

Appendix 3

Site 1. Existing encampment, lay-by 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 environmental impacts	Unightly mess and old vehicles and caravans.	It is considered that the site could be redesigned to provide a good environment for the residents.
	Additional tree felling would make site more prominent	Additional planting and landscaping, would reduce the prominence of the site

	<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>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>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</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 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>

	provision of utility services	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.
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 may not abide by Council rules	Residents would be required 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</p>	Noted

	been troublesome	
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	Some of these sites have already been assessed.

	Penhesgyn Pentre Berw Llangefni or other Industrial Estate by Police Station Shell Site, Amlwch Industrial Estate Four Crosses Menai Bridge Llanfairpwll	
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. Highway improvements would harm character and	Highways officers advise that access and highway improvements required. Further discussions required with Highways regarding access and highway improvements.

	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	<p>Other sites available –not part of consultation</p> <p>Proposal at odds with intention to attract businesses to Science Park</p> <p>Not desirable to have GT Site so close to Science Park</p> <p>Site may be required for expansion of Science Parc</p> <p>Put additional strain on local services</p>	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 viewpoint. This site has room to create good environment for travellers and allow for expansion unlike Pentraeth Site	Noted
Environmental	Any development would harm character of area wildlife habitat. –open farmland. Would not provide continuity or enclosure. Concern that if site grows, its	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

	environmental impacts will increase Loss of farmland.	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 carriageway width in places	Highways officers advise that access and highway improvements required. 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	Noted

	<p>expense.</p> <p>Costly to provide new access and utilities</p> <p>Cost of widening existing highway to provide 2 way traffic</p>	
Other / Miscellaneous	<p>Discriminatory choice of site. stigmatization of marginalized group</p> <p>Inappropriate location for residential properties</p>	Noted
Support for Penhesgyn	<p>Room for expansion , if more demand in future unlike Pentraeth</p> <p>Least harm to tourism and environment</p>	Noted
Health & Safety	<p>Penhesgyn site would be too close to the waste management site and may be unhealthy air-borne pollutants, landfill gas, composting. HIA required Noise</p>	<p>The Council commissioned consultants 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 but were within acceptable levels in December 2015. The report therefore recommends on going monitoring and further guidance regarding the implications of this report Changed working practices appear to have significantly reduced the risk of bioaerosol levels exceeding safe limits. Further investigations required to assess health impacts of activities at the Recycling Centre on residents living</p>

		within Revised Site 3.
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.