author: Tel: E-mail:	Lucy Reynolds, Housing Strategy and Development Manager Ext 2225 lucyreynolds@ynysmon.gov.uk
Local Members:	Dafydd Rhys Thomas Jeffrey M Evans Trefor Lloyd Hughes J Arwel Roberts Raymond Jones Robert Llewelyn Jones

A –Recommendation/s and reason/s
<p>Recommendations: following analysis of the responses to the consultation exercise and site assessment exercises outlined within the report, it is recommended that</p> <ol style="list-style-type: none"> 1. None of the three sites included in the consultation to provide a temporary stopping place in the vicinity of Holyhead should be progressed or included in the Local Development Plan. 2. IACC should carry out further work to identify alternative sites to meet the need for a temporary stopping place in the Holyhead vicinity, as identified in the statutory Gwynedd and Anglesey Gypsy and Traveller Accommodation Needs Assessment 2016 and to comply with the Council’s duties under Part 3 of the Housing (Wales) Act 2014 3. Further work should be undertaken by IACC to understand the level of use of Holyhead port by Gypsy Travellers and the level of unauthorised encampments occurring as a result of travel to and from the port. This to include discussion with the port authority and shipping companies. 4. IACC should continue to fulfill its role to promote community cohesion. This must

balance the needs of residents to feel safe and to be consulted on development issues with the recognition that the Council must act to counter racist attitudes and challenge inflammatory comments.

Reasons

For each of the three sites included in the consultation, significant factors have been highlighted which suggest they are unsuitable. A summary of the consultation is provided later in the report. However, as outlined below, certain critical issues were raised that means these sites cannot be considered suitable for inclusion in the Local Development plan and proceed to a planning application.

Re. recommendation 1

- **Site 1 Vacant Plots, Penrhos Industrial Estate, Holyhead**
This land is part of the Welsh Governemnt Enterprise Zone. For planning purposes it falls within business use classes B1, B2 and B8. Existing business interests in the area have argued strongly that the creation of a temporary stopping place in this location would adversely affect existing businesses and discourage further investment which creates jobs in the locality. Policy in the Council's Deposit plan supports this argument ie. Policy CYF2 , Ancillary Uses on Employment Land, confirms the need to protect employment land and that land for ancillary uses will only be released in exceptional circumstances. Policy CYF4 , Alternative Uses of Employment Sites also states that land allocated for Use Classes B1, B2 or B8 would only be granted alternative uses in special circumstances.
- **Site 2 Land immediately to east of B&M (formerly Homebase), Holyhead**
Orthios group, the owner of part of the land, have indicated that their plans include the need to use some of the land, and its designation as a temporary stopping place could compromise the Orthios project infrastructure and future development.
- **Site 3 Land to the south of Alpoco**
Evidence has been brought forward by AMG Alpoco UK Ltd that the use of this site as a temporary stopping place would present serious health and safety risks to potential users of the stopping place. This is because
 - a) the plant produces aluminium powder which has high fire and explosion risk
 - b) Haulage access to the plant runs alongside the proposed travellers site.

The site owners also have concerns about security at the site. Orthios Group have also stated that the cable which will transport electricity from the new power station to the national grid system runs directly through the land forming this site.

Re. Recommendation 2

The Council must continue to seek a suitable site in order to fulfill its duty under part 3 of the Housing (Wales) Act 2014. The Welsh Government has powers to direct the Council to act if reasonable progress is not made. The Council must also include sites in the Joint Local Development Plan or face a high risk that the plan will be found unsound.

The Police have supported the need for transit site(s) within Anglesey which to their knowledge are usually from those waiting for onward ferry travel to Ireland.

Re. Recommendation 3

The consultation has started dialogue between Council officers and residents, businesses and Community and Town Councils about the current situation in relation to Gypsies and Travellers passing through the town. This needs to continue so that a joint approach can be found to understanding and addressing issues arising. The port authority is a vital participant in this process.

Re. Recommendation 4

Gypsies and Travellers are a recognised ethnic minority and are therefore protected by the provisions of the Equality Act 2010. The Council has an important role to play in creating understanding and addressing prejudice to this minority group. There was evidence that rumours and misconceptions about the type and size of the site proposed arose in the course of the consultation period. Some of the responses to the consultation were disparaging and inaccurate.

Background

The Housing (Wales) Act 2014 places a duty on Local Authorities to provide sites for Gypsies and Travellers where a need has been identified. The Welsh Government's *Travelling to a Better Future* describes Gypsies and Travellers as having long been one of the most disenfranchised and marginalised groups in society. The Welsh Government is committed to redressing the inequalities faced by Gypsies and Travellers by improving equality of opportunity for all.

The Anglesey and Gwynedd Gypsy and Travellers Accommodation Needs Assessment 2016, undertaken in accordance with the Welsh Government statutory guidance on *Undertaking Gypsy and Traveller Accommodation Assessments* ,

identified need both permanent and transit sites in the the two local authority areas in autumn 2015.

Type of sites which need to be provided and size

The Anglesey and Gwynedd Gypsy and Travellers Accommodation Needs Assessment identified that a temporary stopping place for up to 12 caravans is required in the vicinity of Holyhead. The evidence for this was the recorded pattern of unauthorized encampments occurring in the Holyhead area.

Supporting information including options considered:

The following sites were included in the consultation as potential shortlisted sites in Holyhead

- Vacant Plots, Penrhos Industrial Estate, Holyhead
- Land immediately to east of B&M (formerly Homebase), Holyhead
- Land to the south of Alpoco

Summary of consultation

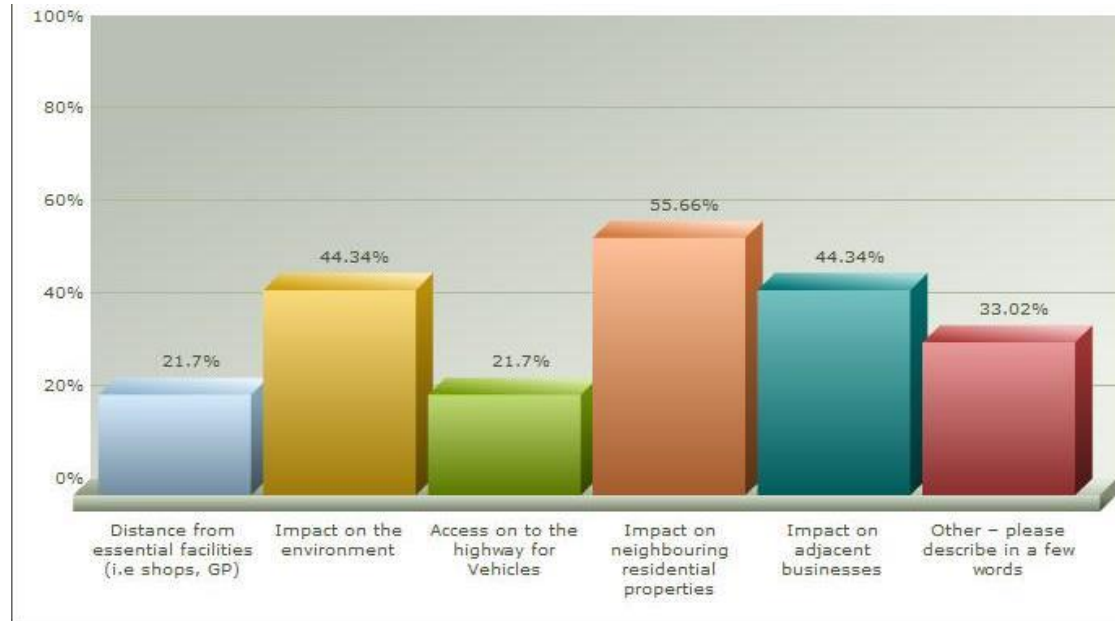
Questionnaire responses

120 questionnaires were fully completed. 20 questionnaires were also received where the questionnaire had been crossed through or the statement of acknowledgement of the Council's legal obligation to provide sites crossed out as a protest against sites in Holyhead.

The following table sets out the responses to the first question in the consultation questionnaire which asked respondents rank the consultation sites using 1 for preferred site and 3 for least preferred site.

	First choice	Second choice	Third choice
Vacant Plots, Penrhos Industrial Estate, Holyhead	31	19	34
Land immediately to east of B&M (formerly Homebase), Holyhead	32	33	19
Land to the south of Alpoco	21	32	31

The following graph shows the response to the final question in which respondents were asked to indicate the two factors which were most important in their choice of site.



The chart above indicates that the respondents to the questionnaire considered that the main factors that should be considered in site selection are the impact on neighbouring residential properties, impact on adjacent businesses and impact on the environment.

A petition was also presented to the Council. Individuals signing the petition endorsed the following statement at the top of the petition "We the undersigned would like to oppose the Travellers sites in Holyhead". A similar petition was signed by business in the area of the Penrhos industrial estate. A total of over 1000 signatures were included on both petitions.

Summary of comments received

The tables below summarise the theme of comments made most frequently via letter, email or the questionnaires and other issues raised that have direct impact on determining suitability and reasonableness of selecting individual sites.

Response from residents and individuals			
Issue	Site to which issue refers	Summary of comment from consultees	Officer Response to the comment (provided where clarification or factual information can be provided)
Harm to environment and visual impact	All	The landscape and scenery will be ruined by rubbish and littering. Existing encampments create mess whenever they occur in Holyhead	The creation of a temporary stopping place would create a more managed environment with refuse facilities. The absence of temporary stopping places means that there is a high likelihood that unauthorised encampments will continue in Holyhead with resulting environmental impacts.
Cost implications	Penrhos (in support)	If Penrhos is selected as preferred site, this would avoid the additional cost of creating hardstanding and as already owned by the Council there would be no land purchase costs.	It is the case that where a site requires less development work there will be cost savings to the Council. Unauthorised encampments already create costs for the Council when they arise. The development of official temporary stopping places with refuse facilities and toilets is intended to provide better control of these costs.
	All	Free camping sites should not be provided for this group. The costs of clean up will be	Unauthorised encampments already

		<p>borne by Anglesey residents.</p> <p>Gypsies and Travellers do not contribute financially to society.</p> <p>If the Council are instructed that they must make a site for Travellers will the Travellers be asked to pay for it?</p> <p>Extra money will need to be spent for police to do extra patrols on the area and they are already stretched enough as it is</p> <p>Residents are paying more tax for less bins collections and services needed by residents.</p>	<p>create costs for the Council when they arise. The development of official temporary stopping places with refuse facilities and toilets is intended to provide better control of these costs.</p>
Too close to residential area	Land immediately east of B&M (in opposition)	<p>Too close to a residential area</p> <p>Will decrease the value of neighbouring properties/properties overlooking the sites.</p>	<p>Noted. However impact on values is not a planning consideration.</p>
Health & Safety of residents of Holyhead	All	<p>Concern about the safety of the residents of Holyhead and surrounding areas. People want to feel safe in their own homes. Worrying for parents with children.</p> <p>People will feel increased vulnerability, especially in residential areas where there are families and elderly people.</p> <p>Although the consultation is about temporary sites they will end up being permanent and not temporary as the Travellers will choose not to leave.</p> <p>There will be problems between locals and the Travellers which could escalate.</p>	<p>Noted</p> <p>There is a long-standing tradition of Irish Travellers staying in Holyhead on their way to and from Ireland via the port.</p>

Crime & Anti Social Behaviour	All	<p>The Police station in Holyhead isn't open 24hrs. A permanent travellers site needs to be situated near a town which has the ability to provide Policing instantly. Holyhead has existing problems with drug addiction and petty crime without adding to this.</p> <p>Fear of links between Gypsy and Traveller sites and increases in crime including vandalism and theft.</p>	<p>Noted.</p> <p>The Council cannot take into account responses to the consultation which contain racist, discriminatory and inflammatory comments.</p>
Impact on Business & Tourism	Land south of Alpocho (in opposition)	Shouldn't be chosen as this would affect tourism and a pleasant location for Anglesey residents leisure. AONB not for this purpose.	Noted
	Land East of B&M (in opposition)	There is a small campsite to the rear of this proposed site. I am sure no-one would want to spend their holidays backed on to a gypsy site.	Noted
	Vacant plots Penrhos Industrial Estate	A site at Penrhos industrial estate would deter businesses from further investment in the Penrhos area.	Noted
		<p>Anglesey has an economy strongly based on tourism. Council should not jeopardise this by encouraging Travellers to come to Anglesey.</p> <p>There are positive developments in the area such as the Eco Park and possibility of Land and Lakes coming to Holyhead and this will bring the area down. One step forward and two steps back.</p> <p>Holyhead already struggles to attract businesses and this will be detrimental to image of Holyhead.</p>	<p>Noted</p> <p>There is a long-standing tradition of Irish Travellers staying in Holyhead on their way to and from Ireland via the port.</p>

Other		<p>Welsh Government sites should be consulted on. It is WG who are insisting on sites. Why should their sites be treated differently?</p> <p>Additional strain on GP surgeries and local schools.</p> <p>Preferable to place them further from residential areas and businesses. An area in the countryside would be more suitable.</p> <p>Anglesey provided 100s of stopping places already in shape of caravan and camping sites. Anyone else who decided to park a caravan on a layby / main road should be given a list of sites and told to move.</p>	<p>The temporary stopping place is to provide a site to relocate unauthorised encampments that occur for a few nights in the area. It would not therefore impact on schools and surgeries.</p> <p>The location of the site should be suitable to prevent unauthorised encampments which occur at present in Holyhead.</p>
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Response from organisations and businesses			
Organisation	Issue	Summary of comment from consultees	Officer Response to the comment (provided where clarification or factual information can be provided)
<p>North Wales Police</p> <p>CC-14562-LB/186954</p>	<p>North Wales police made a response to the three sites in the consultation collectively</p>	<p>Support the need to have transit site(s) within Anglesey.</p> <p>Police should be involved in design and management plans for all sites.</p> <p>Temporary stopping places should not be allowed to expand and /or become permanent (The full text of the response is included as Appendix 1)</p>	<p>Page 9 of 2</p>

Cocon Construction Ltd	Opposition to plot at Penrhos as a site for Gypsies and travellers	<ol style="list-style-type: none"> 1) Park is for business use and not residential and other purposes 2) Concern that nature of the business makes it a prime target for theft. The development would potentially be a blight on the business. 3) Regards the group for whom the site would be provided as not in need of a facility which would take public funds. 4) Unfair that Welsh Government land should be ruled out. 	
<p>Signatories from: (NB the designation of the signatory eg. Manager was not provided)</p> <ul style="list-style-type: none"> • Cocon Ltd • Premier Graphics • Mon Maintenance Services • Anglesey Kitchens • Mon Fire Management • GMS Ltd • HLS • Cymell Ltd • Poundstretcher • Farmfoods • Argos Ltd • Brantano • Peacocks • New Look 		<p><u>Opposition to a Traveller site at Holyhead</u></p> <p>“We as local shops, businesses and employers are opposed to proposals to create a traveller site in Penrhos Industrial Estate or anywhere else within the town of Holyhead due to the adverse affects we believe it will have on the community”</p>	

<ul style="list-style-type: none"> • Poundland • Wilkinsons • ACS Ltd • Penrhos Hire • Lands End Tyres 			
<p>Economic & Community Regeneration Service, Isle of Anglesey County Council</p>	<p>Unsuitability of site 1 Penrhos Industrial Estate</p>	<p>Isle of Anglesey Economic Development department made 11 points setting out why it considered that vacants plots on Penrhos industrial estate is not suitable as a temporary stopping site for Gypsy Travellers in the Holyhead area. These focus on the estate's economic importance for Holyhead and impacts on existing on future businesses.</p> <p>(The full text of the response is included as Appendix 2)</p>	
<p>Orthios Group (owners of land included in both Site 2 and Site 3)</p>	<p>Site 2 – land to east of B&M</p> <p>Site 3 – Land to South of Alpoco</p>	<p>Orthios object to the use of either of these sites as a temporary stopping places. The themes of the objection are:</p> <ul style="list-style-type: none"> • physical security • security of key infrastructure • future development • reputational risk and employment <p>The full text of the response is included</p>	

		as Appendix 3	
AMG Alpoço UK	Site 3 – Land to South of Alpoço	<p>Objections to the site on grounds including:</p> <ul style="list-style-type: none"> • road running alongside proposed site is used by haulage vehicles creating both risk to potential users of the temporary stopping place and business risk • Safety risks to users of any site due to plant producing aluminium powder • need to increase security at the plant site <p>The full text of the response is included as Appendix 4</p>	
Holyhead Town Council	All sites in Holyhead	<p>The Town Council, at its meeting on 7 March, resolved</p> <p>“That the Holyhead Town Council reject the sites in Holyhead as they could not be included in the Local Development Plan at this stage as the Local</p>	<p>As stated in the report, transit sites must be provided to meet the Council’s statutory duty that where a need has been identified. Cost are already arising from clean up costs and court</p>

		Development Plan has now closed and also that two of the sites suggested were close to businesses and in areas of outstanding natural beauty. Also the Town council was concerned that the cost of setting up and maintaining these sites would fall on the rate-payers of Anglesey”	action resulting from unauthorised encampments
Secretary, Trearddur Bay, Residents' & Tenants' Association (TBR&TA)	Site 1 preferred.	Land is owned by IACC so cost is less	
Coed Cymru	Site 1 preferred.	Archaeology - the land by Alpoco and land by B&M still have remains from the gardens of Plas Penrhos	

B – What other options did you consider and why did you reject them and/or opt for this option?

