



CYNGOR SIR
YNYYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Topic Paper 18B

1.0 Introduction

- 1.1 This paper provides an update to what has happened since the publication of Topic Paper 18A. It therefore needs to be read in conjunction with and as an addendum to Topic Paper 18A.

2.0 Background

- 2.1 The Gwynedd and Anglesey Gypsy and Traveller Accommodation Needs Assessment 2016 has been submitted to the Welsh Minister and is awaiting approval, - anticipated in September 2016. The submitted Assessment has been amended to take account of questions raised by the Fairer Futures Division of Welsh Government.
- 2.2 After undertaking the Gwynedd and Anglesey Gypsy and Traveller Accommodation Needs Assessment 2016 a better understanding was gained in terms of the number of pitches required over the Plan period. The following table provides a summary of the required need:-

2016 GTANA	Permanent residential pitches	Transit pitches	Temporary Stopping pitches
Anglesey	4	0	1 Site Holyhead (up to 12 caravans - 6 pitches).. Centre of Island (up to 15 caravans - 8 pitches).
Gwynedd (County)	11	0	1 Site Caernarfon (up to 9 caravans – 5 pitches)

Note: 2 touring caravans per pitch.

- 2.3 The Deposit Plan, including Focus Change NF 72, allocates land that forms an extension to the existing site at Llandygai, Industrial Estate, Bangor, occupied by Gypsies, to address the acknowledged need for additional residential pitches in Gwynedd during the Plan period.
- 2.4 When Topic Paper 18A was published in February 2016, the Joint Planning Policy Unit had been advised by the Isle of Anglesey County Council that it was not in a position to identify preferred sites to accommodate permanent and temporary pitches for Gypsies and Travellers on the Island to meet the needs identified in the GTAA 2016. In addition, Gwynedd Council was not able to identify a preferred site for a temporary stopping place for Gypsy Travellers wishing to stay for short periods in Caernarfon to meet the need identified in the GTAA 2016.
- 2.5 The following Sections outline the steps undertaken to address the need identified in the GTAA 2016 and the acknowledged shortage of allocated permanent sites and temporary stopping places.in the submitted Deposit Plan including Focus Change NF72.

3.0 Permanent Sites - Anglesey.

3.1 The Isle of Anglesey County Council undertook a public consultation exercise regarding possible permanent Gypsy and Traveller Sites between 11 February 2016 and 11 March 2016 to help inform recommendations made to the Council's Executive Committee. The Consultation provided an opportunity for the public and interested parties to make representations about three possible sites considered to be suitable to meet the needs for a permanent site for Gypsies and Travellers identified in the GTAA 2016. The Council employed the services of an Independent Facilitator to engage with the New Age Travellers residing in the tolerated site in the layby, Lon Pentraeth, Menai Bridge, to get a better understanding of their views and aspirations.

3.2 The public consultation documents can be viewed by clicking on the following link:-

<http://www.anglesey.gov.uk/council-and-democracy/consultations/previous-consultations/gypsy-traveller-sites-consultation/128067.article>

3.3 The Consultation Report about possible permanent residential sites was considered by the Executive Council on the 31 May 2016. The main body of the report without appendices is reproduced in **Appendix 1**. The full report and minutes may be viewed at:-

<http://democracy.anglesey.gov.uk/mgAi.aspx?ID=7088&LLL=0>

3.4 You will note that officers recommend that a site near Penhesgyn, Penmynydd is allocated in the Plan as a permanent residential site for the reasons stated in the report. **Appendix 2** shows a Plan of the site (entitled - Appendix 1 Revised Site 3 in the Executive Committee Report). The Isle of Anglesey County Council will need to acquire one or both of the two fields adjacent to the highway, in order to provide a suitable authorised residential site with an appropriate vehicular access that would meet highway requirements. The acquisition of the two fields would enable the Council to consider undertaking road widening and other highway improvements. The precise boundaries of the land to be developed will be determined at a later stage. Please note that only part of the land shown on the Plan in **Appendix 2**, will be required to accommodate the Travellers currently residing in the lay-by, Lon Pentraeth.

3.5 The recommendations of the Report are as follows:-

1. That land at Penhesgyn near Penmynydd be selected as a possible allocation to meet the accommodation needs of Gypsy and Travellers, subject to the outcome of further investigations to confirm the suitability of the site from a highway safety and health impact perspective and be included in the Joint Local Development Plan;
2. That further engagement be undertaken with the residents of the unauthorised encampment at the lay-by on the A5025 to gain a better understanding of their needs and explain the Council's requirements, and an independent facilitator will be used to facilitate this;
3. That an appropriate consultant be commissioned to prepare site design and submit the requisite planning application; that the consultant and independent

facilitator involve the residents of the unauthorised encampments in the design and management of the proposed new site;

4. To engage with local communities and key stakeholders regarding the proposals to develop the site with the aim of building community cohesion;
 5. The County Council will enter into discussions with the owner of two fields marked on the Plan attached to the report (Appendix 1 in the Executive Report, dated 31 May 2016), with a view to their purchase.
- 3.6 A Sustainability Appraisal Addendum Report referring to the possible Gypsy and Traveller (permanent and temporary) sites will be submitted to the Inspector for consideration in August 2016 (see Section 6 below).

4.0 Temporary Stopping Places – Anglesey

- 4.1 The Isle of Anglesey County Council undertook a public consultation exercise regarding possible temporary stopping places for Gypsy and Traveller Sites between 11 February 2016 and 11 March 2016 at the same time as the consultation over possible permanent sites. The Consultation provided an opportunity for the public and interested parties to make representations about the three possible sites considered suitable to meet the needs for a permanent site for Gypsies and Travellers identified in the GTAA 2016.
- 4.2 The public consultation documents can be viewed by clicking on the following link:-
<http://www.anglesey.gov.uk/council-and-democracy/consultations/previous-consultations/gypsy-traveller-sites-consultation/128067.article>
- 4.3 The Isle of Anglesey County Council Executive Committee considered reports about the public consultation on 31st May 2016. Here is a link to the reports:-
<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?CId=134&MId=3048&Ver=4&LLL=0>
- 4.4 The reports concluded that the possible temporary stopping sites referred to in the reports were deemed unsuitable for the reasons explained in the reports.
- 4.5 Accordingly, it was recommended that further work be undertaken to try and identify 2 temporary stopping sites (1 in the Holyhead Area and one nearer the centre of the Island, close to or near to the A55 and A5), looking at sites in public and private ownership. The work involved scoring the sites against the amended scoring matrix, making enquiries with relevant statutory bodies and landowners, and further public consultation.
- 4.6 The second public consultation about possible temporary stopping places on Anglesey for Gypsies took place between 2 June and 1 July 2016. The consultation documents are available to view by following the attached link:-
<http://www.anglesey.gov.uk/council-and-democracy/consultations/previous-consultations/consultation-on-temporary-stopping-places-for-gypsies-and-travellers-on-anglesey/128870.article>

- 4.7 Following analysis of the responses to the consultation and site assessment exercise, two reports were considered by the Executive Committee of the Council on the 25 July 2016. The body of the reports are included in **Appendix 3** and the Reports with accompanying appendices are available to view in at:-

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?CId=134&MId=3071&LLL=0>

- 4.8 The Executive Committee Report Item 2 considered Temporary Stopping Place for centre of the island. **The Executive Committee of the Council resolved :-**
1. That the County Council should carry out further investigations into Site 1, Strip of land between A55/A5 between Llanfairpwll and Star Crossroads to confirm suitability with regard to further assessment of any safety or technical risks posed by the site, and to consider whether the site design can resolve these issues.
 2. To appoint an appropriate Consultant to prepare site design and to submit the requisite Planning Application for the selected site;
 3. That Site 2, Parcel of land at Gaerwen smallholding should not be taken forward at this stage due to concerns of the Gwynedd Archaeological Planning Services with regard to the impact on an ancient monument which is an area of national archaeological importance together with possible impact on the Science Park that is being developed at Gaerwen.
 4. That Site 3, Land adjacent to the A5 near Cymunod Farm, Bryngwran should not be taken forward due to road safety issues identified by the necessity to create a new access to the site from the A5;
 5. The County Council 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 has equal responsibilities under the Equality Act 2010.

- 4.9 The Executive Committee agreed to accept the recommendations of the report entitled Consultation on Gypsy Traveller Sites in Anglesey - Temporary Stopping Places in the Holyhead Area, that neither of the two sites included in the consultation must be progressed or be included in the Joint Local Development Plan. They also resolved that further work should be carried out to identify possible suitable sites to meet the needs for a temporary stopping place for Gypsies and Travellers in the Holyhead Area. (**See Appendix 3**, Item 3). The Executive Committee Report and Minutes may be viewed at

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?CId=134&MId=3071&LLL=0>

5.0 Temporary Site – Gwynedd

- 5.1 As outlined in Topic Paper 18A (PT.031) consideration has been given by Gwynedd Council to three possible sites in Caernarfon to meet the need identified in the Draft Anglesey and Gwynedd Gypsy and Traveller Accommodation Needs Assessment (DC.024) for a temporary stopping site.

