

Item:- Deposit Plan Part 2 - Maps

Ref ID 1824 - Page 111 - Map 118 - Bryn Du

Re - Planning Approval for 12 Affordable Houses granted 2014 although part of the JLDP 2016-2026.

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My previous statements on this item remains true and accurate.

This comment indicates the degree of serious unsoundness that exists in the existing presented JLDP and the inadequate considerations given to the provision and location of Affordable Housing in Anglesey, and the serious consequences of locating Affordable Housing which do not have the benefit of adequate services and facilities.

I stated in my earlier submission that the Anglesey County Council, (ACC), and the JLDP provide guidance on the location of Affordable Housing and state that they should be located in settlements where there are public facilities to support them.

Grossly contrary to this guidance Bryn Du is a substantial linear village about 1 km long, and estimated to be of over 100 dwellings, between Llanfaelog Church and Ty Croes Train Station -(which provides a limited, almost virtual service which renders it unfit for purpose).

The press statement issued by the Group Cynefin Housing Association and Anglesey County Council Housing Department on 26 May 2015 at the start of construction of the 12 Affordable Houses allocated to Bryn Du indicates how remote these organisations are from their own Council Guidance and the realms of reality:-

“Grŵp Cynefin are working in partnership with Anglesey Council’s housing services to develop four small-scale sites in Bryngwran, Bodedern, Holyhead and Llanfaelog.

The four developments were announced during a visit to one of the sites, the Bryn Du development in Llanfaelog, which consists of six homes (3 bedroom) and six smaller homes (2 bedroom).

The need for the properties in the Llanfaelog area was identified by Anglesey's Rural Housing Enabler, who works with community councils to assess housing requirements in their area.

The information was then used by Grŵp Cynefin to bring forward suitable schemes for consideration by Anglesey Council's housing services, as part of the process for the strategic affordable housing development programme for the Island.

Rhys Dafis, Grŵp Cynefin's Regeneration Services Director, said: "If rural communities are to thrive, local people need to be able to live there and support the shops and schools and other facilities in the area. Our aim is to provide affordable homes that match what the community requires.

"Working in partnership with local authorities and Rural Housing Enablers ensures that developments of appropriate size and scope are provided, with a view to future sustainability as well as current need.

"All four of these small-scale developments have been tailored to suit their communities, and are part of Grŵp Cynefin's commitment to supporting the future prosperity of rural communities in North Wales."

------(ENDS).

Services - Buses

In fact Bryn Du does not have any useful services and facilities at all other than the virtual train service at Ty Croes Train Station.

There is a limited Arriva # 25 bus service which provides only:-

4 services per day on the Arriva # 25 service from Holyhead to Aberffraw

& 5 services per day on the Arriva # 25 service from Aberffraw to Holyhead.

None of these services provide any assistance in assisting children get to school on time.

The Holyhead to Aberffraw # 25 Service provides no assistance for workers to get home from Holyhead after 15:25.

The Aberffraw to Holyhead # 25 Service provides no assistance for workers to get to work in Holyhead before 10:40, and this needs a change of bus at Valley.

There is not primary School in Bryn Du. The nearest Primary Schools are located in Penicarnisiog and Rhosneigr. The Arriva # 25 Bus from Aberffraw to Holyhead leaves Bryn Du at 08:13 arriving at Penicarnisiog at 08:15 - which is very early for little infants

See copy Arriva #25 Bus Service Timetable enclosed.

Other services

There are no banks, no shops, and no post office in Bryn Du. Literally every domestic activity throughout every day has to be assisted by car travel.

There are no Public Toilets.

It should be noted that Group Cynefin have provided parking places for 2 cars at each of the 12 Affordable Homes in their Bryn Du Development. This confirms their assessment of Bryn Du as having no facilities and therefore necessitating resident car assistance.

The nearest cluster with any useful shop facilities is located at Llanfaelog at the northern limit of the village.

The next nearest coastal village, (not an Urban Service Centre), is Rhosneigr which has a Primary School and some shops. This is estimated to be 5 miles away and not accessible by bus.

Ref ID 1465 - by Welsh Water - Map 118 - Bryn Du confirms that Bryn Du is served by the Rhosneigr Wastewater Treatment Works and that the existing plant is able to accommodate the foul wastewater

flows from Bryn Du. This confirmation is assumed to confirm that the foul wastewater arising from the 12 Affordable House in the Group Cynefin Affordable Housing Estate quoted herewith.