Not applicable

C – Why is this a decision for the Executive?

The Housing (Wales) Act 2014 places a statutory duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified.

D – Is this decision consistent with policy approved by the full Council?

DD – Is this decision within the budget approved by the Council?

The Council's budget for 2016-17 includes capital funding to facilitate temporary stopping places.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)

1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	Recommendation 4 of the report recognises that identifying sites for Gypsies and Travellers is an issue where the Council must be aware of its duties under the Equality Act 2010 and must take positive steps to promote community cohesion and prevent discrimination, harassment or victimisation of Gypsies and Travellers who are a protected group under the Act.
6	Outcome Agreements	
7	Other	

FF - Appendices:

Consultation response from

- Police
- Economic & Community Regeneration Service, Isle of Anglesey County Council
- Orthios Group
- AMG Alpoco UK
- Holyhead Town Council

G - Background papers (please contact the author of the Report for any further information):

1. Consultation Document, Consultation on Gypsy and Traveller sites on Anglesey, February 2016.
2. Gwynedd and Anglesey Gypsy Traveller Accommodation Assessment, February 2016 Executive 08/02/16 and Partnership and Economic Regeneration Committee 02/02/16.
3. Presentation and minutes of the Joint Gwynedd and Anglesey Local Development Plan Panel dated 20/11/15 'Meeting the accommodation needs of Gypsies and Travellers in the Plan'.

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Gypsy Traveller Sites Consultation Response to Penrhos and Mona

March 2016

Status: Official Sensitive

Prepared by:

Tudur H. Jones

Economic & Community Regeneration Service

1.0 Purpose of the Paper

- 1.1 The purpose of this paper is to provide comments from the Economic & Community Regeneration Service on the proposals within the consultation that Penrhos (Holyhead) and Mona are suitable for Gypsy/ Travellers sites.
- 1.2 This paper will also provide a summary and conclusion in terms of the Service's views for both of the sites and the reasons why we feel these sites are not suitable.

2.0 Background

- 2.1 The Housing (Wales) Act 2014 places a duty on Local Authorities to provide sites for Gypsies and Travellers where a need has been identified.
- 2.2 Work has taken place at the Isle of Anglesey County Council to identify possible locations for Gypsy and Traveller sites on the Island. As a result of this process a shortlist of sites have been drawn up which includes the Heliport Site Penrhos (Holyhead) and Mona Industrial Estate being considered suitable as "Temporary Stopping Sites".

3.0 The Heliport Sites, Penrhos, Holyhead

- 3.1 The Economic & Community Regeneration Service's (E&CR) opinion – mirroring those of the Welsh Government for their Parc Cybi site – is that the former Heliport Site on the Penrhos Industrial Estate is not suitable for a temporary stopping site for Gypsy Travellers in the Holyhead area.
- 3.2 There are a number of reasons for this which are articulated and covered in more detail below:
 1. The 2.4ha Heliport site remains the only employment land that the Isle of Anglesey County Council (IACC) has in its ownership in Holyhead that is suitable for future development and can capture the opportunities from the expected energy investments. Should this site be allocated for a transit Gypsy site then there are no more future options for the IACC to develop in Holyhead.
 2. The Penrhos Industrial Estate is recognised as a Welsh Government Enterprise Zone (EZ3). The businesses which are/ will be located there are therefore eligible for the incentives and benefits which is a major advantage when attempting to secure inward investment.
 3. The Welsh Government owned Parc Cybi is a strategically important business park and the WG would not endorse/ support any of the speculative builds which would enable businesses more suited to Penrhos to be established there ("dirty neighbours" businesses). The

end-use for Parc Cybi is that strategic/ nationally important businesses should be located there.

4. The IACC has recently secured planning permission to build 10 (ten) flexible business units for rental to the private sector on the Heliport site. The cost associated with these development works was circa £70,000 and garnered much positive publicity as it meets an identified need and addresses market failure in a key area. A business has already expressed a desire to the E&CR Service to relocate to one of the larger units should they be built <http://www.anglesey.gov.uk/business/energy-island/energy-island-news/planning-approval-for-new-business-units-on-anglesey-heliport-site/127552.article>
5. Following purchase of the land from Anglesey Aluminium in the 1990's a covenant was agreed as part of the contract agreement. This covenant stipulated that the IACC would not be able to secure a change of use from the business classes of B1, B2 and B8 without incurring a financial penalty which would be payable to Anglesey Aluminium. As the Gypsy transit site requires a change of use (probably to Sui Generis) this would need to be agreed and approved by Anglesey Aluminium at Boardroom level and possibly some form of financial recompense as well. This aspect requires clarification.
6. The E&CR Service has recently submitted a funding application through the North Wales Economic Ambition Board to deliver and construct these units and whole site redevelopment utilising EU funding. The project scored highly in the first round and could also secure match funding from the VVP Project.
7. Following a recent independent Economic Impact Assessment on the financial benefits of implementing the project, the construction of these units could result in an increase of approximately £2.5m of GVA to the Anglesey economy.
8. A large capital project with a value of £305,000 supported through the IACC core funds, the NDA and the VVP Project is underway to redevelop the existing Penrhos units (Nos 1-8) which all have tenants and are leased. This scheme aims to modernise and make the units more energy efficient and user-friendly.
9. As a "Gypsy transit site" the site would only be used sporadically – circa 3 to 4 times per annum – it would in no-way ensure that the site and all the potential that it has to create and sustain substantial

employment numbers in an economically challenged area as Holyhead would be used to its maximum/ capacity.

10. Locally, the Penrhos Industrial Estate is significant and in terms of employment numbers and businesses, is also a very important location. It is home to many well-known regional businesses – Môn Maintenance Services, DU Construction etc. – who have invested substantial sums of money in land purchase and self-build business units meeting their exact specifications. The site is now recognised and considered as a ‘business hub’ acknowledged though securing its Enterprise Zone status. A Gypsy Traveller site could detract from that.
11. Through informal discussions with the tenants, they have indicated a strong objection to any proposed Gypsy site with one company indicating that they would consider vacating the unit. They will be responding accordingly to the recent consultation.

4.0 Mona Industrial Estate, Mona

4.1 As with the Penrhos site, the E&CR Service does not view the Mona Industrial Estate as being suitable for a Gypsy Traveller site.

1. The 4 acre site remains one of the remaining few employment sites that the Isle of Anglesey County Council (IACC) has in its ownership on Mona that is suitable for future development and can capture the opportunities from the expected energy investments. Should this site be allocated for a transit Gypsy site then there are no more future options for the IACC to develop in in Mona due to land ownership restrictions.
2. Of the 4 plots available on Mona, two are currently under offer. Plot 5B (part of this consultation) is currently under offer.
3. The IACC has recently received a number of enquiries in relation to the land at Mona with companies expressing a desire to purchase the land thereby creating a capital receipt for the County Council. These companies would in turn generate spend and create employment opportunities in the short, medium and long term.
4. The E&CR Service is of the opinion that locating a Gypsy Traveller site at Mona could significantly detract from the economic well-being of the area through being a deterrent to companies seeking to relocate or even expand their current operations.

5. The Mona Industrial Estate is significant and in terms of employment numbers and businesses and is also a very important location. It is home to many well-known regional businesses – Hefin Thomas, AMP, Moduron Maethlu – that have invested substantial sums of money in land purchase and self-build business units meeting their exact specifications. The site is now recognised and considered as a ‘business hub’. A Gypsy Traveller site could detract from that.
6. Through informal discussions with the tenants, they have indicated a strong objection to any proposed Gypsy site with two organisations indicating that they would consider vacating their units. This would result in an income loss to the County Council. These tenants will be responding accordingly to the recent consultation.
7. No matter how well any future site would be presented/ screened from the Industrial Estate there is a strong possibility that it can have negative perceptions with developers/ businesses in the area who would not wish to be located at Mona.
8. The location of the Industrial Estate results in it being located away from amenities such as health, education and shops. These local services are critical to ensuring the integration of a community.

5.0 Conclusions

- 5.1 For the reasons outlined above, the E&CR Service is strongly of the opinion that neither the Heliport Site nor Mona Industrial Estate are suitable locations for Gypsy Traveller sites.
- 5.2 Ensuring that Anglesey has sufficient supply of employment land at important, strategic sites such as Holyhead and Mona is critical in ensuring the County Council can enable and facilitate companies to invest and create employment opportunities for the residents of Anglesey.
- 5.3 By allocating what little employment land that we have at these two sites for an end-use that will not create employment or future prosperity, is dangerously short-sighted and risks damaging Anglesey’s Energy Island aspirations.

9th March 2016

Dr Caroline Turner
Assistant Chief Executive
Isle of Anglesey County Council
Council Offices
Llangefni
LL77 7TW

CC: Housing Strategy & Development Manager
Isle of Anglesey County Council
Council Offices
Llangefni
LL77 7TW

PRIVATE & CONFIDENTIAL

Dear Caroline

Re: Formal Objection to the proposed Temporary Stopping Camp, Holyhead

This letter is in connection for the proposed use of land as a Temporary Travellers' Stopping Camp in Holyhead. Having examined the plans and knowing the site well, Orthios wishes to object to the proposed use of Sites 7 and 8 (referring to the IoACC Consultation document) as Temporary Stopping Places for the Gypsy and Traveller community.

As you are aware Orthios has recently purchased the former Anglesey Aluminium Penrhos sites to develop our first Eco Park project which combines power generation with the production and processing of food. Successful delivery of the project will draw significant opportunities for the area including c.£1 billion of investment, 600 permanent jobs, 1,200 temporary jobs and create indirect benefits through related or supply chain.

Two of the proposed options identified in Holyhead area for Temporary Stopping Places (Sites 7 and 8) lie very close to the Orthios Eco Park site and a large proportion of land within both options is owned by the Orthios Group.

We have a number of concerns about this Consultation proposal and these issues can only undermine the viability of the project or be detrimental to the practical delivery of a complex scheme of this nature. These are outlined below:

Physical Security

Maintaining robust physical security over all areas of the site is vitally important throughout the different phases of the Orthios project; from the existing 'care and maintenance' position through the future development of demolition, construction, commissioning and operation of the various businesses.

There will be a massive increase in the value of equipment and material delivered to be stored on site (and other lay-down areas) leading up to and throughout the construction phases (from the end of 2016) and we anticipate this value being estimated at £100s of millions.

Whilst there will be great improvement to physical security, we believe that the transient nature of occupation proposed here represents a significantly higher risk to the site.



Security of Key Infrastructure

Two of the most valuable assets for Orthios going forward are the tunnel linking the site to the jetty at Holyhead port and the cable connecting the site to the national grid distribution network.

The tunnel will house a completely new conveyor system and be used to import over 1.5 million tonnes of biomass fuel (wood chips) from ships berthing at the jetty to the power station. Uninterrupted fuel supply (at a rate between 500-1,000 tonnes per hour) is critical to the continued running of the power station. Also we are looking to maintain a strip along much of the line of the tunnel for access to carry out repairs and maintenance to the conveyor and tunnel. This includes the land we own forming much of Site 7.

Similarly, the 132kv cable will transport electricity generated by the new power station on site between the Orthios connection point in the switchyard to the national grid substation at Wylfa. This is a critical connection to the Orthios power operation and the highly protected cable route runs directly through the land forming Site 8. National Grid protects this route with a 6m to 10m easement corridor along its length which is kept clear of vegetation and where the positioning of temporary and permanent buildings is forbidden.

Also to note, Site 8 lies adjacent to the route of a high pressure gas main supplying the site and surrounding area. The route, pipe and related equipment are protected by Wales & West Utilities via a 6m to 28m easement corridor.

The proposed temporary or permanent use of either Site 7 or Site 8 would significantly compromise our ability to use key Orthios project infrastructure.

Future Development

We have plans to expand and supplement the Orthios operations on site and a number of development opportunities are currently being appraised. These include building a hotel and visitor centre directly opposite the main site entrance (on land forming part of Site 7) and an extension to the Anglesey Eco Park, for employment purposes (on the Grey's Triangle land which adjoins Site 8).

The proposal of the Stopping Camp would hinder our flexibility to deliver potential future expansion plans.

Reputational Risk and Employment

The Orthios Group businesses plan to bring a large number of employment opportunities to the area. It is strongly believed that the plans for a Stopping Camp will hamper efforts to attract staff to the site. With 600 permanent jobs and 1,200 temporary construction jobs expected to be available, it would be a massive loss to the area should we be unable to attract workers to fulfil these roles.

Funding

The funding framework for the Orthios project is complex and involves the phased raising of increasingly larger sums of money.



As you will know, funding was secured to complete the site purchase on Christmas Eve 2015 so we already have commitments to existing funders and their advisors. We are currently working through a challenging and critically sensitive due diligence phase in the project and we firmly believe that the existing and prospective funders will not allow the project viability, value or delivery to be jeopardised by the sale of valuable land, or the compromising of key infrastructure or elements that undermine our ability to successfully deliver the Orthios Group business plans.

Under normal circumstances we would very much welcome the opportunity to work alongside and support the Council.

However, bearing the above in mind, we cannot recommend that the Orthios Board supports the proposal to establish a Temporary Stopping Camp on either Site 7 or Site 8. We will therefore not sanction the sale, leasing or grant of any rights over land (or assets) owned by the Orthios Group for such a purpose.

Alternative Sites

There must be more suitable sites available and we suggest the Council looks to the sites already being used by the Gypsy and Traveller communities and make one of them into a more permanent Temporary Stopping Camp i.e. possibly the existing encampment at the lay-by on the A5025 between Menai Bridge and Pentraeth (Site 1).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ian Pritchard', written over a horizontal line.

Ian Pritchard
Property Director
Orthios Group

GYPSY TRAVELLER SITES CONSULTATION QUESTIONNAIRE
Temporary Stopping Place – Holyhead area

To respond to the consultation please complete the on-line consultation on the Isle of Anglesey County Council's web-site at www.anglesey.gov.uk/gypsyandtravellerssites

Alternatively, you can leave a copy of the form with officials at any consultation event, or take a form or post it to: **Housing Strategy and Development Manager, Anglesey County Council, Council Offices, Llangefni LL77 7TW**

This form is also available in other formats, including large print and Braille by phoning 01248 752200.