- 5.2 The land to the rear of the Courthouse is in Council ownership however, its close proximity to residential properties and the lack of infrastructure on the site meant that it was not considered to be a suitable location.
- 5.3 The land opposite the Pebbig Industrial Estate is in private ownership, in addition the site is allocated for employment purposes in both the existing development plan and the emerging JLDP also there is a lack of infrastructure on the site. In light of this the site was not considered to be a suitable location.
- 5.4 The historic pattern seen in the town has seen the Shell car park site being used for short periods of time as gypsy and travellers pass through the area. In light of this and the fact that the site is in Council ownership, in close proximity to services and facilities and physically separated from residential properties this is the site that should be allocated as a temporary stopping site.

6.0 Sustainability Appraisal (SA) & Habitats Regulation Assessment (HRA) Addendum Report

- 6.1 An independent appraisal of the identified site options against the full SA Framework presented in Section 2, Table 2.6 of the Deposit SA Report (CDLL.007) and using the key presented in Table 2.5 of the same Report was undertaken. As per the previous SA work (please refer to Paras 2.15 - 2.19 of the Deposit SA Report (CDLL.007) the findings for each of the new site options were set out in detailed matrices - evidence was cited where available or applicable, a commentary was provided and suggestions for mitigation or enhancement were made where relevant. The nature of the likely sustainability effects (including positive/negative, duration, permanent/temporary, secondary, cumulative and synergistic) were described, together with any uncertainty noted.
- 6.2 Each of the potential site options identified by the Councils were screened through the HRA to consider if there is the potential for likely significant effects on any European sites. The findings are summarised below:
- **Anglesey Permanent Site Options** - While distance in itself is not a definitive guide to the likelihood or severity of an impact, given the distance of the sites from any European sites and the size/capacity of the site options, it was concluded that development at these sites would be unlikely to have significant effects either alone or in combination on any European sites.
 - **Anglesey Temporary Site Options** - While distance in itself is not a definitive guide to the likelihood or severity of an impact, given the distance of the sites from any European sites and the size/capacity of the site options, it was concluded that development at these sites would be unlikely to have significant effects either alone or in combination on any European sites.
 - **Gwynedd Temporary Site Options** - The screening found that Site B is located within 100m of the Menai Strait and Conwy Bay SAC. It was therefore considered that development has the potential for significant effects. However, given the type of development proposed and capacity of the site, it is unlikely that any impacts would be of significance for the SAC. Mitigation - the mitigation provided through JLDP policies and available at the project level should ensure that there are no residual significant effects

6.3 The addendum reports will be submitted to the Inspector for consideration in August 2016.

7.0 Way Forward

7.1 Council Members have received training and have been briefed about the importance of identifying specific sites to address the needs of Gypsies and Travellers in the Plan area and it is considered that the work undertaken by both Councils to identify sites to address the need for permanent sites and the work currently underway demonstrates the Councils' commitment to this process.

7.2 It is considered that the Councils has made considerable progress since the publication of Topic Paper 18A. A site has been identified at Penhesgyn, Penmynydd to meet the accommodation needs of Gypsy and Travellers, subject to the outcome of further investigations to confirm the suitability of the site from a highway safety and health impact assessment. These further investigations are progressing with a view to submitting the requisite planning application to the Council. Two possible temporary stopping places have been identified, one between Star Crossroads and Llanfairpwll on Anglesey and one in Caernarfon. The need for further assessments of any safety or technical risks posed by the proposed development at Star has been recognised, together with whether mitigation by design and management measures can satisfactorily address these issues to enable planning permission to be obtained.

7.3 The Isle of Anglesey County Council have resolved that further work should be carried out to identify possible suitable sites to meet the needs for a temporary stopping place for Gypsies and Travellers in the Holyhead Area as identified in the GTAA 2016.

7.4 The process of identifying possible sites for Gypsy and Travellers has at times proved to be extremely controversial. In order to allay public concerns and fears it is considered important to continue to engage with local communities and key stakeholders regarding the proposals to develop suitable Gypsy and Traveller sites with the aim of improving community cohesion.

Appendix 1

Item 12. Report - Consultation on Gypsy and Traveller Sites in Anglesey –
Permanent Sites in the Menai Area. Isle of Anglesey Executive Committee 31 May
2016.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Partnership and Regeneration Scrutiny Committee The Executive Committee
Date:	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 IACC will continue to engage with the residents of the unauthorised encampment at the lay-by 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 this.

3. IACC will appoint an appropriate consultant to prepare site design and submit the requisite planning application. The appointed consultant and the independent facilitator will be required to involve the residents of the unauthorised encampments in the design and management of the proposed new site.
4. IACC will engage with local communities and key stakeholders regarding the proposals to develop the site with the aim of building community cohesion
5. IACC will enter into discussions with the owner of the two fields marked on the plan (Appendix 1) with a view to their purchase.
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 high cost associated with providing a supply of running water, as outlined in Dwr Cymru's response (Appendix 2). The lay-by 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 serious road accidents since there are dogs on the site, and smoke from fires has been observed drifting across the A5025 and limiting forward visibility.

2. Concerning Site 3, further investigative work is required to address some of the highway safety and health Impact issues including air quality 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. Appointing a suitable Consultant to prepare and submit the required planning application with input from the New Travellers. Taking the views of the New Travellers into account and involving them in the proposed design and management of the proposed new site should help 'get their buy in'.
5. In order to support community cohesion and to keep them informed of developments, IACC will engage with local communities and key stakeholders in the process of developing an authorised site.
6. IACC may need to acquire one or both of the two fields referred to, in order to provide a suitable authorised residential site with an appropriate vehicular access that would meet highway requirements. The acquisition of the two fields would enable the Council to consider undertaking road widening and other highway improvements. 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 lay-by, Lon Pentraeth.

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 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, lay-by 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, lay-by 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

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 	<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

<ul style="list-style-type: none"> • Sufficient land available to create good environment for Travellers, including additional pitches, space for planting fruit and vegetables and children's play area if required. • Near Bus route along A5 	<p>access to comply with highway requirements would result in loss to existing hedgerow</p> <ul style="list-style-type: none"> • 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, space for planting fruit and vegetables and children's play area if required. • Purchase of private land to facilitate vehicular access would (i) increase opportunities to widen and carry out improvements to adjoining highway and/ or (ii) provide an alternative location to accommodate the required pitches 	<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 • Further from shops

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.

Air Quality

Concerns have been received about the air quality in the vicinity of the Penhesgyn Recycling Centre making the site unsuitable for a permanent site for New Travellers on health grounds. . The Council commissioned consultants to undertake an air quality assessment screening for the proposed Penhesgyn Gypsy and traveller Site. The report concluded that the concentrations of airborne particulate matter and Nitrogen dioxide concentrations in the area are well below the air quality objective limit.

The Consultants also reviewed bioaerosol data collected since 2014... The report

highlighted an exceedance of bioaerosol levels in June 2015 but none in December 2015. The Consultants recommended that monitoring is continued to determine if the lack of exceedances in December 2015 is representative of new conditions resulting from changes in activities or the way material is handled at the composting plant. The Head of Service for Highways Waste and Property has advised that the significant reduction in bioaerosol levels in December 2015 can be explained by changes to working practice in dealing with green waste.

Further monitoring and investigative work will be undertaken to address health impact issues including air quality (see Recommendation 2.). This work will be undertaken as part of the preparations for applying for planning permission.