Recreational Facilities for Children

There are no public recreational facilities for children in Bryn Du. The 12 Affordable Houses in the Group Cynefin Affordable Housing Estate have been erected on land that was previously allocated, designated by 2 Public Notices and protected by a boundary Fence with a wide gate to be a Public Children's Recreation Ground of substantial proportions about 1.5 acres in area. Over time ACC did not provide any recreational equipment, swings, roundabouts, nor Goal Posts for a football ground, nor netball nets for netball.

In fact the recreation ground was neglected and under resourced. ACC did not even routinely cut the grass to render the ground usable on a regular basis.

As a final execution of this recreational facility, while leaving the designated public notices in place the recreation ground was let to a Farmer for grazing.

This demonstrates wilful neglect of the needs of young people and a lack of any concern for the wellbeing of children in general.

It is no wonder that I conclude that the ACC decisions, and the Group Cynefin actions, in response to the JLDP are UNSOUND.

Dr Thomas Conway and Mrs Barbara Conway



1116 words.



Dydd Llun i ddydd Sadwrn

o/from 25/3/13

Monday to Saturday

	VHS					
Safle Bws Summer Hill Bus Stop, Caergybi/Holyhead	0730	0915	1115	1325	1525	1700
TESCO	----	----	1121	1331	1531	----
Penrhos (Brantano)	----	----	1123	1333	1533	----
Penrhos (Morrisons)	----	----	1124	1334	1534	----
Y Fali/Valley Garth y Felin	0737	0922	1128	1338	1538	1707
Y Fali/Valley Xrds 'A'	0738	0923	1129	1339	1539	1708
Caergeiliog Tre Ifan	0740	0925	1131	1341	1541	1710
Bryngwran	0745	0930	1136	1346	1546	1713
Engedi	0748	0933	1139	1349	1549	----
Pencaernisiog	----	----	----	----	1554	----
Safle Bws Pencaernisiog A4080 Bus Stop	----	0938	1144	1354	----	----
Bryn Du	----	0941	1147	1357	1557	----
Llanfaelog	0753	0942	1148	1358	1558	----
Gorsaf Rhosneigr Station	----	0944	1150	1400	1600	----
Cloc Rhosneigr Clock	----	0946	1152	1402	1602	----
Aberffraw	0800	0954	1200	1410	1610	----

Siwrna' ychwanegol/Additional journey

Bryngwran	1713
Gwalchmai	1716
Mona Depot Mona	1719

Traveline Cymru
0300 200 22 33
www.traveline.cymru

26



Dydd Llun i ddydd Sadwrn

o/from 25/3/13

Monday to Saturday

Aberffraw	----	0800	0955	1201	1411	1611
Cloc Rhosneigr Clock	----	0808	1003	1209	1419	1619
Gorsaf Rhosneigr Station	----	0810	1005	1211	1421	1621
Llanfaelog	----	0811	1007	1213	1423	1623
Bryn Du	----	0813	1008	1214	1424	1624
Pencaernisiog	----	0815	----	----	----	----
Safle Bws Pencaernisiog A4080 Bus Stop	----	----	1011	1217	1427	1627
Engedi	----	0820	1016	1222	1432	1632
Bryngwran	0713	0823	1019	1225	1435	1635
Caergeiliog Tre Ifan	0715	0828	1024	1230	1440	1640
Y Fali/Valley Xrds 'C'	0717	0830	1026	1232	1442	1642
Y Fali/Valley Garth y Felin	0718	0831	1027	1233	1443	1643
Penrhos (Brantano)	----	----	1031	1237	1447	1647
Penrhos (Morrisons)	----	----	1032	1238	1448	1648
TESCO	----	----	1034	1240	1450	1650
Safle Bws Stryd y Farchnad/Market Street Bus Stop	----	0839	1040	1246	1456	1656
Safle Bws Summer Hill Bus Stop, Caergybi/Holyhead	0726	----	----	----	----	----

Siwrna' ychwanegol/Additional journey

Mona Depot Mona	0705
Gwalchmai	0710
Bryngwran	0713

Am y cōd ar dudalen 26 gweler tudalen 87 / For the code on page 26 see page 87

27