Please note that all responses must be received by 5pm on Friday 11th March 2016.

In completing this form I acknowledge that the Anglesey Council is obliged to provide suitable sites for Gypsies and Travellers, in accordance with the Housing (Wales) Act 2014, and that the sites that form part of this consultation would meet the needs identified in the *Anglesey and Gwynedd Gypsy Traveller Accommodation Needs Assessment 2016*, adopted by the Council's Executive on 8th February 2016. Please note that responses may be published, though names and addresses will be redacted.

Name	IAN PRITCHARD
Organisation	ORTHIOS GROUP
Address including Post Code	THE MOORINGS, ROWTON BRIDGE ROAD, CHRISTLETON, CHESTER, CH3 7AE

Please rank the three sites identified using 1 for your preferred site and 3 for your least preferred site

Site	Rank
• Vacant Plots Penrhos Industrial Estate, Holyhead	
• Land immediately to east of B&M (formerly Homebase), Holyhead	
• Land to the south of Alpoco	
None of the above – for your response to be considered, you must provide an explanation below	✓

If you have chosen "None of the above" in response to site preference, please outline your reasons. You are also invited to suggest an alternative suitable site.

THE REASONS FOR OBJECTION ARE OUTLINED IN A LETTER FROM THE ORTHIOS GROUP TO ISLE OF ANGLESEY COUNTY COUNCIL DATED 9TH MARCH 2016.
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Please indicate below **up to two** of the factors which have been most important in your choice of location for the permanent residential site (please tick or put a cross below):

Distance from essential facilities (i.e shops, GP)	
Impact on the environment	
Access on to the highway for Vehicles	
Impact on neighbouring residential properties	
Impact on adjacent businesses	✓
Other – please describe in a few words	



Housing Strategy and Development Manager
Anglesey County Council
Council Offices
Llangefni
LL77 7TW

26 February 2016

Dear Sir,

RE: CONSULTATION OF GYPSY AND TRAVELLER SITES ON ANGLESEY

I received the letter dated 11 February 2016 from Shan Williams detailing the proposed consultation on gypsy and traveller sites on Anglesey. On behalf of AMG AlpoCo UK Limited I have completed the online questionnaire but I feel it is necessary to send a letter to better explain the reasons why the temporary site should not be located next to the AMG AlpoCo UK Limited site (site 8). The main reasons are as follows:

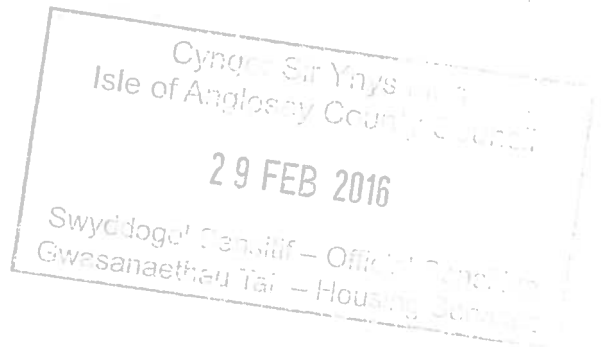
- Haulage access to the AlpoCo plant runs alongside the proposed travellers site. The continuous use of the access road by AlpoCo & North Wales Shipping, would increase the likelihood of accidents & incidents to the drivers, travellers and especially young children.
- Haulage access to the AlpoCo, if also used by the travellers, could cause a major disruption to the vital deliveries to our plant and affect the profitability and viability of our company.
- The AlpoCo site is protected by an electric fence as we previously experienced metal thefts. Young children especially, could ignore the signs, and not be aware of this hazard.
- The potential for undeliberate or unauthorised entry to the AlpoCo site would be increased, exposing persons entering the plant to safety hazards. This would increase the likelihood of injury to themselves or employees on the plant. Security would need to be increased at a cost to our company.
- Our environmental permit has noise level limits set at the boundary of the AlpoCo plant. The proposed travellers' site would potentially be exposed to noise as it is so close to the plant. The plant runs 24/7 continuous shifts.
- The company produces aluminium powder and an emergency situation on site (fire or explosion) would put the travellers at risk, due to their site being so close to the plant.
- The former Anglesey Aluminium smelter, next to AlpoCo, has been given approval for the development of a biomass plant and the construction and subsequent operation of the plant would impact the travellers.

I hope these concerns are taken seriously and a more appropriate site chosen as a temporary stopping place.

Yours sincerely
For and on behalf of AMG AlpoCo UK Limited

Leonora Scaife
Finance Director

AMG AlpoCo UK Limited
AMG ADVANCED METALLURGICAL GROUP N.V.
Registered Office: Fullerton Road, Rotherham, S60 1DL, United Kingdom
Registered in England No. 961050
amg-s.com | amg-nv.com



From: Harrison, Nigel S (T/Chief Superintendent 1710)
[mailto:Nigel.Harrison@nthwales.pnn.police.uk]

Sent: 09 March 2016 13:20

To: Caroline Turner

Copi/Cc: Armstrong, Mark (T/Chief Inspector)

Subject: RE: Gypsy / Traveller sites consultation

Caroline

Below I have annotated the North Wales Police response to the consultation and I thank you for the opportunity.

- We support the need to have transit site(s) within Anglesey as clearly we have had a number of groups of travellers passing through Anglesey which have formed unofficial sites in the past. Usually from our knowledge they are waiting for onward ferry travel to Ireland.
- We recognise there is currently a group of people living in a layby adjacent to the A5025 on the outskirts of Pentraeth who clearly have a need.

As a Police Service we wish raise the following points

- We would ask that any Temporary Stopping Places (TSP) or permanent site that are adopted when entering the planning phase that our Community Safety department is given the opportunity to pass comment on the design to seek to minimise the risk of Crime and Disorder as we do now with a number of other developments
- We seek to be sighted on any management plans put in place for the chosen sites so that we can seek to engage with communities that will be residing at these sites.
- At present we have very little concerns in relation to Crime and Disorder or Public Safety at the Pentraeth tolerated site. However we make this assessment based on the current residents and clearly any development of this site may alter the population. Our concern is one of public safety in so much the proximity of the site to a busy 'A' road gives us concern should there be children resident which there are not at this time. There are clear concerns of how they would be safeguarded to prevent them egressing on to the road which is fast moving and busy. We are led to believe that the current inhabitants will need to be relocated whilst building work is completed as such does this pose the risk of children being part of new family units. This risk is possible at the other sites however would appear much more likely at the Pentraeth site. Clearly there maybe options to mitigate against this risk but we feel it is worthy of note.
- We would also be keen that the TSPs do not expand and/or become permanent sites as our comments are predicated on the current options. Clearly multiple permanent sites would require a different engagement strategy from ourselves and potentially deployment model.

At this point the police have no further comment to make on the options provided.

Nigel Harrison
Prif Uwcharolygydd Dros Dro - T / Chief Superintendent



CAERGYBI/HOLYHEAD

Cyngor Tref / Town Council

Our ref: CLE/PRS/TC2A
9 March 2016

Dear Sir/Madam,

GYPSY TRAVELLER SITES CONSULTATION : END DATE FRIDAY 11 MARCH 2016

A presentation was made by officers of the Anglesey County Council at the Holyhead Town Council meeting held on Monday 7 March 2016.

The Holyhead Town Council resolved as follows:-

“That the Holyhead Town Council reject the sites in Holyhead as they could not be included in the Local Development Plan at this stage as the Local Development Plan had now closed and also that two of the sites suggested were close to businesses and in areas of outstanding natural beauty. Also, the Town Council was concerned that the cost of setting up and maintaining these sites would fall on the rate-payers of Anglesey.”

I should be obliged if you could include this resolution in the consultation replies.

Yours Sincerely,

.....
C LI Everett
Town Clerk/Financial Officer

Housing Strategy and Development Manager
Anglesey County Council
Council Offices
LLANGFNI
Anglesey
LL77 7TW

Cyngor Sir Ynys Môn
Isle of Anglesey County Council
10 MAR 2016
Swyddogel Sensitif – Official Sensitive
Gwasanaethau Tai – Housing Services

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Partnership and Regeneration Scrutiny Committee The Executive Committee
Date:	13th May 2016 – Scrutiny 31 May 2016 - Executive
Subject:	Consultation on Gypsy and Traveller Sites in Anglesey – Temporary Stopping Place – Centre of the Island
Portfolio Holder(s):	Councillor Aled M Jones
Head of Service:	Shan L Williams, Head of Housing Services
Report Author:	Gareth Jones – Senior Property Officer
Tel:	01248 752253
E-mail:	rgarethjones@ynysmon.gov.uk
Local Members:	Councillors R G Parry OBE, D Rees, N Roberts

A –Recommendation/s and reason/s
<p>Recommendations: following analysis of the responses to the consultation exercise and site assessment exercises outlined within the Report, it is recommended that:</p> <ol style="list-style-type: none"> 1. None of the two sites included in the consultation process should be progressed or included in the Local Development Plan. 2. IACC should continue to work to identify alternative sites to meet the need for a temporary stopping place in the centre of the island, as identified in the statutory Gwynedd and Anglesey Gypsy and Traveller Accommodation Needs assessment 2016 and to comply with the Council’s duties under Part 3 of the Housing (Wales) Act 2014. 3. IOACC should continue to fulfil its role to promote community cohesion. This must balance the needs of residents to feel safe and to be consulted on development issues with the recognition that the Council must act to counter racist attitudes and challenge inflammatory comments. <p>Reasons</p> <p><u>Recommendation 1</u></p> <p>Significant factors have been highlighted during the consultation process for both sites on Mona Industrial Estate, which mean that they are unsuitable. A summary of the consultation is provided later in the report. However, as outlined below, certain critical issues were raised that means these sites cannot be considered suitable for</p>

inclusion in the Local Development plan and proceed to a planning application.

The Defence Infrastructure Organisation (DIO), on behalf of the Ministry of Defence, object to both sites on the ground of safety issues. They note that there have been two crashes at the site in recent history where debris has fallen in the area of the sites. They also note that rubbish is often thrown over the boundary fence, which can attract birds which are a danger to aircraft.

The Royal Air Force's letter also referred to air safety and operative issues relating to trespassing and fly-tipping and that the proposed sites could lead to increased risk of runway incursions and foreign object damage to aircraft.

Recommendation 2

The Council must continue to seek a suitable site in order to fulfill its duty under part 3 of the Housing (Wales) Act 2014. The Welsh Government has powers to direct the Council to act if reasonable progress is not made. The Council must also include sites in the Joint Local Development Plan or face a high risk that the plan will be found unsound.

Recommendation 3

Gypsies and Travellers are a recognised ethnic minority and are therefore protected by the provisions of the Equality Act 2010. The Council has an important role to play in creating understanding and addressing prejudice to this minority group. There was evidence that rumours and misconceptions about the type and size of the site proposed arose in the course of the consultation period. Some of the responses to the consultation were disparaging and inaccurate.

Background

The Housing (Wales) Act 2014 places a duty on Local Authorities to provide sites for Gypsies and Travellers where a need has been identified. The Welsh Government's *Travelling to a Better Future* describes Gypsies and Travellers as having long been one of the most disenfranchised and marginalised groups in society. The Welsh Government is committed to redressing the inequalities faced by Gypsies and Travellers by improving equality of opportunity for all.

The Anglesey and Gwynedd Gypsy and Travellers Accommodation Needs Assessment 2016, undertaken in accordance with the Welsh Government statutory guidance on Undertaking Gypsy and Traveller Accommodation Assessments, identified need for both permanent and transit sites in the two local authority areas.

During the course of the consultation period in February – March 2016 an

unauthorised encampment took place by a group of gypsy travellers on land at Mona Industrial Estate. Consultation took place with all households at the encampment via a consultant from Unity, an organisation which has experience in offering advocacy to Gypsy and Travellers in Wales. Their views are reported later in the report.

Type of sites which need to be provided and size

Evidence from the Council's own records of unauthorised encampments indicate that the A5 – A55 corridor is where need is greatest.

The Anglesey and Gwynedd Gypsy and Travellers Accommodation Needs Assessment 2016 identified a need for a temporary stopping place for the centre of the Island with capacity for up to 15 caravans.

The Mona Industrial Estate is a popular stopping place for Gypsy Travellers, with a relatively large group of Gypsy Travellers choosing to stay for 2-3 weeks in July/August each year, although recently unauthorised encampments have also appeared over the winter months.

Supporting information including options considered:

Two sites, as noted below, were included in the consultation process as potential shortlisted sites in the centre of the Island:

- Vacant land at Mona Industrial Estate Site A (nearest to Mona airfield)
- Vacant land at Mona Industrial Estate Site B

Summary of consultation

- **Questionnaire responses**

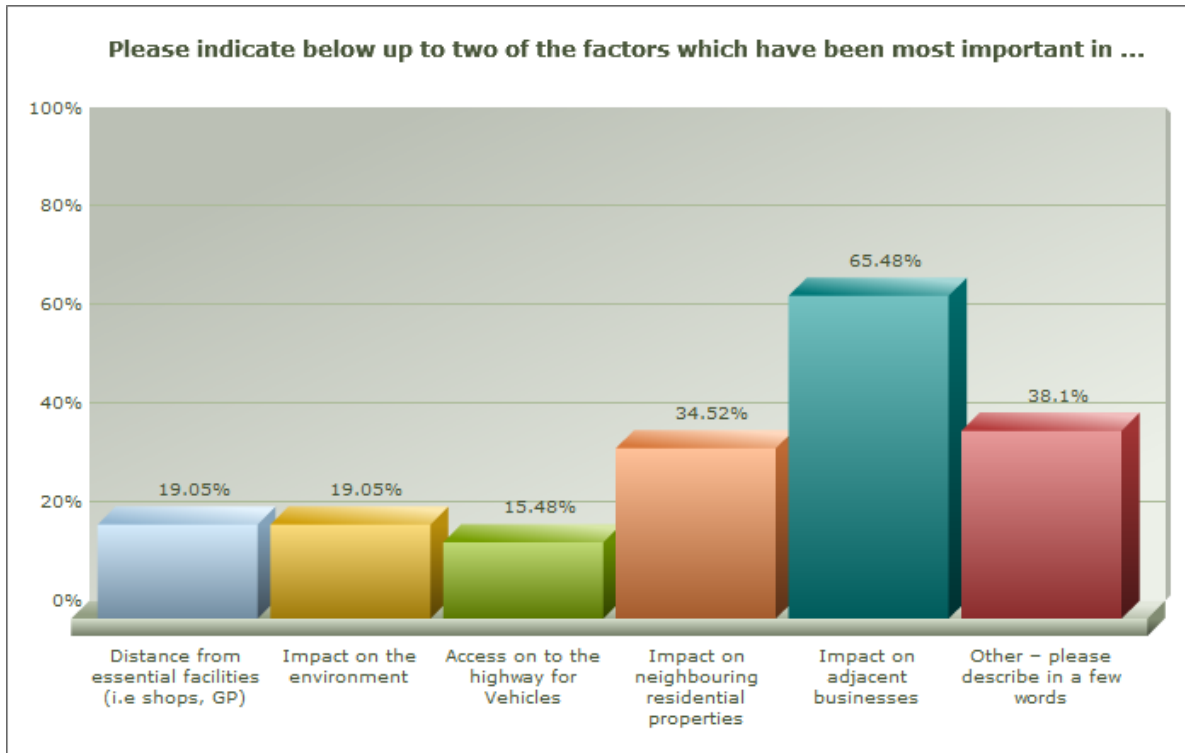
92 questionnaires were completed and returned.