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 be would temporarily 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

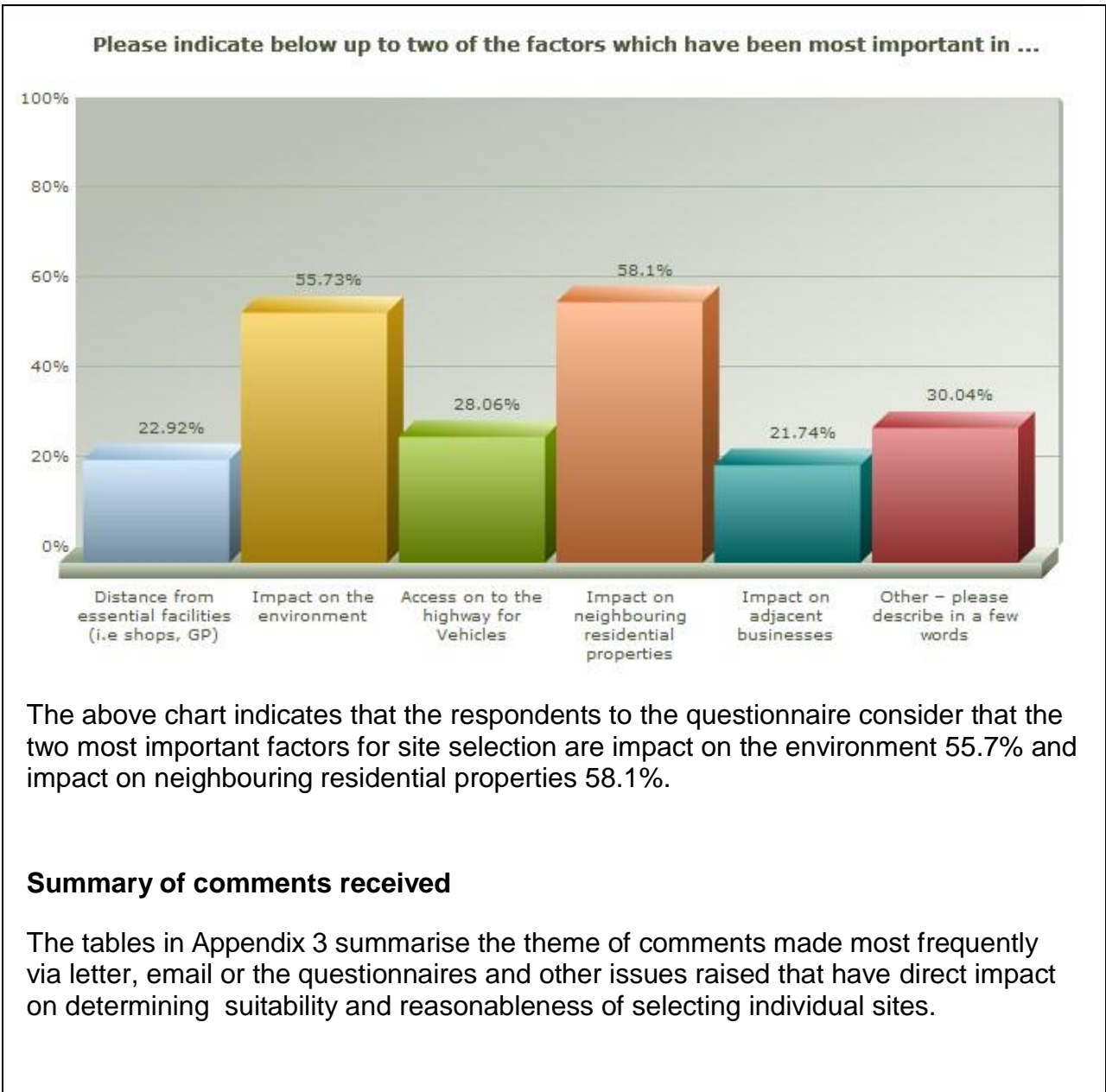
268 questionnaires were completed.

30 letters were received from the public and other interested parties

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, lay-by 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.



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

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?

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

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	
8	Scrutiny	<p>RESOLVED:-</p> <ul style="list-style-type: none"> • To note the report. • To note that the Partnership and Regeneration Scrutiny Committee did not make a recommendation to the Executive in respect of this matter due to various concerns expressed at the meeting. • That the decision be taken by the Executive in due course.
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	
5	Environmental	
6	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.
7	Outcome Agreements	

FF - Appendices:	
<p>Appendix 1 - Revised Site 3</p> <p>Appendix 2 - Letters from:</p> <p>Dwr Cymru dated <u>4 March and 8 April 16</u> 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> <p>Appendix 3 - Theme of comments made by letter, email or the questionnaires and officers response</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

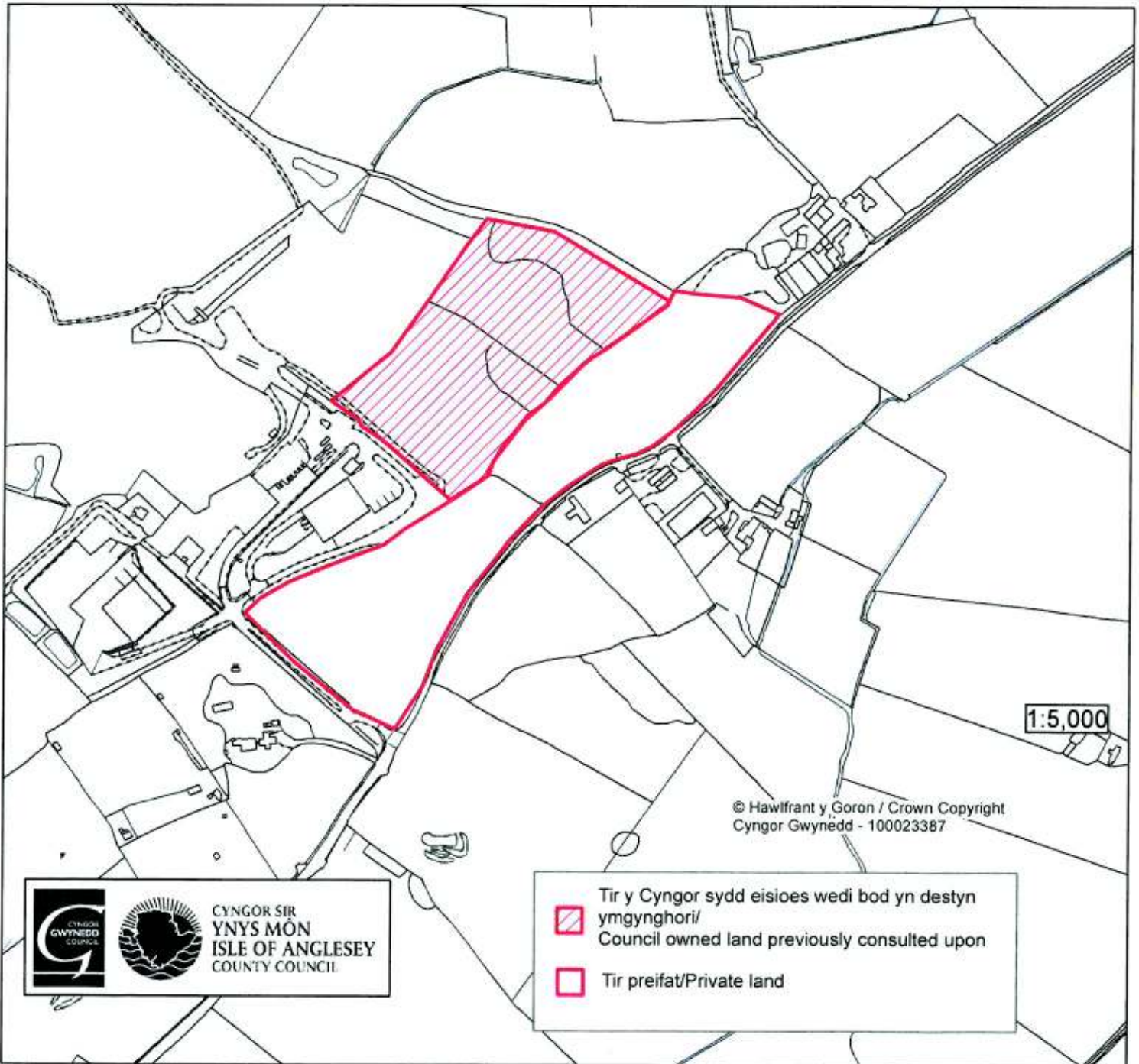
Appendix 2

Plan of proposed allocation for permanent residential Traveller Site, Land at Penhesgyn, Penmynydd, Isle of Anglesey County Council, Executive Committee 31 May 2016.

**Cynllun Datblygu Lleol ar y Cyd
Joint Local Development Plan**

Safe Posib Sipsiwn a Teithwyr / Potential Gypsy a Travellers Site

SAFLE DIWYGIEDIG/ REVISED SITE 3



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

Appendix 3

Item 2. Report Consultation on Gypsy and Traveller Sites in Anglesey – Temporary Stopping Place for centre of the island, and

Item 3. Consultation on Gypsy and Traveller Sites in Anglesey – Temporary Stopping Places in the Holyhead Area. Executive Committee 25 July 2016.

ISLE OF ANGLESEY COUNTY COUNCIL

Report to:	Partnership and Regeneration Scrutiny Committee The Executive Committee
Date:	19 th July 2016 - Partnership and Regeneration Scrutiny Committee 25 th July 2016 - Executive Committee
Subject:	Consultation on Gypsy and Traveller Sites in Anglesey – Temporary Stopping Place for centre of the island.
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:	Cllr Meirion Jone, Cllr Jim Evans, Cllr Alun Mummery Cllr Hywel Eifion Jones, Cllr Victor Hughes, Cllr Llinos Medi Cllr Ken Hughes, Cllr John Griffith, Cllr Bob Parry Cllr Nicola Roberts, Cllr Dylan Rees

A –Recommendation/s and reason/s

Recommendations: following analysis of the responses to the consultation exercise and site assessment exercises outlined within the report, it is recommended that

1. Either of the following two sites,
 - Site 1, Strip of land between A55/A5 between Llanfairpwll and Star Crossroads
 - Site 2, Parcel of land at Gaerwen small holding
 are preferred sites to be included in Local Development Plan (LDP) subject to the content of recommendation 3. On balance, officers are of the view that Site 1 can be planned and delivered within a reasonable timescale, whilst the same assurance cannot be given about Site 2.

