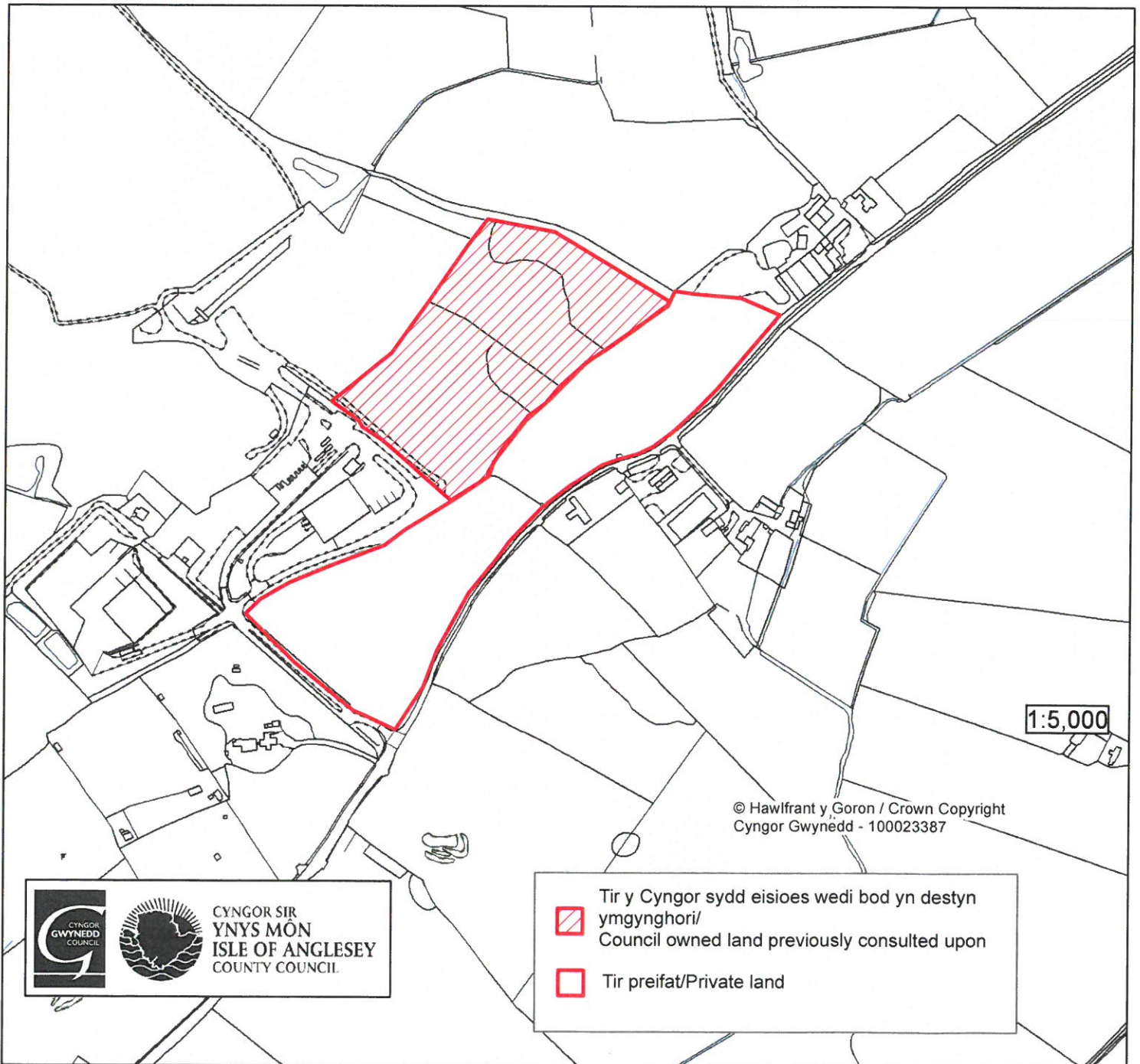


Cynllun Datblygu Lleol ar y Cyd Joint Local Development Plan

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

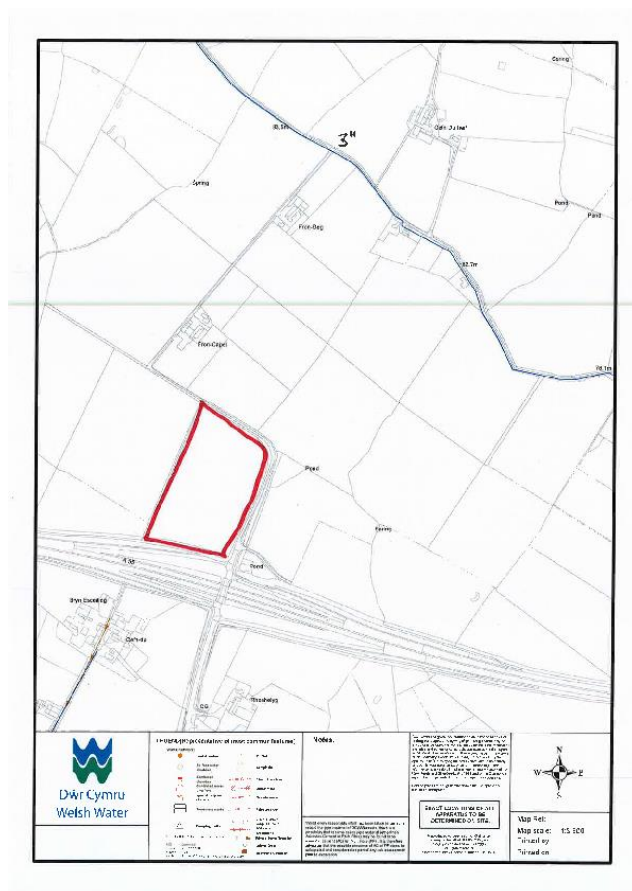
Thanks for your email.

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:

Llwyn Brain,
Ffordd Penlan,
Parc Menai,
Bangor,
Gwynedd.
LL57 4DE

Ebost/Email:
angharad.crump@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 655 232

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 permanent 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

TRANSLATION FROM WELSH TO ENGLISH

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