The table below sets out the responses to the first question in the questionnaire which requested respondents rank the consultation sites, using 1 for preferred site and 2 for least preferred site. 60 of the respondents chose not to select either site.

	First Choice	Second Choice
Vacant land at Mona Industrial Estate – Site A	24	8

Vacant land at Mona Industrial Estate – Site B	8	24
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The graph below indicates the response received to the final question in the questionnaire which requested respondents to indicate which two factors were most important in their choice of site.



The chart above indicates that the respondents to the questionnaire consider that the impact on adjacent businesses is an important factor for site selection, alongside the impact on neighbouring residential properties and other issues.

A Public Meeting arranged by Bodffordd Community Council was held at the Anglesey Agricultural Showground on 25th February 2016, with around 130 people in attendance.

Summary of comments received

The tables below summarise the theme of comments made most frequently via letter, email or the questionnaires and other issues raised that have direct impact on determining suitability and reasonableness of selecting individual sites.

The issues stated below were in nearly all cases common to both sites A and B at Mona Industrial Estate.

Issue	Summary of comments from consultees	Officer Response to the comment (provided where clarification or factual information can be provided)
Not in a rural location	Would have a negative impact on archaeology, local residents, farming and business communities	Noted
Risk to Park and Ride provision	Concern over continued provision of Park and Ride facility with possible risk of reduced parking numbers	Noted
Contaminated land	Reference to site B being contaminated	Noted
Negative impact on local businesses and job creation	Economic development and job creation should be prioritised and safeguarded	Noted
Business employee safety	Employees are reluctant to work late in the evenings for fear of intimidation	Noted
Property insurance cover and security	Possible risk of increased insurance premium and other associated security costs. One business in particular is only able to obtain insurance cover from one of two companies. Failure to enjoy continued cover would seriously compromise the company's business operations placing 45 local jobs in jeopardy	Noted
Safety at existing business premises	Travellers, children and their dogs roaming and entering business premises without permission which pose health and safety concern	The creation of a temporary stopping place would create a more managed environment with sanctions available where site rules were disregarded.
Crime and Anti social behaviour	Potential increase in crime, vandalism, theft, Increased vulnerability by locals and trespass on private property	The Council cannot take into account responses to the the consultations that contain racist, discriminatory offensive, and inflammatory comments. North Wales

		Police have no record of increased crime when Gypsy Travellers are at the site.
Policing and monitoring of temporary site	How, and who, would police and monitor the temporary site on a regular basis	Noted
Welsh Government / Anglesey County Council land ownership	Welsh Government does not support the use of its own land within Enterprise Zones, the same reservations should apply to Anglesey County Council owned land	Noted
Health and Safety concerns for the temporary site occupiers	Some businesses operate 24/7 with large vehicles and heavy plant in operation Consideration should be given to the noise impact level being in close proximity to an operational RAF runway and an industrial estate as referred to in relevant planning policies and technical advise notes	Noted
Deposit of waste and other rubbish	Waste, rubbish and other materials are left on site, which are then blown all over the estate. To be collected at local ratepayers expense. Also attracts vermin	The creation of a temporary stopping place would create a more managed environment with refuse facilities. The absence of temporary stopping places means that there is a high likelihood that unauthorised encampments will continue with resulting environmental impacts.
Welsh Government guidelines for Gypsy and Traveller Sites	Reference is made to various sections within the guidelines as to why both sites would not be suitable	Noted
Protection of Employment Land under relevant Planning policies	Policy within the Ynys Môn UDP identify and protect employment related land against retail, leisure or housing development. Policy within the Joint Local Development Plan – Deposited Version seeks to safeguard land and units for	Noted

	<p>employment and business purposes, with employment land on safeguarded sites only being granted alternative use only in special circumstances</p>	
<p>RAF Mona operational airfield</p>	<p>RAF Mona is a relief airfield for RAF Valley and is well used. There have been two crashes in recent history with debris having fallen within the area of proposed site A.</p> <p>There would be a tangible increase in risk of runway incursion, Foreign Object Damage to aircraft and security.</p> <p>Increased level of fly tipping and trespass.</p> <p>Increased residential population near or within an active fast jet aircraft circuit.</p> <p>RAF Mona has a statutory safeguarding zone; height and technical safeguarding zones – all development and birdstrike safeguarding zone.</p> <p>The Secretary of State for Defence sold the land the two proposed sites occupy to the Council in 1994.</p> <p>Clause 3a of the conveyance states “That neither the property or any part thereof shall be used...for any purpose which may be or become a nuisance, danger, damage or annoyance to the owners or occupiers for the time being of the Retained Land or any part thereof”</p> <p>Clause 4a & b are also applicable to site A and they state as follows “the Purchaser and its successors in title will not at</p>	<p>Noted</p>

	<p>any time....within the land....erect build or place any building or structure of any description whatever whether permanent or temporary and whether moveable or not without the previous consent in writing of the vendor....”</p> <p>The Defence Infrastructure Organisation on behalf of the Ministry of Defence state that the use of either proposed site A or B would not fulfil the obligations of the Council as agreed to by entering into the above restrictive covenant.</p>	
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Consultation with Gypsies and Travellers encamped at Mona Industrial Estate

During the course of the consultation period an unauthorised encampment was in place by a group of gypsy travellers on land at Mona Industrial Estate. Consultation took place with all households at this encampment via a consultant from Unity, an organisation which has experience in offering advocacy to Gypsy and Travellers in Wales. A questionnaire agreed between Unity and the Council was used to gain the views of those on the site to inform the consultation, but also on broader issues about facilities and use of temporary stopping places.

The six households were all of the opinion that of the two sites in the consultation, site A was preferable as it was more secluded. However the six households were also in agreement that as long as a site was provided on Anglesey the location was not overly important to them, as long as it wasn't too out of the way. Most agreed that the site should be located close to shop and facilities, although this was qualified by pointing out by several that they have use of a car. It was pointed out that any site created in the Holyhead area would predominantly be used by Irish Travellers crossing to and from Ireland. All households indicated their willingness to pay a weekly fee for the use of temporary stopping facilities with adequate facilities for their needs.

B – What other options did you consider and why did you reject them and/or opt for this option?

Not applicable

C – Why is this a decision for the Executive?

The Housing (Wales) Act 2014 places a statutory duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified.

D – Is this decision consistent with policy approved by the full Council?

Not applicable

DD – Is this decision within the budget approved by the Council?

The Council's budget for 2016-17 includes capital funding to facilitate temporary stopping places.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)

1	Economic	
2	Anti-poverty	
3	Crime and Disorder	

4	Environmental	
5	Equalities	The report recognises that identifying sites for Gypsies and Travellers is an issue where the Council must be aware of its duties under the Equality Act 2010 and must take positive steps to promote community cohesion and prevent discrimination, harassment or victimisation of Gypsies and Travellers who are a protected group under the Act.
6	Outcome Agreements	
7	Other	

FF - Appendices:

- Consultation response from Defence Infrastructure Organisation
- Economic and Community Regeneration Services, IOACC
- Royal Air Force

G - Background papers (please contact the author of the Report for any further information):

1. Consultation Document, Consultation on Gypsy and Traveller sites on Anglesey, February 2016.
2. Gwynedd and Anglesey Gypsy Traveller Accommodation Assessment, February 2016 Executive 08/02/16 and Partnership and Economic Regeneration Committee 02/02/16.
3. Presentation and minutes of the Joint Gwynedd and Anglesey Local Development Plan Panel dated 20/11/15 'Meeting the accommodation needs of Gypsies and Travellers in the Plan'.



Gypsy Traveller Sites

Consultation Response to Penrhos and Mona

March 2016

Status: Official Sensitive

Prepared by:

Tudur H. Jones

Economic & Community Regeneration Service

1.0 Purpose of the Paper

- 1.1 The purpose of this paper is to provide comments from the Economic & Community Regeneration Service on the proposals within the consultation that Penrhos (Holyhead) and Mona are suitable for Gypsy/ Travellers sites.
- 1.2 This paper will also provide a summary and conclusion in terms of the Service's views for both of the sites and the reasons why we feel these sites are not suitable.

2.0 Background

- 2.1 The Housing (Wales) Act 2014 places a duty on Local Authorities to provide sites for Gypsies and Travellers where a need has been identified.
- 2.2 Work has taken place at the Isle of Anglesey County Council to identify possible locations for Gypsy and Traveller sites on the Island. As a result of this process a shortlist of sites have been drawn up which includes the Heliport Site Penrhos (Holyhead) and Mona Industrial Estate being considered suitable as "Temporary Stopping Sites".

3.0 The Heliport Sites, Penrhos, Holyhead

- 3.1 The Economic & Community Regeneration Service's (E&CR) opinion – mirroring those of the Welsh Government for their Parc Cybi site – is that the former Heliport Site on the Penrhos Industrial Estate is not suitable for a temporary stopping site for Gypsy Travellers in the Holyhead area.
- 3.2 There are a number of reasons for this which are articulated and covered in more detail below:
 1. The 2.4ha Heliport site remains the only employment land that the Isle of Anglesey County Council (IACC) has in its ownership in Holyhead that is suitable for future development and can capture the opportunities from the expected energy investments. Should this site be allocated for a transit Gypsy site then there are no more future options for the IACC to develop in Holyhead.
 2. The Penrhos Industrial Estate is recognised as a Welsh Government Enterprise Zone (EZ3). The businesses which are/ will be located there are therefore eligible for the incentives and benefits which is a major advantage when attempting to secure inward investment.
 3. The Welsh Government owned Parc Cybi is a strategically important business park and the WG would not endorse/ support any of the speculative builds which would enable businesses more suited to Penrhos to be established there ("dirty neighbours" businesses). The

end-use for Parc Cybi is that strategic/ nationally important businesses should be located there.

4. The IACC has recently secured planning permission to build 10 (ten) flexible business units for rental to the private sector on the Heliport site. The cost associated with these development works was circa £70,000 and garnered much positive publicity as it meets an identified need and addresses market failure in a key area. A business has already expressed a desire to the E&CR Service to relocate to one of the larger units should they be built <http://www.anglesey.gov.uk/business/energy-island/energy-island-news/planning-approval-for-new-business-units-on-anglesey-heliport-site/127552.article>
5. Following purchase of the land from Anglesey Aluminium in the 1990's a covenant was agreed as part of the contract agreement. This covenant stipulated that the IACC would not be able to secure a change of use from the business classes of B1, B2 and B8 without incurring a financial penalty which would be payable to Anglesey Aluminium. As the Gypsy transit site requires a change of use (probably to Sui Generis) this would need to be agreed and approved by Anglesey Aluminium at Boardroom level and possibly some form of financial recompense as well. This aspect requires clarification.
6. The E&CR Service has recently submitted a funding application through the North Wales Economic Ambition Board to deliver and construct these units and whole site redevelopment utilising EU funding. The project scored highly in the first round and could also secure match funding from the VVP Project.
7. Following a recent independent Economic Impact Assessment on the financial benefits of implementing the project, the construction of these units could result in an increase of approximately £2.5m of GVA to the Anglesey economy.
8. A large capital project with a value of £305,000 supported through the IACC core funds, the NDA and the VVP Project is underway to redevelop the existing Penrhos units (Nos 1-8) which all have tenants and are leased. This scheme aims to modernise and make the units more energy efficient and user-friendly.
9. As a "Gypsy transit site" the site would only be used sporadically – circa 3 to 4 times per annum – it would in no-way ensure that the site and all the potential that it has to create and sustain substantial

employment numbers in an economically challenged area as Holyhead would be used to its maximum/ capacity.

10. Locally, the Penrhos Industrial Estate is significant and in terms of employment numbers and businesses, is also a very important location. It is home to many well-known regional businesses – Môn Maintenance Services, DU Construction etc. – who have invested substantial sums of money in land purchase and self-build business units meeting their exact specifications. The site is now recognised and considered as a ‘business hub’ acknowledged though securing its Enterprise Zone status. A Gypsy Traveller site could detract from that.
11. Through informal discussions with the tenants, they have indicated a strong objection to any proposed Gypsy site with one company indicating that they would consider vacating the unit. They will be responding accordingly to the recent consultation.

4.0 Mona Industrial Estate, Mona

4.1 As with the Penrhos site, the E&CR Service does not view the Mona Industrial Estate as being suitable for a Gypsy Traveller site.

1. The 4 acre site remains one of the remaining few employment sites that the Isle of Anglesey County Council (IACC) has in its ownership on Mona that is suitable for future development and can capture the opportunities from the expected energy investments. Should this site be allocated for a transit Gypsy site then there are no more future options for the IACC to develop in in Mona due to land ownership restrictions.
2. Of the 4 plots available on Mona, two are currently under offer. Plot 5B (part of this consultation) is currently under offer.
3. The IACC has recently received a number of enquiries in relation to the land at Mona with companies expressing a desire to purchase the land thereby creating a capital receipt for the County Council. These companies would in turn generate spend and create employment opportunities in the short, medium and long term.
4. The E&CR Service is of the opinion that locating a Gypsy Traveller site at Mona could significantly detract from the economic well-being of the area through being a deterrent to companies seeking to relocate or even expand their current operations.

5. The Mona Industrial Estate is significant and in terms of employment numbers and businesses and is also a very important location. It is home to many well-known regional businesses – Hefin Thomas, AMP, Moduron Maethlu – that have invested substantial sums of money in land purchase and self-build business units meeting their exact specifications. The site is now recognised and considered as a ‘business hub’. A Gypsy Traveller site could detract from that.
6. Through informal discussions with the tenants, they have indicated a strong objection to any proposed Gypsy site with two organisations indicating that they would consider vacating their units. This would result in an income loss to the County Council. These tenants will be responding accordingly to the recent consultation.
7. No matter how well any future site would be presented/ screened from the Industrial Estate there is a strong possibility that it can have negative perceptions with developers/ businesses in the area who would not wish to be located at Mona.
8. The location of the Industrial Estate results in it being located away from amenities such as health, education and shops. These local services are critical to ensuring the integration of a community.

5.0 Conclusions

- 5.1 For the reasons outlined above, the E&CR Service is strongly of the opinion that neither the Heliport Site nor Mona Industrial Estate are suitable locations for Gypsy Traveller sites.
- 5.2 Ensuring that Anglesey has sufficient supply of employment land at important, strategic sites such as Holyhead and Mona is critical in ensuring the County Council can enable and facilitate companies to invest and create employment opportunities for the residents of Anglesey.
- 5.3 By allocating what little employment land that we have at these two sites for an end-use that will not create employment or future prosperity, is dangerously short-sighted and risks damaging Anglesey’s Energy Island aspirations.



Defence Infrastructure Organisation

Ministry of Defence
Building 49
Kingston Road
Sutton Coldfield
West Midlands B75 7RL
United Kingdom

Ref. DIO response to Consultation on Gypsy
and Traveller Sites

Telephone [MOD]: +44 (0)121 311 3635
Facsimile [MOD]: +44 (0)121 311 3636
E-mail: ellen.ogrady324@mod.uk

FAO: Policy Unit, Isle of Anglesey County Council.

BY EMAIL ONLY.

10 March 2016

Dear Sir/Madam,

RE: DIO response to Consultation on Gypsy and Traveller Sites

The proposed sites at Mona Industrial Site are within very close proximity to RAF Mona which is an operational airfield. Proposed Site 4 is adjacent to our boundary, whereas proposed Site 5 is approximately 457 metres from the boundary. DIO hereby object to both proposed sites being used for temporary accommodation of any kind.

RAF Mona is a relief airfield for RAF Valley and is well used, especially for training flights, including night flying. The level of noise from the use of the airfield is incompatible with any type of residential accommodation, however temporary. There have also been two crashes at the site in recent history, where debris has fallen in the area of proposed Site 4. It is DIO's position that an adequate residential amenity could not be provided on either site due to aircraft noise.