2. Members of Partnership and Regeneration Scrutiny committee should provide their views as to which of these two sites is the preferred option for inclusion in the LDP

3. The Council should carry out further investigations into sites 1 and 2 to confirm their suitability. This should include:

a) an assessment of the impact of the proposed development on the setting of the nearby Scheduled Ancient Monument, and if this impact is considered acceptable, that further staged archaeological investigations are undertaken, as recommended by Gwynedd Archaeological Planning Service, to confirm whether the issues raised by the service would prohibit inclusion in the Local Development Plan

b) further assessment of any safety or technical risks posed by the site, and consider whether site design can resolve these.

4. IACC should appoint an appropriate consultant to prepare site design and to submit the requisite Planning Application for the selected site.
5. Note that Site 3, Land adjacent to the A5 near Cymunod Farm, Bryngwran, while not ruled out on planning grounds, has more constraints and should not be taken forward on account of the road safety issues identified by the necessity to create a new access to the site from the A5.
6. 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 has legal responsibilities under the Equality Act 2010.

Reasons for recommendations

Officers have assessed a significant number of alternative sites and have taken account of Welsh Government guidance in developing the methodology to assess potential suitable sites. The three sites included in the recent consultation were considered to be the most suitable to be developed as a temporary stopping places.

In the period of the consultation there have been Drop In events and meetings with Community Councils for the locations where sites could be situated. Penmynydd Community Council and Bryngwran Community Council both arranged public meetings which were well attended. Over 70 people attended Drop In meetings in both Gaerwen and Bryngwran. Over 700 questionnaires were completed online or on paper. 14 letters were received in relation to sites 1-3 from members of the public or businesses, in addition to the responses from public sector consultees which are included as an Appendix. A petition entitled "Petition against Anglesey Council to locate a temporary Gypsy site on land near Cymunod Farm Bryngwran" containing 518 signatures has been

presented to the Council. It should be noted that the number of responses is not the governing factor in arriving at an appropriate decision.

For each of the three sites in the consultation, significant local opposition has been encountered during the consultation, though this cannot be used as justification for deciding not to recommend a particular site without evidence. There are currently no official sites for Gypsies and Travellers on Anglesey so it is understandable that this is an issue which causes worry. This absence of sites is in turn a reason for the unauthorised encampments which cause community tensions and negative perceptions of the Gypsy and Traveller community. Unfortunately in some cases the comments made demonstrated lack of knowledge about the Gypsy and Traveller community and its history in this country.

During the consultation we received a letter from Mr Mark Inwood, who raised a number of questions about the consultation process. A copy of Mr Inwood's letter is attached, along with the Council's response. Following the exchange of correspondence a meeting was held between the Joint Planning Policy Unit and Mr Inwood, where the questions were discussed in more detail. The Head of the JPPU explained to Mr Inwood that the recent consultation was held to identify a suitable piece of land to be included in the Joint Local Development Plan as a Temporary Stopping Place to address the needs of the Gypsy Travellers who have stayed in Mona in recent years, as identified in the Anglesey & Gwynedd Gypsy and Travellers Accommodation Needs Assessment 2016; she explained that guidance issued by the Planning Inspectorate relating to changes that become apparent during the Examination process (Matters Arising Changes) suggests that the Council may be required to carry out consultation and work on sustainability appraisal about MACs, and, on the basis that this process may generate fresh representations, the Inspector would extend the right to appear at hearings to those who seek an amendment which follows directly from the proposed post-submission changes. The current timetable for the Examination process suggests that the additional consultation would likely be in November or December 2016. Some of the issues raised in Mr Inwood's letter will be addressed during the site design stage, whilst others will need to be addressed before a Planning Application is presented.

The responses to the consultation have been analysed. A summary of the consultation responses is provided later in the report. However greatest weight must be given to issues which objectively demonstrate that the use of a site identified would be a physical risk to the health and safety of occupants or the general public. In addition experience of the existing unauthorised encampments and the concerns that the local community have in relation to these offer evidence that a site which is more secluded will provide a better setting for this type of development. The costs of establishing such a site is a material

factor. Potential variable costs include land acquisition where the land is in private ownership and the costs of creating a safe access onto the highway and any necessary highway improvements. A comparison of the advantages and disadvantages of each site is provided later in the report. These show that all three sites can be developed but that to varying degrees there are constraints which should be investigated before proceeding to a planning application. In particular, the response from IACC Highways department confirms that road safety issues make it unlikely that an access meeting minimum visibility safety requirements could be achieved at Site 3, Land adjacent to the A5 near Cymonod Farm, Bryngwran, On a cumulative basis issues related to Site 3, are more significant and the other sites are therefore considered more appropriate to be taken forward for further investigation.

- The factors in favour and against the two remaining sites, Site 2 Parcel of land at Gaerwen smallholding and Site 1 Strip of land between A55/A5 between Llanfairpwll and Star Crossroads, are very different, reflecting the different circumstances and locations of the two sites: Gaerwen smallholding is currently within the IACC's ownership, and access via the A55 would not impinge on local villages. However, the proximity to the Science Park needs to be considered. Whilst Gwynedd Archaeological Planning Service have noted a Major Restraint, this does not rule out this site since staged archaeological investigations, combined with careful consideration during the design of the site, could address these concerns
- There are fewer economic development and technical concerns about the site at Star Crossroads. However, there would be additional costs due to the need to purchase two separate pieces of land from two owners.

On balance, officers are of the view that Site 1 Strip of land between A55/A5 between Llanfairpwll and Star Crossroads could be planned and developed to create a suitable site within a reasonable time-scale, whilst there is less certainty of being able to deliver the site at Gaerwen due to the need for further archaeological investigations.

During the consultation we have heard from a number of businesses who have concerns about the impact on insurance premiums which they understand are likely to increase if an authorised Gypsy and Traveller site is located nearby. We have brought this concern to the attention of Welsh Government since this is likely to be relevant to every Gypsy and Traveller site in Wales, and would apply equally to businesses in the vicinity of any of the three proposed sites. Planning Policy Wales Edition 8 (2016) sets out the land use planning policies of the Welsh Government. An increase in insurance premiums would not by itself be a factor and material

consideration that could be taken into account by the Planning Authority in deciding a proposed planning application.

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.

The statutory assessment for Anglesey carried out in accordance with Welsh Government requirements identified that there is a need for two temporary stopping places

- One Temporary Stopping Place to serve the needs of Gypsies and Travellers who make encampments of a few nights in transit to and from the port at Holyhead.
- One Temporary Stopping Place to serve the need of Gypsies and Travellers who have a traditional pattern of encampment for periods of up to several weeks in central Anglesey

This report concerns the consultation which took place on three sites which could provide a Temporary Stopping Place in central Anglesey.

In the course of the consultation process the Council has had new contacts with members of the Gypsy Traveller community who have either encamped at Mona in the past or are acquainted with Travellers who stay on Anglesey. These contacts provided feedback that they consider a transit site should be the type of provision made for the Gypsies and Travellers who frequent the central Anglesey. Transit sites are permanent facilities designed for temporary use by the Gypsies and Travellers who occupy them. Individual occupiers are permitted to reside on the site for a maximum of 3 months at a time. This is new opinion that has emerged since the Gypsy Traveller Accommodation Assessment of 2015. Based upon our analysis of travelling patterns, including recent conversations with those on the unauthorised encampment at Mona Industrial Estate, we are clear that the need is for a site to provide short stops of 2 or 3 weeks at a time.

Whilst we appreciate the concerns of Gypsies and Travellers about being evicted if their stay goes beyond the allowed stopping period we have not seen evidence of the need for stops for more than 3 weeks in usual circumstances.

Justification for recommending Site 1 or Site 2 be taken forward as the preferred site for inclusion in the Joint Local Development Plan subject to further relevant technical assessment of each site.

The following tables summarise the advantages and disadvantages of each site

Site 1 - Strip of land between A55/A5 between Llanfairpwll and Star Crossroads

Advantages	Disadvantages
<ul style="list-style-type: none"> • Has the road links necessary for a temporary stopping place (ie. direct access to A5 and easy access to A55) • The site is physically suitable to provide a suitable setting for a temporary stopping place (if limited to two rather than three fields to ensure that no land at risk of flooding is included). • Site is not immediately adjoining residential properties, protecting the privacy of both local residents and the site users • IACC Economic Development section foresee no issues related to this site and support in principle. 	<ul style="list-style-type: none"> • Site adjoins a busy road. No footpath into nearest service centre. • Safe access onto the A5 from the site can be achieved but the vision splay need to be wide. Further technical and feasibility reports would be required. • Some of the land identified in the consultation is in the flood risk zone although there is sufficient land without needing to use this section of the land • As the site is in private ownership there will be acquisition costs for the Council • Local concerns that two sites for Gypsies and Travellers will be located in a single ward (The Council has selected land at Penhesgyn for inclusion in the Joint Local Development Plan to provide a permanent site for four New Traveller households)

Site 2 - Parcel of land at Gaerwen smallholding

Advantages	Disadvantages

<ul style="list-style-type: none"> • Site is well removed from residential properties, protecting the privacy of both local residents and the site users • Good access onto A55 for caravans without impact on local community. • The land is in Council ownership and will not entail the cost of land acquisition. • A new access from the site onto a quiet road can be provided without significant technical problems. • The location of the site means it would provide a safe environment for the family groups who habitually use temporary stopping places 	<ul style="list-style-type: none"> • Further staged archaeological investigations would be required to ensure that this site could be progressed without impact on a scheduled ancient monument and an area of potentially national archaeological importance • The Science Park is to be developed in Gaerwen. Concerns have been expressed that establishing a temporary stopping place at the proposed location would reduce the appeal of the science park and could entail restrictions on public access to the Park. • The visual impact of the site when in use would be greater than the other sites due to its elevated position.
--	---

Site 3 - Land adjacent to the A5 near Cymonod Farm, Bryngwran

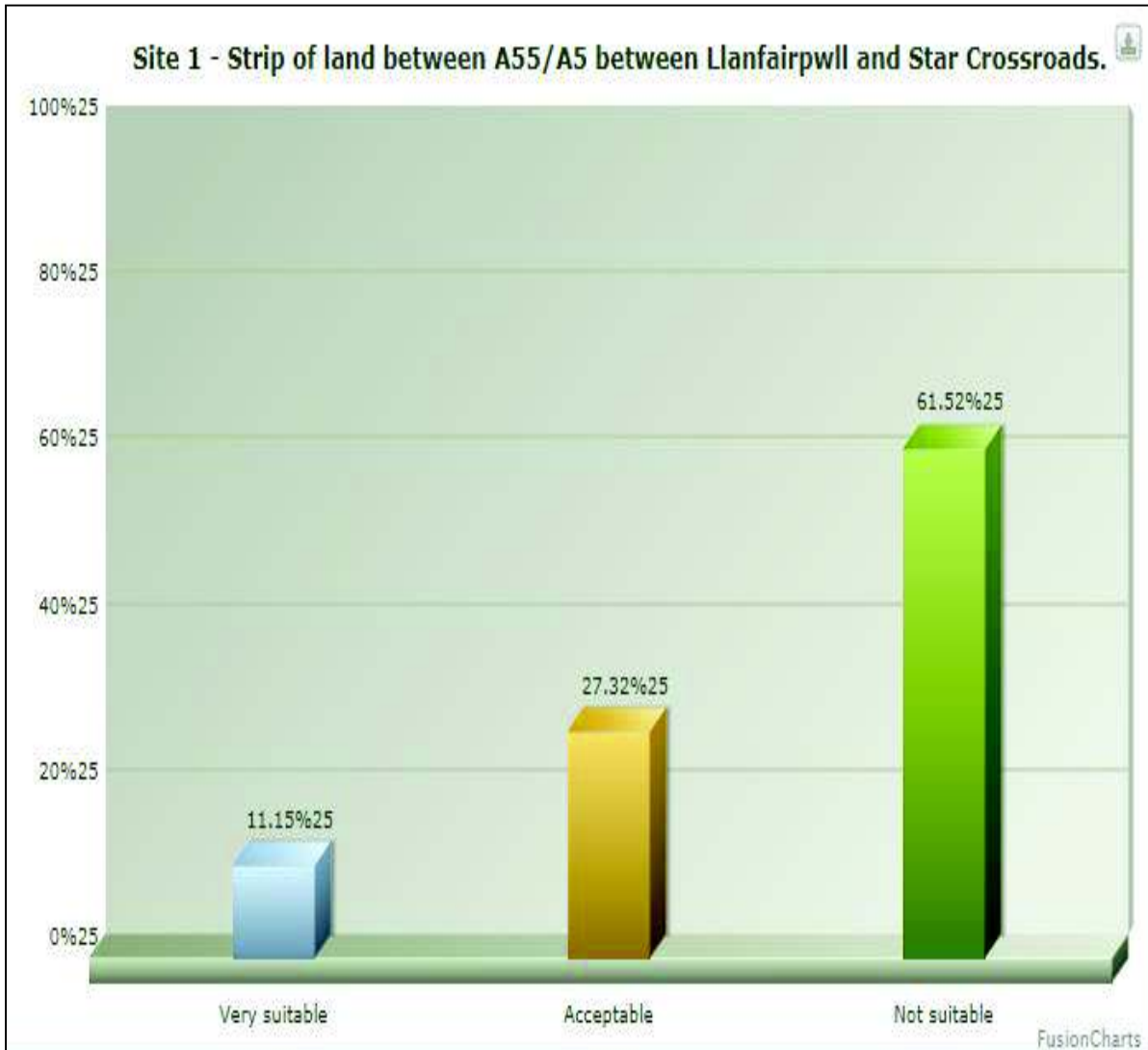
Advantages	Disadvantages
<ul style="list-style-type: none"> • Has the road links necessary for a temporary stopping place (ie. direct access to A5 and easy access to A55) • Site is not immediately adjoining residential properties, protecting the privacy of both local residents and the site users • The site is physically suitable to provide a suitable setting for a temporary stopping place. 	<ul style="list-style-type: none"> • The existing access onto the land is substandard in terms of visibility. A new access could be created onto the A5 but there are road safety issues which means it is unlikely an access meeting minimum requirements could be achieved. This is on account of reduced visibility caused by blind brows and dips in section of the A5. • As the site is in private ownership there will be acquisition costs for the Council • IACC Economic Development section have concerns that the location of this site could impact on high value businesses in close proximity and the potential Park and Ride facility for Wylfa Newydd.

Summary of responses to consultation

Site 1 - Strip of land between A55/A5 between Llanfairpwll and Star Crossroads

538 questionnaires provided comments on this site. 4 letters were also received from members of the public or businesses in addition to responses from public bodies.

The following graph shows the percentage of respondents who commented on this site found the site Very Suitable, Acceptable or Not suitable.



The five most commonly mentioned issues why the site was not suitable were as follows

Too close to a dangerous busy road with no footpaths into nearby villages, concerns for travellers safety

Site could be unsightly and affect tourism in the area

The site is in a flood risk area and is prone to flooding in the winter

Fears of increased crime in the area

Too close to a residential area (residents would feel unsafe)

Reasons mentioned in support of the site included

Accessible and close to the A55

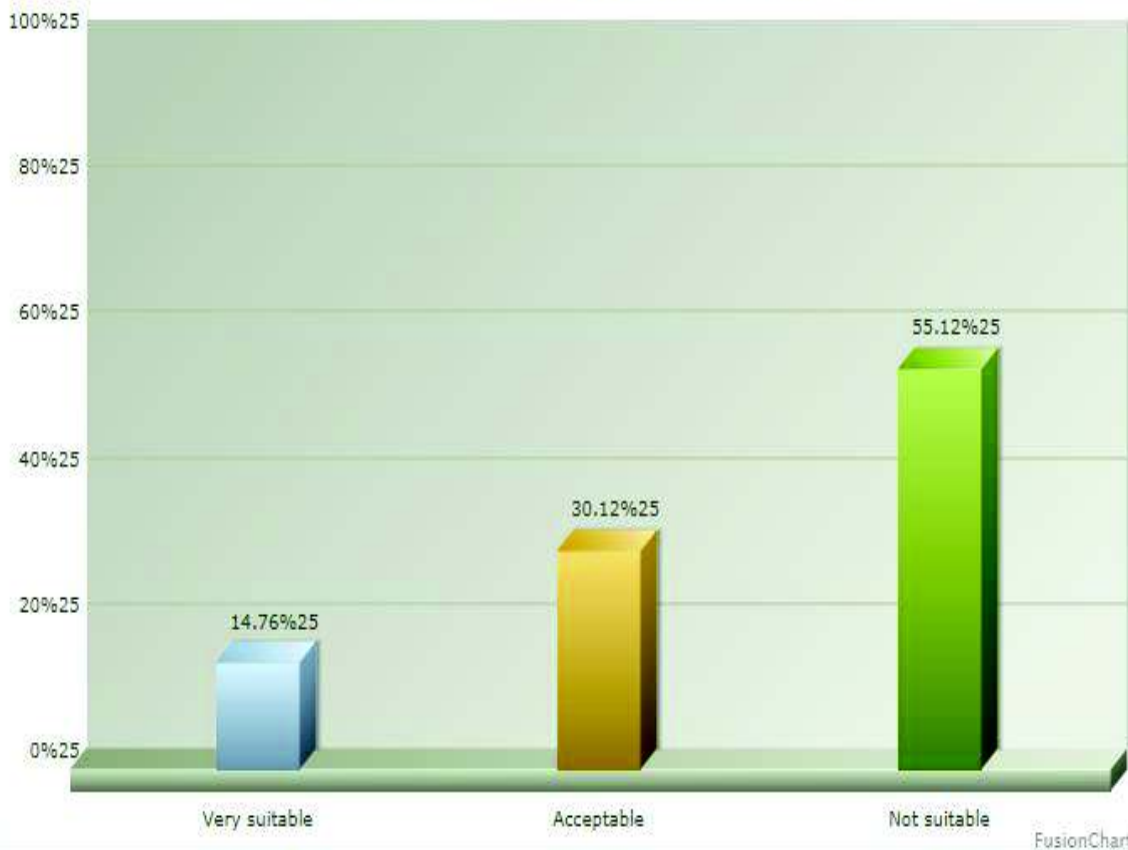
Not close to a school or dwellings

Site 2 - Parcel of land at Gaerwen smallholding

508 questionnaires provided comments on this site. 1 letter was also received from a business owner in addition to responses from public bodies.