DIO are aware that a site at the Mona Industrial Estate has been used illegally as temporary accommodation for gypsy and traveller caravans in the past. During the times when the site is occupied by gypsies and/or travellers, the RAF Station has suffered from significant anti-social behaviour exhibited by the occupants of the site. Rubbish is often thrown over the boundary fence, which is not only unsightly onerous for the Station to clear, but can also attract birds, which are a danger to aircraft. The Station has also reported Cadets being verbally abused and harassed while carrying out exercises.

The Secretary of State for Defence sold the land the two proposed sites occupy to your Council on 31st March 1994. Clause 3a of that conveyance states as follows:

"That neither the property or any part thereof shall be used....for any purpose which may be or become a nuisance, danger, damage or annoyance to the owners or occupiers for the time being of the Retained Land or any part thereof."

Clauses 4a & b are also applicable to Site 4 and they state as follows:

“the Purchaser and its successors in title will not at any time within the land erect build or place any building or structure of any description whatever whether permanent or temporary and whether moveable or not without the previous consent in writing of the vendor.....”

DIO hereby state that the use of either proposed site 4 or 5 would not fulfil the obligations of your Council as agreed to by entering into the above restrictive covenant.

Yours faithfully,

Ellen O'Grady
Senior Town Planner
MTCP (Hons) MRTPI

TRANSLATION

Response from Bodffordd Community Council re Sites for Gypsies and Travellers

From: Derek Owen (Clerk)

Dear Sir/Madam

CONSULTATION RE. GYPSY AND TRAVELLER SITES AT MONA INDUSTRIAL ESTATE – OBJECTION

Disappointed that the consultation was held at such short notice.

Farmers have problems with Gypsies and Travellers wandering onto their land with their dogs, putting livestock at risk.

Residents on the Estate are prepared to move away.

A haven for rats already, what do the Gypsies burn? Polluting the area.

How much will CCTV cost, who will pay? The County Council cannot afford to pay for CCTV in Llangefni and other villages.

The land was bought as a 'clean' area, nobody will want to move in.

Does the RAF Valley object to such a development having seen small children running on the runway. Is it right for children to live by a runway with the noise of aircraft day and night.

Why place families and children on an Industrial Estate in such a dangerous location by a waste operation. How about the heavy goods vehicles coming and going?

No GPs, Shops, Schools etc close by, perhaps it would be better to go to a nearby town than an industrial estate. It is understandable that nobody wants them in their area.

Is it right to hide the site from view? Why does the document appear to support keeping these sites from view?

Permitting this development could lead to abuse of facilities provided, without mentioning nearby sites.

Welsh Government does not support the use of land within enterprise zones for Gypsy and Traveller sites. Certainly, the reasons for retaining this land are relevant to Anglesey Council. Industrial sites were gifted by the PDA for exactly that use.

Brwonfield sites are better than the old redundant industrial sites.

The photos published for the public consultation are not current and do not show six key new businesses. The public could not make an informed decision about the effects. Under what

circumstances it is acceptable from a planning point of view to permit the change of use of industrial sites into residential use.

Insurance could pose a very real risk to the sites. There is no need for a permanent site in the centre of the Island.

Yours faithfully

Speaking from experience

Years ago when I was a tenant of land in Green Farm, Bodffordd (by Felin Frogwy lake), the aeroplanes used to fly overhead en route to the runway.

One day, a cow went missing and we found her in the gorse with a burnt back. The vet said it was hot fuel from the aeroplanes that had caused this as they fly so low. This is something to bear in mind should children wander onto the runway.



Cyngor Sir Ynys Môn
Isle of Anglesey County Council
- 9 MAR 2016
Swyddogol Censitif - Official
Gwasanaethau Tai - Housing

Royal Air Force Valley
Llu Awyr Brenhinol Y Fali

Valley, Holyhead, Anglesey, LL65 3NY
Y Fali, Caergybi, Ynys Môn, LL65 3NY
Tel/ Ffôn: 01407 767033 VPN: 95581 7201
Fax/Ffacs: 01407 767025 VPN: 95581 7807
Email: val-stncdr@mod.uk

Shan LL Williams MSc (Econ) MCIH
Head of Housing Services
Isle of Anglesey County Council
Council Offices
Llangefni
LL77 7TW

29 February 2016

Dear Shan,

Many thanks for the consultation documents regarding the options for gypsy and traveller sites on Anglesey.

As you may be aware our Safeguarding Department within the Defence Infrastructure Organisation deal with all aspects of planning permission in the local vicinity of Royal Air Force Valley and Mona and they will no doubt be in liaison with you already. However, so that you are aware, these are the issues that I will be raising with DIO regarding the proposals:

1. In the last 2-3 years, site 4 has previously been used by groups of travellers which has caused a number of issues from an air safety and operations perspective, due to trespassing and fly tipping. The proposal could lead to increased risk of runway incursions and foreign object damage to aircraft, the consequences of which could be significant in air safety terms.
2. We have had incidents in the past where travellers on the site have harassed 2474 (Cefni) Squadron Air Cadets, who occupy Mona for their weekly meetings, by verbally abusing them and pelting them with stones using slingshots.

In the last few weeks I have received a number of phone calls from concerned residents in that area wishing to inform me of the plans and I have also received a letter from a Mr & Mrs Williams expressing their concerns, along with evidence of events that they have witnessed whilst the land was previously occupied by travellers. I have enclosed a copy for your information.

Should you wish to discuss this matter in more detail or require any additional information please do not hesitate to contact me. As I have already mentioned, the formal response from the MOD to this proposal will come from the Safeguarding Department within the Defence Infrastructure Organisation.

*Yours,
Ben Braid*

Royal Air Force Valley welcomes correspondence in Welsh and English.
Mae Llu Awyr Brenhinol Y Fali yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.

'Training Aircrew and Saving Lives'
'Hyfforddi Criw Awyr ac Achub Bywyda'

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Partnership and Regeneration Scrutiny Committee The Executive Committee
Date:	Scrutiny Committee 13 th May 2016 The Executive 31 May 2016
Subject:	Consultation on Gypsy and Traveller Sites in Anglesey – Permanent Sites in the Menai Area
Portfolio Holder(s):	Councillor Aled M Jones
Head of Service:	Shan L Williams, Head of Housing Services
Report Author: Tel: E-mail:	Mike Evans Senior Planning Officer, Joint Planning Policy Unit. 01286 679825 mikeevans@gwynedd.gov.uk
Local Members:	Councillors Alwyn Rowlands Carwyn Jones Lewis Davies Alun Mummery Meirion Jones Jim Evans

A – Recommendation/s and reason/s
<p>Recommendations: following analysis of the responses to the consultation exercise and site assessment exercises outlined within the report it is recommended that</p> <ol style="list-style-type: none"> 1. Revised Site 3 (as shown in Appendix 1), Land at Penhesgyn, near Penmynydd is selected for inclusion in the Joint Local Development Plan as a possible allocation to meet the accommodation needs of Gypsy Travellers identified in the latest available GTANA, subject to the outcome of the further investigations outlined below

2. Further investigative work will be undertaken by IACC confirm the suitability and deliverability of the above named site from a highway safety and health impact perspective.
3. IACC will continue to engage with the residents of the unauthorised encampment at the layby on the A5025 to gain a better understanding of their needs and wishes and to explain the Council's requirements. The Council will use an independent facilitator with experience of dealing with gypsy and traveller matters to assist with the above.
4. IACC will seek to involve the residents of the unauthorised encampments in the design and management of the proposed new site.
5. IACC will engage with local communities and key stakeholders regarding the proposals to develop the site with the aim of building community cohesion
6. IACC will enter into discussions with the owner of the two fields marked on the plan (Appendix 1) with a view to their purchase.

Reasons for each Recommendation:

1. Officers have assessed a number of alternative sites and have taken account of Welsh Government Guidance in developing its methodology to assess potential suitable sites. The three sites that were the subject of the recent consultation were considered to have the greatest potential for development as Gypsy Traveller Sites. All three sites have positive as well as negative factors that need to be considered. Having considered the advantages and disadvantages of each site on balance it is considered that Site 3 merits selection. For the reasons explained in this report, Revised Site 3 has been selected as a proposed allocation for a permanent residential site in the Joint Local Development Plan.

Gaerwen Smallholding is not considered suitable due to the cost associated with providing a supply of running water, as outlined in Dwr Cymru's response (Appendix 2). The layby on the A5025 between Menai Bridge and Pentraeth is not considered suitable due to the proximity to a busy and fast-moving A road, should there be children resident at the site, as highlighted by North Wales Police

(Appendix 2). Local residents have also expressed concern about the risk of a road accident since there are dogs on the site, and smoke from fires have been observed in the past.

2. Concerning Site3, further investigative work is required to address some of the highway safety and health Impact issue matters raised in the comments submitted.. Evidence suggests that these matters can be resolved. This work will be undertaken as part of the preparations for applying for planning permission.
3. Despite considerable efforts, IACC have had difficulties in consulting and engaging with the New Age Travellers living on the unauthorised tolerated encampment between Menai Bridge and Pentraeth. The use of an independent facilitator with experience of dealing with such hard to reach groups has assisted the Council in engaging with the New Age Travellers during the consultation process, and has enabled the residents to participate in the consultation. We propose continuing to use an independent facilitator when necessary in holding further meeting to talk about the process of providing a Traveller site.
4. Involving the New Travellers in the proposed design and management of the required site should help ensure that their views are taken into account.
5. In order to support community cohesion IACC will engage with local communities and key stakeholders in the process of providing an authorised site.
6. IACC will need to acquire one or both of the two fields referred to, in order to provide a suitable authorised residential site with a vehicular access that would meet highway requirements. The precise boundaries of the land to be developed will be determined at a later stage. Please note that not all the land shown on the attached plan will be required to accommodate the Travellers currently residing in the layby, Lon Pentraeth.

Background

The Housing (Wales) Act 2014 places a duty on Local Authorities to provide sites for Gypsies and travelers where a need has been identified. The Welsh Government Circular 30/2007 Planning for Gypsy and Traveller Caravan Sites also strengthens the

requirement that local authorities identify and make provision for sufficient appropriate sites in their Local Development Plans.

The Anglesey and Gwynedd Gypsy and Travellers Accommodation Needs Assessment 2016 (GTANA), undertaken in accordance with the Welsh Government identified needs for both permanent and transit sites in the two local authority areas. The (GTANA) 2016 identified the need for

- A permanent residential site to meet the needs of New Travellers arising from the unauthorised tolerated site at Pentraeth Road (four pitches)

Whilst visual and amenity impacts on surrounding communities and properties are important issues, there are existing planning policies in place to protect against unacceptably adverse impacts. It is accepted that finding suitable sites for Gypsy Travellers can become emotive during the planning process. However, planning decisions need to be taken in the wider public interest and in a rational way, informed by evidence, where these issues are balanced against other factors. Before an authorised Gypsy-Traveller site is developed, planning permission must be obtained. This stage in the process will provide details and certainty about matters such as vehicle access, site layout and design, landscaping. There will therefore be an opportunity for interested parties to make representations on the planning application before it is determined.

Type of sites which need to be provided and size

The GTANA (2016) provided evidence of the need to provide a permanent residential site to meet the needs of New Travellers living on the unauthorised tolerated site at Pentraeth Road (four pitches).

It is a requirement of Welsh Government that Local Authorities must carry out a GTANA every 5 years. Welsh Government acknowledge that it is difficult to accurately forecast needs over a longer period.

Officers consider that due regard has been taken of relevant Welsh Government advice and guidance in its approach to identifying possible permanent Gypsy and Traveller sites.

Justification for selecting Revised Site 3 to be taken forward into the JLDP

The following sites were included in the consultation as potential shortlisted sites

- Site 1. Existing encampment, layby A5025 between Menai Bridge and Pentraeth
- Site 2. Parcel of land at Gaerwen Smallholding
- Site 3. Land at Penhesgyn, near Penmynydd

Advantages and Disadvantages

The following tables set out in bullet form the perceived advantages and disadvantages of developing an authorised permanent site on each of the three sites.

Site 1. Existing encampment, layby A5025 between Menai Bridge and Pentraeth

Advantages	Disadvantages
<ul style="list-style-type: none"> • Use of this site would accord with preference of the existing residents to stay on this site • Existing water supply to site • Not many houses close to site • Current Site is reasonably well screened in Summer when trees are in leaf • Site located on bus route • Shops and services available in Menai Bridge 	<ul style="list-style-type: none"> • Proximity to very busy road • Improvements to vehicular access required • no/pavements nearby • Redevelopment and additional tree felling would make site more prominent • Redevelopment and loss of trees may be harmful to matters of conservation interest • On popular tourist route • Limited scope to extend site if additional pitches or children’s play area required in future • private rights of way are currently obstructed • For health and safety reasons it may be necessary to relocate residents and their properties for temporary period whilst site is redeveloped

Site 2. Parcel of land at Gaerwen Smallholding

Advantages	Disadvantages
<ul style="list-style-type: none"> • Not many houses close to site • Proximity to shops and community facilities in Gaerwen • Travellers could stay on existing site until new site is ready • Sufficient land available to create good environment for Travellers, including additional pitches and children's play area if required. • Near Bus route along A5 	<ul style="list-style-type: none"> • No existing water supply. significant cost in connecting to convenient water supply • Perceived threat to attractiveness of proposed Science Park • Creation of new vehicular access to comply with highway requirements would result in loss to existing hedgerow • Additional pavements may be required to improve pedestrian accessibility • Risks to pedestrians crossing access roads to and from A55 • Site in exposed location. Little shelter from prevailing winds •

Site 3 Land at Penhesgyn, near Penmynydd

Advantages	Disadvantages
<ul style="list-style-type: none"> • Not many houses close to site • Less passing traffic than current site • Travellers could stay on existing site until new site is ready for occupation • Sufficient land available to create good environment for travellers, including additional pitches and children's play area if required. • Purchase of private land to facilitate vehicular access would 	<ul style="list-style-type: none"> • Result in loss of greenfield land • Creation of new vehicular access to comply with highway requirements would result in loss to existing hedgerow • Purchase of private land required to provide safe vehicular access to site • The proximity of the Council's Recycling Centre could detract from the proposed residents enjoyment of this site.

(i) increase opportunities to widen and carry out improvements to adjoining highway and/ or (ii) provide an alternative location to accommodate the required pitches	
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Conclusions

As demonstrated above each site has strengths and weaknesses. Having considered these factors as well as the responses received during the public consultation it is considered that the availability of a water supply and road safety issues are the determining factors.

In terms of the availability of a water supply, Site 1 has an existing water supply. Having regard to comments received from Dwr Cymru Appendix 2, it would appear that the provision of mains water to Site 2 is likely to be costly because of the distance of some 700 m to the main supply to the north of the site. Whilst there is a nearer mains water pipe to the south of the A55, it would be problematic to provide a supply over the A55. The high cost of providing a mains water connection to this site would appear to rule it out for further consideration as a possible suitable Traveller site. There are no known issues in providing water to Site 3 from the existing supply at the Council's Recycling Centre.

In terms of road safety issues, Site 1 is not considered suitable due to the proximity to a busy and fast-moving A road as highlighted by North Wales Police (included in Appendix 2). This is a particular concern should there be children visiting the site. Local residents have also expressed concern about the risk of a road accident since there are dogs on the site and smoke from fires on the site have been observed in the past. A safe vehicular access can be provided to Sites 2 and 3, and both sites are located on minor roads.

A disadvantage associated with the possible redevelopment of the existing site is that the existing residents would probably need to be relocated for a temporary period to enable the necessary construction works to be completed

Whereas, widening the existing southerly access to the site and the carrying out of other

measures could reduce the risk of accidents and improve highway safety, a major disadvantage of this site is its relatively small size. It is not considered that this site could be extended to provide additional pitches. Sites 2 and 3 at Gaerwen and Penhesgyn could accommodate additional pitches and a play area if there is evidence to support their provision.