The following graph shows the percentage of respondents who commented on this site found the site Very Suitable, Acceptable or Not suitable.

Site 2 - Parcel of land at Gaerwen smallholding.



The five most commonly mentioned issues why the

- Could have a negative effect on the proposed science park
- Fears of increased crime in the area
- Roads are too narrow and busy, concerns for travellers safety
- Site could be unsightly and affect tourism in the area
- Area of natural beauty and farmland which should not be used
- Too close to a residential area (residents would feel unsafe)

site was not suitable were as follows

Reasons mentioned in support of the site included

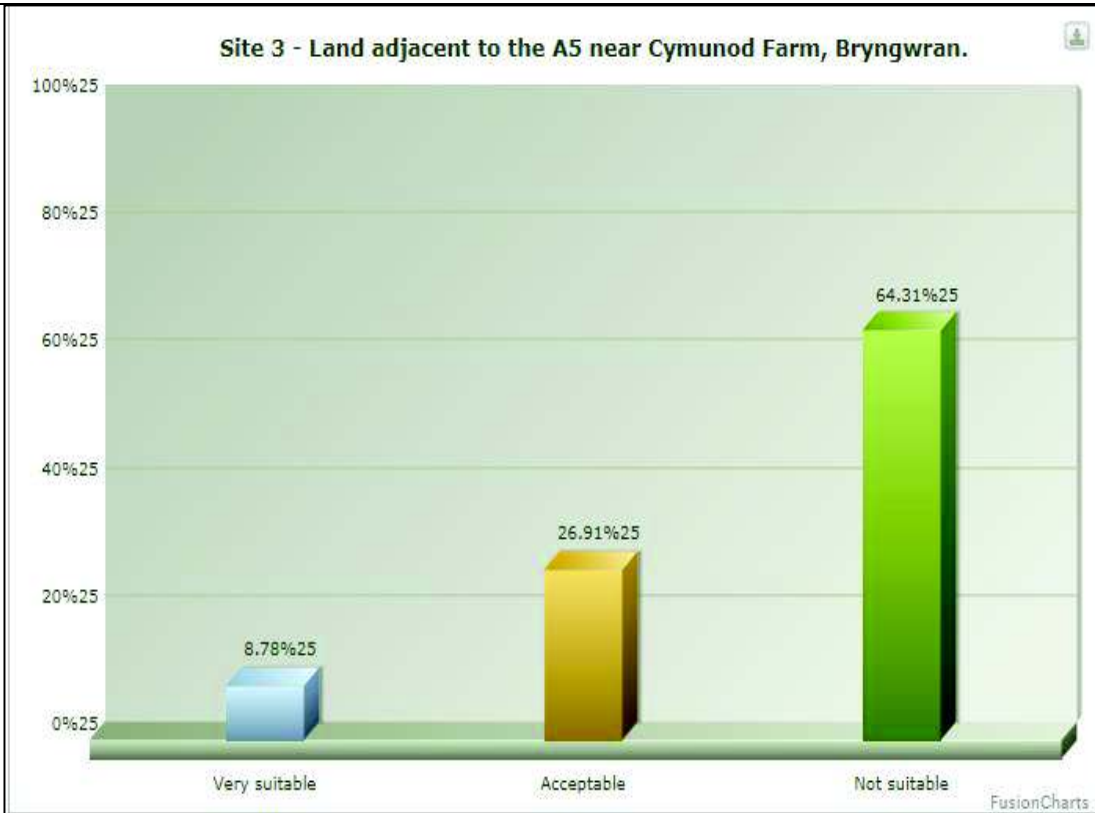
Accessible and close to the A55

Not too close to residential areas
Land belongs to the Council
Not close to a school/ nursery

Site 3 Land adjacent to A5 near Cymunod Farm, Bryngwran

524 questionnaires provided comments on this site. 9 letters were also received from members of the public or businesses in addition to responses from public bodies.

The following graph shows the number of respondents who commented on this site found the site Very Suitable, Acceptable or Not suitable.



The five most commonly mentioned issues why the site was not suitable were as follows:

Reasons mentioned in support of the site included

Fears of increased crime in the area
Road is busy and access to the site has a blind junction, concerns for travellers safety
Negative impact on the environmental (litter, noise, roaming animals) and health and safety of road users
Negative impact on local businesses
Too close to a residential area (residents would feel unsafe)
Not too close to the village/ residential areas
Accessible and close to the A55

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

See Reports and minutes of the Executive Committee of the Council held on the 31 May

CC-016749-LB/229501

2016.

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.

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

Yes

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

Not applicable

DD – 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)	
4	Human Resources (HR)	
5	Property	IACC Property department have been closely involved in the whole site identification process.
6	Information Communication Technology (ICT)	
7	Scrutiny	Partnership and Regeneration Scrutiny Committee met on the 19/7/16. Feedback will be provided to the Executive on the 25/7/16.
8	Local Members	All local Members had the opportunity to take place in the consultation.
9	Any external bodies / other/s	North Wales Police

		<p>Natural Resources Wales Gwynedd Archaeological Planning Service Bodedern Community Council Llanfihangelesceifiog Community Council Bangor University SPARC IACC departments: Highways Section Drainage Section Regulatory Department (Economic Development, Planning, Environmental Health)</p>
--	--	---

E – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	See Appendix Email from North Wales Police
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	<p>Risks of delay to the adoption of the emerging Joint Local Development Plan.</p> <p>Risk to the reputation of the Council.</p>

F - Appendices:
<p>Letters from: North Wales Police Natural Resources Wales Gwynedd Archaeological Planning Service Highways Section Drainage Section</p>

Regulatory Department.
Bodedern Community Council
Llanfihangelesceifiog Community Council
Bangor University
SPARC
Dwr Cymru
Longlist of sites
Letter dated 13/6/16 from Mark J Inwood
Letter dated 29/6/16 to Mr Mark J Inwood
Cyngor Cymuned Penmynydd

FF - 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. Consultation Document, Consultation on Gypsy and Traveller sites on Anglesey, June -1st Jul, Topic Papers 2016.
5. Anglesey and Gwynedd Joint Local Development Plan Reports to the Joint Planning Policy Committee 29/01/2016
6. Anglesey and Gwynedd Joint Local Development Plan Topic Report 18A Identifying Gypsy and Traveller Sites –update 2016
7. Long list of sites identified by Officers of Anglesey County Council

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Partnership and Regeneration Scrutiny Committee The Executive Committee
Date:	19 July 2016 25 July 2016
Subject:	Consultation on Gypsy and Traveller Sites in Anglesey – Temporary Stopping Places in the Holyhead 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:	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 and site assessment exercises outlined within the report, it is recommended that</p> <ol style="list-style-type: none"> 1. Neither of the two 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 area as identified in the Council's Gypsy and Traveller Assessment 2016 to comply with the Council duties under Part 3 of the Housing (Wales) Act 2014. 3. Further work should be undertaken by IACC to better 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 further discussions with the Police, Port Authorities Welsh Government and other key stakeholders.

4. As a short-term solution, IACC to consider placing bins in a suitable location to reduce the incidence of domestic waste fly-tipping which has been associated with unauthorised encampments in Holyhead.
5. IACC should continue to fulfill its role to promote community cohesion. This must balance the needs of local communities and visiting Gypsy Travellers 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 the Recommendations

For each of the two sites in the consultation, significant opposition has been encountered within the local community. Significant local opposition without evidence cannot be used as justification for deciding not to recommend a particular site. 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 to show as an allocation in the emerging Joint Local Development Plan and proceed to a planning application.

Reasons for recommendation 1

Site 4 - Land at former farm, off Cyttir Road, Holyhead (south of Kingland School)

This land is part of the Welsh Government Enterprise Zone. The Economic Development Section of the Council and Welsh Government Property Division have concerns that the proposed temporary use could 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. Welsh Government as part landowner for this site consider that all their landholding at Park Cybi should be safeguarded for future employment uses and not willing for this site to be used by the Council as a Temporary Gypsy-Traveller Site even as an interim measure. This despite the fact that this site is

separated by a road from the main Parc Cybi site, currently is accessed through a different part of town, and is not unduly prominent due to existing mature trees and hedges.

Many of the objectors consider that it would be inappropriate to site a temporary Gypsy-Traveller Site next to a school and childrens nursery. Whilst fears for personal and community safety have not been supported by factual evidence, it is considered legitimate to take some account of perceived fears of local people, Vehicular access to the site would involve vehicles towing caravans having to drive through a residential area and past the entrance to the school. Whilst some highway improvements could be carried out, the road network by the school is prone to congestion particularly when children are dropped off or picked up from the school. It is considered that the use of Site4 could discourage pedestrians from using the nearby footpaths to access nearby shops and for leisure purposes.

Whereas some of the concerns referred to could be addressed and mitigated by appropriate design and management, on balance, it is considered that the site should not be recommended as being suitable for development as a temporary Gypsy-Traveller Site. The possible use of this site as a Gypsy Traveller has the potential to adversely affect local businesses and residents to an unacceptable degree.

Site 5 - Land at Tyddyn Lantern Farm, Holyhead

The Economic Development Section of the Council and businesses operating in the vicinity of this site have expressed considerable concern about the impact of a site in this location on existing businesses. This site is not allocated in the Ynys Mon Local Plan for employment uses, but there is potential conflict with the allocation of this site for Employment purposes in the Stopped Unitary Development Plan, and the policies in the emerging Joint Local Development Plan. The Gwelfor Community Centre and Meithinfa Morfo Nursery that are located in close proximity to Site 5 and local residents and business have raised a number of objections to the possible use of this site, including harm to the future of the community centre and possible closure of the nursery business, perceived health and safety risks to the nearby community, access issues and possible harm to protected plant species. The Council's Ecological and Environmental advisor has referred to The nature and wildlife value of this site Concern has also been expressed about the proposal harming the enjoyment of users of the section of the Coastal Path that adjoins the site.

Whereas some of the concerns referred to could be addressed and mitigated by appropriate design and management, on balance, it is considered that the site should not be recommended as being suitable for development as a temporary Gypsy-Traveller Site. The possible use of this site as a Gypsy Traveller has the potential to adversely affect local businesses and residents to an unacceptable degree.

Reason for 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 sufficient sites for Gypsies and Travellers in the Joint Local Development Plan or risk that the plan will be found unsound.

The Police (see Appendix 2) have supported the need for Temporary Stopping Place within Anglesey which to their knowledge are usually from those waiting for onward ferry travel to Ireland.

Reason for Recommendation 3

The consultation has started a dialogue between Council officers and residents, resident representatives and businesses about the current situation in relation to Gypsies and Travellers passing through the town. This needs to continue so that an appropriate approach can be found to understanding and addressing issues arising. The Port Authority is identified as a vital participant in this process.

Reason for Recommendation 4

Providing bins in suitable locations and making arrangements for domestic refuse collection can reduce the incidences of fly tipping that occasionally has been associated with unauthorised encampments in Holyhead. Such action can reduce possible clear up costs and help protect the local environment and amenities for nearby residents and businesses..

Reason for Recommendation 5

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 towards this minority. There was

evidence that rumours and misconceptions about the type and size of the site proposed developed 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 travelers 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, assessed a need both permanent and temporary stopping places on the Island.

Proposals for Gypsy-Traveller Sites nearly always raise vociferous objections from those who perceive a 'threat' from this type of development, whether it be on the appearance of an area or its social character. Some objections of this kind may be based on prejudice or ignorance, often drawn from bad experiences or hearsay, making it very difficult for the Local Authority and its members to be objective on the matter.

Possible criminality has been raised in relation to the impact of a proposed Gypsy-Traveller in or near Holyhead. However, little weight can be given to general fears and concerns of crime, unless they are based on evidence relating directly to the future occupiers.

It is accepted that finding suitable sites for Gypsy Travellers can become emotive during the planning process. However 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 design and, landscaping. There will therefore be an opportunity for interested parties to make representations on any future planning application before it is determined.

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 unauthorised encampments occurring in the Holyhead area. Some Gypsy-travellers who use the ferry service to and from Ireland choose to stay for short periods (1-2 days) near to the

Port whilst waiting to catch a ferry or having arrived from Ireland.

Potential Sites in the Holyhead area that were the subject of public consultation between 11th February 2016 and 11th March 2016:

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.

The Council's Executive Committee meeting on the 31st May resolved that none of the above sites should be progressed or included in the Local Development Plan; They also resolved to carry out further work to identify alternative sites to meet the need for a temporary stopping place in the Holyhead area.

Further Consultation between 2nd June and 1st July 2016 regarding two possible Temporary Stopping Places for Gypsies and Travellers in the Holyhead Area.

Officers have assessed a substantial number of alternative sites (see Appendix 3) and have taken account of Welsh Government guidance in developing its methodology to assess suitable sites. The two sites included in the recent consultation were considered to have the potential for development as Temporary Stopping Places for Gypsy-travellers.

Between 2nd June and 1st July 2016, extensive public consultation was undertaken by the Council regarding two potential Temporary Stopping Places for Gypsy and Traveller Sites in the Holyhead Area. The two potential sites sites are located at:

- Site 4 - Land at former farm, off Cyttyr Road, Holyhead (south of Kingland School)
- Site 5 - Land at Tyddyn Lantern Farm, Holyhead

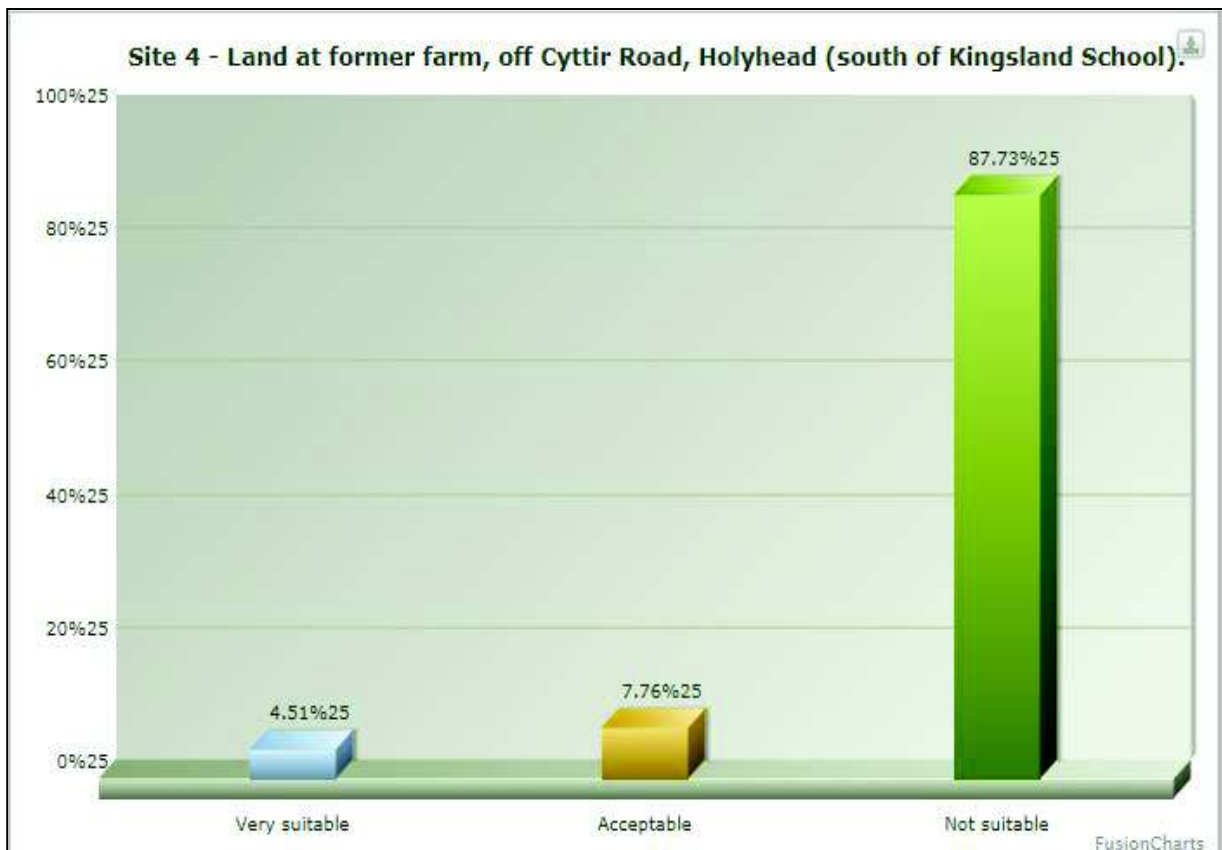
A consultation document with maps and consultation questionnaire was available on the Council's website and at a well attended drop-in session at the Senior Citizen's Club, London Road, Holyhead on the 15th June 2016. Copies were also sent to businesses adjacent to the sites, land owners and residents in the immediate vicinity of the sites . The consultation document was also sent to the Federation of Small Businesses, Farmers Union of Wales and National Farmers Union, North Wales Police, North Wales Fire Authority, Wales Ambulance Service, Betsi Cadwalader Health Board, Natural Resources Wales, and Welsh Water.