Summary of the findings of the independent Gypsy-Traveller Advocate

The independent advocate advised that the residents of the Pentraeth site felt very threatened by the recent media attention and that this attention has made them less willing to take part in consultations with the Council. The advocate succeeded in talking to three of the four households on site. The residents consider that they have many legitimate questions that need answering before they would feel comfortable with the consultation process. They expressed concerns about where they would temporarily be accommodated if their existing site is redeveloped, likely rental levels, what the site rules would be and proposed design and landscaping matters. Whilst the advocate has not been able to obtain the views of all the residents, he has advised that their stated preference would be to stay at their current site.

Whilst some useful information about the residents and their wishes was obtained during the consultation period, it is important that further dialogue and engagement takes place so that the Council can take account of the residents' views in the process of providing an authorised site and to enable the Council to explain their site and management requirements to the residents.

Summary of consultation

➤ Questionnaire responses

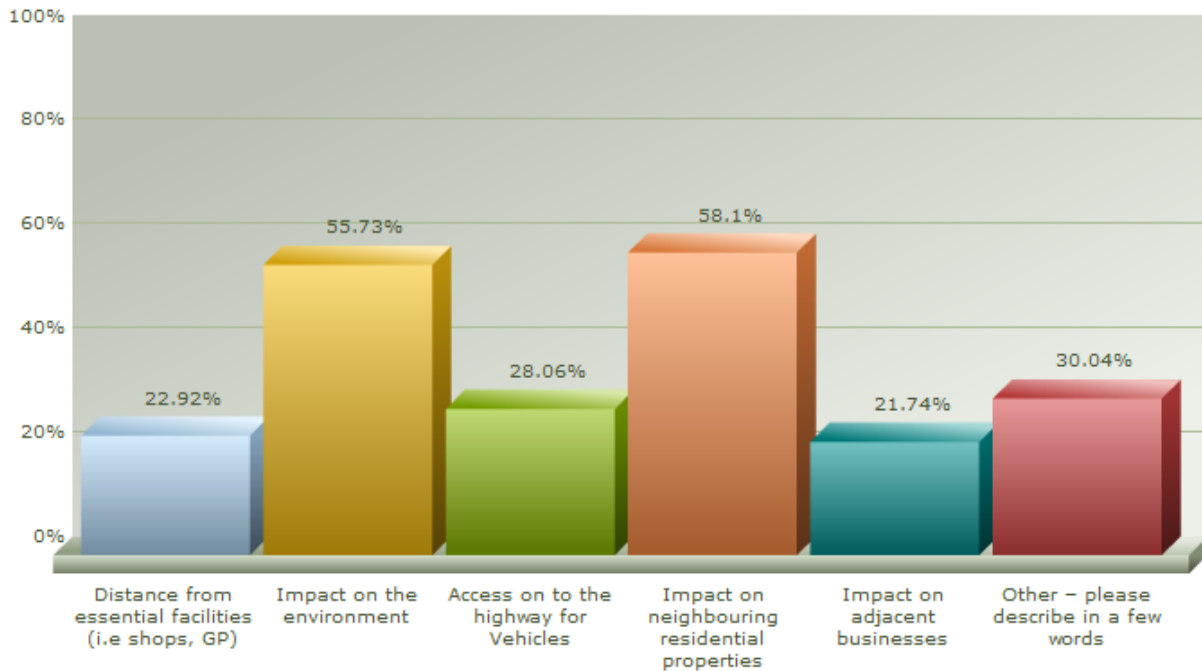
268 questionnaires were completed.

The following table sets out the responses to the first question in the consultation questionnaire which asked respondents to rank the consultation sites using 1 for preferred site and 3 for least preferred site. 30 respondents chose not to select any site.

	First choice	Second choice	Third choice
Site1. Existing encampment, layby A5025 between Menai Bridge and Pentraeth	77	36	125
Site 2. Parcel of land at Gaerwen Smallholding	90	64	84
Site 3 Land at Penhesgyn, near Penmynydd	71	138	29

The following graph shows the response to the final question in which respondents were asked to indicate the two factors, which were most important in their choice of site.

Please indicate below up to two of the factors which have been most important in ...



The above chart indicates that the respondents to the questionnaire consider that the two most important factors for site selection are impact on the environment 55.7% and impact on neighbouring residential properties 58.1%.

Summary of comments received

The tables below summarise the theme of comments made most frequently via letter, email or the questionnaires and other issues raised that have direct impact on determining suitability and reasonableness of selecting individual sites.

Site 1. Existing encampment, layby A5025 between Menai Bridge and Pentraeth

Main Issues identified by respondents	Summary of comments from respondents	Officer Response to the comment
Highway matters	<p>The layby on the A5025 is not considered suitable for the following reasons:-</p> <p>Proximity to busy main road with no public footpath/pavement</p> <p>Young children and loose dogs on site and highway</p> <p>Poor visibility</p> <p>Increased risk of accidents associated with use.</p> <p>Danger to safety of road users and the Travellers themselves</p> <p>Smoke from site blows over road impairing vision of drivers</p>	<p>Highway Officers advise that the northern access does not conform with technical standards and recommend improvements to southern entrance.</p> <p>Further discussions required with Highways regarding possible access and highway improvements.</p> <p>The Council will require the site and all pitches on any authorised site to be provided with appropriately designed boundary treatments. This measure would reduce risk of animals and children straying onto the highway</p>
	Consider that highway safety could be improved	Noted (see above)
	Insufficient space to create good environment for travellers	It is considered that the site could be redesigned to provide a good environment for the residents.
Harm to Visual and	Unsightly mess and old vehicles and caravans.	It is considered that the site could be redesigned to

<p>environmental impacts</p>	<p>Additional tree felling would make site more prominent</p> <p>Consider that site should not be on a main road or screened from view. Council should take action to improve appearance of site.</p> <p>Consider that this site should be kept tidy</p> <p>Damaging to tourism</p>	<p>provide a good environment for the residents.</p> <p>Additional planting and landscaping, would reduce the prominence of the site especially in winter</p> <p>Rules will be put in place to limit the number of vehicles stored on site and to improve the appearance of the site</p>
<p>Too far from shops and essential facilities</p>	<p>The sites should be close to a community or village, not on green field out of town sites as government guidance states. - Mona Industrial Estate; Four Crosses Depot; Gaerwen Depot.</p> <p>The location of the site will alienate travellers and wont allow them to integrate with the community</p> <p>Greater opportunity for integration if site is provided closer to a town</p>	<p>The Council have found it difficult to identify possible sites that completely meet Welsh Government Guidance and meet the aspirations of the existing residents.</p>
<p>Cost</p>	<p>As the existing site holds a relatively small number of Travellers, I feel that housing should be made available to them. This would mean that no new site would have to be funded.</p>	<p>There is a duty on Councils to provide sufficient accommodation for Gypsies and Travellers where there is evidence of need. Some Gypsy Travellers have an aversion to living in bricks</p>

	<p>Waste of public money because of limited space for expansion</p> <p>This site could be the most cost effective to redevelop as Travellers already there</p> <p>Site costly to develop- stopping up highway and provision of utility services</p>	<p>and mortar accommodation.</p> <p>100% Funding is available from Welsh Government to provide permanent sites for Gypsy Travellers.</p> <p>Residents would be expected to pay rent and services, as do all tenants of social housing.</p> <p>No current need for expansion. The GTANA has calculated the current need and the need over the next 5 years. The need for Gypsy Traveller accommodation will be kept under review.</p>
Unsuitable for children and animals	Unsuitable for children and animals because of busy road	There are currently no children living permanently on the authorized site. The provision of a well-designed and managed site would improve living conditions for residents
Use of site	Travellers will not use any managed site provided	The Council intends to engage further with the residents to establish whether they would be prepared to live on a managed site and to explain the possible consequences should they refuse to live on an authorised site.
Site Management	Residents of authorised sites	Residents would be required

	may not abide by Council rules	to comply with their tenancy agreements. Failure to do so may lead to eviction.
Support for existing site	<p>Do not see any reason why they cannot stay on the current site. Well established. Easily accessed well known amongst travelling community less impact in terms of visual amenity</p> <p>Site should be made more useable and tidy.</p> <p>Site should be improved in accordance with WG Guidelines</p> <p>Site has not been troublesome</p>	Noted
Flooding	Concern of flooding	Considered that risk of flooding can be addressed by improving surface water drainage
Nature Conservation	Alleged habitat for red squirrels & bats	Comments received from Council's Ecology and Biodiversity Officer. Proposed removal of trees and vegetation and provision of lighting could trigger need for survey work and need for appropriate mitigation in design
Obstruction of right of way	Obstruction of right of way	The design of an authorised site would take any private

		rights of way into account. The site would be designed and managed to allow emergency vehicles to gain unobstructed access to each pitch and to avoid obstruction to existing private rights of way.
Pollution of water course	Concern over pollution of water course	Consider that this issue can be addressed by design and appropriate site management.
Trespass onto neighbouring land	Incidents of possible trespass were cited.	Noted
Welsh Language	Harm to Welsh language	The current need is to accommodate 4 households. Given the small scale of the need, it is not considered that the proposed use would significantly harm the Welsh language.
Other sites suggested	Closed schools old school Llanedwen Brownfield Land Parc Cybi near Truck Stop Mona Penhesgyn Pentre Berw Llangefni or other Industrial Estate by Police Station Shell Site, Amlwch Industrial Estate Four Crosses Menai Bridge Llanfairpwll	Some of these sites have already been assessed.

Concern over existing appearance of site and poor sanitation.	Concern over existing appearance of site and poor sanitation.	A suitably designed and managed site would significantly improve the appearance and sanitation of the current site.
Support for appropriate site provision	Support for appropriate site provision for Gypsy Travellers	Noted
General comments	Tenants should be bound by same rules as tenants of commercial caravan sites	Noted
Size of site	No room for expansion.	Noted

Site 2. Parcel of land at Gaerwen Smallholding

Main Issues identified by respondents	Summary of comments from respondents (residents)	Officer Response to the comment
Sewerage /surface water	Gaerwen has history of issues with surface water	Further consultations would need to be undertaken
Highway concerns	Impact of this development in addition to the proposed Science Park. Single-track highway not wide enough for two vehicles to pass or for towing caravans.	Highways officers advise that access and highway improvements required. Further discussions required with Highways regarding access and highway improvements.

	Highway improvements would harm character and appearance of the area	
Eyesore - detrimental to area	Elevated position too open and prominent. Near tourist viewing point	Not accepted that development of this site for Gypsies and travellers would be detrimental to the visual amenities of the area
Distance to shops and facilities	Too far from shops and essential facilities	Shops and facilities available in Gaerwen
Suitable for children	Safe for children	Noted
Other / Miscellaneous	Other sites available –not part of consultation Proposal at odds with intention to attract businesses to Science Park Not desirable to have GT Site so close to Science Park Site may be required for expansion of Science Parc Put additional strain on local services	Noted
Support for existing site	Travellers are happy on existing site. Why move them from existing site?	Noted
Health & Safety	Too near to A55. Danger to children when crossing road to shop	See highway comments
Support for Gaerwen site	Gaerwen is by far the most suitable from a safety	Noted

	viewpoint. This site has room to create good environment for travellers and allow for expansion unlike Pentraeth Site	
Environmental	Any development would harm character of area wildlife habitat. –open farmland. Would not provide continuity or enclosure. Concern that if site grows, its environmental impacts will increase Loss of farmland.	Council's Ecology and Biodiversity Officer advises that site does not appear to be of high ecological value .There may be a need for appropriate mitigation in design if ditches or watercourses affected. Not accepted that development of this site for Gypsies and travellers would be detrimental to the visual amenities of the area

Site 3 Land at Penhesgyn, near Penmynydd

Main Issues identified by respondents	Summary of comments from respondents (residents)	Officer Response to the comment
Environment And Wildlife	Concerned that change of use would harm wildlife and habitat aspects	Council's Ecology and Biodiversity Officer advises that bat survey might be required. There may be a need for appropriate mitigation in design
Access	No suitable access Existing highway single	Highways officers advise that access and highway improvements required.

	carriageway width in places	Further discussions required with Highways regarding access and possible highway improvements.
Visual Impact	Eyesore - detrimental to area	Not accepted that development of this site for Gypsies and travellers would be detrimental to the visual amenities of the area
Distance from shops and essential facilities	Too far from local amenities and public transport. Safer for residents	Noted
Cost	Private land would need to be purchased to provide suitable new access at Council expense. Costly to provide new access and utilities Cost of widening existing highway to provide 2 way traffic	Noted
Other / Miscellaneous	Discriminatory choice of site. stigmatization of marginalized group Inappropriate location for residential properties	Noted
Support for Penhesgyn	Room for expansion , if more demand in future unlike Pentraeth Least harm to tourism and	Noted

	environment	
Health & Safety	Penhesgyn site would be too close to the waste management site and may be unhealthy air-borne pollutants, landfill gas, composting. HIA required Noise	Amec Foster Wheeler were commissioned to undertake an air quality assessment of this site. The report concluded that air quality of particles and Nitrogen dioxide concentrations do not exceed AQO Air Quality Objective. However, bio aerosol reports have exceeded Environment Agency Acceptable Levels in previous years. The report therefore recommends on going monitoring and further guidance regarding the implications of this report
Safe site for the Travellers	Considered safe site for residential use.	Noted
Infrastructure, topography of land & utilities	Drainage very poor	Noted. Not all of land would be required for a site.
Compliance with WG Design Guidance	Proposed sites do not comply with locational WG Design Guidance	Officer opinion is that the principles of the guidance has been followed.
Concern over trespass and loose dogs straying	Concern that a site could lead to stray dogs on farmland and harm to sheep	Noted
Impact on nearby properties and farmland	Impact on property values	Noted but not a planning consideration.
Concern harmful to tourism industry	Potential impact on tourist businesses.	Site could be located and designed to minimise harm.

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B – What other options did you consider and why did you reject them and/or opt for this option?

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C – Why is a decision for the Executive?

The Housing (Wales) Act 2014 places a statutory duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified.

D – Is this decision consistent with policy approved by the full Council?

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DD – Is this decision within the budget approved by the Council?

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E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication	

	Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	The report recognises that identifying sites for Gypsies and Travellers is an issue where the Council must be aware of its duties under the Equality Act 2010 and must take positive steps to promote community cohesion and prevent discrimination, harassment, or victimisation of Gypsies and Travellers who are a protected group under the Act.
6	Outcome Agreements	
7	Other	

FF - Appendices:
<p>Appendix 1 -Revised Site 3</p> <p>Appendix 2 - Letters from:</p> <p>Dwr Cymru North Wales Police Natural Resources Wales</p> <p>Penmynydd Community Council Cwm Cadnant Community Council Llanddona Community Council Llanfihangel Esceifiog Community Council MSParc Bangor University</p>

G - Background papers (please contact the author of the Report for any further information):

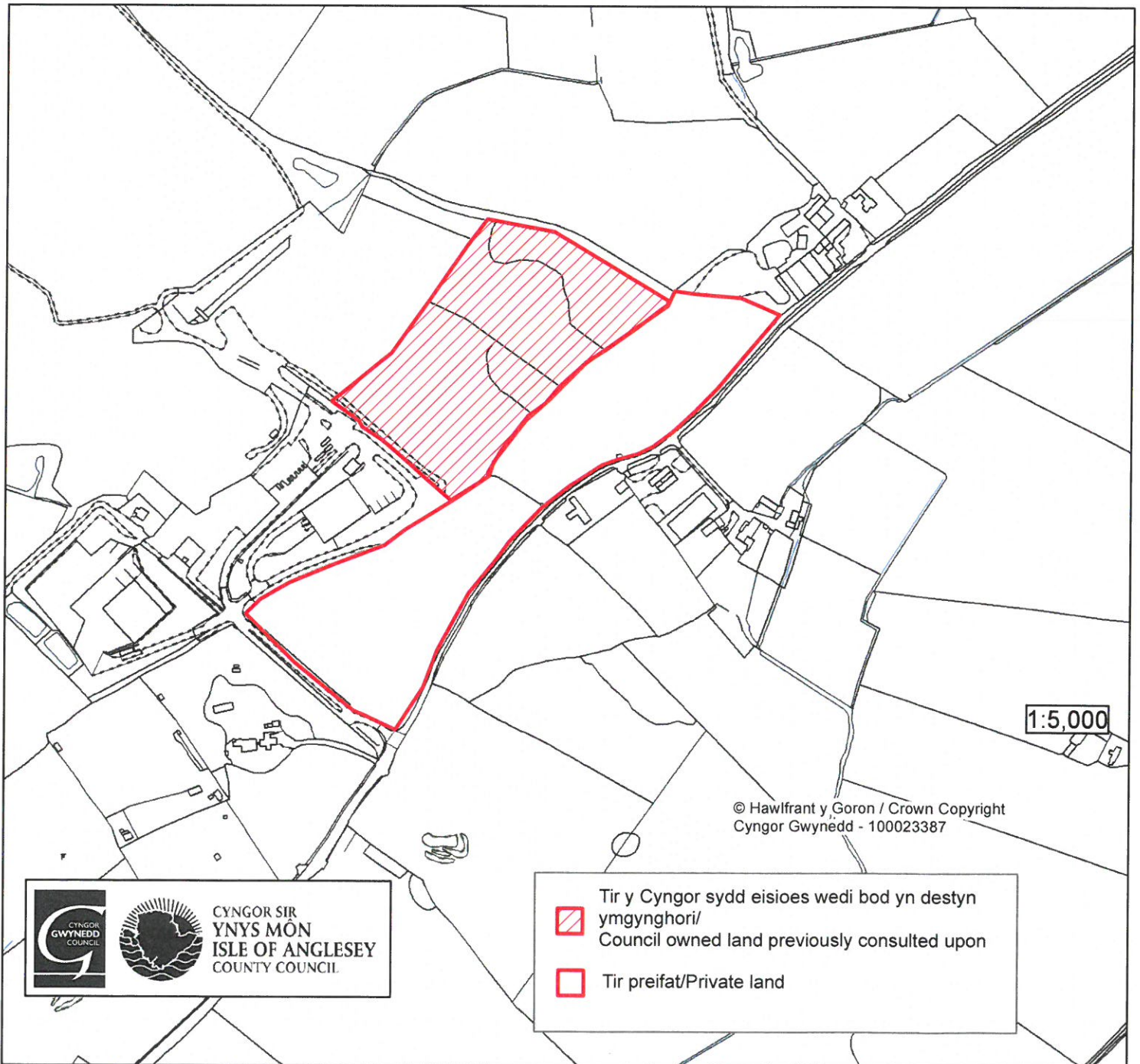
1. Consultation Document, Consultation on Gypsy and Traveller sites on Anglesey, February 2016.
2. Gwynedd and Anglesey Gypsy Traveller Accommodation Assessment, February 2016 Executive 08/02/16 and Partnership and Economic Regeneration Committee 02/02/16.
3. Presentation and minutes of the Joint Gwynedd and Anglesey Local Development Plan Panel dated 20/11/15 'Meeting the accommodation needs of Gypsies and Travellers in the Plan'.
4. Anglesey and Gwynedd Joint Local Development Plan Reports to the Joint Planning Policy Committee 29/01/2016
5. Anglesey and Gwynedd Joint Local Development Plan Topic Report 18A Identifying Gypsy and Traveller Sites –update 2016

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Cynllun Datblygu Lleol ar y Cyd Joint Local Development Plan

Safle Posib Sipsiwn a Teithwyr / Potential Gypsy a Travellers Site

SAFLE DIWYGIEDIG/ REVISED SITE **3**



Tir ger Safle Penhesgyn/Land adj.t to the Penhesgyn Site

Copy of Dwr Cymru' email response dated 8.4.2016

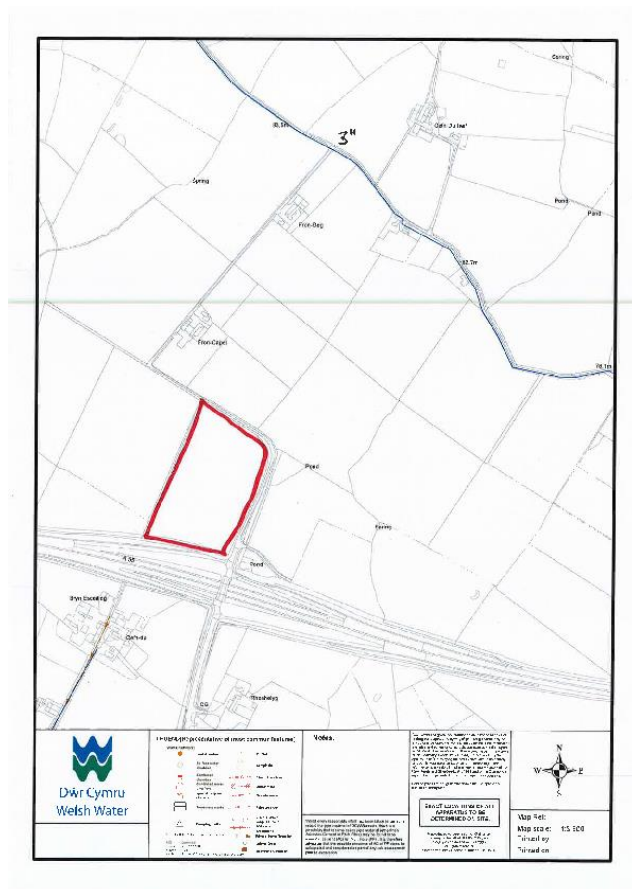
Thanks for your email.

1. I have attached a plan showing the location of the nearest water main to the north of the Gaerwen site - a 3" main to the north of Fron Deg. Whilst making a connection to this water main would be possible, the distance of new main required to reach the proposed gypsy site when laid along the road would be approx. 700 metres so it could be a substantial cost to deliver this. To the south the nearest water main is by the roundabout on the A5, approx. 500 metres away. If there is an existing duct on the bridge it may be possible to run a main this way but given the distance involved, and the potential complexity, it would probably be easier to make a connection from the 3" main to the north. I believe that the property Fron Capel gets a water supply from a well but I'm not certain of this.

The nearest public sewer is by the crossroads in Gaerwen outside Stermat.

2. With regard to non-mains sewerage, you would need to discuss this with Natural Resources Wales as they are the authority responsible.

Regards



From: Harrison, Nigel S (T/Chief Superintendent 1710)
[mailto:Nigel.Harrison@nthwales.pnn.police.uk]

Sent: 09 March 2016 13:20

To: Caroline Turner

Copi/Cc: Armstrong, Mark (T/Chief Inspector)

Subject: RE: Gypsy / Traveller sites consultation

Caroline

Below I have annotated the North Wales Police response to the consultation and I thank you for the opportunity.

- We support the need to have transit site(s) within Anglesey as clearly we have had a number of groups of travellers passing through Anglesey which have formed unofficial sites in the past. Usually from our knowledge they are waiting for onward ferry travel to Ireland.
- We recognise there is currently a group of people living in a layby adjacent to the A5025 on the outskirts of Pentraeth who clearly have a need.

As a Police Service we wish raise the following points

- We would ask that any Temporary Stopping Places (TSP) or permanent site that are adopted when entering the planning phase that our Community Safety department is given the opportunity to pass comment on the design to seek to minimise the risk of Crime and Disorder as we do now with a number of other developments
- We seek to be sighted on any management plans put in place for the chosen sites so that we can seek to engage with communities that will be residing at these sites.
- At present we have very little concerns in relation to Crime and Disorder or Public Safety at the Pentraeth tolerated site. However we make this assessment based on the current residents and clearly any development of this site may alter the population. Our concern is one of public safety in so much the proximity of the site to a busy 'A' road gives us concern should there be children resident which there are not at this time. There are clear concerns of how they would be safeguarded to prevent them egressing on to the road which is fast moving and busy. We are led to believe that the current inhabitants will need to be relocated whilst building work is completed as such does this pose the risk of children being part of new family units. This risk is possible at the other sites however would appear much more likely at the Pentraeth site. Clearly there maybe options to mitigate against this risk but we feel it is worthy of note.
- We would also be keen that the TSPs do not expand and/or become permanent sites as our comments are predicated on the current options. Clearly multiple permanent sites would require a different engagement strategy from ourselves and potentially deployment model.

At this point the police have no further comment to make on the options provided.

Nigel Harrison
Prif Uwcharolygydd Dros Dro - T / Chief Superintendent



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-16270-J4S2

Eich cyf/Your ref:

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Mr Mike Evans,
Uwch Swyddog Cynllunio,
Uned Polisi Cynllunio ar y Cyd
(Gwynedd a Mon)

09/03/2016

Dear Mr Evans,

Ynys Mon and Gwynedd Joint Local Development Plan – Evaluation of potential Gypsy and Traveller Sites as proposed allocations – Second Consultation – Shortlisted Sites

Thank you for consulting Natural Resources Wales (NRW) with regards to the evaluation of the shortlisted list of potential gypsy and traveller sites as proposed allocations in the joint LDP.

We have reviewed the shortlisted sites and note that there are two additional sites that we have not previously commented on. This response therefore provides our comments on the two additional sites. Our comments on the other sites that remain on the shortlist of sites remain as those included in our letter dated 14th January 2016.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent strategy consultations. At the time of any other consultation there may be new information available which we will need to take into account in making a formal response.

Site 3 – Land near Penhesgyn Site

- Aquifers Typology

This site is located within the 'Central Anglesey Shear Zone and Berw Shear Secondary B Aquifers (Bedrock). Secondary Aquifers are rocks that can provide modest amounts of water, but the nature of the rock or the aquifer's structure limits their use. They support water supplies at a local rather than strategic scale (such as for private supplies) and remain important for rivers, wetlands and lakes. They have a wide range of water permeability and storage.

Certain types of proposed development within SPZ may have an inherent risk of pollution of potable water supplies e.g. underground storage of hazardous substances, sub-water table storage of pollutants, landfill sites and non-mains foul drainage systems.

Any proposed allocations for development within Principle and/or Secondary Aquifers may prove to be acceptable, however, the above examples of potentially polluting development should not be considered, unless it can be demonstrated that alternative acceptable sites are available. We advise that where allocations within Principle and Secondary Aquifers are included within the Plan, these constraints should be highlighted within the LDP.

We will therefore need to gain further details of the means of drainage disposal at the site in order to comment further on the acceptability of allocating this site.

Further information on the above and activities that put groundwater at risk can be found within Groundwater protection: Principles & Practice (GP3) Aug 2013.

Site 8 Tir i'r De o ALPOCO, Caergybi

Aquifers Typology -

This site is located within the 'New Harbour Group Secondary B Aquifers (Bedrock). Secondary Aquifer are rocks that can provide modest amounts of water, but the nature of the rock or the aquifer's structure limits their use. They support water supplies at a local rather than strategic scale (such as for private supplies) and remain important for rivers, wetlands and lakes. They have a wide range of water permeability and storage.

Certain types of proposed development within SPZ may have an inherent risk of pollution of potable water supplies e.g. underground storage of hazardous substances, sub-water table storage of pollutants, landfill sites and non-mains foul drainage systems.

Any proposed allocations for development within Principle and/or Secondary Aquifers may prove to be acceptable, however, the above examples of potentially polluting development should not be considered, unless it can be demonstrated that alternative acceptable sites are available. We advise that where allocations within Principle and Secondary Aquifers are included within the Plan, these constraints should be highlighted within the LDP.

We will therefore need to gain further details of the means of drainage disposal at the site in order to comment further on the acceptability of allocating this site.

Further information on the above and activities that put groundwater at risk can be found within Groundwater protection: Principles & Practice (GP3) Aug 2013.

Landscape -

The site is located within the Ynys Mon Area of Outstanding Natural Beauty (AONB).

We remind the Authority of your duty under Section 85 of the Countryside and Rights of Way Act 2000 (CRoW Act) to have 'regard to the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty'.

Protected Sites -

The site is located approximately 240m from the Beddymynarch Cymyran Site of Special Scientific Interest (SSSI).

We would expect any formal planning application for developing this site to include full site drainage details in order for us to ensure that there is no discharge directly into the protected site area.

Advisory comments relevant to all sites

We appreciate that this is an evaluation exercise and would therefore appreciate the opportunity to provide more detailed comments once site selection has taken place and once further information is available relating to site layout, overall design, means of disposing of surface and foul sewage etc.

In addition, where site lies within a publicly sewered area we recommend that you consult with Dwr Cymru in order to confirm if there is sufficient capacity within the Public Sewerage System to accommodate the increase in foul drainage, whilst remaining compliant with their environmental permit.

It is recommended that you consult with the Local Authority's Engineers Department in order to establish that should any surface water drainage from this site be discharged to a watercourse, ditch or culvert (excluding statutory main rivers) that such discharge will not cause or exacerbate any flooding in this catchment. Wherever practicable, Sustainable Urban Drainage Systems (SUDS) should be incorporated into the design.

Natural Environment and Rural Communities (NERC) Act (2006)

Please note that we have not considered possible effects on all local or regional interests, including those relating to the upkeep, management and creation of habitat for wild birds. Therefore, you should not rule out the possibility of adverse effects on such interests, which would be relevant to your Authority's general duty to have regard to conserving biodiversity, as set out in section 40 of the Natural Environment and Rural Communities (NERC) Act (2006). This advice includes any consideration of the planned provision of "linear" and "stepping stone" habitats as defined in Article 10 of the Habitats Directive.

To comply with your authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity, your decision should take account of possible adverse effects on such interests. We recommend that you seek further advice from your authority's internal ecological adviser and/or third sector nature conservation organisations such as the local wildlife trust, RSPB, etc. The Wales Biodiversity Partnership's web site has guidance for assessing proposals that have implications for section 42 habitats and species (www.biodiversitywales.org.uk).

We trust that the above is of assistance to you. We thank you for consulting with NRW. Please do not hesitate to contact us if we can be of any further assistance to you.

Yn gywir / yours faithfully

Angharad Wyn Crump MRTPI
Uwch Swyddog Cadwraeth / Senior Casework Officer
Gwasanaeth Cynhori Cynllunio Datblygu /
Development Planning Advisory Service

From: Penmynydd Community Council
Sent: 10 March 2016
To: Janette Jones
Subject: Consultation on Gypsies and Travellers' Sites

Comments of Penmynydd Community Council

First of all, the County Council's response to the need to provide sites has been much too slow and asking the public to give full and careful consideration to all the implications in such a short amount of time is completely unreasonable. We believe that the Council should contact the Welsh Government, admit it is at fault and acknowledge that mistakes have been made in the past and ask for a reasonable extension so that it can start planning with a clean slate once more, allowing sufficient time to discuss all the financial, social and practical implications.

Penmynydd Council objects to the proposed locations in the south of the Island as currently suggested by the Council.

We also question the scoring system used for the proposed sites.

The Council also emphasises that this decision is far too important, and that the long-term implications are far too complex, to proceed with the proposals as they currently stand. As a Council, we are very aware that there is fierce objection to the current proposals and that every one of the parishioners who have contacted us is expressing the same view.