Throughout the consultation period, information was prominently displayed on the Council's web-site, facebook and twitter.

Analyse of Responses

The Council received 707 completed questionnaires, 21 letters and emails and 1 petition signed by 729 individuals. 554 of the questionnaire responses referred to Site 4 - Land at former farm, off Cyttir Road, Holyhead (south of Kingland School) and 535 questionnaire responses to Site 5 - Land at Tyddyn Lantern Farm, Holyhead

Site 4 - Land at former farm, off Cyttir Road, Holyhead (south of Kingland School) Summary of main consultation responses



486 of the respondents considered that this site is unsuitable. The respondents who considered that the site is very suitable or acceptable did not reside near to this site.

The main reasons stated by residents, businesses and other organisations for objecting to this site were

- Too close to schools and nursery
- Too close to residential areas (residents would feel unsafe)
- Fear of increased crime

Followed by concerns regarding

- The suitability of the road and impact of increased traffic
- Health and safety aspects such as litter, smoke affecting A55 and straying animals
- Environmental impacts.
- Harmful to local business and tourism

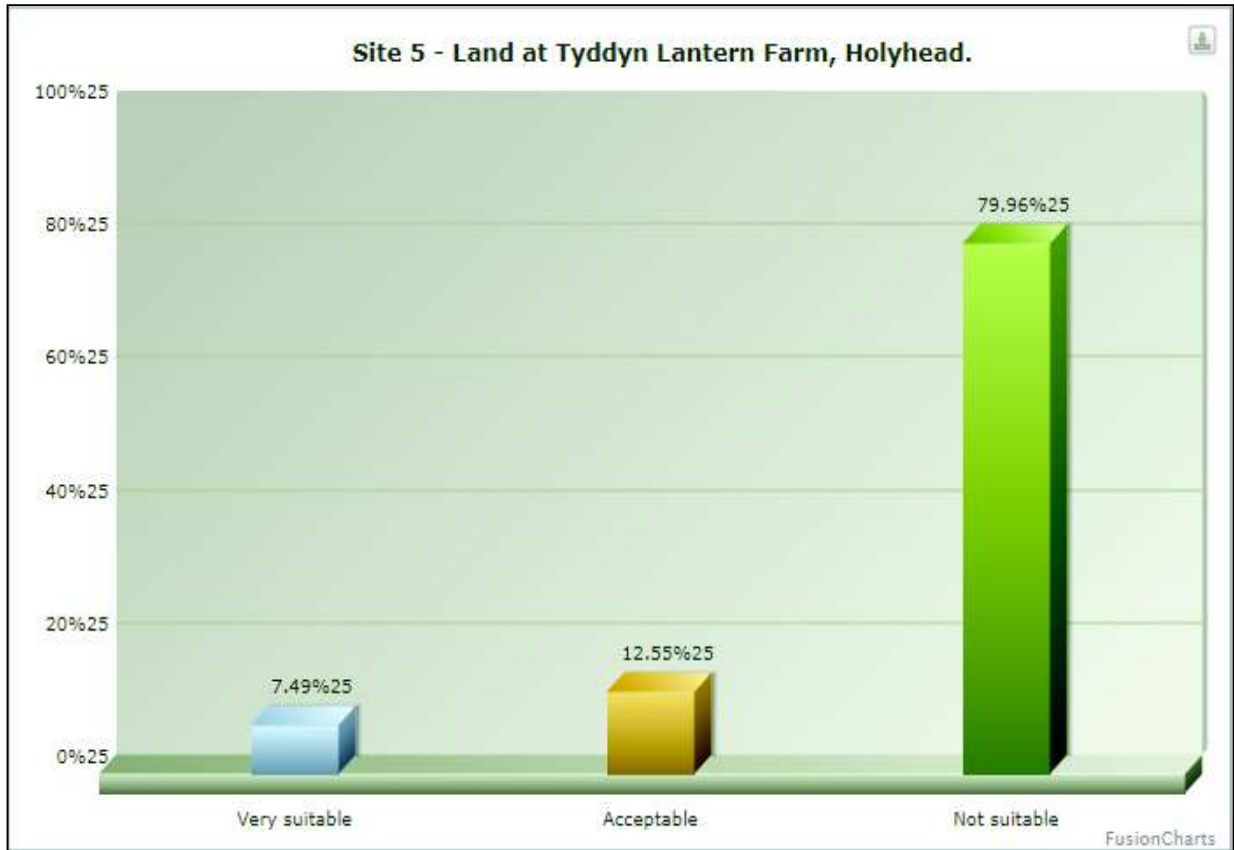
A minority of respondents expressed concerns regarding issues including. costs to the Council, impact on property values, impact on community spirit and no need for a proposed site to be located so close to the port.

It should be borne in mind that some of the stated reasons for objecting would not be considered to be material planning considerations should a planning application be submitted. For example, fear of increased crime without evidence and effect on property values would not be factors that could be taken into account when deciding a planning application.

Site 5 - Land at Tyddyn Lantern Farm, Holyhead Summary of main consultation responses

A petition was also presented to the Council referring to Site 5 – Land at Tyddyn Lantern Farm. The petition was signed by 729 individuals who endorsed the following statement at the top of the petition.

“ This petition is to oppose the proposed Temporary Stopping Places for Gypsies and Travellers at Site 5 – Land at Tyddyn Lantern Farm, Holyhead. We are starting the petition as we feel this is an unsuitable area due to the large number of families, businesses and houses. We hope that Anglesey Council will use this petition to see how strongly local people feel regarding the situation”.



428 of the respondents considered that this site is unsuitable. The small number respondents who considered that the site is very suitable or acceptable did not reside near to this site.

The main reasons stated by residents, businesses and other organisations for objecting to this site were

- Too close to schools and nursery
- Too close to residential areas (residents would feel unsafe)

Followed by concerns regarding

- The suitability of the road and impact of increased traffic
- Fear of increased crime
- Negative environmental impacts.
- Harmful to local business and tourism

A minority of respondents expressed concerns regarding issues including, costs to the Council, impact on property values, too close and no need for a proposed site to be located so close to the port.

It should be borne in mind that some of the stated reasons for objecting would not be considered to be material planning considerations should a planning application be submitted. For example, fear of increased crime without evidence and effect on property values would not be factors that could be taken into account when deciding a planning application.

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

See Reports and minutes of the Executive Committee of the Council held on the 31 May 2016.

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?

Yes

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

Yes

E – Who did you consult?

What did they say?

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	IACC Property department have been closely involved in the whole site identification process.
7	Information Communication Technology (ICT)	
8	Scrutiny	Partnership and Regeneration Scrutiny Committee met on the 19/7/16. Feedback will be provided to the Executive on the 25/7/16.
9	Local Members	All local Members had the opportunity to take place in the consultation.
10	Any external bodies / other/s	North Wales Police Natural Resources Wales Gwynedd Archaeological Planning Service Holyhead Town Council IACC departments: Highways Section Drainage Section Regulatory Department (Economic Development, Planning, Environmental Health)

F – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	See Appendix 2 Email from North Wales Police
4	Environmental	See Appendix 2
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	<p>Risks of delay to the adoption of the emerging Joint Local Development Plan.</p> <p>Risk to the reputation of the Council if it fails to comply with statutory requirements.</p>
---	--------------	---

FF - Appendices:
<p>Appendix 1 Summary of Responses from formal consultees</p> <p>Appendix 2 Letters from key organisations:: Morlo Nursery Gwelfor Community Centre Dwr Cymru North Wales Police Natural Resources Wales Gwynedd Archaeological Planning Service IACCRegulatory Department. IACC Highways Section IACCDrainage Section</p> <p>Appendix 3: Long list of sites identified by Officers of Anglesey County Council</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. Consultation Document, Consultation on Gypsy and Traveller sites on Anglesey, June -1st Jul, Topic Papers 2016.
5. Anglesey and Gwynedd Joint Local Development Plan Reports to the Joint Planning Policy Committee 29/01/2016
6. Anglesey and Gwynedd Joint Local Development Plan Topic Report 18A Identifying Gypsy and Traveller Sites –update 2016
7. Consultation Document, Consultation on Gypsy and Traveller sites on Anglesey, June 2016.
8. Long list of sites identified by Officers of Anglesey County Council