For each of the proposed sites, consideration must be given to the following:

Location of the sites, Management of the Sites, Suitability of the roads and access, Play areas for children, Public lighting, Water and sewage, Waste collection and recycling, Location of schools, Access to health services, Access to emergency services and postal workers, Site security, Management of animals and pets, Toilet and shower facilities, Parking, Outreach services.

Graham Owen – Clerk
Penmynydd Community Council
Parc Uchaf, Rhosmeirch, Llangefni, LL77 7NQ
T 01248 750974
www.penmynydd.org

CYNGOR CYMUNED
CWM CADNANT
COMMUNITY COUNCIL.

Clerk: J Alun Foulkes, 9 Brynteg Estate, Llandegfan, MENAI BRIDGE, Ynys Môn, LL59 5TY
Telephone: 01248 713501 E-Mail: alun1965@btinternet.com

Our Ref: Gypsy Travellers Consultation.

DATE: 11th March 2016.

TO: **Dr Gwynne Jones, Chief Executive of Anglesey County Council.**

Cllr Ieuan Williams, Leader of Anglesey County Council.

Dear Sirs,

Re Gypsy & Travellers Sites on Anglesey Consultation Paper Report.

I have been instructed to prepare and respond to the County Council on behalf of Cwm Cadnant Community Council to the above Consultation and hereby append below our comments that has concentrated on the proposed permanent site chosen on the A5025 (Menai Bridge to Pentraeth) Road.

Flawed Consultation

- 1 Many ratepayers have not completed the online survey due to a mandatory field requiring 'organisation' (red warning notice - This question requires an answer) to be noted, this has deterred dozens from participating.
- 2 The prompting of an X Factor type voting system to select a permeant site is unfair and creates tension between neighbouring communities.
- 3 The location points have flawed the consultation as a fair one, were Gaerwen was awarded 2 points and Pentraeth road A5025 and Penhesgyn awarded 5 points. The Consultation noted a site for South of Anglesey and the three sites are equally located in the South of Anglesey and therefore should be 5 points each on location. The Gaerwen site is 2.8 miles from the Britannia Bridge and is 3 miles as the crow flies from the current unauthorised encampment.
- 4 The form did not allow an opportunity for local residents to object and express those grounds for objection as to any of the recommended sites.

- 5 The consultation by NWH as a part of the Court hearings and within the trial papers noted that the site residents wished to live between Llangefni and the bridge.

Elected Member Corporate Responsibility – Death or Serious Injury

- 1 If Executive Members accept the A5025 site then they accept corporate responsibility. Should an accident or death occur then this puts the Council in a very dangerous and precarious situation. This site was explicitly noted as being unsuitable to be a permanent site in legal documents on the grounds of Health and Safety adjacent to a VERY busy road. Should the site be accepted then we would have to consider calling for a judicial review.

Illegal Encampment

The court documents clearly note that the site could be used by those named on the court documents until the Council:

1. Carried out an individual needs assessment and
2. Had an alternative site to offer the travellers. Urgency was placed on the council in 2009 to find a suitable site. The court explicitly states that this is only valid for the travellers there at the time. The residents there now were not there during the court ruling, therefore are there unlawfully. The Council have failed to protect the site from further unauthorised arrivals.

Access Rights.

- 1 The same court ruling determined the right of landowners/tenants to have vehicular access to the nearby lands from both entrances that exist within the perimeters of the existing temporary site. Sadly, the lay-by has become completely blocked and it is known that both the landowner and the tenant have become frustrated in their attempts to communicate this with those who are currently on-site that has caused unnecessary tension between both parties.

Pentraeth Road A5025 Lay-by

Local Community Councillors have carefully listened to all the written and verbal information given to them over the last few weeks and have concluded that the proposed permanent site on the A5025 Menai Bridge to Pentraeth is far from suitable and having endured a decade of reports and complaints from within its constituency and electorates, it was astounded to learn of the original decision made by the Executive Committee of Anglesey County Council without even a Consultation. Nevertheless, it has welcomed the Consultation Paper outlining the background and its findings, however, it continues to feel that this has become a rushed job to comply with the JDLP requirements, otherwise, the Local Authority faces the possibility of fines being imposed. Suffice to say and sadly to confirm, that Anglesey County Council has had sufficient time to address this matter and, despite having valid

reasons, this Community Council has felt let down by recent events, having tolerated ongoing negative remarks that the site has been totally ruined that has given rise to both environmental concerns and the negative visual impact on the beautiful landscape. And it is this area where this Community Council has focussed and concentrated on its response to the consultation and as elected members, they strongly object to the **Pentraeth Road A5025 Lay-by** being chosen as a permanent site and will accept no responsibility if accident, disaster or death happens in the future based on the serious concerns that are noted below:

1. The presence of young **children**, it is widely known and well documented, evidence notes that the site has had up to 12 living or visiting as extended families do, evidence is visible on site today with toys, trampoline. With this site being immediately adjacent to an extremely busy highway, this poses a risk to their safety and that of highway users. The risk here is death or serious injury to children, resident or road users.
2. The site has up to 12 dogs at any one time and this poses an extreme risk to the highway users which could result in potential serious injury or death. There is also evidence of rabbits being kept onsite which could also run onto the highway. There is also a risk to the stock on neighbouring land and reports of dogs causing trauma to sheep that are carrying have been heard.
3. The lay-by proposal is situated within meters of the very busy A5025 main road, which is very dangerous and where many accidents have occurred over the years. Anglesey residents have died and/or being seriously injured along this stretch of road and at night the risk is element is potentially catastrophic.
4. Serious highway concern as to lack of visibility both within and outside the entrance to the site which could cause a serious accident resulting in injury or death.
5. With no pavements it is very dangerous to walk to and from the site as the A5025 road is extremely busy. The risk of death or serious injury is high.
6. There is a river flowing through the site and puts the residents safety and belongings at serious risk of flooding.
7. There are also reports of this area being a habitat for newts.
8. There is NO mains sewer near the lay-by and the Highways authority do not have land for a soakaway, this would then mean very costly excavation in land with deep rooted trees, costly waste treatment plant and consent to run into the watercourse from Natural Resources Wales.
9. The site does not have a telephone line or broadband connection.
10. The lay-by does not have Electricity, a quote received by a local business for electricity to an adjacent filed was in excess of £50,000.
11. The site does not have access to a gas main.

12. There is no public lighting and no public crossing areas which with such a busy road make it very dangerous and difficult to cross.
13. There is no shop, school, doctor's surgery or recreational facilities nearby.
14. By establishing this as a permanent residence located in a lay-by, this will isolate the travellers and go against the Welsh Government's objective of allowing the travellers to integrate and become part of the local community.
15. Once a highway always a highway. The land is under control of the Highways Authority not ownership of the Council.
16. The trees on the site are an important habitat for red squirrels and who have settled in the area. There are also reports of bats which need to be investigated.
17. An ancient blacksmith forge building is on the site and with legitimate right to access it from a landowner.
18. The trees were planted on the site in 1963 by Cledwyn Hughes MP and are important to protect. There is some concern that planting trees to replace those that have been damaged is not the answer as it will, on average, take around 30 years for any tree to provide any site screening mechanism and any other suggested screening options along this busy route should not be considered for costing reasons, given the current economic hardship and ongoing cuts we are facing.
19. Indeed, there is some disharmony that the local taxpayers are having to pay to partly fund any chosen/designated permanent site given the fact that those who will reside at the site will be given discretionary from paying local rates/taxes and that they will not be contributing to any local community.
20. This part of the A5025 is considered one of the main routes and gateway on to the Island and one does not envisage such a site being one of the first impressions to give to tourists visiting our shores.
21. One has also to consider that the area is on the boundary of an designated Area of Outstanding Natural Beauty and again, what message and legacy is the Council sending out if we are a generation that is seen to try to protect our history and heritage?
22. The site is not deemed large enough to cater for all the proposed facilities the Council intends to provide and there are serious concerns as to whether they would comply with some Planning Policies and Guidelines.
23. There is a call for a Full Environmental, Highways, Health & Safety Risk Assessment and also the need to have a Welsh Government Assessment.

I trust that our response will be treated very seriously and look forward to its outcome in due course.

Yours faithfully,

J Alun Foulkes

J Alun Foulkes
Clerk of Cwm Cadnant Community Council.

cc. Cllr Carwyn Jones }
Cllr Lewis Davies } Local Elected County Councillors – Seiriol Ward
Cllr Alwyn Rowlands }
Rhun ap Iorwerth AM }

Dear all,

Llanddona Community Council is very disappointed to learn that a discussion had been arranged at short notice to discuss the position of the road A5025 passengers gear outside Menai Bridge, with the possibility to make the site parhal with no discussions with constituents and Councillors of neighboring ward.

This site is totally inappropriate in terms of security and proximity to essential services and near a very busy road. Many complaints around the condition of the site and vehicles dangerously around.

The message here is to record our strong opposition to this proposal and also show our disappointment that the public has no opportunity to express their views.

Correctly
Geraint Parry
Clerk - Llanddona Community Council

LLANFIHANGELESCEIFIOG COMMUNITY COUNCIL

Clerk: J Alun Foulkes, 9 Brynteg Estate, Llandegfan, MENAI BRIDGE, Anglesey, LL59 5TY.

Our Ref: **jaf/11mawrth16/teithwyr**

DATE **11 MARCH 2016**

To: **Dr Gwynne Jones – Chief Executive of the County Council**
Cllr Ieuan Williams – Leader of the County Council

Dear Sirs,

Re: Consultation on a Travellers' Site on the Island

Below are the comments of the above Community Council against the above proposal on the site in Gaerwen:

1. Problems with the sewerage system / ground water – the village of Gaerwen has a recent history of flooding problems and we are of the view that locating an additional site of this type would exacerbate the problem.
2. The location of the site is too high, unsuitable and is too exposed and will be visible from all directions along the A55 and some members feel that there are other sites that the Council could consider which have already been dismissed from the Consultation.
3. It will add to traffic problems if the entrance is close to the A55 junction. There are already concerns following the decision to establish a Science Park opposite the site that has been designated in this consultation. And a decision to locate such a site would conflict with the message that has been disputed. It appears that the County Council has not shown responsibility or common sense in selecting sites in the Consultation and has hastened to make a completely unacceptable decision in order to satisfy the policy requirements of the new Joint Local Development Plan (Gwynedd and Anglesey).
4. Members feel that what is being proposed is another example of overdevelopment on good quality agricultural green land outside the village.
5. The members feel strongly that the Council will not be able to manage the site and that this will lead to problems with noise, litter etc. therefore there is concern that

the County Council has compromised and not considered the environment as well as the health and safety of the residents of Gaerwen and Pentre Berw more carefully.

6. No existing amenities to the site (i.e. water/electricity/gas/street lighting and there is no a safe road to walk to the village because there is no pavement along the entire length of the road.) Members are concerned that this could lead to unnecessary accidents and could be another example of spending irresponsibly at a time when many rural areas across the island are suffering due to cuts.
7. Again there is a possibility that the site is of archaeological interest.
8. The members felt that the questionnaire to be completed was not a fair questionnaire as it put pressurized residents into selecting at least ONE site from the list without giving any consideration to another site which would be more suitable than ONE of the three sites that have been earmarked as the County Council's selected sites.

Yours sincerely

J Alun Foulkes

Alun Foulkes – Clerk of Llanfihangelesceifiog Community Council

Copy: County Council – Mr H Eifion Jones & Mr Victor Hughes.

Translation

Response to Consultation from Science Park

CONSULTATION ON GYPSY AND TRAVELLER SITES ON ANGLESEY

I write to you on behalf of Menai Cyf. Science Park company which operates under the name M-SParc. As you are aware, the company is in the process of purchasing land in Gaerwen to establish the Science Park. The land is located off junction 7 of the A55 and on the land of Cefn Du farm which used to be one of the Council's smallholdings. We object to one of the sites being proposed for gypsies and travellers – namely the **"Plot of land on a smallholding in Gaerwen."**

The Council's Economic Development and Property Department will be aware that we gave consideration to three sites on the island before deciding on the M-SParc site, including the sites of Tŷ Mawr in Llanfairpwll and Lledwigan in Llangefni. One of the reasons we decided on the Cefn Du site was the fact that we were confident, at the time, that we would be able to develop our project in a setting where the essential 'ethos' of a science park could be established; namely to secure an open site in a parkland setting which would attract significant investors. We had sought assurance that there would be no other development in the vicinity which would impact on, or be detrimental to our proposal and we were given that assurance.

Our greatest fear is that it will now be harder to attract these significant investors if there is a gypsies and travellers' site nearby. In addition – when we were considering a site in Gaerwen originally, we had asked the County Council to give consideration to the land which is now being considered as a permanent site for gypsies and travellers. The council's planning officers made it very clear to us that we would not be able to obtain planning permission on the site, as it is too far from the village settlement. Indeed, it was the Council that directed us to our current site, saying that it was more suitable for development. It was to our great surprise, therefore, when we were given to understand that the council (clause 4.1 in the document) anticipated that the site could now be acceptable from a planning perspective.

In the description of the site, **"a plot of land on a smallholding in Gaerwen"**, there are a number of 'relevant factors for scoring', including access, amenities, the environment and so forth.

We object to your proposal for the following reasons:

1. In our view, the site is inaccessible and dangerous for pedestrians as they must cross the A55 using a bridge overhead and there is no pavement for a substantial section

of the road to reach facilities in the village of Gaerwen. Public transport cannot be accessed without walking the same journey.

2. Site: There is no reference to the fact that the Science Park is close to the site. In another part of the document a site has been rejected with the following comments, 'it is not considered that industrial estates are suitable for a permanent residential site'. (6.2.2.2). Isn't this just as true for a site near the Science Park?
3. Amenities: See the observations on the dangers associated with going from the site to the village under 1 above.
4. The Environment: As the site is so close to the A55, costly screening work would be required to mitigate the noise problem.
5. There will be a significant visual impact from the A55.
6. It would be disappointing to see such a site near a designated enterprise zone site.
7. We are aware that there are important archaeological remains on the site, and are concerned about the effect of this.

Although we understand the pressure on the Council to secure a permanent site for gypsies and travellers, we must question whether a site that is a stone's throw away from the most substantial investment on the island at present is the place to do this?

M-SParc strongly objects to the proposal to establish a permanent site in Gaerwen. In our opinion, it would have a detrimental effect on our proposal to establish a successful Science Park, and will make it almost impossible to develop the ethos. Establishing a permanent residential site in such close proximity would reduce the value of the Park substantially, and there is a genuine risk that we would have to reconsider our plans for the site.

We look forward to hearing from you in response to our observations.

Yours sincerely,

Professor John G Hughes PhD FBCA FLSW

Chair of Menai Cyf. Science Park

Ieuan Wyn Jones LL.B.

Operational Director of Menai Cyf. Science Park

Estates and Facilities Department

Our Ref: DR/M-Sparc

8th March 2016

Housing Development and Strategy Manager
Isle of Anglesey County Council
Council Offices
Llangefni
Anglesey
LL77 7TW

Dear Sir/Madam,

Consultation on Gypsies and Travellers' Sites on Anglesey

On behalf of Bangor University, I write to you to respond to the Consultation on Gypsies and Travellers' Sites on Anglesey.

The University objects very strongly to one of the sites that has been mentioned as an option, namely the "Plot of land on a smallholding in Gaerwen".

MSparc have already corresponded with you on this matter, describing their grave concerns about the site in detail. On behalf of the University, I wish to stress our concerns, as described by MSparc. Such a use of this site would have a catastrophic effect on the MSparc project and on the aim to establish a successful science park.

I greatly hope that you will take full consideration of these concerns and reconsider this site as an option.

Yours sincerely,

Dylan Roberts

Director of Estates and Facilities

BANGOR UNIVERSITY
FFRIDDOEDD BUILDING
VICTORIA DRIVE
BANGOR, GWYNEDD
LL57 2EN, UK

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